

APPENDIX VI - SPECIAL RURAL ZONE (CONT'D)

PROVISIONS RELATING TO SPECIFIED AREAS

PARTICULARS OF THE LAND	PROPOSED USES	SPECIAL PROVISIONS
<p>9. STYX RIVER ROAD SPECIAL RURAL ZONE (Cont'd)</p> <p>Hay Location 1521 Styx River Road</p>	<p>Rural Residential</p> <p>Permitted Uses (P): Residential Dwelling House</p> <p>Permitted at Council's Discretion (AA): Home Occupation Rural Pursuit Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling.</p>	<p>(vii) Commencement of development within the Creekline Protection Area defined on the Subdivision Guide Map, shall require the prior approval of Council. Development shall be required to include preclusion of Riparian rights by damming, diversion or other impediment to water flow, regrading the natural banks, clearing and construction of residences, outbuildings, bridges or any form of marine structure.</p> <p>(viii) A surveyor's plan (pre-calculated drawing) shall be lodged with Council prior to the clearance of diagrams of survey and show Tree Preservation Areas, Strategic Firebreaks, Building Envelopes, Creekline Protection Area and roads and drains as proposed and as required by Council for approval.</p>
<p>10. LANTZKE ROAD SPECIAL RURAL ZONE</p> <p>Lot 2 being Pt of Denmark Estate Lots 375 and 376 Lantzke Road</p> <p>AMD 85 GG 3/9/04</p>	<p>Rural Residential</p> <p>Permitted Uses (P): Residential Dwelling House</p> <p>Permitted at Council's Discretion (AA):</p> <p>Cottage Industry Rural Pursuit Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling.</p> <p>Permitted at Council's Discretion Subject to Advertising (SA):</p> <p>Gallery/Restaurant on the basis that it is limited to a maximum floor area of 900m².</p>	<p>(i) Subdivision shall be generally in accordance with the Subdivision Guide Map (Plan No 93/7/1) as signed by the Shire Clerk.</p> <p>(ii) (a) Any building on a lot must be erected within the building envelope defined on the Subdivision Guide Map (Plan No 93/7/1) as adopted by Council. No building envelope is to exceed 3,000 square metres in area.</p> <p>(b) Notwithstanding (ii)(a), Council may permit the construction of non-residential buildings associated with an approved Rural Pursuit or Cottage Industry outside the designated building envelope area if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the zone.</p> <p>(iii) Strategic Firebreaks as nominated on the Subdivision Guide Map, shall be provided as a condition of subdivision and constructed to a standard approved by Council.</p> <p>Council shall require that individual landowners are responsible for the maintenance of a Strategic Firebreak where it crosses the landowners lot.</p> <p>The clearing of Fire Breaks other than for Strategic Firebreak purposes will not be permitted unless for safety reasons to comply with Council and Bush Fires Board requirements.</p> <p>(iv) (a) Within the Tree Preservation Areas defined on the Subdivision Guide Map, no indigenous trees or substantial vegetation shall be felled or removed except where:</p>

19 February 2019 - Attachment 8.1.3b

APPENDIX VI - SPECIAL RURAL ZONE (CONT'D)

PROVISIONS RELATING TO SPECIFIED AREAS

PARTICULARS OF THE LAND	PROPOSED USES	SPECIAL PROVISIONS
<p>10. LANTZKE ROAD SPECIAL RURAL ZONE (Cont'd)</p> <p>Lot 2 being Pt of Denmark Estate Lots 375 and 376 Lantzke Road</p> <p>AMD 85 GG 3/9/04</p>	<p>Rural Residential</p> <p>Permitted Uses (P): Residential Dwelling House</p> <p>Permitted at Council's Discretion (AA):</p> <p style="padding-left: 20px;">Cottage Industry Rural Pursuit Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling.</p> <p>Permitted at Council's Discretion Subject to Advertising (SA):</p> <p style="padding-left: 20px;">Gallery/Restaurant on the basis that it is limited to a maximum floor area of 900m².</p>	<ul style="list-style-type: none"> - trees are dead, diseased or dangerous; the establishment of a fire break is required under a regulation or by-law; - access to a building site is required and approved; - an area up to one metre in width for the purpose of erecting and maintaining a fence line is required and approved by Council. In these areas the land shall be slashed with a view to preventing soil erosion. <p>(b) The removal of indigenous trees or substantial vegetation for any purpose other than the above exceptions shall require the Consent of Council and as a condition of granting consent, Council may require the planting and maintenance for a period of at least 3 years, endemic native trees of species and in locations approved by Council.</p> <p>(v) With the intention of preventing overstocking, erosion or any other practices detrimental to the amenity within that zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council. The Council may impose limits on stocking or any other conditions in the light of the prevailing seasonal conditions and the need to prevent nutrient run-off to the creek.</p> <ul style="list-style-type: none"> - Council will only permit the keeping of stock and other agricultural pursuits in areas that are already substantially cleared and pastured so as not to conflict with Clause (iv) relating to Tree Preservation Areas. - Council will impose fencing requirements as a condition of its approval to keep stock, in order to protect substantive vegetation in the Tree Preservation Areas as shown on the Subdivision Guide Map. - Council may require the provision of an adequate water supply to the stock as a condition of approval. <p>(vi) Commencement of development within the Creekline Protection Area defined on the Subdivision Guide Map, shall require the prior approval of Council. Development shall be deemed to include preclusion of Riparian rights by damming, diversion or other impediment to water flow, regrading the natural banks, clearing and construction of residences, outbuildings, bridges, or any form of marine structure.</p> <p>(vii) A surveyor's plan (pre-calculated drawing) shall be lodged with Council prior to the clearance of diagrams of survey and show Tree Preservation Areas, Strategic Fire Breaks, Building Envelopes, Creekline Protection Area and roads and drains as proposed and as required by Council for approval.</p>

