

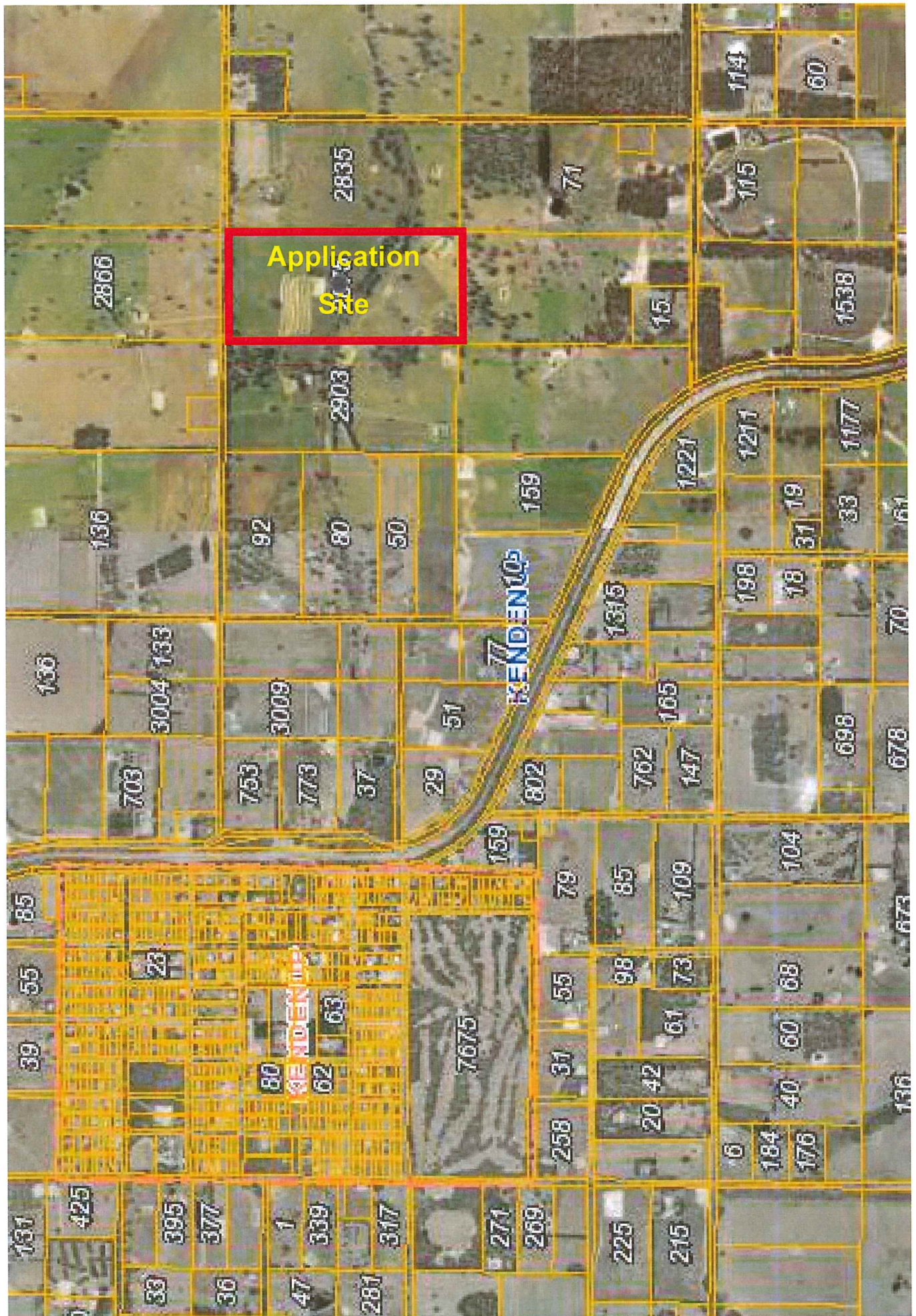
Council

LOT 355 RED GUM PASS ROAD, KENDENUP –
CARAVAN PARK

Location Plan
Lot 355 Site Plan
Caravan Stay Site Plan
Summary of Submissions

Meeting Date: 23 March 2021

Number of Pages:12



Location Plan

KENDENUP TOWNSHIP
APPROX. 1.9KM



GATE
ENTRY TO
PROPERTY

RED GUM PASS ROAD

382.22m BOUNDARY (PERMEABLE FENCING)

90° 0' 40"

90° 0' 40"



LOT 355

AREA 30.756 ha

CONTOUR
BANKS

DAM

LEDGEND (N.T.S.)

