



**Note from City of Wanneroo:**

Amendment 201 was modified prior to advertising to address issues raised by EPA Services. Initially the amendment was proposed to apply to the subject site in its entirety, however this has since been modified and now only applies to the south-western corner of the lot.

The Planning Report remains the same as that originally prepared in support of the amendment, with the exception of Figure 6 which has been updated to reflect the modified 'additional use' area..

# **DISTRICT PLANNING SCHEME No. 2**

## **Amendment No. 201**

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO  
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 201**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by by allowing the Additional Use of Car Park at Lot 2 (44) Delich Road, Carabooda by including the following within Schedule 2 – Section 1 (Clause 3.20) – Additional Uses:

No		Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A46	1-46	44 Delich Road, Carabooda	Lot 2 on Deposited Plan 48357	Car Park (D)

The Amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

An amendment that is not addressed by any local planning strategy.

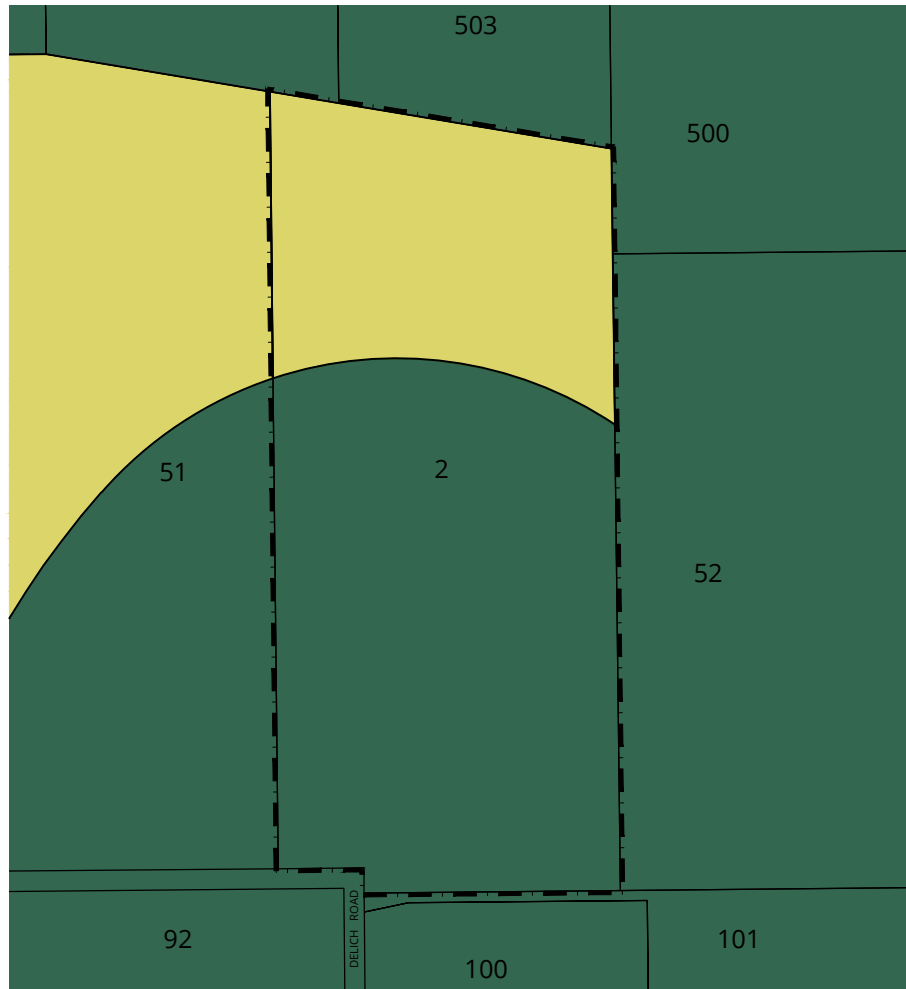
Date of Council Resolution: 16 November 2021

.....  
(Chief Executive Officer)

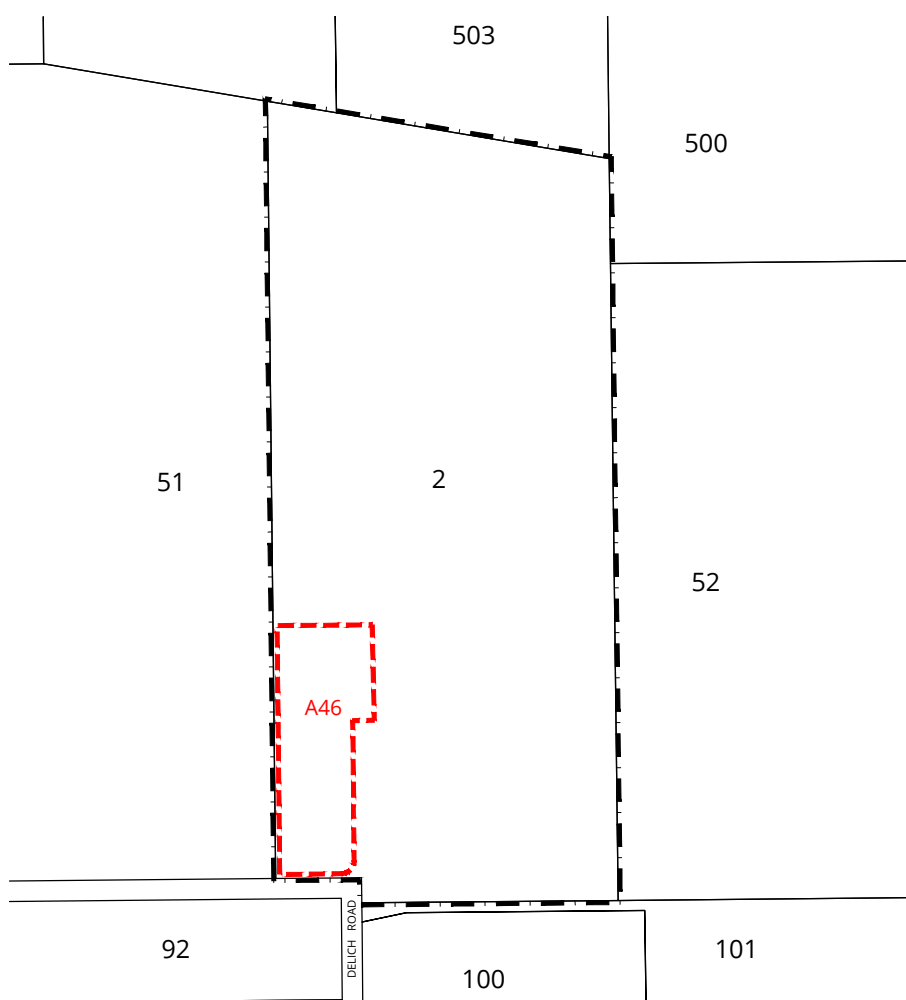
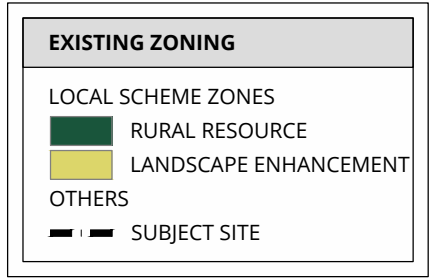
Dated this ..... day of ..... 20.....



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## EXISTING ZONING



## PROPOSED ZONING

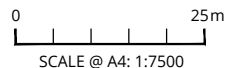
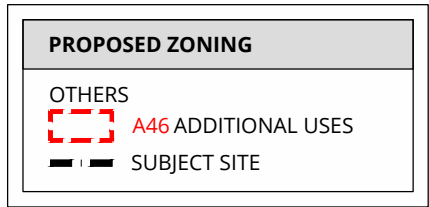


FIGURE 6  
PROPOSED SCHEME AMENDMENT PLAN

**CITY OF WANNEROO**

**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO.**  
**201**

**SCHEME AMENDMENT REPORT**

## **1.0 INTRODUCTION**

This proposed amendment to the City of Wanneroo District Planning Scheme No.2 ('DPS 2') seeks to apply an Additional Use of 'Car Park' over Lot 2 (No. 44) Delich Road, Carabooda ('the subject site'), by amending Schedule 2 - Section 1 (Clause 3.20) - Additional Uses of DPS 2 and incorporating the relevant Additional Use on the Scheme Map (refer Plan 1 - Proposed Scheme Amendment Plan).

The purpose of this Scheme Amendment is to permit the use of a 'Car Park' on the subject site. A 'Car Park' is an 'X' use, which is not permitted in the 'Rural Resource' and 'Landscape Enhancement' zones of the DPS 2. Officers and Elected Members have recommended that a Scheme Amendment request be submitted to Council for consideration.

The Proponent is ultimately seeking to facilitate the development of a Caravan and Boat storage facility on the south-western portion of the subject land.

## **2.0 BACKGROUND**

### Location

The site is located within the suburb of Carabooda and is situated approximately 20-kilometres north of the Wanneroo Town Centre. The subject site has frontage of approximately 25-metres to Delich Road on its southern boundary, which comprises a rural standard, gazetted road.

**Refer Figure 2 – Regional Location.**

### Current & Surrounding Land Uses

Surrounding properties comprise predominantly Rural Resource or Landscape Protection zoned properties, accommodating agricultural land uses, including market gardens, turf farms and rural living lots.

**Refer Figure 3 – Local Context.**

### Site Area

The subject site is a rural lot with a total area of 25.76ha. The property accommodates an existing residential dwelling and the associated rural outbuildings. The south-west portion of the subject land is generally cleared of vegetation, with existing, mature vegetation located on the balance of site.

