



PLANNING AND DEVELOPMENT ACT 2005

LOCAL PLANNING SCHEME AMENDMENT AVAILABLE FOR INSPECTION

**SHIRE OF VICTORIA PLAINS LOCAL PLANNING SCHEME NO.5
AMENDMENT NO.4**

Notice is hereby given that the Victoria Plains Shire Council has resolved, pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the above Local Planning Scheme by:

1. Change the residential density coding applicable to the 7,250m² portion of Lot 42 (No. 52) Edmonds Street, Calingiri, currently zoned 'Residential' from R12.5 to R20 and update the scheme map accordingly;
2. Rezone the 8,476m² balance portion of Lot 42 (No. 52) Edmonds Street, Calingiri from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' by amending the scheme map accordingly and updating the Special use zones table in clause 21 as below –

No.	Description of Land	Special use	Conditions
2	Lot 42 on Plan 158777 being No.52 Edmonds Street, Calingiri.	Caravan Park and Tourist and Visitor Accommodation	Requires Development Approval.

3. In clause 17 – Zoning Table, deleting the following use classes:
 - a. Bed and Breakfast;
 - b. Motel; and
 - c. Tourist development
4. In clause 17 – Zoning Table, inserting in alphabetical order the following use classes:

Use Classes	Residential	Commercial	Service Industry	Industry	Townsite	Rural Residential	Rural
Hosted short-term rental accommodation	P	P	X	X	P	P	P
Tourist and visitor accommodation	X	D	X	X	D	X	A
Unhosted short-term rental accommodation	A	D	X	X	D	D	D

5. In clause 28 – Development Table, delete the following use class:
 - a. Motel

6. In clause 52 – Terms Used, deleting the following definitions:

- a. Cabin;
- b. Chalet; and
- c. Short-term accommodation.

7. In clause 52 – Terms Used, inserting in alphabetical order the following definitions:

Land use	Definition
cabin	means a building that — (a) is an individual unit other than a chalet; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.
chalet	means a building that — (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

8. In clause 38 – Land Use Terms Used, deleting the following definitions:

- a. bed and breakfast;
- b. motel; and
- c. tourist development.

9. In clause 38 – Land Use Terms Used, inserting in alphabetical order the following definitions:

Land use	Definition
caravan park	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5(1).
tourist and visitor accommodation	(a) means a building, or a group of buildings forming a complex, that — (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and

	<p>(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but</p> <p>(c) does not include any of the following —</p> <ul style="list-style-type: none"> (i) an aged care facility as defined in the <i>Land Tax Assessment Act 2002</i> section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the <i>Health (Miscellaneous Provisions) Act 1911</i> section 3(1); (v) a park home park; (vi) a retirement village as defined in the <i>Retirement Villages Act 1992</i> section 3(1); (vii) a road house; (viii) workforce accommodation.
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10. Modify the amendment to address any administrative errors/correct item numbering as a result of these modifications.

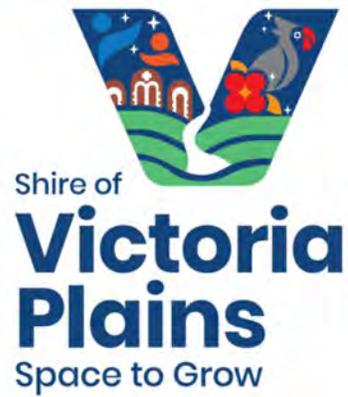
A document setting out and explaining the scheme amendment proposal is attached.

Comments on the proposal are now invited and can be emailed to reception@victoriaplains.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 21, CALINGIRI WA 6569. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission supports or objects to the proposal including any reasons supporting your comments.

Comments may be submitted to the local government on or before **Friday 3 April 2026**. All submissions received may be made public at a Council meeting and included in a Council Agenda unless a submission specifically requests otherwise.

SEAN FLETCHER
CHIEF EXECUTIVE OFFICER



SHIRE OF VICTORIA PLAINS

LOCAL PLANNING SCHEME NO.5

AMENDMENT NO.4

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. **LOCAL AUTHORITY:** Shire of Victoria Plains
2. **DESCRIPTION OF LOCAL PLANNING SCHEME:** Local Planning Scheme No.5
3. **TYPE OF SCHEME:** District Zoning Scheme
4. **SERIAL NUMBER OF AMENDMENT:** No.4
5. **AMENDMENT TYPE:**

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

- i) The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- ii) The amendment would not result in any significant environmental, social, economic or governance impacts in the Scheme area.

6. **PROPOSAL:**

Amend the Shire of Victoria Plains Local Planning Scheme No.5 as follows:

- a) Change the current density coding applicable to a 7,250m² 'Residential' zoned portion of Lot 42 (No.52) Edmonds Street, Calingiri from R12.5 to R20 by amending the relevant Scheme Map accordingly; and
- b) Rezoning the 8,476m² balance portion of Lot 42 (No.52) Edmonds Street, Calingiri from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' by amending the table in clause 21 of the Scheme Text and the relevant Scheme Map accordingly.

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME
SHIRE OF VICTORIA PLAINS LOCAL PLANNING SCHEME NO.5
AMENDMENT NO.4

RESOLVED that the local government pursuant to Section 75 of the *Planning and Development Act 2005* (as amended), amend the Shire of Victoria Plains Local Planning Scheme No.5 as follows:

- a) Change the current density coding applicable to a 7,250m² 'Residential' zoned portion of Lot 42 (No.52) Edmonds Street, Calingiri from R12.5 to R20 by amending the relevant Scheme Map accordingly; and
- b) Rezone the 8,476m² balance portion of Lot 42 (No.52) Edmonds Street, Calingiri from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' by amending the table in clause 21 of the Scheme Text and the relevant Scheme Map accordingly.

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

- a) The amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment; and
- b) The amendment would not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

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Sean Fletcher
CHIEF EXECUTIVE OFFICER
Dated this 28th day of August 2024

Note: Under section 83A(2)(b) of the Planning and Development Act 2005 the Minister required modifications to be made to the proposed amendment prior to the amendment being advertised as detailed over the page.

SECTION 83A CHANGES REQUESTED BY MINISTER

Under section 83A(2)(b) of the *Planning and Development Act 2005*, the Minister required the following modifications to be made to the proposed amendment prior to the amendment being advertised:

- 1. Replace point a) of the amendment with the following:

Change the residential density coding applicable to 7,250m² portion of Lot 42 (No. 52) Edmonds Street, Calingiri, currently zoned 'Residential' from R12.5 to R20 and update the scheme map accordingly;

2. Replace point b) of the amendment with the following:

Rezone the 8,476m² balance portion of Lot 42 (No. 52) Edmonds Street, Calingiri from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' by amending the scheme map accordingly and updating the Special use zones table in clause 21 as below –

No.	Description of Land	Special use	Conditions
2	Lot 42 on Plan 158777 being No. 52 Edmonds Street, Calingiri.	Caravan Park and Tourist and Visitor Accommodation	Requires Development Approval.

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- a. Bed and Breakfast;
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4. In clause 17 – Zoning Table, inserting in alphabetical order the following use classes:

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Hosted short-term rental accommodation	P	P	X	X	P	P	P
Tourist and visitor accommodation	X	D	X	X	D	X	A
Unhosted short-term rental accommodation	A	D	X	X	D	D	D

5. In clause 28 – Development Table, delete the following use class:

- a. Motel

6. In Clause 52 – Terms Used, deleting the following definitions:

- a. Cabin;
- b. Chalet; and
- c. Short-term accommodation.

7. In Clause 52 – Terms Used, inserting in alphabetical order the following definitions:

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chalet	means a building that — (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

8. In clause 38 – Land Use Terms Used, deleting the following definitions:

- a. bed and breakfast;
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9. In clause 38 – Land Use Terms Used, inserting in alphabetical order the following definitions:

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	<p>(iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and</p> <p>(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but</p> <p>(c) does not include any of the following —</p> <ul style="list-style-type: none"> (i) an aged care facility as defined in the <i>Land Tax Assessment Act 2002</i> section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the <i>Health (Miscellaneous Provisions) Act 1911</i> section 3(1); (v) a park home park; (vi) a retirement village as defined in the <i>Retirement Villages Act 1992</i> section 3(1); (vii) a road house; (viii) workforce accommodation.
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10. Modify the amendment to address any administrative errors/correct item numbering as a result of these modifications.

