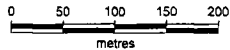


**LEGEND**

- APPLICATION BOUNDARY
- PROPOSED BOUNDARY
- CREEKLINE
- EXISTING VEGETATION
- BUILDING AREA FOR CLASS 1 STRUCTURES
- FIREBREAK 6m WIDE
- CONSERVATION COVENANT  
 CONSERVATION AREA LOT 101 - 38.2ha  
 CONSERVATION AREA LOT 102 - 16.1ha  
 TOTAL CONSERVATION AREA - 54.3ha
- APPROVED CLEARED AREA
- BLUEGUM PLANTATION
- PROPOSED BUILDING ENVELOPE
- PRIVATE DRIVEWAY WITH TURNING CIRCLE AND PASSING BAY
- ACCESS POINT
- 1 EXISTING LOTS
- 2 PROPOSED LOTS



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Liability is expressly disclaimed by Halsall & Associates for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

All areas and dimensions shown on this drawing are subject to final survey.

DEPARTMENT OF PLANNING BUNBURY OFFICE	
29 APR 2013	
<b>FILE</b>	147858

**HALSALL & ASSOCIATES**  
Town Planning Consultants

Title: PROPOSED PLAN OF SUBDIVISION - M. ABONNEL  
LOT 701 GOLD GULLY ROAD, EAST NANNUP

Figure: 1	Scale: 1:5,000	Revision No: D	Drawn: BDL
Date: APRIL 2013	Designer: M.H.	Job No: -	E Reference: -





## 1.0 INTRODUCTION

This report supports an application to the Western Australian Planning Commission (WAPC) for the proposed subdivision of Lot 701 Gold Gully Road, Nannup ('the site'). This report describes the land in question and proceeds to detail the suitability of the land to be utilised for broad acre farming and conservation purposes. A copy of the proposed plan of subdivision is appended to this report at Attachment 1.

Before embarking on preparation of a proposal, there was prior liaison with the Department of Planning in relation to the prospect for an application specifically under Planning Commission Policy DC3.4 creating a conservation lot. Furthermore, also regarding retention of a larger general farming lot also incorporating conservation areas. The advice was that if the DEC supported the covenant then the application would comply with DC3.4.

Following this advice, the DEC was consulted and information relevant to the site provided. The site has been the subject of detailed investigations by the DEC as a result of a previous application to clear some vegetation on the site. An internal DEC report was referred to the covenanting office of the DEC and advice was received confirming the DEC would be interested in a covenant over the bushland remaining on the site.

The proposal has been tailored to incorporate the majority of arable area in the larger 80-hectare lot and an area of land, (which is accessible) to accommodate a dwelling and associated uses on the conservation lot.

It should be noted that this application should be considered on the basis that the small tree plantation would be removed shortly which will resolve any potential fire management concerns. A Fire Management Plan has been prepared taking into account the characteristics of the site and this has also informed the configuration and access arrangements on site. It also notes the plantation will be harvested to support the proposal.

The proposal has undergone significant preliminary investigation and is therefore tailored to meet the requirements of the various policies and in particular is compliant with Commission Policy DC3.4 and would result in significant areas of bushland being conserved in perpetuity by way of conservation covenant.

