



Metro Outer Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 2 October 2024; 1:00pm
Meeting Number: MODAP/40
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[MODAP/40 – 2 October 2024 – Shire of Murray – City of Joondalup](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF MURRAY

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 99 (25) James Street, Pinjarra – Proposed Modification To Child Day Care Centre – DAP/22/02325
5. Section 31 SAT Reconsiderations

PART C – CITY OF JOONDALUP

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 16 & 17 (254 & 252) Camberwarra Drive, Craigie – Residential Building (Change of Use) – DAP/24/02666
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. General Business
3. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE

DAP Members

Clayton Higham (Presiding Member)
Jacky Jurmann (Deputy Presiding Member)
Lindsay Baxter (Specialist Member)

Part B – Shire of Murray

Cr David Bolt (Local Government DAP Member, Shire of Murray)
Cr Ange Rogers (Local Government DAP Member, Shire of Murray)

Part C – City of Joondalup

Cr Adrian Hill (Local Government DAP Member, City of Joondalup)
Cr Nige Jones (Local Government DAP Member, City of Joondalup)

Minute Secretary

Kristen Parker (DAP Secretariat)

Officers in Attendance

Claire Ortlepp (DAP Secretariat)



PART A – INTRODUCTION

- 1. Opening of Meeting, Welcome and Acknowledgement**
- 2. Apologies**
- 3. Members on Leave of Absence**
- 4. Noting of Minutes**



PART B – SHIRE OF MURRAY

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lot 99 (25) James Street, Pinjarra – Proposed Modification To Child Day
Care Centre – DAP/22/02325

5. Section 31 SAT Reconsiderations

Nil.

Part B – Item 4.1 – LOT 99 (25) JAMES STREET, PINJARRA – PROPOSED MODIFICATION TO CHILD DAY CARE CENTRE

Form 2 – Responsible Authority Report (Regulation 17)

| | |
|---|---|
| DAP Name: | Metro Outer Development Assessment |
| Local Government Area: | Shire of Murray |
| Proposed Amendments: | <ul style="list-style-type: none"> • Inclusion of bicycle bays and end of trip facilities; • Reconfiguration of the outdoor play area and internal car park; • Deletion of the on-street bays • Alteration of site crossover to James Street; • Modifications to the street elevations; and • Deletion of condition 5 (a) and (c) |
| Applicant: | Apex Planning |
| Owner: | Ladybug Thirty Pty Ltd |
| Value of Amendment: | \$ 2 million |
| Responsible Authority: | Local Government |
| Authorising Officer: | Manager Planning and Environment |
| LG Reference: | P204/2024 |
| DAP File No: | DAP/22/02325 |
| Date of Original DAP decision: | 20 December 2022 |
| Application Received Date: | 2 August 2024 |
| Application Statutory Process Timeframe: | 60 Days |
| Attachment(s): | <ol style="list-style-type: none"> 1. Applicant Submission including <ul style="list-style-type: none"> • Justification Letter • Development Plans; and • Environmental Acoustic Assessment 2. JDAP Determination 20 December 2022 |

Responsible Authority Recommendation

That the Metro Outer Development Assessment resolves to:

1. **Accept** that the DAP Application reference DAP/22/02325 as detailed on the DAP Form 2 dated 2 August 2024 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;
2. **Approve** DAP Application reference DAP/22/02325 and accompanying plans:
 - Site Plan, A00, Rev C dated 30/7/24
 - Ground Floor Plan, A02, Rev E, dated 24/7/24
 - Elevations, A11, Rev D, dated 24/7/24

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the *Shire of Murray Local Planning Scheme No. 4*, for the proposed amendment to the approved Child Day Care Centre at Lots 99 James Street, Pinjarra subject to the following conditions:

Amended Conditions

5. Detailed civil engineering drawings and specifications are to be submitted for:
 - ~~a. the upgrade of the section of Forrest Street abutting the site including associated drainage;~~
 - ~~b~~ a. the construction of a footpath~~s~~ within the abutting portion~~s~~ of James Street ~~and Forrest Street~~ and footpath links to connect the existing path network on the south western side of James Street;
 - ~~c. on-street parking bays; and~~
 - ~~d~~ b. the site crossover with a satisfactory separation distance to the existing power pole achieved through detailed design, relocation of the pole and/or construction of an island;

shall be lodged for approval by the local government prior to the commencement of construction. Construction works are to be undertaken in accordance with the approved engineering drawings and specifications to the satisfaction of the local government prior to the development first being occupied.

6. The carpark must:
 - a) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 3A of Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
 - b) provide one car parking space dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in

accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities;

- c) provide a of 2.4m wide footpath connecting the car parking spaces to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
 - d) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
 - e) comply with the above requirements for the duration of the development.
9. Prior to the submission of an application for a building permit the recommendations of Part 7 of the Herring Storer Environmental Acoustic Assessment Ref: 32995-2-22246-03 dated July 2024 shall be incorporated within the building design. The recommendations of Part 7 of the report shall be implemented for the duration of the development to the satisfaction of the local government.
19. The Child Day Care Centre shall be limited to a maximum ~~400~~ 101 children at any one time.

Deleted Conditions

- ~~22. A context and character assessment and suitable design response for the elevation plans consistent with the plans outlined in Attachment 7 or suitable alternative is to be submitted for approval prior to an application for a building permit. The approved revised plans are to be implemented.~~
- ~~25. Wheel stops are to be provided to all onsite car parking bays.~~

New Conditions

- 22 Satisfactory arrangements being made with the local government for the 50% cost of upgrading and/or construction of Forrest Street where it abuts the development site to a standard of an Access Road inclusive of full earthworks, carriageway, dual use path, drainage infrastructure, landscaping, on-street parking, underground power, lighting, kerbing and services and service relocations.
25. Prior to the submission of a Building Permit application, a drainage management plan is to be submitted and approved to the satisfaction of the local government. The approved drainage management plan shall be implemented during construction and maintained for the duration of the development.

All other conditions and requirements detailed on the previous approval dated **20 December 2022** shall remain unless altered by this application.

Reasons for Responsible Authority Recommendation

N/A

Details: outline of development application

| | |
|---|---|
| Region Scheme | Peel Region Scheme |
| Region Scheme Zone/Reserve | Urban |
| Local Planning Scheme | Local Planning Scheme No.4 |
| Local Planning Scheme Zone/Reserve | Residential |
| Structure Plan/Precinct Plan | N/A |
| Structure Plan/Precinct Plan Land Use Designation | N/A |
| Use Class (proposed) and permissibility: | Child Day Care Centre - SA |
| Lot Size: | 2,545m ² |
| Net Lettable Area (NLA): | N/A |
| Number of Dwellings: | N/A |
| Existing Land Use: | Vacant |
| State Heritage Register | No |
| Local Heritage | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area |
| Design Review | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other |
| Bushfire Prone Area | Yes |
| Swan River Trust Area | No |

Proposal:

The application proposes to amend a previous Metropolitan Outer Joint Development Assessment Panel approval to construct and operate a Child Day Care Centre. The modifications include the following:

- Increase of one child place from 100 to 101 children;
- Minor internal alterations to the design;
- Inclusion of bicycle bays and end of trip facilities;
- Removal of 228m² of outdoor play area from the north-western corner of the development site, and its replacement with an extension of the car park which will include an additional five onsite parking spaces, relocated / enlarged bin store, and an external store linked to the playscape;
- Deletion of the five on street bays within Forrest Street;
- Alteration of site crossover to James Street, to provide minimum 1m separation from existing power pole; and
- Modifications to the street elevations.

As a consequence of these modifications, the applicant is seeking the deletion of limbs (a) and (c) from condition 5 of the existing approval.

Background:

The subject site is located on the north western corner of James Street and Forrest Street, Pinjarra. The site abuts a residential grouped dwelling development to the north west and a single house to the north east. Single houses are situated on the south western side of James Street opposite development site. Two vacant lots and a lot with a large shed owned by the Shire which housed a former State Emergency Services depot is located on the south eastern side of Forrest Street.

The abutting portion of James Street has a 12m wide pavement, comprising a 7m wide two-way carriageway and 2.5m wide islands adjacent to the corner of Forrest Street which protect space for informal on-street parking. The verge adjoining the subject site is 4.5m in width and contains above ground power lines with two power poles and two small newly planted street trees. There is no truncation at the intersection of James and Forrest Streets.

The abutting portion of Forrest Street has an approximate five-metre-wide pavement which is near the end of its life, and a 7.5m wide unkerbed verge containing three street trees. This portion of Forrest Street provides access to the subject site, a single residence, a vacant site, the former SES depot currently used for storage purposes and a Water Corporation sewer pump station site. The Forrest Street pavement terminates and is gated approximately 60m north east of the site.

In December 2022, the Metro Outer JDAP granted conditional approval for a 100-place child care facility on the development site.

Legislation and Policy:

Legislation

- Peel Region Scheme (PRS)
- Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
- Shire of Murray Local Planning Scheme No.4 (LPS4)

State Government Policies

- State Planning Policy 4.2 - Activity Centres
- State Planning Policy 7.0 – Design of the Built Environment
- State Planning Policy 3.6 – Infrastructure Contributions (SPP3.6)
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas
- Development Control Policy 1.7 - General Road Planning

Structure Plans/Activity Centre Plans

N/A

Local Policies

- Child Care Services - Local Planning Policy
- Pinjarra Revitalisation Strategy and draft Activity Centre Plan (Revitalisation Strategy)
- Pinjarra Activity Centre - Local Planning Policy (PAC LPP)

- Pinjarra Town Centre Public Art - Local Planning Policy
- Landscape in Urban Areas - Local Planning Policy
- Signs - Local Planning Policy

Consultation:

Public Consultation

Clause 77 of the Deemed Provisions states that when considering an application to amend a development approval, the local government may waive or vary a requirement in Part 8 of the Deemed Provisions (including the requirement to advertise an "SA" use) if the local government is satisfied that the application relates to a minor amendment to the development approval.

Consequently, it was decided not to advertise the subject application for the following reasons:

- The increase in scale is very minor (one additional place) this will have no further impact on the amenity of the locality;
- The submitted noise report demonstrates that the reconfiguration of the play space will reduce the noise impact on the most immediate neighbours; and
- Other changes generally align with the conditions of the existing approval.

Referrals/consultation with Government/Service Agencies

Nil

Design Review Panel Advice

N/A

Swan Valley Planning

N/A

Other Advice

N/A

Planning Assessment:

The amended proposal has been assessed against all the relevant requirements of the Scheme, State and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application:

- Elevation changes;
- Road upgrades;
- Carpark design;
- Noise;
- Bicycling parking;
- Drainage; and
- Increased number of children.

These matters are outlined and discussed below.

Elevation Changes (Condition 22)

The original application was subject to a design review by an independent urban designer that included concept sketches that provided clear direction on suitable street elevations, having regard for the context and character of the locality. Condition 22 of the December 2022 decision required revised elevations that provided a suitable design response to the context and character of the locality. The submitted elevations reflect the concept sketches previously prepared by the independent urban designer and are consistent with the established built form character of the Pinjarra townsite in the following manner:

- Pitched roof;
- Vertically proportioned windows;
- Face brick;
- Timber battens; and
- Earthy colours.

The revised elevations provide a strong response to a key corner and an appropriate urban scaled development within a town centre. Consequently, it is recommended that condition 22 be deleted.

Road Upgrades (Condition 5 a-d and new Condition 22)

5a. the upgrade of the section of Forrest Street abutting the site including associated drainage;

5c. on-street parking bays;

Forrest Street has long been identified as an integral part of the Pinjarra local road network, as evidenced in the Revitalisation Strategy and the PAC LPP. Currently, however, it has not been constructed to an appropriate urban standard i.e.:

- It is not sealed for its full length;
- Where it is sealed it is under width for an access street i.e. 5m in lieu of the 6m identified in liveable neighbourhoods; and
- It has no kerbing, drainage, lighting, dual use paths or full width paved verges, street trees, street furniture or on street parking.

It is therefore substandard and inadequate to accommodate traffic generated from this development. Given its location within the town centre it is accepted that it will be required to be upgraded to an appropriate standard, addressing all of the above deficiencies, as the Pinjarra townsite matures. As identified in Clause 6.12 of the PAC LPP, the decision maker is to require the developer to provide a proportional contribution toward the upgrade of roads within the Policy area to an urban main street standard, including road pavement, on street parking, roundabouts and intersection treatments, dual use paths or full width paved verges, street trees and street furniture.

It is an accepted principle of planning that developers, or landowners, are required to make contributions for new or upgraded infrastructure to support the orderly development of an area. The subject development delivers a commercial

development in a town centre location that will be accessed by a varied means of transport including vehicles (400 vehicle trips per day), cyclists and pedestrians. These will all place demand on local road infrastructure. Consequently, it is appropriate that the development contributes an equitable proportion to the upgrade of the road abutting the site.

It is therefore recommended that limbs (a) and (c) of condition 5 be deleted, as requested by the applicant, and replaced with a new condition 22 that requires a 50% contribution to the upgrade of Forrest Street. As outlined in SPP3.6, contributions for development infrastructure such as roads can be sought through the development application process, without a Development Contribution Plan (DCP).

5b. the construction of footpaths within the abutting portions of James Street and Forrest Street and footpath links to connect the existing path network on the south western side of James Street;

It is proposed that current limb (b) be modified to deal with the James Street footpath in isolation. It is noted that this footpath should be provided for the full width of James Street, unlike what is shown on the submitted plan. The location of the pram ramp will also have to be resolved through detailed design.

5d. the site crossover with a satisfactory separation distance to the existing power pole achieved through detailed design, relocation of the pole and/or construction of an island.

It is recommended that limb (d) be retained as the Shire is not satisfied that the applicant's revised design meets Western Power's requirements. The crossover width also doesn't match with the internal aisle width creating a traffic conflict location for head-on collisions due to the swept paths of vehicles not being lane correct. This can be resolved via more detailed analysis as already captured by the current condition 5(d).

Carpark Design (Conditions 6 and 25)

Upon reflection, the inclusion of wheel stops is considered to be a poor outcome for the proposed land use and it will add difficulties in accessing the internal footpath by placing an obstruction in the way of patrons, especially those with prams or reduced mobility. Consequently, it is recommended that the carpark design be modified to increase the width of the footpath in lieu of the wheel stops, which will aid the functionality of the development. The change will also require the deletion of condition 25.

Noise (Condition 9)

A revised environmental acoustic assessment was submitted in support of the amended proposal which demonstrates that noise will operate within the limitations of the *Environmental Protection (Noise) Regulations 1997* and that an improved outcome will be delivered to the adjoining residents on the western side of the site. It is, however, recommended that condition 9 be updated to reflect the new acoustic assessment.

Bicycling Parking (Condition 1)

It is noted that the revised plan shows bicycling parking bays located near the James Street frontage. Whilst this may be an appropriate location, the detail should not be finalised until other matters such as the crossover and footpaths, both internal and external, are resolved. As such, it is recommended that this condition remain.

Drainage (New Condition 25)

It is noted that neither the original or revised application are supported by a drainage strategy. Given the increase in hardstand area, it is recommended that a condition be included to address this.

Increased number of children (Condition 10)

The revised proposal will accommodate one more child on site i.e. 101 in lieu of 100. This has no material impact on traffic or noise impacts and is supported. Condition 10 is required to be modified to reflect the new number of children.

Conclusion:

The revised development is an urban scaled, commercial development, located within the town centre of Pinjarra, that delivers an appropriate design response within its context. Subject to the revised conditions, it will contribute successfully to the urban fabric of Pinjarra and provide an additional service to the community. It is therefore recommended for approval.

Alternatives

The JDAP may wish to refuse this application and provide sufficient reasons for doing so.

Our ref: 23-167
Shire ref: P231/2022
DAP ref: DAP/22/02325

30 July 2024

Shire of Murray
PO Box 21
Pinjarra WA 62088

**DAP FORM 2 APPLICATION
APPROVED CHILD CARE PREMISES
LOT 99 (25) JAMES STREET, PINJARRA**

Apex Planning acts on behalf of Ladybug Thirty Pty Ltd, the landowner of Lot 99 (25) James Street, Pinjarra (hereafter referred to as the **development site**).

Apex Planning has prepared the following DAP Form 2 application to amend an existing planning approval for a child care premises on the site. In accordance with Reg 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, this application involves the amendment / removal of conditions and minor amendments to the design and layout of the approved development.

The application includes:

- A consent letter executed by the registered proprietor, granting consent for the lodgement of this application.
- The relevant / necessary application forms (Shire form, PRS Form 1, DAP Form 2).
- The current Certificate of Title for the development site (**Appendix 1**).
- A set of development plans depicting the proposed changes (**Appendix 2**).
- A revised acoustic assessment addressing the proposed changes (**Appendix 3**).
- A written submission explaining the proposal and providing an assessment against the relevant aspects of the planning framework.

The subject application seeks to amend the approved child care premises on the site, predominantly involving changes to address design review comments, a minor internal reconfiguration, the reduction of surplus (unnecessary) outdoor play area, and additional onsite parking.

The changes will suit the format of a confirmed operator and will enable the childcare facility to be constructed. The proposed amendments are minor in nature and will facilitate the completion of a much needed facility to the benefit the local community.

A submission is attached to this cover letter which provides an assessment of the proposal against the relevant aspects of the planning framework.

**ALESSANDRO STAGNO
APEX PLANNING**

1 LAND DETAILS

The land subject of this application is identified as Lot 99 (25) James Street, Pinjarra. **Table 1** below provides the lot details as described on the Certificate of Title (CT):

| Table 1: Lot details | | | | | |
|----------------------|----------------|--------|-------|----------------------------|------------------------|
| Lot | Deposited Plan | Volume | Folio | Lot area (m ²) | Ownership |
| 99 | 223050 | 1991 | 679 | 2,545 | Ladybug Thirty Pty Ltd |

A copy of the CT is provided at **Appendix 1**.

2 BACKGROUND

In December 2022, the former Metro Outer JDAP granted conditional approval for a 100 place child care facility on the development site. The approved development was supported by the Shire, with the following key elements noted:

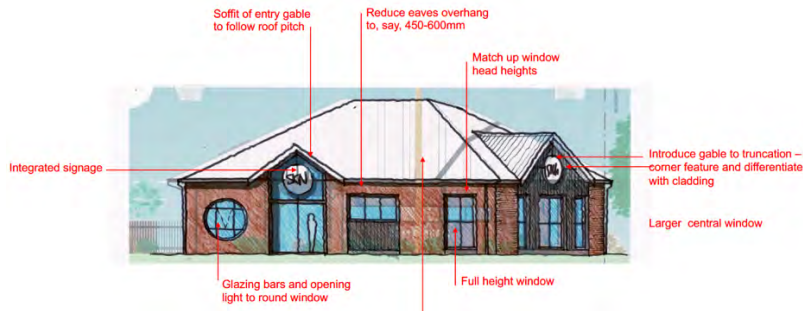
- The child care premises was considered an appropriate use of the subject site, providing an additional choice for the community in the provision of child care services.
- The provision of 22 parking bays (of which 5 were on-street) was considered to be sufficient to cater for the demand of the centre for both staff and parents.
- Building elevations were considered to require refinement based on the advice of the Shire's independent design review, and required by Condition 22.

3 DESCRIPTION OF PROPOSED AMENDMENTS AND TOWN PLANNING CONSIDERATIONS

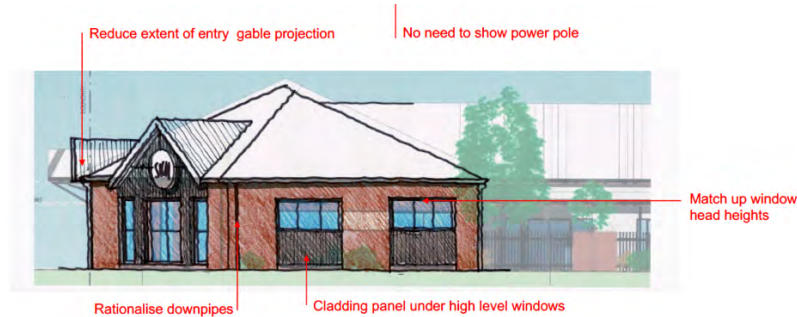
3.1 AMENDMENTS TO LAYOUT AND DESIGN

Development plans are provided at **Appendix 2**, which depict the proposed changes. A summary of the amendments is provided below, with reference to any relevant approval conditions:

- Inclusion of bicycle bays and end of trip facilities. The amended plans show three bike racks next to the main entry, lockers in the staff room, and a UAT / shower in the building. Condition 1 of the approval is addressed.
- The removal of 228sqm of surplus / unnecessary outdoor play area from the north-western corner of the development site, and its replacement with an extension of the car park which will include an additional 5 onsite parking spaces, relocated / enlarged bin store, and an external store linked to the playscape. The previously approved 5 on-street bays are now provided onsite (which secures their availability for the centre). Condition 5a and 5c are superfluous and can be deleted.
- Alteration of site crossover to James Street, to provide minimum 1m separation from existing power pole, addressing Condition 5d (though it is noted detailed civil drawings will be submitted at building permit stage).
- Modifications to the street elevations consistent with the recommendations of the Shire's independent design reviewer, addressing Condition 22. Images are provided below depicting the recommendations and the modified elevations:



Recommended



Recommended



Proposed



Proposed

- The provision of wheel stops to all onsite car parking bays, addressing Condition 25.
- Minor change to the internal configuration which has enabled an improved streetscape response, and the provision of a superior entry experience through a more generous entrance, a covered pram store adjacent to the entry, and a much larger foyer / sign in area for enhanced amenity of parents and children.
- As part of the above changes, an amended acoustic assessment has been arranged (provided at **Appendix 3**). The acoustic assessment demonstrates a reduced level of acoustic impact to the adjoining properties resulting from the amended design, resulting in a reduced extent of acoustic mitigation along the western boundary.

Evidently, the proposed design and layout changes will improve the childcare facility and enable better operation and access with reduced amenity impact to the adjoining properties. The changes warrant the Shire's support.

3.2 AMENDMENTS TO CONDITIONS

As foreshadowed within Section 3.1, this DAP Form 2 application proposes to amend Condition 5 by deleting limb a and limb c. These components of Condition 5 related to the installation of five parking spaces along Forrest Street, which would have required the upgrade of the section of Forrest Street abutting the site.

A parking demand assessment was produced as part of the traffic report which was submitted for the original DAP Form 1 application, which demonstrated up to 22 parking spaces would adequately cater for the needs of the centre. Commentary from Page 11 of the Shire's RAR in relation to the parking demand and supply is extracted below for reference:

Whilst acknowledging the above car parking requirements for Child Day Care Centres under the local planning framework the Traffic Impact Statement submitted with the application estimates that based on an 80% driver mode share, 14 car parking bays are required to accommodate 17 staff, plus eight bays or less to accommodate visitors. That is a total of 22 car parking bays to meet the parking demand at peak periods, with the balance of the parking requirements addressed by pedestrian and bicycle access to the site.

Given the location adjacent to the town core it is considered that there is some capability for a reduced number of parking bays in this case to the 22 recommended by the applicant. The portion of Forrest Street abutting the site however is near the end of its life and currently unsuitable for access to on-street car parking bays and would therefore need to be upgraded. This would also need to involve a path within the verge sufficient to provide safe and convenient pedestrian access to the centre entrance. A condition has been included to achieve this.

It is evident from the assessment put forward in the RAR that the Forrest Street upgrade was based on a reliance of the previously approved proposal to incorporate on-street parking in order to meet the parking demand for the centre.

The five on-street bays are now accommodated onsite, and hence the use of Forrest Street for the purpose of parking or vehicle movement is no longer linked to this development. As Forrest Street is a no-through-road and only services a very limited number of properties, there will be no reliance on its use for any vehicular access to this child care facility. It follows that the Forrest Street upgrade is not triggered by this development proposal.

In the absence of any Developer Contribution Plan or properly/fully endorsed statutory planning instrument setting out a regime for the proportional and fair contribution toward local road network upgrades by landowners in the area and/or the local authority, there is no town planning basis for Condition 5a or 5c to remain in place due to a lack of need/nexus.

3.3 STATE PLANNING POLICY 3.7 PLANNING IN BUSHFIRE PRONE AREAS

The size, position, and configuration of the approved child care building is not proposed to change as part of this application. Accordingly, the previously prepared bushfire assessment remains relevant and valid, and compliance with SPP3.7 is maintained.

4 CONCLUSION

This proposal involves a number of minor alterations and amendments to the approved child care premises at Lot 99 (25) James Street, Pinjarra.

In summary, the amendments will result in an enhanced design outcome for the child care facility, improving its streetscape relationship, reducing acoustic impact to the neighbouring properties, and securing additional parking onsite which will better address the facility's established parking demand.

The changes will suit the format of a confirmed operator and will enable the childcare facility to be constructed. The proposed amendments are minor in nature and will facilitate the completion of a much needed facility to the benefit the local community.

The support of the Shire and approval of the Metro Outer DAP is requested.

APPENDIX 1

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1991

679

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 99 ON DEPOSITED PLAN 223050

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

LADYBUG THIRTY PTY LTD OF PO BOX 7 KARRINYUP WA 6921

(T Q036973) REGISTERED 21/6/2024

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND: 1991-679 (99/DP223050)
PREVIOUS TITLE: 1065-71
PROPERTY STREET ADDRESS: 25 JAMES ST, PINJARRA.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MURRAY

APPENDIX 2

AMENDED DEVELOPMENT PLANS

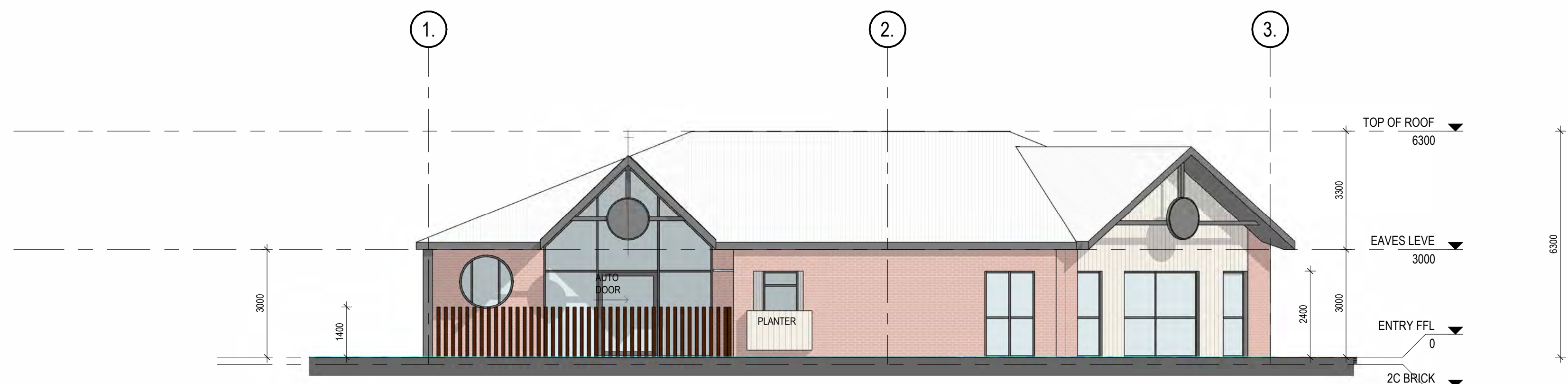


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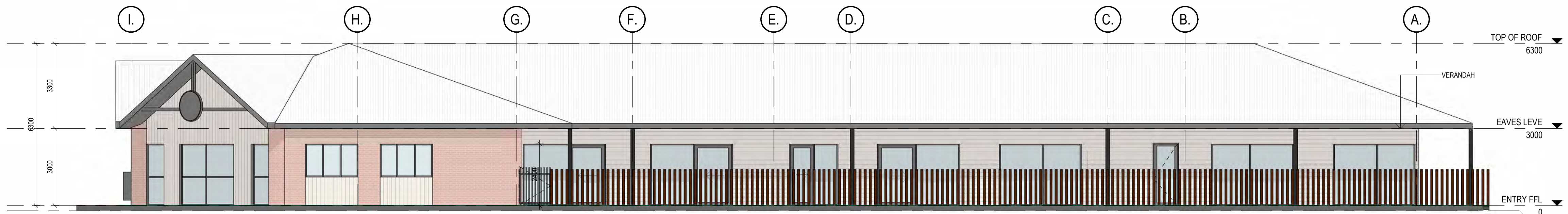


**WEST
TO WEST
GROUP**

| | |
|---------------------------|---------------------|
| DRAWING No: A02 | REV No: E |
|---------------------------|---------------------|



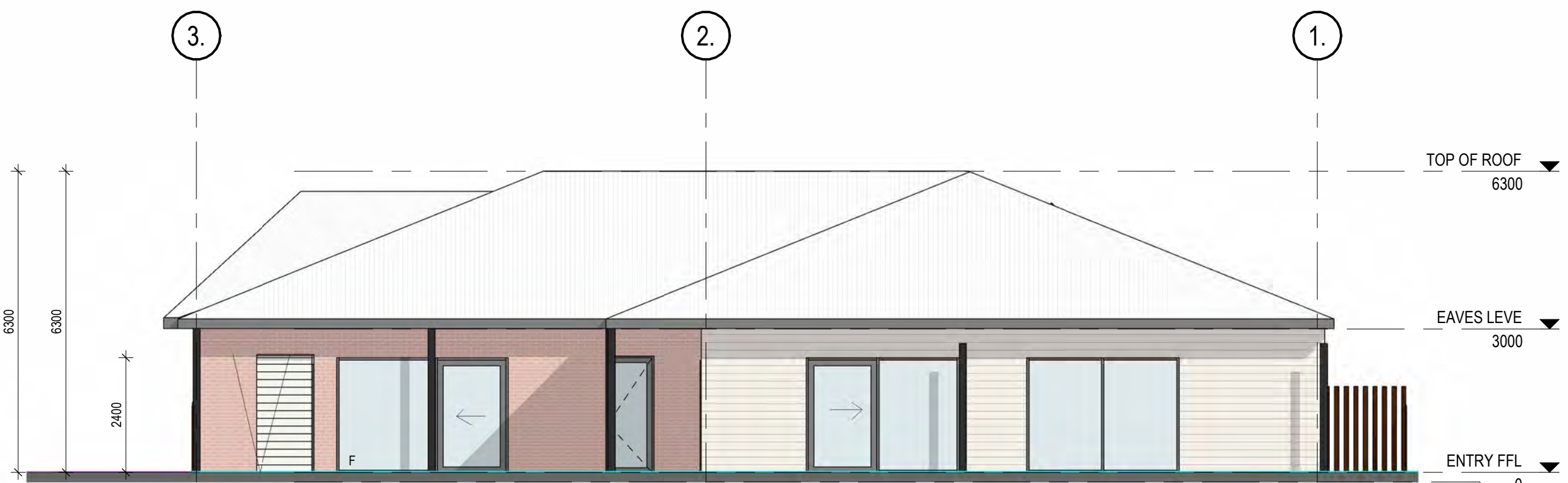
1 ELEVATIONS
1 : 100



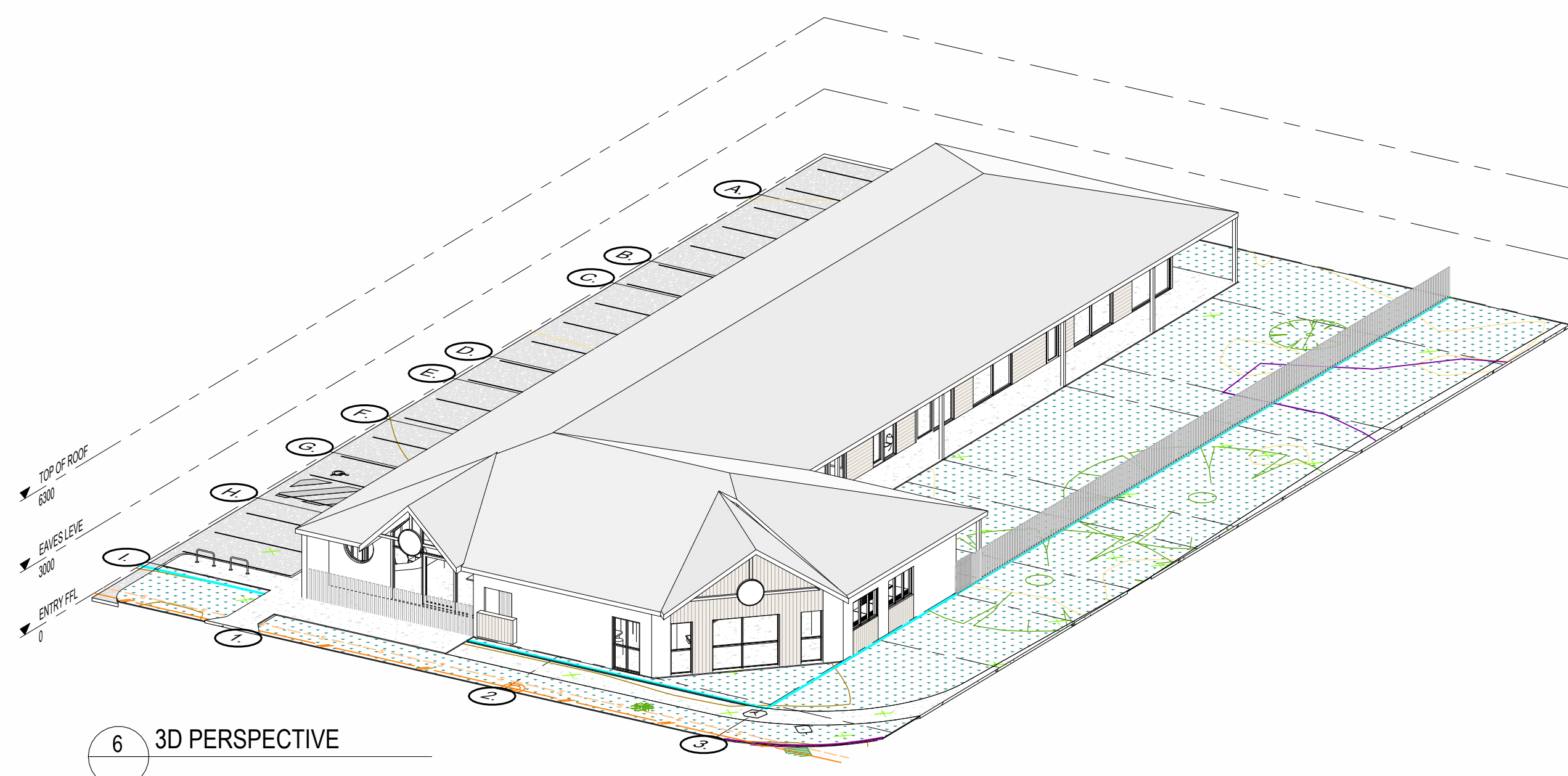
2 ELEVATIONS
1 : 100



3 ELEVATIONS
A02 1 : 100



4 ELEVATIONS
A02 1 : 100



6 3D PERSPECTIVE

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| Key Value | Keynote Text |

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WEST TO WEST GROUP

| AMENDMENTS | | | |
|------------|----------|----|------------------------|
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| | | | |
| D | 24.07.24 | | ISSUE FOR DA REVIEW |
| C | 24.07.22 | | ISSUE FOR COORDINATION |
| B | 24.07.17 | | ISSUE FOR REVIEW |
| A | 24.07.09 | | ISSUE FOR COORDINATION |
| REV | DATE | BY | DESCRIPTION |

SCALE: 1 : 100

DATUM:

BLOOM PINJARRA

CLIENT : WEST TO WEST

25 JAMES STREET 2441

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| ELEVATIONS 1 OF 1 | |
| DRAWING No: A11 | REV No: D |

APPENDIX 3

AMENDED ACOUSTIC ASSESSMENT

**PROPOSED CHILD CARE CENTRE
LOT 99 (#25) JAMES STREET
PINJARRA**

ENVIRONMENTAL ACOUSTIC ASSESSMENT

JULY 2024

OUR REFERENCE: 32995-2-22246-03

DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT
PROPOSED CHILD CARE CENTRE
PINJARRA

Job No: 22246-03

Document Reference: 32995-2-22246-03

FOR

APEX PLANNING

| DOCUMENT INFORMATION | | | | |
|-----------------------|----------------|---|-----------|-----------------|
| Author: | Geoff Harris | Checked By: | Paul Daly | |
| Date of Issue: | 05 July 2024 | | | |
| REVISION HISTORY | | | | |
| Revision | Description | Date | Author | Checked |
| 1 | Original Issue | 05/06/24 | GH | PLD |
| 2 | Updated Plans | 31/06/24 | GH | PLD |
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This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

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APPENDICIES

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| A | SITE PLAN |
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1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed day care centre to be located at Lot 99 (#25) James Street, Pinjarra.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This report considers noise emissions from:

- Children playing within the outside play areas of the centre; and
- Mechanical services.

We note that from information received from DWER, the bitumised area would be considered as a road, thus noise relating to motor vehicles is exempt from the *Environmental Protection (Noise) Regulations 1997*. We note that these noise sources are rarely critical in the determination of compliance. However, as requested by council and for completeness, they have been included in the assessment, for information purposes only.

For information, a plan of the proposed development is attached in Appendix A.

2. SUMMARY

Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with fencing as shown on Figure 5.2 in Section 5 – Modelling. Additionally, passive play areas and landscaping to be installed as shown on Figure 5.1 in Section 5 – Modelling.

The air conditioning condensing units have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times, provided the condensing units are located within the drying area; and they be installed with “quiet” night period modes.