PLANNING AND DEVELOPMENT ACT 2005

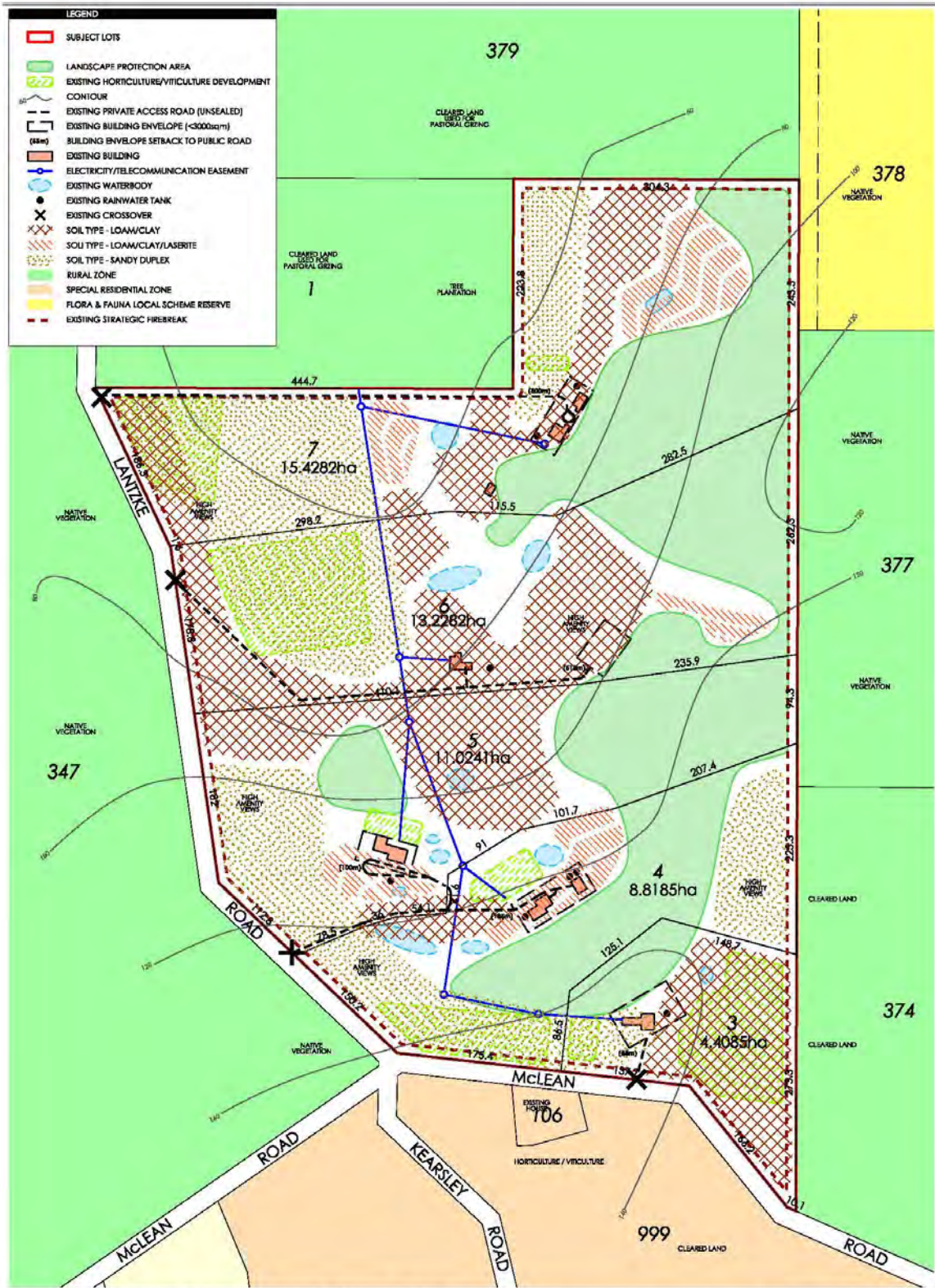
Shire of Denmark Town Planning Scheme No. 3 Amendment No. 144

The Shire of Denmark under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above Town Planning Scheme by:

- a) Updating the existing Structure Plan (No. 93/7/1) and permit subdivision intensification of the site from five (5) to ten (10) lots at Lots 3-7 Lantzke Road, Denmark WA.
- b) Updating the provisions in Appendix VI – Schedule of Special Rural Zones as follows:

PARTICULARS OF THE LAND	PROPOSED USES	SPECIAL PROVISIONS
10. LANTZKE ROAD SPECIAL RURAL ZONE <i>AMD 85 GG 3/9/04</i>	Rural Smallholdings Permitted Uses (P): Residential Dwelling House Permitted at Council's Discretion (AA): <ul style="list-style-type: none"> • Cottage Industry • Rural Pursuit • Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling. • Home Business • Home Occupation • Horticulture Permitted at Council's Discretion Subject to Advertising (SA): <ul style="list-style-type: none"> • Gallery/Restaurant on the basis that it is limited to a maximum floor area of 900m². 	<ol style="list-style-type: none"> i. Development and subdivision shall generally be in accordance with the approved Lantzke Road Local Structure Plan. ii. All buildings and effluent disposal systems on a lot must be located within the building envelope location (max 3,000m²) as designated on the approved Lantzke Road Local Structure Plan. Minimum lot size shall be 4.0 ha, with a maximum of 10 lots created within the zone. iii. Notwithstanding (ii), Council may permit the construction of non-residential buildings associated with an approved Rural Pursuit or Cottage Industry outside the designated building envelope area if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the zone and accord with the necessary considerations for the site, notwithstanding 100m setbacks required to the Creekline Protection Area and 50m setbacks to the Reserve along western boundary. iv. Within the Landscape Protection Areas as designated on the approved Lantzke Road Local Structure Plan, no indigenous trees or substantial vegetation shall be felled or removed except where: <ul style="list-style-type: none"> ○ trees are dead, diseased or dangerous; ○ the establishment of a fire break is required under a regulation or by-law; ○ access to a building site is required and approved; ○ an area up to one metre in width for the purpose of erecting and maintaining a fenceline is required and approved by Council. In these areas the land shall be slashed with a view to preventing soil erosion.