- PROPOSED CARAVAN STAY AREA
- PROPOSED NEW PRIVATE GRAVEL ROADS
- PROPOSED BBQ AREA
- PROPOSED DEDICATED RAIN WATER TANK (FIRE FIGHTING)
- EXISTING RESIDENCE/OFFICE/RECEPTION (HOMESTEAD)
- EXISTING SHEDS AND OUT-BUILDINGS
- EXISTING ABLUTION BUILDING
- EXISTING RAIN WATER TANKS
- EXISTING TREES/SHRUBS
- EXISTING PRIVATE ROADS
- EXISTING PERMEABLE FENCE LINES (NOT ALL SHOWN FOR CLARITY)

ADJOINING LOT 356

private dirt road to Red Gum Pass Road
804.67m BOUNDARY (PERMEABLE FENCING)

804.67m BOUNDARY (PERMEABLE FENCING)

DEAD MAN'S CREEK

CONTOUR BANK VINEYARD

VINEYARD

RECEIVED

 20 NOV 2020

 SHIRE OF PLANTAGENET
 STRATEGIC DEVELOPMENT

REFER TO DRG
A-2 OF THIS SET
OF DRAWINGS
FOR LARGER
SCALE DETAIL



ARCADIA WINES
HOMESTEAD YARDS

382.22m BOUNDARY (PERMEABLE FENCING)

ADJOINING LOT 362

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN.
1. DO NOT SCALE FROM THE DRAWINGS.
2. SITE PLAN LOT BOUNDARY DRAWN AS REFERENCED FROM LANDGATE SURVEY PLAN 4691 (4) PT OF PLANTAGENET LOC. 27.
3. IDENTIFICATION OF LOT BOUNDARIES IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER.
4. POWER SUPPLY DETAILS T.B.C.
5. WATER SUPPLY DETAILS T.B.C.

LOT 355 SITE PLAN
SCALE 1:2500

Project: PROPOSED RECREATIONAL VEHICLE (RV)/CARAVAN STAY (PARK) AT "ARCADIA WINES", LOT 355, 2875 RED GUM PASS ROAD, KENDENUP WA 6323

Client: JOHN AND GAYE ROBINSON		A3 SHEET
Content: LOT 355 SITE PLAN		
Scale: 1:2500	Drawn: G. BOETEL	REV B
Date: SEPTEMBER, 2020	Job No.: ROB0920	
Dwg. No.: DRG. NO. A-1		
Site Plan Arcadia.dwg		

REV. No	DATE	REVISION	CHK.
B	20-11-2020	Addition of septic tank and grey water drains	
A	22-09-2020	Original Drawing	
REVISIONS			

BOETEL DRAFTING CAD DRAWINGS DISCLAIMER:
THIS SET OF DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF BOETEL DRAFTING ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS BOETEL DRAFTING WILL BE HELD HARMLESS. BOETEL DRAFTING ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