It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would comply at all times, with the fencing, as shown on Figure 5.2 in Section 5.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

- 1 Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level. Additionally, landscaping and / or passive play areas (ie sand pit / veggie garden) be located as shown in Figure 5.1 in Section 5.1, along the north eastern boundary.
- 2 Fencing to be as shown on Figure 5.3 in Section 5 - Modelling. We note that for this development, colourbond is an acceptable fencing material.
- 3 The air conditioning condensing units to be located within the drying area and screened from neighbouring premises. Additionally, the air conditioning units are to be installed with "quiet" night period modes.
- 4 As the air conditioning has not been designed at this stage, it is recommended that the design be reviewed / assessed to ensure compliance with the Environmental Protection (Noise) Regulations 1997 are achieved and mitigation measures are as required for the final design.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other areas within a noise sensitive premises, the assigned noise levels are fixed throughout the day, as listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

| Premises Receiving Noise | Time of Day | Assigned Level (dB) | | |
|---|--|---------------------|-----------------|-------------------|
| | | L _{A10} | L _{A1} | L _{Amax} |
| Noise sensitive premises: highly sensitive area | 0700 - 1900 hours Monday to Saturday (Day) | 45 + IF | 55 + IF | 65 + IF |
| | 0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day) | 40 + IF | 50 + IF | 65 + IF |
| | 1900 - 2200 hours all days (Evening) | 40 + IF | 50 + IF | 55 + IF |
| | 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night) | 35 + IF | 45 + IF | 55 + IF |
| Commercial Premises | All hours | 60 | 75 | 80 |

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

- “impulsiveness”** means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax(Slow)}$ is more than 15 dB when determined for a single representative event;
- “modulation”** means a variation in the emission of noise that –
- (a) is more than 3 dB L_{Afast} or is more than 3 dB L_{Afast} in any one-third octave band;
 - (b) is present for more at least 10% of the representative assessment period; and
 - (c) is regular, cyclic and audible;
- “tonality”** means the presence in the noise emission of tonal characteristics where the difference between –
- (a) the A-weighted sound pressure level in any one-third octave band; and
 - (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,
- is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

| Where tonality is present | Where modulation is present | Where impulsiveness is present |
|----------------------------------|------------------------------------|---------------------------------------|
| +5 dB(A) | +5 dB(A) | +10 dB(A) |

Note: These adjustments are cumulative to a maximum of 15 dB.

For this development, the closest existing neighbouring residences are located to the south west, north west and north east. It is noted that the premises to the south east are commercial premises. An aerial showing the neighbouring premises are shown below on Figure 3.1.



FIGURE 3.1 – NEIGHBOURING LOTS

At the neighbouring residences, the Influencing Factor has been determined to be +2 dB. Thus, the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

| Premises Receiving Noise | Time of Day | Assigned Level (dB) | | |
|---|--|---------------------|-----------------|-------------------|
| | | L _{A10} | L _{A1} | L _{Amax} |
| Noise sensitive premises: highly sensitive area | 0700 - 1900 hours Monday to Saturday (Day) | 47 | 57 | 67 |
| | 0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day) | 42 | 52 | 67 |
| | 1900 - 2200 hours all days (Evening) | 42 | 52 | 57 |
| | 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night) | 37 | 47 | 57 |

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. PROPOSAL

From information supplied, we understand that the child care centre normal hours of operations would be between 0630 and 1830 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for a maximum of 101 children: with the following breakdown:

| | | |
|----------|-------------|-----------|
| Babies | 0 - 1 years | 16 places |
| Children | 1+ years | 85 places |

It is noted that although the proposed child care centre would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am.

5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER's weather conditions, which relate to worst case noise propagation, as stated in the Department of Water and Environment Regulation "*Draft Guidance on Environmental Noise for Prescribed Premises*". These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1.

TABLE 5.1 – SOUND POWER LEVELS

| Item | Sound Power Level, dB(A) |
|----------------------------------|--|
| Children Playing | 0 – 1 years: 76 (per 10 children) 1 – 5 years: 83 (per 10 children) |
| Car Moving in Car Park | 79 |
| Car Starting | 85 |
| Door Closing | 87 |
| Air conditioning condensing Unit | 3 @ 72 |

Notes:

- Given the breakdown in the age of the children, as noted in Section 4, to be conservative, acoustic modelling of outdoor play noise was made, based on following breakdown of children:

1 group of 10 children under 1 year.
9 groups of 10 children over 1 years.
- Noise modelling was based on landscaping to restrict the number of children within this area or passive play areas being located as shown on Figure 5.1.
- The noise level for the air conditioning has been based on the sound power levels used for previous assessment of child care centres. From other studies, we understand that the noise associated with the condensing units would be conservative.
- For this development, it is understood that the air conditioning condensing units would be located within the drying area and screened from neighbouring premises. Additionally, the air conditioning units are to be installed with "quiet" night period modes.
- The noise modelling has been based the ground level of the development site being 8.10m for the building and outdoor play area; and the car park being at 7.80 m (RL); and the fencing, as shown on Figure 5.2.
- Noise modelling was undertaken to a number of different receiver locations for each of the neighbouring residences. However, to simplify the assessment, only the noise level in the worst case location (ie highest noise level), have been listed.

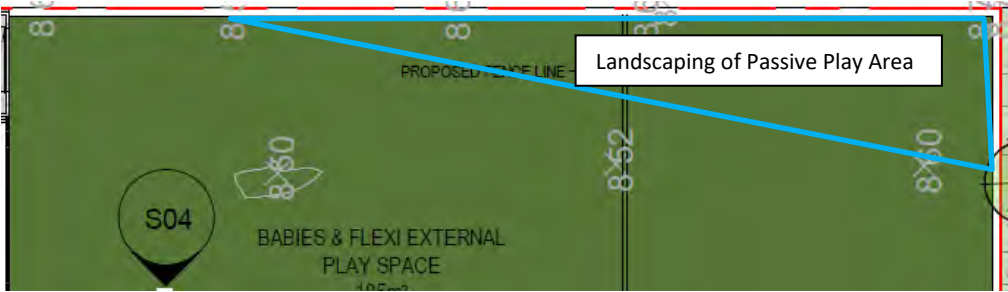


FIGURE 5.1 – OUTDOOR PLAY LANDSCAPING OR PASSIVE

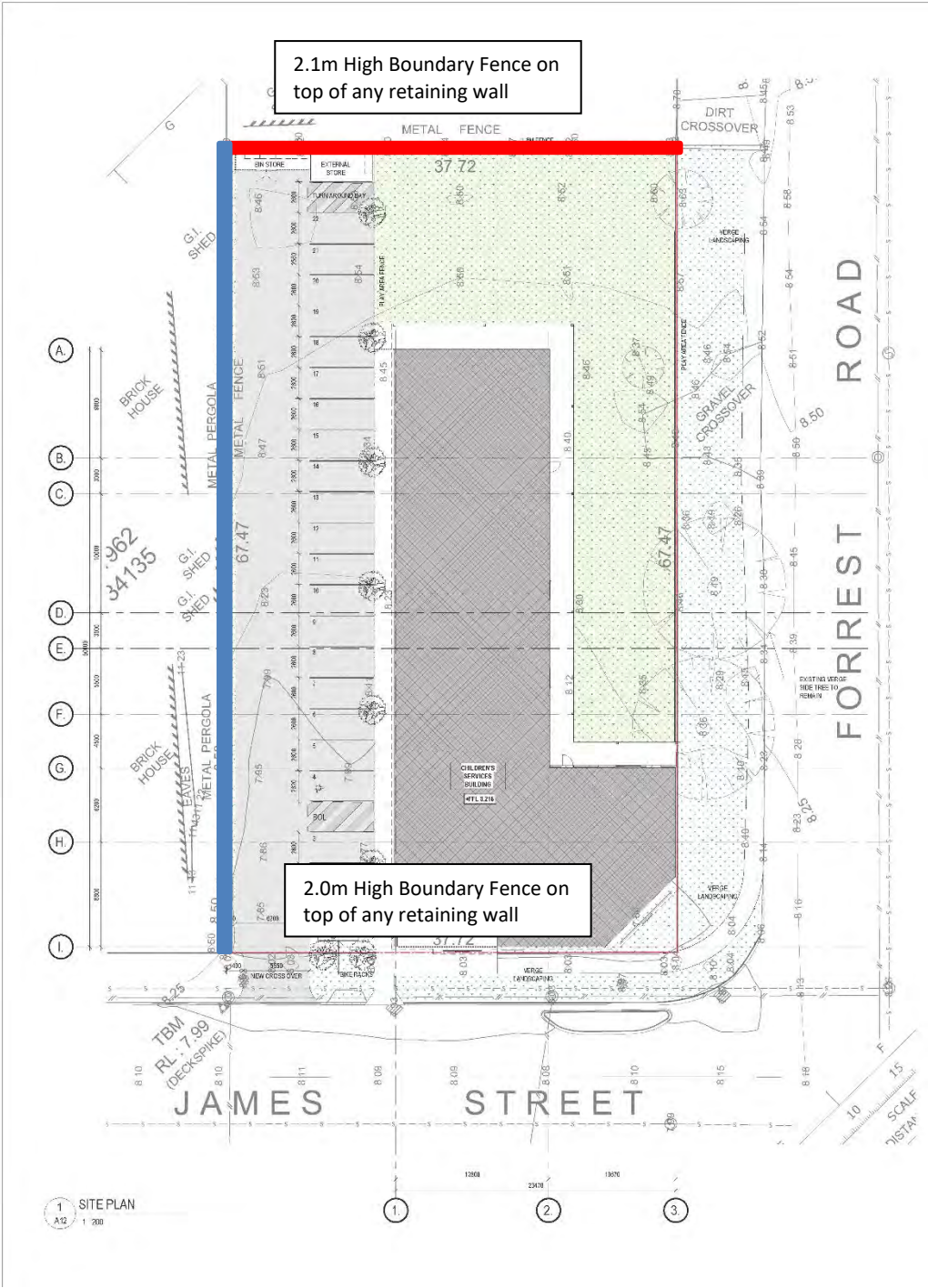


FIGURE 5.2 – BOUNDARY FENCING

6. ASSESSMENT

The resultant noise levels at the neighbouring residence from children playing outdoors and the mechanical services are tabulated in Table 6.1.

From previous measurements, noise emissions from children playing does not contain any annoying characteristics. Noise emissions from the mechanical services could be tonal and a +5 dB(A) penalty would be applicable, as shown in Table 6.1. Noise emissions from both outdoor play and the mechanical services needs to comply with the assigned L_{A10} noise levels.

**TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L_{A10} CRITERIA
OUTDOOR PLAY AREAS AND MECHANICAL PLANT**

| Neighbouring Premises | Calculated Noise Level (dB(A)) | | |
|-----------------------|--------------------------------|------------------|--------------|
| | Children Playing | Air Conditioning | |
| | | Day Period | Night Period |
| North West | 44 | 13 (18) | 8 (13) |
| North East | 47 | 10 (15) | 5 (10) |
| South West | 39 | 37 (42) | 32 (37) |

() Includes +5 dB(A) penalty for tonality

With regards to noise associated with cars within the parking area, resultant noise levels are tabulated in Tables 6.2 and 6.3. It is noted that noise emissions from a moving car being an L_{A1} noise level, with noise emissions from cars starting and doors closing being an L_{Amax} noise level.

Based on the definitions of tonality, noise emissions from car movements and car starts, being an L_{A1} and L_{Amax} respectively, being present for less than 10% of the time, would not be considered tonal. Thus, no penalties would be applicable, and the assessment would be as listed in Table 6.2 (Car Moving) and Table 6.3 (Car Starting). However, noise emissions from car doors closing could be impulsive, hence the +10dB penalty has been included in the assessment.

**TABLE 6.2 - ACOUSTIC MODELLING RESULTS L_{A1} CRITERIA
CAR MOVING**

| Neighbouring Premises | Calculated Noise Level (dB(A)) |
|-----------------------|--------------------------------|
| North West | 46 |
| North East | 38 |
| South West | 42 |

**TABLE 6.3 - ACOUSTIC MODELLING RESULTS L_{Amax} CRITERIA
CAR STARTING / DOOR CLOSING**

| Neighbouring Premises | Calculated Noise Level (dB(A)) | |
|-----------------------|--------------------------------|--------------|
| | Car Starting | Door Closing |
| North West | 41 | 44 [54] |
| North East | 40 | 41 [51] |
| South West | 46 | 47 [57] |

[] Includes +10 dB(A) penalty for impulsiveness.

Tables 6.4 to 6.9 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

**TABLE 6.4 – ASSESSMENT OF L_{A10} NOISE LEVEL EMISSIONS
OUTDOOR PLAY (DAY PERIOD)**

| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
|------------|------------------------------|---|------------------------------------|
| North West | 44 | 47 | Complies |
| North East | 47 | 47 | Complies |
| South West | 39 | 47 | Complies |

**TABLE 6.5 – ASSESSMENT OF L_{A10} DAY NOISE LEVEL EMISSIONS
MECHANICAL SERVICES**

| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
|------------|------------------------------|---|------------------------------------|
| North West | 18 | 47 | Complies |
| North East | 15 | 47 | Complies |
| South West | 42 | 47 | Complies |

**TABLE 6.6 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS
MECHANICAL SERVICES**

| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
|------------|------------------------------|---|------------------------------------|
| North West | 13 | 37 | Complies |
| North East | 10 | 37 | Complies |
| South West | 37 | 37 | Complies |

**TABLE 6.7 – ASSESSMENT OF L_{A1} NIGHT PERIOD NOISE LEVEL EMISSIONS
CAR MOVEMENTS**

| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
|------------|------------------------------|---|------------------------------------|
| North West | 46 | 47 | Complies |
| North East | 38 | 47 | Complies |
| South West | 42 | 47 | Complies |

**TABLE 6.8 – ASSESSMENT OF L_{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS
CAR STARTING**

| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
|------------|------------------------------|---|------------------------------------|
| North West | 41 | 57 | Complies |
| North East | 40 | 57 | Complies |
| South West | 46 | 57 | Complies |

**TABLE 6.9 – ASSESSMENT OF L_{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS
CAR DOOR**

| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
|------------|------------------------------|---|------------------------------------|
| North West | 54 | 57 | Complies |
| North East | 51 | 57 | Complies |
| South West | 57 | 57 | Complies |

7. CONCLUSION

Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with fencing as shown on Figure 5.2 in Section 5 – Modelling and the north eastern boundary, as shown in Figure 5.1 in Section 5.1, is landscaped or includes passive play areas.

The air conditioning condensing units, being located within the drying area, have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times, with the inclusion of the noise mitigation, as outlined below.

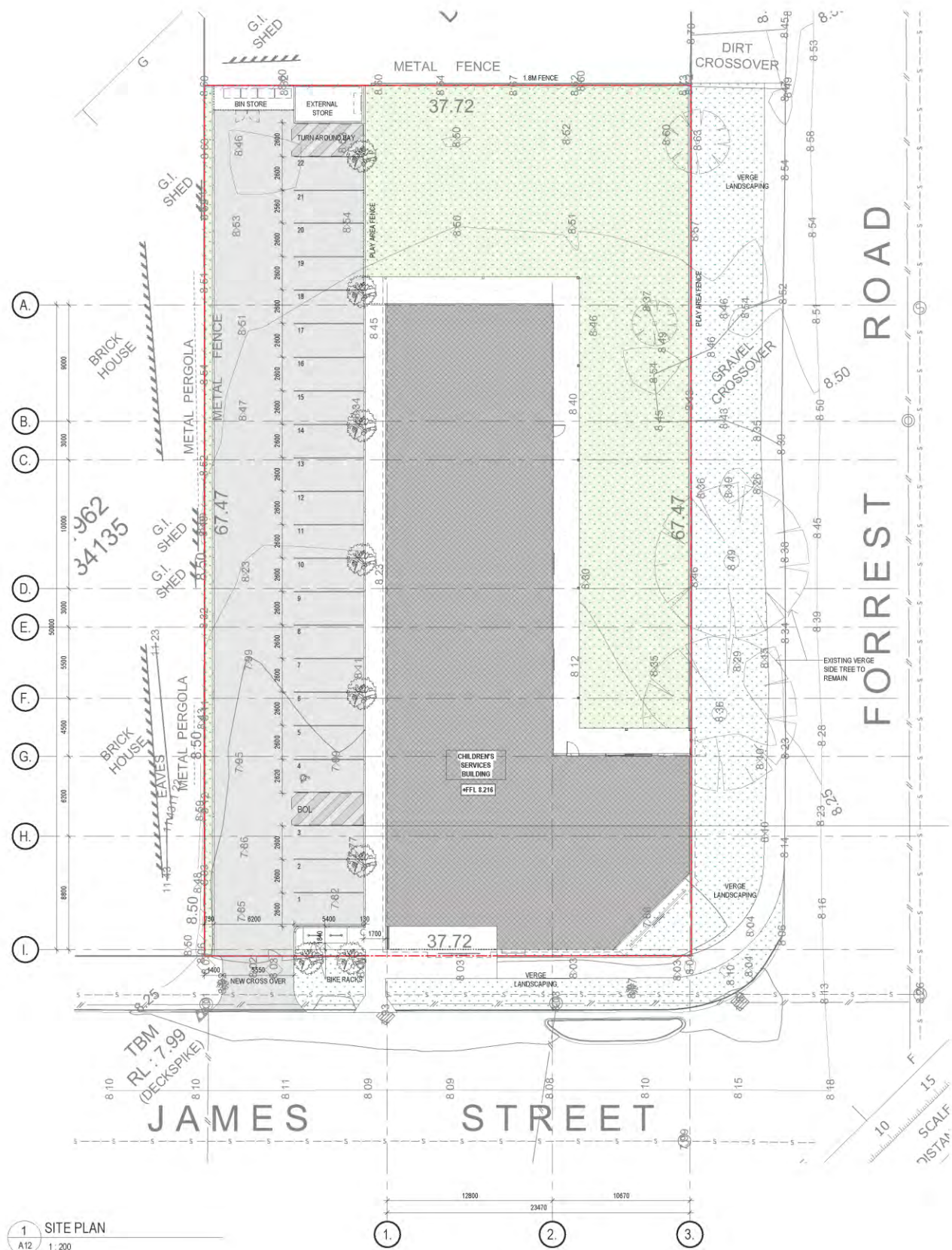
It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would comply at all times, with the fencing, as shown on Figure 5.2 in Section 5.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

- 1 Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level. Additionally, landscaping and / or passive play areas (ie sand pit / veggie garden) be located as shown in Figure 5.1 in Section 5.1, along the north eastern boundary.
- 2 Fencing to be as shown on Figure 5.2 in Section 5 - Modelling. We note that for this development, colourbond is an acceptable fencing material.
- 3 The air conditioning condensing units to be located within the drying area and screened from neighbouring premises. Additionally, the air conditioning units are to be installed with “quiet” night period modes.
- 4 As the air conditioning has not been design at this stage, it is recommended that the design be reviewed / assessed to ensure compliance with the Environmental Protection (Noise) Regulations 1997 are achieved and mitigation measures are as required for the final design.

APPENDIX A

SITE PLAN







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LEGEND SITE

| | |
|---|---|
| RL +10.00 | PROPOSED LEVEL |
| 8.50 | EXISTING SPOT LEVELS |
|  | CONCRETE PAVEMENT REFER TO LANDSCAPE DOCUMENTATION FOR TYPE AND TYPICAL DETAILS. REFER TO ARCHITECTURAL DETAILS FOR TYPICAL THRESHOLD JUNCTIONS TYPICALLY - TO FALL AWAY FROM BUILDING |
|  | NEW ASPHALT CARPARK REFER TO CIVIL ENGINEERS DOCUMENTATION |
|  | FEN-05 NEW GARRISON FENCE 50 x 50 ALUMINIUM BATTEN WITH 100 SPACING BETWEEN COLOUR PALE EUCALYPT 1500 HIGH |
|  | REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DRAINAGE PLANS |

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AMENDMENTS

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| B | 24.07.24 | | ISSUE FOR DA REVIEW |
| A | 24.07.09 | | ISSUE FOR COORDINATION |

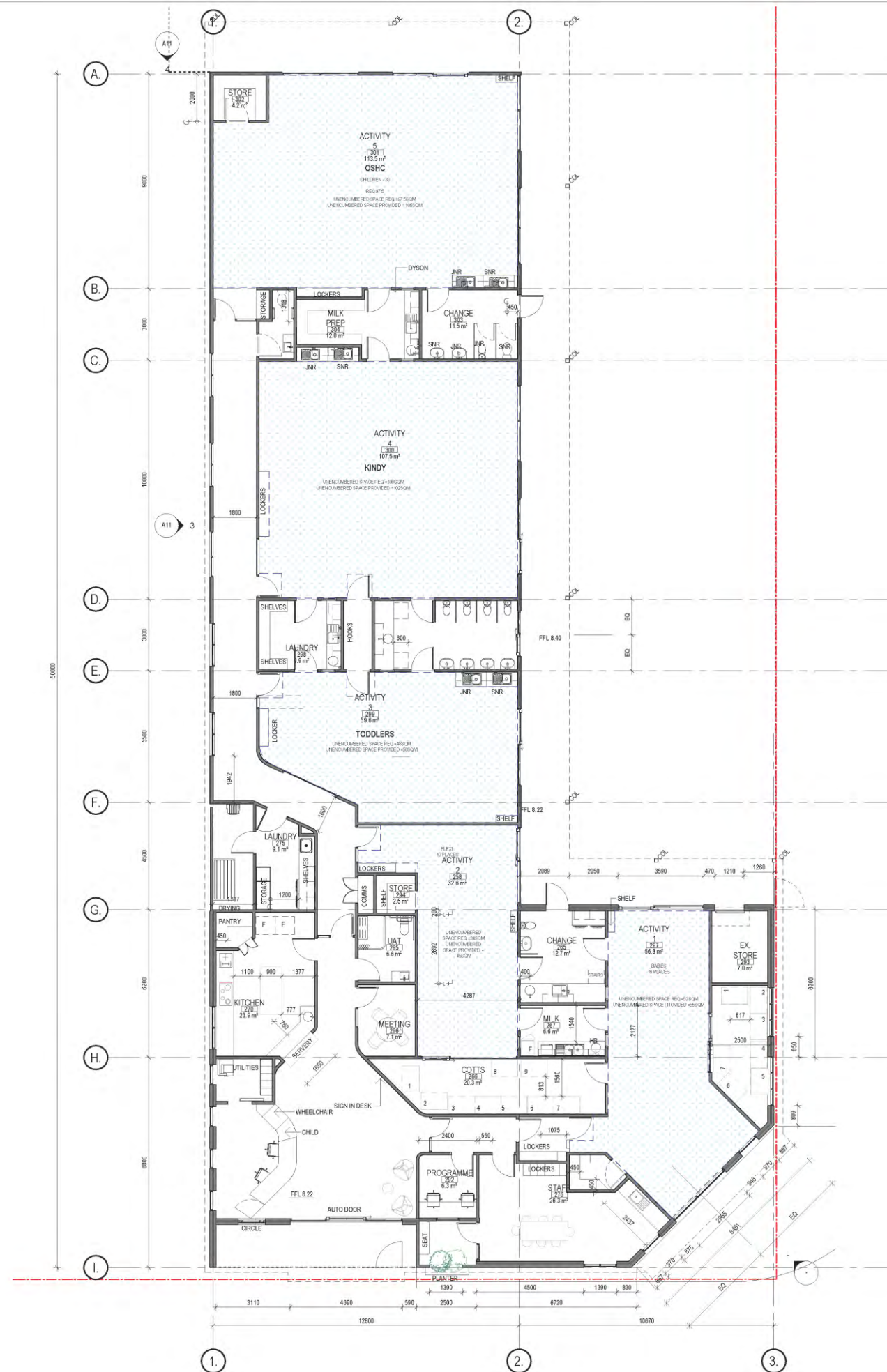
SCALE: As indicated
DATUM:

BLOOM PINJARRA
CLIENT : WEST TO WEST

25 JAMES STREET 2441

SITE PLAN

DRAWING No: A00
REV No: B



1 PINJARRA GROUND FLOOR PLAN
A12 1:100

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AMENDMENTS

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|----------------------------------|
| E | 24.07.24 | | ISSUE FOR DA REVIEW |
| D | 24.07.22 | | ISSUE FOR COORDINATION |
| C | 24.07.22 | | ISSUE WITH COTT LOCATION AMENDED |
| B | 24.07.17 | | ISSUE FOR REVIEW |
| A | 24.07.09 | | ISSUE FOR COORDINATION |

SCALE: 1:100

DATUM:

BLOOM PINJARRA
CLIENT : WEST TO WEST
25 JAMES STREET

2441

GROUND FLOOR PLAN

DRAWING No:
A02

REV No:
E



LG Ref: P231/2022
DAP Ref: DAP/22/02325
Enquiries: (08) 6551 9919

Mr Oliver Basson
Planning Solutions
GPO Box 2709
Cloisters Square
Perth 6850

Dear Mr Basson,

METRO OUTER JDAP - SHIRE OF MURRAY - DAP APPLICATION - P231/2022 - DETERMINATION

| | |
|----------------------|-----------------------------------|
| Property Location: | Lot.99 (25) James Street Pinjarra |
| Application Details: | Childcare Centre |

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the Shire of Murray on 15 September 2022 for the above-mentioned development.

This application was considered by the Metro Outer JDAP at its meeting held on 20 December 2022, where in accordance with the provisions of the Shire of Murray Local Planning Scheme No.4, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Cheryl Oldman on behalf of the Shire of Murray.

Yours sincerely,

DAP Secretariat

23 December 2022

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Cheryl Oldman
Shire of Murray



Planning and Development Act 2005

Shire of Murray Local Planning Scheme No.4

Metro Outer Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot.99 (25) James Street Pinjarra

Application Details: Childcare Centre

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 20 December 2022, subject to the following:

Approve DAP Application reference DAP/22/02325 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions the Shire of Murray *Local Planning Scheme No. 4*, subject to the following conditions:

Conditions

1. Prior to the submission of an application for a building permit the plans shall be modified to include bicycle bays and end of trip bicycle facilities including showers and lockers within the development site with the facilities implemented in accordance with the Austroads' Guide to Traffic Engineering Practice Part 14: Bicycles and AS 2890.3 Parking Facilities Bicycle Parking to the satisfaction of the local government.
2. Prior to the submission of an application for a building permit an updated detailed landscaping plan for the development site and the abutting street verges shall be submitted to and approved by the Local Government. The landscape plan must include:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) any lawns to be established;
 - (iii) retention of all trees shown on the site plan for retention;
 - (iv) those areas to be reticulated or irrigated;
 - (v) the outdoor play area;
 - (v) proposed upgrading to landscaping, street trees, paving and reticulation of the street setback area and all verge areas;
 - (vi) paving and footpaths to integrate and link with the existing footpath network.

The approved landscaping, paving and reticulation is to be installed prior to the development first being occupied and be maintained at all times to the satisfaction of the Local Government for the duration of the development.



3. Prior to the submission of an application for a building permit a Waste Management Plan, shall be prepared for approval by the local government with the approved plan to be implemented to the satisfaction of the local government for the duration of the development.
4. Prior to the submission of an application for a building permit the Traffic Impact Statement shall be updated to assess the requirements and recommendations of the Waste Management Plan and identify any matters that may impact vehicle or pedestrian access within the verge area and/or the development site.
5. Detailed civil engineering drawings and specifications are to be submitted for:
 - a. the upgrade of the section of Forrest Street abutting the site including associated drainage;
 - b. the construction of footpaths within the abutting portions of James Street and Forrest Street and footpath links to connect the existing path network on the south western side of James Street;
 - c. on-street parking bays; and
 - d. the site crossover with a satisfactory separation distance to the existing power pole achieved through detailed design, relocation of the pole and/or construction of a island;

shall be lodged for approval by the local government prior to the commencement of construction. Construction works are to be undertaken in accordance with the approved engineering drawings and specifications to the satisfaction of the local government prior to the development first being occupied.
6. Prior to the submission of an application for a building permit, the parking bay(s) and points of ingress and egress are to be designed in accordance with AS/NZS 2890.1:2004 Parking facilities - Off-street car parking. The car parking bays and accessways are to be constructed, kerbed, drained and line marked and the abutting boundary fence shall be protected from accidental vehicle damage prior to the development first being occupied and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.
7. Prior to the submission of an application for a building permit an Environmentally Sustainable Design report to the satisfaction of the local government shall be submitted for approval which identifies measures to be undertaken that maximises environmental, social and economic sustainable outcomes for the development. The recommendations from the approved Environmentally Sustainable Design report are to be implemented to the satisfaction of the local government.
8. All storage areas, external fixtures and building plant, including air conditioning units shall be located to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public spaces and adjacent properties to the satisfaction of the local government. Plans outlining this are to be submitted for approval prior to the submission of an application for building permit with the approved plans being implemented to the satisfaction of the local government.



9. Prior to the submission of an application for a building permit the recommendations of Part 7 of the Herring Storer Acoustic Environmental Noise Assessment Ref: 30248-1122246-02 shall be incorporated within the building design. The recommendations of Part 7 of the report shall be implemented for the duration of the development to the satisfaction of the local government.
10. Prior to the submission of an application for a building permit the bushfire management plan shall be updated in accordance with the advice and recommendations of the Department Fire and Emergency Services (dated 9 December 2022) to the satisfaction of the local government.
11. The requirements outlined for bushfire management under Section 4 Implementation and Enforcement of the approved bushfire management plan are to be implemented and managed on an ongoing basis.
12. Prior to the submission of a building permit application details shall be provided outlining an integrated public art component or equivalent cash contribution to the Local Government equivalent to 1% of the development value.
13. Prior to the development first being occupied the Bushfire Emergency Evacuation Plan – Operational Document V4 dated 16 November 2022 shall be updated in accordance Guidelines Section 5.5.4 ‘Developing a Bushfire Emergency Evacuation Plan’ and implemented to the satisfaction of the local government.
14. Prior to the development first being occupied, lighting shall be installed along the driveway and internal pedestrian pathways and in all common service areas. Lighting shall be installed in the car parking area in accordance with relevant Australian Standards and to the satisfaction of the Local Government.
15. Prior to the installation of any signage, a signage strategy shall be submitted and approved by the Local Government for the overall development site in accordance with the Shire of Murray Signs Local Planning Policy. Only signage consistent with the approved signage strategy is to be installed.
16. The building shall have a finished floor level of not less than 8.25mAHD.
17. Hours of operation for the Child Day Care Centre is limited to between 6.30am to 6.30pm, Monday to Friday, excluding public holidays.
18. No outdoor play is to occur between the hours of 6.30am and 7.00am.
19. The Child Day Care Centre shall be limited to a maximum 100 children at any one time.
20. No parking bays shall be obstructed in any way or used for purposed of storage.
21. The proposed bin store is to be designed and constructed in accordance with the Shire of Murray Health Local laws, and be roofed and screened to a height of at least 1.8m by a masonry, brick or other durable material which is visually compatible with the proposed buildings as approved by the Local Government.



22. A context and character assessment and suitable design response for the elevation plans consistent with the plans outlined in Attachment 7 or suitable alternative is to be submitted for approval prior to an application for a building permit. The approved revised plans are to be implemented.
23. The land shown on the approved plan as required for a truncation at the corner of Forrest Street and James Street is to be ceded free of cost to the Crown and without payment of compensation prior to the development first being occupied.
24. The existing trees in the verge of Forest Street are to be retained and protected from damage during the construction program.
25. Wheel stops are to be provided to all onsite car parking bays.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



PINJARRA CHILDCARE CENTRE

25 JAMES STREET, PINJARRA WA 6208

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PINJARRA CCC

COVER SHEET

Scale
Drawn DC Checked SJ
Date 06/12/22
Job No. 2022074
Dwg No. 3541 01 Rev: G A1 SHEET

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
20-Dec-2022



LOCATION PLAN
NTS

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

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|------|-----------|----------|
| A | DA REVIEW | 04/08/22 |
| B | DA REVIEW | 11/08/22 |
| C | DA ISSUE | 25/08/22 |
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| F | DA ISSUE | 10/11/22 |
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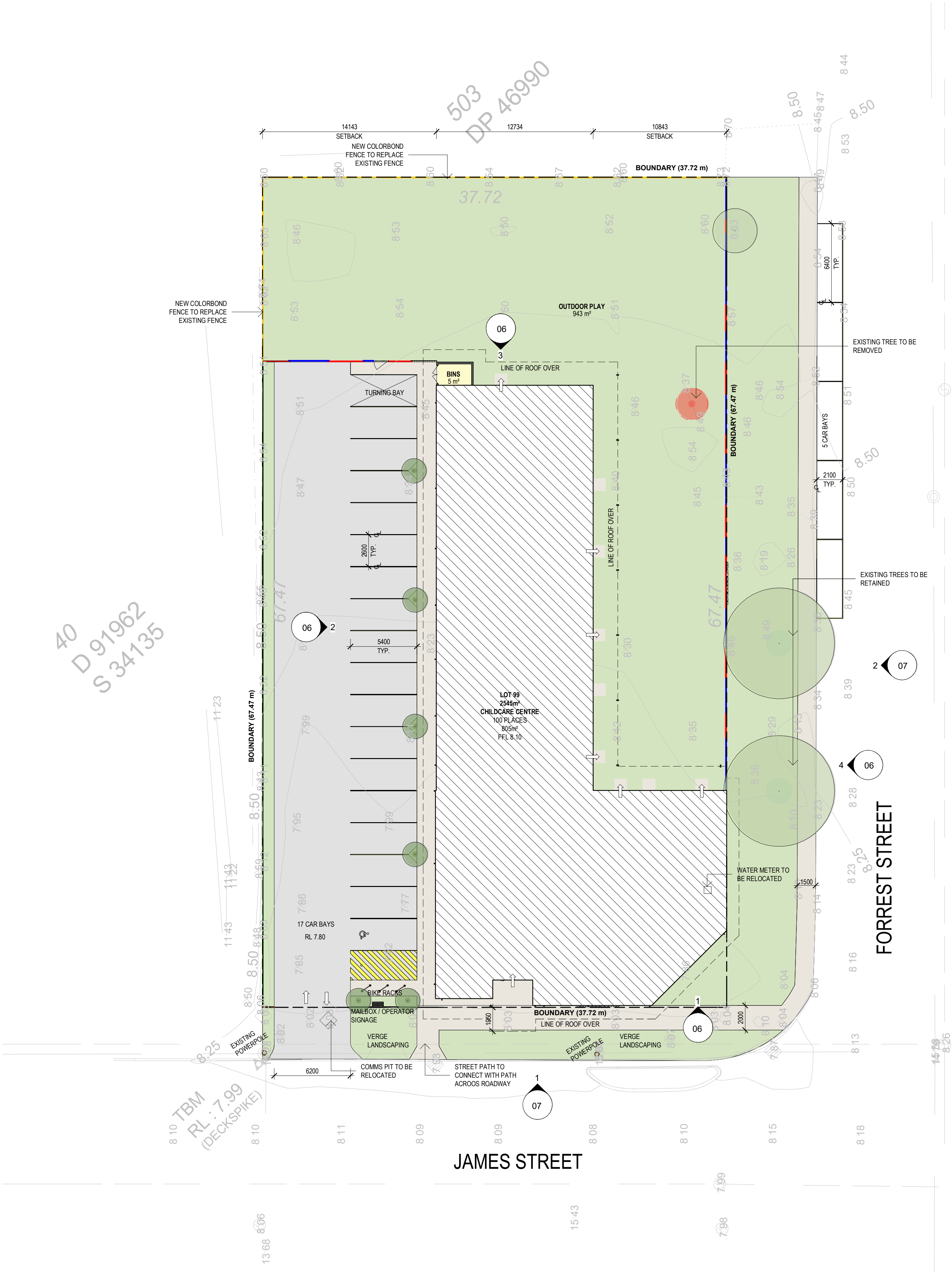
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LOCATION PLAN

| | | |
|---------|----------|-----------------|
| Scale | 1 : 30 | |
| Drawn | DC | Checked SJ |
| Date | 06/12/22 | |
| Job No. | 2022074 | |
| Dwg No. | 3541 02 | Rev: G A1 SHEET |



DEVELOPMENT SUMMARY

| | |
|--------------------|--|
| SITE AREA: | 2545 m ² |
| BUILDING AREA: | 805 m ² |
| LANDSCAPE AREA: | 995 m ² |
| CAR BAYS REQUIRED: | 1 PER STAFF MEMBER 9 BAYS UP TO 54 CHILDREN. 9 BAYS PLUS 1 PER 8 CHILDREN IN EXCESS OF 54 |
| REGULAR BAYS | 16 |
| DISABLED BAY | 1 |
| STREET BAY | 5 |
| TOTAL | 22 (32 REQUIRED) |

| ROOM NAME | PLACE | AGE GROUP | AREA REQUIRED CAL | AREA PROVIDED | STAFF RATIO | STAFF REQUIRED |
|------------|------------|-----------|-------------------|-------------------|-------------|----------------|
| ACTIVITY 1 | 8 | 0 - 1 | 26 | 29 m ² | 1 - 4 | 2 |
| ACTIVITY 2 | 12 | 1 - 2 | 39 | 43 m ² | 1 - 4 | 3 |
| ACTIVITY 3 | 20 | 4 - 5 | 65 | 66 m ² | 1 - 10 | 2 |
| ACTIVITY 4 | 20 | 3 - 4 | 65 | 66 m ² | 1 - 10 | 2 |
| ACTIVITY 5 | 20 | 2 - 3 | 65 | 67 m ² | 1 - 5 | 4 |
| TOTAL | 100 PLACES | | | | | 17 STAFF |

| FENCE TYPES | | |
|---------------------------------------|--|--|
| 1.8m HIGH BRICK FENCE | | |
| 1.8m HIGH VERTICAL METAL SLAT FENCING | | |
| 2.0m HIGH COLORBOND FENCE: MONUMENT | | |
| 2.1m HIGH COLORBOND FENCE: MONUMENT | | |

