



Dalyellup South Local Structure Plan

**Lot 1 Harewoods Road & Lots 2-5 Maidment
Parade, Dalyellup**

(Amendment 1)

December 2017



PREPARED BY





Endorsement page

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO DALYELLUP SOUTH STRUCTURE PLAN
WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON:

29 January 2018

Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 16 of
the *Planning and Development Act 2005* for that purpose.



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Amendment Table

Amendment No.	Summary of the Amendment	Amendment type	Date approved by Commission
Amendment 1	Modified internal road layout near Harewoods Road interface and density variation in selected residential cells.	Minor	



EXECUTIVE SUMMARY

The proposed amendment to the current endorsed Local Structure Plan for Dalyellup South specifically relates to internal road layout changes in the northern portion of the Structure Plan area and variation to density coding in selected development cells, from R20 to R40 and R30.

The proposed changes respond to an improved residential interface with Harewoods Road and more appropriate residential density outcomes in selected areas.

The Structure Plan was originally prepared to guide the subdivision and development of land contained within Lot 1 Harewoods Road and Lots 2 – 5 (formerly Pt Lots 313 – 316) Maidment Parade, Dalyellup and was endorsed by the WAPC on 23 November 2015.

The Structure Plan area comprises approximately 89 hectares and is located immediately south of Dalyellup Beach Estate, within the Shire of Capel.

CM Piacentini is the landowner of Lots 2 - 5 and Lot 1 is owned by the Roman Catholic Church.

The original Local Structure Plan Report was prepared by an appointed consultant project team, in conjunction with the Shire of Capel and supported by various technical reports contained as appendices as part of the endorsed document.

The proposed amendment to the Structure Plan does necessitate review of all technical reports, except for the Traffic and Bushfire Management assessments. Accordingly, updated reports for both assessments have been prepared and are appended at the rear of this document. All other technical information remains as per that contained in the original endorsed Local Structure Plan Report.

The Structure Plan itself outlines the planned urban layout for the site and identifies specific land use, residential density codes and other development provisions to guide and control future planning and design. The subject land is zoned 'Urban Development' zone pursuant to the Shire of Capel District Town Planning Scheme No. 7 and is also included in 'Development Precinct No. 5' whereby special provisions regarding subdivision and development of the land are contained within Appendix 16 of the Scheme text.

The proposed amendment to the Structure Plan is considered 'minor' as it does not represent a departure from the original endorsed version in relation to its purpose and intent, nor does it alter the indicative lot yield estimate by more than 10%, as referred to in Clause 17.1 of the WAPC's *Structure Plan Framework, 2015*.

The proposal reinforces the principles of the original endorsed Local Structure Plan with specific focus on an improved movement network that responds to the proposed urban interface with Harewoods Road and appropriate placement and distribution of residential densities in selected development cells.



EXECUTIVE SUMMARY TABLE

Item	Data
Total area covered by the Structure Plan	89.04 hectares
Area of each land use proposed:	
- Residential	42.74 hectares
- Primary School	3.50 hectares
- Local Centre	0.50 hectares
- Detailed Structure Plan Area (Lot 1)	9.88 hectares
Estimated lot yield	1116 lots
Estimated population	2790 people
Schools	1 Primary School
Public Open Space/Drainage	
POS A	1.94 hectares
POS B	0.35 hectares
POS C	0.61 hectares
POS D	1.27 hectares
POS E	3.95 hectares
POS F	1.00 hectares
POS G	0.33 hectares
<u>Total</u>	<u>9.45 hectares</u>
Gross Subdivisible Area (minus deductions)	74.91 hectares
10% Requirement	7.49 hectares
POS Provided (excluding drainage areas)	7.61 hectares
<u>POS % Provided (excluding drainage areas)</u>	<u>10.15%</u>
<i>Note: The above calculations are approximate only and subject to detailed subdivision design and survey. Calculations do not include developable land area or land uses within the Local Centre or Lot 1 Detailed Structure Plan Area.</i>	



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- Plan 2 – Site Plan**
- Plan 3 – District Context Plan**
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- Plan 6 – Greater Bunbury Region Scheme**
- Plan 7 – Modified Area Plan**
- Plan 8 – Indicative Lot Yield Plan**

APPENDICES

- Appendix 1 – Endorsed Structure Plan**
- Appendix 2 – Bushfire Management Plan**
- Appendix 3 – Traffic Assessment**



PART ONE

IMPLEMENTATION





LEGEND

STRUCTURE PLAN BOUNDARY

LOCAL CENTRE (including sales office & parking)