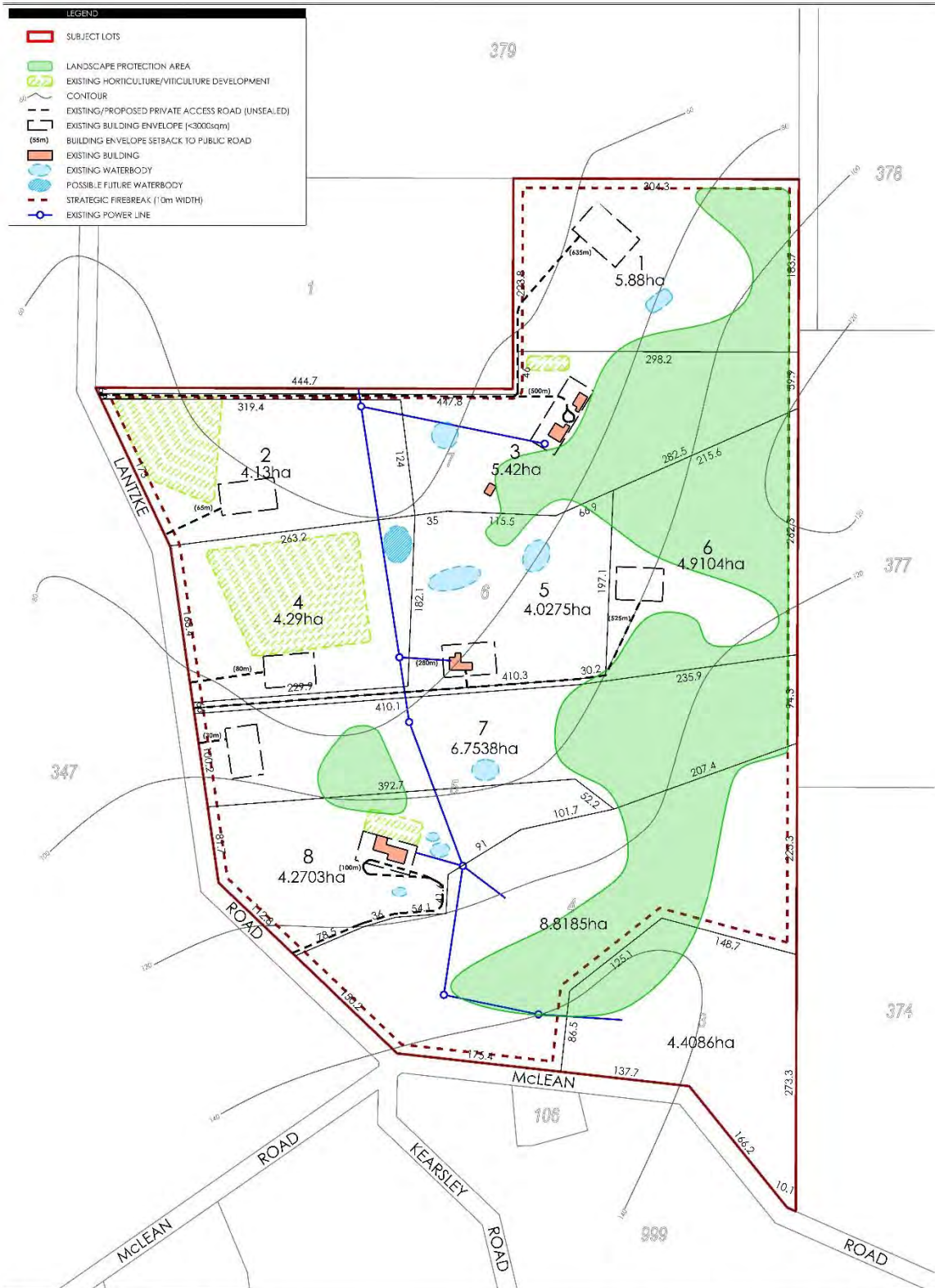
		<p>v. The removal of indigenous trees or substantial vegetation for any purpose other than the above exceptions shall require the Consent of Council and as a condition of granting consent, Council may require the planting and maintenance for a period of at least 3 years, endemic native trees of species and in locations approved by Council.</p> <p>vi. With the intention of preventing overstocking, erosion or any other practices detrimental to the amenity within that zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council. The Council may impose limits on stocking or any other conditions in the light of the prevailing seasonal conditions and the need to prevent nutrient run-off to the creek.</p> <ul style="list-style-type: none"> o Council will only permit the keeping of stock and other agricultural pursuits in areas that are already substantially cleared and pastured so as not to conflict with Clause (v) relating to Landscape Protection Areas. o Council will impose fencing requirements as a condition of its approval to keep stock, in order to protect substantive vegetation in the Landscape Protection Areas as shown on the Local Structure Plan. o Council may require the provision of an adequate water supply to the stock as a condition of approval. <p>vii. Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within the Special Rural Zone 10 – Lantzke Road acknowledge and accept these Special Provisions prior to entering into an agreement to acquire any lot as shown on the Local Development Plan, that:</p> <ul style="list-style-type: none"> • the zone is located adjacent within an area where horticulture and viticulture activities are carried out. <p>viii. All development shall be connected to an ATU installed to the satisfaction of the Health Department of WA and Council.</p> <p>ix. Provision of potable water shall be the responsibility of the individual landowner at the time of development and shall involve the installation of a water storage tank of not less than 92,000 litre capacity.</p> <p>x. The development of all new buildings shall be undertaken to comply with the requirements of AS3959-2009 Construction of Buildings in Bushfire Prone Areas (as amended).</p> <p>xi. All fencing (internal and boundary) shall be of rural construction such as pine/steel posts and strand to the satisfaction of the local government.</p>
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OPPORTUNITIES AND CONSTRAINTS PLAN
 LOT 3 MCLEAN ROAD AND LOTS 4, 5, 6 & 7 LANTZKE ROAD, DENMARK
FIGURE 3