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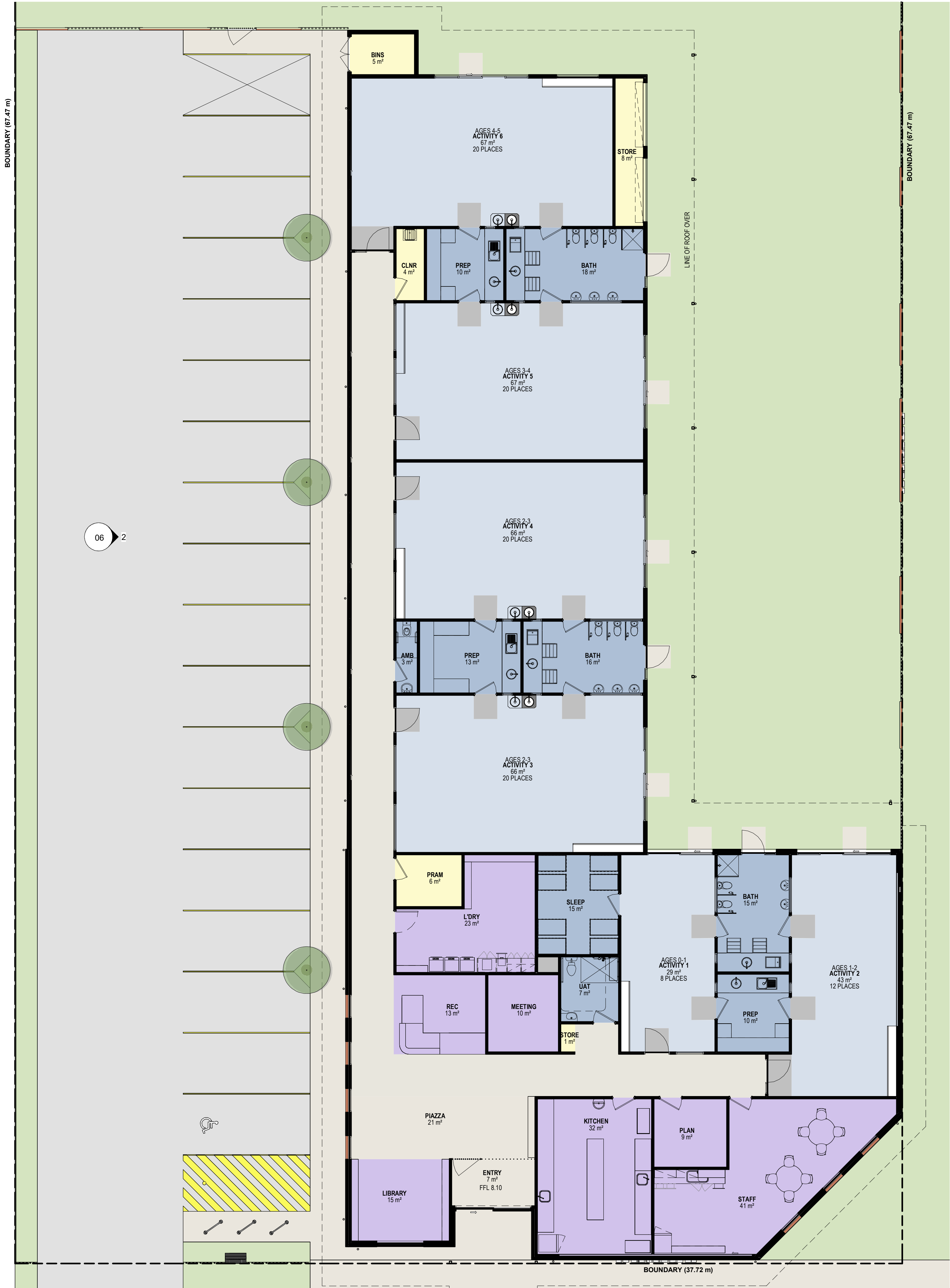
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SITE PLAN

| | | | |
|---------|--------------|---------|------------|
| Scale | As indicated | | |
| Drawn | DC | Checked | SJ |
| Date | 06/12/22 | | |
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| E | REVIEW | 07/11/22 |
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| H | DA ISSUE | 10/11/22 |
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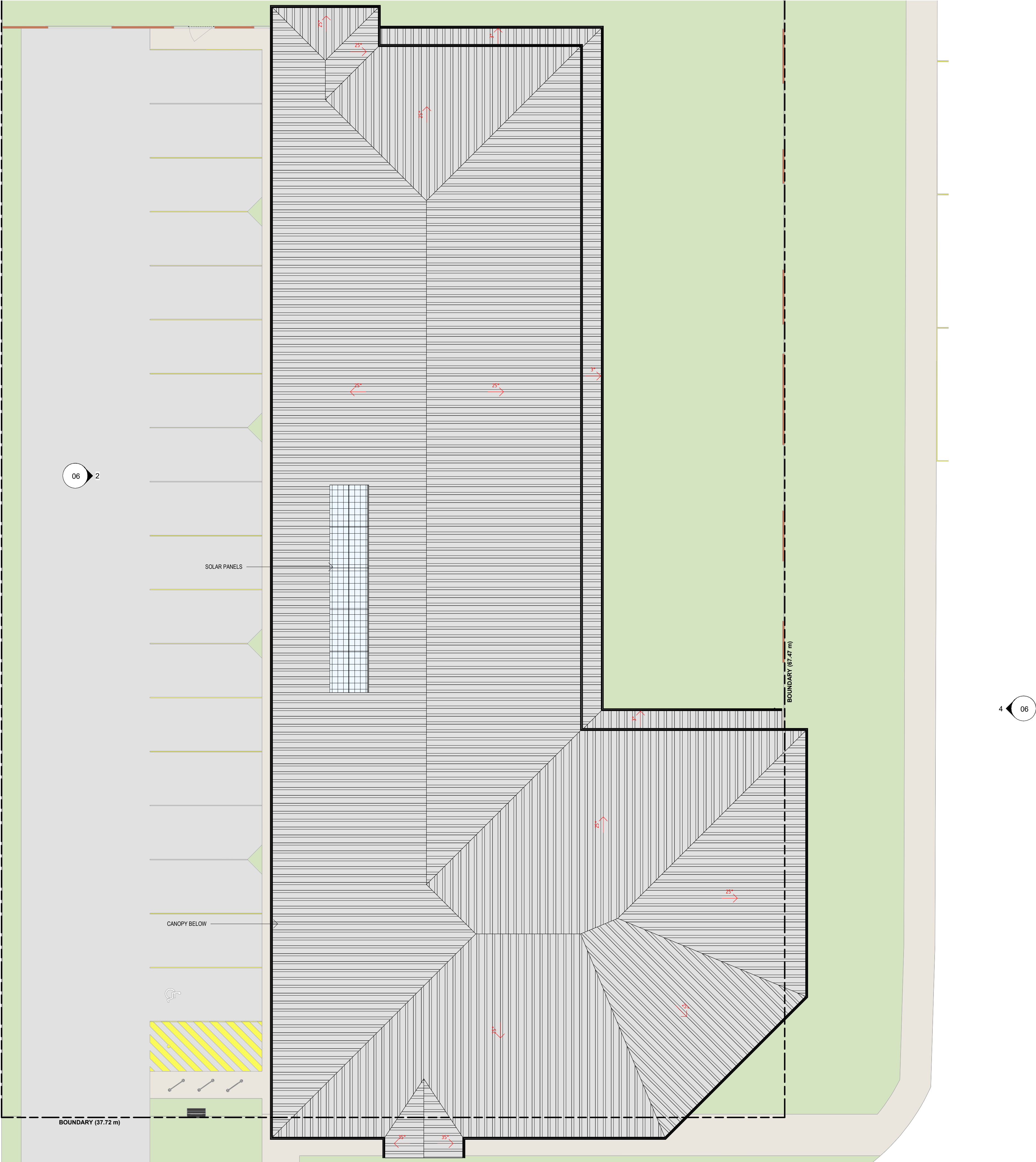
FLOOR PLAN

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
20-Dec-2022

ROOF PLAN

1 : 100



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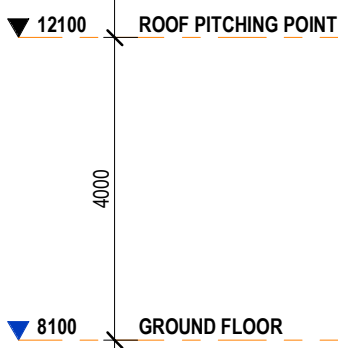
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ROOF PLAN

Scale 1 : 100
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Date 06/12/22
Job No. 2022074
Dwg No. 3541 05 Rev: G A1 SHEET

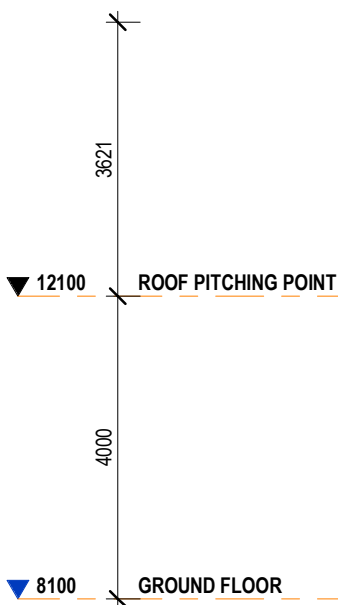
DEVELOPMENT
ASSESSMENT PANEL

APPROVED
20-Dec-2022



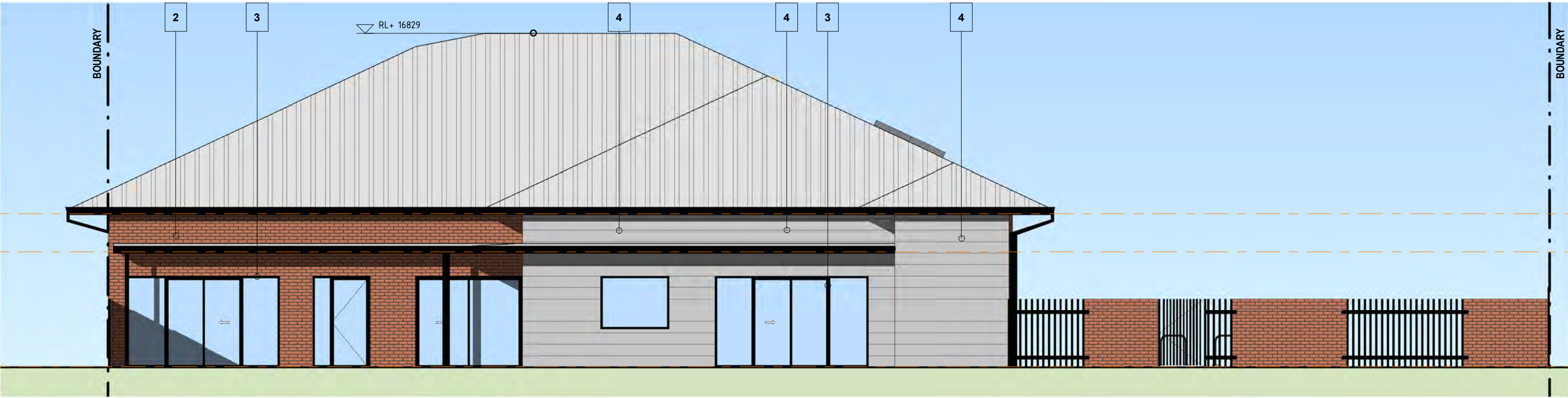
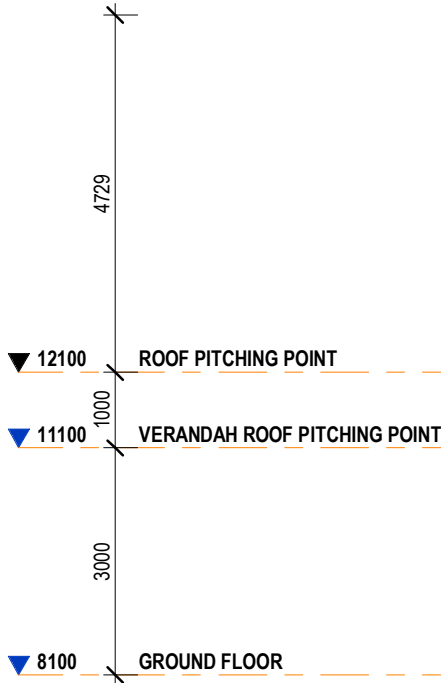
1 - SOUTH-WEST ELEVATION

1 : 100



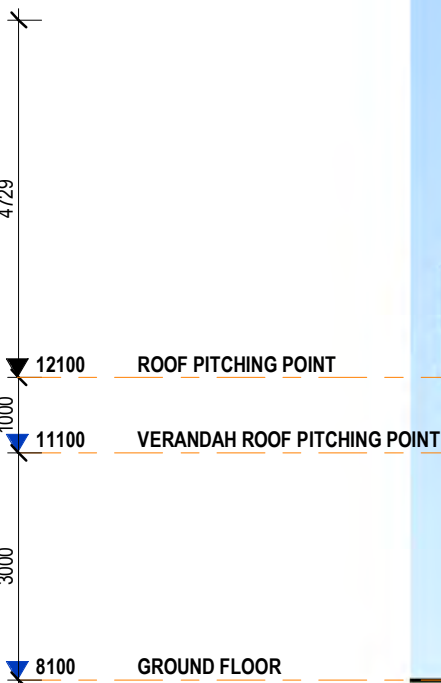
2 - NORTH-WEST ELEVATION

1 : 100



3 - NORTH-EAST ELEVATION

1 : 100



4 - SOUTH-EAST ELEVATION

1 : 100

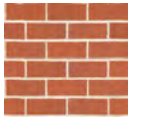
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1 COLORBOND
CUSTOMORB ROOF
SHEETING



2 RED FACE BRICK



3 ALUMINUM DOORS /
WINDOW FRAMES,
FASCIAS/GUTTERS,
POWDERCOAT BLACK
SATIN



4 AXON CLADDING.
COLOUR: DULUX
DIESKAU

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ELEVATIONS

| | |
|---------|---------------|
| Scale | As indicated |
| Drawn | DC Checked SJ |
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| Job No. | 2022074 |
| Dwg No. | 3541 06 |
| Rev: | G A1 SHEET |



1 - JAMES STREET ELEVATION
1 : 100

FENCE TYPES

- FN01

1.8m HIGH BRICK FENCE
- FN02

1.8m HIGH VERTICAL METAL SLAT FENCING
- FN03

2.0m HIGH COLORBOND FENCE: MONUMENT
- FN04

2.1m HIGH COLORBOND FENCE: MONUMENT



2 - FORREST STREET ELEVATION
1 : 100

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STREET ELEVATIONS

Scale As indicated
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Dwg No. **3541 07** Rev: **G** A1 SHEET

DEVELOPMENT
ASSESSMENT PANEL

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3D VIEWS

| | | |
|---------|----------|-----------------|
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| Dwg No. | 3541 08 | Rev: H A1 SHEET |



PART C – CITY OF JOONDALUP

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 16 & 17 (254 & 252) Camberwarra Drive, Craigie – Residential Building (Change of Use) – DAP/24/02666

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

**Part C – Item 3.1 – LOTS 16 AND 17 (254 AND 252)
CAMBERWARRA DRIVE, CRAIGIE – RESIDENTIAL BUILDING
(CHANGE OF USE)**

Form 1 – Responsible Authority Report
(Regulation 12)

| | |
|---|---|
| DAP Name: | Metro Outer DAP |
| Local Government Area: | City of Joondalup |
| Applicant: | Dynamic Planning and Developments |
| Owner: | AGEM PG 52 Pty Ltd |
| Value of Development: | \$2 million |
| Responsible Authority: | City of Joondalup |
| Authorising Officer: | Chris Leigh - Director Planning and Community Development |
| LG Reference: | DA24/0153 |
| DAP File No: | DAP/24/02666 |
| Application Received Date: | 13 March 2024 |
| Report Due Date: | 20 September 2024 (Previously 19 June 2024) |
| Application Statutory Process Timeframe: | 90 Days + additional 90-day deferral by DAP. |
| Attachment(s): | <ol style="list-style-type: none"> 1. Location Plan 2. Development Plans 3. Development Application Report 4. Operational Management Plan 5. Schedule of Submissions 6. Traffic Impact Statement 7. Bushfire Management Plan |

Responsible Authority Recommendation

That the Metro Outer Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/24/02666 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Joondalup Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. This approval relates to the change of use to '**Residential Building**' as defined in the *Planning Codes* which states:

Residential Building: *A building or portion of a building together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:*

- *temporarily by two or more persons; or*
- *permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

All development shall be in accordance with the approved plans, any other supporting information and conditions of approval. It does not relate to any other development on the lot. A change of use from that defined above may require further approval from the City.

4. The 'Residential Building' shall operate in accordance with the Operational Management Plan dated August 2024, to the satisfaction of the City of Joondalup.
5. The lots subject of this application (Lot 16 and Lot 17 (254 and 252) Camberwarra Drive, Craigie) are to be amalgamated within 12 months of the date of this approval and an updated Certificate of Title issued to the City of Joondalup.
6. A detailed landscaping plan is to be provided for the subject site and adjacent verge area. The landscaping plan detailing the plant species, densities, planting locations as per the City's Private Community Purposes Local Planning Policy requirements, is to be lodged for approval by the City prior to lodging a Building Permit. Planting and installation must be in accordance with the approved landscaping and reticulation plans and completed prior to occupation of the development and maintained thereafter, to the satisfaction of the City.
7. Parking areas, driveways and points of ingress and egress must be designed and constructed in accordance with the Australian Standard for Off-street Carparking (AS 2890) and must be drained, sealed, marked and maintained to the satisfaction of the City prior to occupation of the development.
8. The parking areas and associated access indicated on the approved plans must not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
9. All stormwater associated with the site is to be retained on site.
10. The development shall at all times comply with the requirements and recommendations of the Bushfire Management Plan prepared by Bushfire Prone Planning and dated 12 February 2024. Any amendments to the Bushfire Management Plan shall be submitted to, and approved by the City, prior to occupation of the development.

Advice Notes

1. The applicant is advised that this change of use may affect the Building's classification under the Building Code of Australia, and approval under the *Building Act 2011* may also be required prior to occupation.

Details:

| | |
|---|---|
| Region Scheme | Metropolitan Region Scheme |
| Region Scheme - Zone/Reserve | Urban |
| Local Planning Scheme | City of Joondalup Local Planning Scheme No. 3 |
| Local Planning Scheme - Zone/Reserve | Private Community Purposes |
| Structure Plan/Precinct Plan | N/A |
| Structure Plan/Precinct Plan - Land Use Designation | N/A |
| Use Class and permissibility: | 'Residential Building' – Discretionary 'D' use |
| Lot Size: | 5,323.37m ² |
| Existing Land Use: | 'Chapel' and 'Convent' and, 'Residential Aged Care' |
| State Heritage Register | No |
| Local Heritage | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area |
| Design Review | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other |
| Bushfire Prone Area | Yes |
| Swan River Trust Area | No |

Proposal:

The applicant is seeking approval for a Change of Use to Residential Building. In addition to the change of use, the applicant is proposing to undertake a number of modifications to the site including:

- Repairs to the existing buildings on site.
- Upgrades to wet room areas.
- Landscaping.
- Parking reconfiguration, including the provision of an additional nine (9) bays on site; and
- New roofing and guttering.

The development plans are included as **Attachment 2**.

Background:

Lots 16 (254) and 17 (252) Camberwarra Drive, Craigie (subject site) are zoned 'Private Community Purposes' under the City's Local Planning Scheme No. 3 (LPS3).

The 'Residential Building' land use is a discretionary ('D') use within the Private Community Purposes zone under LPS3.

The development site is bound by Whitford Catholic Primary School to the southern and western boundaries, and a child care premises to the north. Each of these properties are zoned 'Private Community Purposes'. To the east of the site is Camberwarra Drive, with Cawarra Park facing the site, which is zoned 'Environmental Conservation' and 'Public Open Space'.

The application was presented to the DAP on 4 July 2024 and was subsequently deferred for a period of up to 90 days (until 2 October 2024) the following reasons:

- To allow the applicant to more clearly define how the proposed development will be used and the consequent number of staff, their visitation frequency, and the number and location of parking bays to be provided.
- To allow the City to review the revised information from the applicant and reconsider the proposed Condition 4 to ensure that there is certainty and finality.

As a result, the applicant has further engaged with the City, and provided updated documentation and further justification relating to the Operational Management Plan, Site Plan – addressing parking and waste collection and an amended Traffic Impact Statement based on the proposed operational and site changes.

A location plan is included as **Attachment 1**.

Development History

On 29 October 1974, development approval was granted for a 'Convent' at 252 Camberwarra Drive, Craigie. On 16 February 1975, development approval was granted for a 'Frail Aged Building' and a 'Chapel' at 254 Camberwarra Drive, Craigie.

The Convent has been vacant for a number of years with the Frail Aged Building occupied until approximately 2021/22. Both sites are currently unoccupied.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005.*
- Metropolitan Region Scheme (MRS).
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- City of Joondalup Local Planning Scheme No. 3 (LPS3).

State Government Policies

- State Planning Policy 3.7 – Planning in bushfire prone areas (SPP 3.7).
- State Planning Policy 7.0 Design of the Built Environment (SPP 7.0).

Structure Plans/Activity Centre Plans

Not applicable.

Local Policies

- Private Community Purposes Zone Local Planning Policy.
- Planning Consultation Local Planning Policy.

Consultation:

Public Consultation

The application was advertised in accordance with the City's Planning Consultation Local Planning Policy for a period of 28 days, commencing 8 April 2024 and concluded 6 May 2024.

Consultation was undertaken in the following manner:

- 145 letters issued to landowners and occupiers within 200 metres of the development.
- Emails were sent to 35 community members who registered as interested in matters occurring at the subject site.
- One sign was erected at the street frontage, between the two sites, advising of consultation; and
- Development plans and supporting information provided by the applicant were made available for public viewing on the City's website.

A total of 24 submissions were received during the public consultation period consisting of three in support, 16 submissions objecting to the proposal and five being neutral.

A Schedule of Submissions is included in **Attachment 5**, with the key issues identified being:

- Appropriateness of the land use.
- Concerns around traffic generation as a result of the proposal; and
- Concerns regarding safety and anti-social behaviour.

These matters are explored further in the Planning Assessment section below.

As the updated information provided by the applicant to satisfy the DAPs deferral does not significantly modify the application itself (and is generally focused on the content of the OMP), further consultation has not been undertaken.

Any changes to the proposal have been made with consideration of the current submissions received to date and the DAPs request/reasoning for the deferral.

Design Review Panel Advice

The subject application was not presented to the Joondalup Design Review Panel given the application primarily is for a change of use with minor modifications to the internal fit out of existing buildings on site.

Planning Assessment:

The proposal has been assessed against the relevant provisions of LPS3 and the relevant State and Local Planning Policies outlined in the Legislation and Policy section

of this report. The following matters have been identified as key considerations for the determination of this application:

Land Use

The subject site is zoned 'Private Community Purposes' under the City's LPS3. The land use 'Residential Building' is a discretionary ('D') use under LPS3.

The objectives of the 'Private Community Purposes' zone under LPS3 are:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*
- *To provide a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with the surrounding development and protects the amenity of the area.*

In consideration of the above objectives, whilst not specifically listed in the objective, a 'Residential Building' is a 'D' or discretionary land use that is capable of consideration and approval within the Community Purposes zone.

The proposal will be privately owned, providing temporary and transitional accommodation (Residential Building) to benefit the broader community. Any further support services, such as those outlined within the Operational Management Plan (OMP) would be incidental to the primary use of the site.

The proposal does not result in any external changes to the existing buildings on site, and as such the development itself is considered to remain in keeping with the surrounding developments and consistent with the objectives of the zone.

When considering the proposed use of the site, whilst no tenant has been identified to occupy the site, any occupant will be required to operate in accordance with the definition of 'Residential Building' per the Planning Codes being:

Residential Building:

A building or portion of a building together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- *temporarily by two or more persons; or*
- *permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

Consideration of prospective tenants has been identified in the OMP (**Attachment 4**), however at the time of this application, no specific provider has been nominated.

It is not uncommon and is accepted practice when considering a change of use application for a specific tenant or occupant to not be confirmed. This is primarily due to the fact that a land use approval is attached to the land (rather than a specific operator or tenant). For example, when considering a 'Shop' land use, the nature of the shop can range from general retail to services of a personal nature such as beauty therapy. The specific tenant or the types of goods and services are not necessarily

required to inform the planning decision as to whether the land use is therefore acceptable in the relevant zone.

In the case of the subject application, the future tenant is not required to be known to inform the planning decision on land use change as this consideration is informed by whether the proposed land use and any supporting information or management plans is permissible and consistent with the Private Community Purposes zone.

The proposed 'Residential Building' land use and supporting OMP is considered to align with the relevant objectives of the zone being that the site is privately owned with the intent to provide specialised short-term accommodation/housing to the benefit of the community. The inclusion of a condition of approval is recommended to ensure that the subject site operates within the definition of 'Residential Building' and as such remains an appropriate land use within this location. Additionally, it is recommended that a condition of approval relate to compliance with the OMP to ensure obligations and commitments set out in the OMP are enforceable.

Operational Management Plan (OMP)

A number of submissions were received in relation to the OMP (**Attachment 4**) and management of amenity as a result of the proposal. The DAP at its meeting held on 4 July 2024, deferred consideration of this application to allow the applicant to more clearly define the operational requirements of the proposal (staff, visitation, parking etc), and also for the City to consider Condition 4 with respect to its certainty and finality.

As part of the re-evaluation of the proposal, the applicant has supplied an updated OMP document which sets out very clearly the operational requirements of the site which would be imposed on any future tenants to address the following matters:

- Objectives of the OMP.
- Tenant Typologies and Restrictions on Use.
- Resident, Staff and Visitor Restrictions.
- Parking obligations and restrictions.
- Waste Management; and
- Complaints.

The OMP has been established beyond the requirements of LPS3 and relevant Local Planning Policies and details strategies and procedures for the selected operator to comply with when the development is operational.

The OMP sets out clear restrictions on the tenant typologies and restriction of use of the site. The OMP states that the use of the site for Backpacker Accommodation and Drug and Alcohol Rehabilitation, health centred accommodation and permanent residential use will be prohibited from any form of operation on the site.

The OMP provides appropriate measures to control visitors and on-site parking to manage any potential impact of traffic on the surrounding road networks.

The applicant has also included additional detail relating to waste management and complaints handling which provide clear direction to the future tenants of the site on the operational and procedural requirements for the site.

Given the above, it is considered that the OMP is a key document in considering the application and as such it is recommended that the development be carried out in accordance with the OMP.

Proposed Condition 4

As per the recommended conditions and further to the DAPs consideration for deferral, the City was requested to consider the certainty and finality of Condition 4 which stated:

4. *The 'Residential Building' shall operate in accordance with the Operational Management Plan dated August 2024, or as amended and approved by the City. Any amendments to the Operational Management Plan shall be submitted to, and approved by the City, prior to an Occupancy Permit being issued. The site is to be managed thereafter in accordance with an amended Operational Management Plan to the satisfaction of the City.*

Following the submission of an updated OMP by the applicant (**Attachment 4**), which now clearly sets out the site's operational requirements, the City is satisfied that this document can be adopted and enforced in its current format, without the need for further amendments or changes as a result of future tenants. Accordingly, the requirement for any amendments have been removed to ensure that this condition remains certain and final. The revised condition to now state:

4. *The 'Residential Building' shall operate in accordance with the Operational Management Plan dated August 2024, to the satisfaction of the City of Joondalup.*

The implementation of such a condition is not considered to have onerous supervision by the City, with any operations at the site required to comply with the condition of approval. Any future complaints or concerns would be able to be investigated by the City's compliance team and reviewed against the agreed OMP and enforced accordingly.

Parking and Traffic

The on-site parking includes 11 bays (including one (1) disabled bay) and three bays within an on-site garage which is intended to be retained (14 total).

An additional nine bays are proposed as indicated on the plans, four of which are located as an extension of the southern parking area (including the reconfiguration of an existing turning bay), four parallel bays located on the driveway and one car bay to the north of the lot adjacent to the existing garage. The applicant has sought to reconfigure the location of the northern bays following the DAP deferral in order to promote the retention of landscaping within the site, primarily along the northern boundary which is supported by the City.

It is noted that there is no parking requirement prescribed by the City's Private Community Purposes Zone Local Planning Policy.

A Traffic Impact Statement (TIS) included at **Attachment 6** has been provided by the applicant to support the application. The TIS has been reviewed by the City and it is considered that the assumptions and content included in this document are acceptable.

The TIS provides guidance in regard to the potential impact of the land use in regard to parking and traffic. The TIS and OMP identify that whilst there is not considered to be any impact to the surrounding road network, restrictions on the number of vehicles and visitors to the site may be required to assist in managing the impact of traffic flow on the surrounding road networks. The OMP therefore has set out clear requirements and obligations of the site operator with respect to parking and visitation on site.

State Planning Policy 3.7 - Planning in bushfire prone areas

The subject site falls within a bushfire prone area. The Bushfire Attack Level (BAL) as per the Bushfire Management Plan (BMP) included in **Attachment 7**, has been identified as BAL-12.5.

With no changes being made to the buildings or development site it is considered that the BAL will have little impact on the development. The BMP notes that as there is no intended tenant at this stage, it is unable to determine if the land use will be considered vulnerable.

Given the above, it is recommended that a condition of approval be included requiring the development to comply with the requirements of the BMP, noting that an amended BMP and associated Bushfire Emergency Plan will be required following tenant selection. It is recommended that a condition be included on any approval that requires any amendments to the BMP be provided to the City prior to occupation of the buildings.

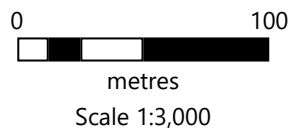
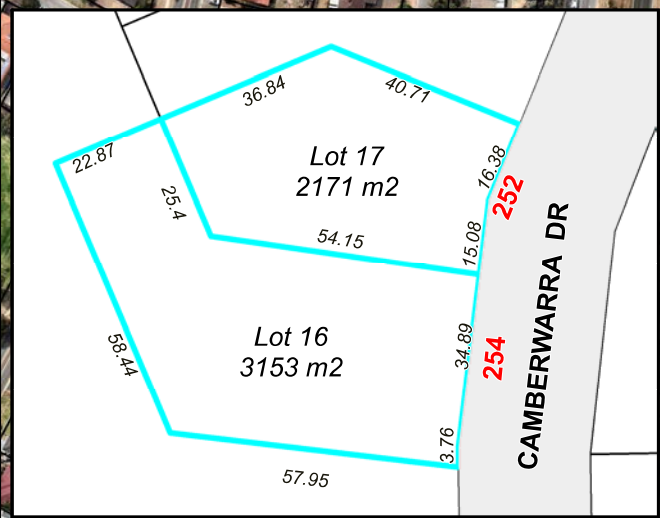
Conclusion:

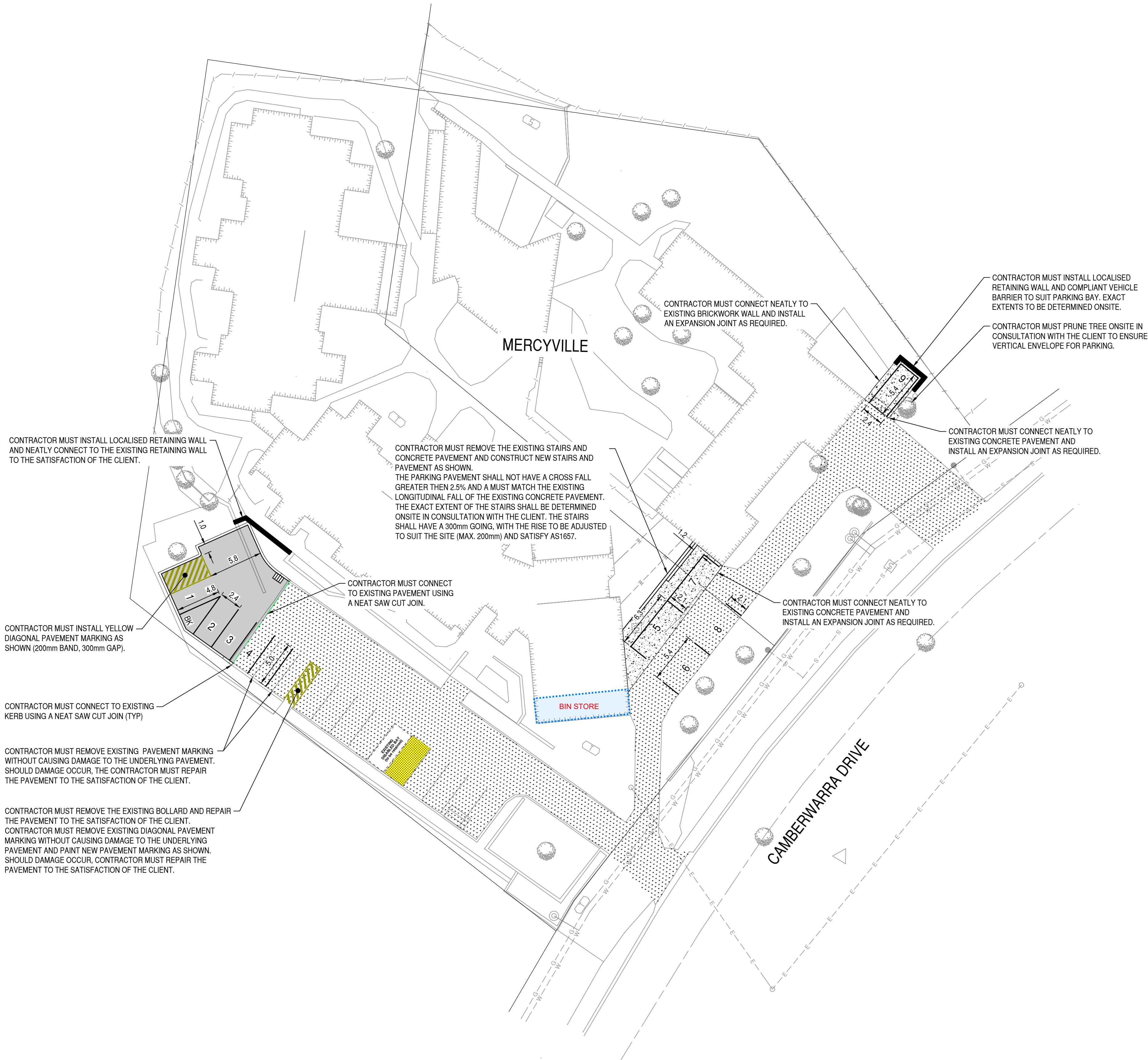
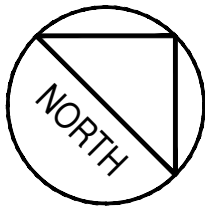
As outlined above, the development is considered to adequately address the relevant provisions of the City's Local Planning Scheme No. 3 and relevant Local Planning Policies.

The proposed change of use to 'Residential Building' is considered to be appropriate in the zone, with the OMP ensuring that the impact of any future tenants has a reduced impact on the safety and amenity of the surrounding locality.

It is therefore recommended that the application be approved subject to conditions.

Subject Sites
Lot 16 Diagram 50675
254 Camberwarra Drive, Craigie
Lot 17 Diagram 50675
252 Camberwarra Drive, Craigie





GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS SHOWN OTHERWISE (U.S.O.).
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND CONSULTANT SPECIFICATIONS AND DRAWINGS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.
3. ALL WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AS AMENDED AND THE APPROPRIATE CURRENT AUSTRALIAN STANDARDS.
4. DO NOT SCALE FROM DRAWINGS. ONLY USE WRITTEN DIMENSIONS. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION OR FABRICATION. CONFLICTING INFORMATION SHALL BE CONFIRMED WITH THE CONSULTING ENGINEER BEFORE PROCEEDING.
5. PAVEMENT MARKING NOTES.
6. ALL TRAFFIC MANAGEMENT SIGNAGE AND PAVEMENT MARKINGS TYPES AND DIMENSIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BELOW STANDARDS IN ORDER OF PRECEDENCE.
 - 6.1. AS2890.1 - PARKING FACILITIES PART 1: OFF-STREET CAR PARKING
 - 6.2. AS1742 SERIES, AS1743 AND AS1744
7. ALL PAVEMENT MARKING WORK SHALL BE WHITE U.S.O.
8. CAR BAYS SHALL BE MARKED WITH 80mm WIDE REFLECTIVE NON-SLIP WHITE PAVEMENT MARKING TO AS2890.1.
9. DIAGONAL MARKINGS SHALL BE MARKED WITH REFLECTIVE NON-SLIP YELLOW PAVEMENT MARKING U.S.O. (150mm BAND WITH 300mm GAP).
10. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT MARKING IN ACCORDANCE WITH THE SPECIFICATION SUCH THAT THE PAVEMENT MARKING IS REMOVED WITHOUT DAMAGE TO THE UNDERLYING ROAD PAVEMENT (TYP.). ANY DAMAGE TO THE SEAL SURFACE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE PRINCIPAL (TYP.).

