

<b>Technical Report</b>			
<b>TRIM Number:</b>	<b>PA21/47</b>	<b>Synergy Number:</b>	<b>PA21/47</b>
<b>Lodgement Date:</b>	<b>20 January 2021</b>	<b>DAU Date:</b>	
<b>Address:</b>	<b>Lot 251 South Western Highway, Keysbrook</b>		
<b>Proposal:</b>	<b>Nature Based Camp Site</b>		
<b>Land Use:</b>	<b>Caravan Park</b>	<b>Permissibility:</b>	<b>AA</b>
<b>Owner:</b>	<b>Carolie Parkin</b>		
<b>Applicant:</b>	<b>Deborah Butler</b>		
<b>Zoning:</b>	<b>Rural</b>	<b>Density Code:</b>	<b>R2</b>
<b>Delegation Type:</b>	<b>12.1.1</b>	<b>Officer:</b>	<b>Ryan Fleming</b>
<b>Site Inspection:</b>	<b>Yes</b>		
<b>Advertising:</b>	<b>Yes</b>		
<b>Outstanding Internal Referrals:</b>	<b>No</b>		
<b>External Referrals:</b>	<b>Yes</b>		
Main Roads no comments.			
<b>Within a Bushfire Prone Area:</b>	<b>Yes</b>		
BMP provided.			

### **Introduction:**

A planning application has been received on 20 January 2021 for proposed Nature Based Camp Site at Lot 251 South Western Highway, Keysbrook.

The purpose of this assessment is for Council to consider a development application for a proposed nature based camp site at Lot 251 South Western Highway, Keysbrook. Being nature based camping, the use class comes under the definition of Caravan Park which is a discretionary use within the Rural zone.

This application comprises of 10 nature based camping sites extending across a portion of the 219.9 hectares sized property. It seeks approval to operate between 1 March – 30 November, outside of the months that are more susceptible to the risk of bush fire. Duration of the stay of campers is typically 1-2 days.

The application is presented to Council as two objections were received during the consultation period. Officers do not have delegated authority to determine development applications where objections cannot be addressed by way of amendments or through the imposition of conditions, in accordance with Delegated Authority 12.1.1 – Determination of Development Applications.

Officers consider that the proposal is consistent with the planning framework and recommend Council approves the application subject to conditions. The proposal specifically represents a form of development that is compatible with the Rural zone, insomuch that its scale enables the ongoing rural use intended in the zone.

The development, if approved, will also be licensed under the *Caravan and Camping Regulations 1997*.

## Background:

### Existing Development:

The subject site is a large rural lot of 219.9ha located to the north-east of the Keysbrook townsite. The property is characterised by landscape features of the Darling Scarp and the Dirk Brook, which runs centrally through the site. There is an existing farmstead towards the north-west corner of the site and the land is currently used for the grazing of cattle and sheep.

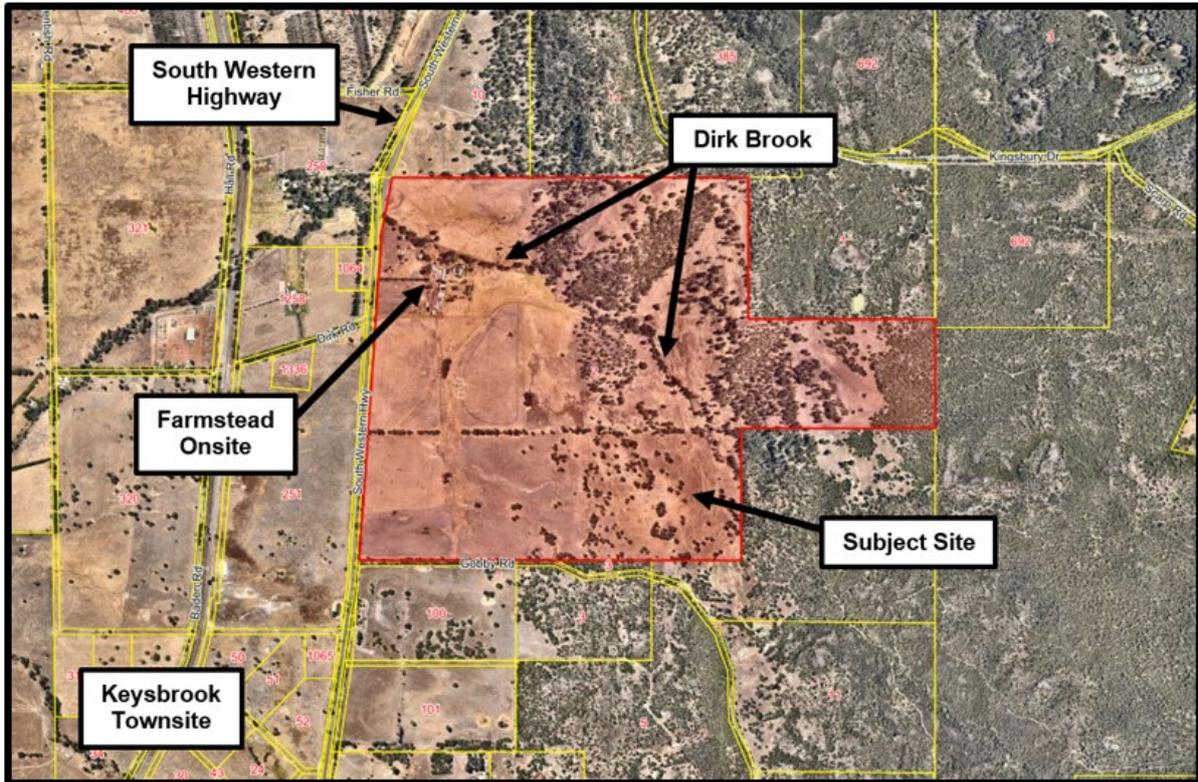


Figure 1: Site context

### Proposed Development:

The development application seeks approval for a nature based camp site to provide a short stay camping facility, which maximises the natural setting and relies upon the patrons to be self-sufficient.

The 10 individual camping sites are separated between approximately 70m to 200m per site along a 1km section along the Dirk Brook as pictured above. The applicant advises that there would generally be no more than 30 campers on site at the busiest time of the year. Typical duration of stay is between 1-2 days.

Minimal facilities are proposed to be provided to campers, with only a water supply available from a tap within the farmstead and a mobile phone tower in the north of the site ensuring connection is available. The operator enforces a 'pack it out' policy, requiring campers to capture and remove litter and effluent in self-contained systems, leaving only their footprints. The nature based camp site would only be in operation between 1 March – 30 November, outside of summer months, so as to reduce bushfire risk.

