

Should an objection arise that cannot reasonably be either dismissed on planning grounds or satisfactorily resolved the matter would be brought back to Council at the next available meeting for determination.

MOTION: OCM200810

MOVED: Cr Dawson

SECONDED: Cr Bailey

That COUNCIL:

1. That Council approves the application for a single house on Lot 84 Trevally Place, Bremer Bay subject to the following conditions;
 - (l) the development to be carried out in full and fully implemented in accordance with approved plans and details submitted with the planning application including the Bushfire Attack Level (BAL) assessment report and the Bushfire Management Statement;
 - (m) A new crossover being constructed to the Shire's specification and satisfaction. A permit from the shire is required to be obtained prior to any work being carried out within the Trevally Place road reserve;
 - (n) All stormwater from roofed and paved areas shall be collected and disposed of on-site to the satisfaction of Council;
 - (o) Water tank(s) with a minimum capacity of 92 kiloliters and approved on site effluent disposal must be installed and be in operation prior to the occupation of the dwelling;
 - (p) At least 20,000 liters of water is to be available/retained for firefighting purposes. The tank is to be fitted with a 50mm male camlock to allow access to the tank in case of fire and be accessible from a compliant turn around area;
 - (q) The dwelling being connected to an on-site effluent disposal system to the satisfaction of the Shire's appointed Environmental Health Officer;
 - (r) The external walls and roof of the building are to be constructed out of non-reflective materials and be to the satisfaction of the Chief Executive Officer;
 - (s) The driveway is to be maintained in a trafficable standard at all times. The driveway is to have a minimum trafficable surface of 4m, horizontal clearance to vegetation of 6m and a vertical clearance of 5m and a maximum grade of 8 degrees;
 - (t) A turnaround area is to be provided and maintained thereafter within 50m of the house that is designed to accommodate "3.4" fire appliances and enable them to turn around safely;
 - (u) All buildings are to be constructed in accordance with 'AS3959' Construction of Buildings in Bushfire Prone Areas and be to the standard of BAL 12.5;
 - (v) An Asset Protection Zone being cleared and maintained around the dwelling consisting of parkland cleared area established in accordance with:
 - The BAL assessment and Bushfire Management Statement lodged with the planning application;
 - WAPC Guidelines for Planning in Bushfire Prone Areas;
 - Prior to occupancy of the house; and
 - Maintained in a permanently in a low fuel state
3. That Council by ABSOLUTE MAJORITY delegates authority to the Chief Executive Officer

to issue Development Approval upon the conclusion of the consultation period on the basis that there are no sustainable planning objections arise from the consultation.

Should an objection arise that cannot reasonably be either dismissed on planning grounds or satisfactorily resolved the matter would be brought back to Council at the next available meeting for determination.

**CARRIED: 6/0
BY AN ABSOLUTE MAJORITY**

Cr Price left the meeting at 4:58pm

Murray Flett left the meeting at 5:00pm

Cr Price returned to the meeting at 5:01pm