LEGEND

- PROPOSED KERBING (TYPE DEFINED BY TEXT)
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT AND KERBING
- KERB TRANSITION PROPOSED KERBING (TYPE DEFINED BY TEXT)
- BARRIER KERB
- EXISTING SURFACE CONTOUR
- PROPOSED Ø1200 x 1200 DEEP GRATED GULLY SOAKWELL
- PROPOSED RETAINING WALL
- EXISTING FENCE
- EXISTING STRUCTURE
- CONCRETE PAVEMENT

SCALE 1:250 0m 5m 10m



| REV | DATE | DESCRIPTION | BY | CHKR | REV | DATE | DESCRIPTION | BY | CHKR |
|-----|----------|--------------------|----|------|-----|------|-------------|----|------|
| A | 07/08/24 | PRELIMINARY DESIGN | SG | AT | | | | | |



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PO Box 2150
Subiaco WA 6904
Telephone: (08) 9382 5111
admin@pfeng.com.au

| DRAWING STATUS | | | | CLIENT & JOB | |
|----------------------|-----------|--------------|-------|---------------------------------|----------------|
| NOT FOR CONSTRUCTION | | | | AGEM CAMBERWARRA PROPERTY GROUP | |
| DATE | JULY 2024 | GRD | N/A | TITLE | |
| DESIGNED | TM | DRAWN | SG | ROAD LAYOUT PLAN | |
| CHECKED | AT | APPROVED | | | |
| W.A.P.C. | | SCALE U.N.D. | 1:250 | SHEET SIZE | A1 |
| | | | @ | DRG No. | 23386-C5-RL-01 |
| | | | | REVISION | A |

| Building 1 | | Building 2 | | Building 3 - Chapel & Caretakers | |
|----------------|---------|----------------|------------|----------------------------------|------------|
| Total area | 805 sqm | Total area | 316.15 sqm | Total area | 157.14 sqm |
| NLA | 448 sqm | NLA | 158.15 sqm | NLA | 134.78 sqm |
| Excluded Space | 357 sqm | Excluded Space | 158 sqm | Excluded Space | 22.36 sqm |



BEDROOM PLAN
32 bedrooms across all buildings

252 Camberwarra Drive, Craigie 6025

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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PROPERTY GROUP

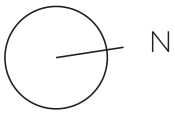
Building 1

| | |
|----------------|---------|
| Total area | 805 sqm |
| NLA | 448 sqm |
| Excluded Space | 357 sqm |

Building 2

| | |
|----------------|------------|
| Total area | 316.15 sqm |
| NLA | 158.15 sqm |
| Excluded Space | 158 sqm |

0 1 2 3 4 5
Floorplan Scale Bar (m)



**BUILDING 2
GROUND FLOOR**



**BUILDING 2
LOWER GROUND FLOOR**



**BUILDING 1
GROUND FLOOR**



252 & 254 Camberwarra Drive, Craigie 6025

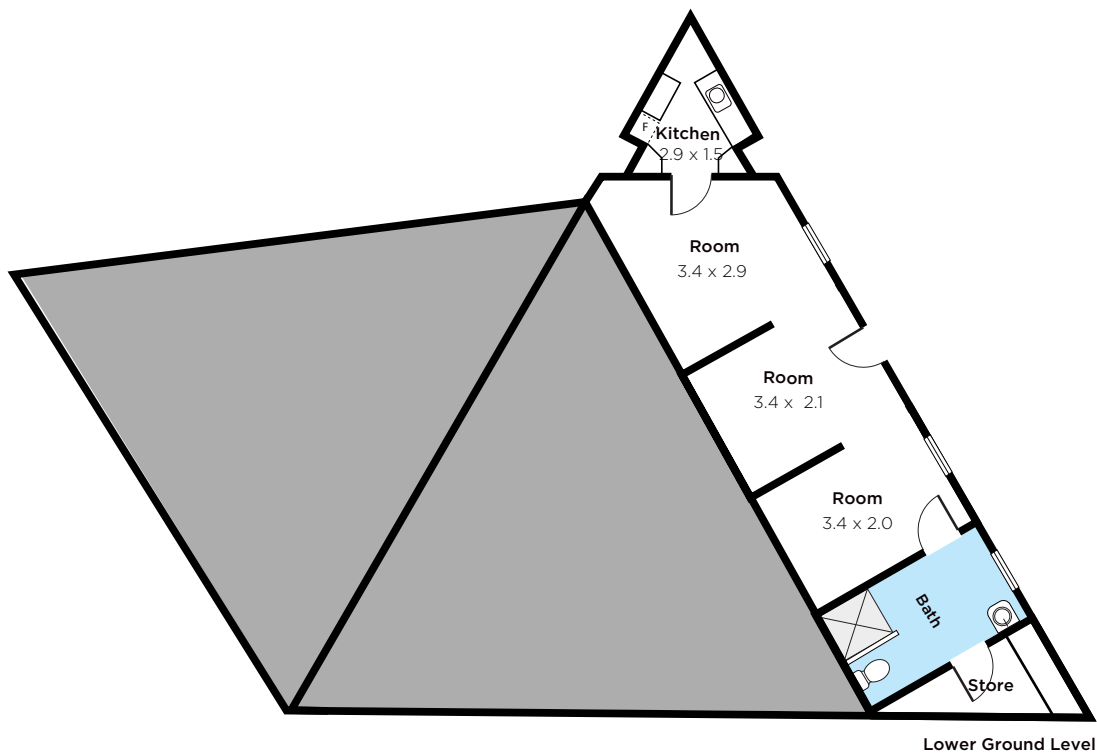
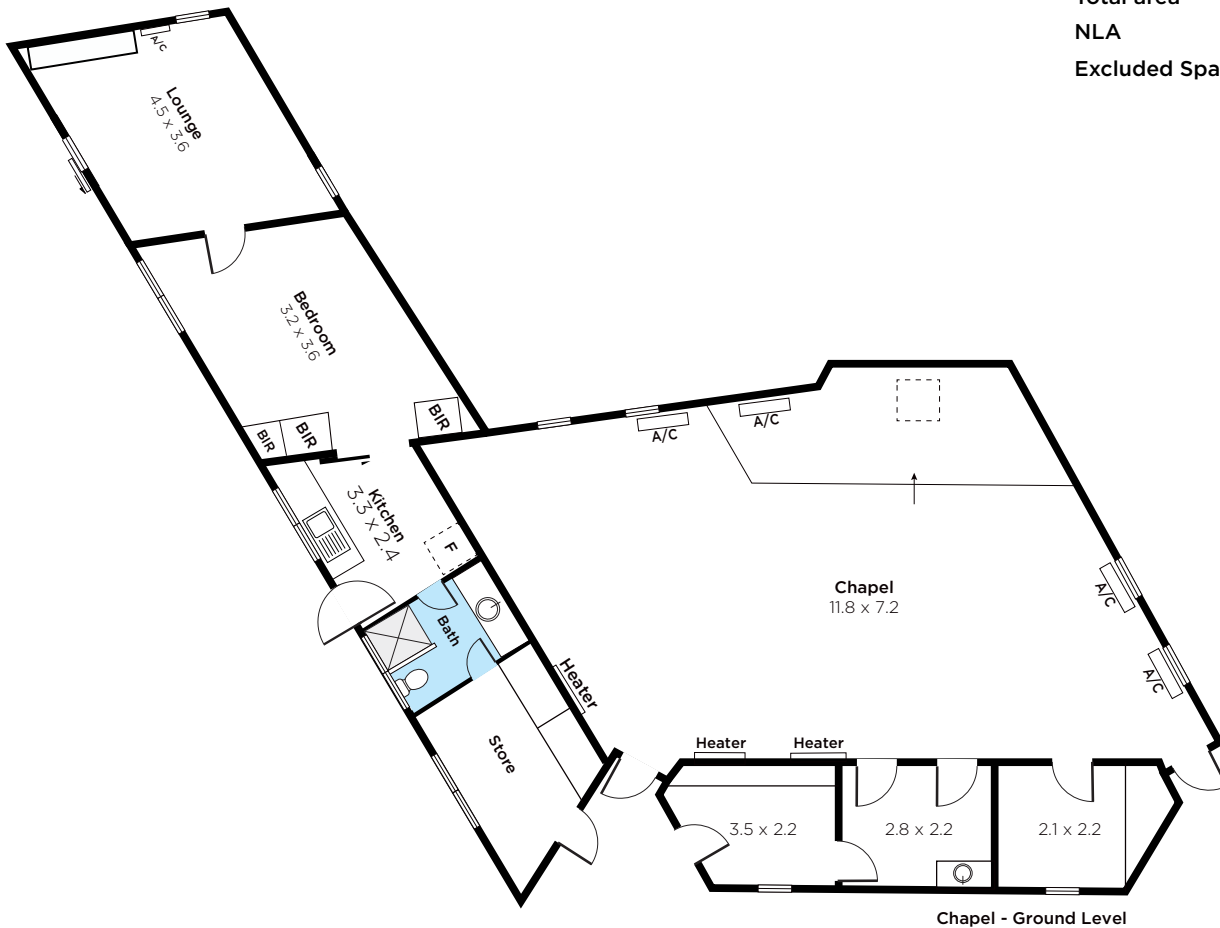
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



AGEM
PROPERTY GROUP

Building 3 (Chapel & Caretakers)

| | |
|-----------------------|------------|
| Total area | 157.14 sqm |
| NLA | 134.78 sqm |
| Excluded Space | 22.36 sqm |



Mercyville, 254 Camberwarra Drive, Craigie 6025

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



AGEM
PROPERTY GROUP

CRAIGIE – PROPOSED CHANGE OF USE – RESIDENTIAL BUILDING

Lots 16 & 17 (No. 252-254) Camberwarra Drive, Craigie

PROJECT REF: 1885



Prepared for

AGEM Property Group Pty Ltd
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PERTH WA 6021

History and Status of this Document

| Revision | Date issued | Prepared by | Reviewed by | Revision type |
|----------|-------------|-------------|-------------|-----------------|
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| Rev 2 | 11/06/2024 | RC | NT | Revision 1 |
| Rev 3 | 14/08/2024 | RC | NT | Reconsideration |

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1.0 Introduction

Dynamic Planning and Developments acts on behalf of AGEM Property Group Pty Ltd, the proponent of Lots 16 & 17 (No. 252-254) Camberwarra Drive, Camberwarra (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Change of Use and refurbishment for a proposed 'Residential Building' at the subject site. The planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Details of the proposal.
- Detailed assessment of the proposal against the relevant planning provisions applicable under the City of Joondalup Local Planning Scheme No. 3 and any relevant Local Planning Policies; and
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the City of Joondalup in determining the proposed application:

- Certificate of Title (**Appendix 1**).
- Relevant development plans (**Appendix 2**).
- Operational Management Plan (**Appendix 3**).
- Traffic Impact Statement (**Appendix 4**).
- Bushfire Management and Emergency Evacuation Plan (**Appendix 5**).

It will be demonstrated in subsequent sections of this submission that the proposed development is entirely appropriate for approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

| Lot | Plan | Volume | Folio | Street Address |
|-----------|-------|--------|-------|--------------------------------|
| 16 | 50675 | 1451 | 590 | 254 Camberwarra Drive, Craigie |
| 17 | 50675 | 1451 | 591 | 252 Camberwarra Drive, Craigie |

The area of the subject site is 5,324m².

A copy of the Certificate of Title pertinent to the subject site is provided as part of the application package.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the City of Joondalup municipal area within the suburb of Camberwarra. The subject site has frontage onto Camberwarra Drive and is in close proximity to Marmion Avenue which providing connections to the wider Perth Metropolitan Area. The subject site is in close proximity to Whitford Catholic Primary School (210m) and Nido Early School Craigie (150m), which may pose some traffic impacts given overlaps during peak periods which will be outlined in the attached Traffic Impact Statement.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

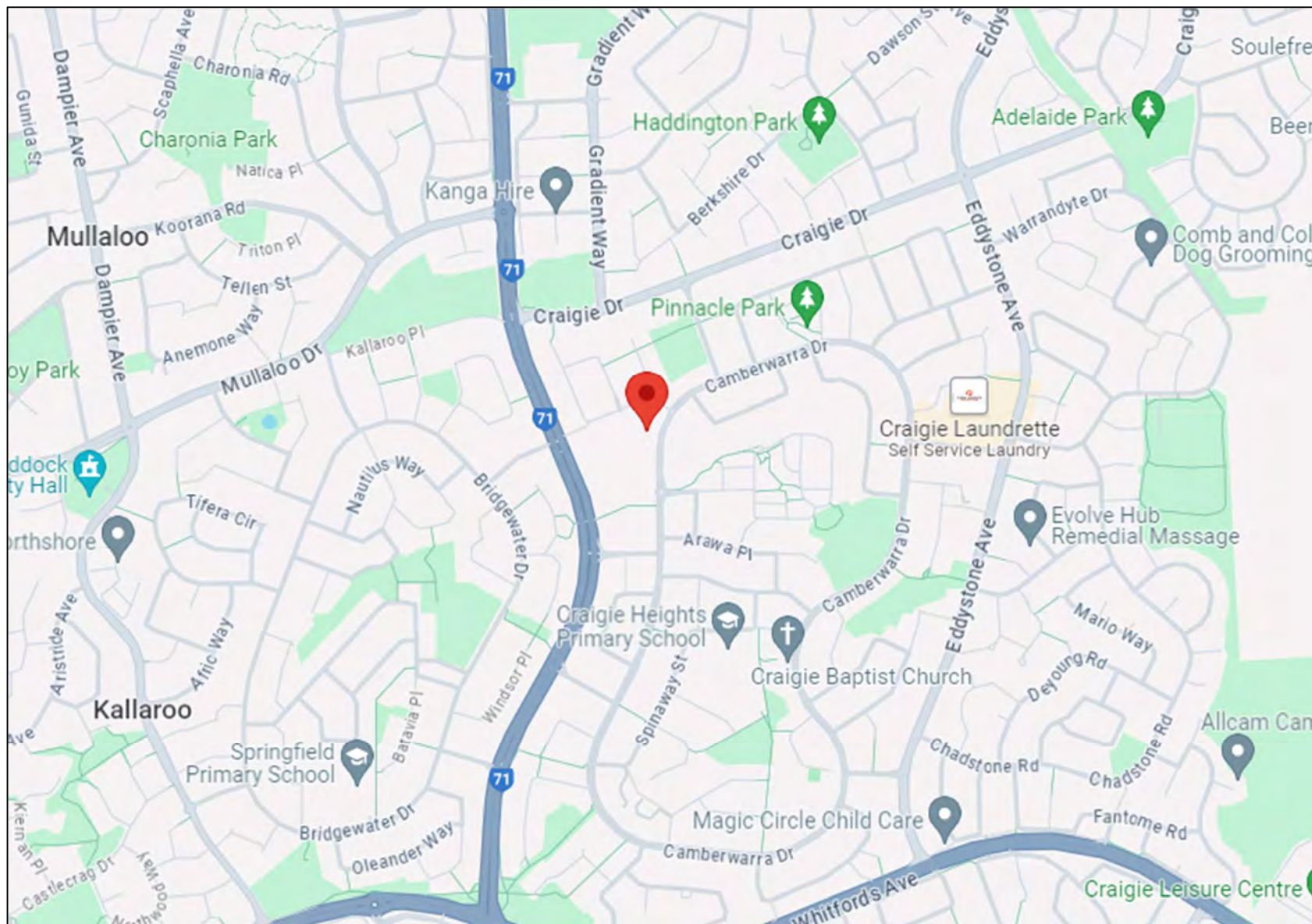


Figure 1 – Regional Context



Figure 2 – Local Context

3.0 Background

To provide some background on the subject site, the below is relevant:

- 252 Camberwarra Drive was approved for a Convent in 1974.
- 245 Camberwarra Drive was approved for a Frail Aged Building and a Chapel in 1975.
- The convent has been vacant for a number of years with the frail aged care building being occupied until 2021/21 providing aged care accommodation.
- Since 2021/22 the buildings have been vacant and the site was purchased by WA Shalom House who sought to use the facility as a drug and alcohol rehabilitation centre. This didn't eventuate and eventually the site was sold to our clients – AGEM Property Group.

With regard to the above, the intended use of the site is not remarkably different to what the site has been used for historically as it will provide for a form of residential accommodation.

It is important to note that there will be no drug or alcohol rehabilitation services provided at the site and the operation will in no way be related to WA Shalom House.

4.0 Planning Framework

4.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS).

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Urban' MRS zoning applicable to the subject site.

4.2 City of Joondalup Local Planning Scheme No. 3

The subject site is zoned 'Private Community Purposes' under the provisions of LPS No. 3. The objectives of the 'Private Community Purposes' zone are as follows:

- To provide sites for privately owned and operated recreation, institutions, and places of worship.*
- To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

Land use permissibility in the 'Private Community Purposes' zone is determined having regard to Table 3 in LPS No. 3. An assessment against the zone objectives, land use permissibility and other relevant scheme provisions has been provided in Section 6 of this report.

Figure 3 depicts the subject site as it sits within LPS 3.

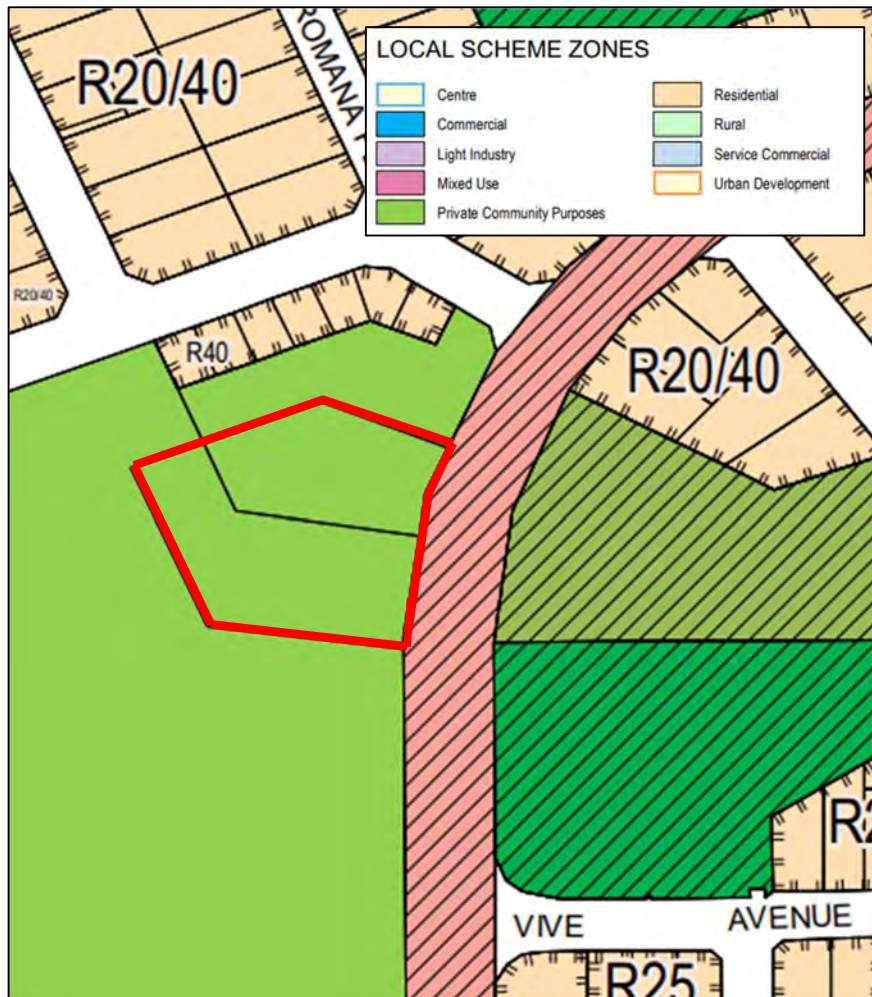


Figure 3 – Planning Scheme Extract

5.0 Proposal Details

It is proposed that subject site be changed in use class to a "Residential Building" so as to allow for the provision of residential accommodation. It is important to understand that no tenant has been selected as of yet. AGEM is currently working through a leasing campaign to find a suitable tenant for the site.

Any resultant tenant at the proposed development will be consistent with the 'Residential Building' land use and in all instances a corporate tenant will lease the site and provide a single point of contact. Occupants accommodated within the site will all fall under a central management organisation and under no circumstances will a room be rented or utilised by a third party unrelated to the central management organisation.

Despite potential compliance with the 'Residential Building' land use definition, a number of tenants will also be prohibited from occupying the site, these prohibited tenants include:

1. Backpacker Accommodation – any short or long-term hostel type accommodation.
2. Drug and Alcohol Rehabilitation Centre.
3. Health centred accommodation requiring licensed on-site treatment/operational rooms (notwithstanding these would generally be excluded by virtue of non-compliance with the 'Residential Building' land use). Note – this would not be intended to preclude certain temporary health services from undertaking visits to the site in a similar fashion to how this would occur to a standard residential dwelling

or as would have likely been the case with previous use as an aged care facility (i.e. physio, remedial massage etc)

4. Permanent independent residential accommodation.

Ultimately the occupant of the facility will provide temporary accommodation with the intent being that the operator will support an eventual transition out of the facility into permanent residential accommodation.

5.1 Development Details

- The intent to repurpose the buildings at the subject site is so to allow tenant typologies, such as those mentioned in Table 1, to operate out of the subject site as best suites the general style of development that characterises them.
- The proposed modifications to the existing buildings at the subject site include:
 - Repairs to three of the buildings
 - Wet Room upgrades
 - Landscaping
 - New Roofing and guttering
- 14 parking bays are provided at the subject site, 3 of which are within in an existing garage.
- It is noted that an additional 9 bays will be provided at the subject site in the location identified on the site plan.

5.2 Operational Details

- As no tenant has been selected as of yet, there are no operating hours that can be provided.
- Tenants prohibited at the site include:
 - Backpacker Accommodation – any short or long-term hostel type accommodation.
 - Drug and Alcohol Rehabilitation Centre.
 - Health centred accommodation requiring licensed on-site treatment/operational rooms
 - Permanent independent residential accommodation.
- It is important to note that all operations will be in accordance with a proposed Operational Management Plan (OMP) will has been provided in Appendix 3 of this report. This OMP will control:
 - Tenant typologies and restrictions on use.
 - Resident occupancy, staff and visitation restrictions.
 - Parking.
 - Waste Management.
 - Complaints.

6.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the requirements noted in the following documents:

- City of Joondalup Local Planning Scheme No. 3.
- State Planning Policy 7.0 – Design of the Built Environment.
- State Planning Policy 7.3 – Residential Design Codes [Volume 1] (SPP7.3).

The below sections will address the relevant land use permissibility, planning considerations and development requirements outlined in the abovementioned documents.

6.1 Land Use Permissibility

The proposed development seeks approval for a 'Residential Building' at the subject site. The 'Residential Building' land use definition is defined in State Planning Policy 7.3 – Residential Design Codes (Volume 1) as:

Residential building – A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted, or designed to be used for the purpose of human habitation:

- temporarily by two or more persons; or
- permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

Any tenant that does not fit within the aforementioned 'Residential Building' definition will not be permitted at the subject site. This will be further tightened through the administration of the Operational Management Plan (OMP).

In accordance with the 'Private Community Purposes' zoning, the 'Residential Building' land use is a 'Discretionary (D)' land use meaning approval is possible subject to compliance with the relevant development requirements.

The proposed development is considered compliant given that it will provide a necessary housing choice to vulnerable members of the community in need of temporary housing. The proposed development will be modified to meet the needs of aforementioned tenant typologies that will live there and will be of a complimentary nature to the surrounding residential context. With this in mind the proposed development is considered to meet the objectives of the 'Private Community Purposes' zone.

6.2 Development Requirements

The primary development requirement, that necessitates consideration is parking. Given that the 'Residential Building' land use has no parking requirement under the Scheme it is at the discretion of the City of Joondalup as the local authority. As this is the case, the Operational Management Plan (OMP) has considered traffic and parking measures so as to mitigate and manage parking at the subject site. The OMP includes the following controls to manage the impact of car parking:

1. Limiting the number of vehicles on site to align with the number of available car parking bays.

2. Constructing an additional 9 bays which will result in an overall provision of 23 car parking bays.
3. Encouraging the use of public transport or alternative modes of transport, specifically bikes or ride share. This will include -
 - a. the installation of bike parking to accommodate a minimum x15 bikes
 - b. providing all occupants with public transport maps and supporting information on arrival
4. Ensuring visitors are by appointment only, per '*Resident Occupancy, Staff & Visitation Restrictions*' section of the OMP
5. Restricting hours of by visitation as per '*Resident Occupancy, Staff & Visitation Restrictions*' section of the OMP.

With the additional parking being constructed and controls in place through the

6.3 Bushfire

As the subject site is identified as being bushfire prone and has the potential to be a vulnerable land use a Bushfire Management Plan and Bushfire Emergency Evacuation Plan has been provided in order to support the proposed development. This has been provided in Appendix 5.

6.4 Traffic Impact Statement

A Traffic Impact Statement has been provided in support of the proposed development, with the below findings:

- The proposed development will not generate significant service vehicle traffic, with recommendation of the use of smaller vehicles (vans, Utes or mini buses).
- Along Camberwarra Drive traffic data indicates that the weekday peak hours occur between 8:00am to 9:00am and 3:00pm to 4:00pm. The proposed development will not coincide with the peak hours with the primary tenant typologies leaving between 7:00am to 8:00am and arriving from 4:00pm to 5:00pm
- The proposed development will not increase traffic flows on any road adjacent to the site, with the impact on the surrounding network being of an acceptable nature.
- The intent of the proposed development is to encourage walking, micro mobility and use of public transport as such onsite car parking has been capped to 23 parking bays.
- No additional site-specific issues were identified within the scope of the TIS.

7.0 Conclusion

Based on the contents of this planning report, it is clear that the project proposal is appropriate for approval as it delivers a supportive community housing product to members of the community in need of accommodation opportunity that the subject site affords. Through the OMP the operation of an eventual tenant is controlled appropriately to mitigate any potential adverse impacts on the surrounding community. As such the proposed development is deemed to warrant favourable consideration.

Appendices

APPENDIX 1 – Certificate of Title

APPENDIX 2 – Development Plans

APPENDIX 3 – Operational Management Plan

APPENDIX 4 – Traffic Impact Statement

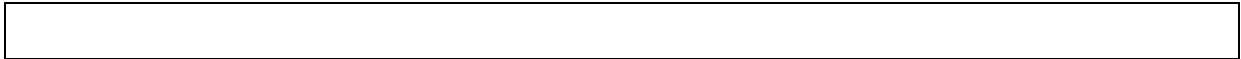
APPENDIX 5 – Bushfire Management Plan and Emergency Evacuation Plan



OPERATIONAL MANAGEMENT PLAN **OBLIGATIONS & RESTRICTIONS**

LOTS 16 & 17 (NO. 252-254)
CAMBERWARRA DRIVE, CRAIGIE

AUGUST 2024



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| Resident Occupancy, Staff & Visitation Restrictions..... | 4 |
| Parking | 5 |
| Waste Management | 7 |
| Complaints | 8 |

Objectives of Management Plan

This Operational Management Plan (OMP) pertains to the proposed Residential Building at 252 and 254 Camberwarra Drive, Craigie.

The definition of a 'Residential Building' is as follows:

A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- *Temporarily by two or more persons; or*
- *Permanently by 7 or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

The intent of the OMP is to detail strategies and procedures for the selected operator to comply with when the development is operational that will ensure the amenity impacts on the surrounding area is managed to appropriate levels.

Tenant Typologies and Restrictions on Use

Core Obligations & Restrictions

1. Operations of ANY tenant seeking to occupy the building(s) **must be** consistent with the 'Residential Building' land use. For the avoidance of doubt this use is defined within the OMP page 3.
2. A Corporate Tenant (i.e. State Government Agency, Not For Profit Organisation, Listed/Private Corporate Entity or similar) will lease the site and provide a single point of contact; assisting with the implementation and compliance monitoring of the OMP.
3. All accommodation will be managed by the Corporate Tenant and under no circumstances will an individual room be rented or utilised by a third party unrelated to, or not managed by, the Corporate Tenant.
4. Only where ancillary and incidental to the provision of accommodation, select support services may be provided in certain instances (i.e physio, massage, mobility related aid etc.). Any such services must be similar to that ordinarily available to be provided in a standard residential home or as would have been provided as part of the sites previous use (i.e. aged care).
5. **No drug and alcohol related support services can be provided on site**; even if considered ancillary to the provision of accommodation.
6. Additionally, other buildings on the subject site such as chapels are intended to be used by the residents at the Residential Building, with chapel/religious items to be removed prior to the tenant taking up operation at the site.

Excluded Operations

Despite potential compliance with the 'Residential Building' land use definition, a number of tenants will be **specifically prohibited** from occupying the site.

Prohibited tenants/operations will include the following:

1. Backpacker Accommodation
2. Drug and Alcohol Rehabilitation
3. Health centred accommodation requiring licensed on-site treatment/operational rooms (notwithstanding these would generally be excluded by virtue of non-compliance with the 'Residential Building' land use).
4. Permanent independent residential accommodation.

The occupant of the facility will provide temporary accommodation with the intent being that the Corporate Tenant will support an eventual transition out of the facility into permanent residential accommodation.

Resident Occupancy, Staff & Visitation Restrictions

Core Obligations & Restrictions

1. Unless subject to an approved Development Application, no additional floor area will be added to the existing building which is limited to **32 bedrooms**
2. Maximum occupancy will be governed by requirements of Building Code of Australia
3. All visitors will required to liaise directly with Corporate Tenant to ensure visitation is:
 - a. Centrally monitored, recorded and limited
 - b. **Restricted** during peak periods of school pick-up and drop off (8.15 am to 8:45 am and 2.45 pm to 3.15 pm) to limit impact on surrounding roads
 - c. **Restricted** before 7am and after 10pm to minimise noise (*notwithstanding no residential property adjoins any of the sites boundaries*)
4. Full time staff will be restricted to a maximum of 2 employees at any one time.



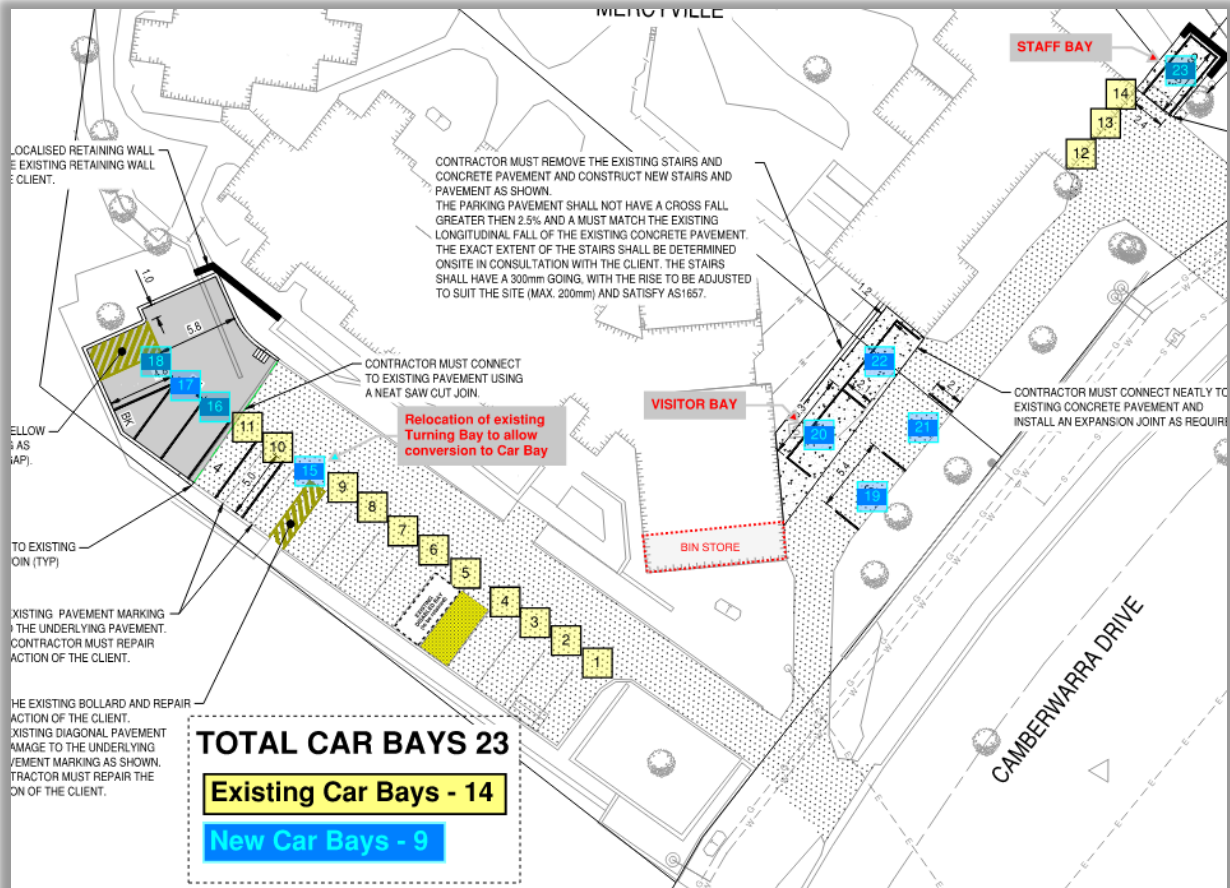
Parking

The **existing site** formally accommodates a **total of fourteen (14) vehicles**

- eleven (11) car bays to the south and
- three (3) car bays within an existing triple garage.

An additional nine (9) bays will be constructed resulting in a **total of 23 Car Bays on site**

Existing + New Bays (Site Plan Extract; see Attachment 2)



Core Obligations & Restrictions

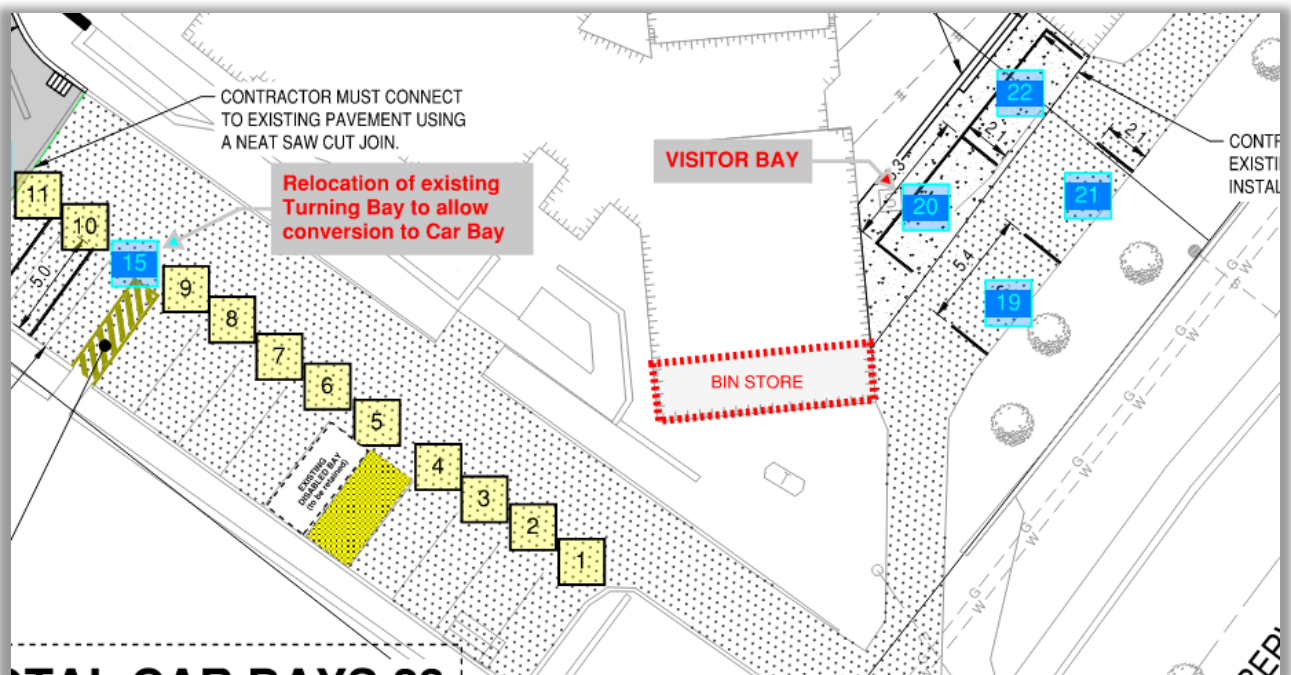
1. An additional nine (9) car parking bays will be constructed, including a dedicated Visitor Bay and Staff Bay (as per Attachment 1)
2. An additional turn around bay will be constructed, as part of southern car park extension, allowing the existing turn around bay to be re-allocated as a car bay
3. Based on the above – 23 bays will be available to service the 32 bedroom building
4. The OMP restricts the number of cars permitted on site to the number of available parking bays on site i.e. 23 cars.
5. The following additional measures will be put in place to ensure vehicles on site are limited to the available bays -
 - I. Encouraging the use of public transport or alternative modes of transport, specifically bikes or ride share. This will include -
 - the installation of bike parking to accommodate a minimum x15 bikes
 - providing all occupants with public transport maps and supporting information on arrival
 - II. Ensuring visitors are by appointment only, per '*Resident Occupancy, Staff & Visitation Restrictions*' section of the OMP
 - III. Restricting hours of by visitation as per '*Resident Occupancy, Staff & Visitation Restrictions*' section of the OMP

| | Existing | Proposed |
|-------------------------|----------|---|
| Car Bays | 14 | 23 |
| Bike Parking | 0 | 15 |
| Bedrooms | 32 | 32 |
| Visitation Restrictions | None | Restricted during 8.15am to 8:45am 2.45pm to 3.15pm Restricted before 7am & after 10pm |
| Staffing Restrictions | None | Full time staff restricted to a max of 2 employees at any one time. |

Waste Management

Core Obligations & Restrictions

1. Waste generation rates applicable to the site must be consistent with a boarding house/guesthouse type operation which in accordance with WALGA's Commercial and Industrial Waste Management Plan Guidelines attracts a generation rate of:
 - General Waste – 60L per occupant per week.
 - Recyclables Waste – 20L per occupant per week.
2. To ensure waste capacity is sufficiently planned for, a maximum potential waste based on a 'worst case scenario' (i.e. max occupancy of 80 people) must be allowed for -
 - 4,800L of General Waste per week.
 - 1,600L of Recyclables Waste per week.
3. Bin configuration required to support the above is as per below:
 - 20 x 240L general waste bins on a once a week pick up.
 - 9 x 360L recycle waste bins on a fortnight pick up.
4. On collection day, bins will be presented to the verge area adjoining the subject site and returned to the nominated bin store when collected.