**Refer Figure 4 – Site Plan.**

### Ownership

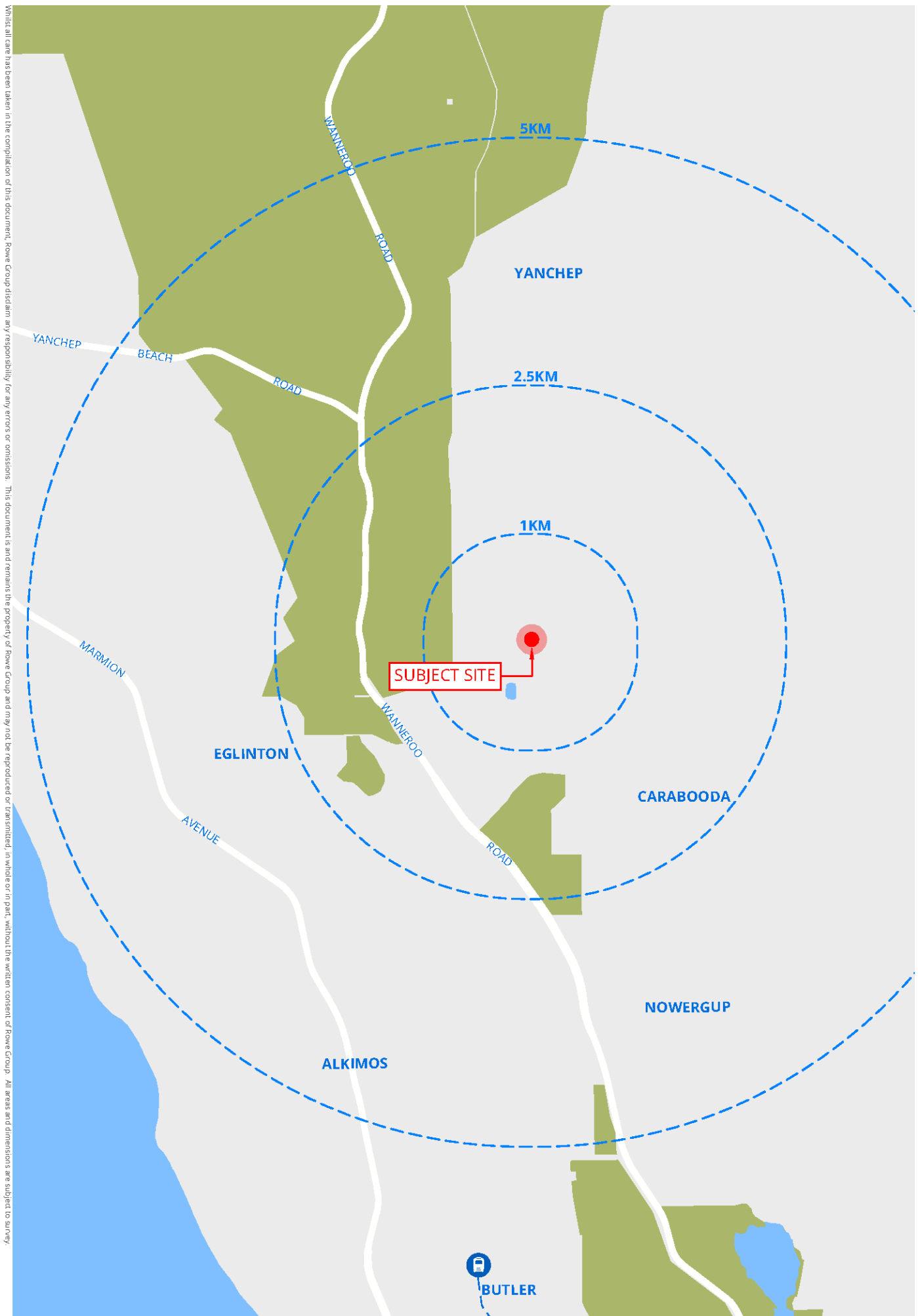
The site is formally described as:

- Lot 2 on Diagram 48357 Certificate of Title Volume 1408 Folio: 588.

**Refer Attachment 1 – Certificate of Title.**

### Proponent

The proponents are Stephen Mitchell, Terri Mitchell, Mark Bonomelli and Deborah Bonomelli, the registered landowners of the subject site.



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N/TOWN PLANNING/9000-9999/9444/DRAFTING/01A-010 : VEDH RAMKHALAWON : 2021/08/12

9444, FIG01A, 20210812, Carabooda (Regional) : DRAWN/VEDH RAMKHALAWON : DATE CREATED: 2021/08/12 : PROJECTION: MGA50 GDA94 : MAP DATA: GOOGLE



0 1250 m  
SCALE @ A4: 1:50,000



FIGURE 2  
REGIONAL LOCATION





# LEGEND

— | — SUBJECT SITE



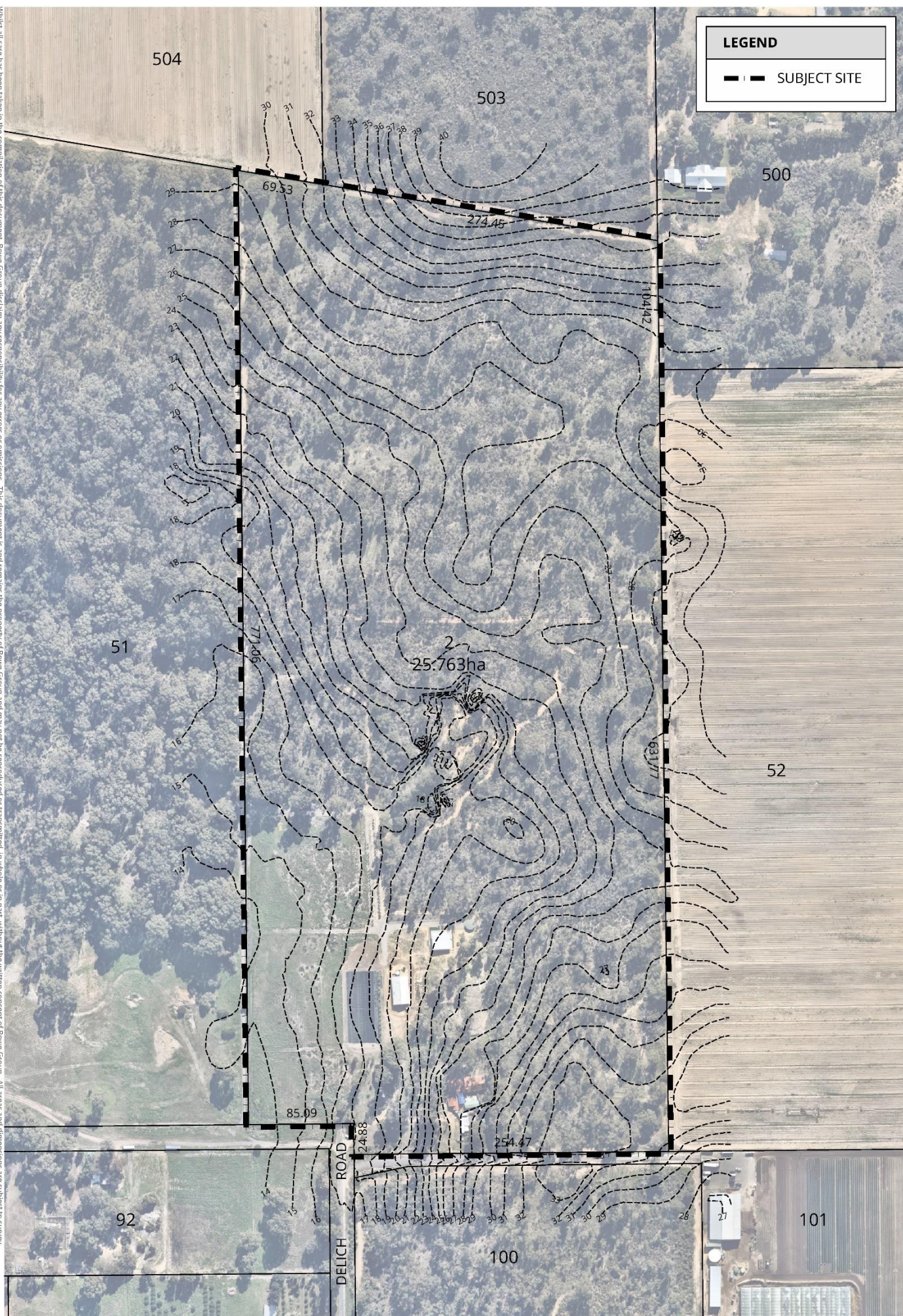
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FIGURE 3  
LOCAL CONTEXT



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9444\_FIG03A\_20210812\_Carabooda (Site Plan) DRAWN:V.R. DATE CREATED: 2021.08.12 PROJECTION: MGA50 GDA94 CADASTRE: LANDGATE IMAGE AERIAL: NEARMAP 23/06/2021 N:\TOWN PLANNING\9000 9999\9444\DRAWING\A CAD - VEDH RAMKHALAWON - 2021 09 06



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SCALE @ A4: 1:4000



FIGURE 4  
SITE PLAN



### 3.0 STATE & REGIONAL PLANNING CONTEXT

#### Metropolitan Region Scheme

The subject site is zoned 'Rural' under the provisions of the Metropolitan Region Scheme ('MRS') (refer **Figure 5 – Metropolitan Region Scheme Map**).

#### City of Wanneroo District Planning Scheme No. 2

The southern portion of the subject site is zoned 'Rural Resource', while the northern portion is zoned 'Landscape Enhancement' under the City of Wanneroo District Planning Scheme No. 2 ('DPS2') (refer **Figure 6 – DPS 2 Map**).

Pursuant to Clause 3.17 of DPS 2, the objectives of the Rural Resource Zone are to:

- a) *Protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use;*
- b) *protect from incompatible uses or subdivision basic raw materials priority areas and basic raw materials key extraction areas'.*

Pursuant to clause 3.26.2 of DPS 2, the objectives of the Landscape Enhancement Zone are to:

- a) *Enable a range of activities and land uses that support the characteristics of the landscape, including agricultural and horticultural land uses, and small-scale tourism activities.*
- b) *Ensure that development maintains the rural character of the locality and does not adversely affect the existing landscape and scenic values.*
- c) *Facilitate development that:*
  - i. *Is compatible with the landscape amenity and rural character of the Zone;*
  - ii. *Will not have a detrimental impact on sensitive land uses;*
  - iii. *Is coordinated and compatible with surrounding land parcels; and*
  - iv. *Does not necessitate the provisions of large scale unplanned and uncoordinated service infrastructure and community services.*

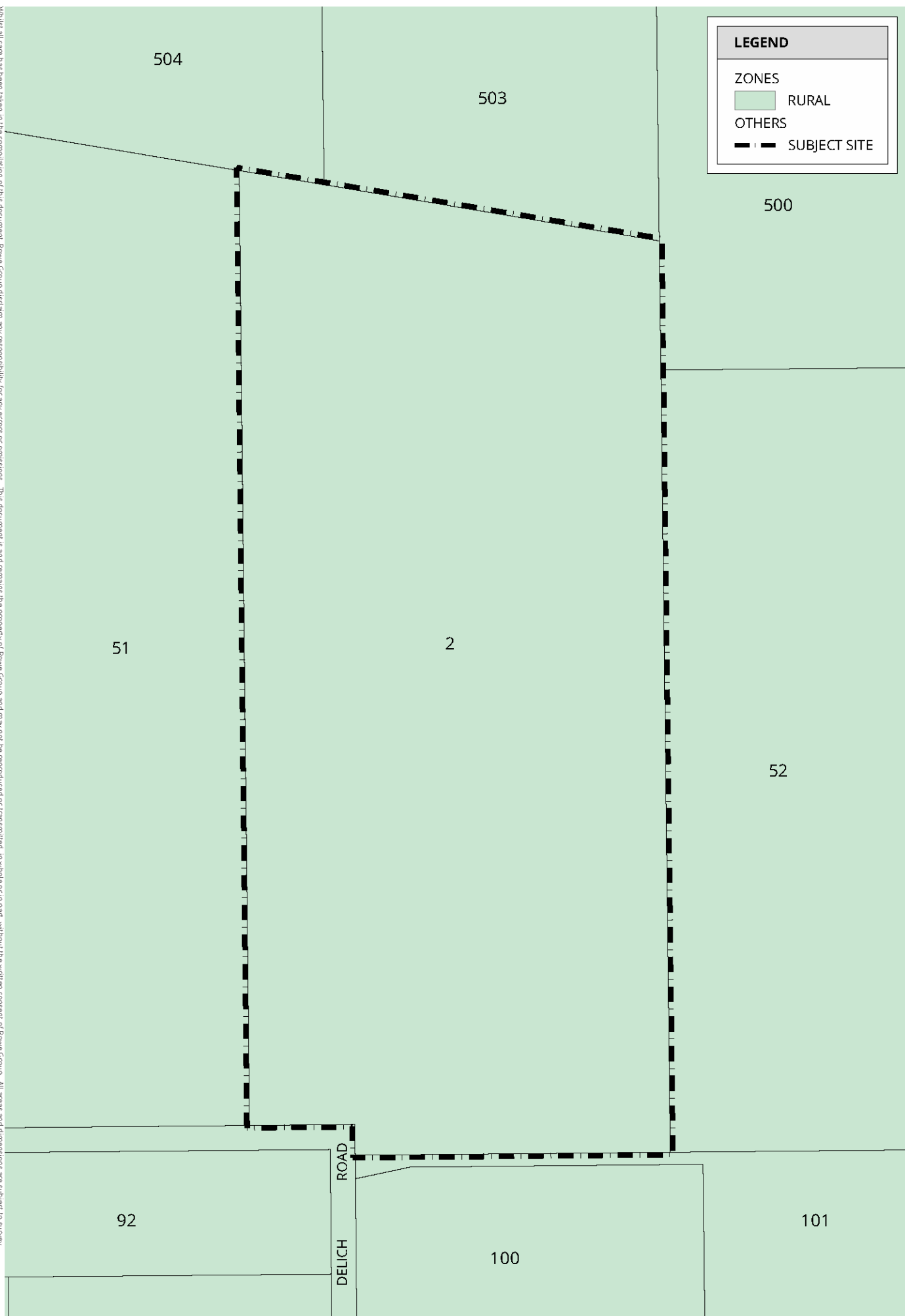
'Car Park' is an 'X' (not permitted) use in both the 'Rural Resource' and 'Landscape Enhancement' zones under DPS 2. Car Park is defined by DPS 2 as:

***"Car Park:*** *means premises used primarily for the parking of private vehicles or taxis whether open to the public or not, but does not include any part of a public road which is used for the movement of traffic or premises on or which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays."*

The City of Wanneroo have advised it is currently investigating amending its DPS 2 to amend the permissibility of the 'Car Park' land use in some Rural areas within the scheme area. It is understood that the City of Wanneroo will be preparing a subsequent amendment to its DPS 2 to facilitate this, but no timeframe has been established.