**PROPOSED CONSERVATION SUBDIVISION - LOT 701 GOLD GULLY ROAD, NANNUP**

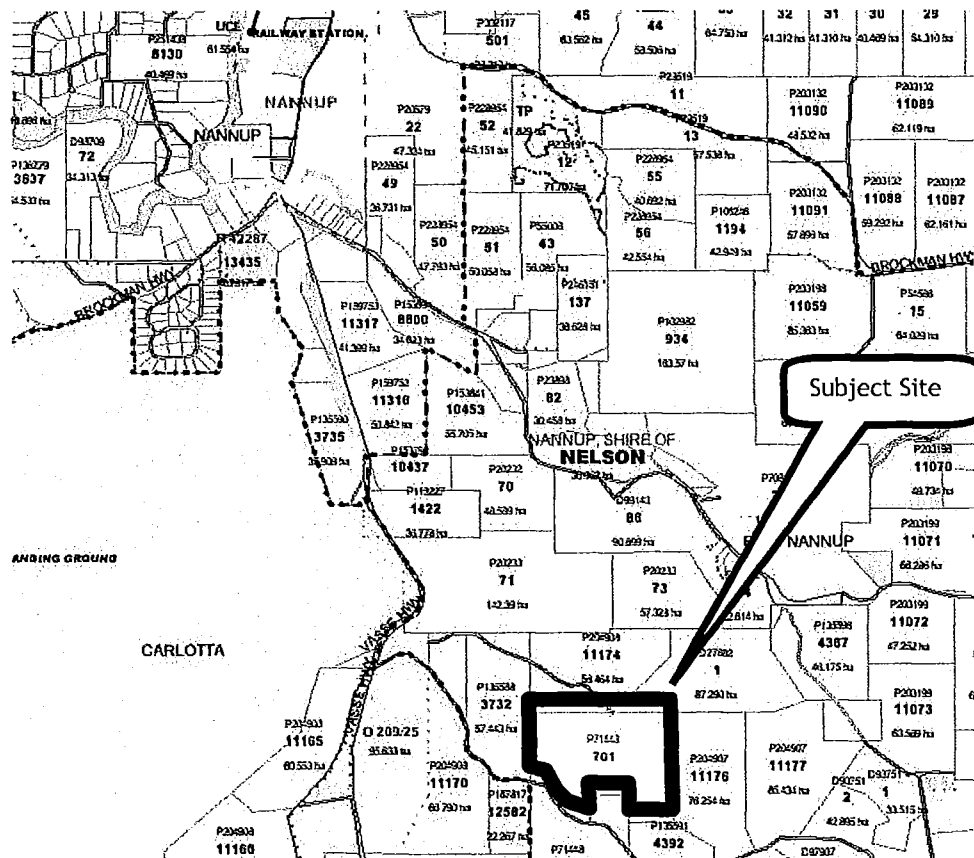
## 2.0 THE SITE

The site is held in fee simple by Premium Custody Services Pty Ltd which is the custodian for the Investment Master Super Fund - IMSF Pty Ltd. The certificate of title volume 2776 and folio 287 is attached to this application.

A small area of the land is leased to WA Chip and Pulp Company Pty Ltd of Bunning Tree Farms Pty Ltd and this is the area of trees in the far south of the site. The client advises these are due to be harvested within two years time however could be removed earlier if absolutely necessary.

The site is 101.55 hectares in area and is situated with frontage to Gold Gully Road approximately 7 kms due southeast from the town site of Nannup. A location plan indicating the situation of the site within the locality is included at Figure 1 below.

Figure 1 - Location Plan





The subject site is surrounded by farming properties with cleared land to the west, northeast and southeast. The south west of the site accommodates a tree plantation, which is managed in association with other tree plantations within the area. Some native vegetation and other tree farms are situated to the south of the site. A small vegetated lot is also situated immediately to the south also on the north side of Gold Gully Road with the sites lot configuration surrounding this.

A creekline system traverses the site in the south adjacent to Gold Gully Road and smaller drainage lines feed into this system from within the site.

Extensive areas of vegetation are retained within the lot as evident on the application plan and within Figure 2 below.

**Figure 2 - Aerial Photograph - See following page**



As evident on the aerial photograph and application plan a total of 54.3 hectares of vegetation is to be conserved within the total site with 38.2 hectares located on proposed Lot 101 and 16.1 hectares on proposed Lot 102.

The subject site is not serviced with reticulated power presently however a power line is situated adjacent to the southeastern boundary of the site and can easily be connected to the site. Telecommunication services can also be provided.

Access to the site is currently taken from Gold Gully Road in the central south with an existing driveway extending northwards and across the contour past the existing outbuilding situated close to the creekline. Another access point is available in the far west of the site from Gold Gully Road and internal tracks established about the tree plantation in this location provide opportunities for access to future development particularly within the south of the site. A further access track to the farming area in the north exists through the vegetation in the west of the site.