**Bin Store Location (refer Attachment 1)*

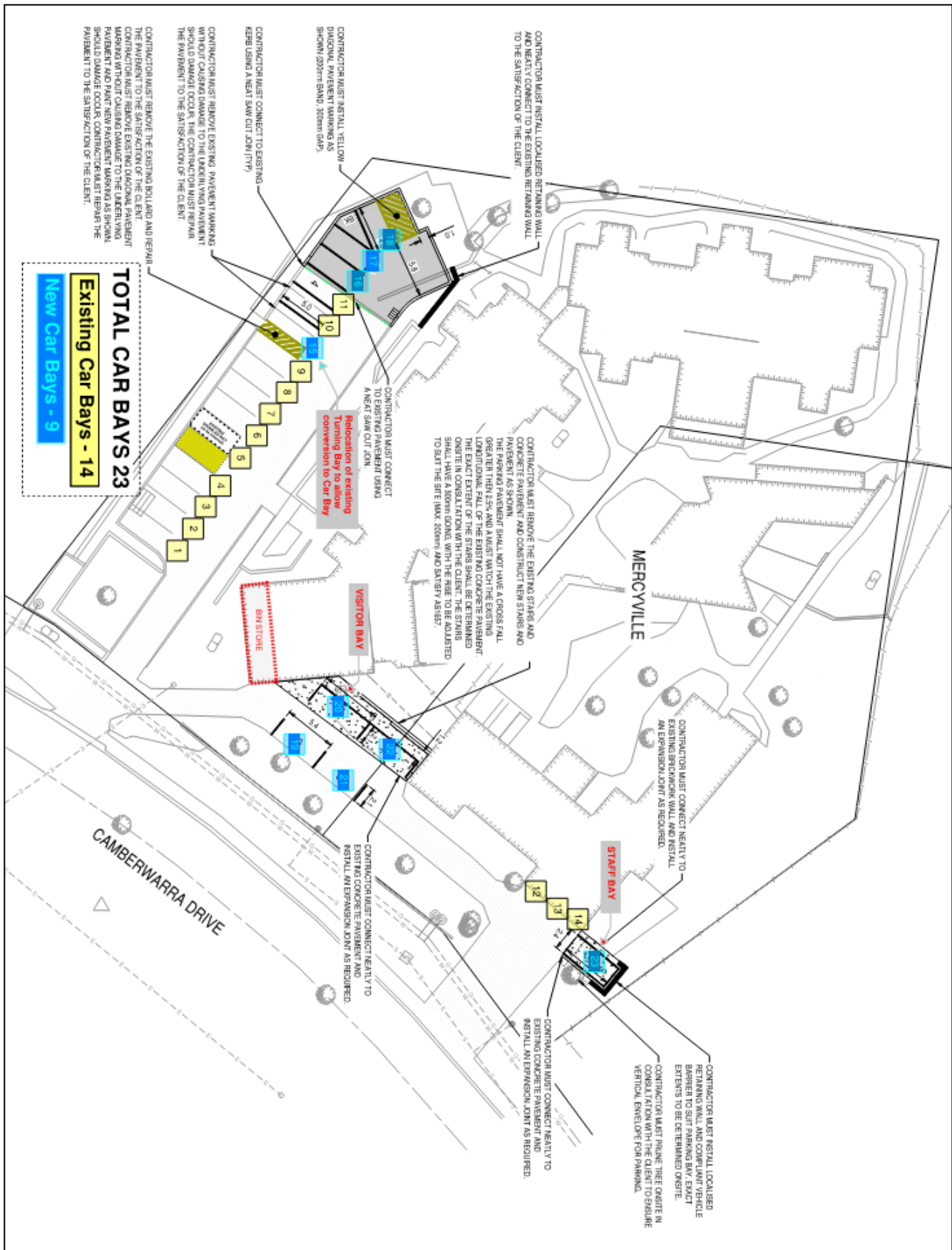
Complaints

Core Obligations & Restrictions

Any complaint made by a member of the public in regards to excessive noise or impact as a result of the operation of the site will follow the below procedure -

1. Complaints forms will be made available to members of the public (see example form included as Appendix 2 of this OMP)
2. Upon lodgement of a complaint, staff will bring it to the attention of the Manager (or equivalent nominated Corporate Tenant representative) who will record the complaint on a central Complaints Register. The landlord will also be cc'd into all complaints lodged.
3. The Corporate Tenants representative will investigate the complaint to understand impact, cause and ascertain required action to address. An update will be provided to Complainant (if requested) and the Landlord within 7 working days.
4. The resolution of any complaint will be included in the Complaints Register.

| |
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Attachment 2 Complaints Report

COMPLAINT REPORT FORM

252 and 254 Camberwarra Drive, Craigie

(Please print clearly in block letters.)

Person lodging complaint's details:

First Name:

Last Name:

Address:

E-mail:

Mobile:

Complaint details:

Subject of Issue:

Date & Time:

Police Notified: Y / N

Employee spoken to (if any):

Would you like to be contacted with an update on issue raised: Y / N

Description:

OFFICE USE ONLY - Action to be taken

Signature:

Please return this document to (Tenant Representative details TBC) and admin@agem.com.au

SUMMARY OF SUBMISSIONS

Change of Use to ‘Residential Building’ - 252 & 254 Camberwarra Drive, Craigie

Advertising – 8 April 2024 until 6 May 2024

| | |
|---------|----|
| Support | 3 |
| Comment | 5 |
| Object | 16 |
| TOTAL | 24 |

| No. | Position | Summary of Submission | Administration Comment | Applicant's Response | Recommendation |
|-----|----------|--|--|--|-----------------------------------|
| 1 | Object | Submitter 1 | | | |
| 1.1 | | <p>In the OMP it suggests one of the proposed tenants as Community Housing which I vehemently oppose. It specifically makes reference to Domestic Violence Accommodation which is similar to what Shalom House was offering some of their ladies and not in the best interests of the school and daycare next door as well as the residents surrounding.</p> | <p>The OMP provides a range of tenant typologies which fit within the broad definition of 'Residential Building'. Whilst a tenant has not been identified at this stage, the applicant provides details on typologies which will be prohibited including drug and alcohol rehabilitation. The intent of providing tenants which are prohibited goes beyond the requirements of the City's Private Community Purposes Zone Local Planning Policy requirements and provides a degree of certainty to the local community that this facility cannot operate in this location regardless of it is consistent with the residential building definition.</p> <p>The selected tenant will be required to operate in accordance with the approved OMP, with any changes (including once a tenant is secured) requiring consideration and approval from the City.</p> | <p>The proposed use aims to provide accommodation to assist in addressing the statewide housing crisis; arguably a very important community issue. Additionally, the existing buildings are proposed to be retained in order to further ensure alignment to surrounding development.</p> <p>The zoning of the site doesn't prohibit a change in land use and the proposed 'Residential Building' is a land use that is capable of approval.</p> <p>Regardless of potential tenant, the purpose of the use is defined as residential accommodation. When a future tenant is secured, additional detail will be included in the OMP. This, along with any conditions of the DA, will further aim to minimise any impacts to adjoining properties or the surrounding community.</p> | <p>No modifications required.</p> |

| | | | | | |
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| 1.2 | | Community Housing in itself brings a whole myriad of concerns. On the Department of Communities website they have a section dedicated to housing and disruptive behaviour. Between July 2016 and April 2018, the Department received 21,917 complaints about its tenants. The complaints covered matters including yelling, loud music, property damage, threatening behaviour, and physical violence. | <p>The intent of the Private Community Purposes zone is to provide privately owned facilities which offer a range of users and facilities which are compatible to and protect the amenity of the area.</p> <p>The proposed Residential Building use is considered to align with this, with the OMP seeking to implement measures to mitigate and manage the safety and amenity of the local community.</p> | <p>Through the implementation and modification of the Operational Management Plan (OMP) amenity impacts are able to be managed appropriately.</p> <p>Standard community housing remains appropriate for the site with controls in place through the OMP to minimise any negative impacts to the community.</p> <p>A central operator/manager is likely to be in place should this type of tenant occupy the facility to assist in managing the operations and ensuring any safety management requirements are adhered to Sadly victims of domestic violence reside throughout residential areas.</p> <p>A potential tenant that provides a safer form of accommodation, that is centrally managed and includes greater levels of protection (for both occupants and community) is something that should be encouraged not dismissed.</p> <p>Should transitional care accommodation be considered by a future tenant, there should be no scope for the care to relate to individuals recovering from drug or alcohol addiction. This restriction has been included within the DA and will be reinforced in the OMP.</p> | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 1.3 | | Based on the potential risks and outcomes that community housing poses I'd like to oppose community housing as a tenant under the application approval. | Refer item 1.1 and 1.2 above. | Refer item 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 1.4 | | Also for the safety and security of the students at Whitford Catholic Primary School I'd like to propose that fencing and clear barriers be put in place by the new owners and the school on the boundaries to stop potential trespassing. This should please be a condition of approval. | Dividing fences are a civil matter and not a planning consideration. The landowners are to liaise with each other on providing sufficient/adequate fencing between the sites. | We believe that the referred fencing relates to the common boundary with the school site. Our client, the owner of the subject site, is progressing these discussions directly with the school. We do note however that the fence remains a commercial matter between landowners and is not relevant to the consideration of the proposed application given no fencing has been proposed as part of the application. | No modifications required. |
| 2 | Comment | Submitter 2 | | | |
| 2.1 | | <p>It is not clear that the residential uses proposed for the site are in the core business area of AGEM Property Group Pty Ltd.</p> <p>Can the City of Joondalup please clarify for the community the organisation, on behalf of which AGEM Property Group Pty Ltd may be operating. I.e. the organisation that will ultimately use and manage the site?</p> <p>I note that the local community did not support the proposed</p> | Refer item 1.1 above. | Refer item 1.1 above. | No modifications required. |

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| | | <p>use of the site by Shalom House. It would be disappointing for the community if the usage of the site of the original Shalom House purpose, was being facilitated by a transfer of ownership followed by a rather unclear range of uses as per this application.</p> <p>CoJ providing clarity on who will operate the facility will allow the community consultation process to be open and transparent.</p> | | | |
| 3 | Support | Submitter 3 | | | |
| 3.1 | | We have no objections to this change. | Noted. | Noted. | No modifications required. |
| 4 | Object | Submitter 4 | | | |
| 4.1 | | <p>31 potential bedrooms but only 24 car bays is not practical for many skilled workers or regional students as the public transport system doesn't cater for their specific needs - blue collar workers need to carry tools/equipment which can't be done on public transport, regional students will have motor vehicles to travel between primary residence and family home. Lack of available parking will place pressure on residents during busy period as the majority of school students at WCPS do not live local. Street parking/no standing signs are routinely ignored as there is no council presence in area, live at this location for 20+ years and might see council ranger once every 12 months and never during busy periods (even after making complaints). Strongly suggest addition parking bays be added to design, heavily reduce maximum occupancy or strict enforcement measures be implemented to prevent excess vehicles on property to reduce the risk of permeant street parking becoming normal practice in the area and removing the risk of children being inadvertently placed in the line of fire.</p> | <p>The Traffic Impact Statement provided by the applicant's considers the potential impact on the surrounding network based on the maximum occupancy of 80 persons.</p> <p>The 'Residential Building' land use has no parking requirements under the relevant policy requirements and LPS3. Notwithstanding this, the applicants have proposed an additional 10 bays to be provided on site as required by future tenants.</p> <p>The OMP addresses parking management and traffic volumes on site to assist in mitigating the impact to the surrounding pedestrian and road networks. Measures to reduce the impact include number of vehicles permitted on site, visitor times and seeking to have vehicle movements outside of the peak times of the adjacent primary school.</p> <p>Proximity to public transport is not a consideration of this change of use application, with proximity to public transport not a requirement and as parking requirements are not specified.</p> | <p>With no specific tenant confirmed, a conservative approach to traffic has been adopted to ensure impacts generated by any future residential occupant can be accommodated. The Traffic Impact Statement has provided conservative modelling (worst case scenario) data with an absolute maximum occupancy of 80 people in mind. The report demonstrates traffic impacts are able to be managed appropriately regardless of the tenant. Once a tenant is selected the OMP can be modified to incorporate additional traffic and parking management measures to be better tailored to their operation.</p> <p>Pedestrian infrastructure exists on both sides of Camberwarra Drive with designated pedestrian crossings both sides of the subject site which will allow safe pedestrian movement to and from the site. It is acknowledged an increase in foot traffic is likely to result from the proposal, however there is sufficient established infrastructure in the area to support this increase.</p> <p>Whilst it is unlikely that peak times for vehicles and pedestrians of the proposed tenants will specifically overlap with that of both the school and childcare, this will certainly be considered and ideally differentiated in negotiation with a specific tenant.</p> <p>There are no parking requirements for a 'Residential Building' land use within the R-Codes. The number of vehicles permitted on site will be managed and restricted through the OMP – it will be the case that many residents will not be permitted to have a car at the site. Should more vehicles result, this can be controlled through compliance action through the City of Joondalup.</p> | No modifications required. |

| 5 | Object | Submitter 5 | | | |
|-----|--------|---|--|---|--|
| 5.1 | | Concerned that the proposed development could then leased as community housing, in particular as stated in their plan for short term domestic violence accommodation. This type of tenancy is very dangerous given its proximity to education and child minding facilities. I am a community member who works within the Justice division and are well aware of the unsavoury people that hang around accommodation locations like this. I support this type of accommodation in general, however not right next to a primary school and child care centre. | Refer item 1.1 and 1.2 above. | Refer item 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 6 | Object | Submitter 6 | | | |
| 6.1 | | I would like to object to the following aspects of the application: <ul style="list-style-type: none"> • Providing accommodation for 'Health Related Accommodation' 'that aims to provide additional recovery time when a patient leaves hospital' and 'short-term care that may be on a planned or emergency basis and is designed to give carers or care recipients a break from their daily schedules.' | Following consideration of the submissions received for the proposal, the applicant has sought to amend the Operational Management Plan (OMP) to further restrict the premises being used for 'health related accommodation'. As outlined within the Planning Report, operation of the building in such a manner would be contrary to the definition of the 'Residential Building' land use and would likely be considered a 'Residential Aged Care Facility' (noting that 254 Camberwarra Drive is already approved for and was historically operating as a 'Frail Aged Building') and would require a further Change of Use application to consider this. | Only development in accordance with the 'Residential Building' land use definition can be accommodated. Should a future tenant seek to accommodate those with specific health related matters, relevant treatment would be administered at appropriate facilities (i.e. hospitals, local GP clinics etc). | No modifications required. |
| 6.2 | | • Lack of car parking, and failure of traffic management plan to suitably demonstrate how each specific use will be managed with regard to car parking. | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
| 6.3 | | 'Health Related Accommodation' does not form part of 'Residential Building' definition: By approving this aspect of the application this means that persons who are waiting for a bed at a 'Drug Rehabilitation Centre' or have just been discharged could still be accommodated at here. Even though the applicant justification states it will not be used as a drug rehabilitation centre, providing the transitional care pre and after drug rehabilitation is not at all noted anywhere. | Refer item 6.1 above. | Refer item 6.1 above. | No modifications required. |
| 6.4 | | This application should read as 'Change of Use to Residential Building and Use Unlisted- Health Related Accommodation' for the following reasons: <ul style="list-style-type: none"> • The application states within the applicant justification table 1 it is for a 'residential building' however within the applicant's justification it states there will be 'health related accommodation' extract above. • With my interpretation of 'health related accommodation' I do not believe it fits within a 'residential building' definition. Using the definition as stated within the R-Codes (extract right). • 'Health Related Accommodation' I would say would be along the lines of a use similar to a 'hospital'. I do not think it fully fits a hospital definition; however, I believe the intent of the 'Residential Building' definition is to be 'residential' in nature, not health/medical. | Refer item 6.1 above. | Refer item 6.1 above. | No modifications required. |

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| 6.5 | | With the way it was been advertised, I think residents should be made fully aware of 'Health Related Accommodation' component and believe this is the intent of a use that hasn't been contemplated within the Scheme should be advertised and determined through 'use unlisted' process. | Refer item 6.1 above. | Refer item 6.1 above. | No modifications required. |
| 6.6 | | <p>Is there guarantee that Shalom House will not future occupy the site?</p> <p>The consultation email received states that the development application is not related to Shalom House. I was wondering if there any guarantee that Shalom will not become the new tenant, or the site will be resold back to them after approval?</p> <p>I am just concerned with the site being used for health that is related to drug use- for obvious reasons (and any emergency health care – due to ambulance siren noise and noise in general coming from the site). I note in the application it states will not be used for drug rehab, however, I believe they are trying to find loophole and if this application is approved with the 'health related accommodation' use, that persons who are waiting for a bed at a 'Drug Rehabilitation Centre' or have just been discharged could still be accommodated at here.</p> | Refer item 1.1 and 1.2 above. | Refer item 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 6.7 | | Objection to 'Health Related Accommodation': Using this property for pre and post drug rehab hospitalisation is not suitable as it will impact on the amenity of the surrounding residential area (including the school and daycare) and request that the whole application be refused to ensure there is no chance that this property will be used for such a use. It is noted that this property is located next door to a day care centre where windows of the building face directly onto the children's play area (Nido). It is also next door to Whitfords Catholic Primary School. | Refer item 6.1 above. | Refer item 6.1 above. | No modifications required. |
| 6.8 | | Residential amenity impacted - If this goes ahead this means [my daughter] will not be playing on the streets as she grows older, which is such a shame as this little patch has such a great community and we play along the street almost every day with our neighbours. Allowing this to go ahead will completely ruin our neighbourhood residential amenity and deteriorate our sense of community we have built over the last 8 years. | Refer item 1.2 above. | Refer item 1.2 above. | No modifications required. |
| 6.9 | | <p>From what is understood Shalom House could still become the future tenant or repurchase the site back after this application is approved. The uses proposed within this application align strongly with the services Shalom House provides (drug rehab support & refuge). Going off how terrible the City of Swan site has been run, if they go here, it will completely ruin Craigie. Craigie is a changing suburb with so many new residents moving into the area with both parents working professional jobs (school teachers, directors of state government departments, university lecturers, scientists and more) and so many with young families.</p> <p>I know City of Joondalup see Craigie as a 'derelict' suburb</p> | Refer item 1.1 and 1.2 above. | Refer item 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |

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| | | from my time working there, but honestly this suburb has changed dramatically over the last 8 years, please do not ruin this for us resulting in us having to move and establish a new sense of community and waste more money. | | | |
| 6.1 | | <p>Car parking - I have been advised that the capacity of the site has not changed and therefore car parking will not be considered?</p> <p>I do not think it's appropriate to use this as justification for the lack of car parking onsite. This site was previously used for a nunnery where the nuns came from Ireland, and most did not commute by car. Of course, back when this building was built the lack of car parking would have been fully justifiable.</p> <p>Please tell me the legal reason why does changing the use to 'Residential Building' and (in my opinion) 'Health Related Accommodation' not trigger new car parking calculation?</p> | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
| 6.11 | | <p>Car parking calculation:</p> <ul style="list-style-type: none"> • As per the City's Private Community Purposes Zone Local Planning Policy, the car parking rate for uses at this site is outlined below: • 'Residential Building' is not list and I would believe it would default to the 'R-Codes' and as there is no 'Health Related Accommodation' use in the table, I would think reasonable judgement and the car parking rate for 'Hospital' would apply. • Car parking rate for hospital is 1 bay per 3 beds, plus 1 per staff member on duty. • 'Residential Building' I would think would reasonably be as per apartments in this situation given it is multiple storey. • My rough estimate is that they would need at least 30 bays. On the site plan there is only 17 bays? | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |

| | | | | |
|------|---|-----------------------|-----------------------|----------------------------|
| 6.12 | <p>Car parking objection reasoning:</p> <p>If the site is to be used by the other 'residential' uses, surrounding residential streets are already at capacity by the school during school pick up drop off and events and the residential streets will even further be impacted. I do not believe that the car parking provided on site is suitable for the total number of units. How can it be expected that skilled workforce and students all commute by public transport walk or cycle? The bus route is nowhere near a high frequency route.</p> <p>It is requested that the City wait until a tenant is settled on. This will ensure it is not Shalom house, and to ensure a traffic and parking management plan is properly designed for the actual use of the site. Our street gets inundated by car parking every school day, and on weekends when there are events. It is absolutely ridiculous at times, school is managing but some days it's a bit too much and struggle to get out of our property, and hey I bought the house knowing this so I cannot complain. I also note for a fact that the Whitfords Catholic Primary School had school classroom additions and the City just waved the car parking requirement (under previous Mayor) – just demonstrating how bad the residential streets are impacted already due to the school and lack of parking on their site, let alone approving this application.</p> <p>Honestly believe the best way for this site to be accommodated is for the property investment group to settle on a tenant and then lodge a tailored application suited to this use. This way they can properly write up car parking and traffic management plan and truly understand the impact on the surrounding community.</p> <p>With out this, there is a risk that car parking will impact on the school site, daycare and surrounding residential areas (including our street). There is no way the traffic impact statement suitably addresses how car parking is managed. It is saying that anyone who stays there will mainly catch the bus, walk or cycle; and caregivers will use parking onsite. I mean this type of management plan makes sense if the site is used as a refuge and supporting pre and post patients to drug rehab centre right? This again reinforces my suspicions that the site will be used by Shalom for people seeking help for drug addictions.</p> | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
|------|---|-----------------------|-----------------------|----------------------------|

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| 7 | Object | Submitter 7 | | | |
| 7.1 | | <p>The site is located between a primary school and early day care center. Putting a high-density accommodation facility here has a high risk of increasing the risks associated with anti-social behaviour and negatively impacting the local residents.</p> <p>Additionally, the purpose of the accommodation is very vague in the application and open to numerous typologies.</p> <p>A further comment in the OMP "There may be instances where residents are provided with support services (e.g. visiting physiotherapists or similar)". This further suggests that the intent of the facility is not for students or skilled worker accommodation but more likely a support facility or public housing facility. This type of facility is not suitable for this area given the proximity to the school, daycare centre and existing residents. These types of facilities typically result in an increase in local anti-social behaviour, violence and theft.</p> | Refer items 1.1 and 1.2 above. | Refer items 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| | | <p>The parking is very limited for the number of accommodation sites. In the OMP document, it states the following "Prohibiting residents from parking at the subject site. The nature of the proposed tenants is such that they are unlikely to own cars". This comment suggests the owners have an intended typology although the application does not state this.</p> | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
| 8 | Object | Submitter 8 | | | |
| 8.1 | | <p>Currently I have concerns about the request to change the use to 'residential accommodation'. Given the buildings location and proximity to both a daycare and school how would this work with potential listed uses like community housing? What restrictions would be put in place and what work would be done to identify potential risks to the surrounding community?</p> | Refer items 1.1 and 1.2 above. | Refer items 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 9 | Support | Submitter 9 | | | |
| 9.1 | | Support | Noted. | Agreed. | No modifications required. |

| 10 | Object | Submitter 10 | | | |
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| 10.1 | | <p>The proposal is to accommodate up to 80 residents. The concept plan shows 24 parking bays with no provision for staff parking, visitor parking or service vehicles and “limits number of cars permitted on site” which will without doubt result in all the residential streets and verges on Vive Avenue and Vitality way being used as overflow parking.</p> <p>The proposal asserts that all service vehicles will be ‘smaller vehicles such as vans or utes” but does not offer any explanation as to how this would be guaranteed or enforced. The roundabout is already congested at peak times, with larger vehicles struggling to manoeuvre around the existing traffic circle.</p> <p>Peak hour site traffic in the proposal is assumed as 7.00am-8.am and 5.00pm-6.00pm which will overlap with the peak traffic times of the adjacent school. The surrounding streets (Vive Avenue and Vitality Way) are already experiencing congestion at these times.</p> <p>Camberwara drive is classified as a Local Distributor Road for the movement of traffic which does not allow for any standing or parking on the carriageway or verge, which results in parents using the surrounding streets for drop off, and parking during school event.</p> <p>The vehicle impact study appears to have made flawed assumptions.</p> <p>Traffic volume calculated on the number of suggested parking bays, not the actual number of vehicles likely to be visiting the proposed site. (also see point 5).</p> <p>The assumption is that none of the residents will own a vehicle or have visitors that own a vehicle. The assumption is that potential residents that own vehicles will be excluded from residing at the proposed site, or alternatively be required to park in adjoining streets.</p> <p>It is assumed that limited parking bays will discourage occupants and visitors use of private cars. Is there any part of Metropolitan Perth that can corroborate this statement?</p> <p>The traffic impact study notes that an increase of 10% or more in traffic volume will have an impact on the area. The information translates to a maximum predicted hourly load of 1000 vehicles which in turn translates to 24000VPD. The local distributor road is designed to carry a maximum of 6000VPD. In 2022 Camberwarra Drive carried 2500VPD. 10% of the 2500VPD which is 250VPD will impact the adjacent streets significantly.</p> <p>The assumption that 10% of the expected increase in traffic</p> | Refer item 4.1 above. | Reference to the 10% increase in traffic relates to a threshold of 100 vehicles per hour being added to the road network and if this is applicable further assessment should be done on the capacity of the road network. The traffic generated by the development is only likely to result in an additional 19 vehicles per hour which is a very minor increase, and this will not have a material impact on the capacity of Camberwarra Drive. | No modifications required. |

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| | | <p>volume of 190VPD would be during the predicted two, one-hour peak traffic periods, would result in an additional 9.5VPH in those periods. That leaves 171 vehicles for the rest of the day. Assuming this balance is spread over the remaining 22 hours of the day the resultant increase is 7.8VPH. If the remaining traffic was spread over 18 hours the peak and off-peak volume would be identical. The peak and total volume have clearly been grossly underestimated.</p> <p>No information has been provided that can substantiate the claim that peak traffic hours are unlikely to be negatively impacted.</p> <p>We are already impacted by cars parking on our verge during events at Whitfords Catholic Primary and Whitfords Catholic Church.</p> <p>The resultant overflow of vehicles from 80 residents, unknown number of staff, visitors of residents and service vehicles from the proposed development will result in the verges of Vive Avenue and Vitality way been overwhelmed by parked vehicles.</p> | | | |
| 11 | Comment | Submitter 11 | | | |
| 11.1 | | Request for any change of use approvals to include: zoning prohibits any use that may impact the safety, well-being or stability of the school community and appropriate fencing being installed to create a safe and private boundary between the property and the school, including the car park. | Refer items 1.1, 1.2 and 1.4 above. | Refer items 1.1, 1.2 and 1.4 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 12 | Comment | Submitter 12 | | | |
| 12.1 | | <p>As I have children attend this school and work there myself I concerned for the school community and the wellbeing of the students some of whom are as young as 3 years old. I would ask that:</p> <ul style="list-style-type: none"> • Appropriate fencing being installed as part of the development application. • Ensuring that the zoning prohibits operations that may affect the wellbeing, safety or stability of the school community. | Refer items 1.1, 1.2 and 1.4 above. | Refer items 1.1, 1.2 and 1.4 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 13 | Support | Submitter 13 | | | |
| 13.1 | | As part of the development application, a secure 1.8m fence should be erected between the Catholic school and the mentioned property at the applicant's cost. Both property managers should have a mutual agreement as to the colour of the fence mentioned. | Refer item 1.4 above. | Refer item 1.4 above. | No modifications required. |

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| 14 | Object | Submitter 14 | | | |
| 14.1 | | <p>Community consultation comment on proposal of the property to change to residential use, which I oppose. Main issue: Traffic, both motorised and pedestrian hindering the area.</p> <p>There is too much ambiguity on what the proposed residents will be and the functions within. The proposal on paper regarding traffic control, etc. sounds good, but do not think it can be highly controlled and governed as such with the types of tenants that may be residing, without knowing what exactly it will be. Motorised traffic is not the only issue with the property so close to the school. Foot traffic is also a concern and has not been addressed. There's a lot of movement in peak times both motorised and pedestrians, and the proposal could cause more issues regarding this, especially with the ambiguity of its use. There will always be limitations due to its very close proximity to the school. Multiple residential buildings within will attract many other people who may also become annoyed with the school traffic. Other residents already complain about the traffic, it will just produce further frustration in the area. Best for it to stay as private commercial use, the way it was used before with long term elderly who do not transport themselves at all is the most ideal. Anything that could create extra traffic, even on foot, will be hindering the school community and others close by.</p> | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
| 15 | Comment | Submitter 15 | | | |
| 15.1 | | <p>Appropriate fencing being installed as part of the development application.</p> <ul style="list-style-type: none"> Ensuring that the zoning prohibits operations that may affect the wellbeing, safety or stability of the school community. | Refer items 1.1, 1.2 and 1.4 above. | Refer items 1.1, 1.2 and 1.4 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 16 | Object | Submitter 16 | | | |
| 16.1 | | It is very difficult to assess the impact on the school because of the broad uses listed in the development application. There is insufficient fencing between the school and the property providing security and privacy for the school and future tenant. | Refer items 1.1, 1.2 and 1.4 above. | Refer items 1.1, 1.2 and 1.4 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 17 | Object | Submitter 17 | | | |
| 17.1 | | You plans fail to indicate the purposes of this properly and how to is going to be used. Is this going to be used by an approved govt program. The impacts on adjoining school not covered and no risk assessment provided. | Refer items 1.1 and 1.2 above. | Refer items 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |

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| 18 | Object | Submitter 18 | | | |
| 18.1 | | The planning application suggests one of the proposed tenants as Community Housing which I oppose due to the surround developments of a primary school and daycare centre. It specifically makes reference to Domestic Violence Accommodation which is similar to what Shalom House was offering some of their ladies. It is not in the best interests of the school and daycare next door as well as the surrounding residents. Any planning application must in my opinion take into account the surrounding community and established development to ensure that any future tenant of Mercyville fits in with this. | Refer item 1.1 above. | Refer item 1.1 above. | No modifications required. |
| 18.2 | | Community Housing brings with it many concerns. On the Department of Communities website, they have a section dedicated to housing and disruptive behaviour. Between July 2016 and April 2018, the Department received 21,917 complaints about its tenants. The complaints covered matters including yelling, loud music, property damage, threatening behaviour, and physical violence. | Refer item 1.2 above. | Refer item 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 18.3 | | Based on the potential risks and outcomes that community housing poses I'd like to oppose community housing as a tenant under the application approval. | Refer item 1.3 above. | Refer item 1.3 above. | No modifications required. |
| 18.4 | | Also, for the safety and security of the students at Whitford Catholic Primary School I'd like to propose that fencing and clear barriers be put in place by the new owners and the school on the boundaries to stop potential trespassing. This should please be a condition of approval. | Refer item 1.4 above. | Refer item 1.4 above. | No modifications required. |
| 19 | Object | Submitter 19 | | | |
| 19.1 | | We please need to ensure that appropriate fencing is installed around the property as part of the development application. | Refer item 1.4 above. | Refer item 1.4 above. | |
| 19.2 | | We also please need to ensure that the zoning prohibits operations that may affect the wellbeing, safety or stability of the school and local community as well as the amenity of the area. Community housing and short-term accommodation can bring with it certain issues. I oppose these as a potential tenant. | Refer items 1.1 and 1.2 above. | Refer items 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 20 | Object | Submitter 20 | | | |
| 20.1 | | I do not support the change of zoning/tenant use - the location of the building so close to schools and daycare do not make it suitable for community housing or domestic violence accommodation. Zoning should prohibit operations that may affect the wellbeing of safety and suitability to the local school, daycare and community. | Refer items 1.1 and 1.2 above. | Refer items 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |

| 21 | Object | Submitter 21 | | | |
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| 21.1 | | <p>The application should be deferred to enable the submission and consideration of further information relating to the ultimate use of the land. If this information cannot be provided the application should be refused, as there is insufficient information and rationale provided to support the exercise of discretion.</p> | <p>The proposal is seeking approval for a change of use to a 'Residential Building' which allows for a wide range of users to be supported through accommodation on site. The ultimate use of the land is therefore considered to be set out under the definition of the 'Residential Building' insofar that it will provide for accommodation for members of the public on site.</p> <p>Whilst the land use does not restrict or prohibit particular user groups, the applicant has sought to manage this concern, and the broader concerns of the community to narrow the scope of users on site through the implementation of an Operational Management Plan (OMP).</p> | <p>This is not a requirement of the planning framework as you can seek approval for a land use that enables a range of operators to occupy the site.</p> | <p>No modifications required.</p> |
| 21.2 | | <p>The subject site is zoned 'Private Community Purposes' under Local Planning Scheme No. 3 (LPS / Scheme). The application seeks a change of use to 'Residential Building', classified as a 'D' use in the LPS zoning table. The potential list of specific activities that can be contemplated via this change of use are extensive, with significantly different operational needs and potential impacts.</p> <p>While many uses may be benign, the impacts of other uses and occupants may have the potential for adverse impacts on adjacent sensitive uses such as the primary school and day care facility. In such cases it would be appropriate to condition the scope and type of such activities through conditions of development approval. The application outlines that a tenant has yet to be selected for the subject site which makes it impossible to make this determination at this time.</p> <p>Based on the information provided it is not possible for the City to reasonably exercise the required discretion set out in the LPS to approve the application, considering a) the potential sensitivity of future development adjacent to the existing primary school use, and b) what conditions of development approval may be necessary to ensure future use of the site does not have a prejudicial impact on the current operation of the WCPS.</p> <p>The application is clearly premature until further detail of the ultimate development can be provided and considered, and alignment with the zone objectives demonstrated.</p> | <p>Further to the detail outlined above in item 1.1, 1.2 and 21.1, the City is unable to condition or modify the land use definition of what constitutes a 'Residential Building'. Should the final tenant wish to propose an operation that falls outside the scope of this definition, further land use approval would be required, which would again be extensively considered by the City.</p> <p>Whilst it is agreed that the lack of clarity around a future tenant does make it somewhat complex in considering all possible amenity impacts that may result from on-site operations, the City will seek to recommend a condition requiring compliance with the Draft OMP submitted by the applicant, and that this is to be amended prior to an Occupancy Permit to ensure that it appropriately addresses any concerns of the broader community and is consistent with the considerations of this application.</p> | <p>Refer items 1.1, 1.2 and 21.1 above.</p> | <p>Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit.</p> |
| 21.3 | | <p>Furthermore, the applicant's assertion at Section 6.1 that discretion should be exercised based on the needs of undefined future tenants is not the relevant test for the suitability of the application. The exercise of discretion under the Scheme should be the alignment of the proposal with the objectives of the 'Private Community Purposes' zone. As set out below, the application does not meet the stated objectives for the zone in the LPS:</p> | <p>The City has considered the proposal against the objectives of the Private Community Purposes Zone as outlined within the RAR.</p> <p>Whilst not providing specifically a form of recreation, institution or place of worship, the proposal is considered to meet the objectives of the zone, providing a use which is considered to be compatible with the surrounding area, with any potential amenity impacts appropriately managed and mitigated.</p> | <p>As outlined within Section 6.1 of the Development Application Report, the proposal is considered to meet the objectives of the zone.</p> | <p>No modifications required.</p> |

| | | <table><tr><th>Scheme Objective</th><th>DA Compliance</th></tr><tr><td>a) To provide sites for privately owned and operated recreation, institutions, and places of worship.</td><td>NOT SATISFIED. The proposed change of use to 'residential building' is neither a recreation, institution or a place of worship use.</td></tr><tr><td>b) To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.</td><td>NOT SATISFIED. 1. The proposed change of use to 'residential building' will be the predominant use of the site and is not by definition incidental and ancillary to the provision of recreation, institutional and places of worship facilities. 2. In the absence of specific detail about the type of residential use proposed it is also not possible to determine if the future use of the site is compatible with surrounding development, in particular sensitive land-uses such as the primary school and daycare centre.</td></tr><tr><td>c) To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.</td><td>NOT SATISFIED. In the absence of specific detail what type of residential use is proposed it is not possible to determine the standard of development, the potential impacts that may result from the use, nor what measures may be necessary to protect the amenity of the area.</td></tr></table> | Scheme Objective | DA Compliance | a) To provide sites for privately owned and operated recreation, institutions, and places of worship. | NOT SATISFIED. The proposed change of use to 'residential building' is neither a recreation, institution or a place of worship use. | b) To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. | NOT SATISFIED. 1. The proposed change of use to 'residential building' will be the predominant use of the site and is not by definition incidental and ancillary to the provision of recreation, institutional and places of worship facilities. 2. In the absence of specific detail about the type of residential use proposed it is also not possible to determine if the future use of the site is compatible with surrounding development, in particular sensitive land-uses such as the primary school and daycare centre. | c) To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area. | NOT SATISFIED. In the absence of specific detail what type of residential use is proposed it is not possible to determine the standard of development, the potential impacts that may result from the use, nor what measures may be necessary to protect the amenity of the area. | | | |
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| Scheme Objective | DA Compliance | | | | | | | | | | | | |
| a) To provide sites for privately owned and operated recreation, institutions, and places of worship. | NOT SATISFIED. The proposed change of use to 'residential building' is neither a recreation, institution or a place of worship use. | | | | | | | | | | | | |
| b) To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. | NOT SATISFIED. 1. The proposed change of use to 'residential building' will be the predominant use of the site and is not by definition incidental and ancillary to the provision of recreation, institutional and places of worship facilities. 2. In the absence of specific detail about the type of residential use proposed it is also not possible to determine if the future use of the site is compatible with surrounding development, in particular sensitive land-uses such as the primary school and daycare centre. | | | | | | | | | | | | |
| c) To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area. | NOT SATISFIED. In the absence of specific detail what type of residential use is proposed it is not possible to determine the standard of development, the potential impacts that may result from the use, nor what measures may be necessary to protect the amenity of the area. | | | | | | | | | | | | |
| 21.4 | | <p>In the absence of a tenant and specific operational details the applicant proposes to employ an Operational Management Plan (OMP) to control future land-use at the site.</p> <p>The OMP is intended to include key operational matters such as the nature and type of tenant, the land-use, operating hours, maximum occupancy, traffic and car parking.</p> <p>It is not appropriate to defer consideration of such critical development requirements to a subsidiary instrument such as the proposed OMP. These are the core matters necessary to enable the decision-makers assessment of the suitability of</p> | <p>Refer item 1.2 above.</p> <p>The OMP and associated recommended condition requiring compliance with, is considered to be final given the plan relates to the operation and use of the Residential Building.</p> <p>It is recommended that further to the compliance with the OMP that it be updated prior to Occupancy, with further approval by the City to consider any additional or bespoke matters that may arise as a result of any future occupant of the building. The amendment to the OMP is considered to be incidental to its primary function in</p> | Refer item 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. | | | | | | | | |