SCHEME AMENDMENT REPORT

INTRODUCTION & BACKGROUND

The Shire of Victoria Plains is proposing to amend Local Planning Scheme No.5 by:

- i) changing the current density coding applicable to a 7,250m² 'Residential' zoned portion of Lot 42 (No.52) Edmonds Street, Calingiri from R12.5 to R20 to allow this portion of the property to be subdivided and developed for residential purposes at a slightly higher density to maximise lot yield; and
- ii) rezoning the 8,476m² balance portion of the abovementioned property from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' to allow this portion of the land to be developed to accommodate a new caravan park.

The following report provides a detailed description of the subject land and its immediate surrounds, as well as the planning rationale and justifications for the scheme amendment proposal. A series of maps and plans are also provided for illustrative purposes.

LAND DESCRIPTION & OWNERSHIP

The land subject to this proposed amendment is legally described as Lot 42 on Deposited Plan 158777 being No.52 Edmonds Street, Calingiri.

Lot 42 is owned in fee simple (i.e. freehold tenure) by the Shire of Victoria Plains.

A copy of the land's Certificate of Title and Deposited Plan is provided in Appendix 1.

LOCATION, PHYSICAL CHARACTERISTICS & CURRENT LAND USE

Lot 42 is located centrally in the northern part of the Calingiri townsite and comprises a total area of approximately 1.5726 hectares (see Appendix 2 - Plans 1 to 5).

The subject land is gently sloping from north-east to south-west with the natural ground level ranging from approximately 263 metres AHD along its north-eastern boundary to 256 metres AHD along its south-western boundary.

The property has been extensively cleared throughout its entire area aside from a few large, isolated trees in various locations that are not identified in any public sector databases as being of regional environmental significance.

The property has not previously been developed for any specific purpose/s and does not therefore contain any built form improvements.

The property has direct frontage and access to Lambert Crescent along its eastern boundary which is a sealed and drained local road under the care, control and management of the Shire. It also has direct frontage and access to Edmonds Street along its western boundary which is a partially sealed and drained local road under the care, control and management of the Shire.

Due to its location within the Calingiri townsite the subject land has convenient access to a comprehensive range of key essential service infrastructure including electricity, reticulated water and sewerage, telecommunications and stormwater drainage.

The property is not identified on any public sector databases as being environmentally significant, contaminated, or within any designated public drinking water source or ground water protection areas. Furthermore the property has not been designated by the Department of Water and Environmental Regulation as being flood prone and does not contain any buildings or places of Aboriginal or European cultural heritage significance.

The property has been designated by the Fire and Emergency Services Commissioner as being bushfire prone however it is understood from discussion with the Department of Fire and Emergency Services that it is currently reviewing the Map of Bushfire Prone Areas and is proposing to remove this designation over the property in its entirety. Notwithstanding this fact, a Bushfire Attack Level (BAL) assessment has been prepared by a suitably accredited bushfire planning practitioner, the specific details of which are provided in a following section of this report and an associated appendix.

Existing immediately adjoining and other nearby land uses are broadly described as follows:

- North – Low density residential development with sports and recreation grounds and extensive agriculture (i.e. cropping and grazing) beyond;
- South – The Edmonds Street road reserve with community recreation facilities, the Calingiri golf course and low density residential development beyond;
- East – The Lambert Crescent road reserve with low density residential development beyond; and
- West – The Calingiri golf course with the Bindi Bindi – Toodyay Road road reserve and an operational railway reserve beyond.

SCHEME AMENDMENT PROPOSAL

The Shire of Victoria Plains, in its capacity as the landowner, is proposing to develop the southern 7,250m² portion of Lot 42 to accommodate current and future anticipated demand for vacant residential zoned land and new housing in the Calingiri townsite, the supply of which is currently limited and constraining opportunities for future development and growth.

It is significant to note the Shire has successfully obtained grant funding assistance from the Commonwealth government under its Housing Support Program to progress the residential component of the project including all required regulatory approvals.

The Shire is also planning to develop a new larger, more contemporary and efficient caravan park on the northern portion of Lot 42 to replace its existing caravan park in the town centre area which is limited in size and unable to accommodate current and future anticipated demand from tourists and transient workers.

All of the land comprising Lot 42 is currently classified 'Residential' zone in the Shire of Victoria Plains Local Planning Scheme No.5 with a density coding of R12.5. Council has resolved to amend the current density coding applicable to the land to allow the southern 7,250m² portion of the property to be developed for residential purposes at a density of R20 to help maximise the potential lot and dwellings yields to accommodate future anticipated demand for new housing.

Council has also resolved to rezone the 8,476m² balance portion of Lot 42 from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' to allow this portion of the land to be developed to accommodate a new, more contemporary caravan park to replace the Shire's existing caravan park in the town centre area.

PLANNING FRAMEWORK CONSIDERATIONS & JUSTIFICATIONS

The following elements of the State and Shire's planning frameworks are of relevance to the future proposed development and use of the subject land for residential and tourism purposes. Written justification in the context of each are provided to assist consideration of the scheme amendment proposal.

- **State Planning Strategy 2050**

The *State Planning Strategy 2050* is the lead strategic planning document within Government. It provides the context and basis for the integration and coordination of land use planning and development across State, regional and local jurisdictions and contains a set of planning principles, strategic goals and objectives that can be used as a basis to find synergies between competing, complex and often inter-related issues.

The proposal for Lot 42 is consistent with this Strategy for the following reasons:

- i) It will ensure a suitable and affordable supply of suitably zoned residential land is made available to cater for future anticipated demand for housing and help support future economic development and growth in the district;
- ii) It will create opportunity for the development of additional housing at a higher density in an appropriate location in the Calingiri townsite;
- iii) It will assist the Shire capitalise on its competitive advantage in terms of the unique tourism experiences it affords, help build the Shire's identity and create a greater sense of place;
- iv) It will allow for future development on the urban fringe of the Calingiri townsite that will not adversely affect the amenity of the immediate locality, constrain any existing established land uses or have any negative impacts on the health, well-being and safety of future residents and the local community more generally;
- v) It will capitalise on the existing established road network and not compromise the efficiency of existing vehicle movement networks;
- vi) It is capable of being served by all required essential service infrastructure; and
- vii) It will not have any negative impacts on the natural environment and resources.

- **Wheatbelt Regional Planning and Infrastructure Framework 2015**

The *Wheatbelt Regional Planning and Infrastructure Framework 2015* defines a strategic direction for the future development of the Wheatbelt Region over the next 20 years. It addresses the scale and distribution of population growth, opportunities for economic development and associated infrastructure priorities in the region. It aims to ensure that social, economic and environmental change will benefit residents and enhance the region's character and natural resources. The Framework also addresses land use planning responses to future growth and development pressures in the region.

The proposal for Lot 42 is consistent with the Framework for the following reasons:

- i) It will help to attract, retain and diversify the local population;
- ii) It will ensure there is an adequate supply of land available to cater for the future housing needs of the local community;
- iii) It will provide for the productive use of under-utilised local government owned land to accommodate the future growth of the Calingiri townsite;

- iv) It will provide an opportunity to diversify the existing housing stock, including affordable housing options;
- v) It will provide opportunity for additional accommodation to cater for seasonal or project-related workforces and tourists;
- vi) It will support existing local businesses and attract new business enterprises that help diversify the local and State economies, drive innovation and create employment; and
- vii) It will not compromise environmental and landscape values that support the social, cultural and economic development of the region.

- **Shire of Victoria Plains Strategic Plans**

The Shire of Victoria Plains has prepared a number of strategic plans that contain objectives and prioritised strategies and actions to guide development in the Shire over the next decade to achieve the community's long-term visions and aspirations.