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9444\_FIG04A\_20210812\_Carabooda (MRS) : DRAWN: V.R. : DATE CREATED: 2021.08.12 : PROJECTION: MGA50 GDA94 : CADASTRE: LANDGATE : MAP DATA: DPLH



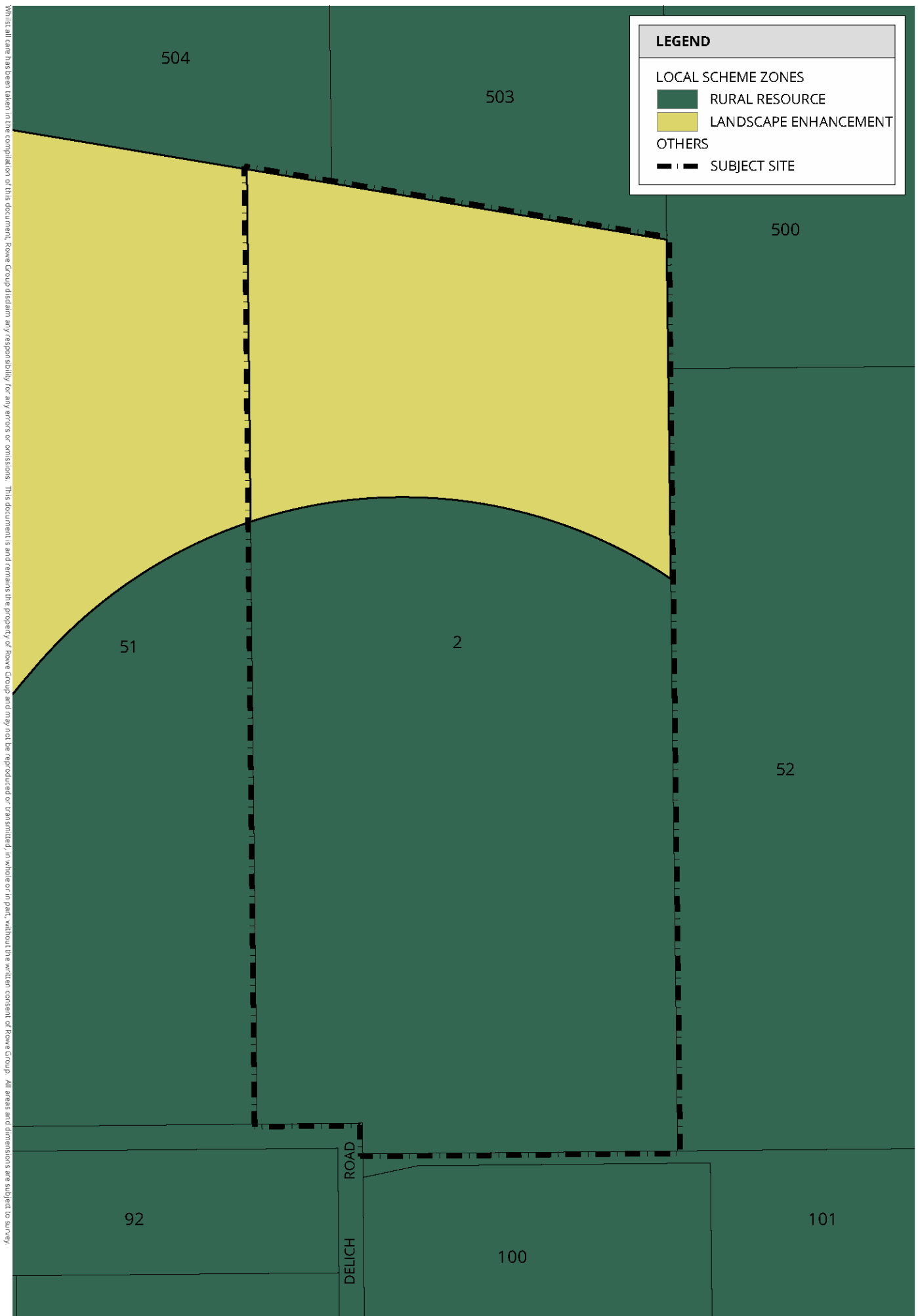
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SCALE @ A4: 1:4000



FIGURE 5

METROPOLITAN REGION SCHEME MAP



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N:\TOWN PLANNING\9000-9999\9444\DR\FIG05A-00 - YEDH RAMKHALAWON - 2021.09.07

9444, FIG05A, 20210812\_Caraborda (LPS) : DRAWN:V.R. : DATE CREATED: 2021.08.12 : PROJECTION: MGA50 GOA94 : CADASTRE: LANDGATE : MAP DATA: DPLH



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SCALE @ A4: 1:4000



**FIGURE 6**  
**CITY OF WANNEROO TOWN PLANNING SCHEME NO. 2**

## **4.0 PROPOSED OPERATIONS**

Details on the current operations are provided below for consideration. A formal development application will be prepared (including the relevant technical supporting information) for assessment by the City of Wanneroo following the formal adoption of this Scheme Amendment.

This Scheme Amendment request seeks to facilitate the operation of a Caravan and Boat storage facility, for use by the public. The attached Concept Development Plan depicting the storage (hardstand) area located on the south-western portion of the subject land, deriving access from Delich Road via the existing driveway. No vegetation is proposed to be removed.

The proposed development will provide for the storage and parking of:

- Caravans/ Motor homes/ Camper trailers;
- Boats;
- Cars; and
- Trailers.

### **Refer Attachment 2 – Indicative Site Plan.**

#### Access Point

Access to the site is currently provided via Delich Road (to the southern boundary). It is anticipated that an upgraded crossover to Delich Road would be required as a condition of Development Approval.

#### Operational Times/ Days

It is anticipated that the operational hours of the facility would be from 6.00am and 6.00pm, seven days a week.

#### Types and Numbers of Vehicles

Approximately 300 vehicles are expected to be stored on the subject site at any given time.

#### Vehicle Movement

It is anticipated that the associated vehicle movements will be relatively low comprising a maximum of 5 – 10 movements per day. The majority of vehicle movements would comprise customers attending the subject land to utilise their vehicles. In this regard, it is anticipated that higher volumes of vehicle movements would occur on weekend and holiday periods.

The traffic movement associated with the proposal is consistent with the type of volume of traffic one would expect from a rural / agricultural area.

## 5.0 PROPOSED AMENDMENT

The proposed amendment will modify DPS 2 by introducing an 'Additional Use' of 'Car Parking' over Lot 2 (No. 44) Delich Road, Carabooda into Schedule 2 – Section 1 (Clause 3.20) – Additional Uses and amending the Scheme Map accordingly.

NO		STREET/ LOCALITY	PARTICULARS OF LAND	VOL/TITLE	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
46	1-46	44 Delich Road, Carabooda	Lot 2 on DP 48357	1408/588	Car Park (D)

### Planning Justification

Under the provisions of DPS 2 the existing use is considered a 'Car Park' which is an 'X' use in the 'Rural Resource' and 'Landscape Enhancement' zones. The proposed Scheme Amendment for an 'Additional Use' of 'Car Park' will allow the City of Wanneroo to consider a planning application for a 'Car Park' (Caravan and Boat Parking Facility) on the subject site.

#### State Planning Policy 3.7 – Planning in Bushfire Prone Area

The subject site has been identified as 'Bushfire Prone Area' by the Department of Fire and Emergency Services ('DFES') Map of Bushfire Prone Areas. Accordingly, development on the site is required to be supported by a Bushfire Hazard Level Assessment or Bushfire Attack Level (BAL) Contour Map as per *State Planning Policy 3.7 – Planning in Bushfire Prone Area* (SPP 3.7) and the associated Guidelines.

Accordingly, a Bushfire Fire Management has been prepared to support this Scheme Amendment. A summary from the Bushfire Management Plan is outlined below:

The proposed use has been assessed against the SPP 3.7 Guidelines. Section 3.1 Two Access Routes of the SPP 3.7 Guidelines states.

*'Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.'*

The site is located approximately 440m from the nearest point to two access routes. Delich Road extends to the west to Walding Road, the current road surface is a dirt track which does not comply with the road requirements of SPP 3.7. The proposal is for a storage area only, there will be no intensification of traffic during a bushfire event. This section of Delich Road services a maximum of eight properties. The road is straight and flat allowing good visibility for its full length. The road is in good repair allowing vehicles to pass easily. Therefore, the existing road allows access and egress and suitable for movement and escape during a bushfire event.

Section Five (5) of the Bushfire Management Plan outlines responsibilities of the landowner for the initial implementation and ongoing maintenance associated with the proposed development. It should be noted that the Bushfire Management Plan states the proposed development is consistent with the policy framework of SPP 3.7 Guidelines.

### Refer Attachment 3 – Bushfire Management Plan.

## State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning ('SPP 2.5') outlines a range of considerations relevant to the protection and preserving of rural land. An assessment of the additional use for a 'Car Park' on the subject site has been undertaken as apart of the Scheme Amendment in relation to the impact the proposed use 'Car Park' has on the provisions of SPP 2.5.

Measures have been taken into consideration to minimise the impacts to the surrounding neighbouring Rural properties, including the use of vegetation buffers to screen the proposed 'Car Park' of recreational vehicles to the neighbouring properties, this can be shown on the Concept Plans provided. The 'Car Park' development does not propose any intensification to the subject site (hardstand only).

The measures have been discussed throughout the Scheme Amendment Report and are adequately addressed at the phase of the planning process. It should be noted that the proposal demonstrates a consistency with the policy framework of SPP 2.5.

## District and Local Planning

The proposed 'Additional Use – Car Park' is not considered to prejudice to future planning of the Rural Resource Area. The landowner wishes to operate the 'Car Park' use for the storage of patron's vehicles, boats and caravans as a business.