Also evident on the application plan are the contours of the site which indicate the site contains significant slopes with a maximum height of 245 metres in the far eastern parts and 115 metres on the creekline in the very south west. The north and east of the site comprise hilltop areas with slopes reaching southwestward towards a creekline system. Given the significant slopes on the site, firebreak systems are limited to certain areas.

The subject site has recently been the subject of further clearing for farming purposes pursuant to a permit issued by the Department of Environment and Conservation. The extent of cleared areas is indicated on the application plan and within the aerial photograph which has been photo-shopped for clear representation purposes.



### 3.0 PROPOSED SUBDIVISION

The proposed plan of subdivision is included at Attachment 1 in two formats; one in black and white and other with an aerial photograph underlying. The proposal intends to subdivide the site into two lots as follows:

Proposed Lot 101 - 80.12 hectares in area retaining the majority of farmable land with access to water supply on the creekline in the south.

Proposed Lot 102 - 21.43 hectares dominated by vegetation to be protected and a cleared accessible area for a safe dwelling site utilising existing access tracks and also availing water supply access from the creekline in the south.

As evident on the application plan, the native vegetation about the periphery of the site which is substantial in area (38.2 hectares) is also to be placed under conservation covenant in favour of the Department of Environment and Conservation.

In relation to establishment of buildings, the conservation lot is proposed to be provided with a building envelope situated in an area which is currently a tree plantation but will be cleared and therefore created as a low fuel zone situated back from the public road system but with adequate setbacks to ensure that fire management can be maintained within that lot.

Given the severe slopes within proposed Lot 101, a building envelope is not identified for this farming lot however areas in the south which are accessible and can be encapsulated with firebreak systems and access tracks is identified in the south west. This is consistent with the Fire Management Plan (to be explained in a later section) and therefore ensures that lot configuration does not create the opportunity for development in an area which would be difficult to manage in relation to fire management. Rather than identifying a building envelope for the farming lot, the Fire Management Plan indicates an area where development of class one buildings could be considered.

Two access points are indicated from Gold Gully Road at appropriate locations, which will provide for two ways in and out with interconnecting driveways and firebreak systems as indicated on the application plan and notably within the Fire Management Plan.



The proposal therefore comprises an appropriate response to the characteristics of the site providing the incentive for conservation bushland, retention of a farming lot in excess of the minimum lot size under the Scheme and a principle conservation lot in the south east.