Key strategic plans of relevance to the proposal for Lot 42 include:

- *Shire of Victoria Plains Integrated Strategic Plan 2022-2032*;
- *Shire of Victoria Plains Economic Development Strategy 2024-2029*;
- *Shire of Victoria Plains Workforce Plan 2022/23 – 2025/26*; and
- *Shire of Victoria Plains Sport and Recreation Master Plan 2024*.

The proposal for Lot 42 is consistent with the Shire's strategic planning framework for the following reasons:

- i) It will provide opportunity to increase housing stock and accommodate future population growth;
- ii) It will support the development and growth of new and existing businesses and industries by providing a range of accommodation options to attract and retain skilled workers;
- iii) It will allow for the development of a new, more contemporary caravan park to accommodate seasonal or project-related workforces and attract tourists; and
- iv) It will ensure development is undertaken in a suitable location that has minimal impact on the natural environment and resources.

- **Shire of Victoria Plains Local Planning Strategy 2012**

The *Shire of Victoria Plains Local Planning Strategy 2012* is a non-statutory, strategic planning tool that sets out the local government's general aims, objectives and intentions for long term development and growth within its municipal district.

The proposal for Lot 42 is consistent with the Shire's Local Planning Strategy for the following reasons:

- i) It will reinforce the Calingiri townsite's role as a main urban centre in the Shire;
- ii) It is clearly identified in the Strategy as a preferred location for future residential development to accommodate future need and demand;
- iii) It will help to increase current residential density in the Calingiri townsite to capitalise on existing infrastructure;
- iv) It will provide a greater choice of lot sizes and housing types to suit the needs of the local community;
- v) It will be served by an internal local road system that permits access to lots independent of main roads and highways;

- vi) It will help to create a local neighbourhood with community identity and high levels of safety, accessibility and amenity; and
- vii) It will help to attract and retain key workers and encourage greater visitation by tourists; and
- viii) It will help to stimulate and sustain local economic development and growth.

Whilst the Shire's proposal to rezone a 8,476m² portion of Lot 42 from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' is not entirely consistent with the Strategy from a locational perspective, it is consistent with the Shire's strategic planning framework and will facilitate the development of a new, more contemporary caravan park to replace the Shire's existing caravan park in the town centre area which is limited in area and highly constrained in terms of its current capacity and future expansion opportunities. It is understood this inconsistency does not constrain or fetter the Hon. Minister for Planning's ability to approve the scheme amendment proposal, particularly in light of the fact the Strategy is non-statutory in nature.

- **State Planning Policy 3.0 - Urban Growth and Settlement**

State Planning Policy 3.0 entitled *Urban Growth and Settlement* sets out the principles and considerations that apply to planning for urban growth and settlement in Western Australia. The policy seeks to:

- promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- build on existing communities with established local and regional economies;
- manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints;
- promote the development of a sustainable and liveable neighbourhood form; and
- coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposal for Lot 42 is consistent with State Planning Policy 3.0 for the following reasons:

- i) It will contribute to the sustainable and well-planned future growth of the Calingiri townsite with sufficient and suitable land for new housing and tourism development in close proximity to a wide range of existing community services and facilities;
- ii) It will meet the social and economic needs of the community, while recognising relevant climatic, environmental and community values and constraints;
- iii) It will promote the development of a liveable neighbourhood form which provides choice and affordability of housing and contributes to an identifiable sense of place for the local community;
- iv) It is a logical extension to existing urban development in the Calingiri townsite and is capable of being developed efficiently and cost effectively due its location in close proximity to a wide range of key essential service infrastructure; and
- v) It will provide for the efficient use of land in an existing urban area through the use of vacant and under-utilised land which will be developed at a higher density without detriment to neighbourhood character and heritage values.

- **State Planning Policy 3.7 - Bushfire**

State Planning Policy 3.7 entitled *Bushfire* establishes a framework to help achieve acceptable bushfire protection outcomes for new development in designated bushfire prone area throughout the State to mitigate risk and increase community resilience to bushfires.

As previously mentioned Lot 42 has been designated by the Fire and Emergency Services Commissioner as being bushfire prone. Despite the Department of Fire and Emergency Services' stated intention to review the Map of Bushfire Prone Areas and remove this designation over the property in its entirety, a Bushfire Attack Level (BAL) assessment has been prepared by a suitably accredited bushfire planning practitioner in accordance with the latest Planning for Bushfire Guidelines to determine and confirm the potential bushfire hazard risk rating (see Appendix 3).

Whilst the BAL assessment confirms the pre-development bushfire hazard risk rating is BAL-FZ, it concludes the proposed development, once completed, will achieve a bushfire hazard risk rating of BAL-Low which negates the need for any bushfire mitigation and management measures.

- **Residential Design Codes (Volume 1)**

The *Residential Design Codes (Volume 1)* (i.e. the 'R-Codes') provides a comprehensive basis for the control of residential development throughout Western Australia.

The R-Codes are applied to all applications for subdivision and development for residential purposes and provide details of minimum and average lot sizes per dwelling for any given density coding, minimum street and boundary setbacks, minimum lot frontages, vehicle access, parking, open space and outdoor living requirements, as well as measures to ensure privacy, protection of local streetscapes and minimise excessive overshadowing.

The proposal for Lot 42 has been formulated with due regard for the standards and requirements of the R-Codes, including those applicable to the land's proposed R20 density coding which will allow for the creation of ten (10) new residential lots comprising an average area greater than the 450m² per dwelling unit as required by the R-Codes (see Appendix 4 – Preliminary Concept Plan).

Given the R-Codes are incorporated by reference in Part 4 of Local Planning Scheme No.5 and form part of the Scheme, due consideration must and will be given to all relevant standards and requirements when the land is subdivided and developed for residential purposes at the R20 density coding as proposed.

It should be noted no exclusions or variations to the Residential Design Codes for incorporation in Part 4 of Local Planning Scheme No.5 are proposed by this amendment.

- **Government Sewerage Policy**

The *Government Sewerage Policy* establishes the Western Australian Government's position on the provision of sewerage services through the planning and development of land.

Broadly, the policy requires reticulated sewerage to be provided during the subdivision and development of land. Where reticulated sewerage disposal infrastructure is not available it adopts a best practice approach to the provision of on-site sewage treatment and disposal in accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management*.

Part 4 of Local Planning Scheme No.5 supports the *Government Sewerage Policy* by requiring all residential development with a density exceeding R10 to be connected to reticulated sewerage

disposal infrastructure unless the local government is satisfied that an alternative sewerage disposal system can be installed and managed or is otherwise in accordance with the provisions of the *Government Sewerage Policy*.

Given Lot 42 is located in close proximity to existing reticulated sewerage disposal infrastructure in the Calingiri townsite, all future subdivision of the land for residential, caravan park and tourist development purposes will be designed to ensure all lots are connected to this infrastructure. As such the proposal to rezone, rezone and develop the land for these purposes is consistent with the requirements of the *Government Sewerage Policy*.

It should also be noted a recent investigation of the existing reticulated sewerage disposal system in the Calingiri townsite by River Engineering Pty Ltd has confirmed it has sufficient capacity to accommodate the future proposed development and use of Lot 42 for the intended purposes (see Appendix 5).

- **WAPC Development Control & Operational Policies**

The following development control and operational policies published by the Western Australian Planning Commission are of relevance to the future proposed subdivision of Lot 42:

- 1.1 – *Subdivision of Land – General Principles*;
- 1.7 – *General Road Planning*;
- 2.2 – *Residential Subdivision*;
- 2.3 – *Public Open Space in Residential Areas*; and
- 2.6 – *Residential Road Planning*.

The Shire will have due regard for the requirements of these policies when formulating a subdivision application for the subject land for formal consideration and determination by the Western Australian Planning Commission at the appropriate point in the statutory approval process.