BOETEL DRAFTING
ABN 46820812899

34 PREMIER CIRCLE
ALBANY 6330
WESTERN AUSTRALIA
PHONE (08)98421563
EMAIL boetel@bigpond.net.au

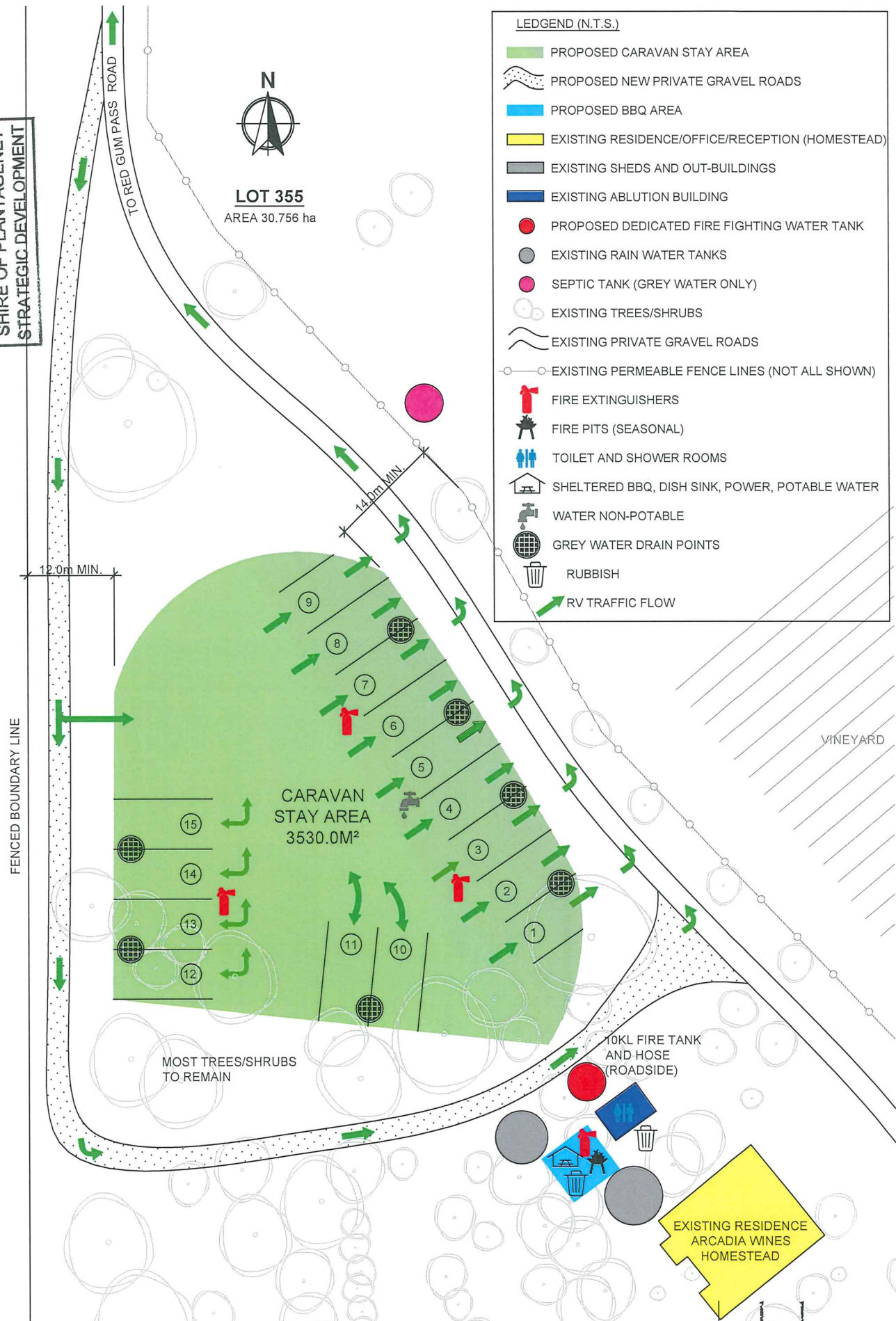
RECEIVED
 20 NOV 2020
 SHIRE OF PLANTAGENET
 STRATEGIC DEVELOPMENT



LOT 355
 AREA 30.756 ha

LEDGEND (N.T.S.)

- PROPOSED CARAVAN STAY AREA
- PROPOSED NEW PRIVATE GRAVEL ROADS
- PROPOSED BBQ AREA
- EXISTING RESIDENCE/OFFICE/RECEPTION (HOMESTEAD)
- EXISTING SHEDS AND OUT-BUILDINGS
- EXISTING ABLUTION BUILDING
- PROPOSED DEDICATED FIRE FIGHTING WATER TANK
- EXISTING RAIN WATER TANKS
- SEPTIC TANK (GREY WATER ONLY)
- EXISTING TREES/SHRUBS
- EXISTING PRIVATE GRAVEL ROADS
- EXISTING PERMEABLE FENCE LINES (NOT ALL SHOWN)
- FIRE EXTINGUISHERS
- FIRE PITS (SEASONAL)
- TOILET AND SHOWER ROOMS
- SHELTERED BBQ, DISH SINK, POWER, POTABLE WATER
- WATER NON-POTABLE
- GREY WATER DRAIN POINTS
- RUBBISH
- RV TRAFFIC FLOW



CARAVAN STAY SITE PLAN
 SCALE 1:500

Project: PROPOSED RECREATIONAL VEHICLE (RV) CARAVAN STAY (PARK) AT 'ARCADIA WINES', LOT 355, 2675 RED GUM PASS ROAD, KENDENUP WA 6323		A3 SHEET
Client: JOHN AND GAYE ROBINSON		
Content: CARAVAN STAY SITE PLAN		REV B
Scale: 1:500	Drawn: G. BOETEL	
Date: SEPTEMBER, 2020	Job No.: ROB0920	DRG. NO. A-2
Dwg. No.:	Site Plan Arcadia.dwg	

