

21 May 2019 - Attachment 8.1.1b



Landscaping

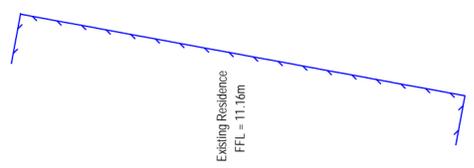
-  existing native plants to be retained with others added to provide final landscaping
-  KARRI 1 retained to be trimmed to BAL requirements

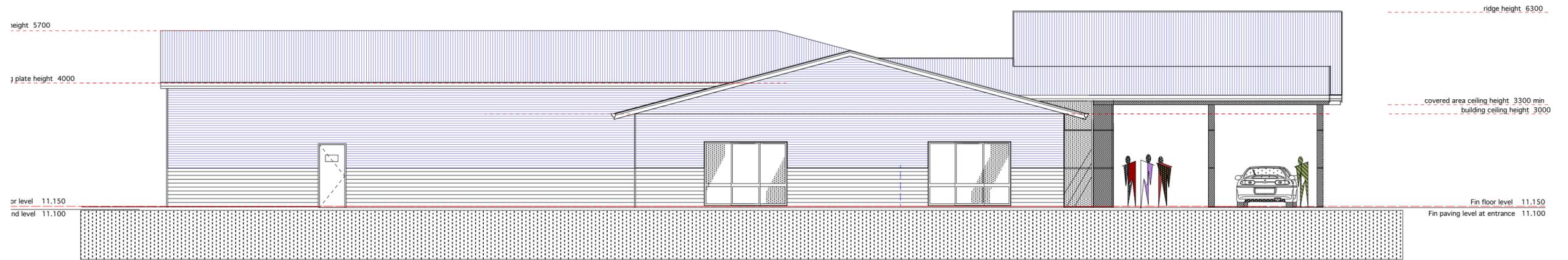
Major trees

-  KARRI to be removed total 8 off
-  RED GUM to be removed total 7 off
-  to be retained

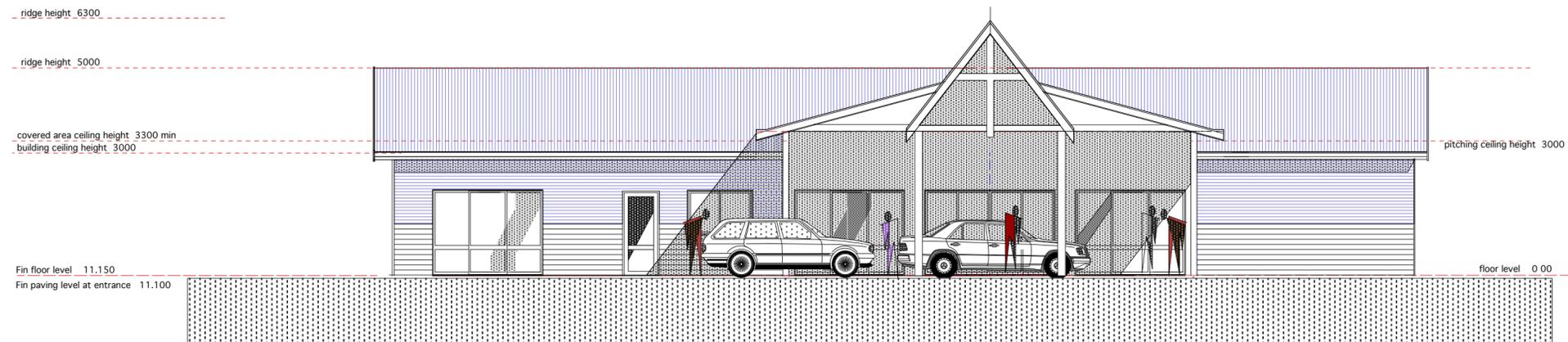
NOTE : All stormwater to be retained on site
Paved areas graded to fall to soakwells as shown

21 May 2019 - Attachment 8.1.1c

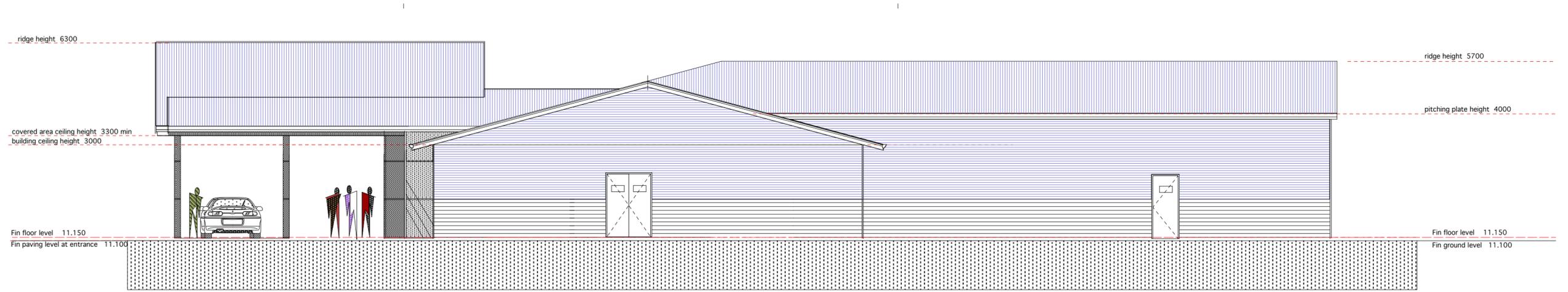




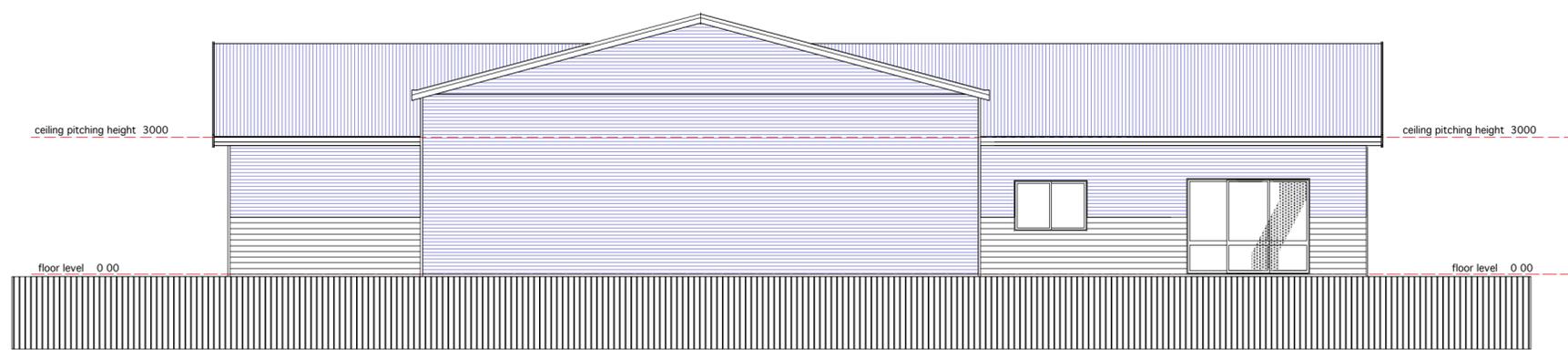
E a s t E l e v a t i o n



N o r t h E l e v a t i o n



W e s t E l e v a t i o n



S o u t h E l e v a t i o n



Bushfire Management Plan

Lot 166 South Coast Highway, Denmark

Prepared for
Denmark Baptist Church

15 November 2018



DOCUMENT TRACKING

Item	Detail
Project Name	Bushfire Management Plan, Lot 1 Ocean Beach Road, Denmark
Project Number	18PER-11733
Project Manager	Daniel Panickar Level 1, 235 St Georges Terrace Perth WA 6000
Prepared by	Daniel Panickar (BPAD37802-L2)
Reviewed by	Bruce Horkings (BPAD29962-L3)
Approved by	Bruce Horkings (BPAD29962-L3)
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Contents

1	Introduction	5
1.1	Proposal details	5
1.2	Purpose and application of the plan	5
1.3	Environmental Considerations.....	5
2	Bushfire Assessment Results	7
2.1	Assessment inputs	7
2.1.1	General	7
2.1.2	Fire Danger Index.....	7
2.1.3	Vegetation classification	7
2.1.4	Topography and slope under vegetation.....	7
2.1.5	Distance between proposed development areas and classified vegetation	7
2.2	Assessment outputs	9
2.2.1	Bushfire Attack Level (BAL) assessment	9
2.2.2	Method 1 BAL assessment.....	9
2.2.3	Identification of issues arising from the BAL assessment	11
3	Assessment against the Bushfire Protection Criteria	12
3.1	Compliance.....	12
3.2	Additional management strategies	13
3.2.1	Bushfire Emergency Evacuation Plan inputs	13
4	Responsibilities for Implementation and Management of Bushfire Measures	16
5	Conclusion	17
	References	18
	Appendix A Vegetation class assessment (BDS 2018)	19
	Appendix B Standards for Asset Protection Zones	20
	Appendix C Vehicular access technical requirements (WAPC 2017)	22

List of figures

Figure 1: Site overview	6
Figure 2: Pre-development vegetation classification and effective slope	8
Figure 3: Bushfire Attack Level (BAL) assessment.....	10
Figure 4: Spatial representation of bushfire management strategies	15
Figure 5: Illustrated tree canopy cover projection (WAPC 2017).....	20

List of tables

Table 1: Method 1 BAL calculation.....	9
Table 2: Summary of solutions used to achieve bushfire performance criteria	12
Table 3: Proposed work program	16

1 Introduction

1.1 Proposal details

Eco Logical Australia (ELA) was commissioned by Denmark Baptist Church to prepare a Bushfire Management Plan (BMP) to support a development application (DA) being prepared for Lot 166 (987) South Coast Highway, Denmark (hereafter referred to as the subject site; **Figure 1**). The proposed development will include:

- Clearing of existing vegetation on-site; and
- Construction of a Baptist Church building (including function centre) and associated car parking as depicted in **Figure 1**.

The entirety of the subject site is within a designated bushfire prone area as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES 2018), which triggers bushfire planning requirements under *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7; WAPC 2015) and reporting to accompany submission of the rezoning application in accordance with the associated *Guidelines for Planning in Bushfire Prone Areas v 1.3* (the Guidelines; WAPC 2017).

The proposed land use (i.e. place of worship) is considered vulnerable due to:

- The presence of a function centre within the building; and
- The expected elderly demographic and children attending services.

This assessment has been prepared by ELA Senior Bushfire Consultant, Daniel Panickar (FPAA BPAD Level 2 Certified Practitioner No. BPAD37802-L2) and quality assurance undertaken by ELA Senior Bushfire Consultant, Bruce Horkings (FPAA BPAD Level 3 Certified Practitioner No. BPAD29962-L3).

Kathryn Kinnear (FPAA BPAD Level 2 Certified Practitioner No. BPAD30794-L2) of Bio Diverse Solutions (BDS) has undertaken the vegetation class assessment informing this BMP.

1.2 Purpose and application of the plan

The primary purpose of this BMP is to act as a technical supporting document to inform planning assessment.