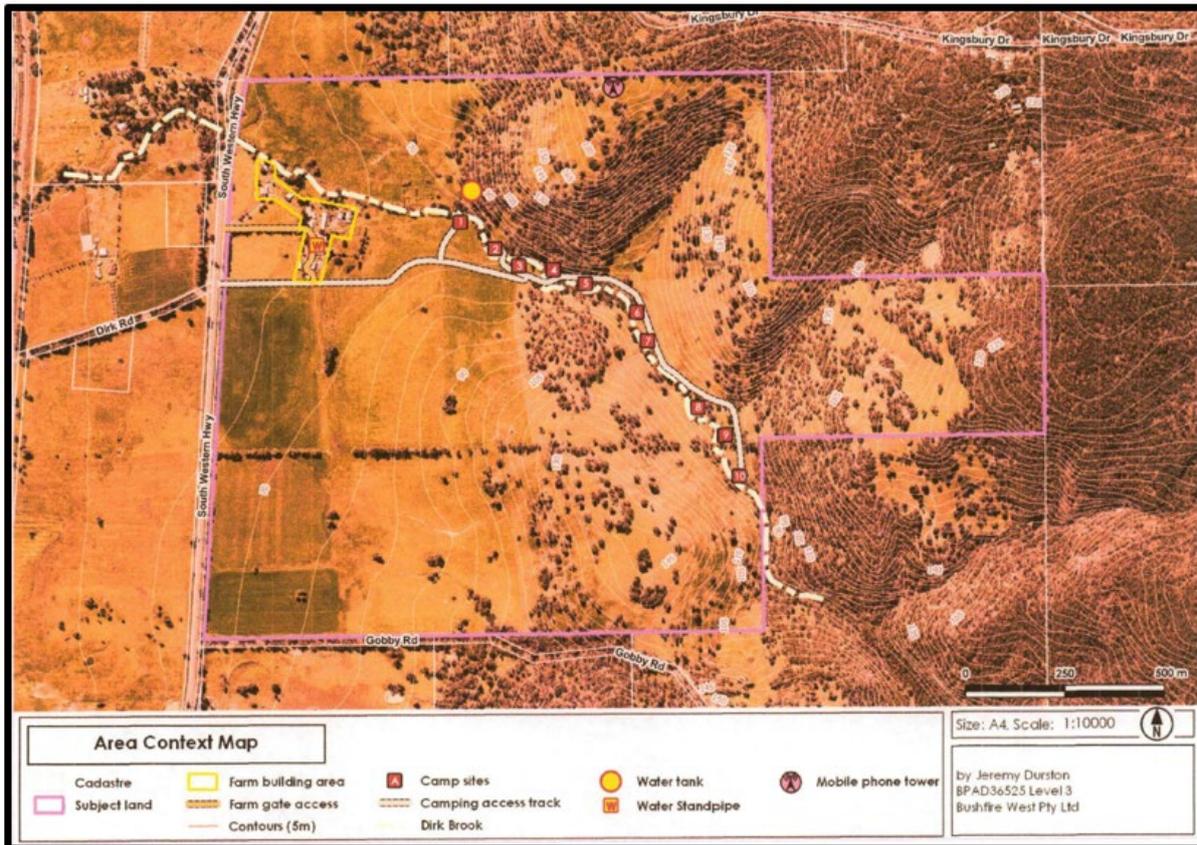


Figure 2: Site plan (10 camp site locations show in red boxes)



Figure 3: A photo of camp site 1, with Dirk Brook shown to the left



**Figure 4: A photo of Dirk Brook from camp site 1**

#### **Community / Stakeholder Consultation:**

The application was advertised to adjacent neighbours for a period of 21 days from 25 January 2021 to 15 February 2021, in accordance with Local Planning Policy 1.4 – Public Consultation on Planning Matters Policy (LPP1.4). During the consultation period six submissions were received, four of which were in support of the proposal and two objecting. An additional submission was received outside of the advertising period, also in support of the proposal.

The objections relate to concerns about the bushfire safety and impacts upon the Brook. These concerns are addressed in the report and a summary of the submissions with an Officer response is as follows:

<b>Analysis of Public Objections</b>	
<b>NATURE OF CONCERN</b>	<b>APPLICANT RESPONSE</b>
<ul style="list-style-type: none"> <li>• <i>Management of waste and associated impact on the brook.</i></li> <li>• <i>What fire management is proposed? What fire exist is in place?</i></li> <li>• <i>Consideration for COVID -19</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Management practices proposed would ensure no waste impacts to the brook.</i></li> <li>• <i>Bushfire Management Plan (BMP) and Emergency Evacuation Plan (EEP) provided. Additional exit can be made to Gobby Road.</i></li> <li>• <i>Refer to the summary of submissions for considerations given to COVID-19.</i></li> </ul>
	<b>OFFICER COMMENT</b>
	<ul style="list-style-type: none"> <li>• Officers recommend a centrally located toilet and rubbish disposal point be provided to ensure that waste can be managed on the brook.</li> <li>• BMP and EEP have been assessed in the Bushfire Consideration section of this report.</li> </ul>

The application was also referred to State Government departments for comments. The Department of Fire and Emergency Services, Main Roads Western Australia and the department of Water Environment Regulations (DWER) provided the following comments.

#### Department of Fire and Emergency Services (DFES)

The application was referred to DFES, who provided the response as contained within E21/5056. The submission from DFES is summarised as follows:

- The Bushfire Management Plan (BMP) should be updated to provide a Bushfire Attack Level (BAL) Contour Map;
- The BAL ratings for the camp sites are not achieving BAL-29 or below and DFES does not support the creation of 10 camp sites that are BAL-40 or BAL-Flame Zone;
- Camp site locations should be clustered so that hazard separation can be achieved; and
- A water tank should be required for the sole purpose of firefighting.

#### Officer Comment

DFES recommend that the BMP is updated to achieve compliance with all elements of the Guidelines for Planning in Bushfire Prone Areas. These comments are addressed in detail under the relevant heading of the report.

#### Main Roads Western Australia (MRWA)

The application was referred to MRWA who advised that they consider the number of vehicles associated with the proposal is insignificant, so as to not adversely impact the South Western Highway and Dirk Road intersection. MRWA in summary have no comments and therefore no objections to the proposal. The full MRWA response is contained within E21/4229.

#### Officer Comment

The proposed entry and exit point of the proposal is directly onto South Western Highway. Officers note that at this point the speed limit of South Western Highway is 110km/hour and that there is the potential for campers to exit the site with caravans. However, MRWA who manage South Western Highway and consider the insignificant amount of traffic generated by the proposal to not impact the road. Officers therefore consider that the proposal would not adversely impact the safety of traffic within the locality.

#### Department of Water and Environmental Regulation (DWER)

Finally, the application was referred to DWER, who provided a response in summary stating no objection to the proposal. The full response is contained within E21/5057. DWER acknowledges though that the proposal has the potential to impact on the environment and water resource on site and as such provided advice notes to be considered. These are detailed as follows:

- A camp site such as is proposed may be required to provide ablution facilities and/or a chemical dump point to manage onsite waste water.
- The site is within a “sewerage sensitive area”, as such onsite ablution facilities are subject to requirements of the Government Sewerage Policy (Government of Western Australian, 2019).
- Any chemical dump points should be designed and managed to the requirements of the Department of Health.