- **Planning for Tourism and Short-Term Rental Accommodation**

WAPC Position Statement: Planning for Tourism and Short-term Rental Accommodation

The WAPC's Position Statement entitled *Planning for Tourism and Short-Term Rental Accommodation* has been prepared to guide the appropriate location and management of tourism and short-term rental accommodation land uses, facilitate acceptable development of new and evolving tourism opportunities, provide a high-level of amenity in tourism areas, and deliver quality land use planning outcomes.

The Position Statement seeks to ensure that new and proposed caravan park sites are zoned to facilitate long-term security for continued use, preferably through a Tourism or Special Use/ Special Use – Caravan Park zone, while providing for a range of appropriate incidental uses and tourism accommodation types.

Given the Shire is proposing to rezone a 8,476m² portion of Lot 42 from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' to allow this portion of the land to be developed to accommodate a new caravan park and associated short stay accommodation (i.e. chalets), it is contended the proposal is consistent with the requirements of this Position Statement.

Short-term Rental Accommodation regulation changes

The State Government has recently made changes to the model and deemed provisions contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). These changes relate to a range of short-term and tourist/visitor accommodation uses.

As the proposed scheme amendment involves tourist and visitor accommodation and given that *Local Planning Scheme No. 5* includes use classes and definitions that have been revised as part of the STRA reform, this amendment seeks to incorporate the relevant STRA provisions to align and maintain consistency with current planning framework.

- **Shire of Victoria Plains Local Planning Scheme No.5**

The *Shire of Victoria Plains Local Planning Scheme No.5* articulates the local government's planning aims and intentions for its municipal district, sets aside land as reserves for public purposes, zones land for the purposes defined in the Scheme, controls and guides land use and development, sets out procedures for the assessment and determination of development applications, makes provision for the administration and enforcement of the Scheme and addresses other matters contained in Schedule 7 of the *Planning and Development Act 2005*.

The stated objectives in Part 3 of Local Planning Scheme No.5 for all land classified 'Residential' zone are as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas; and*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

The proposed subdivision and development of the 7,250m² 'Residential' zoned portion of Lot 42 at the higher density proposed by this amendment represents a logical extension to existing residential development in the Calingiri townsite, is capable of being developed in a manner consistent with the abovementioned Scheme objectives and all other relevant standards and requirements.

It is also contended the proposal to rezone, subdivide and develop the 8,476m² portion of Lot 42 for caravan park and tourist development purposes is compatible with and complementary to all existing and proposed residential development in this part of the Calingiri townsite and will not compromise the existing character and amenity of the immediate locality or give rise to any serious land use conflicts.

CONCLUSION

In light of the above information and justifications it is concluded the proposed scheme amendment is consistent with the aims and objectives of the State and Shire's planning frameworks and will be of significant benefit to the future development and growth of the Calingiri townsite and the local community. As such, the Shire of Victoria Plains is now seeking the necessary approvals from the Environmental Protection Authority, the Western Australian Planning Commission and the Hon. Minister for Planning to amend Local Planning Scheme No.5 accordingly.

APPENDIX 1 – CERTIFICATE OF TITLE & DEPOSITED PLAN

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1208 667

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 42 ON DEPOSITED PLAN 158777

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHIRE OF VICTORIA PLAINS OF POST OFFICE BOX 21, CALINGIRI

(T I711392) REGISTERED 28/11/2003

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

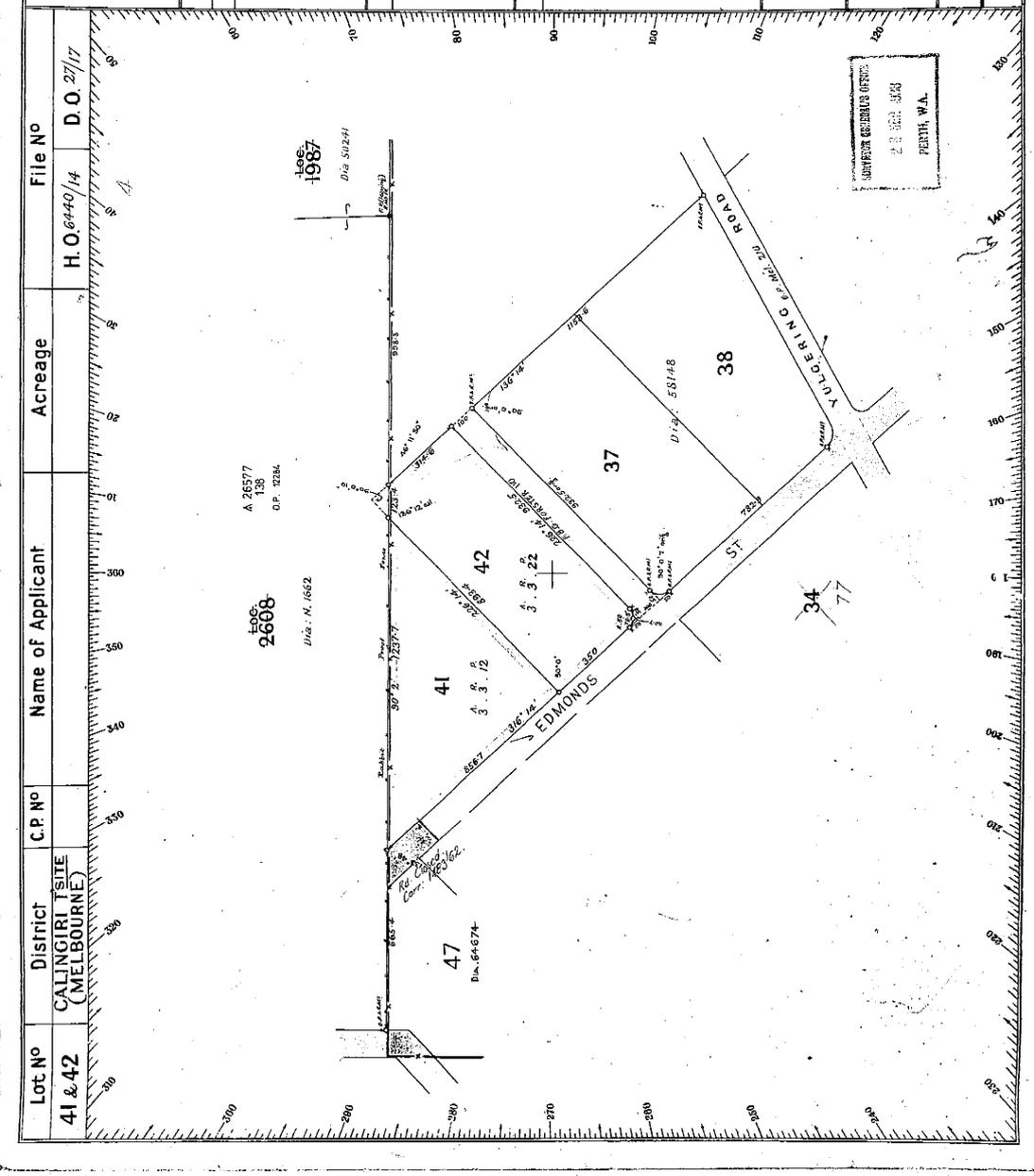
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