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| | | <p>the DA and whether discretion should be exercised to permit the residential building use.</p> <p>If it is necessary to require operational conditions to ensure development will have no adverse impacts on existing developments these should be imposed as conditions of development approval. If the relevant matters are not known, then the application should be deferred to enable these critical matters to be specified and addressed.</p> <p>The use of the proposed OMP for this purpose is further defective as a) the determination of the form and management of potential adverse impacts via the OMP is at the discretion of the applicant b) there is no evident mechanism to compel the applicants to update the OMP to address such matters and c) there is no clarity how the city will monitor and enforce the OMP.</p> <p>The use of the OMP is contrary to the principles of orderly and proper planning, in particular the key principles for the drafting of planning conditions including:</p> <p>a) A condition must be final; in that it must not defer an important aspect of the approval for future consideration. A local authority is bound to dispose of an application fully and finally, and it may not defer its decision on an essential matter.</p> <p>b) While conditions may impose requirements for further management plans to be submitted for approval the matters dealt with in the plans must be incidental or ancillary to the development.</p> <p>c) A condition must not require onerous supervision by the relevant authorities, which is evidently the case in policing a separate and private OMP.</p> <p>d) A condition cannot modify a development, such that it results in a different development than was applied for by the applicant. In this case the OMP potentially modifies key matters including land-use and parking.</p> <p>The proposed OMP is not an appropriate mechanism to retrospectively apply conditions for the management of potential development impacts. This is the purpose and function of development approval.</p> | <p>managing any amenity and operation of the site. In doing so, this does not seek to retrospectively approve or modify the development and the use of the site for a 'Residential Building' in any way.</p> <p>The implementation of such a condition is not considered to have onerous supervision by the City, though ongoing operations at the site will need to comply with its requirements in accordance with any approval.</p> <p>Should any constituent raise any future concerns following the operation of the site, matters such as compliance with any operational management plan would be explored at such time.</p> | | |
| 21.6 | | <p>The submitted Traffic Impact Assessment (TIA) is a case in point highlighting the insufficiency of the information presented by the applicant.</p> <p>The TIA asserts that the proposed development will not coincide with peak hours of adjacent land-uses such as the WCPS, and that traffic impacts on the surrounding road network will be moderate. This has necessarily been determined on the basis of broad assumptions rather than specific information that would be available if a final land-use for the site was known.</p> <p>Similarly with respect to parking requirements, the applicant</p> | <p>Refer item 4.1 above.</p> <p>The land use is determined as a 'Residential Building'. If the application were to consider any alternative, or seek a change of use in the future, applicable parking rates would be considered at such time.</p> | Refer item 4.1 above. | No modifications required. |

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| | | asserts that there are no Scheme standards for 'Residential Building', however if the actual land-use were defined then relevant parking standards for that use could be determined and enforced through the DA process. | | | |
| 21.7 | | <p>The application plans do not identify any proposed changes to the existing boundary fencing with WCPS, which is currently insufficient. The current boundary fencing comprises either low retaining-style fencing or permeable pool fencing, neither of which provide a suitable level of privacy between the two sites considering the nature of the uses.</p> <p>A minimum condition of any development approval should be the requirement for upgrading of the existing fencing between the subject site and WCPS to be non-visually permeable, thereby having regard for the sensitivity of the primary school use and the uncertain nature of future operations on the subject site.</p> <p>Such a condition would provide reciprocal benefits to both WCPS and the new tenant of the subject site for the management of privacy, access and security.</p> <p>The imposition of such a condition does not of itself address the other matters raised in this submission.</p> | Refer item 1.4 above. | Refer item 1.4 above. | No modifications required. |
| 21.8 | | <p>For the reasons outlined above, the DA in its current form is premature, and the exercise of discretion to facilitate the proposed change of use is neither possible nor appropriate at this time.</p> <p>The DA should be either refused or deferred until a potential tenant for the site has been selected, and specific information can be submitted detailing what is proposed for the subject site.</p> <p>This will allow for the holistic consideration of the potential impacts associated with the proposed development and allow for suitable measures to be imposed as conditions of development approval to mitigate the potential for adverse impacts on WCPS and surrounding development.</p> <p>Considering the sensitivity of recent proposals for the subject site, it is entirely reasonable that the WCPS can expect development of the site will employ all reasonable efforts to mitigate any potential for conflict.</p> <p>Based on the forgoing we consider it appropriate for the City to recommend the following in its RAR to the Metro Outer Development Assessment Panel:</p> <ol style="list-style-type: none"> 1. The application be either refused or deferred until the applicant can provide a specific development proposition for the land that details the ultimate land-use and enables the imposition of appropriate conditions to mitigate the potential for adverse impacts on the adjacent primary school, daycare centre and the broader locality. | Refer to items 1.1, 1.2, 21.1, 21.2, 21.3 and 21.4 above. | Refer to items 1.1, 1.2, 21.1, 21.2, 21.3 and 21.4 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |

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| | | <p>2. In the absence of such details being provided it is not possible for the statutory decision-maker to assess whether discretion can reasonably be exercised.</p> <p>3. The application does not sufficiently establish the basis on which discretion should be exercised and does not align with the objectives for the Private Community Purposes zone in which it is located.</p> <p>4. The proposed OMP is not an appropriate mechanism to retrospectively apply conditions for the management of potential development impacts. This is the purpose and function of development approval.</p> <p>5. If the application is approved, at a minimum a condition should be imposed for the provision of non-visually permeable fencing between the subject site and WCPS considering the sensitivity of the primary school use and the uncertain nature of future operations on the subject site.</p> | | | |
| 22 | Object | Submitter 22 | | | |
| 22.1 | | <p>I am worried about the safety and wellbeing of my children both at Whitford Catholic Primary School and the wellbeing at home due to our close proximity. We frequently walk in this area on a daily basis, which is currently quiet and safe, and we would like to continue to feel safe and secure both at home and my children at school. If this property were to increase traffic in the area, you might need to install a crossing on Albion Street for the safety of children walking to school.</p> <p>The mental health stability of domestic violence victims in both short- and long-term accommodation is a worry for the safety and wellbeing of my children in both settings described above.</p> <p>Transitional and respite care of patients would be suitable as long as they are not mental health patients as that would not be suitable next to a primary school due to safety and wellbeing of the children.</p> <p>Please ensure that the zoning prohibits operations that may affect the wellbeing, safety or stability of the school and our local community.</p> | Refer items 1.1 and 1.2 above. | Refer items 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 23 | Comment | Submitter 23 | | | |
| 23.1 | | <p>As a parent of a child attending Whitford catholic primary school which adjoins the proposed development site, it is imperative in my view for the following:</p> <ul style="list-style-type: none"> - Appropriate fencing being installed as part of the development application. - Ensuring that the zoning prohibits operations that may affect the wellbeing, safety or stability of the school community. <p>The safety of all school children and families, neighbouring Nido children and families as well as general neighbouring children and families to be given the upmost priority. There are vulnerable children at both the school and childcare centre that must be protected.</p> | Refer items 1.1, 1.2 and 1.4 above. | Refer items 1.1, 1.2 and 1.4 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |

| 24 | Object | Submitter 24 | | | |
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| 24.1 | | The property is adjacent to Whitford Catholic Primary School and NIDO Early Learning Centre. There is currently no fencing or physical barrier separating the school grounds from 252-254 Camberwarra Drive, and areas of the property can view into the play areas of NIDO Early Learning Centre. To ensure the safety of the children attending the school and daycare, implementing proper fencing or other security measures is critical. The proximity of the proposed development to these institutions raises concerns regarding potential safety issues for the children, which should be thoroughly addressed. | Refer item 1.4 above. | Refer item 1.4 above. | No modifications required. |
| 24.2 | | The proposal mentions 19 parking bays, with an additional 5 spaces planned, totalling 24 parking bays. However, this number might not be sufficient given the potential for overflow into the school's parking area and Vive Estate, particularly during events. The existing parking facilities in the vicinity already face strain, and additional vehicles from the proposed development could exacerbate the problem, causing inconvenience to residents and parents alike. | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
| 24.3 | | The proposal suggests an Operational Management Plan (OMP) will control the nature and type of tenants allowed, specifically prohibiting backpacker accommodation and drug and alcohol rehabilitation centres. However, the tenant types mentioned, such as skilled workers, students, and community housing, could still lead to situations requiring enhanced security measures. Additionally, I would like to understand how the City of Joondalup plans to differentiate between backpackers and skilled workers in the proposed residential building, ensuring that the intended types of tenants will be appropriately managed. | Refer item 1.1 and 1.2 above. | Refer item 1.1 and 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 24.4 | | There are particular concerns regarding "Transitional Care Accommodation," which aims to provide recovery time for patients discharged from the hospital but awaiting more permanent housing. This type of accommodation could potentially include individuals recovering from drugs or alcohol addiction who were previously admitted to the hospital, necessitating clear guidelines and zoning prohibitions to protect the wellbeing, safety, and stability of the school community. | Refer item 1.2 above. | Refer item 1.2 above. | Recommend condition for OMP compliance, and further finalisation of the OMP prior to Occupancy Permit. |
| 24.5 | | The OMP includes that there will be restrictions placed on visitation to manage the impact on traffic and parking. Given the area's surrounding institutions, effectively managing traffic will be crucial. Strict monitoring and adherence to these controls are essential to avoid disruption in the neighbourhood. However, how do they plan on implementing this? The impact of increased traffic and visitors should be thoroughly assessed to prevent any adverse effects on the surrounding community. | Refer item 4.1 above. | Refer item 4.1 above. | No modifications required. |
| 24.6 | | Given the sensitive location of this development, situated between Whitford Catholic Primary School and NIDO Early Learning Centre, special attention must be given to ensure that the proposal does not negatively impact the surrounding community. | Agreed. | Agreed. | No modifications required. |



urbii

Sustainable Transport. Safe Solutions

252-254 Camberwarra Dr, Craigie

Proposed Change of Use

TRANSPORT IMPACT STATEMENT



Prepared for:
AGEM Property Group

August 2024

252-254 Camberwarra Dr, Craigie

Prepared for: AGEM Property Group
Prepared by: Paul Ghanous
Date: 20 August 2024
Project number: U23.173

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| | | | | |



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1 Introduction

This Transport Impact Statement has been prepared by Urbii on behalf of AGEM Property Group with regards to the proposed change of use, located at 252-254 Camberwarra Dr, Craigie

The subject site is situated on the western side of Camberwarra Drive, as shown in Figure 1. The site presently accommodates three buildings, which previously operated as an aged care hostel, with chapel and caretaker residence. The site is located next to the Whitford Catholic Primary School, a church and child care centre.

A change of use is proposed for the site, which will repurpose the site to a general “Residential Building” land use.

The key issues that will be addressed in this report include the traffic generation and distribution of the proposed development, access and egress movement patterns, car parking and access to the site for alternative modes of transport.



Figure 1: Subject site



2 Scope of work

The WAPC *Transport Assessment Guidelines 2016* identifies the proposed development as being “Moderate Impact” (Figure 2). Accordingly, a Transport Impact Statement (TIS) has been prepared to support a robust Development Application and to assist the LGA with demonstration of traffic impact.

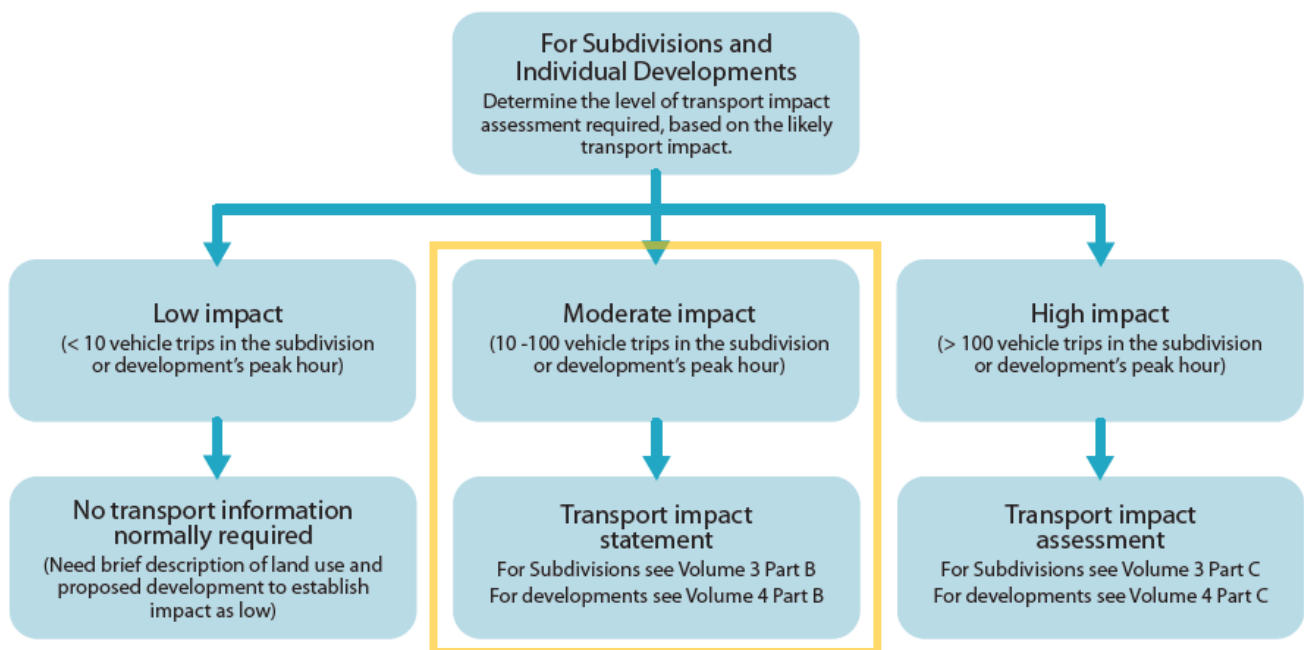


Figure 2: WAPC Transport Assessment Guidelines – reporting requirements

3 Proposed change of use

A change of use is proposed for the site to a “Residential Building” land use, which is defined as:

A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- *Temporarily by two or more persons; or*
- *Permanently by 7 or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

Based on advice provided to Urbii, there is no specific tenant confirmed for the site yet. A comparison of the existing and proposed situation is detailed in Table 1.

Vehicle access to the site is proposed via two existing crossovers on Camberwarra Drive. Waste collection arrangements will be determined once a tenant is secured for the site.

People walking and cycling will access the development from the external path network near the site.

A concept plan has been prepared to demonstrate how additional car parking may be added to the site. The concept plan is included for reference in Appendix A.

Table 1: Comparison of the existing and proposed situations

| | Existing | Proposed |
|--------------------------------|----------|---|
| Car Bays | 14 | 23 |
| Bike Parking | 0 | 15 |
| Bedrooms | 32 | 32 |
| Visitation Restrictions | None | Restricted during 8.15am to 8:45am 2.45pm to 3.15pm Restricted before 7am & after 10pm |
| Staffing Restrictions | None | Full time staff restricted to a max of 2 employees at any one time. |



4 Vehicle access and parking

4.1 Vehicle access

The proposed vehicular access arrangements have been reviewed for efficient and safe traffic circulation.

4.1.1 Existing vehicle access

Existing vehicle access to the site is provided via two crossovers on Camberwarra Drive (Figure 3). The southern crossover leads to the primary open air site car park and is shown in Figure 4. The northern crossover leads to a parking garage, as shown in Figure 5. There are 11 parking spaces provided in the open-air car park (including 1 x ACROD bay) and 3 spaces in the garage, which equates to a total of 14 parking spaces currently provided on site.



Figure 3: Existing vehicle access



Figure 4: Existing southern crossover on Camberwarra Dr

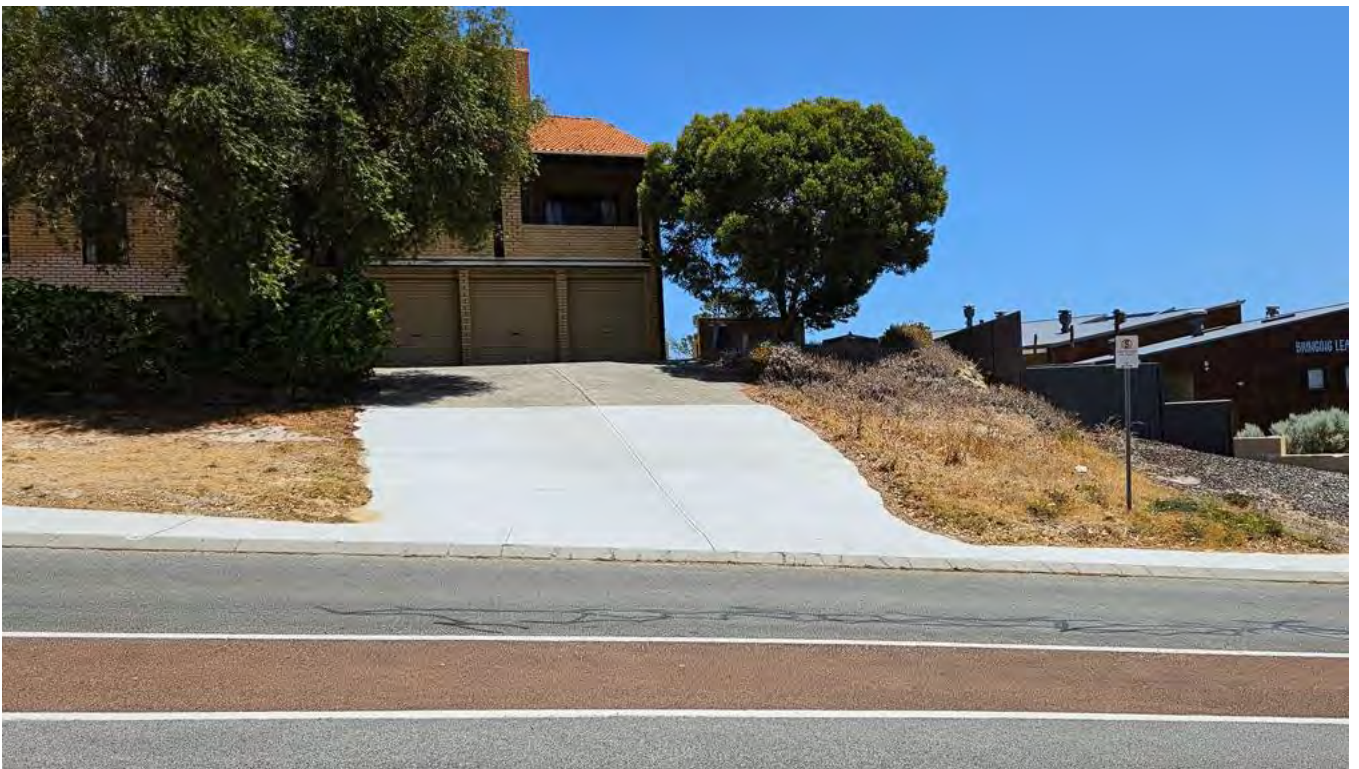


Figure 5: Existing northern crossover on Camberwarra Dr

4.1.2 Proposed vehicle access

No changes to the existing vehicle access arrangements are proposed as part of the change of use application.

4.2 Parking supply

The concept plan shows a total of 23 car parking spaces provided onsite. This includes one ACROD bay and three spaces in the parking garage.

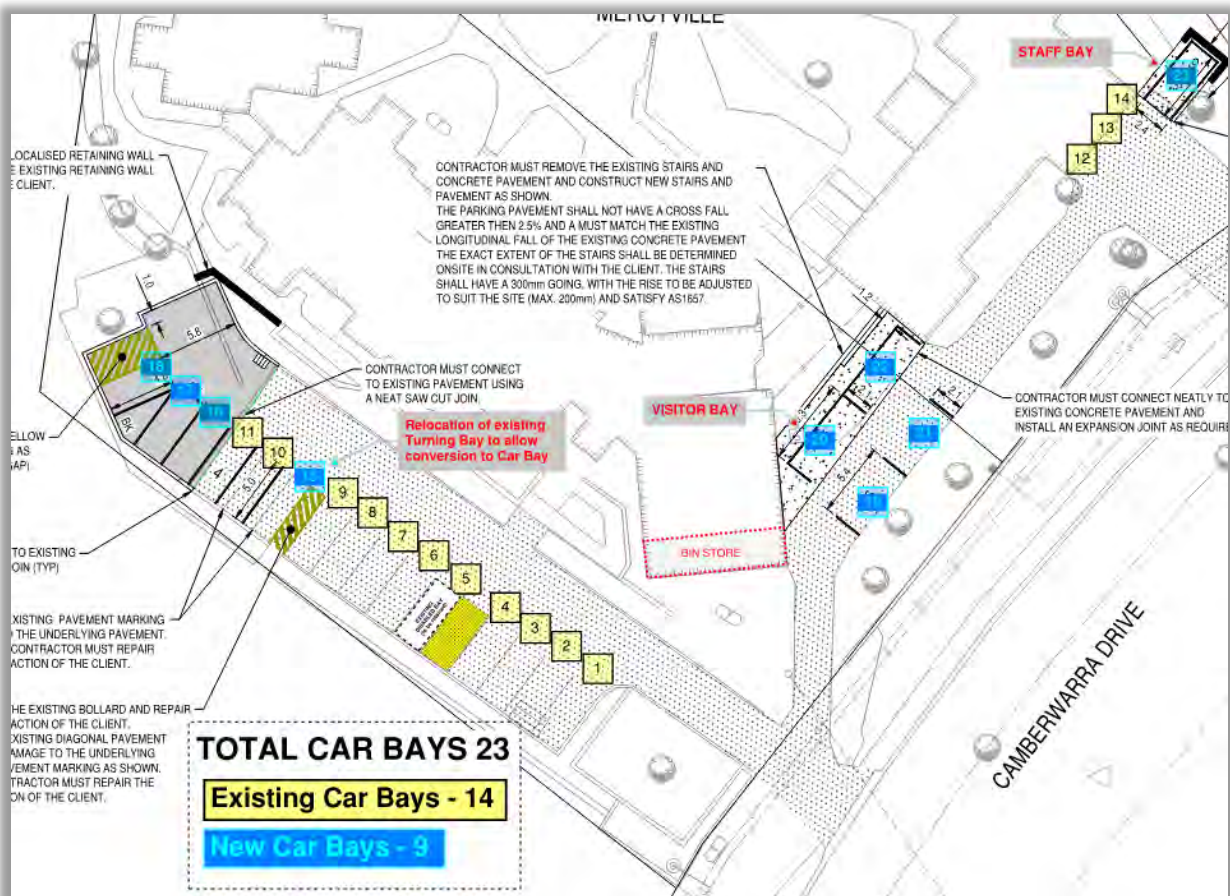


Figure 6: Proposed car parking provision

4.3 Parking management

An Operational Management Plan (OMP) has been developed for the site, which limits the number of cars permitted on site to match the supply of car parking.

All visitors will be required to liaise directly with the Corporate Tenant to ensure visitation is:

- Centrally monitored, recorded and limited.
- Restricted during peak periods of school pick-up and drop off (8.15 am to 8:45 am and 2.45 pm to 3.15 pm) to limit impact on surrounding roads.
- Restricted before 7am and after 10pm to minimise noise (notwithstanding no residential property adjoins any of the site boundaries).

Full time staff will be restricted to a maximum of 2 employees at any one time.

The following additional measures will be put in place to ensure vehicles on site are limited to the available bays:

- Encouraging the use of public transport or alternative modes of transport, specifically bikes or ride share. This includes:
 - the installation of bike parking to accommodate a minimum x15 bikes.
 - providing all occupants with public transport maps and supporting information on arrival.
- Ensuring visitors are by appointment only, per 'Resident Occupancy, Staff & Visitation Restrictions' section of the OMP.
- Restricting hours of by visitation as per 'Resident Occupancy, Staff & Visitation Restrictions' section of the OMP.



5 Provision for service vehicles

The proposed development will not generate significant service vehicle traffic. It is recommended that smaller vehicles such as vans or utes be utilised for deliveries to the site. These smaller vehicles can park within the car park for a brief time during 'off-peak' periods.

Waste collection is proposed via kerbside service.

6 Hours of operation

Traffic data for Camberwarra Drive indicates that the weekday road network peak hours occur between 8:00am to 9:00am and 3:00pm to 4:00pm.

Based on information provided to Urbii, the tenants of this development will likely exhibit peak site traffic between 7:00am to 8:00am and 5:00pm to 6:00pm, which is outside the peak traffic period for the road network.



7 Daily traffic volumes and vehicle types

7.1 Traffic generation

The intent of the residential building is to encourage walking, micromobility (including cycling) and public transport.

To further support the aim of promoting sustainable transport, onsite car parking is capped at around 23 bays. The traffic generation of the development has been estimated from first-principles engineering assumptions as following:

- Assume 23 cars parked onsite.
- Assume 80% car park turnover during the peak hours.
- $24 \times 80\% = 19$ vehicles per hour (vph).
- Assume peak hour traffic is 10% of daily traffic.
- Daily traffic = $10 \times 19\text{vph} = 190\text{vpd}$.

The proposed development is estimated to generate a total of 190 vehicles per day (vpd), with 19 vehicles per hour (vph) generated during the AM and PM peak hours, respectively.

These trips include both inbound and outbound vehicle movements.

7.2 Impact on surrounding roads

The WAPC Transport Impact Assessment Guidelines for Developments (2016) provides the following guidance on the assessment of traffic impacts:

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”

The proposed development will not increase traffic flows on any roads adjacent to the site by the quoted WAPC threshold of +100vph to warrant further analysis. Therefore, the impact on the surrounding road network is acceptable.

8 Traffic management on the frontage roads

Information from online mapping services, Main Roads WA, Local Government, and/or site visits was collected to assess the existing traffic management on frontage roads.

8.1.1 Camberwarra Drive

Camberwarra Drive near the subject site is an approximately 10m wide, two-lane divided road. A flush, red asphalt median is provided, with tree planting at regular intervals (Figure 7). Paths for walking and cycling are provided on both sides of the road. “NO STANDING ON CARRIAGEWAY OR VERGE” signs are installed on both sides of the road.

Camberwarra Drive is classified as a *Local Distributor* road in the Main Roads WA road hierarchy (Figure 8) and operates under a speed limit of 50km/h (Figure 9). Local Distributor roads are the responsibility of Local Government and are typically for the movement of traffic within local areas and connect access roads to higher order Distributors (Figure 10).

Traffic data obtained from the City of Joondalup indicates that Camberwarra Drive carried around 2,500 vehicles per day in 2022.



Figure 7: Camberwarra Drive looking north



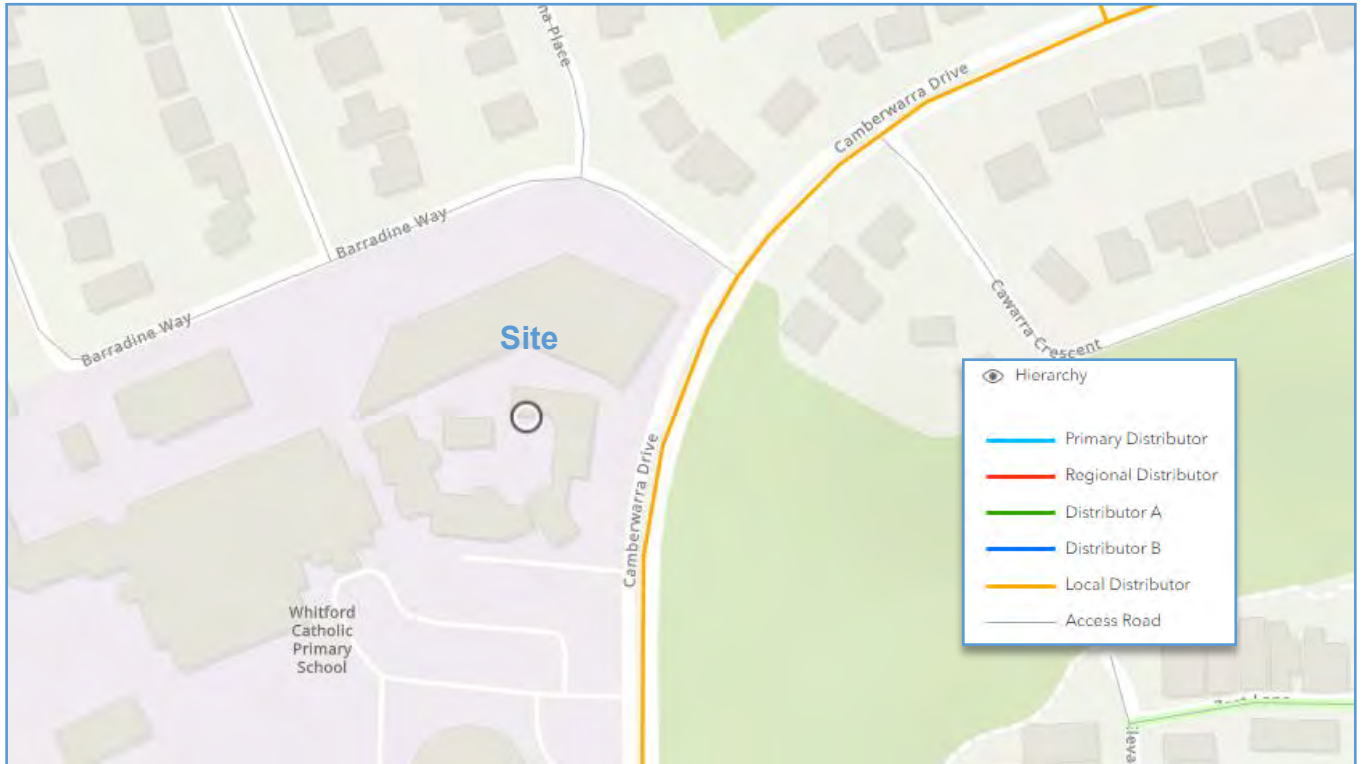


Figure 8: Main Roads WA road hierarchy plan

Source: Main Roads WA Road Information Mapping System (RIM)



Figure 9: Main Roads WA road speed zoning plan

Source: Main Roads WA Road Information Mapping System (RIM)

| ROAD HIERARCHY FOR WESTERN AUSTRALIA ROAD TYPES AND CRITERIA (see Note 1) | | | | | | |
|--|---|--|--|--|---|--|
| CRITERIA | PRIMARY DISTRIBUTOR (PD) (see Note 2) | DISTRICT DISTRIBUTOR A (DA) | DISTRICT DISTRIBUTOR B (DB) | REGIONAL DISTRIBUTOR (RD) | LOCAL DISTRIBUTOR (LD) | ACCESS ROAD (A) |
| Primary Criteria | | | | | | |
| 1. Location (see Note 3) | All of WA incl. BUA | Only Built Up Area. | Only Built Up Area. | Only Non Built Up Area. (see Note 4) | All of WA incl. BUA | All of WA incl. BUA |
| 2. Responsibility | Main Roads Western Australia. | Local Government. | Local Government. | Local Government. | Local Government. | Local Government. |
| 3. Degree of Connectivity | High. Connects to other Primary and Distributor roads. | High. Connects to Primary and/or other Distributor roads. | High. Connects to Primary and/or other Distributor roads. | High. Connects to Primary and/or other Distributor roads. | Medium. Minor Network Role Connects to Distributors and Access Roads. | Low. Provides mainly for property access. |
| 4. Predominant Purpose | Movement of inter regional and/or cross town/city traffic, e.g. freeways, highways and main roads. | High capacity traffic movements between industrial, commercial and residential areas. | Reduced capacity but high traffic volumes travelling between industrial, commercial and residential areas. | Roads linking significant destinations and designed for efficient movement of people and goods between and within regions. | Movement of traffic within local areas and connect access roads to higher order Distributors. | Provision of vehicle access to abutting properties |
| Secondary Criteria | | | | | | |
| 5. Indicative Traffic Volume (AADT) | In accordance with Classification Assessment Guidelines. | Above 8 000 vpd | Above 6 000 vpd. | Greater than 100 vpd | Built Up Area - Maximum desirable volume 6 000 vpd. Non Built Up Area – up to 100 vpd. | Built Up Area - Maximum desirable volume 3 000 vpd. Non Built Up Area – up to 75 vpd. |
| 6. Recommended Operating Speed | 60 – 110 km/h (depending on design characteristics). | 60 – 80 km/h. | 60 – 70 km/h. | 50 – 110 km/h (depending on design characteristics). | Built Up Area 50 - 60 km/h (desired speed) Non Built Up Area 60 – 110 km/h (depending on design characteristics). | Built Up Area 50 km/h (desired speed). Non Built Up Area 50 – 110 km/h (depending on design characteristics). |
| 7. Heavy Vehicles permitted | Yes. | Yes. | Yes. | Yes. | Yes, but preferably only to service properties. | Only to service properties. |
| 8. Intersection treatments | Controlled with appropriate measures e.g. high speed traffic management, signing, line marking, grade separation. | Controlled with appropriate measures e.g. traffic signals. | Controlled with appropriate Local Area Traffic Management. | Controlled with measures such as signing and line marking of intersections. | Controlled with minor Local Area Traffic Management or measures such as signing. | Self controlling with minor measures. |
| 9. Frontage Access | None on Controlled Access Roads. On other routes, preferably none, but limited access is acceptable to service individual properties. | Prefer not to have residential access. Limited commercial access, generally via service roads. | Residential and commercial access due to its historic status. Prefer to limit when and where possible. | Prefer not to have property access. Limited commercial access, generally via lesser roads. | Yes, for property and commercial access due to its historic status. Prefer to limit whenever possible. Side entry is preferred. | Yes. |
| 10. Pedestrians | Preferably none. Crossing should be controlled where possible. | With positive measures for control and safety e.g. pedestrian signals. | With appropriate measures for control and safety e.g. median/islands refuges. | Measures for control and safety such as careful siting of school bus stops and rest areas. | Yes, with minor safety measures where necessary. | Yes. |
| 11. Buses | Yes. | Yes. | Yes. | Yes. | Yes. | If necessary (see Note 5) |
| 12. On-Road Parking | No (emergency parking on shoulders only). | Generally no. Clearways where necessary. | Not preferred. Clearways where necessary. | No – emergency parking on shoulders – encourage parking in off road rest areas where possible. | Built Up Area – yes, where sufficient width and sight distance allow safe passing. Non Built Up Area – no. Emergency parking on shoulders. | Yes, where sufficient width and sight distance allow safe passing. |
| 13. Signs & Linemarking | Centrelines, speed signs, guide and service signs to highway standard. | Centrelines, speed signs, guide and service signs. | Centrelines, speed signs, guide and service signs. | Centrelines, speed signs and guide signs. | Speed and guide signs. | Urban areas – generally not applicable. Rural areas - Guide signs. |
| 14. Rest Areas/Parking Bays | In accordance with Main Roads' Roadside Stopping Places Policy. | Not Applicable. | Not Applicable. | Parking Bays/Rest Areas. Desired at 60km spacing. | Not Applicable. | Not Applicable. |

Figure 10: Road types and criteria for Western Australia

Source: Main Roads Western Australia D10#10992



9 Public transport access

Information was collected from Transperth and the Public Transport Authority to assess the existing public transport access to and from the site.

The subject site has access to the following bus service within walking distance:

- Bus Route 463: Joondalup Stn - Whitfords Stn via Gradient Way.

The closest bus stops are located on Camberwarra Drive, less than 200m walk from the site. The walking routes to the nearest bus stops are detailed in Figure 11. Bus services provide excellent coverage and connectivity to the rail network.

The existing public transport network plan is shown in Figure 12. Public transport services provide a viable alternative mode of transport for residents and/or staff of the proposed development.

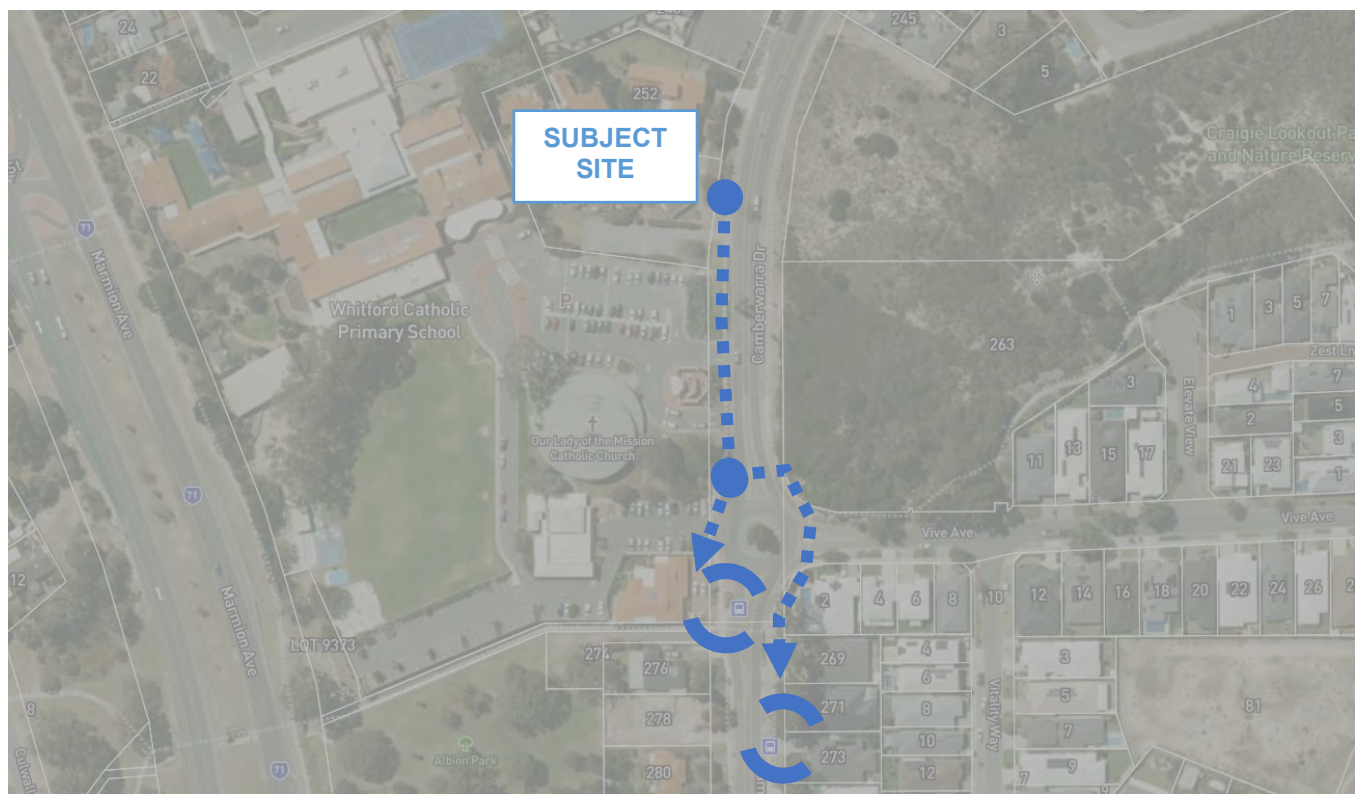


Figure 11: Closest bus stops serving the proposed development

[Route 463, 464, 465, 466 Map](#)



Figure 12: Transperth public transport plan

Source: Transperth



10 Pedestrian access

Information from online mapping services, Main Roads WA, Local Government, and site visits was collected to assess the pedestrian access for the proposed development.