### Officer Comment

A toilet facility has been proposed in line with the *Caravan and Camping Regulations 1997* (2 toilets for every 20 bays). As the development proposes ten bays, one centrally located toilet facility is required. In terms of a chemical dump point, Officers have recommended limiting the length of stay of campers/caravanners to 3 days. A self-contained vehicle would have the adequate storage capacity over this time to not require a dump point onsite.

### **Statutory Environment:**

#### Legislation

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *Caravan Parks and Camping Grounds Regulations 1997;*

#### State Government Policies

- State Planning Policy 2.5 – Rural Planning;
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas;
- Draft Nature based Parks: Guidelines for Developers and Local Governments;

#### Local Planning Framework

- Shire of Serpentine Jarrahdale Town Planning Scheme No.2;
- Draft Local Planning Scheme No.3;
- Shire of Serpentine Jarrahdale Draft Local Planning Scheme No.3;
- Shire of Serpentine Jarrahdale Tourism Strategy 2018 – 2023;
- Rural Strategy Review 2013;
- Local Planning Policy 4.21 – Rural Short Stay Accommodation.

### **Planning Assessment:**

A comprehensive assessment has been undertaken in accordance with section 67 of the Planning and Development Regulations 2015, as seen below.

#### Land Use:

The proposal is considered to fall within the ‘Caravan Park’ land use, which is defined under TPS2 as follows:

*“Caravan Park - means land and buildings used for the parking of caravans under the Bylaws of the Council or the Caravan Parks and Camping Grounds Regulations, 1974 (as amended) made pursuant to the provisions of the Health Act, 1911 (as amended).”*

As the proposed development is a form of camping category regulated by the *Caravan Parks and Camping Grounds Regulations 1997 (Regulations)*, the proposal fits within this definition.

The subject site is zoned ‘Rural’ under TPS2. Table 1 – Zoning Table of TPS2 identifies the use as an ‘AA’ use which means it is a discretionary land use and can be considered within the zone.

### **Orderly and Proper Planning:**

Clause 67 of the regulations, specifically A – J, considers state and local planning policy frameworks including draft schemes, strategies, state planning policies, local planning policies and the like. These frameworks provide guidance in order to establish if a development is consistent with orderly and proper planning.

#### Shire of Serpentine Jarrahdale Town Planning Scheme No.2 (TPS2)

Clause 5.10.1 of TPS2 says: “*The purpose and intent of the Rural Zone is to allocate land to accommodate the full range of rural pursuits and associated activities conducted in the Scheme Area.*”

Camping is predominantly an activity undertaken in the country, which is typically on land zoned Rural. A defining factor in considering the appropriateness of a land use within the ‘Rural’ zone.

Importantly the proposed development will not impact upon the existing rural uses occurring on site which has predominately been used for the purposes of the grazing of animals.

Each camp site would include an area for the vehicles to park without the requirement for tree removal. This will ensure the site remains of a ‘nature based’ environment, protecting the pristine environment.

#### Shire of Serpentine Jarrahdale Draft Local Planning Scheme No.3 (LPS3)

The subject site would remain zoned ‘Rural’ under LPS3 and the land use of ‘Caravan Park’ defined as follows:

**“Caravan Park** – means premises that are a caravan park as defined in the ‘Caravan Parks and Camping Grounds Act 1995 section 5 (1).”

The *Caravan Parks and Camping Grounds Act 1995* defines a ‘Caravan Park’ as follows:

**“Caravan Park** – means an area of land on which caravans, or caravans and camps, are situated for habitation”.

The ‘Caravan Park’ land use is an ‘A’ use under LPS3 which means discretion is available to permit the use following advertising.

The LPS3 objectives of the ‘Rural’ zone are as follows:

- To provide for the maintenance or enhancement of specific local rural character.
- To protect and accommodate broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.
- To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies including groundwater, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.
- To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

In terms of the objective relating to ‘maintain and enhancement of environmental qualities, vegetation and water bodies’, it is noted that the proposal seeks to provide a natural

experience based upon the Brook and foreshore area. To ensure that this occurs in a manner which does not impact the environment, a condition can be imposed requiring vehicles to be parked setback from the creekline. An appropriate separation would be in the vicinity of 10m from the edge of creekline dependent vegetation, or the creek's foreshore in other words.

Additionally, to address the possible escape of hydrocarbons, a condition is recommended to be imposed requiring sand or the placement of limestone aggregate at a depth of 10cm, being placed in designated vehicle parking spaces of each site. This will further help to ensure people are aware where each site and parking area is designated. The sand or limestone aggregate could also be removed and replaced if there was the presence of hydrocarbons or any other spill visible.

Officers consider that due to the low scale/intensity of the development and the conditions recommended to protect and maintain the environmental values of the Brook, the full objectives under LPS3 have been met.

### Shire of Serpentine Jarrahdale Draft Local Planning Strategy (LPS)

The draft LPS seeks to provide a strategic planning framework for the Shire. A key aim of the document is to promote the tourism industry.

The LPS identifies for the 'Rural' areas of the Shire, that tourism opportunities are to be encouraged, given the attractive landscapes present. Clause 3.3.3 of the LPS demonstrates there is an intent to protect the rural landscape and to "*Promote tourism activities based on the natural rural landscape.*"

Furthermore, the LPS seeks to promote a variety of tourist accommodation types including camping grounds, which are to be established with minimal environmental or amenity impacts.

Officers consider that the proposal for a small-scale nature based camp site, seeking to utilise the natural setting of the Darling Scarp, whilst preserving the rural amenity of the area is consistent with the LPS.

### State Planning Policy 2.5: Rural Planning (SPP2.5)

The purpose of this policy is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome. The relevant objectives of the policy to this proposal are to:

- (a) *Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;*
- (b) *provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;*
- (e) *avoid and minimise land use conflicts;*
- (g) *protect and sustainably manage environmental, landscape and water resource assets.*

In this instance, the proposal seeks approval for a small-scale/low-impact nature based camp site, which would be subservient in scale to the existing rural use of grazing occurring on site. Officers broadly consider the proposal to be consistent with the intent of SPP2.5 as it does not inhibit the land from being utilised for the grazing related purpose. In relation to objective (g), the proposal is to be located abutting the Dirk Brook. Officers have further considered the associated impacts to the water resource/asset in the environmental consideration section of this report.

## Bushfire Considerations

### State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP3.7)

The subject site is located within a bushfire prone area and therefore the provisions of SPP3.7 apply. In addition to this, an objection received during the consultation period raised concerns about safety at the site in the event of a fire. The intent of SPP3.7 is to *“implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure”*

As part of the application details, a Bushfire Management Plan has been provided identifying a BAL rating of Flame Zone for each of the 10 individual camp sites, together with an assessment against the Guidelines for Planning in Bushfire Prone Areas.

