

<b>ITEM NO.</b>	C.22/0124	<b>FILE REF.</b>	A25577
<b>SUBJECT</b>	Application for Reduced Setback – Wandillup Fire Station		
<b>PROPONENT</b>	Shire of Bridgetown – Greenbushes		
<b>OFFICER</b>	Manager Development and Regulatory Services		
<b>DATE OF REPORT</b>	23 January 2024		

Reason for Urgent Business: That Council approve a reduction in setbacks for the construction of the Wandillup Volunteer Bushfire Brigade Fire Station at 6 (Lot 500) Mokerdillup Road Wandillup as per Attachment 31.

Attachment 30                      Location Plan

Attachment 31                      Site Plan

**OFFICER RECOMMENDATION**

*That item C.22/0124 - Application for Reduced Setback – Wandillup Fire Station, be accepted as urgent business.*

**OFFICER RECOMMENDATION**

*That Council approve a reduction in setbacks for the construction of the Wandillup Volunteer Bushfire Brigade Fire Station at 6 (Lot 500) Mokerdillup Road Wandillup as per Attachment 29.*

**Summary/Purpose**

The Shire proposes to construct the Wandillup Volunteer Bushfire Brigade Fire Station with a proposed reduction in setbacks at 6, Lot 500 (Reserve 53524) Mokerdillup Road. As the relaxation request exceeds 75% of the nominated front setback, staff do not have delegated authority to approve the application in accordance with Delegation No 27 and a resolution of Council is required to approve the proposed reduced setbacks for the Fire Station.

**Background**

The Shire has received funding from the Department of Fire and Emergency Services (DFES) via the Local Government Grants Scheme (LGGS) to construct the new Wandillup Volunteer Bushfire Brigade Fire Station at 6 Mokerdillup Road. Council has accepted a tender from a local builder for the construction of the building.

**Officer Comment**

The Site is a reserve that the Shire has a management order for the purposes of 'Bush Fire Station' and is zoned 'Rural 3' in accordance with the Shire of Bridgetown Greenbushes Town Planning Scheme No 4 (TPS4).

The following table details the nominated setbacks as per Section 4.6 of the TPS4 and the proposed setbacks for the new fire station.

<b>TPS 4 – Minimum Setback</b>	<b>Metres</b>	<b>Wandillup Fire Station - Proposed Setback</b>	<b>Metres</b>
From the frontage to Major Roads	30	Brockman Highway	26 (scaled)
From the frontage to other Roads	20	Mokerdillup Road	2.9
From all other boundaries	20	Southern Boundary	7.82

		Western Boundary	8.80
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As the site is 1460m<sup>2</sup> and is a relatively small parcel of land for a rural zoned property, a reduction in setbacks is required to fit the new fire station and associated infrastructure. The TPS4 enables Council to relax the above standards where special circumstances exist and this can be done via a resolution of Council.

There are no foreseen negative impacts for the reduction in the setbacks as the closest neighbour is 100 metres away buffered by Brockman Highway and remnant vegetation. The proposed Fire Station will not detrimentally impact on the amenity of the area and the reserve is approved for this purpose through the management order on the land (Bush Fire Station) and therefore can be approved.

#### Statutory Environment

Section 4.6 of the Shire's Town Planning Scheme No 4 provides Council with the power to relax prescribed setbacks in the rural zone when special circumstances exist. The lesser setback is not expected to have an adverse effect upon the amenity of the locality.

#### Integrated Planning

- Strategic Community Plan
  - Outcome 5.1 Develop Community readiness to cope with natural disasters and emergencies
- Corporate Business Plan – Nil
- Long Term Financial Plan – Nil
- Asset Management Plans
  - The new Fire Station will be constructed on Shire managed land and therefore be included in the Shires Asset Management and Building Maintenance Plans.
- Workforce Plan – Nil
- Other Integrated Planning - Nil