This BMP is also designed to provide guidance on how to plan for and manage the bushfire risk to the subject site through implementation of a range of bushfire management measures in accordance with the Guidelines.

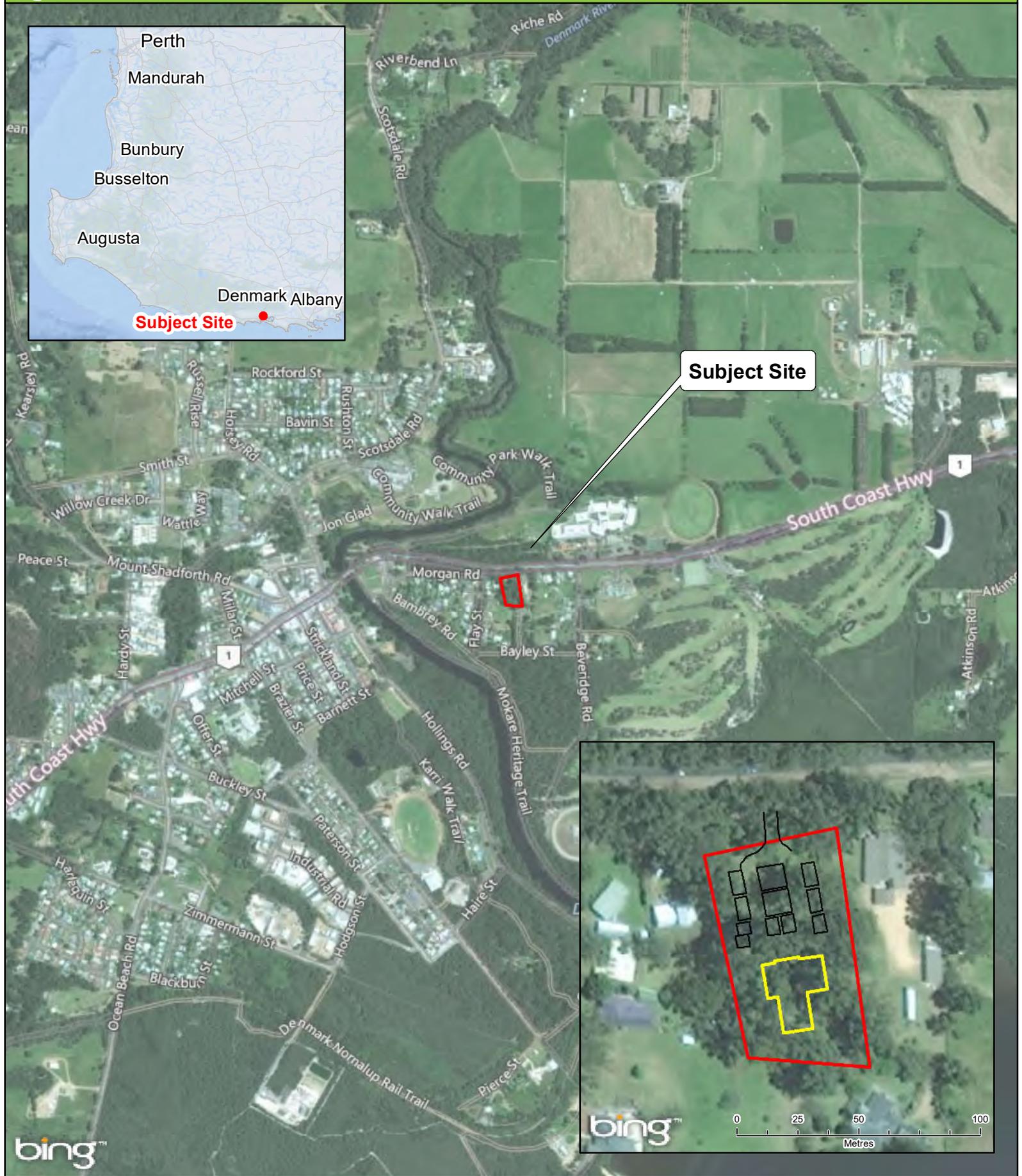
1.3 Environmental Considerations

Some bushfire prone areas also have high biodiversity values. SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

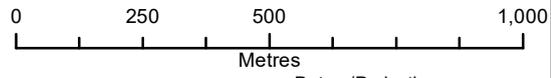
Environmental approvals for the development are being facilitated by BDS and any implications regarding bushfire management will be addressed in future BMPs.

No revegetation is proposed within the subject site, however if this changes, it will be addressed in future BMPs.

Figure 1: Site Overview



- Legend**
- Baptist church building
 - Subject Site
 - Car parks



Datum/Projection:
GDA 1994 MGA Zone 50



2 Bushfire Assessment Results

2.1 Assessment inputs

The following section is a consideration of spatial bushfire risk and has been used to inform the bushfire assessment in this report.

2.1.1 General

The subject site is located in the Shire of Denmark, and is bound by:

- South Coast Highway and forest vegetation to the north; and
- Rural-residential properties in all other directions.

2.1.2 Fire Danger Index

A blanket rating of FDI 80 is adopted for Western Australian environments, as outlined in AS 3959–2009 and endorsed by Australasian Fire and Emergency Service Authorities Council (AFAC).

2.1.3 Vegetation classification

Vegetation within the subject site and surrounding 150 m (the assessment area) was assessed by BDS in accordance with the Guidelines and AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* (SA 2009). The site inspection was undertaken on 24 October 2018 (BDS 2018).

The following vegetation classes and exclusions were identified within the assessment area as depicted in **Figure 2** and listed below:

- Class A forest;
- Class B woodland; and
- Exclusions as per clause 2.2.3.2 (e) and (f) (i.e. non-vegetated areas and low-threat vegetation).

The vegetation class assessment including photographs relating to each vegetation type are included in **Appendix A** (BDS 2018).

The Bushfire Attack Level (BAL) assessment addresses this topic further in **Section 2.2.2**.

2.1.4 Topography and slope under vegetation

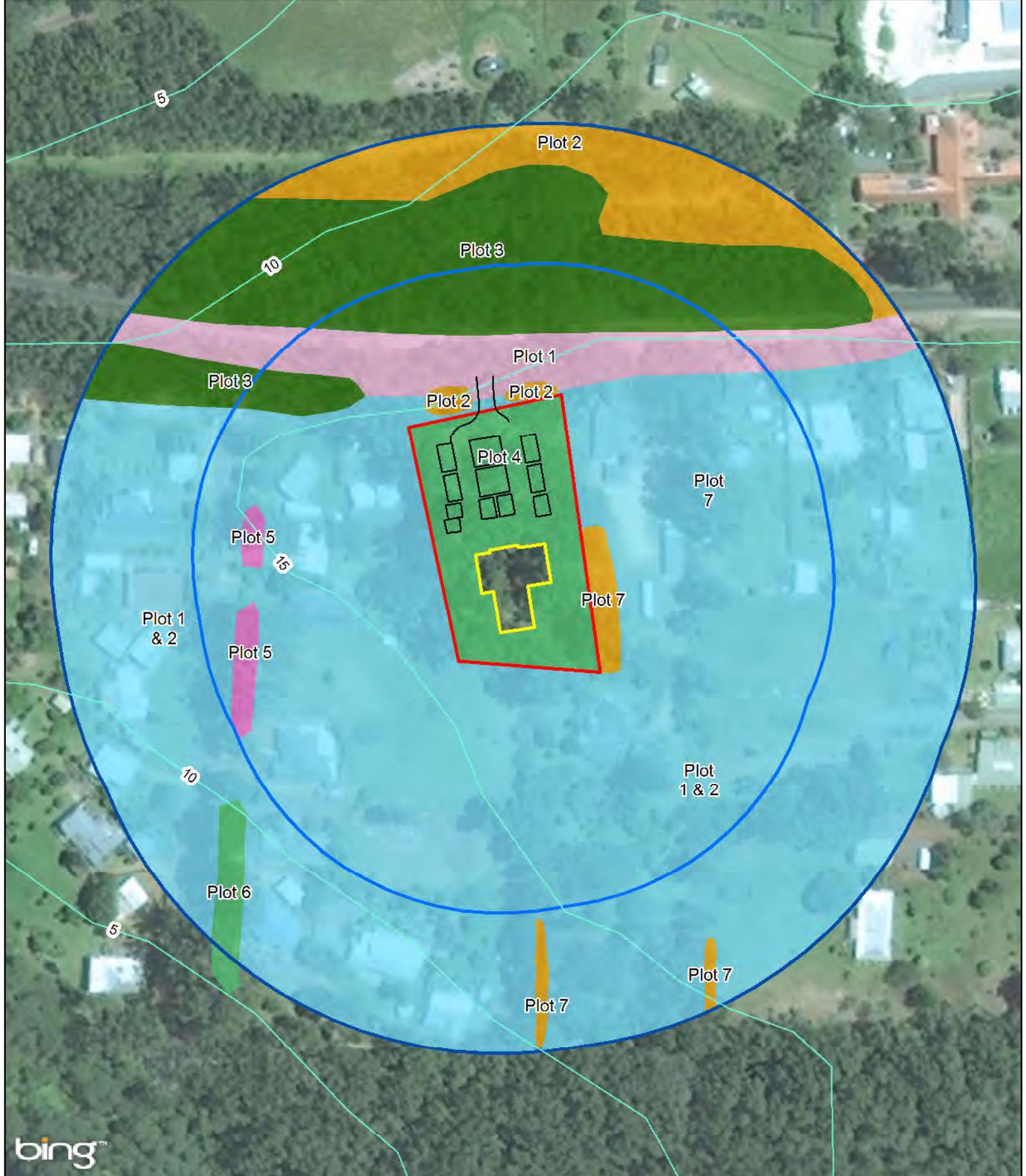
Effective slope under vegetation was assessed for a distance of 150 m from the subject site in accordance with the Guidelines and AS 3959-2009. Slope under classified vegetation in all directions ranged from upslope/flat land to >0-5 degrees downslope as depicted in **Figure 2**.

The BAL assessment addresses this topic further in **Section 2.2.2**.

2.1.5 Distance between proposed development areas and classified vegetation

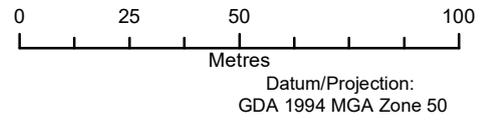
Separation distances between proposed development areas within the subject site and classified vegetation are discussed in the BAL assessment in **Section 2.2.2**.

Figure 2: Pre-Development Vegetation Classification



- Legend**
- Baptist church building
 - Subject site
 - 100m site assessment
 - 150m site assessment
 - Car parks
 - Contour (5m)

- Vegetation classification**
- Class A forest
 - Class B woodland
 - Excluded as per clause 2.2.3.2 (c)
 - Excluded as per clause 2.2.3.2 (e)
 - Excluded as per clause 2.2.3.2 (e) and (f)
 - Excluded as per clause 2.2.3.2 (f)



Datum/Projection:
GDA 1994 MGA Zone 50



2.2 Assessment outputs

A BAL assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959-2009 and the bushfire assessment inputs in **Section 2.1**.