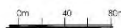


SITE CHARACTERISTICS PLAN
 LOT 3 MCLEAN ROAD AND LOTS 4, 5, 6 & 7 LANTZKE ROAD, DENMARK
FIGURE 4



LOCAL STRUCTURE PLAN
 LOT 3 MCLEAN ROAD AND LOTS 4, 5, 6 & 7 LANTZKE ROAD, DENMARK

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 SCALE: 1:5000 @ A4 | DATE: 29 JULY 2018
 PLAN NO. 18-004-0001



PLANNING AND DEVELOPMENT ACT 2005

Shire of Denmark Town Planning Scheme No. 3 Amendment No. 144

The Shire of Denmark under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above Town Planning Scheme by:

- a) Updating the existing Structure Plan (No. 93/7/1) and permit subdivision intensification of the site from five (5) to ten (10) lots at Lots ~~3-7~~ 4-7 Lantzke Road and Lot 3 McLean Road, Denmark ~~Scotsdale WA~~.
- b) Updating the provisions in Appendix VI – ~~Schedule of~~ Special Rural Zones as follows:

PARTICULARS OF THE LAND	PROPOSED USES	SPECIAL PROVISIONS
<p>10. LANTZKE ROAD SPECIAL RURAL ZONE</p> <p>AMD 85 CC 3/0/04</p>	<p>Rural Smallholdings</p> <p>Permitted Uses (P): Residential Dwelling House Single House</p> <p>Permitted at Council's Discretion (AA):</p> <ul style="list-style-type: none"> • Cottage Industry • Rural Pursuit • Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling. • Home Business • Home Occupation • Horticulture <p>Permitted at Council's Discretion Subject to Advertising (SA):</p> <ul style="list-style-type: none"> • Gallery/Restaurant on the basis that it is limited to a maximum floor area of 900m². 	<p>i. Development and subdivision shall generally be in accordance with the approved Lantzke Road Local Structure Plan.</p> <p>ii. All buildings and effluent disposal systems on a lot must be located within the building envelope location (max 3,000m²) as designated on the approved Lantzke Road Local Structure Plan. Minimum lot size shall be 4.0 ha, with a maximum of 10 lots created within the zone.</p> <p>iii. Notwithstanding (ii), Council may permit the construction of non-residential buildings associated with an approved Rural Pursuit or Cottage Industry outside the designated building envelope area if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the zone and accord with the necessary considerations for the site, notwithstanding 100m setbacks required to the Creekline Protection Area and 50m setbacks to the Reserve along western boundary.</p> <p>iv. Within the Landscape Protection Areas as designated on the approved Lantzke Road Local Structure Plan, no indigenous trees or substantial vegetation shall be felled or removed except where:</p> <ul style="list-style-type: none"> ○ trees are dead, diseased or dangerous; ○ the establishment of a fire break is required under a regulation or by-law; ○ access to a building site is required and approved; ○ an area up to one metre in width for the purpose of erecting and maintaining a fenceline is required and approved by Council. In these areas the land shall be slashed with a view to preventing soil erosion.

		<p>v. The removal of indigenous trees or substantial vegetation for any purpose other than the above exceptions shall require the Consent of Council and as a condition of granting consent, Council may require the planting and maintenance for a period of at least 3 years, endemic native trees of species and in locations approved by Council.</p> <p>vi. With the intention of preventing overstocking, erosion or any other practices detrimental to the amenity within that zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council. The Council may impose limits on stocking or any other conditions in the light of the prevailing seasonal conditions and the need to prevent nutrient run-off to the creek.</p> <ul style="list-style-type: none">o Council will only permit the keeping of stock and other agricultural pursuits in areas that are already substantially cleared and pastured so as not to conflict with Clause (v) relating to Landscape Protection Areas.o Council will impose fencing requirements as a condition of its approval to keep stock, in order to protect substantive vegetation in the Landscape Protection Areas as shown on the Local Structure Plan.o Council may require the provision of an adequate water supply to the stock as a condition of approval. <p>vii. Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within the Special Rural Zone 10 – Lantzke Road acknowledge and accept these Special Provisions prior to entering into an agreement to acquire any lot as shown on the Local Structure Development Plan, that:</p> <ul style="list-style-type: none">• the zone is located adjacent within an area where horticulture and viticulture activities are carried out. <p>viii. All development shall be connected to an ATU installed to the satisfaction of the Health Department of WA and Council.</p> <p>ix. Provision of potable water shall be the responsibility of the individual landowner at the time of development and shall involve the installation of a water storage tank of not less than 92,000 litre capacity.</p> <p>x. The development of all new buildings shall be undertaken to comply with the requirements of AS3959-2009 Construction of Buildings in Bushfire Prone Areas (as amended).</p> <p>xi. All fencing (internal and boundary) shall be of rural construction such as pine/steel posts and strand to the satisfaction of the local government.</p> <p>xii. Council may request the Commission to impose a condition at the time of subdivision requiring the subdivider to upgrade Lantzke Road.</p>
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WORKING ON FIRE