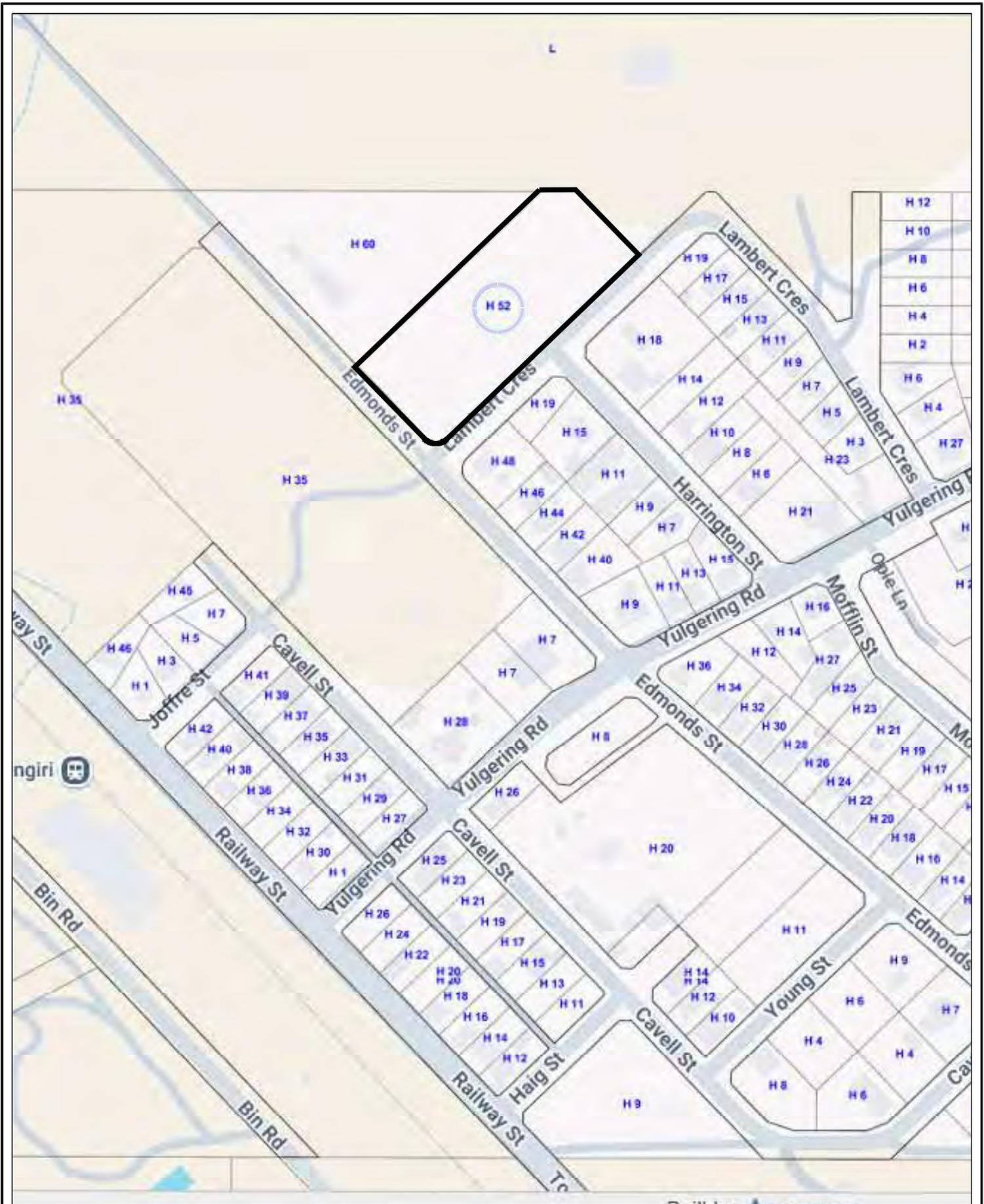
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1208-667 (42/DP158777)
PREVIOUS TITLE: 1208-667
PROPERTY STREET ADDRESS: 52 EDMONDS ST, CALINGIRI.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF VICTORIA PLAINS

Lot No 41 & 42	District CALINGIRI (MELBOURNE)	C.P. No	Name of Applicant	Acreage	File No H.O. 6440/14 D.O. 2/17																																			
<p>Azimuth observed at _____ Or assumed from Dia. 58145. Date of marking 5th September 1938 Field Book No. 204 Pages 2 & 3 Scale 3 chains to an inch Public Plan No. Geological Division</p>																																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Cont.</th> <th>Remarks</th> <th>Diagrams in this Plan</th> <th>No. of Lots</th> <th>Description of Trees</th> </tr> </thead> <tbody> <tr><td>A</td><td></td><td></td><td></td><td></td></tr> <tr><td>B</td><td></td><td></td><td></td><td></td></tr> <tr><td>C</td><td></td><td></td><td></td><td></td></tr> <tr><td>D</td><td></td><td></td><td></td><td></td></tr> <tr><td>E</td><td></td><td></td><td></td><td></td></tr> <tr><td>F</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						Cont.	Remarks	Diagrams in this Plan	No. of Lots	Description of Trees	A					B					C					D					E					F				
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B																																								
C																																								
D																																								
E																																								
F																																								
<p>REFERENCE TO TREES.</p>																																								
<p>SURVEYOR'S CERTIFICATE.</p> <p>I hereby certify that this Survey was performed by me personally, (or under my own personal supervision, inspection and field check) in strict accordance with the Regulations for the Guidance of Surveyors, and that this plan is in all respects accurate.</p> <p>Date 30/1/38 Licensed Surveyor J. H. ...</p>																																								
<p>OFFICE REFERENCE.</p> <p>Account No. _____ Passed _____ Calculation Book No. 12 Fol. 34 Chargeable class Lot 41 N-0.03E-0.08 Lot 42 N-0.03E-0.01 Angler class Nil Area 3.82675 Nil 4.08 Compared with F.B. 204 3.82675 Examined _____ 3.82677 Diagram passed J. H. ... Date 28.11.1938 Examiner of Plans Survey approved _____ Date 28.11.38 Manager General.</p>																																								
<p>On D.O. Public Plan _____ On Standard Plan _____ On Public Plan _____ On Completion 298 11/4/38</p>																																								
<p>DIAGRAM NO. 58777</p>																																								
<p>Registered _____</p>																																								



APPENDIX 2 – PLANS 1 TO 5



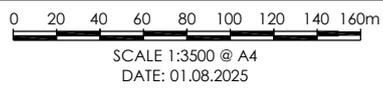

Tel: (08) 9303 2532
 Mob: 0429 303 100
 PO Box 1685
 WANGARA DC WA 6947
 www.exurban.com.au



LEGEND:
 SUBJECT LAND..... 

PLAN 1
LOCATION PLAN

LOT 42 (No.52) EDMONDS STREET
 CALINGIRI
 Shire of Victoria Plains



R26577
500

41

24.82

63.27

179.72

42
1.5726ha

187.59

26

EDMONDS
70.41

15.79CL

LAMBERT

20

HARRINGTON

STREET

500

14

R26577
89

STREET

15

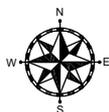
501

16

10



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WANGARA DC WA 6947
www.exurban.com.au



LEGEND:

SUBJECT LAND..... 



SCALE 1:1250 @ A4
DATE: 01.08.2025

PLAN 2 - EXISTING LOT CONFIGURATION

LOT 42 (No.52) EDMONDS STREET
CALINGIRI
Shire of Victoria Plains



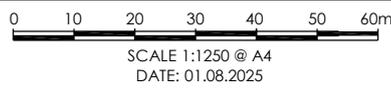

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LEGEND:
 SUBJECT LAND..... 