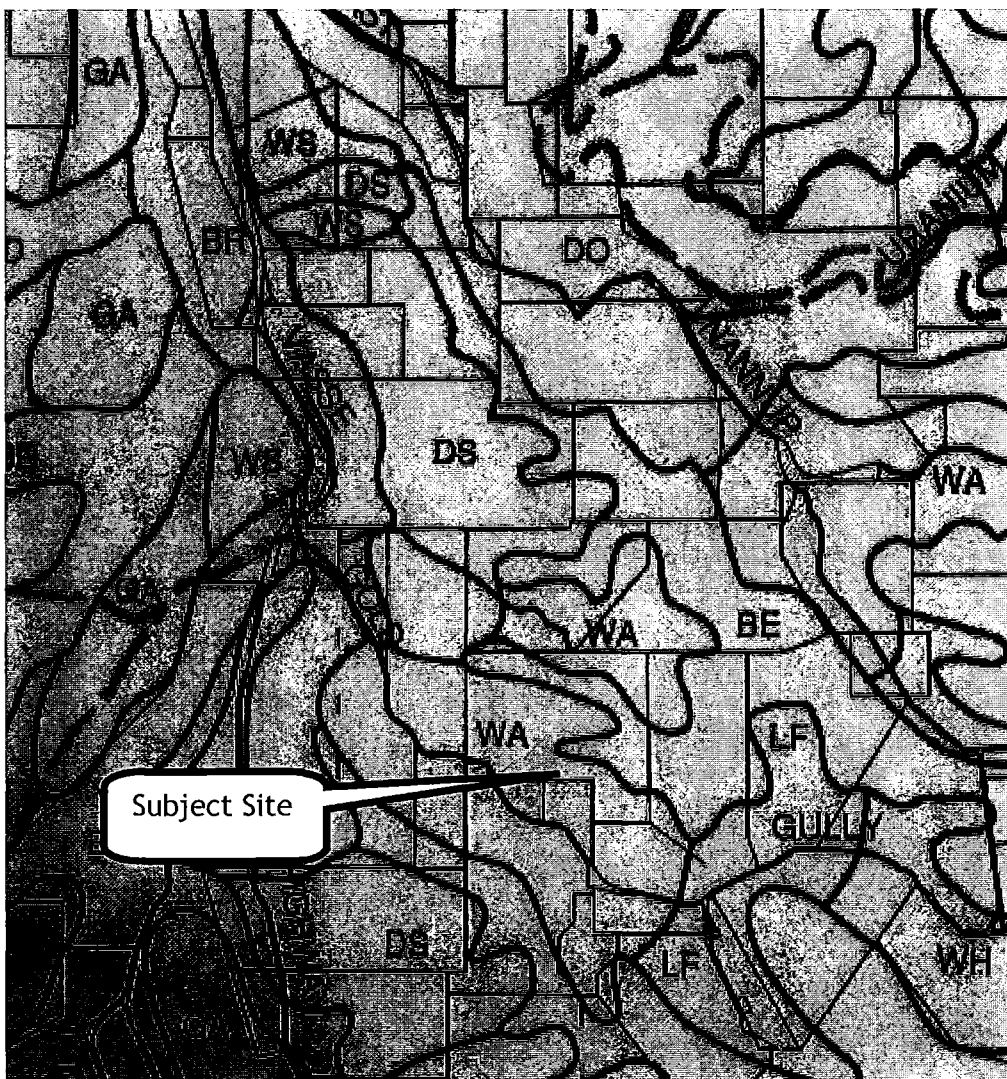




#### 4.0 LAND CAPABILITY

Churchwood on behalf of Agriculture WA assessed the soils and landforms within the area including the subject site in 1992. This identified the subject site contained soils of the WA (Warren) classification in the southwestern and central parts and in the far north east as depicted in Figure 3 below.

Figure 3 - Soil Mapping





The Warren classification includes surface materials described as sandy loams and sandy clay loams with soils described as red Gn's; some yellow Gn's and red or yellow duplex profiles. A strip of soils on the north west south east alignment through the centre of the site is identified as BE (Bevan) soil classification which includes surface materials comprising gritty loamy sands, yellow brown sands, laterite gravels and bog iron pans. Soils are described as Dy's; some gravelly yellow-brown sands; podzols; humus podzols; orange earths.

For the purpose of interpreting the above classifications, Gn representative's gradational non-calcareous soils, Dy represents duplex yellow soils and Dr represents duplex red soils.

The Warren (WA) soil type indicates that the floors can be occupied by a narrow terrace. The few outcrops are usually of gneissic rocks and the slopes are usually smooth and partially mantled by colluvium arising from clay derived from underlying rocks. Red earths are the dominant soils. There are some yellow earths and red and yellow duplex soils, also brown sandy loams are to be found on the narrow terrace.

The Bevan (BE) soils are gently undulating tracks comprising broadly convex crests and shallow minor valleys.

Yellow duplex profiles are dominant and have light grey brown loamy sand to sandy loam surface and a pale A2 horizon and poorly structured clay B horizon. Various mottled yellow - brown hues are dominant. On the crests exist duplex profiles that are extensive soil. They are very gravelly, pale yellow brown to grey and have occasional lateritic duricrust. Down the slopes are yellow duplex soils or deep gravelly yellow brown sands.

The land resources series report produced by Churchwood 1992 which describes the soils and landforms of the area does not provide classification of soils for capability for various forms of agriculture. Notwithstanding this, a previous study undertaken by an agronomist identified that the Bevan soils were class 1 / 2 for intensive agriculture and this was accepted in support for subdivision of a property and Mt Leeuwin Loop Road Nannup. The area that has been cleared in the north of the site contains an area of Bevan soils which therefore indicate the site has capability for intensive agriculture and this is justified in the fact that the Department of Environment and Conservation permitted clearing of this area for establishment of intensive agricultural uses.