INTEGRATED FIRE MANAGEMENT

BUSHFIRE MANAGEMENT PLAN

Condensed Version

CLIENT: JH & MK Lillywhite, VP & JF Hook, DJ & SP
Roberts, AG & LA Green

SITE LOCATION: 3 Lots 4,5,6 & 7 Lantzke Road, Denmark, WA

DATE: 26th July 2017

SHIRE/CITY: Shire of Denmark

FIRE CONSULTANT: Peter Bidwell & Brian O'Hehir

WOF JOB #: 20160901

**CLIENT PURCHASE
ORDER #:**

VERSION# 3

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Acceptable Solutions Summary

Element	Point #	Acceptable Solution	Description	Page #	BMP Point #
1 Location	A1.1	New Residences	Located in BAL 29 or less	9	4.2.1
2 Siting	A2.1	Asset Protection Zone	Sufficient area in building envelopes	9	4.2.2
	A2.2	Hazard Separation Zone	New buildings to be sited in BAL 29 or below	9	4.2.2
3 Access	A3.1	Two Access Routes	Travel North or South on Lantzke Road	9	4.2.3
	A3.2	Public Roads	Scotsdale Road and Kearsley Road	9	4.2.3
	A3.3	Cul-de-Sacs	Not Applicable		
	A3.4	Battle Axe Access	3 Required. All less than 600 metres. 6 metres wide	9	4.2.3
	A3.5	Private Driveways	To meet SPP 3.7 standards	9	
	A3.6	Emergency Accessways	Not Applicable		
	A3.7	Fire Service Access Routes	Not Required – Existing Driveways		
	A3.8	Firebreaks	Each lot to have a 3 metre perimeter firebreak established	9	4.2.3
4 Water	A4.1	Reticulated Water	Not available on this site		
	A4.2	No Reticulated Areas	92,000 litre tanks required at each new development. Existing dams can be utilised as an alternative	9	4.2.4
	A4.3	Additional Lot	Not Applicable		

This document has been produced in accordance with the requirements of State Planning Policy 3.7 by
Working on Fire Australia

Brian O'Hehir
Planning Coordinator
Working on Fire Australia

This document has been prepared by Working on Fire Australia. The company is committed to using experienced fire practitioners in the assessment and preparation of documentation. We are continuing to work towards accreditation under the Department of Planning's accreditation scheme through the Fire Protection Association of Australia (FPAA).



1. INTRODUCTION

1.1. Purpose

This document is an abbreviated format of a Bushfire Management Plan (BMP). It has been developed to provide additional information in support of Bushfire Attack Level (BAL) reports (in this case a BAL Contour Map) where this is required by local authorities. The plan will provide “Acceptable Solutions” as prescribed in Appendix four of the Guidelines for Planning in Bushfire Prone Areas (December 2015) focusing on elements one to four.

The solutions identified in this document will assist the proponent in meeting the Local Government planning requirements, in order to obtain approval to undertake their proposed venture.

1.2. Background

1.2.1 Current status

This Condensed BMP is specific to Lots 4, 5, 6 & 7 Lantzke Road, Scotsdale in the Shire of Denmark. All lot boundaries and proposed building envelopes will be surveyed and pegged onsite.

1.2.2 Proposal

The owners of Lots 4, 5, 6 & 7 Lantzke Road, Scotsdale being DJ & SP Roberts, JH & MR Lillywhite, VP & JF Hook plus AG & LA Green respectively, are preparing an amendment to the currently approved Subdivision Guide Plan in the format of a Local Development Plan for submission to the Shire of Denmark.

The submission will seek to divide the current 4 lots into 10 lots. This Condensed BMP has been prepared to form part of the submission.

2. OBJECTIVES

The aim of this Condensed BMP is to provide:-

- Consistency with SPP 3.7 and the planning and building requirements for local government.
- Identification of bushfire risks using vegetation types and tables as part of AS 3959 - 2009.
- Identification of assets at risk - life, property, infrastructure and environment.
- Identification of bushfire risk mitigation measures that comply with SPP3.7.
- Allocate responsibility to persons / entities for the implementation of recommendations and maintenance of mitigation measures.

The responsibility for the implementation of recommendations and maintenance of mitigation measures rest with the owners of the proposed lots.

Furthermore, it is the responsibility of the owners to review this BMP regularly (every 5 years maximum) to ensure that works programs and maintenance are implemented and continuously improved.

The Shire of Denmark Bushfire Control Officers could be expected to monitor this BMP to ensure that works programmes and maintenance are carried out.