Clause 6.7 of SPP3.7 states, *“development applications which will result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ will not be supported unless:*

- a) *the proposal is considered to be minor development to which policy measure 6.7.1 applies; or*
- b) *the proposal is considered to be unavoidable development to which policy measure 6.7.2 applies.”*

The proposal includes avoiding times of the year which coincide with the highest levels of bushfire risk. However, even in doing so, the proposal is within a landscape that places development in a BAL-FZ (flame zone) area.

The ‘Deemed Provisions’ state that in considering any development application for approval, due regard is to be given to any relevant State Planning Policy. Council is required to therefore have due regard to the provisions of SPP 3.7, and specifically the submitted Bush Fire Management Plan. This includes measures to address the performance criteria of the Guidelines for Planning in Bushfire Prone Areas (the Guidelines). This goes to significant lengths to ensure compliance with the overall objective of SPP 3.7.

The objectives of the policy are as follows:

- *Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.*
- *Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.*
- *Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.*
- *Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.”*

In relation to the Guidelines, the bushfire protection criteria forms four elements (location, siting and design, vehicular access and water). Each element has an overall intent outlining the overall aim, and acceptable solutions which detail how the aim can be met. In addition to acceptable solutions, where these cannot be met, performance principles or alternative solutions can be achieved to meet the overall aim.

The following table identifies the requirements for each element, the measures that the applicant has proposed within the submitted BMP and the Officer comments

<b>Element 1: Location</b>			
<b>Intent:</b> To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.	The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL-29 or below, and the risk can be managed. For unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of the Department of Fire and Emergency Services and the decision-maker.	<ul style="list-style-type: none"> <li>• Confining nature based activities to the lower-risk period from March through to November</li> </ul>	<p>The development has a BAL rating of Flame Zone and is not considered 'unavoidable' or 'minor' development. The development does not meet the acceptable or performance principle for this element.</p> <p>Despite this, the BMP proposes measures and strategies that provide a position that the intent of Element 1 can be met. In this instance, the applicant proposes to only operate the camp sites between March – November. This would ensure that the camp sites, despite the BAL-FZ rating, are not populated at the highest risk months of a bushfire.</p> <p>Further to this, the risk assessment as identified in the BMP that the risk is tolerable. Furthermore, the camp site would not be in operation during the highest risk months.</p>

<b>Element 2: Siting and Design</b>			
<b>Intent:</b> To ensure that the siting and design of development minimises the level of bushfire impact.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements: 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	The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. That it incorporates a defensible space and significantly reduces the	<ul style="list-style-type: none"> <li>• Adoption of a bushfire emergency &amp; evacuation plan</li> <li>• Management familiarisation and review of the adopted bushfire emergency management procedures</li> <li>• Onsite management available at all times to coordinate any required emergency response</li> <li>• Onsite firefighting appliance to be maintained for use by management</li> <li>• Communications by management with</li> </ul>	<p>According to the Planning Regulations, a habitable building would need to have at least one solid material wall and roof. Therefore, tents do not classify here.</p> <p>The BMP advises, <i>"No bushfire construction standards apply to tents, camper trailers, vans, etc, and with regard to the Position Statement: Tourism land uses in bushfire prone areas, no Asset Protection Zones are required."</i></p> <p>Officers therefore consider that despite BAL-FZ being identified for each of the camp sites, the intent of Element 2 should still be considered.</p> <p>The adoption of the EEP would ensure that there is a coordinated approach to evacuating these high BAL rating sites in an emergency.</p>

<b>Element 2: Siting and Design</b>			
<b>Intent:</b> To ensure that the siting and design of development minimises the level of bushfire impact.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
bushfire does not exceed 29kW/m <sup>2</sup> (BAL-29) in all circumstances. Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes). Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'	heat intensities at the building surface thereby minimising the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.	campers and emergency services using the available mobile phone network <ul style="list-style-type: none"> <li>• Monitoring of DFES &amp; Emergency channels for potential bushfire conditions</li> <li>• Preparation for the potential evacuation of the nature based park if a Fire Danger Index of 'Severe' or above is forecast</li> <li>• Adhering to any declared Fire Ban and/or Vehicle Movement Ban</li> <li>• Adhering to burning restrictions and campfire restrictions in accordance with the Shire of Serpentine-Jarrahdale Fire Control Notice</li> </ul>	The measures proposed also place emphasis on the role of the camp manager, who would need to ensure that onsite firefighting equipment is managed, the EEP is made available and reviewed, coordinating responses to fire events, monitoring DFES and emergency channels. The BMP also indicates that the camp site would adhere to any declared fire bans, vehicle movement bans, burning restrictions and ensuring compliance with the Shire's Bushfire Notice. The camp manager would then be responsible for advising campers of high fire risk situations and in advising that there should be a vacation of the camp sites. This places emphasis on management measures that would occur prior to a fire event, so that in the instance of an event there are no campers on site to be affected. Officers consider that these measures would ensure that despite the high BAL rating of the sites, that in the event of a fire event appropriate measures are in place to ensure a coordinated evacuation process takes place, or the sites are not in operation should the forecasted risk be high.
<b>Position Statement: Tourism Land Uses in Bushfire Prone Areas</b>			
N/A			

<b>Element 3: Vehicular Access</b>			
<b>Intent:</b> To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
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 internal layout, design and construction of public and private vehicular access and egress in the subdivision/development allow	<ul style="list-style-type: none"> <li>• Maintenance of the onsite vehicle access track with all-weather surface suitable for vehicles including camper trailers / vans,</li> </ul>	The BMP provided indicates that there is two-way access and egress available from South Western Highway. Officer's discussion with the applicant indicate that emergency access can be taken from Gobby Road to the south of the property. This would ensure another access during an emergency situation.
A public road - A public road is to meet the requirements			South Western Highway and Gobby Road are considered to

<b>Element 3: Vehicular Access</b>			
<b>Intent:</b> To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
in Table 6, Column 1.	emergency and other vehicles to move through it easily and safely at all times.	with adequate vehicle turn-around areas  • Firebreaks to be maintained in accordance with the Shire of Serpentine-Jarrahdale Fire Control Notice	meet the requirements of a public road, suitable for access/egress of the site in an emergency situation.
A private driveway is to meet all of the following requirements: Requirements in Table 6, Column 3; Required where a house site is more than 50 metres from a public road; 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; and Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes. All-weather surface (i.e. compacted gravel, limestone or sealed).			In relation to the private driveways, the BMP enforced would require the internal access track and water stand-pipe access to be maintained as follows:  <ul style="list-style-type: none"> <li>• Minimum trafficable surface: 4m</li> <li>• Horizontal clearance: 6m</li> <li>• Vertical clearance: 4.5m</li> <li>• Minimum eight capacity: 1.5 tonnes</li> <li>• Maximum grade: 1 in 10</li> <li>• Maximum cross-fall: 1 in 33</li> <li>• Curves minimum inner radius: 8.5m</li> <li>• Minimum 19m turn-around areas at each campsite and adjacent to the nominated firefighting water stand-pipe.</li> <li>• Minimum 20m long, 6m wide passing bays to be located every 200m.</li> <li>• All-weather surface (compacted gravel, limestone or sealed surface).</li> </ul>
An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet all of the following requirements: Requirements in Table 6, Column 4; No further than 600 metres from a public road; Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and Must be signposted.			These factors considered would ensure that there are suitable egress routes from site in an emergency situation.  An emergency evacuation plan is proposed which requires a fire warden to be nominated for the site to provide details and directions to campers during a fire event. The applicant indicated that they would typically fulfil this role being the camp manager and that they would always be on site should campers be at the premises. Campers are required to exit site via their own private vehicles and in an extreme instance, campers are to take shelter in a shed on site next to the existing water stand-pipe.