The review of the soil characteristics of the site indicate that potential for agriculture exists on the cleared areas and it is also exemplified by the fact that a tree plantation has also been established in the southern parts of the site on the Warren soils classification.

The proposed subdivision incorporates the majority of arable land within the 80 hectare agricultural lot and only incorporates a small section of cleared land within the conservation lot therefore allowing establishment of a dwelling in a safe location with adequate clearing about.



## 5.0 PLANNING FRAMEWORK

### 5.1 STATE POLICY

#### 5.1.1 AGRICULTURE AND RURAL LAND USE SPP2.5

The Agricultural and Rural Land Use Policy SPP2.5 is a Statement of Planning Policy adopted under the Planning and Development Act to which the WAPC is to have regard when determining any application for subdivision. Whilst SPP2.5 is intended to guide the standard development of Scheme and Local Planning Strategy provisions to provide a consistent approach to the management of rural land, the general principles of SPP2.5 are a valid consideration in the assessment of this proposal. The framework for the implementation of the principles of SPP2.5 is also embodied within Policy DC3.4, to which comment is provided in a later section. Essentially SPP2.5 seeks to maintain the viability of rural areas and minimise the adhoc fragmentation of rural land.

The subdivision proposal is consistent with the Regional and Local Planning Framework, ensuring the proposal does not represent an ad-hoc fragmentation of rural land, and will facilitate the ongoing agricultural land use on a lot of adequate size with access to soils and water supply.

There are four key objectives of the Policy which include:

1. Protecting agricultural land resources wherever possible.
2. Planning and providing for rural settlement.
3. Minimising the potential for land use conflict.
4. Carefully managing natural resources.

The proposal meets these objectives in that the subdivision will create lots which are provided for under Planning Policy DC3.4 and the subdivision is therefore not ad-hoc. The conservation lot proposed will provide for a limited form of rural settlement benefiting the local community and serviced with appropriate facilities and infrastructure. Land use conflict will not arise given the adequate setbacks provided to the building envelope within the conservation lot. Natural resources will be managed carefully by way of conservation covenant to protect environmental degradation and maintain the recognised quality vegetation characteristics on site. The release of a conservation lot will economical invigorate the agricultural site.



#### 5.1.2 DEVELOPMENT CONTROL POLICY 3.4 - SUBDIVISION OF RURAL LAND (DC 3.4)

A primary consideration in the acceptability of subdivision of rural land is the specific principles to guide subdivision described within the Western Australian Planning Commission's Policy DC 3.4. Relevant to this proposal, is Section 4.8 Conservation of Biodiversity and Natural Heritage. This part of the Policy promotes conservation lots to be created to preserve significant environmental features and remnant vegetation provided the following criteria are met:

- The vegetation has been identified and agreed as worthy of protection.
- The Department of Environment and Conservation or another relevant agency has provided advice endorsing the suitability of the lot for the intended purpose of retaining environmental values.
- Generally at least 75% of the area of the conservation lot has high environmental values or is covered by native or regenerated vegetation or wetland.
- The proposed conservation lot has an appropriate shape having regard for native vegetation, natural features, bushfire management, farm management and existing or proposed structures.
- A conservation covenant in perpetuity with the Department of Environment and Conservation or another suitable agency is registered on the title which prohibits clearing, delineates building envelope and prohibits stocking outside existing cleared areas.
- The remaining agriculture lot has sufficient area to be capable and suitable for agricultural use and retains where practical native or regenerated vegetation as an integral part of sustainable farming providing this does not result in a division of significant vegetation in order to include a portion of that in the agricultural lot.

The proposal has been specifically tailored to meet the criteria of this Policy and this is documented as follows:

- The vegetation has been agreed as worthy of protection by the Department of Environment and Conservation and a detailed study has been undertaken by that agency previously with an internal report documenting where vegetation should be retained.
- The specific conservation lot has a dominant area of conservation and although this is less than 75% it is generally consistent with the principle and allows for a safe dwelling site which is accessible from the existing road network.
- The conservation lot has been given an appropriate shape taking into account the existing cleared areas and location of vegetation.