2.2.1 Bushfire Attack Level (BAL) assessment

All land located within 100 m of the classified vegetation depicted in **Figure 2** is considered bushfire prone and is subject to a BAL assessment in accordance with the Guidelines.

A Method 1 BAL assessment (as outlined in AS 3959-2009) has been completed for the proposed development and incorporates the following factors:

- State adopted Fire Danger Index (FDI);
- Vegetation class;
- Slope under classified vegetation; and
- Distance between proposed development areas and the classified vegetation.

Based on the identified BAL, construction requirements for proposed buildings can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

Clearing will be undertaken within the subject site for development purposes, and consequently the pre-development vegetation extent is subject to change. **Figure 3** takes into account expected changes to vegetation within the subject site.

2.2.2 Method 1 BAL assessment

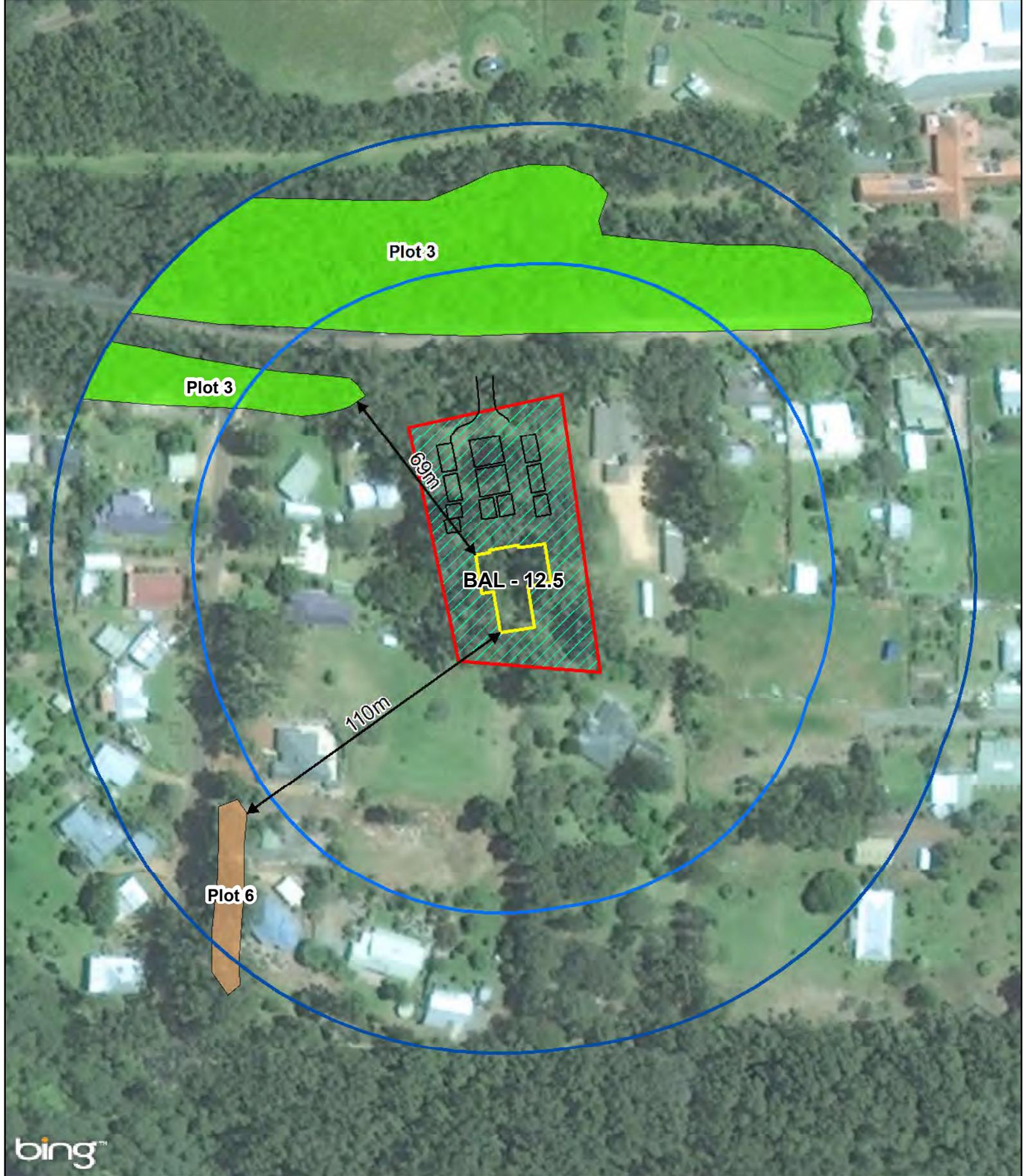
Table 1 and **Figure 3** display the Method 1 BAL assessment undertaken for the proposed development in accordance with AS 3959-2009 methodology. The results show that the proposed building (the Church) within the subject site is subject to a BAL rating of **BAL-12.5**.

Table 1: Method 1 BAL calculation

Plot and vegetation classification	Effective slope under vegetation	Hazard separation distance (m)	BAL rating
Plots 1 & 2 Excluded – clause 2.2.3.2 (e) & (f)	N/A: BAL-LOW		
Plot 3 Class A forest	>0-5° downslope	69 m	BAL-12.5
Plot 4 (the subject site) Excluded – clause 2.2.3.2 (e) & (f)*	N/A: BAL-LOW		
Plot 5 Excluded – clause 2.2.3.2 (e) & (f)	N/A: BAL-LOW		
Plot 6 Class B woodland	>0-5° downslope	110 m	BAL-LOW
Plot 7 Excluded – clause 2.2.3.2 (e) & (f)	N/A: BAL-LOW		

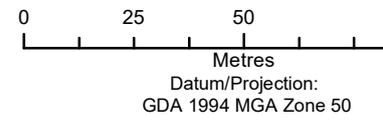
*Currently Class B woodland – will be modified to APZ standards to facilitate development

Figure 3: Bushfire Attack Level (BAL) Assessment



- Legend**
- Baptist church building
 - Car parks
 - Subject Site
 - Asset Protection Zone
 - Separation distance

- Vegetation class**
- Class A forest
 - Class B woodland



2.2.3 Identification of issues arising from the BAL assessment

The proposed development is located in areas subject to a BAL rating of BAL-12.5. Should there be any changes in development design or vegetation/hazard extent that requires a modified bushfire management response, then the above BAL ratings will need to be reassessed for the affected areas and documented in a brief addendum to this BMP.

3 Assessment against the Bushfire Protection Criteria

3.1 Compliance

The proposed development is required to comply with policy measures 6.2, 6.5 and 6.6 of SPP 3.7 and the Guidelines. Implementation of this BMP is expected to meet objectives 5.1 - 5.4 of SPP 3.7.

In response to the above requirements of SPP 3.7 and the Guidelines, bushfire management measures, as outlined, have been devised for the proposed development in accordance with Guideline acceptable solutions to meet compliance with bushfire protection criteria.

The 'acceptable solutions assessment' is provided below to assess the proposed bushfire management measures against each bushfire protection criteria in accordance with the Guidelines and demonstrate that the measures proposed meet the intent of each element of the bushfire protection criteria. **Figure 4** depicts bushfire management strategies where necessary.

Table 2: Summary of solutions used to achieve bushfire performance criteria

Bushfire Performance Criteria	AS	PS	N/A	Proposed bushfire management strategies
Element 1: Location A1.1 Development location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post-development, the Church will be situated in areas subject to a BAL rating of BAL-12.5 (refer to Figure 3). The proposed development is assessed as compliant with A1.1.
Element 2: Siting and design of development A2.1 Asset Protection Zone (APZ)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An APZ will be maintained between the Church and classified vegetation in the form of non-vegetated areas and managed vegetation (refer to Figure 4). The APZ will be maintained to standards contained in Appendix B . The proposed development is considered to be compliant with A2.1.
Element 3: Vehicular access A3.1 Two access routes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site will have two access points onto South Coast Highway which is a two-way, major road providing access to the west into Denmark town centre and to the east towards Albany (refer to Figure 4). The proposed development is considered to be compliant with A3.1.
Element 3: Vehicular access A3.2 Public road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public roads are proposed as part of the development.
Element 3: Vehicular access A3.3 Cul-de-sac	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cul-de-sacs proposed as part of the development.
Element 3: Vehicular access A3.4 Battle-axe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No battle axe lots are proposed.

Bushfire Performance Criteria	AS	PS	N/A	Proposed bushfire management strategies
Element 3: Vehicular access A3.5 Private Driveway longer than 50 m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The private driveway servicing the subject site will comply with relevant requirements in Appendix C . The proposed development is considered to be compliant with A3.5.
Element 3: Vehicular access A3.6 Emergency Access way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No emergency access ways are proposed.
Element 3: Vehicular access A3.7 Fire-service access routes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No fire service access routes are required or proposed.
Element 3: Vehicular access A3.8 Firebreak width	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site will comply with the requirements of the Shire of Denmark Fire Management Notice. The proposed development is considered to be compliant with A3.8.
Element 4: Water A4.1 Reticulated areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site will be connected to a reticulated water supply. The proposed development is assessed as compliant with A4.1. A4.2 and A4.3 are not applicable to this proposed development.

3.2 Additional management strategies

A Bushfire Emergency Evacuation Plan (BEEP) has been prepared to support the development in accordance with policy measure 6.6 of SPP 3.7 and the Guidelines (ELA 2018).

3.2.1 Bushfire Emergency Evacuation Plan inputs

The BEEP has been written with the following inputs underpinning the drivers for evacuation:

- Evacuation time has been calculated on the following scenario:
 - It requires 5 minutes to access a vehicle from the Church;
 - The average speed while travelling within the subject site would be 10 km/h;
 - The distance from the Church to the egress point is approximately 50 m;
 - Total time to exit the Church and get to South Coast Highway is 6 minutes;
 - Average speed travelling from the subject site to Denmark Recreation Centre (identified off site refuge) would be 40km/h;
 - The distance from the subject site to Denmark Recreation Centre is 2.1 km;
 - Total time to travel to Denmark Recreation Centre is 4 minutes (this has been assumed as worst-case scenario as the road network may not be hindered and can be travelled at the speed limits;
 - Identified travel speeds are considered highly conservative to allow for a significant factor of safety;
- Total time calculated to evacuate to the offsite refuge under the above conditions is 10 minutes;
- 30 minutes have been allowed for the evacuation trigger which allows for a significant factor (x3) of safety.

Assumptions for fire rate of spread:

- Forest Fire Danger Index (FFDI) – 80;
- Grassland Fire Danger index (GFDI) – 110;
- Assumed landscape slope within 10 km of the subject site is 2° downslope to the south and generally upslope/ flat land to the north;
- Three fire direction scenarios have been considered and their associated Rate of Spread (RoS) calculated based on a fire from the south as a forest fire or the north from farmland as a grass fire:
 - South - forest fire rate of spread – 2.75 km/h (approx.. 1.4 km in 30 mins);
 - South - scrub fire rate of spread – 4.78 km/h (approx.. 2.4 km in 30 mins);
 - North (predominantly pasture with narrow strips of forest) - grass fire rate of spread – 14.3 km/h (approx.. 7 km in 30 mins);
- Based on the above identified evacuation time of 30 mins:
 - If there is a fire heading from the south as a scrub or forest fire and is approximately within 2.4 km of the subject site, then no patrons should evacuate off site and instead, move to the 'Alternative Area for Assembly (Emergency)' (the Church building);
 - If there is a fire heading from the north as a grass fire and is approximately within 7 km of the subject site, then no patrons should evacuate off site and instead, move to the 'Alternative Area for Assembly (Emergency)' (the Church building);
- Any direction or evacuation messages from DFES or other emergency personnel will override the above trigger actions.