<b>Element 3: Vehicular Access</b>			
<b>Intent:</b> To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
<p>Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet the following requirements: Requirements Table 6, Column 5; Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency; Surface: all-weather (i.e. compacted gravel, limestone or sealed) Dead end roads are not permitted; Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres); No further than 600 metres from a public road; Allow for two-way traffic and; Must be signposted.</p>			<p>The maintenance of firebreaks would allow for emergency appliances to move through the site safely, as required by the Shire's Firebreak Notice 2020/21.</p> <p>The Shire's Firebreak Notice only enforces the maintenance of firebreaks during the fire season (1 December – 31 May) a condition is recommended to enforce that the applicant maintains the firebreaks all year round to ensure access around the site. However, it is also noted that the nature based camp site would only be in operation outside of the summer months.</p> <p>Officers therefore consider that the measures above would ensure compliance with Element 3.</p>
<p>Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.</p>			

<b>Element 4: Water</b>			
<b>Intent:</b> To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
<p>The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency</p>	<p>The subdivision, development or land use is provided with</p>	<ul style="list-style-type: none"> <li>Water supply to be maintained with reserve</li> </ul>	<p>Officers note that there is an existing water tank at the site. DFES indicated concern with the shared use of the water tank for campers and also</p>

<b>Element 4: Water</b>			
<b>Intent:</b> To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.			
<b>Acceptable Solution</b>	<b>Performance Principle</b>	<b>BMP Measures and Strategies</b>	<b>Officer Comment/Recommendation</b>
Services.	a permanent and secure water supply that is sufficient for fire fighting purposes.	10,000L capacity for fire-fighting with suitable access for large fire appliances.	firefighting purposes. Officers are recommending a condition to require an additional water tank, specific to firefighting purposes, in order to ensure there is an adequate supply in the event of an emergency and that this would satisfy DFES' concerns regarding using the same tank for camper's potable water supply. During a site visit, the applicant indicated that they were intending to install an additional water tank. Element 4 is therefore considered to be met.
Water tanks for fire fighting purposes with a hydrant or standpipe are provided and meet the following requirements: Volume: minimum 50,000 litres per tank; Ratio of tanks to lots: minimum one tank per 25 lots (or part thereof); Tank location: no more than two kilometres to the further most house site within the residential development to allow a 2.4 fire appliance to achieve a 20 minute turnaround time at legal road speeds; Hardstand and turn-around areas suitable for a type 3.4 fire appliance (i.e. kerb to kerb 17.5 metres) are provided within three metres of each water tank; and Water tanks and associated facilities are vested in the relevant local government.			
Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10,000 litres.			

While the proposed camp site would be located within a high-risk area on the property, the applicant has provided a BMP which informs performance based planning solutions to achieve fire safety for the proposal. The measures listed in the BMP reflect the objectives of SPP3.7, the performance based criteria of the Guidelines. Officers therefore consider there is merit in considering the proposal from a bushfire management perspective.

The Position Statement: Tourism Land Uses in Bushfire Prone Areas (Position Statement), as held by the State Department of Planning Lands and Heritage (DPLH), provides further guidance around considering of tourism land uses such as camp sites within bushfire prone areas. The objectives of the Position Statement outline the intent of the document, which is to maintain primacy for the protection of life, but also recognise the value of tourism within bushland areas. As such, the Position Statement seeks to achieve a balance between risk management and support for the tourism industry in these areas. The Position Statement identifies risk management through limiting camping during high risk periods of the year, identifying areas to shelter on site and to be proactive in identifying when evacuation should occur, to which the BMP as already mentioned has identified. Further to this, the Position Statement mentions that for camp site proposals in which there are no structures proposed that need to be constructed to a bushfire standard, such as is proposed in this instance with caravans, camper vans and tents, that these can be located in BAL-40 or BAL-FZ areas without an Asset Protection Zone being identified. This is where the loss of these temporary structures is identified as a 'tolerable risk' in a BMP risk assessment, as the subject BMP identifies. Here is a full assessment against the provisions and objectives of the Position Statement:

<b>Position Statement Assessment: Caravan Park (includes camping ground)</b>			
<b>Performance Principle</b>	<b>Acceptable Solution (Policy Measure)</b>	<b>Risk Assessment</b>	<b>Officer Comment</b>
<p><b>1. Siting and design</b></p> <p>To provide sufficient space to ensure radiant heat levels do not exceed critical limits for emergency services personnel undertaking operations, including supporting or evacuating occupants</p>	<p>1.1 Siting and design to reduce levels of radiant heat, smoke and ember attack.</p> <ul style="list-style-type: none"> <li>• Consideration should be given to the provision of an APZ to achieve 29kW/m<sup>2</sup> around the camp ground facilities, which may include the office, manager's residence, camp kitchen and shower/laundry.</li> <li>• Consideration should be given to clustering of camp sites and securing an APZ around the entire development or providing an APZ to separate the site from the potential adjoining hazard.</li> <li>• Where there is no bushfire construction standard (i.e. tents and caravans and some eco tents) and the loss of these structures is identified in a risk assessment as a 'tolerable' risk, then no APZ is required and subject to a risk assessment, these structures may be located in areas of BAL-40 or BAL-FZ.</li> </ul> <p>1.2 Where a building is to function as an on-site shelter, there must be sufficient separation distance from the predominant bushfire prone vegetation to avoid exposure to a radiant heat flux exceeding 10kW/m<sup>2</sup> (with an assumed flame temperature of 1200K); or where an open space area is to function as an on-site shelter, there must be sufficient separation distance from the predominant bushfire prone vegetation to avoid exposure to a radiant heat flux exceeding 2kW/m<sup>2</sup> (with an assumed flame temperature of 1200K).</p> <p>1.3 Buildings identified as suitable on-site shelter shall be designed and constructed in accordance with National Construction Code and the ABCB Community Shelter Handbook.</p>	<p>Where buildings or structures are located in BAL-40 or BAL-FZ and/or where the acceptable solutions for vehicular access cannot be achieved.</p>	<p>Officers note that for each of the individual camp sites, the siting is within an area of BAL-40 or higher. This would typically trigger additional consideration needing to be given to the clustering of camp sites and the installation of an APZ. However, it is also noted though that the BMP identifies that there are no structures proposed that are required to be constructed to a bushfire standard and campers are to use their own tents, camper vans and trailers. The BMP identifies the loss of these structures as a 'tolerable' risk and as such no consideration for an APZ is required and the structures can be considered within BAL-40 or FZ areas.</p> <p>Furthermore, an onsite shelter is identified, though Officers note the BMP does not identify the construction standard of the structure.</p>
<p><b>2. Vehicular access</b></p> <p>To provide a safe operational access for emergency services personnel in suppressing a bushfire, while residents and visits are accessing or egressing the site</p>	<p>2.1 Caravan parks located in residential built-out areas should provide one access route which connects to the public road network, and provides safe access and egress.</p> <p>2.2 Caravan parks located outside of residential built-out areas -where vehicular access in two different directions to two different destinations cannot be provided, the BMP should identify the risks and propose bushfire management measures to reduce this risk, which may include on-site shelter and or closure.</p> <p>2.3 All roads should be through roads. Dead end roads are not recommended but if unavoidable, or they are existing, they should be no more than 200 metres.</p> <p>2.4 Access routes should achieve the requirements of Table 6 in the Guidelines for Planning in Bushfire Prone Areas</p>		<p>The BMP identifies that the access to South Western Highway that the property has maintains a two directional egress opportunity for campers. Officers discussion with the applicant also highlight Gobby Road as another source of egress in an emergency. The BMP identifies the exit strategy in the Emergency Evacuation Plan, though also highlights the importance of the closure during high fire risk periods and pre-emptive closure of the camp sites.</p>
<p><b>3. Provision of</b></p>	<p>3.1 The development or land use is provided with a</p>		<p>The BMP identifies the</p>