- A conservation covenant is proposed over large areas of native vegetation therefore meeting the requirements of the Policy and this will restrict further clearing. A building envelope is identified for the conservation lot and stocking outside cleared areas can be managed through fencing. A total of 54.3 hectares of vegetation is to be protected under the proposal.
- The remaining agricultural lot contains a significant area of cleared land which is sufficient for agricultural use. The agricultural lot is over 80 hectares in area and contains some soils which are recognised as class 1 / 2 for intensive agriculture (Bevan classification). Further, the agricultural lot retains native vegetation around the periphery and this is also to be covenanted.

The proposal is an appropriate response to the characteristics of the site and the Policy and seeks to protect as much quality vegetation as possible whilst providing extensive areas of available farming land within the larger lot which is in excess of minimum requirements under the Town Planning Scheme.

### 5.1.3 THE WARREN BLACKWOOD STRATEGY

The Warren Blackwood Strategy was endorsed in 2004 as a comprehensive guide to rural planning through the south west region. Its purpose is to provide a planning framework to address the rural land use, land management, agricultural productivity, environmental protection and resource rehabilitation issues that were unable to be resolved in the Regional Planning Strategy. Section 5.7 of the Strategy refers to rural subdivision. The Policy/Strategy relevant to the subject site which is identified as a Priority Agriculture zone is:

*“In order to protect the productive capacity of agricultural land and the basis of the state, regional and local economies, there is a general presumption against the further subdivision of land in the Agriculture and Priority Agriculture zones, except where it can be clearly demonstrated that the subdivision will be beneficial to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands. Subdivision approved under this criteria shall have a minimum lot size of 80 hectares.”*

The subject proposal intends to create an agricultural lot which has an 80 hectare minimum lot size and will maintain a viable and sustainable agricultural lot with sensitive land



management by protection of vegetation. As such, further information to demonstrate capability for class 1 or 2 soils and hydrological information is not necessary as a lot size below 80 hectares for agricultural purposes has not been proposed. The creation of the conservation lot will not only be a positive step for land management but it will also economically assist in the development of the agricultural lot.

## 5.2 LOCAL PLANNING FRAMEWORK

### 5.2.1 LOCAL PLANNING SCHEME NO.3 (LPS3)

Under LPS3 the subject site is zoned 'Agriculture Priority 2'. Clause 4.2 of the Scheme provides the objective of the Agriculture Priority 2 zone. This is:

*"To provide for continued establishment of agricultural operations, whilst allowing where appropriate, limited forms of non-agricultural development."*

The proposal meets this objective given that it provides for continued establishment of agricultural operations on the larger agricultural lot and provides for a limited form of non-agricultural development in the form of a conservation lot consistent with State Planning Policy.

The specific objectives of this zone are to:

- a. To consider if the productive potential of the land can support the continued development of large scale agricultural establishments.
- b. To preserve the rural character and setting of the zone.
- c. To ensure that any non-agricultural development is complementary to the predominant agricultural use and capability of the land.

In relation to subdivision, Clause 4.13.3.4 of the Scheme states that:

*"Where land is for use for grazing, cropping and other general agricultural practices, subdivision should be based on a minimum lot size of 80 hectares, where it can be clearly demonstrated that the subdivision will be beneficial to sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands."*

The proposal complies with this clause of the Scheme in that the agricultural lot is in excess of 80 hectares and contains the majority of farmable land and access to water supply within the creekline to the south. It contains the largest area of cleared land which has recently been approved for this purpose and to accommodate agricultural production. The



farmable areas are generally separated from adjoining sites by extensive areas of vegetation which will allow for ongoing management of land use conflict.

Clause 2.1 of the Scheme makes reference to conformity with the Local Planning Strategy and this is dealt with in the next section.

### 5.2.2 LOCAL PLANNING STRATEGY

Under the Shire of Nannup's Local Planning Strategy, the subject site falls within the Rural Planning Precinct NR2. Planning and land management considerations in this area include:

- Protection of priority agriculture.
- Contains portions of the Special Rural Policy area.
- The East Nannup Road contains steep slopes at risk of soil erosion if cleared of remnant vegetation.
- Predominantly agricultural land.