Roles and responsibilities:

- It is the responsibility of the owner/ manager of the Baptist Church to monitor bushfire risk to the site using Emergency WA / or DFES website or ABC Radio or 'National Bushfires' app
- It is also the responsibility of the patrons to monitor bushfire risk as well; and
- Both patrons and staff should follow the above timings in the case of a bushfire.

It should be noted that the above assumptions are extremely conservative in nature in accordance with the precautionary principle.

The Denmark Recreation Centre has been identified as a community assembly point in the event of emergencies by the Shire of Denmark.

Figure 4: Spatial representation of the bushfire management strategies



Denmark

Albany

South Coast Hwy (53.6 km)

Denmark Recreation Center

- Legend**
- Baptist church building
 - Subject Site
 - 100m site assessment
 - 150m site assessment
 - Access / egress route
 - Asset Protection Zone

0 1,150 2,300 4,600
Metres
Datum/Projection:
GDA 1994 MGA Zone 56

4 Responsibilities for Implementation and Management of Bushfire Measures

Implementation of the BMP applies to the developer, the contracted builder, the future owner of the Church and the Shire of Denmark to ensure bushfire management measures are adopted and implemented on an ongoing basis. A summary of the bushfire management measures described in **Section 3**, as well as a works program, is provided in **Table 3**. These measures will be implemented to ensure the ongoing protection of life and property assets is achieved. Timing and responsibilities are also defined to assist with implementation of each measure.

Table 3: Proposed work program

No.	Bushfire management measure	Responsibility
Prior to construction		
1	Establish the APZ as depicted in Figure 4 .	Developer
2	Ensure access complies with the requirements for private driveways in Appendix C .	Developer
During construction		
3	Provide reticulated water supply to the Church.	Developer
4	Ensure the Church is constructed to BAL-12.5 standard.	Contracted builder
5	Maintain the APZ as depicted in Figure 4 .	Developer
Ongoing management		
6	Maintain the APZ as depicted in Figure 4 .	Owner
7	Comply with Shire of Denmark Fire Management Notice.	Owner
		Shire of Denmark
8	Ensure patrons and staff are provided with the BEEP and are aware of triggers and actions.	Owner

5 Conclusion

In the author's professional opinion, the bushfire protection requirements listed in this assessment provide an adequate standard of bushfire protection for the proposed development. As such, the proposed development is consistent with the aim and objectives of SPP 3.7 and associated guidelines and is recommended for approval.



Daniel Panickar
Manager – Perth / Bushfire Lead - WA
FPAAs BPAD Certified Practitioner
No. BPAD37802-L2



Bruce Horkings
Senior Bushfire Consultant
FPAAs BPAD Certified Practitioner
No. BPAD29962-L3



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Western Australian Planning Commission (WAPC). 2017. *Guidelines for Planning in Bushfire Prone Areas Version 1.3 (including appendices).* WAPC, Perth.

Appendix A Vegetation class assessment (BDS 2018)

Appendix B Standards for Asset Protection Zones

The following standards have been extracted from the *Guidelines for Planning in Bushfire Prone Areas v 1.3* (WAPC 2017).

Every habitable building is to be surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

a. Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m² (BAL 29) in all circumstances.

b. Location: the APZ should be contained solely within the boundaries of the lot on which a building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes).

c. Management: the APZ is managed in accordance with the requirements of '*Standards for Asset Protection Zones*' (below):

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

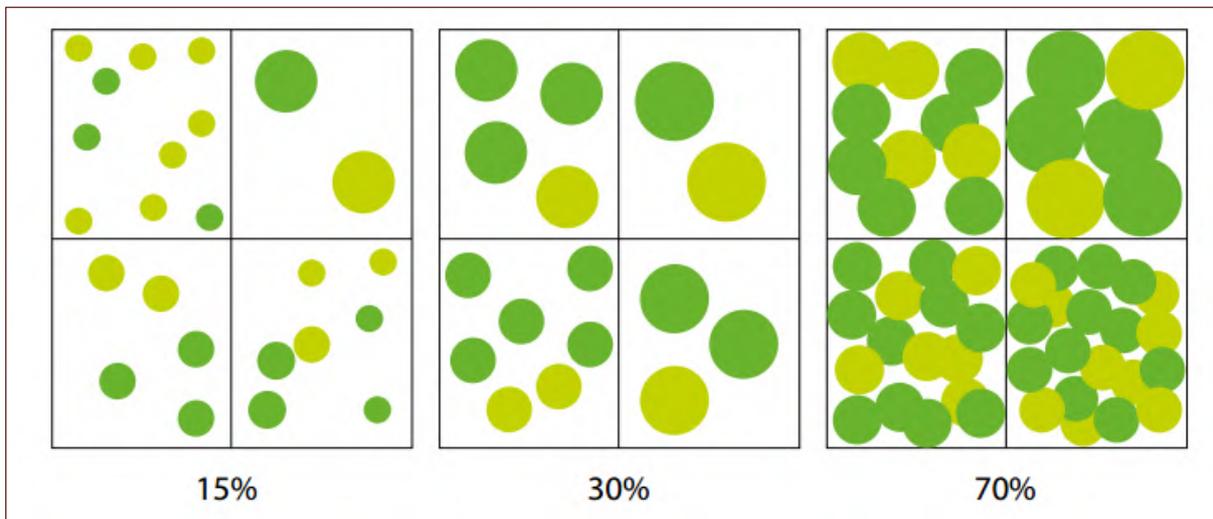


Figure 5: Illustrated tree canopy cover projection (WAPC 2017)

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

Additional notes

The Asset Protection Zone (APZ) is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level. Hazard separation in the form of using subdivision design elements or excluded and low threat vegetation adjacent to the lot may be used to reduce the dimensions of the APZ within the lot.

The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. The APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context, but does not include grassland or vegetation on a neighbouring rural lot, farmland, wetland reserves and unmanaged public reserves.

Appendix C Vehicular access technical requirements (WAPC 2017)

Technical requirements	Public road	Cul-de-sac	Private driveway	Emergency access way	Fire service access route
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal distance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 m	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius	8.5	8.5	8.5	8.5	8.5

* Refer to E3.2 Public roads: Trafficable surface

Additional requirements for Private Driveways:

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

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HEAD OFFICE

Suite 2, Level 3
668-672 Old Princes Highway
Sutherland NSW 2232
T 02 8536 8600
F 02 9542 5622

CANBERRA

Level 2
11 London Circuit
Canberra ACT 2601
T 02 6103 2314
F 02 9542 5622

COFFS HARBOUR

22 Ray McCarthy Drive
Coffs Harbour NSW 2450
T 02 6651 5484
F 02 6651 6890

PERTH

Level 1, Bishop's See
235 St Georges Terrace
Perth WA 6000
T 08 6218 2200
F 02 9542 5622

MELBOURNE

Level 1, 436 Johnston St
Abbotsford, VIC 3076
T 03 9290 7173
F 02 9542 5622

SYDNEY

Suite 1, Level 3
101 Sussex Street
Sydney NSW 2000
T 02 8536 8650
F 02 9542 5622

NEWCASTLE

Suites 28 & 29, Level 7
19 Bolton Street
Newcastle NSW 2300
T 02 4910 3412
F 02 9542 5622

ARMIDALE

92 Taylor Street
Armidale NSW 2350
T 02 8081 2685
F 02 9542 5622

WOLLONGONG

Suite 204, Level 2
62 Moore Street
Austinmer NSW 2515
T 02 4201 2203
F 02 9542 5622

BRISBANE

Level 5, 12 Creek Street
Brisbane QLD 4000
T 07 3503 7192
F 02 9542 5622

HUSKISSON

Unit 1, 51 Owen Street
Huskisson NSW 2540
T 02 4201 2264
F 02 9542 5622

NAROOMA

5/20 Canty Street
Narooma NSW 2546
T 02 4302 1266
F 02 9542 5622

MUDGEES

Unit 1, Level 1
79 Market Street
Mudgee NSW 2850
T 02 4302 1234
F 02 6372 9230

ADELAIDE

Level 2, 70 Pirie Street
Adelaide SA 5000
T 08 8470 6650
F 02 9542 5622

1300 646 131

www.ecoaus.com.au

1. Location details

Facility type:

- Baptist Church

Location:

- Lot 166 South Coast Highway, Denmark, Western Australia

Infrastructure:

- Baptist Church including function centre

Occupation / Visitation (number of people):

- Maximum visitors: 200 (Church services and community functions)

Access:

- Single access road onto South Coast Highway (two-way road).

Fire Weather Forecast Area:

- South West Land Division Fire District
- Stirling Coast

2. Communications

Mobile:

- Mobile reception is available – however, mobile communications can become unreliable during bushfire/emergency events due to the volume of usage

Landline / NBN:

- The facility will have a landline available for emergency use

Radio:

- ABC: Albany - Local Radio (630 AM), Southern Agricultural – News Radio (92.1 FM)

Internet Sites:

- Preparing your Property – [DFES Link](#)
- Emergency WA – www.emergency.wa.gov.au
- DFES on Facebook - www.facebook.com/dfeswa
- DFES on Twitter - www.twitter.com/dfes_wa
- National Bushfires app - www.bushfireblankets.com/bushfire-app.html

3. Contacts

Fire reporting	000	
Manager	Gary Stanway	0427 481 598
DFES (Emergency Information)	13 33 37	
SES (Emergency Assistance)	132 500	
WA Police	000	
WA Ambulance	000	
Bureau of Meteorology (BoM) Recorded Information	1300 659 213	

4. Evacuation preparedness

- All patrons must be briefed during the Bushfire Danger Period on the bushfire evacuation procedures with updated advice provided when the Fire Danger Rating (FDR) exceeds Very High or a fire warning is issued by Emergency Services (currently DFES) for the locality.
- This Evacuation Plan is to be displayed in the main church building.

BUSHFIRE PREPAREDNESS MATRIX

ACTION	LOW/MOD	HIGH	VERY HIGH	SEVERE	EXTREME	CATASTROPHIC
Manager to perform daily check (after 4 pm) on the DFES and BoM websites to determine the Fire Danger Rating (FDR) for the following day and weekly prediction. Update patrons if there is a likelihood of the site being closed to visitors due to FDR.						
Manager to monitor Emergency WA or DFES website or ABC Radio or 'National Bushfires' app for fire incidents		Min. 1 pm	Min. 1pm, 3pm	Min. 11am, 1pm, 3pm	Min. 11am, 1pm, 3pm (or more frequently if fire event in locality)	Church closed to visitors
Complete building preparedness checks			By 10 am	By 8 am	By 8 am	

5. Evacuation triggers

A decision to evacuate off-site or to shelter-in-place is to be determined by:

- Instructions from Police, DFES, other Emergency Services or Manager
- the Bushfire Evacuation Matrix (overleaf)
- A warning regarding a known bushfire in the locality (see Bushfire Evacuation Matrix overleaf)

SEE EVACUATION DECISION MATRIX (OVERLEAF)

6. Evacuation Procedures

Every bushfire attack is different. The response to each must therefore be specific and be in response to bushfire warnings

Bushfire Warning Notification

- Emergency WA website, SMS or **the 'National Bushfires' App (for smartphones)** will provide initial notification of a fire and evacuation instructions.
- DFES, Police (or other incident personnel) may also attempt to notify visitors (on site).
- The Manager is also responsible to ensure any visitors are aware of a fire warning has been issued.