CAD DRAWING DO NOT MANUALLY AMEND

REV. No.	DATE	REVISION	CHK.
B	20-11-2020	Addition of septic tank and grey water drains	
A	25-09-2020	Original Drawing	

BOETEL DRAFTING CAD DRAWING DISCLAIMER:
 THIS SET OF DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENT'S BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF BOETEL DRAFTING ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS BOETEL DRAFTING WILL BE HELD HARMLESS. BOETEL DRAFTING ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

bd

BOETEL DRAFTING
 ABN 46820612699

34 PREMIER CIRCLE
 ALBANY 6330
 WESTERN AUSTRALIA

PHONE (08)98421563
 EMAIL boetel@bigpond.net.au

Summary of Submissions
Lot 355 Red Gum Pass Road
Caravan Park in Rural Zone

Name/Address	Submission	Comment
<p>1. David and Jacqueline Burcham C/- Post Office Kendenup</p>	<p>Thank you for the opportunity to comment on this application. Our property is directly opposite the proposed site and we lease other land adjacent to it. There are a number of issues we would like to raise.</p> <ul style="list-style-type: none"> • Dogs (and other pets): The application contains no mention of campers bringing dogs (or other animals) to the site. However, many people travel with animals and expect them to be welcome. Dogs present a danger to livestock. Our own livestock have been impacted by stray dogs on several occasions. As the site is on a small farm and surrounded by agricultural land we recommend dogs not be permitted, just as in National Parks. If the application was to be approved the very least that we would like to see is provision that they be on a lead at all times and a strict curfew whereby animals are required to be in a secured area overnight. • Traffic: The Red Gum Pass Road entrance to the property is located on a hilly section of road within an area of 110 km/h speed limit. This is a busy road used by many road trains and visibility is restricted due to the number of small hills. Visibility is especially bad for vehicles climbing up out of Arcadia onto the road. Our own driveway – not quite opposite- is better located for visibility but we are hyper-vigilant when transporting large farm machinery on and off the property. Slow moving vehicles can find cars and trucks travelling at 100km/h+ bearing down on them very quickly. Access for long vehicles is not straight forward and vehicles meeting at the gate would present a traffic hazard to all other road users. Perhaps an extension of the 80km/h zone should be considered by the shire, to include the Kendenup Cemetery. • Visual Screening: A screen composed of vegetation is desirable on the northern/north eastern boundary of the proposed site to reduce the visual impact and noise if the approval was granted. • Specifications: Information in the application regarding road lengths and widths is confusing: Sections 8.5 and 8.6 specify entrance driveway and distance to camp area less than 500m. (Is this significant – why is it described this way twice?) The Fire Management Plan 3.5 contradicts this stating the driveway length at 685m. Is the bridge rated to be compliant to withstand the weight of a 4.4 heavy duty fire appliance? 	<p>Noted.</p> <p>1. Noted, Nature-based Caravan Management Plan to be modified to include a Pet Management Plan.</p> <p>2. In addition, development approval condition will require the installation of an appropriate fence, vehicle and pedestrian gates to manage pets within the caravan park area.</p> <p>Noted.</p> <p>Noted,</p> <p>See comment 9.</p> <p>Noted, DFES raised no concerns with the bridge.</p>