The City's intention is to amend the Local Planning Scheme to provide 'Car Park' land use within some of the area within the Rural zones within the City, as it is currently an 'X' use under the DPS 2. At this stage the City is considering amending DPS 2 to make the 'Car Park' land use permissible within the 'Rural Resource' and 'General Rural' zones.

Pre-lodgement consultation with City Officers and Councillors recognise the need for the use given the inability of new estates to accommodate this kind of storage on urban lots.

## Impacts on Amenity

The proposed Scheme Amendment is being sought to ultimately facilitate the storage and parking of vehicles, boats and caravans. The proposed development will consist of a hardstand area in the south-west corner of the site, which does not adversely affect the amenity of the area. The proposed concept plan depicts vegetation screening to be planted on the southern and western borders of the site to provide a screening buffer to reduce the visual impacts of the use to the adjacent land owners.

The impact of light spill of noise traffic is considered minimal to standard day to day operations of the Rural Resource zone.

## **Other Considerations**

### Site Conditions

The size of the land allows for the additional use to operate on the subject site and allow the landowners to operate the current Rural living. The proposed hardstand comprises an area of approximately 21,400m<sup>2</sup>, which is a proportionally small area of the site. The siting of this hardstand ensures no vegetation will be removed as part of this proposal. The movement of vehicles, caravans and boats will provide minimal conflict to surrounding neighbours and the site is within 1.8-kilometres to Wanneroo Road which connects with Indian Ocean Drive to the north.

## City of Wanneroo Draft Scheme Amendment

During the pre-lodgement consultation with the City of Wanneroo, planning officers advised the Applicant that the planning department are investigating the possibility of amending the permissibility of the 'Car Park' use in some of the 'Rural Resource' zones throughout the municipality. As outlined through this report, the 'Car Park' use is currently an 'X' (not permitted) use under the 'Rural Resource' zone.

We understand the City is seeking to prepare a Scheme Amendment Request to change the use class table under the DPS 2 from 'X' – use not permitted to a 'D' – Discretionary use in the 'Rural Resource' zone.

Although this process will need to be ultimately determined by the Minister for Planning with a recommendation provided by the Department of Planning lands and Heritage, the City have outlined in principle support for the 'Car Park' use within the Rural Resource zone.

## Demand and Previous Approvals

The City of Wanneroo have supported similar uses throughout the municipality, including Amendments 194 and 199, which have proposed Scheme Amendments for the Additional Use – 'Car Park' within the General Rural and Rural Resource zones at its Ordinary Council Meeting on 10 August 2021. The Amendments were prepared in response to the increasing demand for the use within the City, due to the continued trend of decreasing lot sizes in urban areas. An increased number of residential landowners are seeking affordable caravan/boat parking options within proximity to their primary landholdings. The 'Car Park' land use is considered to be the most consistent land use under DPS 2 to address the demand with increased numbers of recreational vehicle parking.

## **6.0 CONCLUSION**

This Scheme Amendment proposes to insert an 'Additional Use' of 'Car Park' over Lot 2 (No. 44) Delich Road, Carabooda into Schedule 2 – Section 1 (Clause 3.20) – Additional Use and incorporating the relevant zoning on the Scheme Map.

The Scheme Amendment is proposed to ultimately facilitate the development of a 'car park' facility for the parking of caravans and boats on the subject site. The car park is considered an essential and needed service for the surrounding local residents who are primarily located within the urban areas of the municipality, with limited alternative storage facilities for parking caravans or boats within the City of Wanneroo.

In light of the above, we respectfully request the City's favourable assessment of the proposed Scheme Amendment at its earliest possible convenience.

## **Attachment 1 – Certificate of Title**



WESTERN



AUSTRALIA

REGISTER NUMBER

**2/D48357**DUPLICATE  
EDITION**3**

DATE DUPLICATE ISSUED

**30/1/2004**VOLUME  
**1408**FOLIO  
**588**

# RECORD OF CERTIFICATE OF TITLE

## UNDER THE TRANSFER OF LAND ACT 1893

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

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 2 ON DIAGRAM 48357

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MARK JOHN BONOMELLI  
DEBORAH ANN BONOMELLI  
BOTH OF 16 CATANIA COURT, MINDARIE  
AS JOINT TENANTS IN 1/2 SHARE  
TERRI ANNE MITCHELL  
STEPHEN RONALD MITCHELL  
BOTH OF LOT 56 KOORABIN DRIVE, YALLINGUP  
AS JOINT TENANTS IN 1/2 SHARE  
AS TENANTS IN COMMON

(T I753933 ) REGISTERED 9/1/2004

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

1. EASEMENT BENEFIT - SEE PLAN 9474 AND SECTION 167A TLA.
2. I753934 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 9/1/2004.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

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

### STATEMENTS:

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

SKETCH OF LAND: 1408-588 (2/D48357)  
PREVIOUS TITLE: 1338-799  
PROPERTY STREET ADDRESS: 44 DELICH RD, CARABOODA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO



Application A973460

WESTERN

AUSTRALIA



Volume 1338 Folio 799



1408 588

**CERTIFICATE OF TITLE**

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 10th June, 1975

  
 REGISTRAR OF TITLES
ESTATE AND LAND REFERRED TO

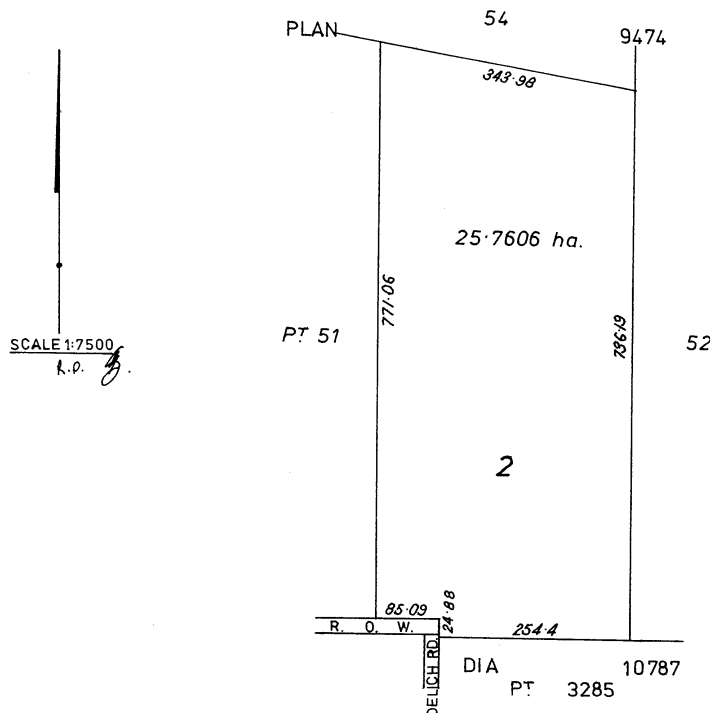
Estate in fee simple in portion of Swan Location 2799 and being Lot 2 the subject of Diagram 48357, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

~~Loris Hughes Laferla of 106 William Street, Perth, Real Estate Agent.~~

SECOND SCHEDULE (continued overleaf)

NIL

  
 REGISTRAR OF TITLES
THIRD SCHEDULE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

30267/8/73-30M-O/SOL

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

## **Attachment 2 – Indicative Site Plans**





# INDICATIVE SITE PLAN

## 44 DELICH ROAD, CARABOODA

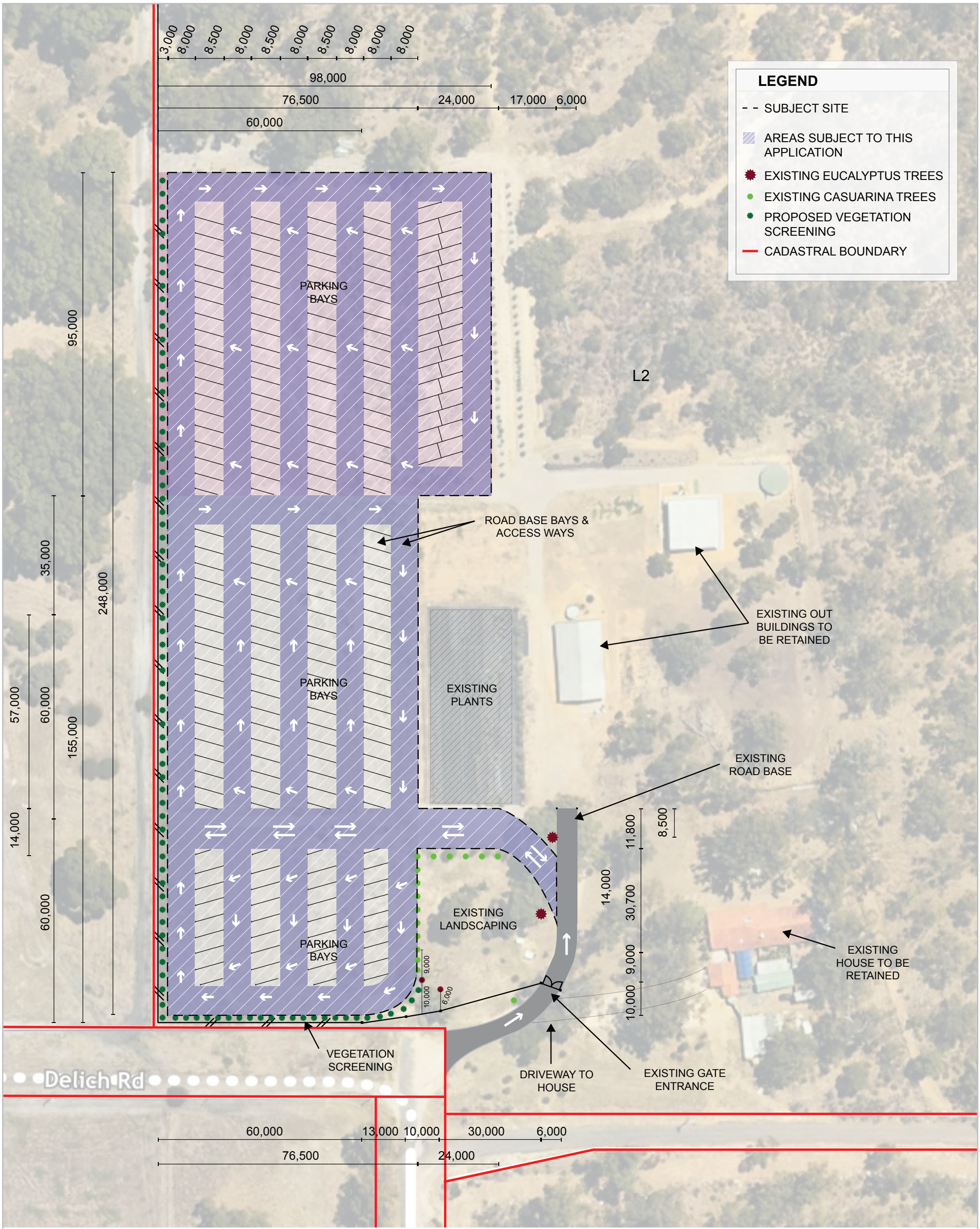
Created by Belinda Bonomelli (Beanbo Design & Photography)  
Thursday 17th August 2021 at 07.45pm. Indicative site plan only.



0m 55m

SCALE @ A3: 1:2500





**INDICATIVE SITE PLAN**  
**44 DELICH ROAD, CARABOODA**

Created by Belinda Bonomelli (Beanbo Design & Photography)  
Thursday 17th August 2021 at 07:45pm. Indicative site plan only.