PLAN 3
AERIAL PHOTO

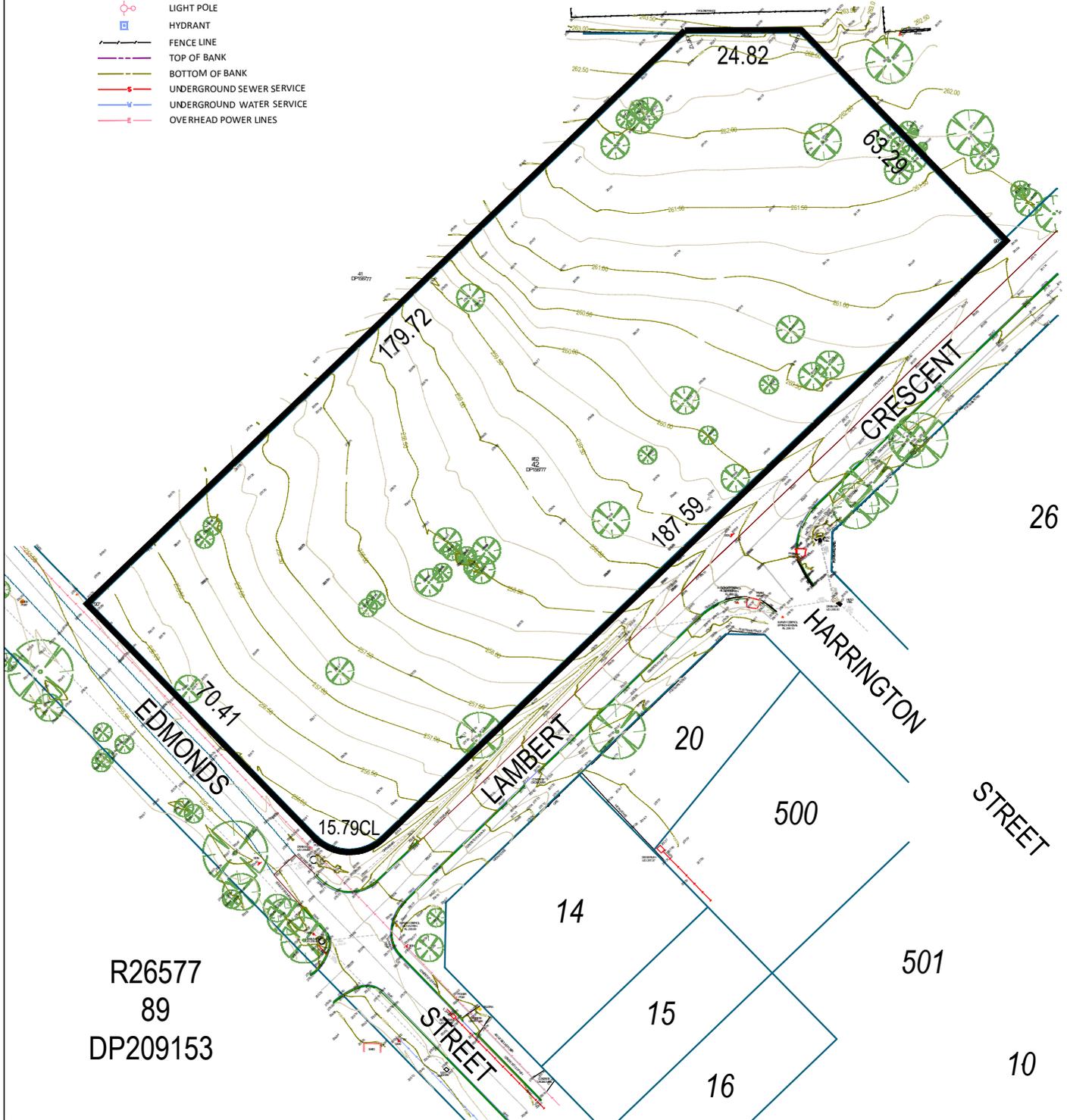
LOT 42 (No.52) EDMONDS STREET
 CALINGIRI
 Shire of Victoria Plains



LEGEND

-  TREE
(LARGER SYMBOL DENOTES LARGER CANOPY)
-  SURVEY CONTROL
-  SIGN
-  DRAINAGE MH
-  SIDE ENTRY PIT
-  GULLY GRATE
-  SEWER MH
-  TELSTRA MH
-  POWER POLE
-  LIGHT POLE
-  HYDRANT
-  FENCE LINE
-  TOP OF BANK
-  BOTTOM OF BANK
-  UNDERGROUND SEWER SERVICE
-  UNDERGROUND WATER SERVICE
-  OVERHEAD POWER LINES

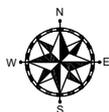
R26577
500
DP65760



R26577
89
DP209153

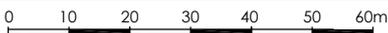


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LEGEND:

SUBJECT LAND..... 



SCALE 1:1250 @ A4
DATE: 01.08.2025

PLAN 4 - CONTOUR & FEATURE SURVEY

LOT 42 (No.52) EDMONDS STREET
CALINGIRI
Shire of Victoria Plains

LEGEND:

SUBJECT LAND



TELSTRA



WATER



SEWER



POWER



R26577
500

41

24.82

63.27

179.72

42
1.5726ha

187.59

26

EDMONDS
STREET

70.41

15.79CL

LAMBERT
STREET

20

500

HARRINGTON
STREET

STREET

14

501

R26577
89

15

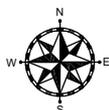
STREET

16

10



Tel: (08) 9303 2532
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PO Box 1685
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0 10 20 30 40 50 60m

SCALE 1:1250 @ A4
DATE: 01.08.2025

PLAN 5 - KEY ESSENTIAL SERVICES

LOT 42 (No.52) EDMONDS STREET
CALINGIRI
Shire of Victoria Plains

APPENDIX 3 – BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT



AS 3959-2018 Bushfire Attack Level (BAL) Report

Client Reference Number	B20824-25
Date (Final)	11/06/2025
Site Inspection Date	5/06/2025
Report Version	1
Report Validity	12 months from report date
Client Name	Shire of Victoria Plains

PROPERTY DETAILS

Site Address	Lot 42 # 52 Edmonds Street
Suburb	Calingiri
Local Government Area	Victoria Plains
Description of Works	Planning Application
Main Use of Building/Lot	Residential
BCA Class	1a

Disclaimer: The information contained in this Bushfire Attack Level Assessment is considered to meet the minimum standards of AS 3959-2018 Construction of buildings in bushfire-prone areas. The assessment does not guarantee that a building will not be damaged in a bush fire. Any general advice or recommendations given in this assessment is made in good faith and based on the information available at the time of the on-site inspection by Bushfire Protection Australia. The determined Bushfire Attack Level's (BAL) continuity as assessed at the time of the report will depend among other things on the actions of the landowners or occupiers over which Bushfire Protection Australia has no control. Notwithstanding anything contained therein, Bushfire Protection Australia will not, except as may be required by law, be liable for any loss or other consequences (whether or not due to the negligence of their consultants, their servants or agents) arising out of the services provided.

Site Assessment & Site Plans

The assessment of this site/development was undertaken on **5/06/2025** by a Level 2 BPAD Accredited Practitioner to determine the Bushfire Attack Level in accordance with AS 3595-2018 Simplified Procedure (Method 1). All slopes are measured using a Nikon Forestry Pro laser device.

See attached BAL Map at the end of the BAL Assessment.

Vegetation Classification

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

Plot ID	8
Vegetation Classification or Exclusion Clause Description / Justification for Classification	<p>Exclusion (f)</p> <p>Low threat vegetation – Grassland managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.</p>  <p>Bushfire Protection Australia B20824.25 05.06.2025 14:00 -31.08698, 116.44745 (±3m) Altitude: 257m</p>
Photo ID	1

Plot ID	8
Vegetation Classification or Exclusion Clause Description / Justification for Classification	<p>Exclusion (f)</p> <p>Low threat vegetation – Grassland managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.</p>
Photo ID	2



Plot ID	8
Vegetation Classification or Exclusion Clause Description / Justification for Classification	<p>Exclusion (f)</p> <p>Low threat vegetation – Grassland managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.</p>
Photo ID	3



Plot ID

9

**Vegetation
Classification or
Exclusion Clause
Description /
Justification for
Classification**

Exclusion (f)

Low threat vegetation – Managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.



Photo ID

4 Subject Lot

Plot ID

9

**Vegetation
Classification or
Exclusion Clause
Description /
Justification for
Classification**

Exclusion (f)

Low threat vegetation – Managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.