	<ul style="list-style-type: none"> • Bushfire Management Plan: The compliance table specifies pumping from a dam within the property. That dam is the only source of water on the property and should not be heavily relied upon. Recent events make it safe to assume the local Fire Brigade would take 20-30 minutes at least to have an appliance in attendance. N.B. The plan has basic errors in the text. At Element 3 the author would have people travelling west to Moorilup Road and East to Kendenup. <p>These issues are those that concern us personally and the day to day functioning of our business. Another important issue to be considered is the impact a second Nature Based Caravan Park in Kendenup would have on the existing facility. It is rarely oversubscribed but is popular and attractive because of its location. It is much more nature based than this proposal. The funds raised by this venture by volunteers are used for the benefit of the community and to improve a shire owned asset. We, and many in the community, would not want to see that undermined.</p>	<p>See comment 11.</p> <p>3. Modification required to BMP to correct the administrative errors.</p> <p>4. Opposition to business competition is not a relevant planning consideration.</p>
<p>2.</p> <p>Stephen Cunnold 1 Hassell Avenue Kendenup</p>	<p>Hi, my name is Stephen Cunnold, I am a member of the Kendenup Ag hall community group & would like to record my objections to the proposed nature camp at 355 Redgum Pass Rd.</p> <p>This is going to have a detrimental effect on our nature camp site. Over the past few years we have raised funds to improve your hall& surrounding area. Eg help with refurbishment of the hall (especially the kitchen) & play group. We have further upgrade plans including resurfacing the veranda & out door Gazebo etc. Our Park helps with this & other upgrades in Kendenup.</p> <p>Don't forget this is a Shire asset.</p>	<p>See comment 4.</p>
<p>3.</p> <p>Heather Fergie President Kendenup Community Grounds Inc. C/- Post Office Kendenup</p>	<p>This is Heather Fergie writing on behalf of the Kendenup Community Grounds inc.</p> <p>We wish to register our concern that the proposed new nature-based camp sites at Arcadia Wines will have a negative impact on the ability of the Kendenup Community /grounds group to raise revenue for the community through the use of our very similar product.</p> <p>We lease, operate and improve the grounds and facilities at Kendenup and out only ability to raise funds comes from our camping sited.</p> <p>We worked very closely with the shire throughout the years to maintain our ability to operate these camping sites and would not like to have this income stream affected by opposition camping grounds so close to ours.</p> <p>We are happy to discuss this further with council <u>should</u> the need arise.</p>	<p>See comment 4.</p>
<p>4.</p> <p>Betty Campbell 131 Second Avenue Kendenup</p>	<p>I've just got back from holiday and found out Arcadia Wines are hoping to have a Camp ground. I'm play a big part of the Camping Ground and very disappointed that you are considering having another camping ground so close.</p>	<p>See comment 4.</p>
<p>5.</p> <p>DPIRD Locked Bag 4 Bentley DC 6983</p>	<p>Thank you for the opportunity to comment on the proposed nature-based Caravan Park at Lot 355 Red Gum Pass Road, Kendenup.</p>	

	<p>The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed nature-based Caravan Park at the abovementioned lot. DPIRD assessed the application and found that the proposed nature-based Caravan Park within an operational farm raises the possibility of land use conflict with neighbouring properties and introduces an increased biosecurity risk to the farming operation on the property. The following issues have not been addressed in the application:</p> <p>Spray drift and exposure to chemicals – The Department of Health <i>Guidelines for separation of agricultural and residential land uses: Establishment of buffer areas</i> (August 2012) provide guidelines for minimum separation distances between sensitive land uses such as residential development and agricultural uses. These guidelines should be considered in the application, so that the proposed nature based Caravan Park does not limit the agricultural activities on neighbouring farms.</p> <p>Interactions between guests and animals – There is no mention if guests have the opportunity to interact with farm animals. If so, the risk of guests feeding prohibited feed sources (e.g. meat) to ruminants (e.g. sheep or cattle) directly or inadvertently (such as leaving these foodstuffs on the ground) must be addressed in the application. This should include educating guest about their legal obligations under the ruminant feed ban.</p> <p>Dogs can chase and maul sheep and this is likely to cause conflict with neighbours. The application needs to specify whether pets such as cats or dogs are permitted and if they are, describe how they will be contained within the campsite.</p> <p>Biosecurity – minimising risks to existing agriculture</p> <p>DPIRD recommends the development of a Biosecurity Plan to address the risks of spreading or introducing new weeds or pathogens. Proper clean down facilities should be provided and a visitor's log maintained. The Biosecurity Plan should also include measures to prevent guests from trespassing onto neighbouring properties.</p>	<p>5. Noted, these Guideline require a separation distance of 300m for the control of spray drift, dust, smoke and ash. The spraying of the vineyard located at the application site will be managed by landowners. There are no other vineyards near the campsite location.</p> <p>6. See comment 2. In addition, development approval condition will require the installation of an appropriate fence, vehicle and pedestrian gates at the campsite area to protect visitors a from animals being kept at the subject land. See comment 2</p> <p>7. Biosecurity is the responsibility of the landowner and DPIRD.</p> <p>Include advise note that DPIRD recommends the landowner develop Biosecurity Plan to address the risks of spreading or introducing new weeds or pathogens to the subject land.</p> <p>See comment 4.</p>
6. Cathy Davis Fourth Avenue Kendenup	<p>Please note my objections to the nature-based camp facilities at Arcadia wines. My reasoning for the objection is that there is a well-managed facility in Kendenup, run by volunteers who put a lot of time into the camp, supplying the visitors with information about Kendenup and surrounding areas of interest. The money raised supports the agri ground and the clubs that use the venue.</p>	