0m 30m

SCALE @ A3: 1:1000



## **Attachment 3 – Bushfire Management Plan**

# Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 2(#44) Delich Road, Carabooda

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 26 Month August Year 2021

Report author or reviewer: Nathan Peart

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☒ Level 3 practitioner ☐

If accredited please provide the following.

BPAD accreditation number: 38808 Accreditation expiry: Month May Year 2022

Bushfire management plan version number: 1

Bushfire management plan date: Day 2 Month September Year 2021

Client/business name: Rowe Group

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

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

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input type="checkbox"/>

None of the above ☒

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

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

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

Signature of report author or reviewer





Date 03.09.21

# Bushfire Management Plan



Property Details and Description of Works					
Address Details	Unit no	Street no 44	Lot no 2	Street name / Plan Reference Delich Road	
	Suburb Carabooda			State WA	Postcode 6033
Local government area	City of Wanneroo				
Main BCA class of the building	TBC	Use(s) of the building	None		
Description of the building or works	Hardstand Storage				

Report Details			
Report / Job Number 21-10140	Report Version 1	Assessment Date 26 August 2021	Report Date 2 September 2021

BPAD Accredited Practitioner Details	
<div><div>Name Nathan Peart</div><div>Company Details 08 9555 9444 <a href="mailto:BPAL@bushfiresmart.com.au">BPAL@bushfiresmart.com.au</a> Address: 71 Allnutt Street, Mandurah, 6210 Postal: PO Box 4160, Mandurah North, WA, 6210</div><div></div></div>	<div> Authorised Practitioner Stamp</div> <div>Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.</div>



## Executive Summary

This proposal is to construct a hardstand area at 44 Delich Road, Carabooda (subject land) for the purpose of establishing self storage area for hire.

The subject land is within a declared bushfire prone area (OBRM 2018) and State Planning Policy 3.7, planning in bushfire prone areas applies.

A bushfire assessment has been carried out as part of this report and the development is within an are classified as a moderate bushfire risk.

The access does not comply with the acceptable solution, however an argument has been presented that access can comply with the performance principle of the SPP3.7 guidelines.

Additional bushfire management strategies detailed in this report include minimum driveway widths and clearances, turnaround areas, firefighting facilities, and firebreak requirements.

The landowner will be responsible to ensure that driveway width, turnaround bays and APZ requirements are reflected. The landowner has responsibility to ensure continued compliance with the bushfire management strategies.

## Disclaimer and Limitation

This report is prepared solely for the client, any future landowners of the subject lot and is not for the benefit of any other person and may not be relied upon by any other person. Bushfire Smart accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

The mitigation strategies contained in this report are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that Bushfire Smart and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or destroyed by bushfire or that lives will not be lost in a bush fire. Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Bushfire Smart has no control.

This report does not negate the need to follow Local government authority requirements for Firebreak and Fuel Hazard Reduction. The client agrees that in submitting this report they approve of and will comply with all requirements detailed.

Author		
Nathan Peart	BPAD 38808	
Level 2 Bushfire Planning and Design (BPAD) Accredited Practitioner		
E: BAL@BushfireSmart.com.au	Ph: 9555 9444	



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## 1 Proposal Details

The subject land is a 25.7ha parcel presently used as a private residence and consists of a single dwelling and outbuildings.

The proposal is to create a hardstand area to for the purposes of creating a self storage area for paying clients.

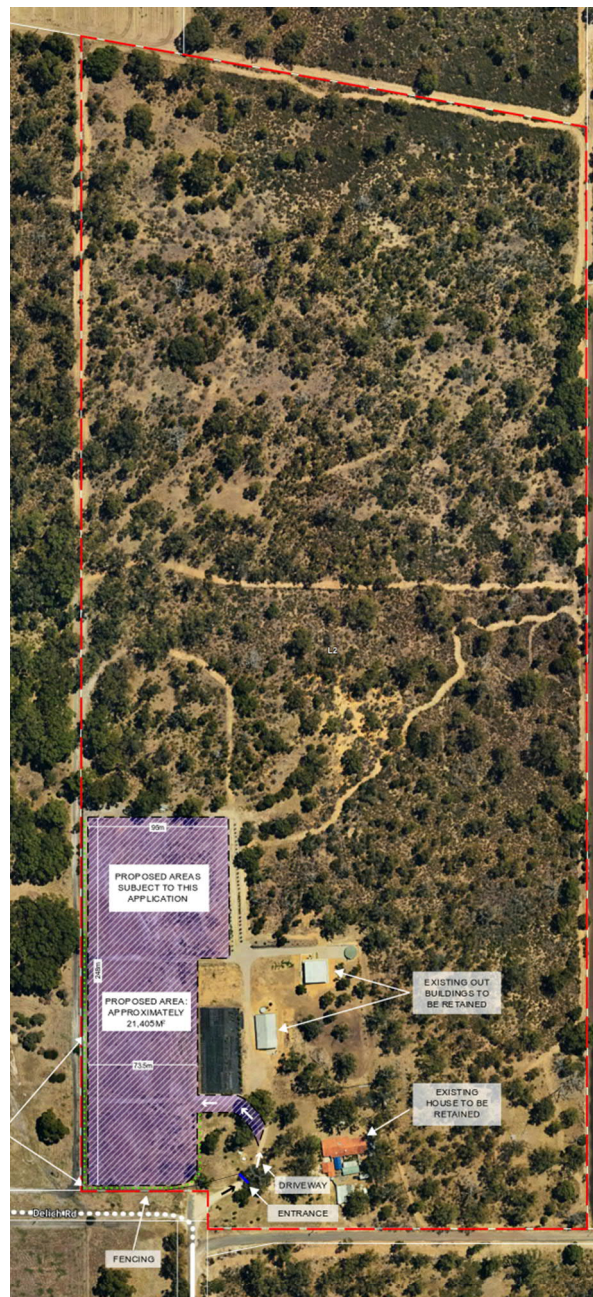


Figure 1: Proposal

08 9555 9444

[BAI@bushfiresmart.com.au](mailto:BAI@bushfiresmart.com.au)

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210



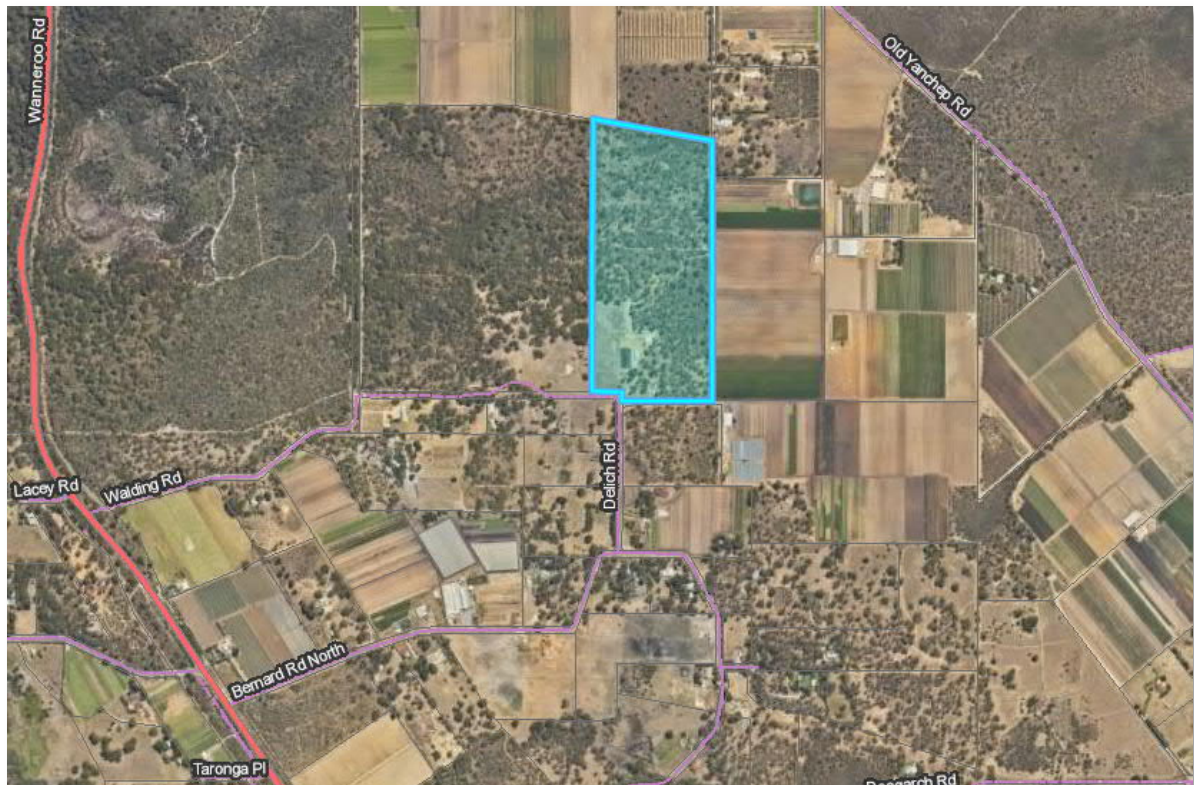


Figure 2: Location Plan

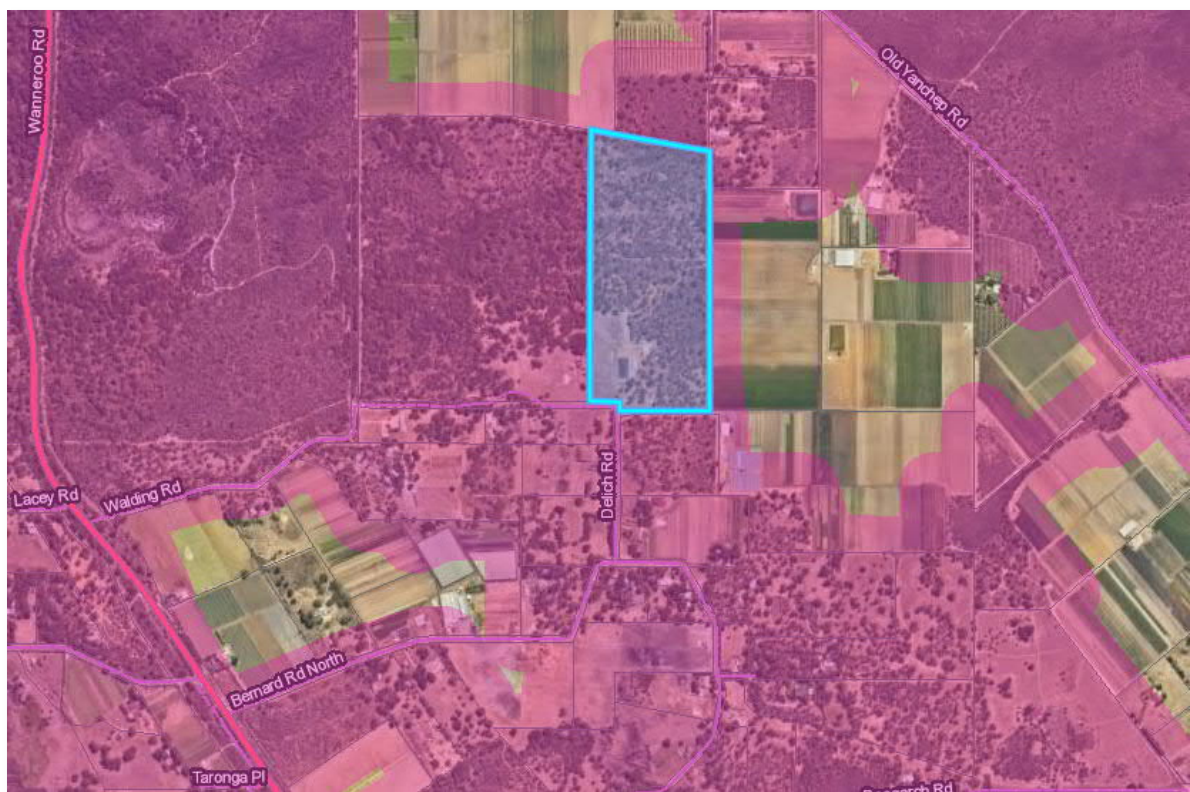


Figure 3: Map of Bushfire Prone Area for Subject Site

08 9555 9444

[BAI@bushfiresmart.com.au](mailto:BAI@bushfiresmart.com.au)

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

## 2 Environmental Considerations

In order to identify environmental, biodiversity of conservation values on the subject site, the site has been examined against the following databases as shown in table 2.