<p><b>water</b></p> <p>To provide an adequate supply of water for firefighting purposes to reflect the intended response to a bushfire event, by emergency services and/or the owner/ occupier</p>	<p>reticulated water supply in accordance with the specifications of the relevant water supply authority and/or the local government; or</p> <p>3.2 Where the intention is to actively defend property and infrastructure, provision of a minimum 10,000 litre static water supply for firefighting purposes per building/structure, in addition to any requirements for potable water; or</p> <p>3.3 Where the intention is to actively defend property and infrastructure, provision of a minimum 50,000 litre static water supply for firefighting purposes per 25 buildings/structures, to the satisfaction of the local government; and</p> <p>3.4 Dedicated water supplies shall be non-combustible (or suitably shielded) and located such that fire services can readily gain access to appropriate fittings and connect fire fighting vehicles to dedicated water supplies in a safe manner.</p>		<p>provision of a water tank to supply the here stated water capacity for firefighting purposes. The applicant has separately advised Officers that an additional water tank will also be installed and as such a condition of approval is recommended to address this requirement.</p>
--	---	--	---

In summary, Officers consider that the measures of performance based bushfire mitigation submitted BMP addresses the risk of bushfire associated with the proposal and align with the objectives of the Position Statement.

### Environmental Considerations

A key attractor of the nature based camp site and a quintessential part of the experience is the proximity of the camp sites to the Dirk Brook. The camp sites are mostly located within the foreshore of the Dirk Brook (as seen in figures 3 and 4). Possible impacts to the foreshore include the degradation of the banks from vehicle movements. To address this, a condition can be imposed requiring vehicles to be parked setback from the creekline. An appropriate separation would be in the vicinity of 10m from the edge of creekline dependent vegetation, or the creek's foreshore in other words.

Additionally, to address the possible escape of hydrocarbons, a condition is recommended to be imposed requiring sand or the placement of limestone aggregate at a depth of 10cm, being placed in designated vehicle parking spaces of each site. This will further help to ensure people are aware where each site and parking area is designated. The sand or limestone aggregate could also be removed and replaced if there was the presence of hydrocarbons or any other spill visible.

The Department of Water and Environmental Regulations' (DWER) Operational Policy 4.3: Identifying and establishing waterways foreshore areas (OP4.3) aims to assist the local government in the management of the foreshore areas around waterways, which includes those of the Dirk Brook. It gives consideration to the land uses that are compatible within an established foreshore area. It highlights land uses such as recreational walking trails or small-scale buildings for the purposes of tourism can be established.

Officers consider that the proposal generally complies with OP4.3, given the low scale activities proposed.

### **Amenity**

Local Planning Policy 4.21: Rural Short Stay Accommodation (LPP4.21) was approved by Council at its Ordinary Council Meeting of 19 April 2021. The application has been assessed against the policy provisions of LPP4.21 as detailed below:

LPP4.21 Assessment		
'Acceptable Development' and 'Performance Based' Criteria	Applicable Category	Proposal
<b>Location/Siting</b>		
<p><b>Acceptable Development:</b> Short stay accommodation that provides on-site tourism activities (eg trails, equine activities and fishing) or within 500m of a townsite.</p> <p><b>Performance Based:</b> Short stay accommodation that is in close proximity to tourism activities or provides access to such activities offsite.</p>	Performance Based	The proposal is located on the Darling Scarp, to which there are a variety of trails and natural assets that are attractors to the broader area of the Shire itself. Further to this, the intent of the camp site is to maximise the remote rural setting, which is the key attractor in and of itself.
<p><b>Acceptable Development:</b> Development located 50m from any highway, important regional road, or nominated tourist road.</p> <p><b>Performance Based:</b> Development located so as to not appear visually intrusive within the streetscape.</p> <p>Development location so as to not be adversely impacted upon by traffic noise.</p> <p>Located to avoid the clearing of trees.</p>	Acceptable Development	The closest camp site is 580m to the South Western Highway street boundary.
<p><b>Acceptable Development:</b> Development located 100m from any lot boundary</p> <p><b>Performance Based:</b> Development that would not impact on the visual amenity of surrounding landowners</p> <p>Development that would not adversely impact on the residential amenity of surrounding landowners</p> <p>Located to avoid the clearing of trees</p>	Performance Based	<p>The closest camp site is 56m to the rear boundary. While this is closer than 100m to a lot boundary, it would be 500m to the dwelling of that property to which it borders.</p> <p>Furthermore, due to the dense vegetation and steep contours of the site, there would be no adverse visual or amenity impact upon the neighbours and surrounding landowners.</p> <p>There is no proposed clearing of vegetation.</p>
<p><b>Acceptable Development:</b> Development is associated with rural uses i.e. farm stay type development and will not result in land use conflict or adversely impact on rural uses or the ability for the site to be used for rural uses in the future.</p> <p><b>Performance Based:</b> Development is separated from any rural uses occurring on the site so as to ensure there is no conflict between the two</p>	Performance Based	The development will not impact upon the existing rural uses occurring onsite. The camping activities are isolated from the grazing of animals within the property. Noting that the property is approx. 219ha in size there is sufficient area for the two uses to occur without conflict.