7.	<p>Joel Gajic Senior Land Use Planning Officer Land Use Planning DFES Land Use Planning PO Box P1174 Perth WA 6844</p>	<p>I refer to your email dated 3 December 2020 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.0), prepared by Working on Fire Planning and dated 16 August 2020, for the above development application.</p> <p>This advice relates only to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p> <p>Tourism Land Uses</p> <ul style="list-style-type: none"> • In line with the State Core Objective of Emergency Risk Management - People: protect lives and wellbeing of persons, DFES has assessed this proposal against SPP 3.7 and the Guidelines. DFES acknowledges this proposal falls within the scope of the Western Australian Planning Commission's Position Statement: Tourism land uses in bushfire prone areas (the Statement). The decision maker can consider the policy intent of the Statement, particularly regarding the primacy of life. • The current provisions of SPP 3.7 and the Guidelines do not provide for tourism land uses to be considered differently to any other vulnerable land use and, as such, DFES have assessed the proposal against SPP 3.7 and the Guidelines. • Tourism land uses, such as caravan parks, are considered a vulnerable land use as prescribed by section 5.5.1 'Vulnerable Land Uses' of the Guidelines. • Vulnerable land uses located in designated bushfire prone areas require special consideration, especially as this accommodation type generally cannot achieve any level of construction under AS3959. • It is recognised that full compliance with SPP 3.7 and the Bushfire Protection Criteria in the Guidelines cannot always be met for tourism proposals as many are intrinsically linked to the natural landscape values of an area and/or the remoteness of the location, resulting in insufficient separation distances from bushfire hazards or the omission of safe secondary access and egress. • Consequently, and in accordance with our advisory role, DFES have highlighted in the assessment below the residual bushfire risks associated with the tourism development and compliance with the bushfire protection criteria to aid decision making. 	Noted.
			Noted.
			Noted.
			Noted.
			Noted.
			Noted.
			Noted.

1. Policy Measure 6.5 a) (ii) Preparation of BAL Contour Map		Action
Issue	Assessment	
Methodology – vegetation classification map	<p>The Vegetation Classification Map post development (page 10) has not been prepared in accordance with Appendix 3 of the Guidelines. Vegetation plots should be individually numbered, and the vegetation classification align with Table 2.3 of AS 3959. Land contours should also be provided to validate slope assessment. ‘Open woodland’ has been identified within the Redgum Pass Road reservation and immediately south of the road. The extent of the Woodland plot is not defined, and the map colouration does not align with the legend for (Class) B Woodland.</p> <p>The Guidelines state that <i>the level of detail provided within a BMP should be commensurate with the applicable planning stage and the scale of the proposal or application</i>. It is encouraged that the BMP template for a complex development application be followed by the practitioner. As a minimum the BMP should provide further information pertaining to management measures and the responsibilities for implementation and management of bushfire measures. As per Appendix 5 of the Guidelines the responsibilities for implementation and management of bushfire measures section <i>should be set out in a table and list separately the responsibilities of the developer(s), landowner(s), and local government for the initial implementation and ongoing maintenance of the required bushfire risk mitigation measures</i>.</p> <p>The proposed bushfire management strategies outlined in the compliance table should summarise the strategies proposed to meet compliance with this solution/stage and when they will be addressed. Particular attention is drawn to responses for A3.5 and A4.3.</p>	Modification to the BMP is required.
Methodology – responsibilities for implementation and management of bushfire measures		Modification to the BMP is required.

8. Modification required to BMP to the satisfaction of DFES and the EMSD.

See comment 8.