Environmental Category	Dataset	Site within database area?
Conservation category wetlands and buffer	DBCA-019/ DBCA-017	Site identified within area – further action required.
RAMSAR wetlands	DBCA-010	Site not identified within database.
Threatened and priority flora	DBCA-036	Site not identified within database.
Threatened and priority fauna	DBCA-037	Site not identified within database.
Threatened Ecological Communities	DBCA-038	Site not identified within database
Bush Forever areas 2000	DOP-071	Site not identified within database.
Clearing regulations – Environmentally Sensitive Areas	DWER-046	Site identified within area – further action required.
Swan Bioplan Regionally Significant Natural Areas 2010	DWER-070	Site not identified within database.
Local government biodiversity/planning	-	-

Table 1: Assessment against environmental considerations

The subject site has been identified by the Department of Biodiversity, Conservation and Attractions (DBCA) as being within a conservation category wetlands and buffer. Additionally, the site is subject to the clearing regulations for Environmentally Sensitive Areas as identified by the Department of Water and Environmental Resources (DWER).

The applicant will need to seek clarification from the appropriate authorities, however no further clearing is proposed to allow for this development.

### 2.1 Native vegetation – modification and clearing

The site has been checked against the Native Vegetation mapping conducted by the Department of Primary Industries and Regional Development (DPIRD-005). Native vegetation has been found on the site, as shown in the image below.

The area of the proposed development has no vegetation, therefore not requiring clearing of native vegetation.

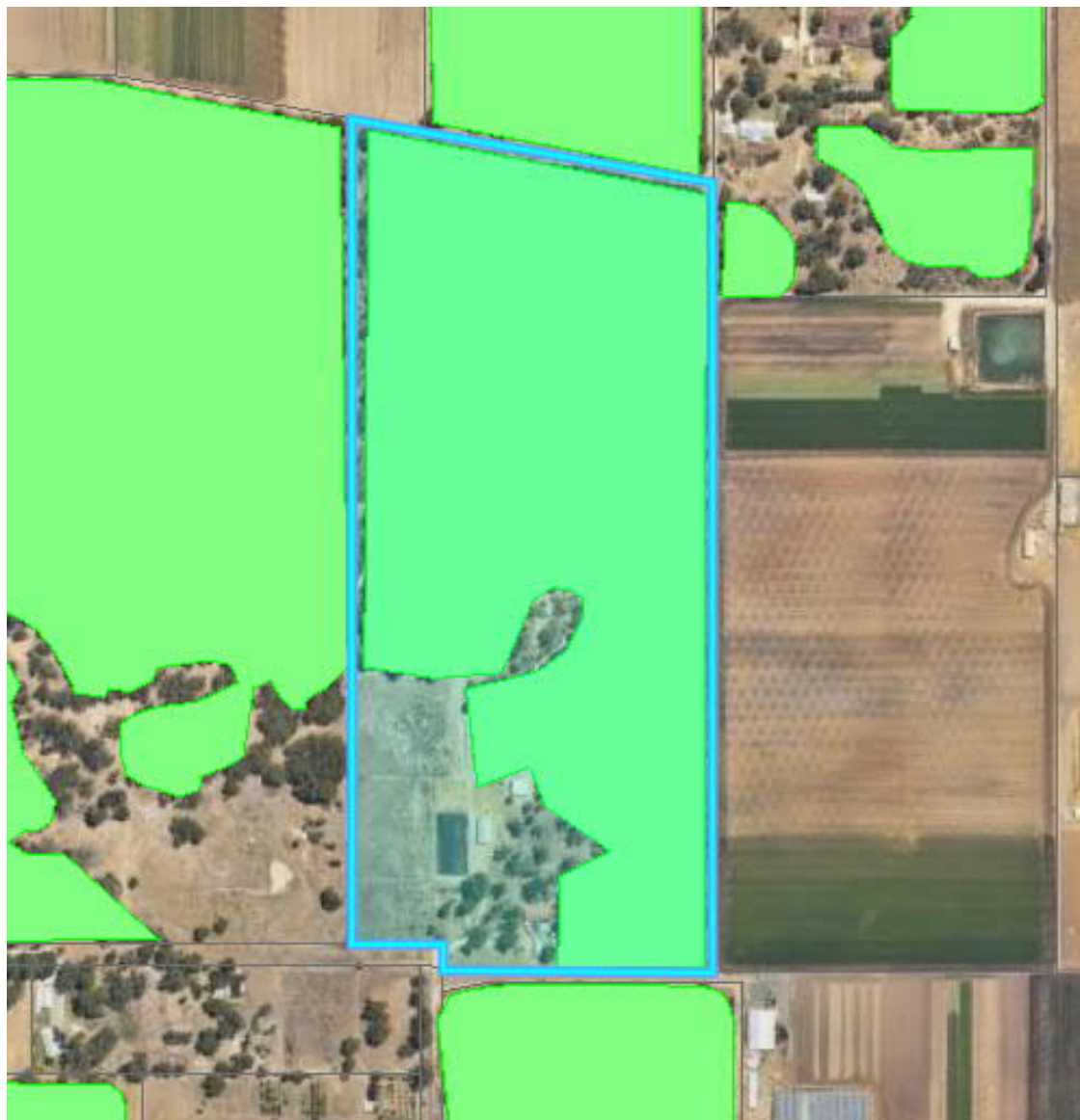


Figure 4: Extent of native vegetation (shown green)

## 2.2 Revegetation/landscape plans

Revegetation or landscaping plans do not form part of this proposal.

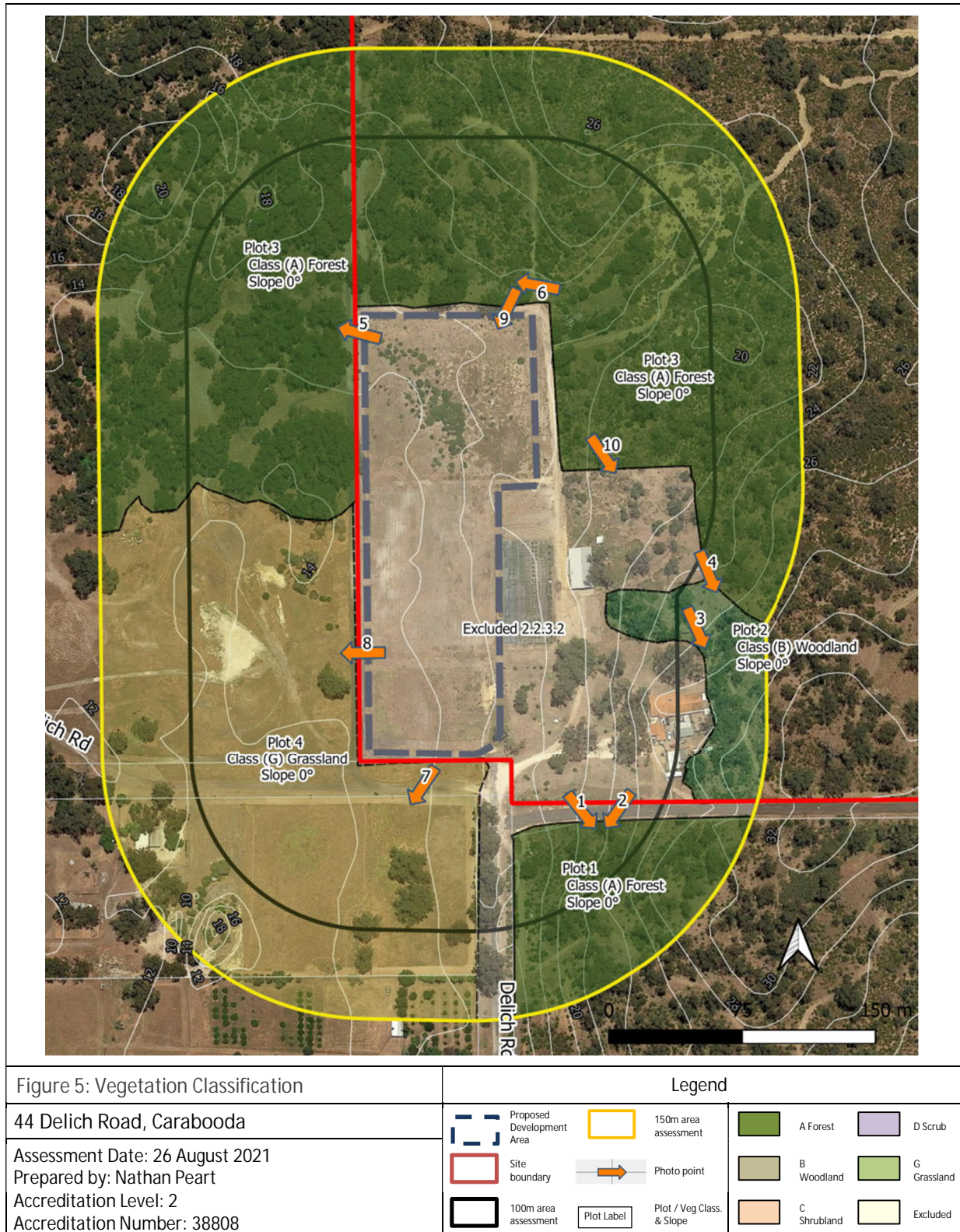


## 3 Bushfire Assessment

### 3.1 Site Assessment

The assessment of this site/development was undertaken on 26 August 2021 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2018 Simplified Procedure (Method 1).