Photo ID

5

Plot ID	1
Vegetation Classification or Exclusion Clause Description / Justification for Classification	G Grassland Grass type vegetation, crop.
Photo ID	6



Plot ID	1
Vegetation Classification or Exclusion Clause Description / Justification for Classification	G Grassland Grass type vegetation, crop.
Photo ID	7



<p>Plot ID</p> <p>Vegetation Classification or Exclusion Clause Description / Justification for Classification</p>	<p>7</p> <p>Exclusion (e)</p> <p>Area where no bushfire prone vegetation is present.</p>  <p>Bushfire Protection Australia B20824-25 05.06.2025 14:04 -31.08723, 116.44803 (±3m) Altitude: 252m</p> <p>Photo ID 8 – Right side vegetation</p>
--	--

<p>Plot ID</p> <p>Vegetation Classification or Exclusion Clause Description / Justification for Classification</p>	<p>6</p> <p>Exclusion (e)</p> <p>Area where no bushfire prone vegetation is present.</p>  <p>Bushfire Protection Australia B20824-25 05.06.2025 14:04 -31.08711, 116.44819 (±4m) Altitude: 254m</p> <p>Photo ID 9</p>
--	---

Plot ID

2

**Vegetation
Classification or
Exclusion Clause
Description /
Justification for
Classification**

Exclusion (f)

Low threat vegetation – Grassland managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.



Photo ID

10

Plot ID

3

**Vegetation
Classification or
Exclusion Clause
Description /
Justification for
Classification**

B Woodland

Trees 10-15m tall with <30% foliage cover. Grass type understorey.



Photo ID

11

Plot ID	3
Vegetation Classification or Exclusion Clause Description / Justification for Classification	B Woodland Trees 10-15m tall with <30% foliage cover. Grass type understorey.
Photo ID	12



Plot ID	2
Vegetation Classification or Exclusion Clause Description / Justification for Classification	Exclusion (f) Low threat vegetation – Grassland managed in a minimal fuel condition ensuring insufficient fuel to significantly increase the severity of a bushfire.
Photo ID	13



Plot ID	1
Vegetation Classification or Exclusion Clause Description / Justification for Classification	G Grassland Grass type vegetation, crop.
Photo ID	14



Plot ID	10
Vegetation Classification or Exclusion Clause Description / Justification for Classification	B Woodland Trees 10-15m tall with <30% foliage cover. Grass type understorey.
Photo ID	15



Plot ID

10

**Vegetation
Classification or
Exclusion Clause
Description /
Justification for
Classification**

B Woodland

Trees 10-15m tall with <30% foliage cover. Grass type understorey.



Photo ID

16

Plot ID

10

**Vegetation
Classification or
Exclusion Clause
Description /
Justification for
Classification**

B Woodland

Trees 10-15m tall with <30% foliage cover. Grass type understorey.



Photo ID

17

Plot ID	10
Vegetation Classification or Exclusion Clause Description / Justification for Classification	B Woodland Trees 10-15m tall with <30% foliage cover. Grass type understorey.
Photo ID	18



Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with AS3959-2018 Table 2.4.3 or otherwise determined with a jurisdictional variation applicable to the site.

A Fire Danger Index Rating of 80 is applied throughout Western Australia.

Fire Danger Index

FDI 40 Table 2.4.5	FDI 50 Table 2.4.4	FDI 80 Table 2.4.3	FDI 100 Table 2.4.2
		X	

Potential Bushfire Impacts

The potential bushfire impact to the site/proposed development from each of the identified vegetation plots are identified below.

Table 1: Distances required for BAL-12.5

Plot	Vegetation Classification	Effective Slope	Separation	BAL
1	Grassland	0.0°	43.6	12.5
2	Exclusion (f)	0.0°	n/a	LOW
3	Woodland	0.0°	0.0	FZ
4	Exclusion (f)	0.0°	n/a	LOW
5	Grassland	0.0°	39.9	12.5
6	Exclusion (e)	0.0°	n/a	LOW
7	Exclusion (f)	0.0°	n/a	LOW
8	Exclusion (f)	0-5°	n/a	LOW
9	Exclusion (f)	0-5°	n/a	LOW
10	Woodland	0.0°	4.9	FZ

The Determined Bushfire Attack Level (Highest BAL) for the site/proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Bushfire Attack Level

BAL-FZ

Achievable BAL Rating

On removal of the vegetation within the subject site and removal from the Bushfire Prone Areas Map the whole site can achieve BAL-LOW.

Appendix 2 Additional Information /Advisory Notes

Additional Information / General Advisory Notes / Justifications Related to Assessment / Exemptions as per AS 3959-2018

BAL Assessments are calculated on the basis that a site is classed bushfire prone and the conditions of the day of inspection.

The site is currently classed as bushfire prone due to the vegetation within the lot boundaries. This triggers the requirement to assess all vegetation within 100m of the proposal.

Removal of the vegetation within the lot boundaries should remove it from the bushfire prone map once lodged, which in turn will negate Plots 1, 3, 5 and 10 as they are not shown on the map of bushfire prone areas resulting in a BAL-LOW rating for the whole site.

Bushfire Attack Level Assessment Explained

A BAL Assessment is a means of measuring the potential risk from ember attack, radiant heat and direct flame exposure during a bushfire event and determine the relevant construction standards.

The methodology used in determining the BAL rating is sourced from *Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS3959-2018)* – (see below).

Bushfire Attack Level (BAL)	Heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Section of AS 3959
BAL-LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL-12.5	$\leq 12.5\text{W/m}^2$	Ember Attack	3 & 5
BAL-19	$>12.5\text{W/m}^2$ to $\leq 19\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 6
BAL-29	$>19\text{kW/m}^2$ to $\leq 29\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 7
BAL-40	$>29\text{kW/m}^2$ to $\leq 40\text{kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames	3 & 8
BAL-FZ	$>40\text{kW/m}^2$	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 & 9



BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5	BAL-LOW
Direct Exposure to flames, radiant heat and embers from the fire front	Increasing ember attack and windborne debris, radiant heat between 29kW/m^2 and 40kW/m^2 . Exposure to flames from fire front likely	Increasing ember attack and windborne debris, radiant heat between 19kW/m^2 and 29kW/m^2	Increasing ember attack and windborne debris, radiant heat between 12.5W/m^2 and 19kW/m^2	Ember attack radiant heat below 12.5W/m^2	There is insufficient risk to warrant any specific construction requirements, but there is still some risk

ADDENDUM - MAPS

Figure 1: BAL Assessment Map



Figure 2: Map of Bushfire Prone Areas



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

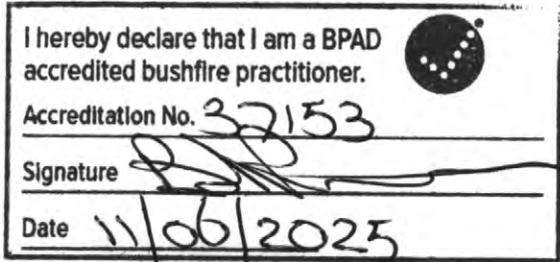
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		52	42	Edmonds Street	
Local government area	Suburb			State	Postcode
	Callingari			WA	6569
Main BCA class of the building	Victoria Plains				
Description of the building or works	Class 1a	Use(s) of the building	Residential		
	Subdivision				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	0.0°	0.0	BAL – FZ

BPAD Accredited Practitioner Details

Name Ben den Boer	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 32153 Signature <i>[Handwritten Signature]</i> Date 11/06/2025</p>
Company Details Bushfire Protection Australia	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorized Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

APPENDIX 4 – PRELIMINARY CONCEPT PLAN

EDMONDS

STREET

LAMBERT

CRESCENT

HARRINGTON ST

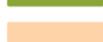



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 Mob: 0429 303 100
 PO Box 1695
 WANGARA DC WA 6947
 www.exurban.com.au


 SCALE 1:700 @ A3
 DATE: 09.03.2023

LEGEND:
 SUBJECT LAND..... 
 PROPOSED 54m² CABIN 
 TRAFFIC FLOW DIRECTION 

PROPOSED 120m² CAMP KITCHEN AND ABLUTION BUILDING..... 
 PROPOSED 48m² CARAVAN SITE... 

SEALED ROAD CARRIAGEWAY..... 
 GRASSED AREAS..... 
 LANDSCAPING STRIP (3 metres wide) 
 FIREBREAKS (3 metres wide)..... 