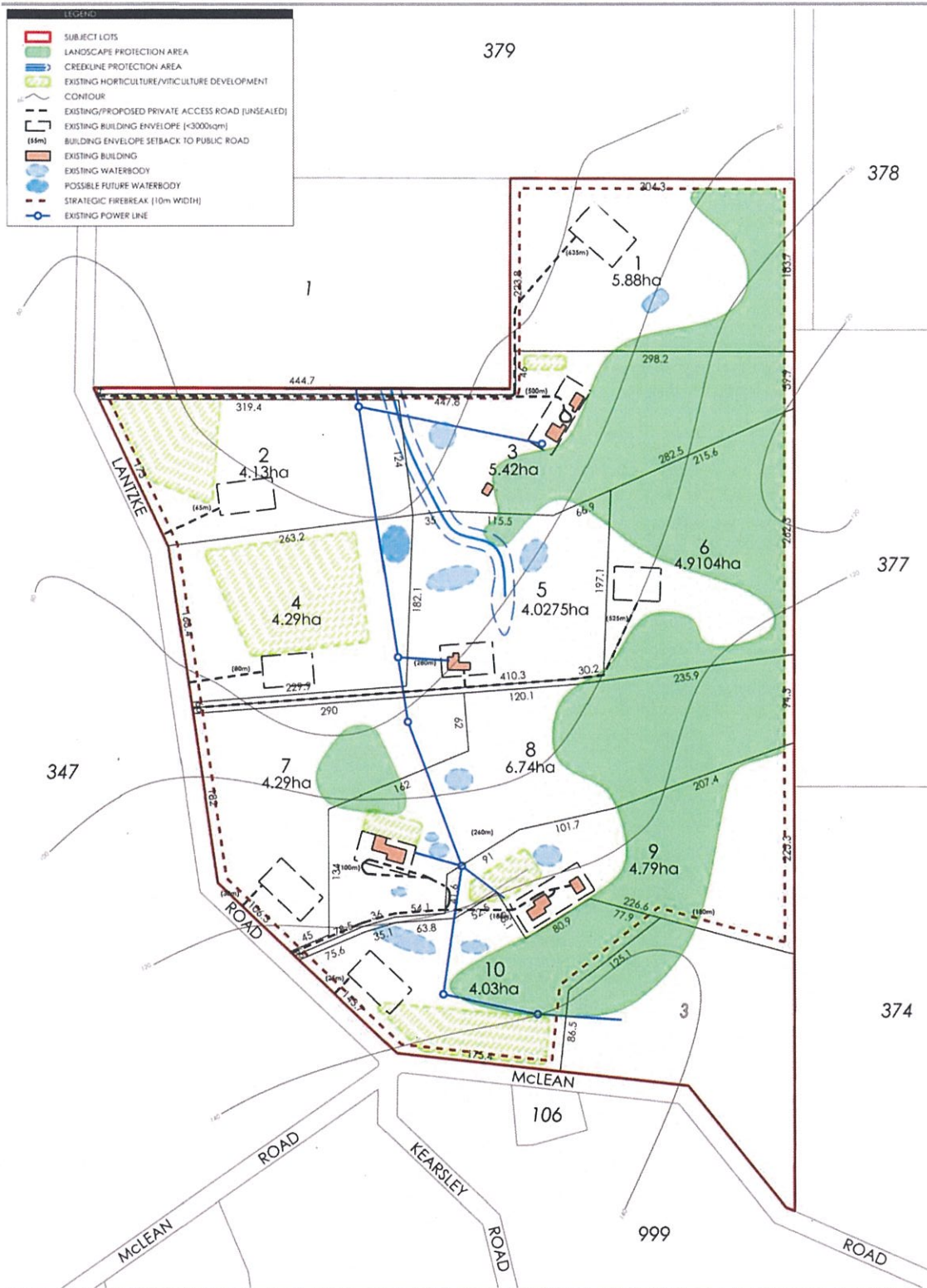
3. ASSETS AT RISK

The following assets were observed on site:-

- Existing houses and associated sheds and outbuildings on all 4 lots being proposed for sub-division.
- Plantings of shelter belts and orchards/vineyards on lots.
- Fences and gates surrounding these lots.
- Road networks, dams and associated pumps and pipes.
- Electrical infrastructure and assets.



Plan of Subdivision



LANTZKE ROAD LOCAL STRUCTURE PLAN
 LOTS 4, 5, 6 & 7 LANTZKE ROAD AND LOT 3 MCCLEAN ROAD, DENMARK
PLAN 1

N

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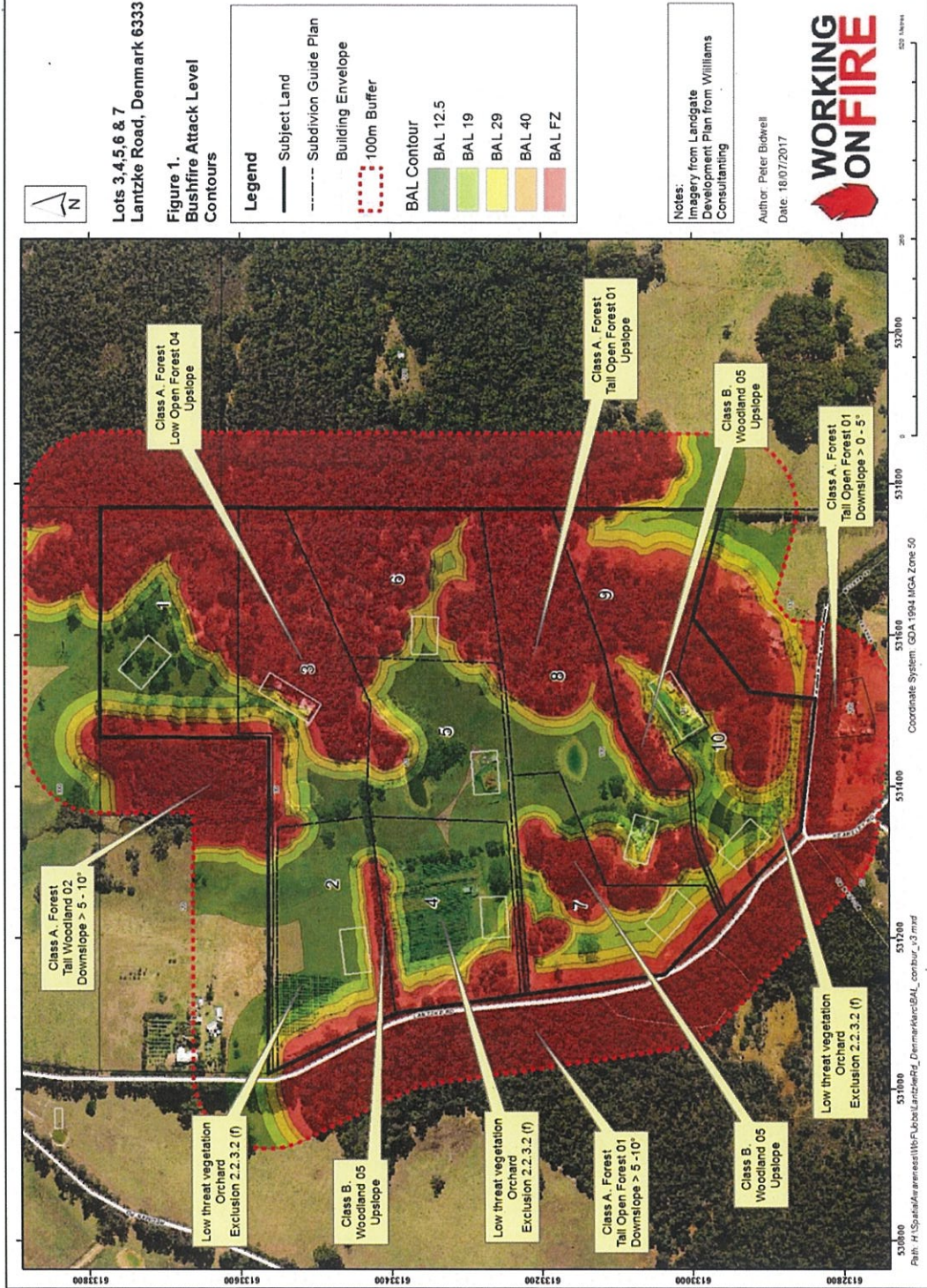
0m 40m 80m