The objectives for this precinct are to:

- Protect agricultural areas.
- Provide for sustainable use of the land.
- Encourage tourism where not in conflict with the above.

The proposal considers the recommendations of the Planning Precinct as it protects agricultural land and intends to retain vegetation on the steeper slopes. The conservation lot does not remove significant areas suitable for agriculture from production and in turn provides for conservation of over 50 hectares of vegetation which will ensure sustainability of the area agriculturally particularly from a 'Landcare' perspective.

Section 13 of Local Planning Strategy has specific recommendations in relation to land use. This includes that cleared land must be committed to remain as agriculture and all the land must be managed in a way that ensures for protection of its environmental values and provides for long term protection and enhancement of remnant vegetation particularly where that vegetation contains habitat and provides links between other vegetation. The proposal must also take into account fire hazard and risk.

The proposal is an example of one that commits agricultural land to an agricultural lot and ensures protection of our environmental values which connect to adjoining vegetated areas.





Specific to subdivision, Section 13.7 of the Strategy states that the objectives are to:

- Ensure the retention of quality agricultural land and suitably sized land holdings.
- Protect the open rural landscape character.
- Protect areas of remnant bushland and other sensitive areas.
- Allow where appropriate the creation of a lot of a lesser size than normally permitted where it would lead to renovation, conservation or preservation of a historical building.

The proposal meets the objectives for subdivision under the Local Planning Strategy as it will ensure retention of quality agricultural land, protect the open rural landscape character and protect remnant bushland and sensitive areas.

The performance criteria for subdivision mirrors that in the Warren Blackwood Strategy as it is stated that land use for grazing, cropping and general agricultural practises shall have a minimum lot size of 80 hectares. This should be where it is demonstrated as beneficial to sustainable agricultural production. The proposal will secure sustainable agricultural production and land management by protecting vegetation and securing water supply and larger land areas of better quality soils within an agricultural lot.



## 6.0 PLANNING ISSUES

### 6.1 ENVIRONMENTAL INVESTIGATIONS AND QUALITIES

The site has been the subject of detailed investigation by the Department of Environment and Conservation. This was when reviewing an application to clear a portion of the land for the purpose of developing horticulture. A preliminary assessment report was produced and a copy of this is included at Attachment 2.

The report indicates the vegetation is mapped as Beard vegetation association 999 and Mattiske vegetation complexes Balingup and Bevan. The Beard vegetation association is described as medium woodland; *marri*. The Mattiske vegetation complex Balingup (BL) is described as open forest of *Eucalyptus marginata subsp. Marginata-corymbia calophylla* on slopes and woodlands of *Eucalyptus rudis* on the valley floor in the humid zone. The Mattiske vegetation complex Bevan 1 (Be1) is described as tall open forest of *Corymbia claphylla-eucalyptus marginata subsp. marginata* on uplands and in per-humid and humid zones.

The vegetation condition was described as very good in the preliminary assessment report and of uniform age due to historical timber harvesting.

A granite outcrop is located immediately adjacent to the north-west edge of the cleared area and this area supports populations of *Calothamnus quadrifidus spp. Quadrifidus* and *Hakea incrassate*. Both of these species at this location were considered to be very significant as they are considered to be at their range extension. Other known populations of this species are at Boyup Brook and the Darling Scarp near Collie and Perth. Retention of this granite outcrop was recommended. This outcrop is within an area proposed to be covenanted.

A site inspection of the site confirmed possible habitat for Black Cockatoos, Arboreal Marsupials and habitat for Chuditch was also observed.

Limited weeds were identified of conservation concern and ongoing practices would mitigate risk. Dieback was also not evident.



The study did not identify habitat for Ring Tailed Possum or three known rare flora species which have been recorded within a 10km radius of the site. There are also no threatened ecological communities identified.

The report contains other observations and these are less relevant to the proposal.