PRELIMINARY CONCEPT PLAN
PROPOSED RESIDENTIAL SUBDIVISION
& CARAVAN PARK
 LOT 42 (No.52) EDMONDS STREET
 CALINGIRI
 Shire of Victoria Plains

APPENDIX 5 – ADVICE FROM RIVER ENGINEERING PTY LTD



Our Ref P24006

Contact Paul Broadhurst

Date 25 September 2024

Shire of Victoria Plains
28 Cavell Street
Calingiri WA 6569

For the attention of Gordon Houston

Dear Gordon,

River Engineering Pty Ltd

PERTH - Level 12, 216 St Georges Terrace, PERTH, WA 6000
SOUTH WEST - 7/9 Griffin Drive, DUNSBOROUGH, WA 6281
POSTAL - PO Box 7121, Cloisters Square, PERTH, WA 6850
ABN 78 146 050 384

T : 08 9430 6789

M : 0439 945 690

E : paul.broadhurst@riverengineering.com.au

W : www.riverengineering.com.au

RE: CALINGIRI STED SYSTEM

River Engineering (River) have assessed the Septic Tank Effluent Disposal (STED) Capacity for the township of Calingiri in July 2024. The assessment included the capacity of the sewage network and the Wastewater Treatment Ponds to establish whether they had enough capacity to cater for the existing townsite as well as proposed future developments.

The existing sewage network and the Wastewater Treatment Ponds has been confirmed to be adequate for both the current conditions and the planned urban development (10 new residential lots on Lot 42 (No.52) Edmond Street) as well as the planned caravan park (6 new cabins, 19 caravan bays and a camping area located on Lambert Crescent).

If you require further discussion on this project, please do not hesitate to contact me.

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'PB... H', is positioned above the typed name.

Paul Broadhurst
Project Director
for **River Engineering Pty Ltd**

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

SHIRE OF VICTORIA PLAINS

LOCAL PLANNING SCHEME NO.5

AMENDMENT NO.4

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. Change the residential density coding applicable to the 7,250m² portion of Lot 42 (No. 52) Edmonds Street, Calingiri, currently zoned 'Residential' from R12.5 to R20 and update the scheme map accordingly;
2. Rezone the 8,476m² balance portion of Lot 42 (No. 52) Edmonds Street, Calingiri from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' by amending the scheme map accordingly and updating the Special use zones table in clause 21 as below –

No.	Description of Land	Special use	Conditions
2	Lot 42 on Plan 158777 being No. 52 Edmonds Street, Calingiri.	Caravan Park and Tourist and Visitor Accommodation	Requires Development Approval.

3. In clause 17 – Zoning Table, deleting the following use classes:

- a. Bed and Breakfast;
- b. Motel; and
- c. Tourist development

4. In clause 17 – Zoning Table, inserting in alphabetical order the following use classes:

Use Classes	Residential	Commercial	Service Industry	Industry	Townsite	Rural Residential	Rural
Hosted short-term rental accommodation	P	P	X	X	P	P	P

Tourist and visitor accommodation	X	D	X	X	D	X	A
Unhosted short-term rental accommodation	A	D	X	X	D	D	D

5. In clause 28 – Development Table, delete the following use class:

- a. Motel

6. In clause 52 – Terms Used, deleting the following definitions:

- a. Cabin;
- b. Chalet; and
- c. Short-term accommodation.

7. In clause 52 – Terms Used, inserting in alphabetical order the following definitions:

Land use	Definition
cabin	means a building that — (a) is an individual unit other than a chalet; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.
chalet	means a building that — (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

8. In clause 38 – Land Use Terms Used, deleting the following definitions:

- a. bed and breakfast;
- b. motel; and
- c. tourist development.

9. In clause 38 – Land Use Terms Used, inserting in alphabetical order the following definitions:

Land use	Definition
caravan park	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5(1).
tourist and visitor accommodation	<p>(a) means a building, or a group of buildings forming a complex, that —</p> <ul style="list-style-type: none"> (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and <p>(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but</p> <p>(c) does not include any of the following —</p> <ul style="list-style-type: none"> (i) an aged care facility as defined in the <i>Land Tax Assessment Act 2002</i> section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the <i>Health (Miscellaneous Provisions) Act 1911</i> section 3(1); (v) a park home park; (vi) a retirement village as defined in the <i>Retirement Villages Act 1992</i> section 3(1); (vii) a road house; (viii) workforce accommodation.

10. Modify the amendment to address any administrative errors/correct item numbering as a result of these modifications.



EXISTING ZONING

LEGEND

LOCAL SCHEME RESERVES

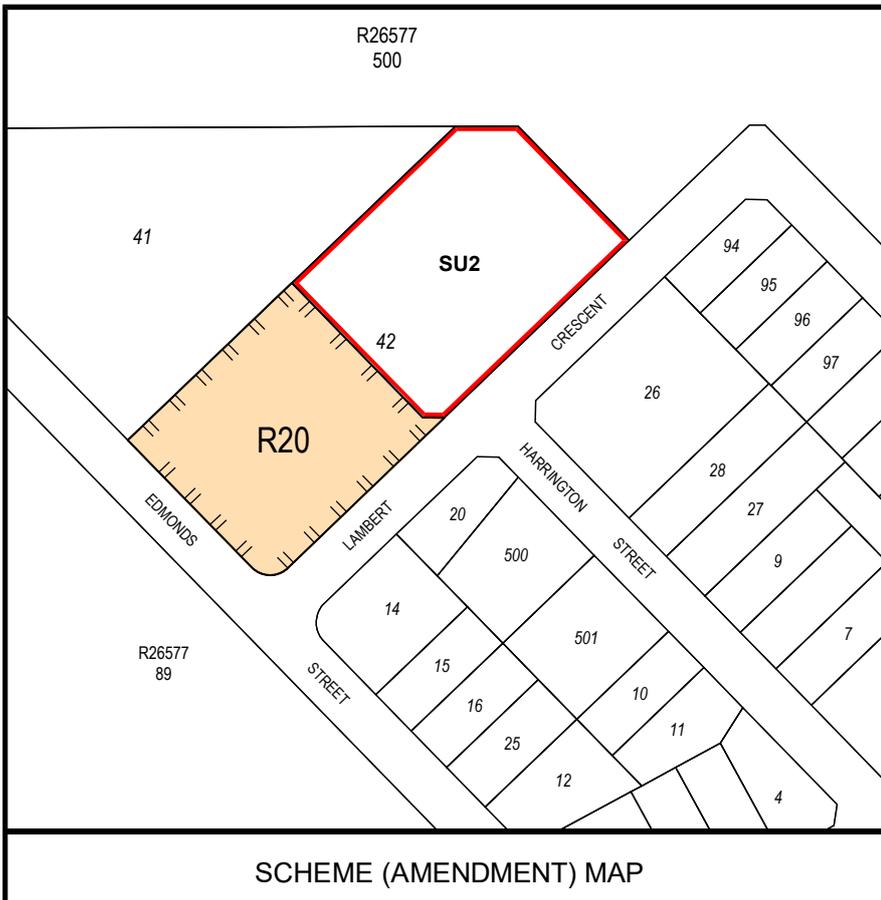
-  PUBLIC OPEN SPACE
-  PUBLIC PURPOSES
-  PRIMARY DISTRIBUTOR ROAD
-  LOCAL ROAD

LOCAL SCHEME ZONES

-  RESIDENTIAL
-  SPECIAL USE

OTHER CATEGORIES

-  R CODES
-  SU1 SPECIAL USE AREA



SCHEME (AMENDMENT) MAP

COUNCIL ADOPTION

This Standard Amendment was prepared and advertised by resolution of the Council of the Shire of Victoria Plains at the Ordinary Meeting of the Council held on the 28th day of August 2024.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECCOMENDATION

This Amendment is recommended for support by resolution of the Shire of Victoria Plains at the Ordinary Meeting of the Council held on the day of 2026 and the Common Seal of the Shire of Victoria Plains was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....