Off-site evacuation

- Off-site evacuation is always safer, provided adequate time is available to complete safely. Confirm with Lead Agency (DFES or other Emergency Service) prior to evacuating and follow all directions.

- Off-site evacuation is to occur by driving private vehicles directly to Denmark Recreation Centre at McLean Park. Obtain further advice from media warnings once safely in town.

- Evacuation well in advance of a fire's predicted arrival time is safer** than remaining on-site.

The Denmark Recreation Centre has been identified as a community assembly point in the event of emergencies by the Shire of Denmark.

On-site evacuation

- Evacuating to the nominated alternative area for emergency assembly may be required where it is not possible to evacuate to Denmark Recreation Centre safely.
- This nominated alternative area for emergency assembly (the Church) has been constructed to a BAL-12.5 standard and will provide for a greater level of protection than remaining outdoors.

7. Visitor welfare during emergency assembly

- This will be provided by the Manager. Serious medical needs will require emergency response via 000.

8. Building Preparedness Checks

- Include such tasks as ensuring reduced fuel loads around buildings, routine house maintenance is up to date including cleaning of gutters, fire breaks are in place, and static water supply is available.
- Detailed information and checklists are available on the DFES website **including the 'The Homeowner's Bushfire Survival Manual'** and the *'Prepare Act Survive Booklet'* published by DFES:

https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES_Bushfire-Homeowners_Survival_Manual.pdf

https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES_Bushfire-Prepare_Act_Survive_Booklet.pdf

9. Notes on Fire Danger Rating and Total Fire Ban Declaration



- The Fire Danger Rating (FDR) gives an indication of the potential consequences of a fire, if a fire was to start.
- The rating is based on predicted conditions such as the forecast temperature, humidity, wind and dryness of the landscape.
- The higher the fire danger rating, the more dangerous the conditions.
- During the Bushfire Danger Period (1st November – 30th April) the forecast FDR for the following day is typically released around 4pm but can be changed as weather conditions unfold.
- Both predicted and current FDR are available from the DFES and BoM websites.

A **'Total Fire Ban' (known as TFB)** is a separate declaration (i.e. a particular day or part thereof may have both **'Severe' FDR and a TFB**).

10. What to do if caught in a bushfire

The following provide current guidelines* on what to do if caught in a bushfire in a building or on foot. Each requires a different response involving critical decisions for your survival.

What to do if caught in a bushfire IN A BUILDING

Outside your building

- Ensure you drink plenty of water so you do not dehydrate
- Block your downpipes, (a sock full of sand/soil will help) and fill your gutters with water
- Move flammable items such as outdoor furniture, doormats,
- Gas cylinders should have the valve facing away from the building
- Do not stand on the roof with a hose. In bush fires, often more people are injured by falling from roofs than suffering burns
- Patrol the outside of the building, putting out any embers and spot fires that may start. An ember or spark can reach your home hours before the fire front arrives
- Just before the fire arrives, wet down timber decks and gardens close to the building
- Move any firefighting equipment to a place where it will not get burnt.

Inside your building

- Continue to drink water so you do not dehydrate
- Close doors, windows, vents, blinds and curtains to prevent flames, smoke and embers from entering
- Put tape across the inside of the windows so they stay in place if they break
- Shut off gas at the meter or bottle
- Move furniture away from the windows to prevent any embers that enter the building from igniting
- Fill sinks, bath and buckets with water for putting out any fires that may start inside
- Place wet towels around window and door edges to stop smoke and embers from entering
- Put a ladder next to the access hole to the roof space so you can check for spot fires.

During the fire

- When the fire arrives, go inside to protect you from the radiant heat
- Ensure you have torches ready as it is likely to become completely dark and you will not be able to see
- Patrol the inside of the building, including the roof space for sparks and embers
- Remember – if your life is at risk, call Triple Zero (000) immediately.

After the fire

- Once the fire has passed, you may need to patrol the property for hours. Go outside and put out any part of the building which is alight.
- An ember or spark from a fire can impact on a house many hours after the main fire front has passed and small spot fires can quickly get out of control.

What to do if caught in a bushfire ON FOOT

- Try to move on to bare or burnt ground at least 100 m from where fire is likely to burn, if this is not feasible find the largest bare or burnt ground possible
- Do not run uphill or away from the fire unless you know a safe refuge is able to be reached before the fire arrives. Try and position yourself downhill of the on-coming fire.
- Move across the slope out of the path of the fire front and work your way downslope towards the back of the fire or onto burnt ground.
- Do not attempt to run through flames unless you can see clearly behind them. This generally means that the flames are less than 1 metre high and less than 1 to 2 metres deep at the back or on the flanks of the fire.
- Lulls in the fire often result in the flames in these parts being low enough to step or run through to the burnt ground beyond.
- When conditions become severe use every possible means to protect yourself from radiation. On bare ground cover yourself, use wheel ruts, depressions, large rocks or logs to give protection.
- Take refuge in ponds, running streams or culverts, but behind solid objects such a rock
- Remain calm and do not run blindly from the fire. If you become exhausted you are much more prone to heat stroke and you may easily overlook a safe refuge. Consider an alternative course of action.

* adapted from NSW RFS bushfire training modules.

BUSHFIRE EMERGENCY AND EVACUATION PLAN - Denmark Baptist Church, Lot 166 South Coast Highway



RISK STATUS	LOW/ MOD	HIGH	VERY HIGH	SEVERE	EXTREME	CATASTROPHIC
Fire predicted to impact site or egress	If fire is greater than 2.4 km south or 7 km north of the subject site: <ul style="list-style-type: none"> Evacuate to the Denmark Recreation Centre if safe (seek advice from DFES / Emergency Services) or if instructed to do so*3 Allow for at least 30 mins for evacuation (refer to Bushfire Management Plan for assumptions and triggers). 					
Time to fire impact is <time available to evacuate*2	If fire is less than than 2.4 km south or 7 km north of the subject site: <ul style="list-style-type: none"> If safe to do so; move directly to the nominated alternative area for emergency assembly *1 					<ul style="list-style-type: none"> Close Church for forecast period
Fires exist in region but no risk to site			Sign outside church updated to indicate possible closure.	<ul style="list-style-type: none"> Obtain emergency service advice on whether to close the facility and evacuate patrons off-site or alternative area for emergency assembly. 		
No fires	Maintain appropriate monitoring as per Bushfire Preparedness Matrix					

*1 Relocate – ONLY if safe to do so e.g. flames are not visible or nearby dense smoke is not blown directly toward you.
 *2 NB: time to relocate is the estimated time for all patrons to leave the Church and drive to the Denmark Recreation Centre PLUS adding extra precautionary time based upon the FDR. Check with emergency service warnings before evacuating.
 *3 Evacuation safety is dependent on factors such as Fire Danger Rating, wind strength and direction, and the proximity and direction of the fire. Follow advice of emergency service broadcast fire warnings or telephone them. Do not evacuate to Denmark Recreation Centre unless this can be completed many hours before the potential fire arrival. Advice from DFES or other Emergency Service should be sought before evacuating.



Legend

- Subject site
- Access point
- Offsite evacuation point
- Primary evacuation route
- Asset Protection Zone
- Baptist church building (Onsite evacuation point)

0 10 20 40 Metres
 Datum/Projection: GDA 1994 MGA Zone 50

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 www.ecoaus.com.au
 Prepared by: SM Date: 14/11/2018

**SCHEDULE OF SUBMISSIONS: PROPOSED PLACE OF PUBLIC WORSHIP, COMMUNITY PURPOSES AND CONSULTING ROOMS – No.987 (Lot 166)
South Coast Highway, Denmark (2018/205; A2361)**

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S1	Details omitted as per Council Policy.	Thank you for the opportunity to comment on the proposed development at Lot 166, comprising a Place of Public Worship, Consulting Rooms, and Community Purposes. I am against the proposed development for the following reasons.	
		<p>1. The scale of the development is excessive for Denmark. The land is (to my knowledge) owned by the Baptist Church in Denmark and has been a proposed site for a new church for many years. That was a simple purpose and, had it been restricted to that purpose only, no objection would have been tenable as the scale of the development would have been small, there being only several dozen members of the Baptist faith in and around Denmark. However, the scale of the proposed development including a building of 560m² is much greater and in my opinion exceeds any proportion that is commensurate with current or likely Denmark community needs. Rather, it is of a scale suitable for a large town or city. Not only has there been no opinion expressed from within the community that any need exists for development of this scale, the recent rebuilding of the Bowling Club and its availability to community organisations, along with other sources such as Shire buildings and commercial enterprises such as local wineries, means that community needs for meetings and events are currently satisfied. Additional development is not required.</p>	<p>The proposed building addresses setback, plot ratio and other development standards from the <i>Shire of Denmark Town Planning Scheme No. 3 (TPS3)</i>.</p> <p>The applicant advises ‘Consistent with the trend of new church buildings in other areas, the proposed Denmark Baptist Church community centre building will provide many more facilities to the community than simply a place of worship.’</p> <p>Subject to addressing planning standards, the size of the building is a decision for the Baptist Church. The determination of need for community purposes is also considered to be a decision for the Baptist Church.</p>
		<p>2. The applicants or funders of the development are not disclosed in the documents received. The development application ostensibly or implicitly emanates from the Baptist Church (the title is “Baptist Community Centre”), but your papers sent do not identify the “applicant”. I believe that is Shire policy. I have been advised that the application is allegedly supported by a well-known WA family resident in Perth, but the extent of that support and whether their name is attached to the application are unknown. Of course, any Australian entity has a right to apply for development consent anywhere, but the absence of full disclosure for a development of this scale carries a serious risk that the external interests do not have the welfare of Denmark as their primary concern and that local residents or the Shire may gain an inaccurate view as to the purposes of the development.</p>	<p>The applicant/designer is Martin H Beeck for the Baptist Union of Western Australia Inc (owner) and Denmark Baptist Community Inc.</p>