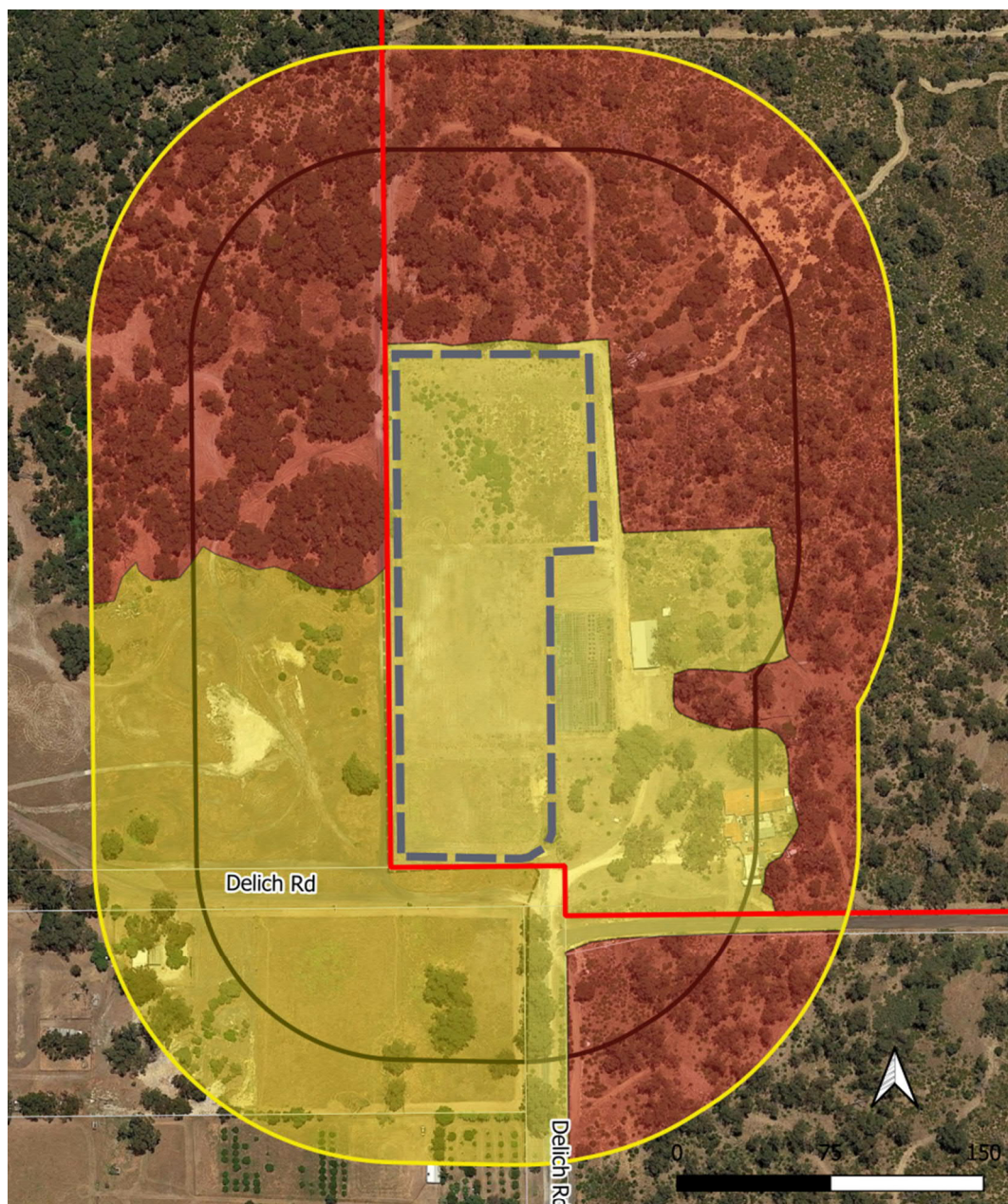


Figure 6: Bushfire Hazard Level Assessment Map

44 Delich Road, Carabooda

Assessment Date: 26 August 2021

Prepared by: Nathan Peart

Accreditation Level: 2

Accreditation Number: 38808

## Legend

Proposed Development Area

Site boundary

100m area assessment

150m area assessment

Photo point

Plot Label

Plot / Veg Class. & Slope

Extreme

Moderate

Low

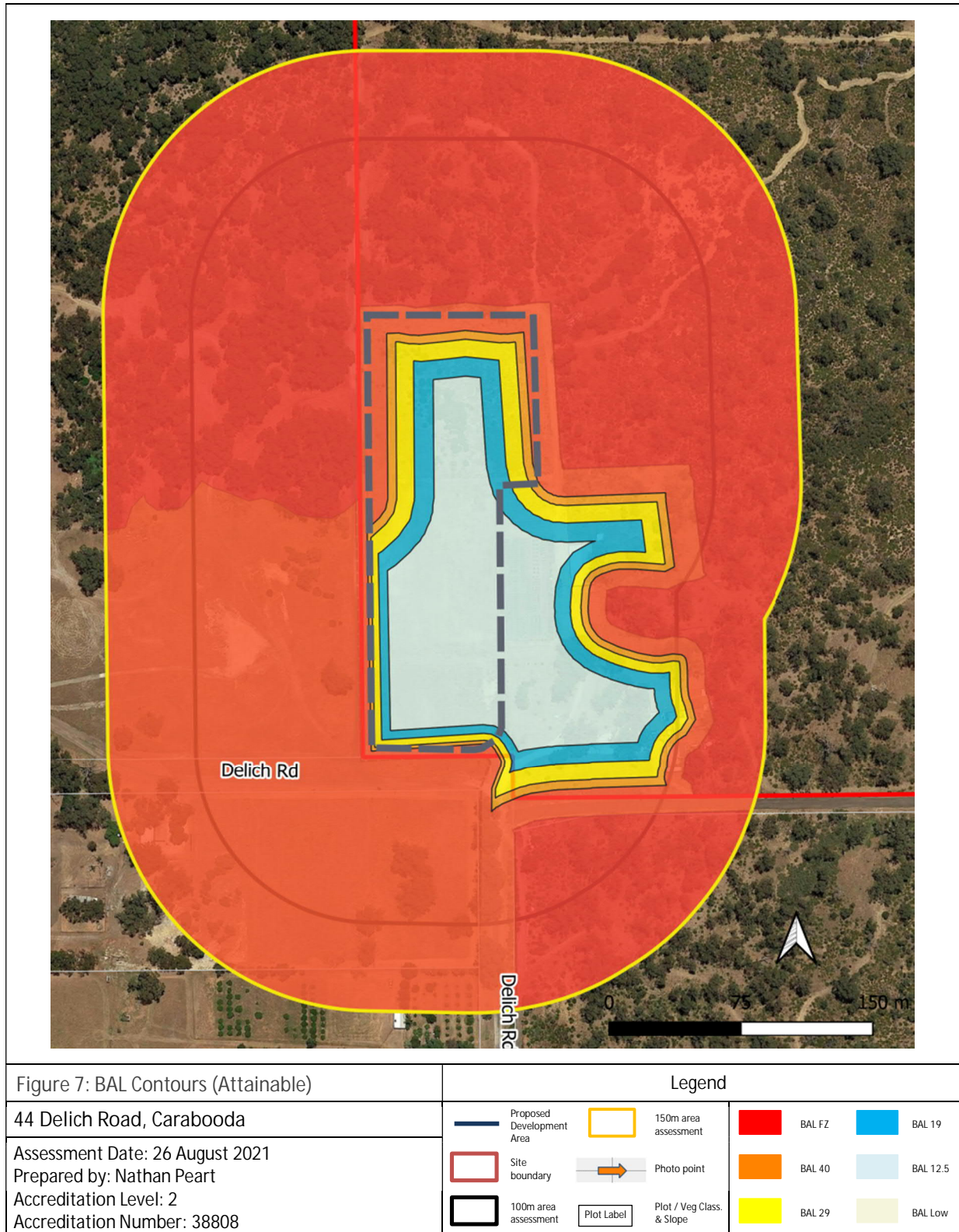
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## 3.2 Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.



Photo ID:	1	Plot:	1
Vegetation Classification or Exclusion Clause			
Class A Forest - Open forest A-03			
Description / Justification for Classification			
Trees 12-20 metres tall, scrub and shrubs as undergrowth.			
			
Photo ID:	2	Plot:	1
Vegetation Classification or Exclusion Clause			
Class A Forest - Open forest A-03			
Description / Justification for Classification			
Trees 12-20 metres tall, scrub and shrubs as undergrowth.			
			



Photo ID: 3	Plot: 2	
Vegetation Classification or Exclusion Clause		
Class B Woodland - Open woodland B-06		
Description / Justification for Classification		
Trees with grassy understory. Foliage cover of trees less than 30%.		
		
Photo ID: 4	Plot: 2	
Vegetation Classification or Exclusion Clause		
Class B Woodland - Woodland B-05		
Description / Justification for Classification		
Trees with grassy understory. Foliage cover of trees less than 30%.		
		
Photo ID: 5	Plot: 3	
Vegetation Classification or Exclusion Clause		
Class A Forest - Open forest A-03		
Description / Justification for Classification		
Trees with thick canopy cover. Understorey of scrub and bushes.		
		

Photo ID: 6	Plot: 3	<p>DIRECTION 280 deg(T) 31.57683°S 115.70736°E ACCURACY 4 m DATUM WGS84</p>  <p>2021-08-26 08:17:52+08:00</p>
Vegetation Classification or Exclusion Clause		
Class A Forest - Open forest A-03		
Description / Justification for Classification		
Trees with thick canopy cover. Understorey of scrub and bushes.		
Photo ID: 7	Plot: 4	<p>DIRECTION 214 deg(T) 31.57936°S 115.70664°E ACCURACY 4 m DATUM WGS84</p>  <p>2021-08-26 08:34:33+08:00</p>
Vegetation Classification or Exclusion Clause		
Class G Grassland – Sown pasture G-26		
Description / Justification for Classification		
Plot with grasses and weeds. Isolated trees and bushes with less than 10% foliage cover.		
Photo ID: 8	Plot: 4	<p>DIRECTION 269 deg(T) 31.57868°S 115.70629°E ACCURACY 6 m DATUM WGS84</p>  <p>2021-08-26 08:12:39+08:00</p>
Vegetation Classification or Exclusion Clause		
Class G Grassland – Sown pasture G-26		
Description / Justification for Classification		
Plot with grasses and weeds. Isolated trees and bushes with less than 10% foliage cover.		



Photo ID: 9	Plot: -	<p>DIRECTION 205 deg(T) 31.57695°S 115.70717°E ACCURACY 6 m DATUM WGS84</p>  <p>2021-08-26 08:17:04+08:00</p>
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Cleared area of subject development. Bare earth or grasses less than 100mm high.		
Photo ID: 10	Plot: -	<p>DIRECTION 145 deg(T) 31.57769°S 115.70773°E ACCURACY 6 m DATUM WGS84</p>  <p>2021-08-26 08:20:13+08:00</p>
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Maintained garden areas around existing house and ancillary accommodation.		

## 4 Assessment against the Bushfire Protection

### 4.1 Compliance Table

The following table summarises the compliance with SPP 3.7 and the Guidelines to Planning in Bushfire Prone Areas V1.3-Dec2017 Text. All references to Acceptable Solutions in the compliance notes can be read in detail from the Guidelines to Planning in Bushfire Prone Areas V1.3-Dec2017

Element	Acceptable Solution	Compliance	Compliance notes.
1: Location	A1.1 Development location	Meets acceptable solution	Acceptable Solution A1.1 is met with the implementation of this Bushfire Management Plan. The development is within an area with a moderate bush fire hazard level.
2: Siting of development	A2.2 Asset Protection Zone (APZ)	Meets acceptable solution	An APZ is to be created at site development stage to achieve a maximum BAL of 29. The APZ must be contained entirely within the lot, which may restrict development area.
3: Vehicular Access	A3.1 Two access routes	Performance Principle	As this lot is an existing lot, the road network has not been designed in accordance with SPP3.7. Therefore, the entrance to the subject lot is approximately 440 metres from the nearest point to two access routes. Delich road reserve extends to the west to Walding Road, however currently section of approximately 700 metres is a dirt track that does not comply with road requirements of the acceptable solutions of the guidelines. The performance principle states: 'the design and construction of public and private vehicular access and egress in the subdivision/development allow emergency and other vehicles to move through it easily and safely at all times.' As the proposal is for a storage area only, there will be no intensification of traffic during a bushfire event. This section of road services a maximum of eight properties. The road is straight and flat allowing good visibility for its full length. The road is in good repair allowing vehicles to pass easily. Therefore, the existing road allows access and egress and suitable for movement and escape during a bushfire event.
	A3.2 Public roads	N/A	Public Roads do not form part of this proposal.
	A3.3 Cul-de-sacs	N/A	The development will not include installation of new cul-de-sacs. See A3.1 for further comment on dead end road.
	A3.4 Battle axes	N/A	The development will not include installation of new Battle Axe Blocks.
	A3.5 Private driveways	Meets acceptable solution	The driveway will be greater than 50 metres. The driveway must comply with Table 6 of the guidelines and include a trafficable surface of at least 4 metres, horizontal clearance of 6 metres and vertical clearance of 4.5 metres.