#### Policy/Strategic Implications-Nil

#### Budget Implications- Nil

#### Whole of Life Accounting-Nil

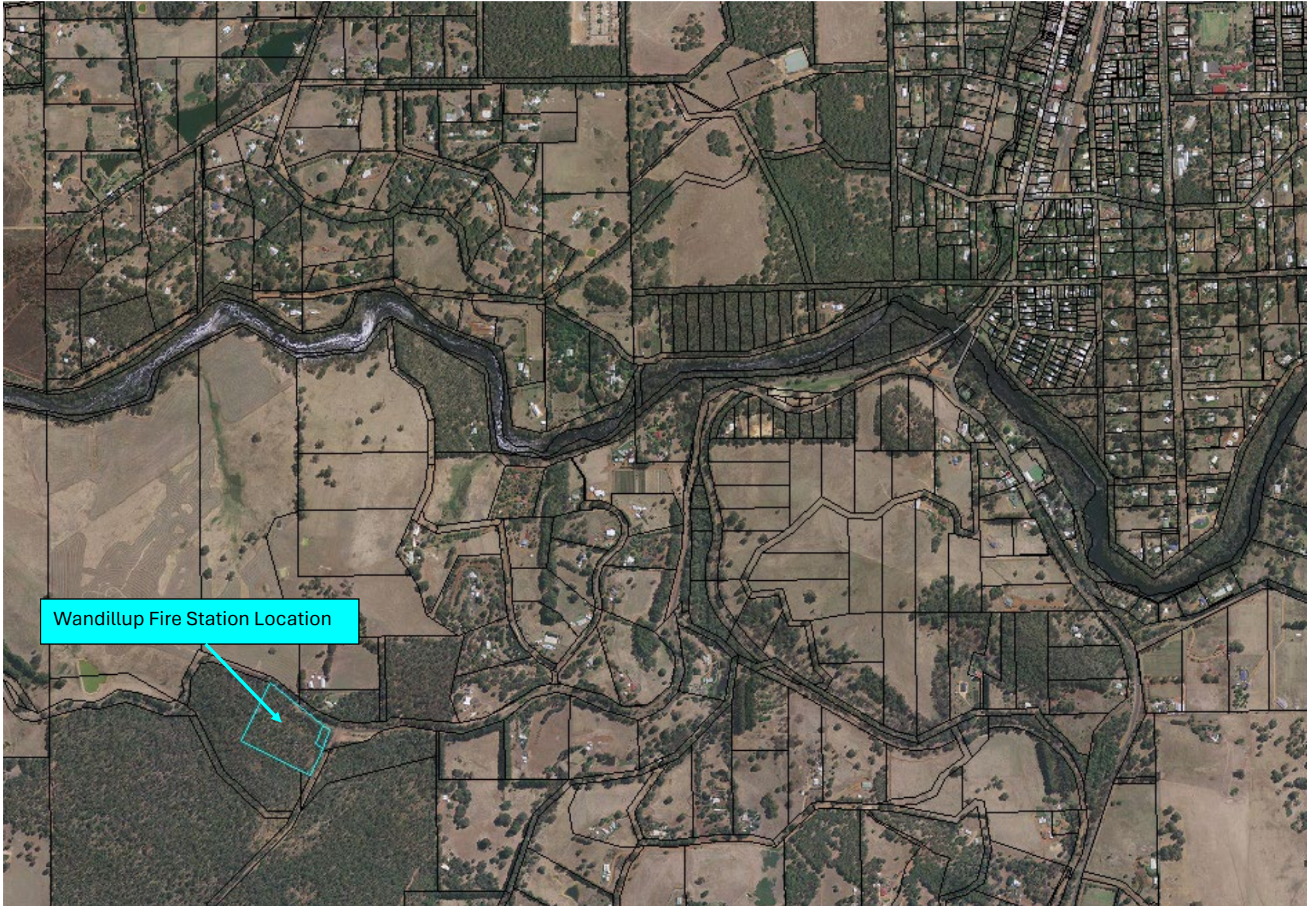
#### Risk Management

No risks are identified with the proposed setback reduction for the proposed Wandillup Fire Station.

Measures of Likelihood			
Rating	Description	Frequency	Probability
<b>Almost Certain</b>	The event is expected to occur in most circumstances	More than once per year	> 90% chance of occurring
<b>Likely</b>	The event will probably occur in most circumstances	At least once per year	60% - 90% chance of occurring
<b>Possible</b>	The event should occur at some time	At least once in 3 years	40% - 60% chance of occurring
<b>Unlikely</b>	The event could occur at some time	At least once in 10 years	10% - 40% chance of occurring
<b>Rare</b>	The event may only occur in exceptional circumstances	Less than once in 15 years	< 10% chance of occurring

Risk Matrix					
Consequence Likelihood	1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
<b>Almost Certain</b>	Moderate	High	High	Extreme	Extreme
<b>Likely</b>	Low	Moderate	High	High	Extreme
<b>Possible</b>	Low	Moderate	Moderate	High	High
<b>Unlikely</b>	Low	Low	Moderate	Moderate	High
<b>Rare</b>	Low	Low	Low	Low	Moderate

Voting Requirements - Simple Majority



Wandillup Fire Station Location

# Attachment 31 - Site Plan