10.1 Pedestrian facilities and level of service

Footpaths are provided along both sides of Camberwarra Drive. Pedestrian crossing facilities including kerb ramps and median island refuges are provided at nearby intersections. This promotes improved access for bicycles, wheelchairs and prams.

The WAPC Transport Impact Assessment Guidelines for Developments (2016) provide warrants for installing pedestrian priority crossing facilities. This is based on the volume of traffic as the key factor determining if pedestrians can safely cross a road. The guidelines recommend pedestrian priority crossing facilities be considered once the peak hour traffic exceeds the volumes detailed in Table 2.

The traffic volumes in this table are based on a maximum delay of 45 seconds for pedestrians, equivalent to Level of Service E.

Traffic volumes on adjacent roads are within the acceptable crossing thresholds.

Table 2: Traffic volume thresholds for pedestrian crossings

| Road cross-section | Maximum traffic volumes providing safe pedestrian gap |
|-------------------------------|---|
| 2-lane undivided | 1,100 vehicles per hour |
| 2-lane divided (with refuge) | 2,800 vehicles per hour |
| 4-lane undivided* | 700 vehicles per hour |
| 4-lane divided (with refuge)* | 1,600 vehicles per hour |

11 Bicycle access

Information from online mapping services, Department of Transport, Local Government, and/or site visits was collected to assess bicycle access for the proposed development.

11.1 Bicycle network

The Department of Transport Perth Bicycle Network Map (see Figure 13) shows the existing cycling connectivity to the subject site. A shared path is provided on Camberwarra Drive, which connects to the broader cycling network. A shared path and on-street cycling lanes are provided on Marmion Avenue within a short cycling distance of the site.

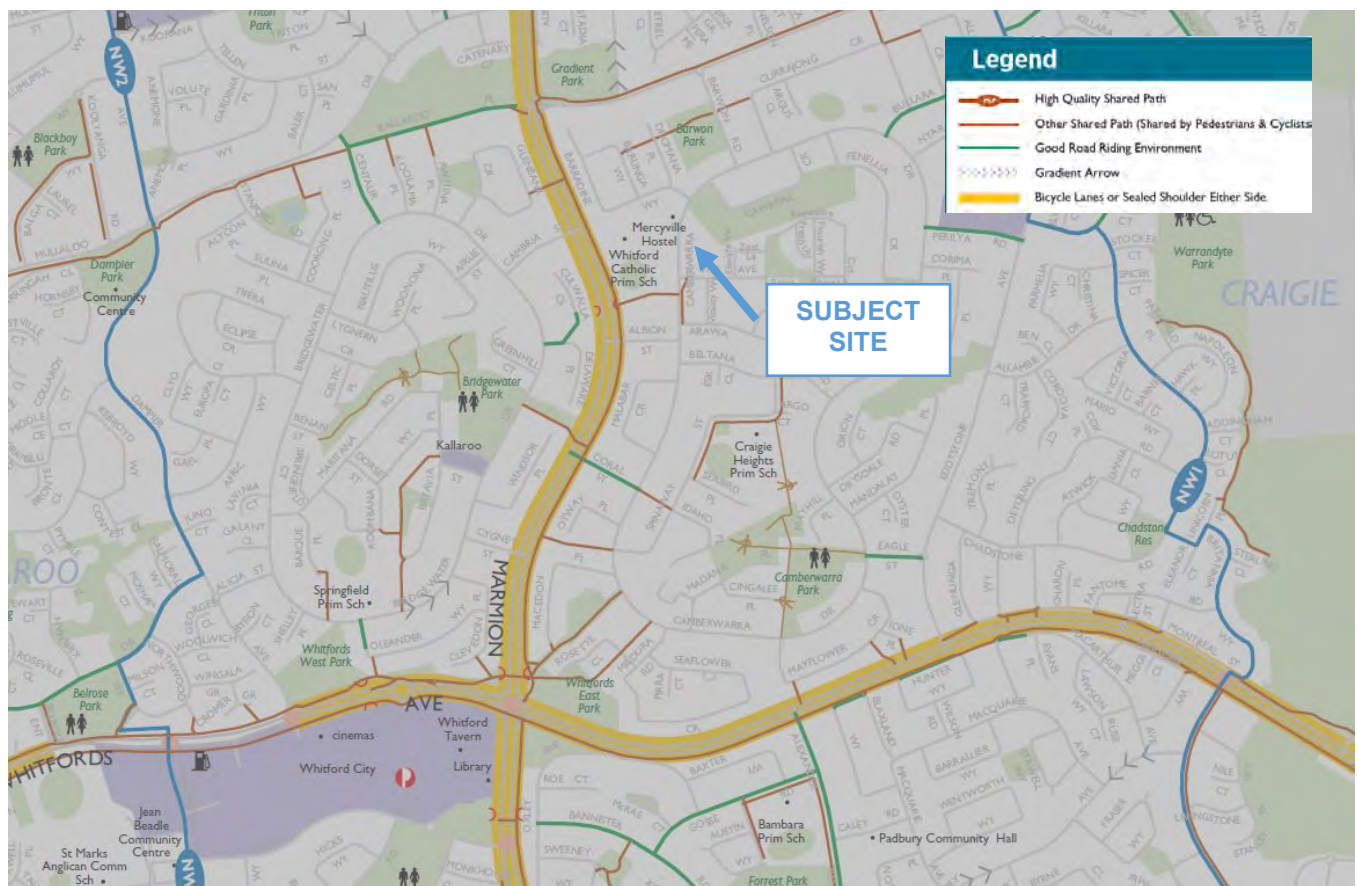


Figure 13: Perth bicycle network plan

The Strava cycling heatmap tool shows that Marmion Avenue is a relatively popular cycling route in the local area (Figure 14).

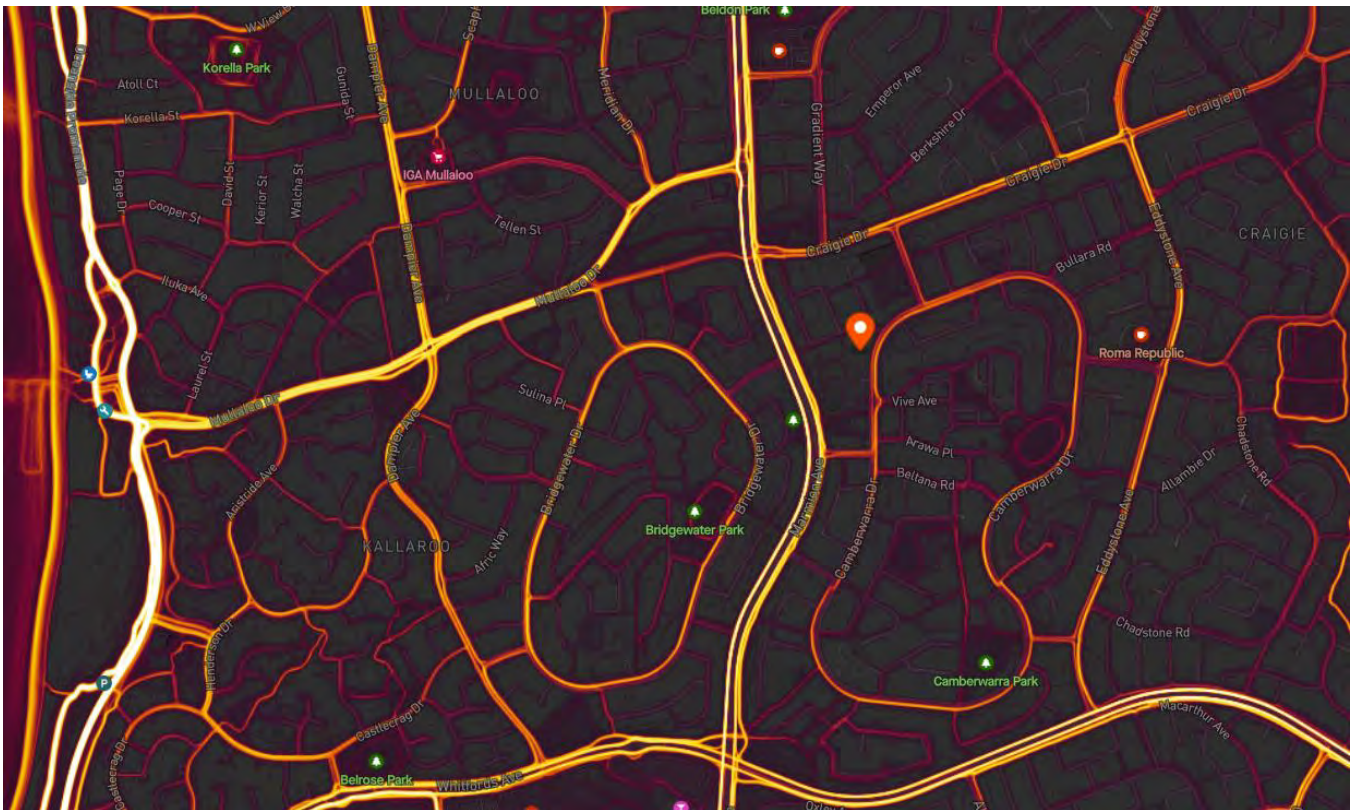


Figure 14: Strava cycling heatmap

11.2 Bicycle parking and end of trip facilities

A minimum of 15 bicycle parking spaces will be provided for the development. There are existing showers within the building which can be repurposed for end of trip facilities. End of trip facilities should include a shower, lockers and a change room.

11.3 Sustainable transport catchment

As detailed in Figure 15, the subject site is well placed for residents, workers and visitors to travel by sustainable modes of transport. A comfortable 8km or 20-25min cycle will provide the development with a large catchment.

This range can be further increased through a combination of micro-mobility and train travel with close access to train stations.

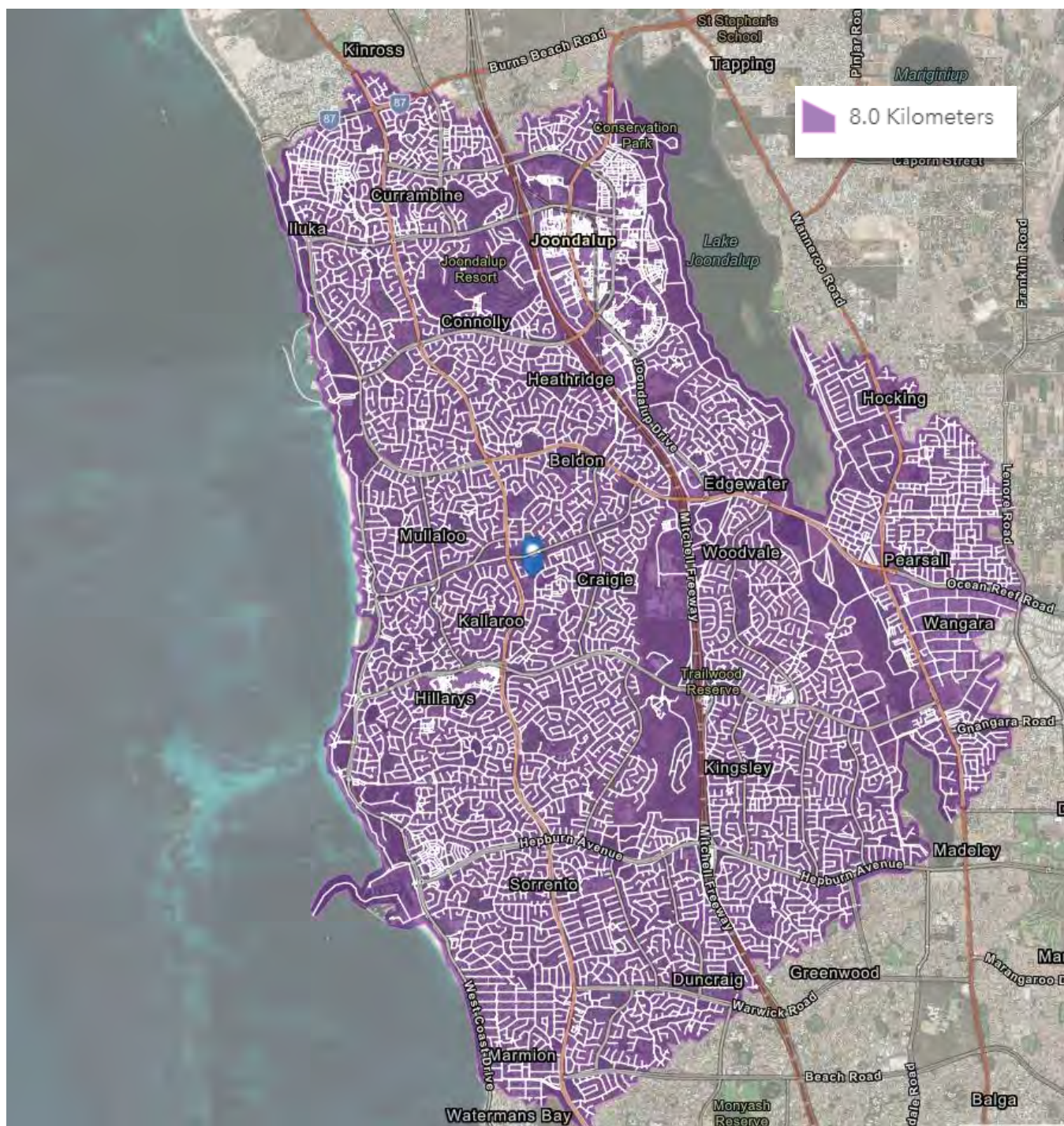


Figure 15: Cycling and micro-mobility catchment



12 Site specific issues

No additional site-specific issues were identified within the scope of this assessment.

13 Safety issues

13.1 Crash history

The Main Roads WA crash mapping facility was used to check the past 5 years of crash records near the site. As depicted in Figure 16, there was one crash in the study area. The crash data is summarised in Table 3.



Figure 16: 5-year crash history map (2018 to 2022)

Source: Main Roads WA crash map

Table 3: 5-year crash history summary (2018-2022)

| Severity | No. | % | Light | No. | % |
|-------------------------|-----|--------|-----------------------------------|----------|--------|
| Fatal | 0 | 0 | Dark - Street Lights Not Provided | 0 | 0 |
| Hospital | 0 | 0 | Dark - Street Lights Off | 0 | 0 |
| Medical | 0 | 0 | Dark - Street Lights On | 0 | 0 |
| PDO Major | 0 | 0 | Dawn Or Dusk | 0 | 0 |
| PDO Minor | 1 | 100.00 | Daylight | 0 | 0 |
| | | | Not Known | 0 | 0 |
| | | | Other / Unknown | 1 | 100.00 |
| Year | No. | % | Conditions | No. | % |
| 2022 | 1 | 100.00 | Dry | 1 | 100.00 |
| | | | Not Known | 0 | 0 |
| | | | Wet | 0 | 0 |
| Nature | No. | % | Alignment | No. | % |
| Head On | 0 | 0 | Curve | 0 | 0 |
| Hit Animal | 0 | 0 | Not Known | 0 | 0 |
| Hit Object | 0 | 0 | Other / Unknown | 1 | 100.00 |
| Hit Pedestrian | 0 | 0 | Straight | 0 | 0 |
| Non Collision | 0 | 0 | | | |
| Not Known | 0 | 0 | | | |
| Rear End | 0 | 0 | | | |
| Right Angle | 1 | 100.00 | | | |
| Right Turn Thru | 0 | 0 | | | |
| Sideswipe Opposite Dirn | 0 | 0 | | | |
| Sideswipe Same Dirn | 0 | 0 | | | |
| | | | Total | 1 | |

14 Conclusion

This Transport Impact Statement has been prepared by Urbii on behalf of AGEM Property Group with regards to the proposed change of use, located at 252-254 Camberwarra Dr, Craigie

The subject site is situated on the western side of Camberwarra Drive. The site presently accommodates three buildings, which previously operated as an aged care hostel, with chapel and caretaker residence. The site is located next to the Whitford Catholic Primary School, a church and child care centre.

A change of use is proposed for the site, which will repurpose the site to a general “Residential Building” land use.

The site features good connectivity with the existing road, cycling and walking network. There is good public transport coverage through nearby bus services and access to the rail network.

The traffic analysis undertaken in this report shows that the potential traffic generation of the site is moderate (less than 100vph on any lane) and as such would have moderate impact on the surrounding road network.

An operational management plan has been developed for the site, which limits the number of cars permitted on site to match the supply of car parking.

It is concluded that the findings of this Transport Impact Statement are supportive of the proposed change of use.



15 Appendices

Appendix A: Site plans

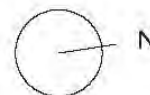
Building 1

| | |
|----------------|---------|
| Total area | 805 sqm |
| NLA | 448 sqm |
| Excluded Space | 357 sqm |

Building 2

| | |
|----------------|------------|
| Total area | 316.15 sqm |
| NLA | 158.15 sqm |
| Excluded Space | 158 sqm |

0 1 2 3 4 5
Floorplan Scale Bar (m)



**BUILDING 2
GROUND FLOOR**

**BUILDING 2
LOWER GROUND FLOOR**

**BUILDING 1
GROUND FLOOR**

252 & 254 Camberwarra Drive, Craigie 6025

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

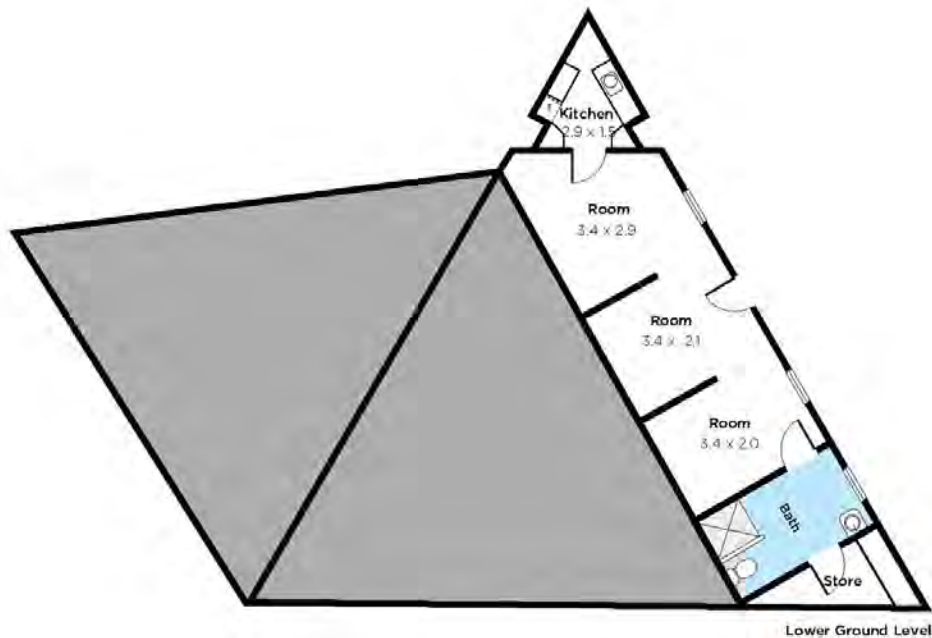


AGEM
PROPERTY GROUP



Building 3 (Chapel & Caretakers)

| | |
|----------------|------------|
| Total area | 157.14 sqm |
| NLA | 134.78 sqm |
| Excluded Space | 22.36 sqm |



Mercyville, 254 Camberwarra Drive, Craigie 6025

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



AGEM
PROPERTY GROUP

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit:

Yes

☐

No

☐

Date of site visit (if applicable):

Day

Month

Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited

☐

Level 1 BAL assessor

☐

Level 2 practitioner

☐

Level 3 practitioner

☐

If accredited please provide the following.

BPAD accreditation number:

Accreditation expiry: Month

Year

Bushfire management plan version number:

Bushfire management plan date: Day

Month

Year

Client/business name:

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

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

| | Yes | No |
|---|-----|----|
| Unavoidable development (in BAL-40 or BAL-FZ) | | |
| Strategic planning proposal (including rezoning applications) | | |
| High risk land-use | | |
| Vulnerable land-use | | |

None of the above


☐

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

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

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

Signature of report author or reviewer



Date



Bushfire Management Plan (BMP)



Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

Lot 17 and Lot 18
252-254 Camberwarra Drive
Craigie



City of Joondalup

Development Application - Vulnerable Land Use

12 February 2024

Job Reference No: 231132

DOCUMENT CONTROL

| PREPARATION | | | | | |
|------------------|--|---------|---|--------------------------|-------------------------------------|
| Author: | Gearoid Fitzmaurice (BPAD Level 1 No. 61156) | |  | | |
| Reviewed: | Kathy Nastov (BPAD Level 3 No. 27794) | |  | | |
| VERSION HISTORY | | | | | |
| Version | Status/Details | | Date | | |
| 1.0 | Original | | 12 February 2024 | | |
| - | - | | | | |
| DISTRIBUTION | | | | | |
| Destination | | Version | No. Copies | Hard Copy | Electronic Copy |
| Person | Email | | | | |
| Catherine Massey | catherine@dynamicplanning.net.au | 1.0 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | - | | <input type="checkbox"/> | <input type="checkbox"/> |

Limitations: The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.

This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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| Other 'Bushfire Planning' Documents to Be Produced | |
|---|----------|
| <p>This necessity for additional documents is determined by the proposed development/use type and the requirements established by SPP 3.7 and the associated Guidelines (as amended).</p> <p>They may be produced concurrently or subsequent to the BMP. Relevant actions will be identified within Section 6 'Responsibilities for Implementation of Bushfire Protection Measures.</p> | Required |
| <p>Bushfire Emergency Plan: An operational document presenting prevent, prepare, respond and recover procedures and associated actions. As necessary, supporting information to justify determinations is included.</p> | Possible |
| <p>Summary Statement: Proposed future development may be classified as vulnerable land use.</p> | |
| <p>Bushfire Emergency Information (Poster): As a concise response information poster for certain vulnerable land uses.</p> | No |
| <p>Bushfire Emergency Information (Content): As content for inclusion into the Site's Emergency Plan for certain high risk land uses:</p> | No |
| <p>Bushfire Risk Assessment and Management Report:</p> | No |

1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

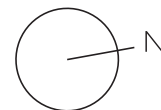
1.1 The Proposed Development/Use Details, Plans and Maps

| | | |
|---|--------------------|--|
| The Proposal's Planning Stage For which certain bushfire planning documents are required to accompany the planning application. | | Development Application - Change of Land Use |
| The Subject Land/Site | | Lot 17 and 18, 252-254 Camberwarra Drive Craigie |
| Total Area of Subject Lot/Site | | 5324 m ² |
| Number of Additional Lots Created | | N/A |
| Primary Proposed Construction | Type(s) | N/A |
| | NCC Classification | TBC |
| The 'Specific' Land Use Type for Bushfire Planning When applicable, this classification establishes a requirement to conduct assessments and develop documents that are additional to this Bushfire Management Plan. | | Potential for Vulnerable Land Use |
| Factors Determining the 'Specific' Land Use Type | | <p>The proposed use and its dedicated facility is designed to accommodate occupants with reduced physical or mental ability and are likely to present evacuation challenges. Occupants include the elderly, children (<18 yrs) and/or the sick and injured.</p> <p>The proposal would benefit from a Bushfire Emergency Plan to manage the safety of occupants in a bushfire event.</p> |
| Description of the Proposed Development/Use | | |
| <p>The intent is the facility will be used for a form of long-term accommodation, but the intended tenant is, at this stage, unknown. The final development or land use may be classified as vulnerable land use.</p> | | |

| Building 1 | |
|-----------------------|---------|
| Total area | 805 sqm |
| NLA | 448 sqm |
| Excluded Space | 357 sqm |

| Building 2 | |
|----------------------------------|------------|
| Total area | 316.15 sqm |
| NLA | 158.15 sqm |
| Excluded Space | 158 sqm |
| Building 3 (Chapel & Caretakers) | |

| | |
|-----------------------|------------|
| Total area | 157.14 sqm |
| NLA | 134.78 sqm |
| Excluded Space | 22.36 sqm |



252 Camberwarra Drive, Craigie 6025

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



AGEM
PROPERTY GROUP

Figure 1.2
Proposed Development

Lot 17 and 18
252-254 Camberwarra Drive
Craigie
City of Joondalup

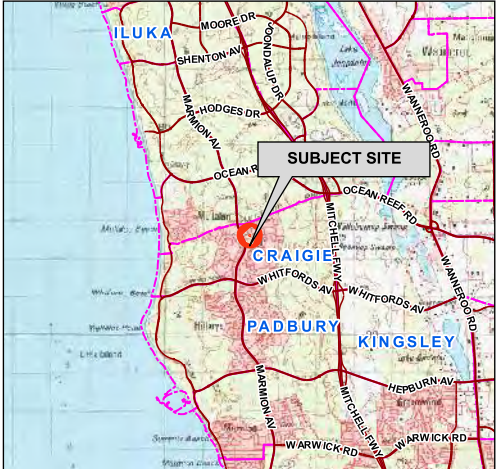
----- LEGEND -----

- Subject Site
- Cadastral
- Buildings (Existing)**
 - Building 1
 - Building 2
 - Caretakers
 - Chapel
- Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Metropolitan_5m_contours

0 20 40 60 80

Metres

----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 12-02-2024
SCALE (A3): 1 : 1450

1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

| | |
|---|---|
| Landowner / proponent: | Dynamic Planning |
| Bushfire Prone Planning commissioned to produce the BMP by: | Dynamic Planning |
| Purpose of the BMP: | To assess the proposal's ability to meet all relevant requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), the associated 'Guidelines and any relevant Position Statements; and To satisfy the requirement for the provision of a Bushfire Management Plan to accompany the development application. |
| BMP to be submitted to: | City of Joondalup |

1.2.1 Other Documents with Implications for Development of this BMP

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the planned proposal for the subject. They potentially have implications for the assessment of bushfire threats and the identification and implementation of the protection measures that are established by this Bushfire Management Plan.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

| RELEVANT DOCUMENTS | | | | | |
|--|----------|------------------|-----------------|--|-------|
| Document | Relevant | Currently Exists | To Be Developed | Copy Provided by Proponent / Developer | Title |
| Structure Plan | No | N/A | N/A | N/A | - |
| Bushfire Management Plan | No | N/A | N/A | N/A | - |
| Bushfire Emergency Plan or Information | Possible | No | Possible | No | - |
| Implications for this BMP: BEP will be required to be developed if proposal is classified as Vulnerable Land Use | | | | | |
| Bushfire Risk Assessment and Management Report | No | N/A | N/A | N/A | - |
| Environmental Asset or Vegetation Survey | No | N/A | N/A | N/A | - |
| Landscaping and Revegetation Plan | No | N/A | N/A | N/A | - |
| Land Management Agreement | No | N/A | N/A | N/A | - |

2 BUSHFIRE PRONE VEGETATION – ENVIRONMENTAL & ASSESSMENT CONSIDERATIONS

2.1 Environmental Considerations – ‘Desktop’ Assessment

This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.

These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels.

Any ‘modification’ or ‘clearing’ of vegetation to reduce bushfire risk is considered ‘clearing’ under the *Environmental Protection Act 1986* (EP Act) and requires a clearing permit under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The *Department of Water and Environmental Regulation* (DWER) is responsible for issuing ‘clearing’ permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA’s). Refer to the relevant local government for detail.

For further Information refer to Guidelines v1.4, the Bushfire and Vegetation Factsheet - WAPC, Dec 2021 and <https://www.der.wa.gov.au/our-work/clearing-permits>

Figure 2.1
**Environmental
Considerations Map**

Lot 17 and 18
252-254 Camberwarra Drive
Craigie
City of Joondalup

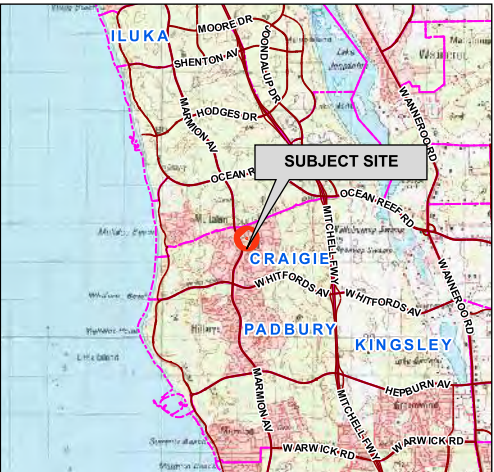
----- **LEGEND** -----

- Subject Site
- Cadastral
- Reserves
- Buildings (Existing)**
 - Building 1
 - Building 2
 - Caretakers
 - Chapel
- Roads_(LGATE-012)

0 20 40 60 80

Metres

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



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 12-02-2024
SCALE (A3): 1 : 1450

2.1.1 Declared Environmentally Sensitive Areas (ESA)

| IDENTIFICATION OF RELEVANT ENVIRONMENTALLY SENSITIVE AREAS | | | | | | | |
|--|----------------------|--|--------------------------------------|--|--------------------------|--|-------------------------|
| ESA Class | Relevant to Proposal | Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures | Relevant Dataset | Information Source(s) Applied to Identification of Relevant Vegetation | | | Further Action Required |
| | | | | Dataset | Landowner or Developer | Environmental Asset or Vegetation Survey | |
| Wetlands and their 50m Buffer (Ramsar, conservation category and nationally important) | No | N/A | DBCA-010 and 011, 019, 040, 043, 044 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Bush Forever | No | N/A | DPLH-022, SPP 2.8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Threatened and Priority Flora + 50m Continuous Buffer | No | N/A | DBCA-036 | Restricted Scale of Data Available (security) | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Threatened Ecological Community | No | N/A | DBCA-038 | | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Heritage Areas National / World | No | N/A | Relevant register or mapping | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Environmental Protection (Western Swamp Tortoise) Policy 2002 | No | N/A | DWER-062 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |

2.1.2 Other Protected Vegetation on Public Land

| IDENTIFICATION OF PROTECTED VEGETATION ON PUBLIC LAND | | | | | | | |
|---|----------------------|--|------------------|--|--------------------------|--|-------------------------|
| Land with Environmental, Biodiversity, Conservation and Social Values | Relevant to Proposal | Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures | Relevant Dataset | Information Source(s) Applied to Identification of Relevant Vegetation | | | Further Action Required |
| | | | | Dataset | Landowner or Developer | Environmental Asset or Vegetation Survey | |
| Legislated Lands (tenure includes national park/reserve, conservation park, crown reserve and state forest) | No | No | DBCA-011 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Conservation Covenants | No | No | DPIRD-023 | Only Available to Govt. | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| National World Heritage Areas | No | No | - | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Designated Public Open Space | No | No | - | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |

2.1.3 Locally Significant Conservation Areas – Local Natural Areas (LNA)

| IDENTIFICATION OF LOCALLY SIGNIFICANT CONSERVATION AREAS | | | | | | | |
|---|----------------------|--|-------------------|--|--------------------------|--|-------------------------|
| Land with Environmental, Biodiversity and Conservation Values | Relevant to Proposal | Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures | Relevant Dataset | Information Source(s) Applied to Identification of Relevant Vegetation | | | Further Action Required |
| | | | | Dataset | Landowner or Developer | Environmental Asset or Vegetation Survey | |
| Native Vegetation / Remnant Vegetation | No | N/A | City of Joondalup | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Riparian Zones / Foreshore Areas | No | N/A | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Habitat Vegetation and Wildlife Corridors | No | N/A | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |

Response of Proposed Development to Identified Environmental Limitations

Consideration of the implications that identified protected areas of vegetation (i.e., those with environmental and subject to conservation) have for the proposed development.

| PROPOSED DEVELOPMENT RESPONSE TO IDENTIFIED 'PROTECTED' VEGETATION | |
|--|-----|
| The existence of 'protected' areas of vegetation has implications for the ability of the proposed development to reduce potential bushfire impact through modification or removal of vegetation. | No |
| Application of Design and/or Construction Responses to Limit Vegetation Modification or Removal | |
| Modify the development location to reduce exposure by increasing separation distance. | N/A |
| Redesign development, structure plan or subdivision. | N/A |
| Reduction of lot yield where this can increase available separation distances. | N/A |
| Cluster development to limit modification or removal of vegetation. | N/A |
| Construct building(s) to the requirements corresponding to higher BAL ratings to reduce required separation distances. | N/A |

2.2 Bushfire Assessment Considerations

2.2.1 Planned Onsite Vegetation Landscaping

Identification of areas of the subject site planned to be landscaped, creating the potential for increased or decreased bushfire hazard for proposed development.

| PLANNED LANDSCAPING | |
|-----------------------|----|
| Relevant to Proposal: | No |

2.2.2 Planned / Potential Offsite Rehabilitation or Re-Vegetation

Identification of areas of land adjacent to the subject site on which re-vegetation (as distinct from natural re-generation) will or may occur and is likely to present a greater bushfire hazard for proposed development.

| POTENTIAL RE-VEGETATION PROGRAMS | | |
|---|----------------------|-------------|
| Land with Environmental, Biodiversity, Conservation and Social Values | Relevant to Proposal | Description |
| Riparian Zones / Foreshore Areas | No | |
| Wetland Buffers | No | |
| Legislated Lands | No | |
| Public Open Space | No | |
| Road Verges | No | |
| Other | No | |

2.2.3 Identified Requirement to Manage, Modify or Remove Onsite or Offsite Vegetation

Identification of native vegetation subject to management, modification or removal.

| REQUIREMENT TO MANAGE, MODIFY OR REMOVE NATIVE VEGETATION | |
|---|----|
| Has a requirement been identified to manage, modify or remove <u>onsite</u> native vegetation to establish the required bushfire protection measures on the subject site? | No |
| Is approval, from relevant state government agencies and/or the local government, to modify or remove <u>onsite</u> native vegetation required? (Note: if 'Yes' evidence of its existence should be provided in this BMP). | No |
| Has a requirement been identified to manage, modify or remove <u>offsite</u> native vegetation to establish the required bushfire protection measures on the subject site? | No |
| Is written approval required, from relevant state government agencies and/or the local government, that permits the landowner, or another identified party, to modify or remove <u>offsite</u> bushfire prone vegetation and/or conduct other works, to establish an identified bushfire protection measure(s)? If 'Yes', appropriate evidence of the approval or how it is to be established, shall be provided in this BMP as an addendum. | No |

| | |
|---|----|
| <p>Is a written management agreement required that states the obligation of the landowner, or another responsible party, to manage defined areas of <u>offsite</u> bushfire prone vegetation, in perpetuity, to ensure the conditions of no fire fuels and/or low threat vegetation and/or vegetation managed in a minimal fuel condition, continue to be met?</p> <p>If 'Yes', appropriate evidence of the agreement or how it is to be established, shall be provided in this BMP as an addendum.</p> | No |
|---|----|

2.2.4 Variations to Assessed Areas of Classified Vegetation to be Applied

| FOR THE PROPOSED DEVELOPMENT SITUATIONS TO BE ACCOUNTED FOR IN ASSESSING THE POTENTIAL BUSHFIRE IMPACT (BAL) | |
|--|----|
| Area(s) of land will be subject to future vegetation rehabilitation or re-vegetation that will require a change to a higher threat classification of vegetation on that land to. (Note: this is not regeneration to the mature natural state which is accounted for in the 'existing state' assessment in accordance with AS 3959:2018). | No |
| Modification of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require a change to a lower threat classification (or exclusion from classification) for that area of vegetation. | No |
| Complete removal of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require an exclusion from classification for that area of vegetation. | No |

3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m². The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. Planning Approval: SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. Building Approval: The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

3.1 BAL Assessment Summary (Contour Map Format)

INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:

- Both pre and post development BAL contour maps are produced; and/or
- Each stage of a development is assessed independently.