BAL Contour Map

Lots 3,4,5,6 & 7
Lantzke Road, Denmark 6333

Figure 1.
Bushfire Attack Level
Contours



Notes:
Imagery from Landgate
Development Plan from Williams
Consulting

Author: Peter Bidwell
Date: 18/07/2017

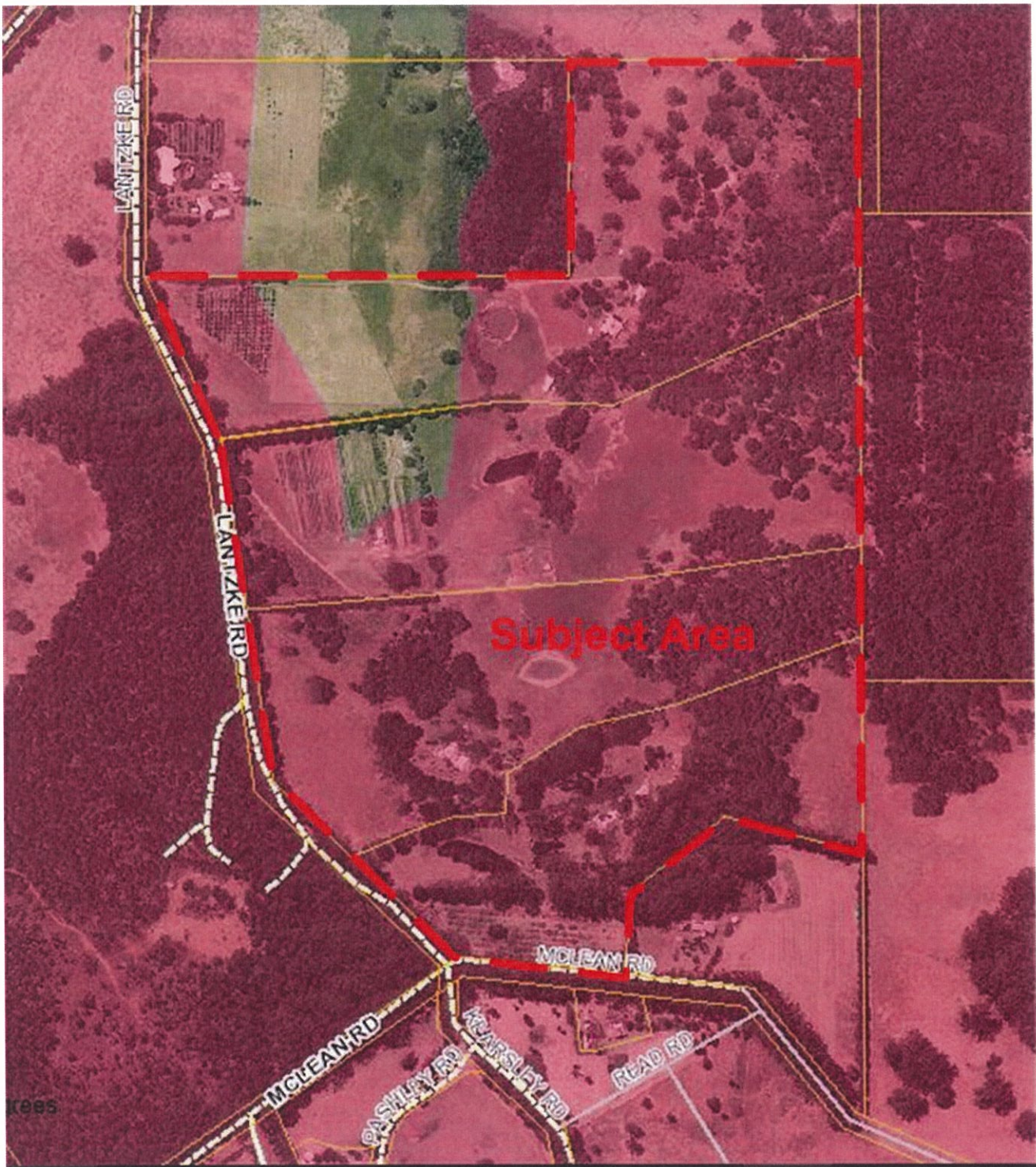


Coordinate System: GDA 1994 MGA Zone 50

Path: H:\Spatial\Arreses\10\Fuel\Lantzke\Denmark\BAL_contour_2d.mxd



Bushfire Prone Map



4. BUSHFIRE RISK MITIGATION MEASURES

4.1. Bushfire Attack Level – Contour Observations

The attached BAL Contour Map shows that all building envelopes can be located within sites of BAL 29 or less. In all cases, with minor vegetation modification (limited tree removal) and understorey slashing, BAL ratings can be further reduced to meet BAL 12.5. Grazing or mowing of pastured areas around houses will be required during the fire season to meet APZ requirements.