	A3.6 Emergency access ways	N/A	The development will not include installation of new Emergency Access Ways.
	A3.7 Fire service access routes	N/A	Fire Service access routes are supplied by existing public roads.
	A3.8 Firebreak widths	Meets acceptable solution	The lot is over 5000m <sup>2</sup> and should therefore have an internal firebreak to comply with SPP3.7.
4: Water	A4.1 Reticulated Areas	N/A	-
	A4.2 Non - Reticulated Areas	N/A	-
	A4.3 Individual Lots within non- reticulated areas	Meets acceptable solution	The lot is in a non-reticulated area. The lot currently has a water tank with a minimum capacity of 10,000 litres for firefighting purposes. Including a hardstand and turnaround with a minimum diameter of 17.5 metres, within three metres of the tank.

Table 3: Assessment against the Bushfire Protection Criteria

## 4.2 Bushfire risk management measures

The proposed development does not appear to involve Vulnerable or High-Risk land uses, either now or in future stages of development.

## 5 Implementation

The following tables set out the responsibilities of the developer(s), landowner(s) and local government for the initial implementation and ongoing maintenance associated with this proposal.

LANDOWNER/DEVELOPER – PRIOR TO DEVELOPMENT APPLICATION	
No.	Implementation action
1	Commission an updated BMP to reflect final plan. Updated BMP to define APZ and allowable development area.
LANDOWNER/DEVELOPER – PRIOR TO USE	
No.	Implementation action
1	Establish the Asset Protection Zone (APZ) to the dimensions and standard stated in the BMP.
2	Ensure the required 10,000 litre water supply (tank within the lot) meets construction and vehicle access specifications.
LANDOWNER/OCCUPIER – ONGOING	
No.	Management action
1	Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the updated BMP.
2	Comply with the relevant local government annual firebreak notice issued under s33 of the <i>Bush Fires Act 1954</i> .
3	Maintain vehicular access routes within the lot to the required surface condition and clearances.
4	Maintain the emergency water supply tank and its associated fittings and vehicular access in good working condition.

## 6 Conclusion

It is the opinion of Bushfire Smart that the development, as detailed above, can comply with SPP3.7. This opinion assumes that all works will be implemented in accordance with the above requirements of this BMP and all future documentation will reflect the above report.

## 7 General References

WA Department of Planning 2016, Visual Guide for bushfire risk assessment in Western Australia

Standards Australia 2018, AS 3959-2018 Construction of buildings in bushfire-prone areas, Sydney

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

Western Australian Planning Commission and Department of Fire and Emergency Services (WAPC and DFES) 2017, Guidelines for Planning in Bushfire Prone Areas Version 1.3, Western Australia

## 8 Online references

Office of Bushfire Risk management (OBRM) 2017, Map of Bush Fire Prone Areas, viewed September 2021, <  
<https://maps.slip.wa.gov.au/landgate/bushfireprone/>>

Office of Bushfire Risk Management (OBRM), Bushfire Risk Management (BRM) Plan Guidelines, viewed September 2021.

**PLANNING AND DEVELOPMENT ACT 2005**

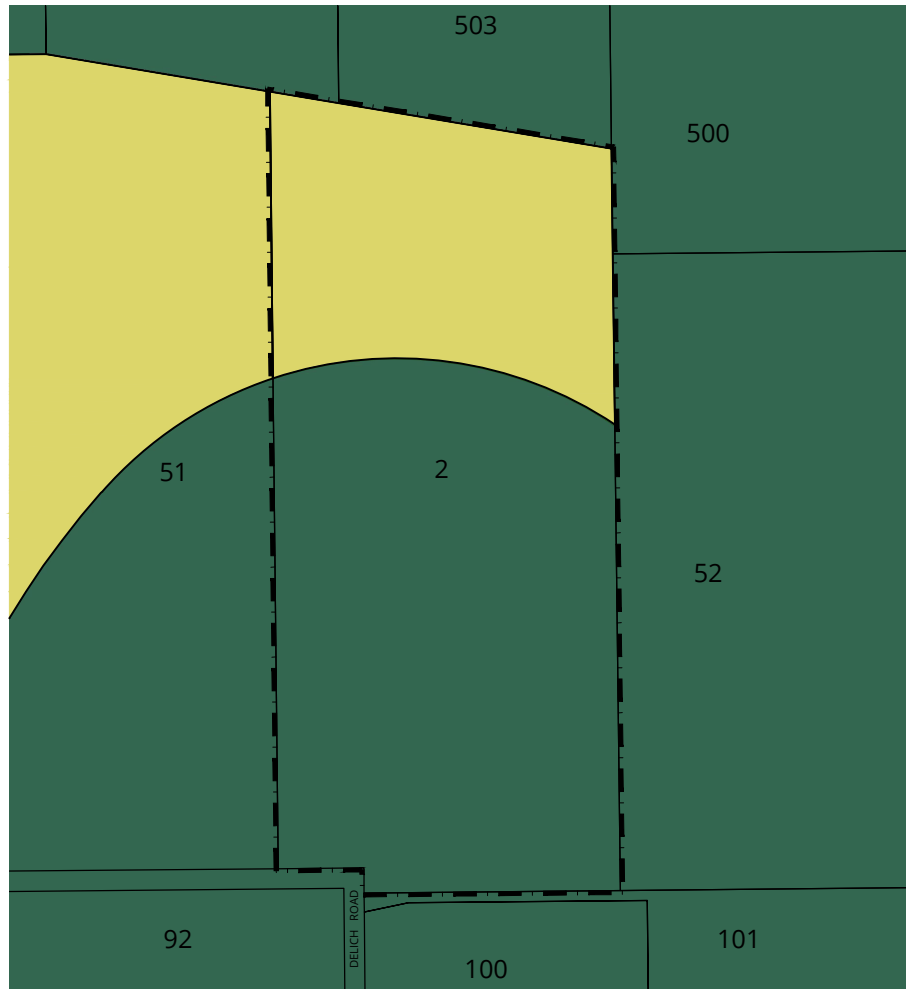
**CITY OF WANNEROO**

**DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 201**

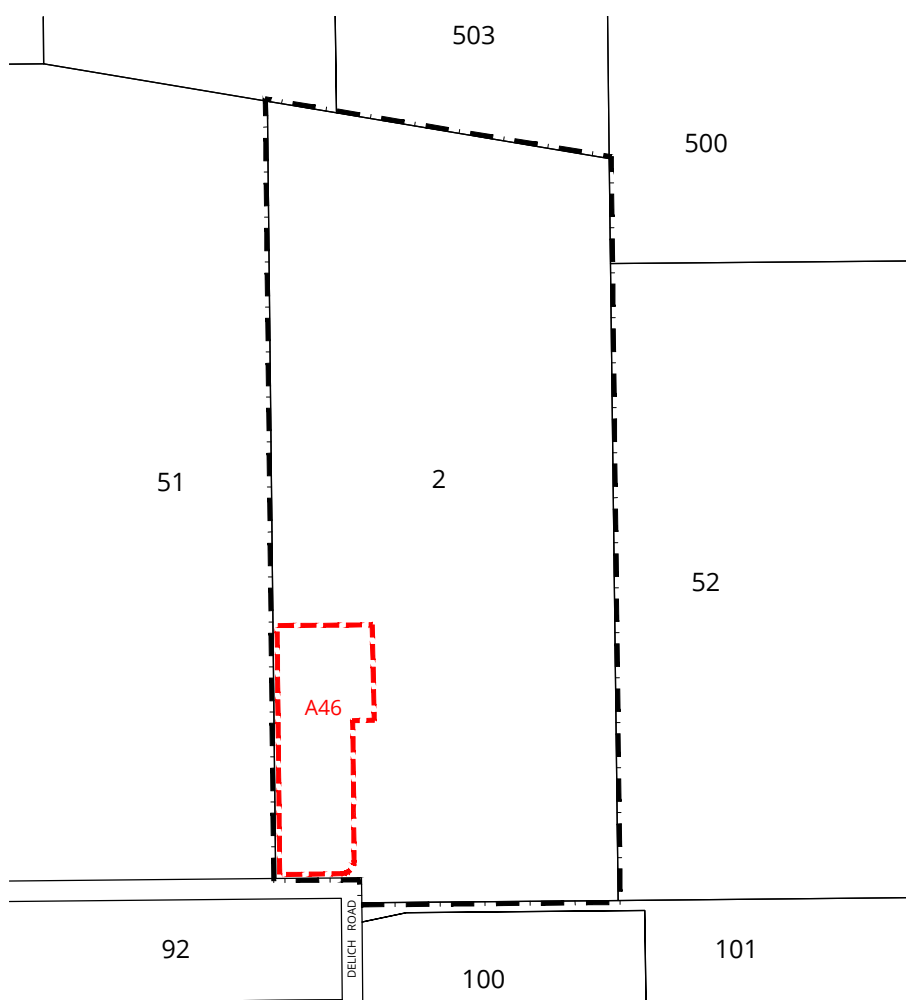
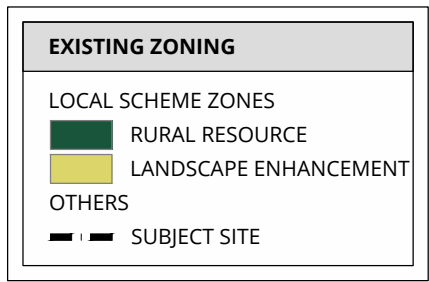
The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by allowing the Additional Use of Car Park at Lot 2 (44) Delich Road, Carabooda by including the following within Schedule 2 – Section 1 (Clause 3.20) – Additional Uses:

<b>No</b>		<b>Street/Locality</b>	<b>Particulars of Land</b>	<b>Additional Use and Conditions (where applicable)</b>
A46	1-46	44 Delich Road, Carabooda	Lot 2 on Deposited Plan 48357	Car Park (D)

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## EXISTING ZONING



## PROPOSED ZONING

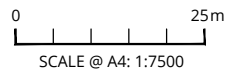
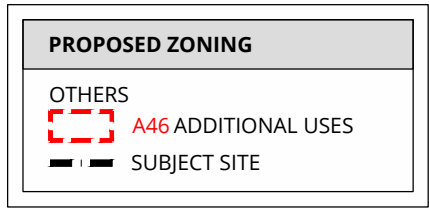


FIGURE 6  
PROPOSED SCHEME AMENDMENT PLAN



## COUNCIL ADOPTION

This complex Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 16th day of November 2021

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

## COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 16th day of November 2021, proceed to advertise this amendment.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

## COUNCIL RECOMMENDATION

This Amendment is recommended for ..... by resolution of the City  
of Wanneroo at the Ordinary Meeting of the Council held on the ..... day of [month], 20[year],  
and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a  
resolution of the Council in the presence of:

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

## WAPC RECOMMENDATION FOR APPROVAL

.....  
DELEGATED UNDER S.16 OF  
PD ACT 2005

DATE .....

Approval Granted

.....  
MINISTER FOR PLANNING

DATE .....