uses		
<p><b>Acceptable Development:</b> Development on land that is not designated as high quality agricultural land</p> <p><b>Performance Based:</b> Development demonstrates that it does not impact on the existing or future use of any of the high quality agricultural land for agricultural activities.</p>	Performance Based	The small-scale nature of the development in context to the overall size of the property demonstrates that the proposed development will not impact upon the operator using the land for a range of agricultural activities.
<b>Scale</b>		
<p><b>Acceptable Development:</b> Lot size is a minimum of 10ha.</p> <p><b>Performance Based:</b> Development on the lot by way of its location would not impact on the rural character or amenity of the locality or that of surrounding landowners.</p>	Acceptable Development	The property is 219.9ha.
<p><b>Acceptable Development:</b> Where there is an existing rural use occurring on the same site, short stay accommodation must be of a scale subservient to the rural use.</p> <p><b>Performance Based:</b> Where there is an existing rural use occurring on the same site, short stay accommodation must be demonstrated as having a direct benefit to the existing rural use.</p>	Acceptable Development	The property is primarily used for grazing, with excess of 140ha being used for this purpose. The owners graze a variety of cattle and sheep primarily. The addition for a small-scale nature based camp site with 10 camp site spaces is considered to be subservient.
<p><b>Acceptable Development:</b> Caravan parks and camping grounds should not comprise of more than five sites per hectare of land.</p> <p><b>Performance Based:</b> Caravan parks and camping grounds designed with a layout that maintains a nature based character</p>	Acceptable Development	Due to the small scale of the development with 10 sites intermittently located within the natural landscape, separated with a distance of 70m-200m apart, the proposed layout is considered to maintain the nature based character.
<b>Services</b>		
<p><b>Acceptable Development:</b> The first 20m of an access road bituminised.</p> <p><b>Performance Based:</b> The scale of the development is such that traffic generation would not result in an undue level of dust or impact upon the road surface.</p>		A condition has been recommended for the first 20m of the access road be bituminised to satisfy this criteria. This will ensure dust impacts are addressed when vehicles are entering and exiting the site. This will also ensure that South Western Highway is not damaged as a result.
<p><b>Acceptable Development:</b> Suitable toilets and handwashing facilities must be made readily available to the development</p> <p><b>Performance Based:</b> Approved wastewater disposal system and amenities to be installed subject to</p>	Performance Based	<p>The applicant has relied upon the fact that all campers will be required to manage their own waste.</p> <p>Subsequent to discussions with the operator, the landowner seeks for the site to be available to all types of campers (with and without a caravan</p>

the requirements of the Shire of Serpentine Jarrahdale.		chemical toilet). As such, a condition recommending that a toilet facility is constructed will be needed, so that those sites without a caravan have access to a communal camp toilet.  This is discussed in further in the Waste Management section of the report.
<p><b>Acceptable Development:</b> Potable water supply.</p> <p><b>Performance Based:</b> Clean water supply (dams will generally not be supported for this purpose)</p>	Acceptable Development	There is a water standpipe made available for visitors to fill up their water supplies from located within the farmstead. Officers discussion with the applicant confirmed they were willing to provide another more central water standpipe. As such, Officers consider that through an appropriate condition requiring this to be amended on a site plan that this would satisfy the 'Acceptable Development' criteria.
<b>Management</b>		
<p><b>Acceptable Development:</b> 24-hour on-site management.</p> <p><b>Performance Based:</b> Adequate management plans should be put in place to ensure that onsite owners and managers of facilities are easily contactable, so that they can respond to issues that may arise at the premises immediately.</p>	Acceptable Development	Emergency contact details will be provided to contact the campsite manager, who will be at the premises whenever there are campers.

Officers consider that the development has demonstrated that it meets the Acceptable and Performance provisions of LPP4.21

#### Traffic Considerations

Access to the site for campers is to be taken from an existing crossover from South Western Highway, which is a 'Primary Regional Road' under the Metropolitan Regional Scheme. This would result in vehicles towing caravans entering and exiting the site onto South Western Highway, which at this section of the road has a speed limit of 110km/hr.



**Figure 7: A south facing view of South Western Highway, with the access point to the site on the left**



**Figure 8: A north facing view of South Western Highway, with the access point to the site on the right**

South Western Highway as a Primary Regional Road has the capacity to carry significant volumes of traffic per day. The development in this regard is considered low in scale and is not considered to impact upon immediate road network. The operator seeks to limit the patrons onsite to 30 at any given time. The peak periods of usage typically during weekends. Based on a worst-case scenario, this would generate 60 additional vehicle movements onto South Western Highway (one movement to enter and one to exit). It is unlikely however, for this scenario to occur as the campers typically travel together reducing the amount of vehicle trips. Furthermore, it is not envisaged that all the vehicles will enter the site at the same time, check-in to the site will vary throughout most of the day, further reducing the likelihood of any impacts upon the road network.

The application was also referred to Main Roads Western Australia (MRWA) for comment as they are the body who manage Primary Regional Roads. MRWA provided advice to the Shire that they consider the vehicle numbers generated by the proposal to be insignificant and that they had no objections to the proposal.

Officers are satisfied that the development will not impact upon the local road network and lead to unsafe vehicle movements to and from the site.

### Waste Management

There are two main sources of waste generated by the proposal. Waste generated from the patrons (food wrappings, scrap) and effluent waste. The applicant has provided the Shire with details on how this will be managed.

In relation to food waste etc, the proposal relies upon the patrons to remove the waste generated after their stay. The application presents that campers and caravanners typically stay on site for a duration of 1-2 days. It is not likely that within this time, a significant amount of waste will be generated. The applicant to ensure waste is removed, will be implementing a process whereby patrons are advised via email and or phone upon booking of the requirement to remove all waste from the camp sites after use. This will go to some lengths to address the matter, however, Officers to further ensure that waste does not find its way into the Brook or broader area, will require a routine inspection being undertaken by the operator after the camp sites have been vacated. This to confirm that waste has been removed and take the necessary step to address the matter if not. This will be required to be captured within a Waste Management Plan required to be provided to the Shire prior to the use occurring. Officers consider that due to the low scale activity and that patrons will be attending via a caravan or a camper van, whereby waste is often contained within these vehicle/trailers, the measures proposed are adequate in ensuring the amenity of the area is not impacted upon.

In relation to effluent waste, the proponent had initially not contemplated a toilet facility as part of the proposal, solely relying upon the patrons to provide their own waste amenities and water supply. Waste being managed within a self-contained caravan or a portable facility for the campers/caravanners. Based on the Nature Based Guidelines, where no toilet facility is proposed and centralised potable water supply, camping is restricted to self-contained vehicles (caravans) only as they have containment waste units within. The duration of stay as a result, restricted however for no longer than 3-days as per the *Caravan and Camping Grounds Regulations 1997*.

Subsequent to discussions with the applicant, as the intent is to target the mix segment of campers (the full range), the applicant will now be providing a long drop toilet and an additional potable water supply (water stand-pipe) both centrally located to ensure the operations are available for the mix segment. This infrastructure will be required to be constructed prior to the patrons that do not have a self-contained caravan staying onsite.