		<p>3. Public safety will be adversely affected. The development faces the South Coast Highway and the entrance crosses the pedestrian pathway used by school pupils daily on their way to and from Denmark High School. Eastbound traffic will be required to make a right turn across opposing traffic and this requirement will cause a safety hazard and interruption of traffic flow on the Highway, which a single lane in each direction. The development therefore carries a risk to public safety in several respects.</p>	<p>South Coast Highway is the responsibility of Main Roads Western Australia (MRWA). MRWA are satisfied with the proposed access and raise no objections to the safety of road users on South Coast Highway.</p> <p>The adjoining road system has sufficient capacity to handle traffic generation associated with the proposed development.</p> <p>The proposed vehicular access:</p> <ul style="list-style-type: none"> • has appropriate sight distances on South Coast Highway in both directions; • there is appropriate visibility in both directions to see pedestrians on the duel use path; • enables vehicles to enter and leave the site in a forward gear; and • will be a sealed crossover which allows for two-way traffic.
		<p>4. Neighbouring properties will be adversely affected. The number of seats shown in the plans for main building far exceeds the number of car parks to be made available. This implies increased traffic on Morgan St, Flay St and Beveridge Rd as visitors seek alternative parking. The High School and TAFE grounds are also likely to be targeted for unauthorized parking. Noise during functions affecting neighbouring properties is also of potential concern. This may be mitigated by adequate vegetation barriers around the development but the screening plants are not specified.</p>	<p>Appendix XI – Parking Standards of TPS3 requires 1 parking space per 4 persons for places of public assembly and entertainment. Based on the assembly hall providing the potential for a maximum seating of 180 people, this equates to a standard of 45 parking spaces. The application, as outlined in Attachment 8.1.1e, provides 46 parking spaces. It is expected the car park will rarely be full.</p> <p>The development conditions address noise and landscaping.</p>

		<p>5. The stated purposes of the development are inconsistent in Shire documents. In addition to the three purposes mentioned above (a quotation from your letter), the Shire website also mentions "...a crèche, storage areas, kitchen, rooms to accommodate office/counselling space and a range of community based uses such as small receptions/functions and group activities". The nature of the "Consulting room" function is unspecified. These functions imply daily traffic, not occasional traffic when one-off events are being held.</p>	<p>The consulting rooms are a minor/incidental component of the facility and are likely to generate limited traffic and impacts.</p>
		<p>Other points of concern Sixty percent of the beautiful mature Karri and Red Gums will be sacrificed under the proposed. This is highly regrettable.</p>	<p>Noted. The application proposes the removal of 8 Karri trees and 7 Marri (Red Gum) trees. There is an expectation that some trees can be removed to facilitate development, address bushfire requirements and minimise the risk of falling tree limbs.</p>
		<p>The nature of the screening vegetation is unspecified. Any feedback from you in relation to these objections will be appreciated.</p>	<p>This is required to be addressed as a development condition.</p>
<p>S2</p>	<p>Details omitted as per Council Policy.</p>	<p>I OBJECT to the proposed place of worship that is intended on South-coast Highway. As someone who values peace and quiet, and has specifically chosen my property for that very reason and locale, I believe that creating such a structure and allowing for the proposed population to utilise the building and grounds will destroy the natural birdlife, tree-life and general peace and quiet of the locale.</p>	<p>The proposed development will change the character of the site which is currently vacant. It is noted that potential noise associated with the activities may at times be insignificant compared to the noise generated by traffic on South Coast Highway. Noise management and mitigation are required to be addressed as development conditions. It is also noted that the level of noise emanating from the premises shall not exceed that prescribed in the <i>Environmental Protection Act 1986</i>, and the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
		<p>By allowing for such a population to gather, traffic will be affected and the overflow for events, worship and just general day to day is something that will negatively impact the very serene atmosphere that is found within the area.</p>	<p>MRWA raise no objection.</p>
		<p>As well, once such a building is constructed, the hours and potential disturbances emanating from such a site, will have serious negative ramifications. Please confirm that you have received this email and make note of this objection.</p>	<p>This is required to be addressed as a development condition.</p>

S3	Details omitted as per Council Policy.	We are writing to advise we object to the above proposal. From the site plan provided the proposal requires extensive clearing of the land. We believe the current trees on the land provide a majestic entry statement to the Denmark Township and should be retained.	The area's character includes the tree-lined entry/gateway into Denmark. There are several trees within the road reserve on the southern side. These trees will be retained.
		On current estimation there are four places of worship and up to thirteen public meeting facilities available for hire to community groups. The need for another purpose built worship and meeting facility appears to be a duplication. We believe the addition of another worship and community space is not required and will not enhance the town.	The determination of need for community purposes is considered to be a decision for the Baptist Church.
S4	Details omitted as per Council Policy.	As a landowner in the proximity to the proposed development I wish to lodge my objection for the following reasons.	
		1. Amenity. This area is a quiet residential community and such a development would be completely out of character for the area.	The development complies with TPS3 standards. It is noted that potential noise associated with the activities may at times be insignificant compared to the noise generated by traffic on South Coast Highway.
		2. The residents would have to put up with an increase in traffic noise and movement. There would also be a risk for traffic turning onto South Coast Highway and into the High School zone.	MRWA raise no objection.
		3. The removal of 15 mature Karri and Red Gum trees would be environmentally detrimental and directly affect the vegetation preservation of the locality.	The site contains limited environmental assets given it is largely cleared. There is an expectation that some trees can be removed to facilitate development, address bushfire requirements and minimise the risk of falling tree limbs.
		4. The current zoning is residential and a Place of Worship approval would not conform with the objectives of a residential area. Please give my submission careful consideration and reject this proposal.	The Place of Public Worship is consistent with TPS3 objectives and is a use envisaged for the Residential Zone as evidenced by TPS3 permissibility and provisions.
S5	Details omitted as per Council Policy.	As a landowner in the proximity to the proposed development I wish to lodge my objection for a number of reasons.	
		1. Amenity . This area is a quiet residential community and such a development would be completely out of character for the area. The residents would have to put up with an increase in traffic noise both day and night.	The development complies with TPS3 standards. It is noted that potential noise associated with the activities may at times be insignificant compared to the noise generated by traffic on South Coast Highway.
		2. Environmental . The loss of 15 mature trees and removal of vegetation would result in the loss of vital habitat for native birds and animals.	Noted. The application proposes the removal of 8 Karri trees and 7 Marri (Red Gum) trees. There is an expectation that some trees can be

			removed to facilitate development, address bushfire requirements and minimise the risk of falling tree limbs.
		3. Zoning. I believe the current zoning is residential as are the surrounding properties so am curious as to why the Shire would even consider changing this. The shire has a new industrial area which would be much more suitable for a large scale development such as this.	A place of public worship is an 'X' use (not permitted) in the General Industry zone in TPS3.
		4. I am told there is about 30 Baptists in the Denmark community, which begs the question as to why the need for such a large development.	Subject to addressing planning standards, the size of the building is a decision for the Baptist Church.
		Finally I don't believe this proposed development conforms with the objectives of a residential area and should be rejected by the Shire.	The Place of Public Worship is consistent with TPS3 objectives and is a use envisaged for the Residential Zone as evidenced by TPS3 permissibility and provisions.
S6	Details omitted as per Council Policy.	I am writing to vehemently oppose the proposed Baptist Community Centre for the following reasons.	
		The size and scale of the development is at odds with the number of people who identify as Baptist within our community. The most recent census (2016) lists 35 people identifying as Baptist in Denmark (town) out of a total population of 2637, just over 1% of the population. In the greater 6333 area the number rises to 68 from 5845, still just 1% of the population. The proposal is for a 180 seat auditorium; quite clearly, this is not a building intended for the local congregation who could easily be building something on a far more modest scale to accommodate their needs. It is clear that this is a building which is entirely unsuited to the needs of the intended congregants.	The proposed building addresses setback, plot ratio and other development standards from TPS3. Subject to addressing planning standards, the size of the building is a decision for the Baptist Church.
		Part of the rationale for a building of this scale and size is that Denmark has need of such a facility. But does it? Within 500metres or so there is the Riverside Club; in the town centre, just over a kilometre away there is the Civic Centre and less than a kilometre to the East there is the Country Club, all venues capable of holding similar or larger numbers of people. If the Angling Club and Surf Lifesaving Club are added to this, it is clear that Denmark is well served by community venues and most certainly does not need a further venue situated in a zoned residential area.	The determination of need for community purposes is considered to be a decision for the Baptist Church.
		The proposal, in its current form, will have a significant negative impact on the amenity of the area. At present, it is a quiet, suburban locale. A 180 seat auditorium operating regularly throughout the week with the attendant increase in traffic, late night noise and so on will irrevocably change this for the worse. Let us consider traffic. The auditorium seats 180 people, there is parking for 45 cars. Rudimentary arithmetic suggests that there will be an overflow and Flay and Morgan Streets will bear the brunt of this. This means that the residents adjacent, especially those of us to the West are going to get noise and disruption from both the venue and the clientele, before and after events. There will be significantly increased traffic flows	Although there are various activities proposed from the site throughout the week, the highest vehicle numbers are expected from the church service on Sundays between 8.30am and 12.00pm. It is estimated that around 40 people will attend the service/s which can be accommodated on-site. It is expected the car park will rarely be full.

		through Morgan and Flay Streets, which is a highly undesirable outcome. Residents, including us, have bought there for precisely the opposite reason, that it is quiet, little traffic, little disruption. This proposal has the potential to fundamentally upend the existing amenity and living conditions.	
		The proposed building is extraordinarily large and dominates a large proportion of the block. What remains will largely be covered in asphalt, a far cry from the treed landscape that currently exists and what forms part of the visual amenity of the area. These trees form a spectacular backdrop to the surrounding properties, and while I acknowledge that a smaller, more appropriate building would require some tree removal, the current plan effectively razes the block, destroying the visual amenity that I and the surrounding property owners enjoy.	The proposed building addresses setback, plot ratio and other development standards from TPS3.
		At present, little to no information has been provided about the operating conditions of a venue of this magnitude. How many days and/or nights of operation would be permitted? What would be the noise conditions? What would be the hours of operation? So in addition to the ruining of the visual amenity of the locale, the proposal will destroy the peaceful and quiet nature of this area of Denmark.	This is required to be addressed as a development condition.
		Some further questions. Sewerage – what is the plan for dealing with the waste of a full auditorium? A couple of septic tanks clearly won't do the job. Stormwater? Yes, the plan says all storm water to be retained on site, but how? With the amount of paved surface replacing the existing soil and a very large roof area, a few soak-wells are not going to cope. The provisions as indicated on the plan would appear to be completely inadequate.	The Shire is satisfied with the geotechnical report and technical memorandum prepared by the consulting engineer. The Shire considers that on-site effluent disposal and managing stormwater can be effectively addressed. This is addressed in the development conditions.
		Lastly, the ethics of those behind the proposal. Denmark prides itself on being a town that is diverse, inclusive and accepting. While acknowledging the right to religious freedom, it would seem incongruous to allow a group, whose intolerance towards certain groups within society is on the public record, to build what purports to be a community centre and then have them censor or regulate what occurs within that space. The Baptist Minister made it very clear in a meeting with a community group that this is exactly what would happen. It would be a community centre in name only. Thus, the proposal, far from being a way of bringing the community together, has the potential to promote divisiveness and intolerance.	Ethic and 'moral' considerations are not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . Accordingly, this does not represent a valid ground for refusal.
		To summarise; the proposal for 987 South Coast Highway Denmark should not be allowed to proceed because of the excessive size and height of the building, the overwhelming footprint of the carpark, the very large number of people that the building is capable of holding and the ensuing noise and disruption likely to be generated, the negative effect it would have upon the value of our property, and the fact that it overwhelmingly does not belong in a residential area.	No evidence has been provided to verify this statement regarding property values and it is not a matter addressed by the Regulations.
S7	Details omitted as per Council Policy.	I am writing to strongly oppose the proposed Baptist Place of Worship and Consulting Rooms for the following reasons.	