3.1.1 BAL Determination Methodology and Location of Data and Results

| LOCATION OF DATA & RESULTS | | | | | |
|-------------------------------|-----------------------|---|-----------------------------|---|--|
| BAL Determination Methodology | | Location of the Site Assessment Data | | | Location of the Results |
| AS 3959:2018 | Applied to Assessment | Classified Vegetation and Topography Map(s) | Calculation Input Variables | | Assessed Bushfire Attack Levels and/or Radiant Heat Levels |
| | | | Summary Data | Detailed Data with Explanatory and Supporting Information | |
| Method 1 (Simplified) | Yes | Figure 3.1 | Table 3.2 | Appendix A1 | Table 3.1 Table 3.3 / BAL Contour Map |
| Method 2 (Detailed) | No | N/A | N/A | N/A | |

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for existing and/or proposed building works.

| BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE ¹ | | |
|---|-----------------------------|-----------------------------|
| Building/Structure Description | Indicative BAL ² | Determined BAL ² |
| Building 1, Building 2, Caretakers building, Chapel | N/A | BAL-12.5 |
| ¹ The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'. ² Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings. | | |

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

| RELEVANT CLASSIFIED VEGETATION | |
|---|-------------------------|
| Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s) | Relevant Vegetation Map |
| The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite). | Figure No.3.1 |
| The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed. | Figure No.3.1 |
| Supporting Assessment Details: None required. | |

Table 3.2: The calculation inputs applied to determining the site specific separation distances corresponding to levels of potential radiant heat transfer (including BAL's).

| SUMMARY OF CALCULATION INPUT VARIABLES APPLIED TO THE DETERMINATION OF SEPARATION DISTANCES CORRESPONDING TO RADIANT HEAT LEVELS ¹ | | | | | | | | | | | | |
|---|----------------------------|---|-------------------|--------------|------------|--------------|-------------|-----------------------|-------------|--------------------|--------------|----------------------|
| Applied BAL Determination Method | | METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2) | | | | | | | | | | |
| The Calculation Variables Corresponding to the BAL Determination Method Applied | | | | | | | | | | | | |
| Methods 1 and 2 | | Method 1 | | | Method 2 | | | | | | | |
| Vegetation Classification | | FDI | Effective Slope | | Site Slope | FFDI or GFDI | Flame Temp. | Elevation of Receiver | Flame Width | Fireline Intensity | Flame Length | Modified View Factor |
| | | | Applied Range | Determined | | | | | | | | |
| Area | Class | | | degree range | degrees | | degrees | | K | metres | metres | kW/m |
| 1 | (D) Scrub | 80 | Upslope or flat 0 | flat 0 | | | | | | | | |
| 2 | Excluded cl 2.2.3.2(e & f) | N/A | N/A | N/A | | | | | | | | |
| ¹ All data and information supporting the determination of the classifications and values stated in this table and any associated justification, is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor. | | | | | | | | | | | | |

Table 3.3: Vegetation separation distances corresponding to the radiant heat levels illustrated as BAL contours in Figure 3.2.

| THE CALCULATED VEGETATION SEPARATION DISTANCES (METRES) CORRESPONDING TO THE STATED LEVEL OF RADIANT HEAT FLUX ¹ | | | | | | | | | |
|---|----------------------------|---------------------------|----------------------|----------------------|----------------------|------------------------|------------------|----------------------|---------------------|
| Vegetation Classification | | Bushfire Attack Levels | | | | | | Specific Values | |
| | | BAL-FZ | BAL-40 | BAL-29 | BAL-19 | BAL12.5 | BAL-LOW | | |
| | | Maximum Radiant Heat Flux | | | | | | | |
| Area | Class | >40 kW/m ² | 40 kW/m ² | 29 kW/m ² | 19 kW/m ² | 12.5 kW/m ² | N/A ² | 10 kW/m ² | 2 kW/m ² |
| 1 | (D) Scrub | <10 | 10-<13 | 13-<19 | 19-<27 | 27-<100 | >100 | | |
| 2 | Excluded cl 2.2.3.2(e & f) | N/A | N/A | N/A | N/A | N/A | N/A | | |

¹ All calculation input variables are presented in Table 3.2. A copy of the radiant heat calculator output for each area of classified vegetation is presented in Appendix A3.

² The BAL-LOW rating is not defined by the level of radiant heat flux. It applies when the vegetation separation distance is 100m or 50m for the Grassland vegetation classification.

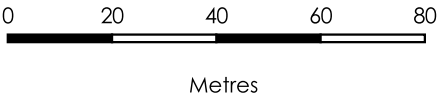
Figure 3.1
Existing Topography & Classified Vegetation

Lot 17 and 18
252-254 Camberwarra Drive
Craigie
City of Joondalup

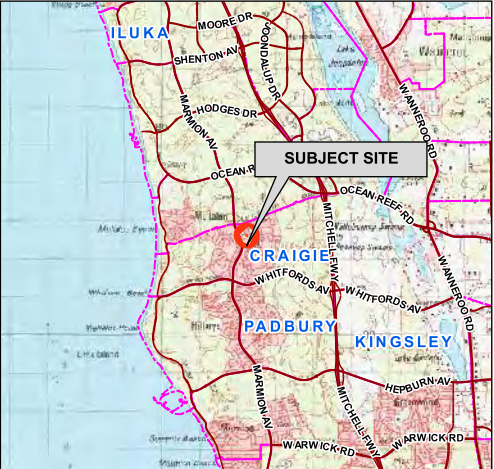
----- **LEGEND** -----

- Subject Site
- Cadastral
- Buildings (Existing)**
- Building 1
- Building 2
- Caretakers
- Chapel
- H

 Hydrants
- 150m Assessment Area
- 100m Assessment Area
- Metropolitan_5m_contours
- Classified Vegetation Slope Range**
- Class D - Scrub
- Exclusion 2.2.3.2



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



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 12-02-2024
SCALE (A3): 1 : 1450

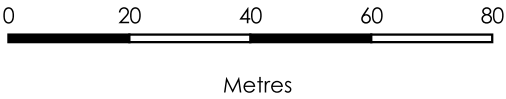
Figure 3.2
BAL Contour Map

Lot 17 and 18
252-254 Camberwarra Drive
Craigie
City of Joondalup

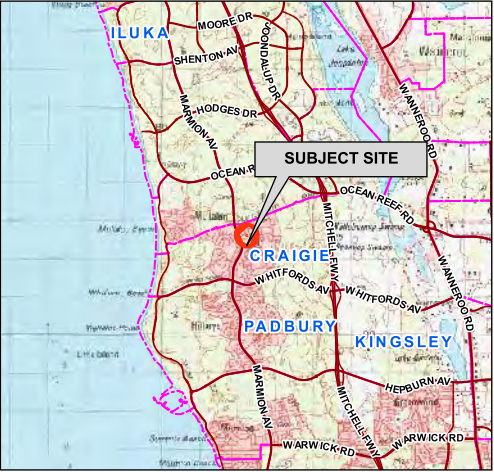
----- **LEGEND** -----

- Subject Site
- Cadastral
- Buildings (Existing)**
- Building 1
- Building 2
- Caretakers
- Chapel
- H

 Hydrants
- 100m Assessment Area
- BAL VEG Edge and Label
- Bushfire Attack Levels**
- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW



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



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 12-02-2024
SCALE (A3): 1 : 1250

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support strategic planning proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

Strategic Planning Proposals

For strategic planning proposals this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Bushfire Prone Vegetation - Environmental and Assessment Considerations: Assess environmental, biodiversity and conservation values;
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; and
- Section 5 – Assessment Against the Bushfire Protection Criteria (including the guidance provided by the *Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2'*): Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

Is the proposed development a strategic planning proposal?

No

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT

The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.

The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance with these automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.

Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).

A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.

Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)

| The Bushfire Protection Criteria | Applicable to the Proposed Development/Use |
|---|--|
| Element 1: Location | Yes |
| Element 2: Siting and Design | Yes |
| Element 3: Vehicular Access | Yes |
| Element 4: Water | Yes |
| Element 5: Vulnerable Tourism Land Uses | No |

5.2 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).

Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?

No

5.3 Assessment Statements for Element 1: Location

| LOCATION | | | |
|---|--|--|---------------------------------------|
| Element Intent | To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure. | | |
| Proposed Development/Use – Relevant Planning Stage | (Do) Development application other than for a single dwelling, ancillary dwelling or minor development | | |
| Element Compliance Statement | The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions. | | |
| Pathway Applied to Provide an Alternative Solution | N/A | | |
| <p align="center">Acceptable Solutions - Assessment Statements</p> <p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p> | | | |
| Solution Component Check Box Legend | <input checked="" type="checkbox"/> Relevant & met | <input checked="" type="checkbox"/> Relevant & not met | <input type="checkbox"/> Not relevant |
| E1 Location | Compliant: | | Yes |
| A1.1 Development location | Applicable: | Yes | Compliant: Yes |
| ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES | | | |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The 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. | | | |
| <p>Supporting Assessment Details: The proposed development will provide an area of land within each lot that can be considered suitable for development as BAL-40 or BAL-FZ construction requirements will not be required to be applied. This meets the requirements established by Acceptable Solution A1.1 and its associated explanatory note. In addition, the vegetation surrounding the proposed development can be classed as a moderate bushfire hazard level.</p> | | | |
| ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019) | | | |
| <p>"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site."</p> <p>Strategic Planning Proposals: Consider the threat levels from any vegetation <u>adjoining</u> and <u>within</u> the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats.</p> <p>Structure Plans (lot layout known) and Subdivision Applications: As for strategic planning proposals but <u>within</u> the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.</p> | | | |
| The planning proposal is a development application, consequently the referenced position statement is not applicable to the Element 1 assessment. | | | |

5.4 Assessment Statements for Element 2: Siting and Design

| SITING AND DESIGN OF DEVELOPMENT | | | |
|---|---|--|---------------------------------------|
| Element Intent | To ensure that the siting and design of development minimises the level of bushfire impact. | | |
| Proposed Development/Use – Relevant Planning Stage | (Do) Development application other than for a single dwelling, ancillary dwelling or minor development | | |
| Element Compliance Statement | The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions. | | |
| Pathway Applied to Provide an Alternative Solution | N/A | | |
| <p>Acceptable Solutions - Assessment Statements</p> <p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</p> | | | |
| Solution Component Check Box Legend | <input checked="" type="checkbox"/> Relevant & met | <input checked="" type="checkbox"/> Relevant & not met | <input type="checkbox"/> Not relevant |
| E2 Siting and Design of Development | Compliant: | | Yes |
| A2.1 Asset Protection Zone (APZ) | Applicable: | Yes | Compliant: Yes |
| <p>APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION</p> <p>A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.</p> <p>This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation or vegetation continually managed to a minimal fuel condition. The required separation distances will vary according to the site specific conditions and local government requirements.</p> <p>The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><i>Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.</i></p> </div> <p style="text-align: center;">THE 'PLANNING BAL-29' APZ DIMENSIONS</p> <p>Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances. To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m², either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.</p> | | | |

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.

THE 'REQUIRED' APZ DIMENSIONS

Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot: These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.

The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.

ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES

☒ ☐ ☐ APZ Width: The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m².

☐ ☐ ☒ Restriction on Building Location: It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines s5.3.2).

☐ ☐ ☒ APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.

☒ ☐ ☐ APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation and/or vegetation managed in a minimal fuel condition.

☒ ☐ ☐ APZ Location: It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will:

- If non-vegetated, remain in this condition in perpetuity; and/or
- If vegetated, be low threat vegetation or vegetation managed in a minimal fuel condition in perpetuity.

| | |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>APZ Management: The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).</p> |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> | <p>Staged Subdivision: The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria.</p> <p>A balance lot is created or classified vegetation within a subsequent stage will be removed and/or modified and/or be subject to ongoing management, to ensure that proposed lots within the current stage of the subdivision achieve a development site subject to 29 kW/m² or below.</p> <p>The planned approach for achieving the required outcome is described in the supporting assessment details below.</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>Firebreak/Hazard Reduction Notice: Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.</p> |
| <p>Supporting Assessment Details:</p> <p>The Landowner APZ will be to the relevant lot boundaries. All vegetation on site can and will be managed to low threat. Nearby bushfire prone vegetation is far enough away that the lot can support BAL12.5 development.</p> | |
| <p>ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)</p> | |
| <p>Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met."</p> <p>Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ under the following scenarios.</p> | |
| <p>The planning proposal is a development application, consequently the referenced position statement is not applicable to the proposed development.</p> | |

5.5 Assessment Statements for Element 3: Vehicular Access

| VEHICULAR ACCESS | | | |
|---|---|--|---------------------------------------|
| Element Intent | To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event. | | |
| Proposed Development/Use – Relevant Planning Stage | (Do) Development application other than for a single dwelling, ancillary dwelling or minor development | | |
| Element Compliance Statement | The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions. | | |
| Pathway Applied to Provide an Alternative Solution | N/A | | |
| <p align="center">Acceptable Solutions - Assessment Statements</p> <p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p> <p><i>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</i></p> | | | |
| Solution Component Check Box Legend | <input checked="" type="checkbox"/> Relevant & met | <input checked="" type="checkbox"/> Relevant & not met | <input type="checkbox"/> Not relevant |
| E3 Vehicular Access | Compliant: | | Yes |
| A3.1 Public roads | Applicable: | Yes | Compliant: Yes |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP). | | | |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The applicable class(s) of road and technical requirements have been confirmed with the relevant local government/Main Roads WA. These can and will be complied with. | | | |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended. | | | |
| Supporting Assessment Details: No new public road will be constructed as part of this development. Existing road network is compliant with the local government standards. | | | |
| A3.2a Multiple access routes | Applicable: | Yes | Compliant: Yes |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> For each lot, two-way public road access is provided in two different directions to at least two different suitable destinations with an all-weather surface. | | | |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The two-way access is available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road. | | | |

| | | | |
|--|-------------|----|--|
| <p>The two-way access is <u>not</u> available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are:</p> <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 20px;"> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> </div> <ul style="list-style-type: none"> Demonstration of no alternative access (refer to A3.3 below); The no-through road travels towards a suitable destination; and The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m²). </div> | | | |
| <p>Supporting Assessment Details: Camberwarra Road provides access and egress in two different directions to two different locations and is accessed from the subject lot via private driveway.</p> | | | |
| A3.2b Emergency access way | Applicable: | No | Compliant: N/A |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed or existing EAW provides a through connection to a public road. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with. | | | |
| <div style="margin-bottom: 10px;"> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. </div> <div> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> A temporary EAW is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below. </div> | | | |
| <p>Supporting Assessment Details: None required.</p> | | | |
| A3.3 Through-roads | Applicable: | No | Compliant: N/A |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> A no-through public road is necessary as no alternative road layout exists due to site constraints. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3). | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The turnaround area requirements (Guidelines, Figure 24) can and will be complied with. | | | |
| <p>Supporting Assessment Details: None required.</p> | | | |

| | | | | | |
|---|--------------------------|--|----|------------|-----|
| A3.4a Perimeter roads | | Applicable: | No | Compliant: | N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of: <ul style="list-style-type: none"> • The vegetation adjoining the proposed lots is classified Class G Grassland; • Lots are zoned rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have existing frontage to a public road. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with. | | | |
| Supporting Assessment Details: None required. | | | | | |
| A3.4b Fire service access route | | Applicable: | No | Compliant: | N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR. | | | |
| Supporting Assessment Details: None required. | | | | | |
| A3.5 Battle-axe access legs | | Applicable: | No | Compliant: | N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> A battle-axe leg cannot be avoided due to site constraints. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The proposed development is in a reticulated area and the battle-axe access leg length from a public road is no greater than 50m. No technical requirements need to be met. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> The proposed development is not in a reticulated area. The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.5. Refer also to Appendix C in this BMP), can and will be complied with. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="radio"/> Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m. | | | |
| Supporting Assessment Details: None required. | | | | | |

| A3.6 Private driveways | | Applicable: | Yes | Compliant: | Yes |
|---|--|-------------|-----|------------|-----|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | The private driveway to the most distant external part of the development site is within a lot serviced by reticulated water, is accessed via a public road with a speed limit of 70 km/hr or less and has a length is no greater than 70m (measured as a hose lay). No technical requirements need to be met. | | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> | The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.6. Refer also to Appendix C in this BMP), can and will be complied with. | | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> | Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m. | | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> | The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with. | | | | |
| Supporting Assessment Details: None required. | | | | | |

5.6 Assessment Statements for Element 4: Water

| WATER | | | |
|---|---|--|---------------------------------------|
| Element Intent | To ensure water is available to enable people, property and infrastructure to be defended from bushfire. | | |
| Proposed Development/Use – Relevant Planning Stage | (Do) Development application other than for a single dwelling, ancillary dwelling or minor development | | |
| Element Compliance Statement | The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions. | | |
| Pathway Applied to Provide an Alternative Solution | N/A | | |
| <p align="center">Acceptable Solutions - Assessment Statements</p> <p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p> <p><i>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</i></p> | | | |
| Solution Component Check Box Legend | <input checked="" type="checkbox"/> Relevant & met | <input checked="" type="checkbox"/> Relevant & not met | <input type="checkbox"/> Not relevant |
| E4 Water | Compliant: | Yes | |
| A4.1 Identification of future firefighting water supply | Applicable: | No | Compliant: N/A |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> It can be demonstrated that reticulated or sufficient non-reticulated water for firefighting can be provided at the subdivision and/or development application stage in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2. | | | |
| Supporting Assessment Details: None required. | | | |
| A4.2 Provision of water for firefighting purposes | Applicable: | Yes | Compliant: Yes |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A static water supply (tank) for firefighting purposes will be installed on each lot that is additional to any water supply that is required for drinking and other domestic purposes. | | | |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision. | | | |

☐ ☐ ☒ The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).

☐ ☐ ☒ The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.

Supporting Assessment Details:

A hydrant is located on Camberwarra Road in front of the existing lot as indicated on Figure [1.2] and at 200m intervals along Camberwarra Road.

6 RESPONSIBILITY CHECKLISTS FOR THE IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE PROTECTION MEASURES

The following sections and their associated tables establish:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements;
- The persons responsible for the implementation and maintenance of the required bushfire protection measures; and
- The persons responsible and the timing for compliance certification when required.

The necessity for the BMP to contain this information is established by the *Guidelines for Planning in Bushfire Prone Areas* (Version 1.4, WAPC 2021) in Appendices 3 and 5.

6.1 Developer / Landowner / Operator Responsibilities Prior To Sale or Occupancy or Commencement of Operation

| TABLE 6.2(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT) | |
|--|---|
| 1 | <p>Prior to occupancy/operation establish the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or <p>If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).</p> |
| 2 | <p>Prior to occupancy, for the 'vulnerable' land use, there is an outstanding obligation, created by this Bushfire Management Plan, for a Bushfire Emergency Plan for proposed occupants to be developed and approved (If land user classified as 'vulnerable'.)</p> |
| 3 | <p>Prior to occupancy, signage must be prominently displayed within the site that informs the actions of those persons onsite in the event of a bushfire. This will include evacuation route information, site procedures – as per the instructions within the Bushfire Emergency Plan developed for the site and use (If land user classified as 'vulnerable'.)</p> |
| 4 | <p>Prior to occupancy, all actions contained within the 'Pre-Season Preparation Procedure' established by the Bushfire Emergency Plan, must be completed (If land user classified as 'vulnerable'.)</p> |

TABLE 6.2(B)

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(SUBJECT TO COMPLIANCE BEING ESTABLISHED BY THE WAPC AND/OR LOCAL GOVERNMENT)

| | |
|---|---|
| | <p>[Relevant when stated as a condition of planning approval]</p> <p>The landowner/proponent is to register a notification onto the certificate of title and deposited plan (with the required wording stated by the local government).</p> <p>This will be done pursuant to <i>Section 70A Transfer of Land Act 1893 (as amended)</i> as per 'Factors affecting use and enjoyment of land, notification on title'.</p> |
| 1 | <p>This is to notify owners and prospective purchasers of the land that:</p> <ol style="list-style-type: none"> 1. The land is in a designated bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner; 2. The land is subject to a Bushfire Management Plan that establishes certain protection measures to manage bushfire risk that are to be implemented and continue to be applied at the owner's cost; and 3. That additional planning and building requirements may apply to development on this land. |

TABLE 6.2(C)

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(NOT SUBJECT TO COMPLIANCE CHECK)

| | |
|---|--|
| | <p>Prior to relevant building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating.</p> |
| 1 | <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP.</p> <p>The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).</p> |
| 2 | <p>Prior to sale or occupancy, a copy of the Bushfire Emergency Plan (BEP) must be provided to the landowner, and they are to be informed that it contains responsibilities that must be actioned due to the use of the land being defined as a 'Vulnerable Land Use' for the reasons identified in Section 1.1.</p> <p>The 'Pre-Season Preparation Procedure' instructions must be complied with (If land user classified as 'vulnerable'.)</p> |

6.2 Landowner / Operator Responsibilities – Ongoing Management

| TABLE 6.3 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS | |
|---|---|
| 1 | <p>Maintain the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or |
| 2 | <p>Comply with the City of Joondalup Firebreak and Hazard Reduction Notice issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.</p> |
| 3 | <p>Maintain vehicular access routes within the lot to comply with the technical requirements referenced in the BMP and the relevant local government's annual firebreak / hazard reduction notice.</p> |
| 4 | <p>Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures.</p> <p>A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).</p> <p>As an additional bushfire protection measure, other classes of buildings may also be required to comply with these construction requirements when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The BMP may also establish that construction requirements to be applied will be those corresponding to a specified higher BAL rating. When applicable, these requirements will be identified in Section 5.7.</p> |
| 5 | <p>Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with:</p> <ul style="list-style-type: none"> • The bushfire resistant construction requirements of the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), as established by the Building Regulations 2012 (WA Building Act 2011); and • Any additional bushfire protection measures this Bushfire Management Plan has established are to be implemented. |

| | |
|---|--|
| 6 | Annually review the Bushfire Emergency Plan and complete all actions contained within the 'Pre-Season Preparation Procedure' and the 'In-Season Preparation Procedure' at the appropriate times of the year (If land user classified as 'vulnerable'.) |
| 7 | The bushfire specific content of the operation's Site Emergency Plan must be reviewed annually, relevant information updated and ensure all bushfire related preparation procedures are carried out (If land user classified as 'vulnerable'.) |
| 8 | Ensure the ongoing implementation of the BMP, including providing successive landowners with a copy of the BMP and making them aware of the responsibilities it contains. |

6.3 Local Government Responsibilities – Ongoing Management

TABLE 6.4

REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS

| | |
|---|--|
| 1 | <p>To be aware of the potential consequences of any significant changes in the local government's management of land, of which they have vested control (including re-vegetation), that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where:</p> <ul style="list-style-type: none"> • The determined BAL ratings have been established by an existing BMP or a BAL Assessment; and • The BAL has been correctly determined with appropriate consideration of what might reasonably be expected to potentially change in the future with regards to the classification of the vegetation being altered and/or management of the relevant area of vegetation. |
|---|--|

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

| | | | | | | |
|------------------------|----|---------|-------------|----------|---------------|-----|
| Relevant Jurisdiction: | WA | Region: | Whole State | Method 1 | Applied FDI: | 80 |
| | | | | Method 2 | Applied FFDI: | N/A |
| | | | | | Applied GFDI: | N/A |

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation



The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation or vegetation managed in a minimal fuel condition, satisfying AS 3959:2018 Clause 2.2.3.2(f), and there is sufficient justification to reasonable expect that this modified state will exist in perpetuity.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.

THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE

| | | |
|---|--|------|
| Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site: | | None |
| Assessment Statement: | No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site. | |

| VEGETATION AREA 1 | | | | | |
|--|--|--------------------|--------------------------|-------------|---------------------------|
| Classification | D. SCRUB | | | | |
| Types Identified | Closed scrub D-13 | | Open scrub D-14 | | |
| Exclusion Clause | N/A | | | | |
| Effective Slope | Determined | flat 0 degrees | Applied Range (Method 1) | | Upslope or flat 0 degrees |
| Foliage Cover of Tallest Plant Layer | 30-70% | Shrub/Heath Height | >2m | Tree Height | N/A |
| Dominant & Sub-Dominant Layers | Mixed coastal acacia species across a sandy, hilly lot. | | | | |
| Understorey: | Invasive grasses and scattered native herbs | | | | |
| Justification Comments | Scrub east of the subject site is upslope from the subject site. | | | | |
| Post Development Assumptions: | N/A | | | | |
|  | | | | | |
| PHOTO ID: 1 | | | PHOTO ID: 2 | | |
|  | | | | | |
| PHOTO ID: 3 | | | PHOTO ID: 4 | | |
|  | | | | | |

| VEGETATION AREA 2 | | |
|--|--|--------------|
| Classification | EXCLUDED | |
| Exclusion Clause | N/A | |
| Justification Comments | Areas include managed lawns and verges. Photo 6 contains low threat exotic vegetation. | |
| Post Development Assumptions: | Areas to remain managed in perpetuity. | |
| <div><div></div><div></div></div> | | |
| PHOTO ID: 5 | | PHOTO ID: 6 |
| <div><div></div><div></div></div> | | |
| PHOTO ID: 7 | | PHOTO ID: 8 |
| <div><div></div><div></div></div> | | |
| PHOTO ID: 9 | | PHOTO ID: 10 |

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizontal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3–4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

| Slope Length (m) | Considered a Significant Slope | Considerations in Determining the Effective Slope |
|------------------|--------------------------------|--|
| < 5 | No | Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation. |
| 5-20 | No | These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the determined effective slope that is applied (i.e., with a greater length apply to a greater extent). But the actual slope of these shorter slopes is likely not to be applied as it is not a 'significant' length. |
| 20-30 | Maybe | <p>The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support their assessment as not being 'significant' slopes.</p> <p>For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher risk levels require greater precaution meaning these slopes should be considered 'significant', and vice versa.</p> <p>Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope.</p> <p>Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m).</p> <p>Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.</p> |
| >30 | Yes | Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may need to be applied. |

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].
- It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification.
- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2.

APPENDIX B: ADVICE - ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) – DESCRIPTION AND OBJECTIVES

Description: The asset protection zone (APZ) is the area of land surrounding a building or structure on which any combustible materials will be located and/or managed to reduce the potential impact of the direct and indirect attack mechanisms (threats) of bushfire, and therefore reduce the associated risks of building/structure damage or loss, to acceptable levels.

When cultivated and/or natural vegetation exists within the zone it must present low potential threat levels from the direct fire attack mechanisms of flame contact, radiant heat and ember attack and fire driven wind, and the indirect attack mechanisms of debris accumulation, surface fire, tree strike and consequential fire.

The required low threat levels will be achieved as the result of factors that include persistent higher fuel moisture contents, lower flammability and/or minimal fuel loads, due to either limiting the existence of these fuels through removal and/or modification, and the subsequent ongoing management (reduction) of fuel loads.

When a bushfire attack level (BAL) is required to be determined for a building/structure to establish its bushfire construction requirements, the condition of the vegetation within the APZ must satisfy the requirements established by *clause 2.2.3.2 of AS 3959:2018 Construction of buildings in bushfire prone areas* - to be excluded from classification.

For other combustible structures/materials within the APZ, lower threat levels will be the result of factors such as their appropriate use, lowered vulnerability and location relative to the primary building/structure to be protected.

Objectives: The primary objectives of establishing a low threat area surrounding buildings/structures are to create that performs the following functions:

1. To establish an APZ of specified dimensions ensure the building is sufficiently separated from the identified bushfire hazard to limit the impact of its direct attack mechanisms. The required dimensions of the APZ must:

- Remove the potential for direct flame contact on the building;
- Reduce the level of radiant heat to which the building is exposed. The APZ dimensions should ensure that the potential level of radiant heat impact corresponds to the level of vulnerability of the building/structure - as determined by the degree to which bushfire resistant construction has been applied (or not). For example, when constructed to the requirements corresponding to its determined exposure to radiant heat (measured as a bushfire attack level) in accordance with AS 3959 or the NASH Standard.
- Ensure some reduction in the threat level of the ember/burning debris attack mechanism when higher threat vegetation types are present in the vicinity. Note, the reduction in some scenarios will be minimal given the produced quantity, type, survival time and consequent distance that certain embers/burning debris can travel.

Be aware of that research has identified that consequential fire, ignited by embers, is the primary cause (>80%) of building loss in past Australian bushfire events. In bushfire prone areas, the importance of applying protection measures to prevent ember entry to buildings/structures and minimising the existence of consequential fire fuels cannot be overstated.

2. To ensure any combustible fuels (debris and structures) or trees that remain within the APZ will be managed and located to limit the potential impact of the indirect attack mechanisms of bushfire by:

- Minimising the accumulation of debris on, within and around buildings/structures to limit this source of fuel for consequential fires that will result in the direct fire attack mechanisms of flames and greater radiant heat existing closer to the buildings/structures, even though the bushfire hazard exists at a greater distance away;
- To prevent surface fire moving through the APZ and closer to buildings/structures than the fire in the bushfire hazard itself can;

- Prevent fire weakened or windblown trees/branches impacting buildings/structures and allowing ember/burning debris entry;
- To ensure other combustible materials that can result in a consequential fire ignited by embers/burning debris, within both the APZ and parts of the building, are eliminated, minimised and/or appropriately located or protected (the explanatory notes in the Guidelines provide some guidance for achieving this objective and other sources are available); and

3. To provide a defensible space for firefighting activities.

B1: Asset Protection Zone (APZ) Dimensions

APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION

THE 'PLANNING BAL-29' APZ DIMENSIONS

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its purpose is to identify if an acceptable solution for planning approval can be met i.e., can a specified minimum separation distance from bushfire prone vegetation exist.

An assessment against the Bushfire Protection Criteria is conducted for planning approval purposes. To satisfy 'A2.1: Asset Protection Zone', it must be demonstrated that certain minimum separation distances between the relevant building/structure and different classes of bushfire prone vegetation, either exist or can be created and will remain in perpetuity. These minimum separation distances determine the 'Planning BAL-29' APZ dimensions.

Dimensions: The minimum dimensions are those that will ensure the potential radiant heat impact on subject buildings does not exceed 29 kW/m². These dimensions will vary dependent on the vegetation classification, the slope of the land they are growing on and certain other factors specific to the subject site.

Note: For certain purposes associated with vulnerable land uses, the 'Planning BAL-29' APZ may be replaced with dimensions corresponding to radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using 1200K flame temperature.

Location: The identified 'Planning BAL-29' APZ must not extend past lot boundaries onto land the landowner has no control over either now or potentially at some point in the future. Limited exceptions include:

- When adjoining land is not vegetated (e.g., built out, roads, carparks, drainage, rock, water body etc.);
- When adjoining land currently or, will in the short term, contain low threat vegetation and or vegetation managed in a minimal fuel condition as per AS 3959:2018 cl. 2.2.3.2. It must be reasonable (justifiable) to expect this low threat vegetation and/or level of management will continue to exist or be conducted in perpetuity and require no action from the owner of the subject lot.

Such areas of land include formally managed areas of vegetation (e.g., public open space / recreation areas / services installed in a common section of land). For specific scenarios, evidence of the formal commitment to manage these areas to a certain standard may be required and would be included in the BMP.

These areas of land can also be part of the required APZ on a neighbouring lot for which the owner of that lot has a recognised responsibility to establish and maintain; and

- When there is a formalised and enforceable capability and responsibility created for the subject lot owner, or any other third party, to manage vegetation on land they do not own in perpetuity. This would be rare, and evidence of the formal authority would be included in the BMP.

The bushfire consultant's 'Supporting Assessment Detail', that is presented in the assessment against the acceptable solution A2.1, will identify and justify how any adjoining land within the 'Planning BAL-29 APZ will meet the APZ standards. Or otherwise, explain how this condition cannot be met.

THE 'BAL RATING' APZ DIMENSIONS

The applicable BAL rating will have been stated in the BAL Assessment Data section of the BAL Assessment Report or BMP (as relevant). The BAL rating can be assessed as 'determined' or 'indicative' or be 'conditional', dependent of the specific conditions associated with the site and the stage of assessment or planning. It is the eventual assessment of the 'Determined' BAL that will establish both the BAL rating that is to apply and its corresponding 'BAL Rating' APZ dimensions.

Dimensions: The minimum dimensions of the 'BAL Rating' APZ to be established and maintained will be those that correspond to the determined BAL rating for the subject building/structure that has accounted for surrounding vegetation types, the slope of the land they are growing on and certain other factors specific to the subject site and surrounding land.

Establishing the 'BAL Rating' APZ will ensure that the potential radiant heat exposure of the building/structure will be limited to the level that the applied construction requirements are designed to resist when that building/structure is required to be constructed to the standard corresponding to the Determined BAL.

Note: For certain purposes associated with vulnerable land uses, the 'BAL Rating' APZ dimensions may be replaced with dimensions corresponding to the specific radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using 1200K flame temperature.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

THE 'LOCAL GOVERNMENT' APZ DIMENSIONS

Some Local Government's establish the dimensions of the APZ that must be established surrounding buildings in their annual Firebreak/Hazard Reduction Notice. Or for a specific site they may establish a maximum allowable dimension (typically that corresponding to BAL-29). When established, the landowner will need to be comply with these.

THE 'REQUIRED' APZ DIMENSIONS

This is the APZ that is to be established and maintained by the landowner within the subject lot and surrounding the subject building(s). It will be identified on the Property Bushfire Management Statement when it is required to be included in this Report/Plan.

Dimensions: The 'Required APZ' dimensions are the minimum (or maximum when relevant) distances away from the subject building(s) that the APZ must extend. These distances will not necessarily be the same all around the building(s). They can vary and are dependent on the different vegetation types (and their associated ground slope) that can exist around the building(s), and specific local government requirements. The dimensions to implement are determined by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

B1.1: THE APZ DIMENSIONS REQUIRED TO BE IMPLEMENTED BY THE LANDOWNER

| DETERMINATION OF THE 'REQUIRED' APZ DIMENSIONS TO BE IMPLEMENTED AND MAINTAINED BY LANDOWNER WITHIN THEIR LOT | | | | | | | | | |
|---|---|----------------------------|--|--|--|--|---|---|-----------------------------------|
| Relevant Buildings(s) | Vegetation Classification [Refer to Fig 3.1] | | Minimum Required Separation Distances from Building to Vegetation (metres) | | | | | | |
| | | | Established by the 'BAL Rating' APZ Dimension | | | | Established by the "Local Government" APZ Dimension | The 'Required' APZ Dimensions [see note] | |
| | | | | | | | | | Determined Radiant Heat Impact |
| | Area | Class | Firebreak / Hazard Reduction Notice | | | | | | |
| | | | | | | | | | |
| Building 1, Building 2, Caretakers, and Chapel | 1 | (D) Scrub | BAL-12.5 | | | | | None Stated | The lot boundary shall be the APZ |
| | 2 | Excluded cl 2.2.3.2(e & f) | | | | | | N/A | - |
| Note: The 'Required' APZ Dimension corresponding to each area of vegetation is the greater of the 'BAL Rating' or the 'Firebreak/Hazard Reduction Notice' APZ dimensions unless a local government maximum distance(s) is established as a result of their environmental assessment of the subject site. The area of the APZ will also be limited to the subject lot boundary unless otherwise justified in this Report/Plan. Final determination of the dimensions will require that any indicative or conditional BAL becomes a 'Determined' BAL. | | | | | | | | | |
| Comments: In accordance with the City of Joondalup Firebreaks and Hazard Reduction Notice Any living trees, shrubs and plants under cultivation that overhang the property boundary, including overhanging footpaths and verges, must be trimmed back to the property boundary line and have minimum vertical height clearance of 4m above ground level. | | | | | | | | | |

B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

Within the Guidelines (source: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>), the management Standards are established by:

- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant flammability.

Guidelines for
Planning in
Bushfire
Prone Areas

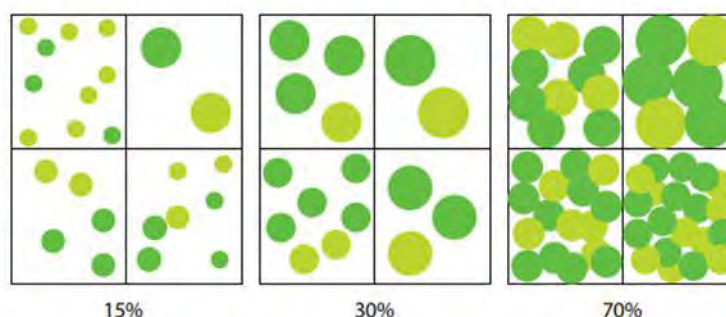
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ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

| OBJECT | REQUIREMENT |
|---|---|
| Fences within the APZ | <ul style="list-style-type: none"> • Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959). |
| Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness) | <ul style="list-style-type: none"> • Should be managed and removed on a regular basis to maintain a low threat state. • Should be maintained at <2 tonnes per hectare (on average). • Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness. |
| Trees* (>6 metres in height) | <ul style="list-style-type: none"> • Trunks at maturity should be a minimum distance of six metres from all elevations of the building. • Branches at maturity should not touch or overhang a building or powerline. • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be <15 per cent of the total APZ area. • Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. |

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



| | |
|---|---|
| Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees. | <ul style="list-style-type: none"> • Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres. |
| Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs) | <ul style="list-style-type: none"> • Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height. |
| Grass | <ul style="list-style-type: none"> • Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation. |
| Defendable space | <ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above. |
| LP Gas Cylinders | <ul style="list-style-type: none"> • Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure. |

* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes

B3: The Standards for the APZ as Established by the Local Government

Refer to the firebreak / hazard reduction notice issued annually (under s33 of the Bushfires Act 1954) by the relevant local government. It may state Standards that vary from those established by the Guidelines and that have been endorsed by the WAPC and DFES as per Section 4.5.3 of the Guidelines.

A copy of the applicable notice is not included here as they are subject to being reviewed and modified prior to issuing each year. Refer to ratepayers notices and/or the local government's website for the current version.

B4: Vegetation and Areas Excluded from Classification - Ensure Continued Exclusion

AS 3959:2018 establishes the methodology for determining a bushfire attack level (BAL). The methodology includes the classification of the subject site's surrounding vegetation according to their 'type' and the application of the corresponding relevant bushfire behaviour models to determine the BAL.

Certain vegetation can be considered as low threat or managed in a minimal fuel condition and can be excluded from classification. Where this has occurred in assessing the site, the extract from AS3959:2018 below states the requirements that must continue to exist for the vegetation on those areas of land to be excluded from classification (including the size of the vegetation area if relevant to the assessment).

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AS 3959:2018

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

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

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.



PART D – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. General Business**
- 3. Meeting Closure**