4.2. Bushfire Protection Criteria - Elements 1 to 4 - SPP 3.7

4.2.1. Location

The location of the proposed subdivision is within a bushfire prone area due to its proximity to vegetation. The fire hazard is rated at low to moderate with forested areas considered extreme. Refer to 4.1 above for BAL ratings and other requirements.

4.2.2. Siting

The siting of the proposed subdivision is appropriate in that the lots created will, with reasonable mitigation (mowing and some tree thinning) and access works, reduce the risks to people and property from fire. As the Hazard Level is rated Low to Moderate around all proposed building envelopes, it is a requirement for all lots to maintain an Asset Protection Zone of minimum 20 m width dictated by property boundaries.

4.2.3. Access

Access for this site is suitable as it has 2 access routes on a public road network. In emergency situations, evacuation can be north on Lantzke Road to Redman Road and Scotsdale Road. Alternatively, evacuation can be south on Lantzke Road to Kearsley Road and Mount Shadforth Road into Denmark.

Battle-axe access ways are required to connect proposed Lots 1, 3, 5, 6, 8 & 9 to Lantzke Road. All are less than 600 metres and are to be built to meet the standards set out in SPP 3.7. Private driveways greater than 50 metres must also meet the standards set in SPP 3.7 by providing a 17.5 mt. diameter terminus at the end of the driveway to enable 3.4 fire appliances to turn around. Driveways in excess of 200mtrs shall also provide 20 mt. long passing bays, 6 mts wide at 200mtr intervals along the driveway.

A 3 metre perimeter firebreak is to be established around each individual lot. This firebreak must be maintained by the owners of the individual lots to provide strategic protection to this development.

4.2.4. Water

Reticulated water is not supplied to this site. All new residential developments are to install a tank with a minimum capacity of 92,000 litres. Each tank is to have the outlet for domestic use set 300 mm above the base of the tank. A further outlet with a Kamlock fitting is to be installed at the base of the tank. This is to ensure there is always a minimum supply of 10,000 litres of water available for emergency purposes.

There are existing (plus some proposed) dams on most of the proposed 10 lots that can provide a supplementary water supply for emergency purposes if required.



5. OTHER CONSIDERATIONS

5.1. Construction Standards

All habitable dwellings are to be constructed in accordance with AS 3959 – 2009, Construction of Buildings in Bushfire Prone Areas.

5.2. Vehicle Movement Bans

Vehicle movement bans are applicable in this area.

5.3. Firefighting Equipment

There is a local volunteer brigade network in this area with equipment. There may be a requirement to own or hire fire-fighting equipment or resources for prescribed burning operations if conducted onsite. Consideration should be given to establishing a Bushfire Ready Action Group. Advice can be sought from DFES or the Denmark Shire in the setting up of a group.

5.4. Emergency Situations

It is recommended the owners of the property prepare a bushfire plan as advised by the Department of Fire and Emergency Services in order to adequately Prepare, Act and Survive a bushfire emergency. It would also be prudent to form a Bushfire Ready Action Group. Advice can be obtained from DFES or the Shire Community Fire Officer to set up a group.

6. IMPLEMENTATION

The following tasks are to be implemented as outlined below:-

Development Tasks

#	ACTION	RESPONSIBLE	DATE
1	Install a minimum 92,000 litre rain water tanks for new residential houses with a minimum of 10,000 litres reserved for fire-fighting purpose, accessible by a DFES approved coupling for emergency purposes only, with such rainwater tank to be located to ensure that vehicle access is provided within 3 metres of the water tank.	New Owners	
2	Water tanks at all existing residences currently do not meet the above standards. Existing tanks are to be retro fitted to meet the above standards or have a new tank installed to comply.	Existing owners	
3	If dams are to be utilised as an alternative to water tanks mentioned above, they must meet the required standards outlined in SPP 3.7 including the requirement for a compacted gravel hardstand for firefighting vehicle access.	Individual Existing Owners as required	
4	Battle axe connections to meet SPP 3.7 standards	Developers	
5	Private driveways greater than 50 metres to meet SPP 3.7	New Owners	
6	Existing driveways do not currently meet required standards and must be upgraded to comply with SPP 3.7	Developers	
7	Establish a Bushfire Ready Action Group. Consideration should be given to purchasing a jointly owned firefighting unit.	Developers	


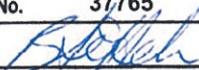


Maintenance tasks

#	ACTION	RESPONSIBLE	DATE
1	Ensure all requirements of the Shire of Denmark Bushfire Regulation Notices are complied with.	All Owners	Annually
2	Water supply fittings for emergency purposes to be inspected	All Owners	Annually
3	APZ's identified during BAL assessments for future developments are to be maintained to the required standards	All Owners	As Req'd
4	Fire Management Plan to be updated every 5 years	All Owners	5 Years

7. DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire prone Areas, WAPC / DFES Guidelines for Building in Bushfire Prone areas (State Planning Policy 3.7) and CSIRO's research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

I hereby declare that I am a BPAD accredited bushfire practitioner.		
Accreditation No.	37765	
Signature		
Date	26/07/2017	