		<p>The proposal is of an overwhelming size with the possibility of the building holding way in excess of 180 people. The auditorium is planned to seat 180 people and there are four consulting rooms which could hold a great more number of people at the same time. The entrance hall and kitchen could also hold extra people at this time. This building abuts residential homes and so for a public building on our fence to have the capacity to hold so many people is extremely unsettling to me. A sign erected on the property has advertised a future church building. The proposal being mooted is not the advertised church but an excessive and ridiculously large assembly hall with “consulting” rooms.</p>	<p>The proposed building addresses setback, plot ratio and other development standards from TPS3. Subject to addressing planning standards, the size of the building is a decision for the Baptist Church.</p>
		<p>In addition to an oversized building of 560msq, 50 car bays and a large driveway is planned. This would result in the vast majority of the block being taken up by building and bitumen. The vast majority of trees are planned to be removed which currently provide a wonderful background to our homes. I realise that the tree removal company considers all of these trees to be dangerous but I presume they will only be removed if the proposed building is erected. I consider this proposal to be removing the amenities that add to the peaceful surrounds of our immediate neighbourhood and so reject the proposal on these grounds.</p>	<p>Noted. The application proposes the removal of 8 Karri trees and 7 Marri (Red Gum) trees. There is an expectation that some trees can be removed to facilitate development, address bushfire requirements and minimise the risk of falling tree limbs.</p>
		<p>I am also concerned about the proposed development from an ethical point of view. The Baptist Church has issues with inclusivity which precludes homosexuality. The building is being promoted as a community centre but I can not understand how it can be such if certain groups of our community would not be welcome to perform in the building. At a meeting with representatives at Denmark High School the Baptist Minister made it clear that although they wanted support from the school community they were not supportive of gay people.</p>	<p>Ethic and ‘moral’ considerations are not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Accordingly, this does not represent a valid ground for refusal.</p>
		<p>Will this be solely a Baptist Centre? There were only 35 Recorded Baptists in Denmark at the most recent census, so why is such an enormous centre required? My suspicion is that large workshops of people will be coming from without Denmark to use the facility under the guise of Margaret Court Ministries supporters. The centre, in the middle of surrounding homes, could therefore be very busy at all times.</p>	<p>Subject to addressing planning standards, the size of the building is a decision for the Baptist Church.</p> <p>The applicant/designer is Martin H Beeck for the Baptist Union of Western Australia Inc (owner) and Denmark Baptist Community Inc.</p>
		<p>A building of this size is detrimental to the value of our property which is on a quiet cul-de-sac. I believe that it would negatively affect the financial value of our home. Traffic will increase in and out of the site and affect access on the footpaths along the boundary as well as adding greatly to general noise pollution in our vicinity. Our privacy will also be adversely affected.</p>	<p>No evidence has been provided to verify this statement regarding property values and it is not a matter addressed by the Regulations.</p> <p>MRWA raise no objection.</p>

		<p>The building is being promoted as a community centre. I believe that we have sufficient buildings available in Denmark for this purpose. The Denmark Riverside Club is only a few hundred meters down the road and is capable of holding large groups of people for community activities. The Denmark Golf and Tennis Club which is also close by is available for large groups of people to hold events. The Denmark Civic Centre is also available for concerts and performances and includes a proscenium stage and professional lighting box and acoustic design. I therefore consider that the argument presented by the Baptists that their centre is necessary for the general community is invalid.</p>	<p>The determination of need for community purposes is considered to be a decision for the Baptist Church.</p>
		<p>To summarise; I am against the proposal for 987 South Coast Highway Denmark because of the excessive size and height of the building, the overwhelming footprint of the carpark, the very large number of people that the building is capable of holding and the ensuing noise generated, the negative effect it would have upon the value of our property, and the fact that it overwhelming does not belong in a residential area. I reject the proposal in the strongest terms.</p>	<p>The proposed building addresses setback, plot ratio and other development standards from TPS3. Various matters can be addressed through development conditions.</p>
S8	<p>Details omitted as per Council Policy.</p>	<p>While I have no objection to a place of worship being developed on the above block, I consider the proposed building far excessive for the needs of the congregation it will serve. As far as the other proposed uses of this building I fail to see the need for this in our town. We already have more than ample room to accommodate all these activities in buildings around the town. i.e.. Riverside Club, yacht club, the new surf club, Denmark Recreation Centre, Civic Centre and the newly renovated RSL Hall to mention a few.</p> <p>The schools all have their own assembly halls.</p> <p>So why do we need to build another huge centre, with all the necessary parking needed in a quiet residential area.</p> <p>This is why I object to this proposal.</p>	<p>Subject to addressing planning standards, the size of the building is a decision for the Baptist Church. The determination of need for community purposes is also considered to be a decision for the Baptist Church.</p>
S9	<p>Details omitted as per Council Policy.</p>	<p>We, the owners of [REDACTED], Denmark wish to advise that we have no objection to the proposed place of worship, consulting rooms and community purposes at No.987 (Lot 166) South Coast Highway, Denmark.</p>	<p>Noted</p>
S10	<p>Details omitted as per Council Policy.</p>	<p>I have no objection to a church being built on the land adjacent to my property.</p>	<p>Noted</p>
GS1	<p>Main Roads Western Australia</p>	<p>Main Roads has previously provided the proponent its requirements relating to the proposed crossover onto South Coast Highway. Main roads requirements are referred to in the documentation provided to the Shire by the proponent.</p> <p>It would be appreciated if the Shire of Denmark can make it a condition of development that the proponent design and construct the crossover to Main Roads requirements.</p>	<p>Noted and addressed in a recommended development condition.</p>

MARTIN H. BEECK

Associateship in Architecture W.A.I.T

23 St. Georges Cres. Goode Bch Albany 6330
telephone 0412 954 192
e-mail marbeeck@gmail.com

15.4.2019

CEO
Shire of Denmark
953 South Coast Hwy.
PO Box 183
Denmark
WA 633

RE : Denmark Baptist Community Centre Lot 166 South Coast Highway Denmark
Attn: Jasmine Tohill

Good afternoon Jasmine,

Thank you for your response to the Baptist Church Community D/A for the proposed new Church/Community centre.

Included are answers to your queries and technical backup for various sections.
Please do not hesitate to contact me if you require any further information.

Many of your requests relating to uses and times are very difficult to answer at this stage.
Apart from a worship centre, the main thrust of the proposed building is as a small community centre for a varied and as yet undetermined range of activities based on both Church and Community activities.

We have attempted to clarify these uses to the best of our understanding of what may develop.

More specifically;

1. Designated uses

The areas marked Office, crèche and community based activities are, as you have correctly assumed, are of "small scale" with the use mainly aligned with the primary operations of the Church.

a) The areas marked office, crèche, community group and reception/function are for uses directly associated with the Church although it is envisaged that they could be used by small community groups on an "ad hoc" basis. None of the designated areas shown within the complex will be used for long term commercial lease and the entire complex will remain under the control and management of the Baptist Church Community.

b) It is envisaged that the areas marked "consulting room" will be used by both Church members and members of the community on an "ad hoc" basis and would be used by small numbers during daylight hours for non professional purposes.

21 May 2019 - Attachment 8.1.1e

2. Stormwater management

Included is a letter from the engineer who conducted the Geotech investigation and prepared the report, confirming methods by which both stormwater and carpark runoff can be dealt with, within the site. This is a considerable engineering exercise that attracts significant fees. Considering that the final details will not be required until building license application, and that many aspects of the project cannot be determined until after D/A is granted, we have provided confirmation from the engineer that rainwater from the building, carpark run off and leach drain requirements can be successfully engineered to retain all water on site.

The engineer will provide detailed design for the above as part of the building license application.

It is a requirement, also, of main roads that all stormwater be retained on site.

3. Carparking plan

A proposed carparking plan complying with Australian standards for "Off Street Parking" is included.

4. Occupancy

It is almost impossible, at this stage, to calculate the frequency of "full occupancy" activities. However it is highly likely that the full compliment of 180 will rarely be reached. The more usual number would be in the order of 30 to 50 on Sundays during the day. It is envisaged that smaller, community based groups would use the facilities during daylight hours on an "ad hoc" basis. The toilet facilities have been designed to accommodate maximum numbers.

5. Infrastructure

Discussions with Graham Blackmore provided a number of issues to do with the building that will require attention at the building license stage. I have however sort information from various consultants to ensure that the following can be addressed at the appropriate time.

a) Building floor levels

The issue of floor levels perhaps more suitable to the existing lay of the land and the various items of infrastructure.

b) Stormwater and runoff disposal

The engineer who carried out the site soil test and provided the report has provided confirmation that both stormwater and runoff can be disposed of on site (see attached letter).

c) Leach drain location and design The engineer has looked at this issue and provided confirmation that given the soil conditions there are a number of solutions available which can be engineered at the time of building license.

d) FESA requirements Given the building is a public building over 500m², measures are required to be put in place to protect occupants from fire. Discussions with a certifier have confirmed there are a number of aspects that can be incorporated that preclude the installation of expensive equipment. He, David Mexsom, an Albany certifier will provide a confirmation that these issues can be solved at building license stage.

6. Public comments (8 against and 2 for)

The comments against fall into four broad categories

- a) Size and scale of the building is too large and will create a large increase in traffic with an accompanying loss of safety. Noise will impact badly on neighbouring properties.
- b) Loss of trees and vegetation with the loss of tranquillity of the area.
- c) Already sufficient community facilities available elsewhere in Denmark
- d) Baptist Church faith is too narrow to allow for full community participation

Comments a) Concerns re perceived size of proposed building.

The site has been owned by the Baptist Church Community for 30yrs .

A sign has been prominently displayed on the front of the site, advertising the construction of a new church building, for the last 23yrs.

Consequently any prospective neighbours, or near residents would have been aware that a substantial structure was to be built there at some stage.

The completed building will present in size only marginally larger than a medium to large residence, and considering the size of the lot, planned surrounding gardens and setbacks should be diminished in final perceived visual size.

In regard to the issue of noise, an acoustic engineer has been retained by the Church Community advise on design and methods of attenuation of sound emanating from activities in or around the Church grounds.

In regard to traffic, the Main Roads Department have investigated the location of the proposed crossover and are quite happy that the location and indicated volume of traffic will not create additional safety concerns.

Comments b) Environmental concerns

The Baptist Church Community is very well aware of the natural beauty and tranquillity of the site and consequently is doing everything to ensure the retention of as much as possible of the native vegetation, complimented with maximum enhancement of the site at the conclusion of construction.

In response to public comments concerned with potential damage to the environment, the following points need to be made;

1. Only trees that are required by the Shire to be removed for safety reasons, and those aged and diseased trees, will be removed. The remainder will be retained and form part of a comprehensive revegetation plan on completion of the building.
2. The submitted site plan shows each and every garden area to be planted with local native plants. Importantly this includes a large verge section of native bush that is to be retained and enhanced with cleaning up and removing all exotics.