It should also be noted that the Department of Environment and Conservation undertook a more detailed assessment of the vegetation and a comprehensive report is available on the Department of Environment and Conservations files. This was not able to be released to the applicant for lodgement with the application however, knowledge that this is available has assisted in the DEC providing advice that it is willing to be party to a conservation covenant over the subject vegetation. Cherie Kemp of the Department of Environment and Conservation advised "*we agree in principle to do the covenant*". Following on from this advice received on the 8<sup>th</sup> February 2013 a formal copy of the drafts subdivision application plan was provided to the Department of Environment and Conservation under cover of letter on the 26<sup>th</sup> February 2013. As such, the environmental characteristics of the site and configuration of subdivision have been reviewed by the DEC and consideration of this application should allow further assessment.

## 6.2 FIRE MANAGEMENT

As is required under the Commission Policy and referenced in various other policies consideration of fire management issues is important for such a proposal. As such, prior to formulating a final application plan, the services of Rural Urban Interface Consultancy (RUIC) - Bushfire Risk Consultancy and Mitigation was contracted. Greg Penney of this firm conducted a detailed inspection of the site and its characteristics and has made significant recommendations in relation to the proposal. In addition, a detailed assessment of the potential fire risk in accordance with the Commissions' Planning for Bushfire Guidelines has been undertaken.

A copy of the subsequent fire management report is included at Attachment 3. Recommendations in relation to fire management have been affected by the location of substantial vegetation on the site, accessibility, slope and water supplies in particular. Given some steep slopes on the site, the northern and eastern parts of the site are more difficult to access. As such, a building envelope has been identified adjacent to the existing access track for the conservation lot (Lot 102). The larger agricultural lot has been identified as having suitable areas for building in the south western parts where access



tracks and firebreaks can encompass the area and assist with protection. Further, the slopes are less restrictive in this part of the site. These recommendations have been embodied within the application plan contained at Attachment 1.

Two access points are available to the site from Gold Gully Road. The first is adjacent to the eastern boundary at Gold Gully Road and the second is at the western boundary. These connections have internal driveway systems established which will connect and allow for turnaround areas. As such, both areas suitable for building will have interconnecting firebreak systems about and will potentially therefore allow for two ways in and out. If fences are to be installed at the boundary of the lots then gates will be installed to ensure ease of access between lots and along driveways and firebreaks.

Given the location adjacent to vegetation, substantial building protection zones are recommended. It should be noted the existing tree plantation will be removed prior to construction of a dwelling as this obviously adds to the fire risk in proximity to locations where dwelling development has been identified. Whilst it is noted that a "Bunnings Tree Farm" is situated on the site and this is the subject of a lease, this is due to cease in around two years time and could be cleared prior or at this point in time. The Fire

Management Plan documents that occupation of a dwelling will not be permitted until building protection zones are in place in any case to protect future residence. It provides advice in the event that the plantation exists or in the event it has been removed, which is the intention.

The Fire Management Plan for this site has been carefully prepared by an expert in the field and this has informed thoughtful planning as documented on the application plan.

The proposal therefore represents an appropriate response to fire management as is relevant this subdivision is including significant areas of conservation.



## 7.0 CONCLUSION

Prior to preparation of the application the applicant consulted both the Department of Planning and the Department of Environment and Conservation in relation to suitability of the proposal under Policy and suitability for a conservation covenant. The Department of Planning indicated the proposal had merit under DC3.4 and the DEC indicated willingness to be party to a conservation covenant.

The proposal is therefore tailored to meet the criteria of Planning Commission Policy DC3.4 and also the minimum lot size requirements for agricultural lots as specified under the Scheme, Local Planning Strategy and the Warren Blackwood Strategy. A previous permit to clear on the site was issued on the basis the land was suitable for 30 hectares of horticulture which demonstrates the site has the potential for intensive agriculture.

The proposal will result in protection of a significant area of vegetation in keeping with the conservation principles of DC3.4 whilst having appropriate lot configuration and allowing for ongoing agricultural management.

Adequate fire management principles have been embodied into the proposal and the application is considered to be an appropriate response to the planning framework and the characteristics of the site.

Approval for the proposal is respectfully requested.