In terms of duration of stay, the introduction of the additional infrastructure, can increase the duration of time between 3-7days under the *Caravan and Camping Regulations 1997*. However, Officers consider a 3-day maximum stay appropriate from an amenity perspective and will be imposed as part of a condition. The short stay will reduce the overall amounts of rubbish that can be generated from the patrons of the site. Furthermore, as that there is no existing or proposed dump point on site, the timeframe will ensure there is no risk of the self-contained caravans reaching full capacity and needing to be emptied within this time. Removing the possible risk of leakage into the environment. In any instance, the proponent as part of their application, advised patrons typically stay on site for a period of 1-2 days. The additional day provides some flexibility in this regard.

Council should note that an objection was received in relation to the potential of effluent waste entering the Brook, resulting in adverse environment impacts. In this regard, as the applicant is proposing a toilet facility approx. 150 m from the Brook for campers and as the caravans are typically self-contained, it is unlikely that waste generated from the development will impact upon the environment. The 3-day time restriction will go to lengths to further address this concern.

### Caravan and Camping Regulations 1997 – Nature Based Park License

Subsequent to planning approval being obtained by the applicant, as part of a separate process, the applicant will be required to obtain a Nature Based Park license under the *Caravan and Camping Regulations 1997*, prior to the camping onsite. This process is administered and regulated by the Shire's Health Services Department. This process will require an assessment being undertaken of the proposed activities and potential submission of additional management plans to ensure the activities align with the principles of a nature based park as detailed within the Nature Based Parks: Guidelines for developers and Local Governments. This additional regulatory process provides a good degree of certainty to Officers that the activities onsite will not be undertaken in a manner which will adversely impact upon the amenity of the rural locality.

### **Options and Implications:**

#### Option1

1. That Council APPROVES the development application for a nature based camp site at Lot 251 South Western Highway, Keysbrook subject to the following conditions:

Plans and Specifications	Development Plans (P1-P2) received at the Shire Offices on 20 January 2021; and Bushfire Management Plan dated 4 December 2020; and the Emergency Evacuation Plan dated 4 December 2020.
--------------------------	--

- a) Within 60 days of this planning approval, further plans shall be submitted to the Shire of Serpentine Jarrahdale. The following shall be demonstrated to the satisfaction of the Shire of Serpentine Jarrahdale:
  - i) A centrally located potable water facility shall be made available to all camp sites.
  - ii) A centrally located toilet facility shall be made available to all camp sites.
  - iii) An additional water tank specific for firefighting purposes.

Once approved, the potable water facility and toilet facility shall be constructed onsite to the satisfaction of the Shire. This must occur within 120 days of the date of the planning approval.
- b) Prior to the completion of the development associated with condition a), the camping ground shall only be used by self-contained campers having their own toilet and water facilities for a period not exceeding three days at a time.
- c) A building permit must be submitted and approved for the infrastructure associated within condition a), prior to the development of this infrastructure.
- d) The duration stay of patrons must not exceed three days at any time.
- e) Patrons staying at the nature based camp site must park vehicles on designated sand or limestone areas, which must be located at least 10m from the creekline dependent vegetation of Dirk Brook, to the satisfaction of the Shire of Serpentine Jarrahdale. The clean sand or limestone areas

must be a minimum 100mm depth, and must be replaced should oils or hydrocarbon spills be identified.

- f) No more than 30 patrons are permitted at the nature based camp site at any one time.
- g) The first 20m of the access track shall be bituminised and sealed, from the point at which the access track meets the property boundary at South Western Highway.
- h) The use of the site subject to this approval must only occur between 1 March -30 November.
- i) 10,000L of water shall be kept available at all times for fire fighting purposes at all times.
- j) Prior to commencement of use a Waste Management Plan is to be submitted to the Shire of Serpentine Jarrahdale for consideration and approval. The Waste Management Plan must demonstrate the following:
  - location of centralised bins;
  - Processes to advise patrons of litter provisions prior to camping;
  - Audit of camp site post visitors to clean up if required.
- k) An updated Emergency Evacuation Plan shall be provided to the Shire demonstrating emergency access being able to be taken from Gobby Road.

### Option 2

As per option 1, except a modified condition f) which reduces the maximum patrons to 20.

### Option 3

That Council REFUSES the application for a nature based camp site at Lot 251 South Western Highway, Keysbrook subject to appropriate reasons.

Option 1 is recommended.

### **Conclusion:**

The application seeks approval for a nature based camp site, intended to maximise the rural characteristics of the site and Darling Scarp. The application seeks to provide minimal amenities in a low scale impact proposal, which would generally be of benefit to the area and align with the Shire's intent to support the local tourism industry. However, with these types of development there are risks associated with bushfire, health and amenity. In order for Council to be satisfied that these risks can be managed, appropriate conditions should be imposed on the applicant. Officers therefore recommend the proposal for approval subject to conditions.

## Deemed Provisions – Cl 67 Matters to be considered by local Government

## Land Use:

a) The aims and provisions of this Scheme and any other local planning scheme operating within the area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: Refer to TPS2 section.</b>			

b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: Refer to LPS3 section</b>			

c) any approved State planning policy	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: SPP3.7 considered</b>			

d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			

e) any policy of the Commission	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			

f) any policy of the State	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: SPP3.7 considered</b>			

g) any local planning policy for the Scheme area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: LPP4.21 considered</b>			

h) any structure plan, activity centre plan or local development plan that relates to the development	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			

i) any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

## Development:

k) the built heritage conservation of any place that is of cultural significance	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Refer to the amenity section</b>			

n) the amenity of the locality including the following – I. Environmental impacts of the development II. The character of the locality III. Social impacts of the development	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Proposal is small scale/low impact, subservient to the existing grazing land use, celebrates the landscape of the site and is therefore consistent with the character of the locality. Officers consider environmental impacts managed in the relevant section.</b>			

o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Refer to Environmental Consideration section and comments on the Dirk Brook.</b>			

p) whether adequate provision has been made for the	<b>YES</b>	<b>NO</b>	<b>N/A</b>
---	------------	-----------	------------

landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comment:</b>			

q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Refer to comments on DWER's OP4.3</b>			

r) the suitability of the land for the development taking into account the possible risk to human health or safety	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Refer to bushfire consideration section.</b>			

s) the adequacy of – I. The proposed means of access to and egress from the site; and II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Access primarily to SW HWY, also possible to Gobby Road in an emergency. Main Roads have no objection to the proposal.</b>			

t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity off the road system in the locality and the probable effect on traffic flow and safety	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: Low additional movements, only 30 visitors at any one time.</b>			

u) the availability and adequacy for the development of the following – I. Public transport services II. Public utility services III. Storage, management and collection of waste IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) V. Access by older people and people with disability	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

w) the history of the site where the development is to be located	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
---	--	---------------------------------------	---

<b>Comment:</b>			

x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

y) any submissions received on the application	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: 5 supports and 2 objections, referenced in earlier sections.</b>			

Za) the comments or submissions received from any authority consulted under clause 66	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: DFES: requires more info, DWER: support, MRWA: no objection.</b>			

Zb) any other planning consideration the local government considers appropriate	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			