A detailed planting schedule and plan will be submitted for approval at building license stage.

Comments c) Existing facilities

At present the Denmark Baptist community does not have its own premises. The planned project provides not only a suitable environment for worship, it will also provide facilities for a wide range of community activities under the umbrella of a community centre.

There are many and wide varied facilities available in Denmark for a whole range of activities; however there are very, very few that provide the facilities for small scale community centre activities.

Since the proposed development was advertised in the Bulletin, a number of disparate groups un-associated with any church have come forward with enquiries as to when the complex will be completed.

More enquiries are expected as the project moves forward.

Comments d) Baptist Church views and community

Given the complexity, and stress common in many lives within the community, Church facilities are called on to serve the community in many ways other than simply a traditional place of worship.

Personal and family counselling along with financial counselling are becoming increasingly important services provided by the Church to any member of the community regardless of what faith they may be.

The provision of meals, food and occasionally assistance with finding accommodation have become part of the Baptist Church day to day operation, the proposed facility will provide a focal point for these and other community based activities.

The care of the needy and troubled within the community is the service of the Church to the community.

Please do not hesitate to contact the undersigned if any further information is required.

Yours faithfully,
Martin Beeck

Project No: D203075

Job No: J313417L1

9/4/2019

Martin Beeck
23 St Georges Crescent
Goode Beach
WA 6330

Attention: Martin Beeck

TECHNICAL MEMORANDUM
LOT 166 #987 SOUTH COAST HWY DENMARK

1. INTRODUCTION

At the request of Martin Beeck (The Client) representatives from Structerre Consulting (Structerre) have previously undertaken a Geotechnical Investigation at the above address (Reference Structerre's Geotechnical Report J313417 dated 30 October 2018) this letter should be read in conjunction with the previous report. Additional information was requested with regards to onsite disposal of stormwater and wastewater.

2. STORMWATER

The previous Geotechnical Report outlines a low permeability of 0.2 and 0.3m/day at the locations tested. Based on the size of the site and the proposed development the site can be designed to contain and dispose of all stormwater and runoff within the site boundaries. This can be accommodated through soakwells if they are designed of sufficient size and spacing to accommodate the low permeability rates. Alternatively the use of drainage swales and compensation basins can be utilised as required.

In addition the use of semi permeable pavers can be used to accommodate assist with drainage within the carpark.

3. EFFLUENT DISPOSAL

Based on the site conditions encountered during the geotechnical investigation the site can be utilised for onsite effluent disposal. This can be undertaken through the use of either leach drains or ATU systems of designed to an appropriate size for the proposed church development.

WA | QLD | NSW | VIC



PROJECT No: D203075

JOB No: J313417L1

PROJECT ADDRESS: Lot 166 #987 SOUTH COAST HWY DENMARK

CLIENT: MARTIN BEECK

We trust this meets with your requirements. Should you require any additional information, or clarification of the above, please contact the undersigned.

For and behalf of
STRUCTERRE CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "D Smith", written over a horizontal line.

Daniel Smith
Geotechnical Engineer
BEng Civil, MIEAust, AGS

STATEWIDE BUILDING CERTIFICATION WA.

Building Service Registration – Contractor Reg # BSC 11

Level 1 Building Surveyor

BN 11992050. ABN 72945848230.

30 Graham Street, Albany, WA. 6330.

Po Box

322 Albany, WA. 6331

Ph:- Mob:-0439 992 385 Work:- 98474714 Email:- davidm@statewidebcwa.com.au

Planning Department

Shire of Denmark

Po Box 183

Denmark

WA 6333

Date:- 10th April 2019

Att:- Jasmine Tohill

Proposed New Baptist Church – Lot 166 South Coast Highway - Denmark

Martin Beeck (Architect) has requested that I write to you in relation to a proposed new Baptist Church. It is assumed that you are aware of this proposal.

This letter is simply to confirm that I have viewed the Preliminary Drawings and discussed the typical deemed to satisfy Building Code of Australia 2016 – Volume One provisions that will need to be considered as the design progresses.

One of the key matters is that when a Class 9b assembly building exceeds a floor area of 500m² then Fire hydrant and Fire Hose Reel coverage must be assessed. Feed type fire hydrant in the street may not provided sufficient Flows & Pressures and would need to be tested.

It can be a substantial cost if Water Tanks and pressure pumps are required on site.

The proposed Church has a floor area of approximately 590m².

Occupancy level is stated as being 180 persons maximum.

The options available in lieu of Fire Hydrants and Fire Hose reels is to have a Fire Engineer to assess the building under the relevant BCA Performance Provisions and to prepare a Fire Engineering Brief (FEB) in consultation with DFES and then a Fire Safety Engineering Report (FSER) looking at alternatives.

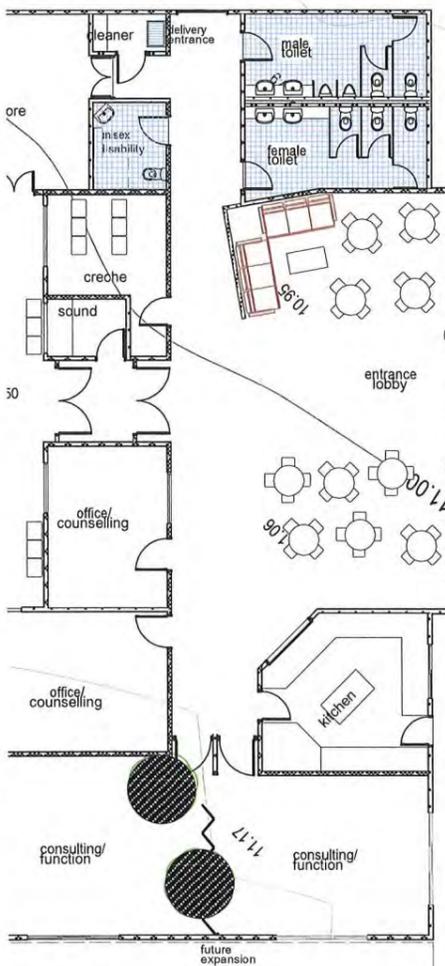
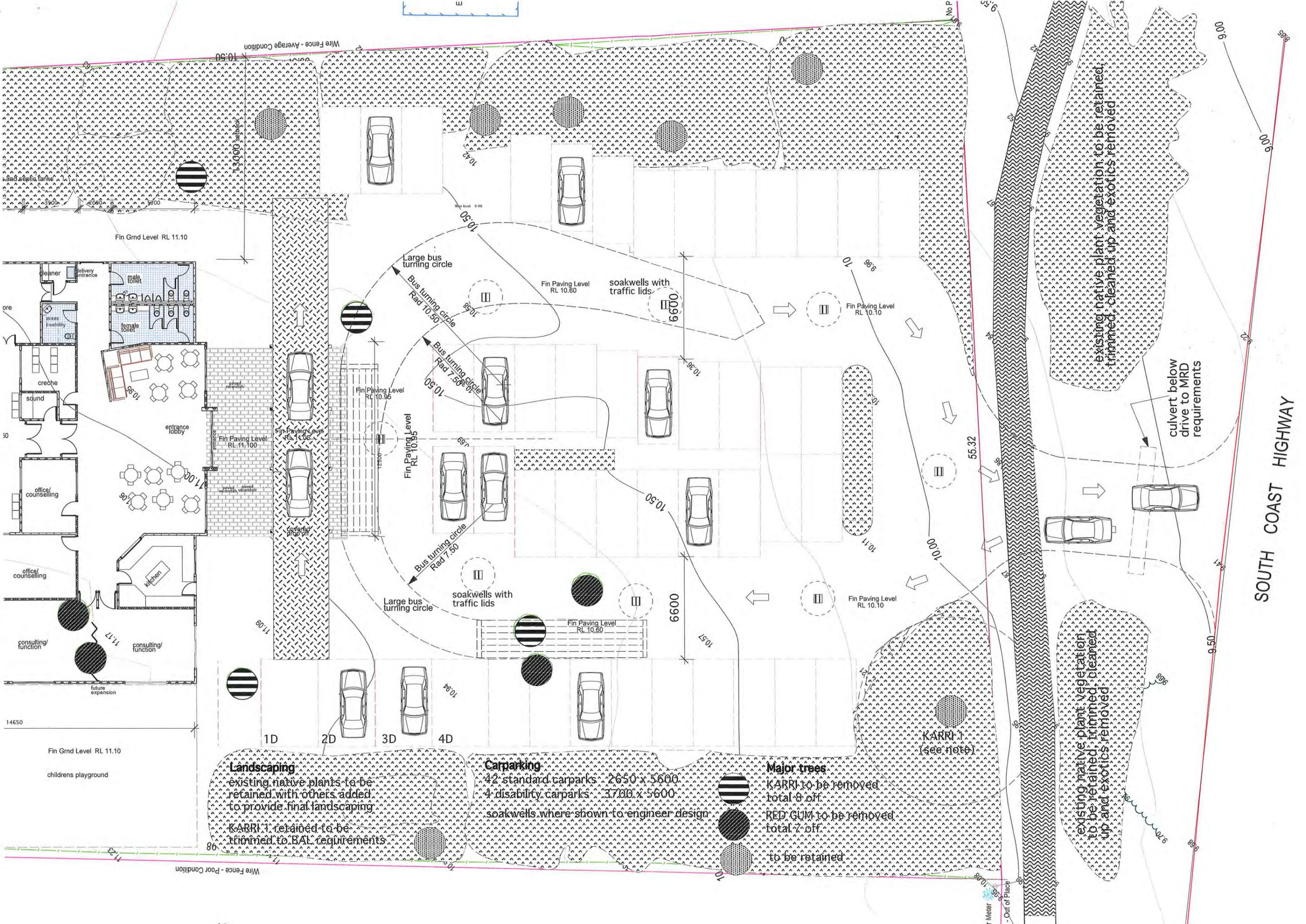
Another solution would be to install a compliant 90/90/90 Fire Rated wall that extends to the underside of the roof cover effectively reducing the fire compartments to less than 500m². Any doors in the wall would be required to be fire rated door assemblies.

Yours Sincerely

D.T. Mexsom

David Mexsom – Maibs

Level 1 Building Surveyor. Reg; Building Surveying Contractor No:- BSC 11



Landscaping
 existing native plants to be retained with others added to provide final landscaping
 KARRI 1 retained to be trimmed to BAL requirements

Carparking
 42 standard carparks 2650 x 5600
 4 disability carparks 3700 x 5600
 soakwells where shown to engineer design

Major trees
 KARRI to be removed total 8 off
 RED GUM to be removed total 7 off
 palm tree to be retained

existing native plant vegetation to be retained, trimmed, cleaned up and exotics removed

existing native plant vegetation to be retained, trimmed, cleaned up and exotics removed

culvert below drive to MRD requirements

SOUTH COAST HIGHWAY

Fin Grnd Level RL 11.10
 childrens playground

Wire Fence - Average Condition

Wire Fence - Poor Condition

No P

KARRI 1 (see note)

1-Meter
 1-Out of Place