			<p>9. Nature-based Park Management Plan to be modified to show 685m driveway length.</p> <p>See comment 8.</p>
<p>Nature Based Parks Management Plan</p>	<p>Element</p>	<p>The Nature Based Parks Management Plan states that the facility driveway is less than 500 m long. This does not accord with the BMP that (accurately) identifies the length as 685 m.</p>	<p>Comment only.</p>
	<p>Assessment</p>	<p>That extent of vegetation classified as 'sown pasture' immediately south of the proposed camping ground cannot be substantiated as Class G Grassland with the limited information and photographic evidence available. The BMP should detail specifically how the classification was derived particularly the methodology behind the crown canopy assessment and how it was determined the canopy (upon maturity) would be less than 10%. If unsubstantiated, the vegetation classification should be revised to consider the potential for revegetation and the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	<p>Action</p>
<p>Vegetation classification</p>		<p>Aerial imagery and the photography provided does not validate that the proposed asset protection zone (APZ) is currently compliant with Schedule 1 of the Guidelines. Notably, vegetation is in close proximity to buildings and tree canopies less than 5 m apart. The Caravan Stay Site Plan (DRG. NO. A-2 rev B) states that 'most trees/shrubs to remain'. The BMP states that no vegetation will be removed. It is unclear what extent of vegetation removal or modification is required, the timing of the management action, or who will undertake the action. To remove ambiguity for the landowner and to provide a compliance mechanism, Figure 9 of the BMP should be modified to identify the location of vegetation to be removed or modified to establish a compliant APZ or a standalone Clearing Plan be prepared.</p>	<p>Modification to the BMP is required.</p>
<p>Vegetation removal to establish the APZ</p>			<p>Modification to the BMP is required.</p>

2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria		
Element	Assessment	Action
Location, and Siting & Design	<p>A1.1 & A2.1 – not demonstrated. The BAL ratings cannot be validated for the reason(s) outlined in the above table.</p> <p>A3.5 – not demonstrated The BMP compliance table (page 14) states that compliance with the acceptable solution has been achieved. The photography provided does not validate that access to the proposed tank for fire-fighting purposes and adjacent turnaround area, as well as the passing bays are constructed to an all-weather surface (i.e. compacted gravel, limestone or sealed). Given its length and use by the public, it is recommended that the internal roadway from Red Gum Pass Road providing two-way traffic movements is constructed to a minimum 6 m trafficable width.</p>	<p>Modification of the BMP required.</p> <p>Modification to the BMP is required.</p>
Vehicular Access	<p>The BMP has not demonstrated that there is sufficient water for firefighting purposes for the camping ground and all habitable buildings within the subject land. It is also unclear that the supply for the homestead is dedicated for firefighting.</p> <p>A 10,000L dedicated supply is sufficient for a single house. Acceptable solution A4.2 should be applied given the scale and vulnerability of the proposed land use.</p> <p>A4.2 requires a minimum 50,000L dedicated supply and that a hardstand and turnaround area for a type 3.4.4 appliance is provided within 3 m of each water tank. The Caravan Stay Site Plan (DRG. NO. A-2 rev B) should reflect the above acceptable solution and evidence the ability of a vehicle to safely pass an appliance whilst accessing the water supply.</p> <p>It is unclear if the existing caravan park firefighting equipment meets current Caravan Parks and Camping Grounds Regulations. The BMP should demonstrate the onsite firefighting equipment for the entire caravan park will comply with the requirements of the Caravan Parks and Camping Grounds Regulations 1997, Division 10.</p>	<p>Modification to the BMP is required.</p>
Water		

See comment 8.

See comment 8.

10. Development approval condition will require the internal driveway be constructed to a minimum 6 m trafficable width.

See comment 8

11. Development approval condition will require the provision of a minimum 50,000 litre dedicated firefighting water supply and the provision of appropriate turnaround area for a type 3.4 appliance is provided within 3 m of each water tank.

	3. Policy Measure 6.6.1 Vulnerable land uses			<p>12 Modification to Bushfire Emergency Evacuation Plan required to conform to Section 5.5.2 of the Bushfire Guidelines.</p> <p>Noted, subject to undertaking appropriate modifications to the BMP and the BEEP to the satisfaction of DFES and the EMSD the proposal can be supported.</p>
	Issue	Assessment	Action	Comment only.
Bushfire Emergency Evacuation Plan (EEP)	<p>The referral has included an EEP for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in an EEP and will ensure the appropriate content is detailed when finalising the EEP to the satisfaction of the Shire of Plantagenet.</p> <p><u>Recommendation – not supported modification required</u></p> <p>It is critical that the bushfire management measures within the BMP are refined, to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development is not supported for the following reasons:</p> <ol style="list-style-type: none"> 1. The development design has not demonstrated compliance to – <ul style="list-style-type: none"> Element 1: Location, Element 2: Siting and Design, Element 3: Vehicular Access, and Element 4: Water. 			