POS & DRAINAGE

EDUCATIONAL ESTABLISHMENT

DETAILED STRUCTURE PLAN AREA

LOCAL CENTRE LDP AREA

DISPLAY HOME VILLAGE (including sales office)

CP

COMMUNITY PURPOSES SITE

R20 RESIDENTIAL

R30 RESIDENTIAL

R40 RESIDENTIAL

RESOURCE ENHANCEMENT CATEGORY WETLAND BOUNDARY

APPROVED WETLAND BUFFER

BUSHFIRE PRONE AREA

PROPOSED BUS ROUTE

INTEGRATOR ARTERIAL B

NEIGHBOURHOOD CONNECTOR A

NEIGHBOURHOOD CONNECTOR B

ACCESS STREET B

ACCESS STREET C

LANEWAY

PROPOSED ROUNDABOUT TREATMENT

LAND USE AND IMPLEMENTATION NOTES FORM PART OF THIS PLAN AND ARE SET OUT IN ADDENDUM No.1

NOTES

Base data supplied by MNG
Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
The concepts presented in this plan are based on the original design prepared by RPS dated 14/02/11.

CLIENT : CM PIACENTINI

SCALE : 1:2,500@A1 / 1:5,000@A3

DATE : 6 December 2017

PLAN No : DalyellupSouthLSP_V1.0_20171206.dgn

REVISION : F

PLANNER : SLB

DRAWN : BL

0

50

100

150

200

metres

PLAN 1

DALYELLUP SOUTH

LOCAL STRUCTURE PLAN

Lot 1 Harewoods Road & Lots 2 - 5
Maidment Parade, DALYELLUP

LB PLANNING

TOWN PLANNING | URBAN DESIGN | LAND DEVELOPMENT CONSULTING

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Dalyellup South Local Structure Plan: Addendum 1 – Land Use and Implementation Notes

1. The Structure Plan provides the framework for the assessment of future subdivision and development within the Dalyellup South Development Precinct and is to be read in conjunction with the accompanying report and Development Precinct 5 of Appendix 16 of the Shire of Capel Town Planning Scheme No 7.
2. Upon land nominated within any Residential Density Code it is anticipated land use will be approved in a manner consistent with the uses permitted in the Residential Zone and development will be subject to the applicable R-Code requirements as contained within the Residential Design Codes of Western Australia. In addition to the residential uses and densities, the Scheme identifies other permitted uses of land prior to commencing the development of these uses, a Planning Consent pursuant to the Town Planning Scheme No7 shall be obtained.
3. The extent of the “Local Centre LDP Area” as shown on this Structure Plan, incorporates surrounding development cells to ensure the local centre and its urban design relationship with the future surrounding land uses is considered during preparation of the LDP, as outlined by “Clause 17 - Development Precinct 5” in Appendix 16 of the Scheme.
4. Prior to commencement of development for Display Home purposes on land nominated as “Display Home Village” an overall plan to show proposed Parking, Sales Office and Display Homes shall be submitted to the Shire of Capel for endorsement. Upon land / dwellings no longer being used for display home purposes, the lots shall be used for residential purposes in accordance with this Structure Plan. Display Village buildings are required to demonstrate incorporation of passive solar design principles and demonstration of energy and water efficiency in the design.
5. Earthworks associated with urban development are a permitted use subject to compliance with the following to the satisfaction of the Shire of Capel:
 - Preparation of and compliance with clearing timber disposal strategy and site stabilisation and revegetation strategy;
 - Compaction certification shall be confirmed by competent geotechnical engineers for all earth-worked areas;
 - A building licence shall be obtained for all retaining walls; and
 - Any overall approval to earthworks is not to be construed as any subdivision approval that must be obtained from the WAPC.
6. Prior to subdivisional works taking place the applicant shall submit a Public Open Space development strategy for approval by the Shire of Capel which:
 - Provides finished ground levels across the boundary of the Primary School site and POS Area E, designed and constructed to the satisfaction of the Shire of Capel prior to the lots being created;
 - Describes the stages of earthworks and levels related to an overall levels design and an Urban Water Management Plan for the precinct;
 - Sets out finishes of proposed areas of public open space consistent with section 5.4 of the Dalyellup South Local Structure Plan Report. Open Space development shall comply with an overall program for the Precinct which provides for consistency of finishes and sustainable maintenance;
 - Identifies an approved sustainable source of reticulation water other than from the public reticulated water supply; and
 - The location, purpose, provision and servicing of proposed Community Purposes sites to be confirmed in consultation with the Shire of Capel.
7. Notwithstanding any other provisions of the Scheme or the Shire of Capel Signs Local Laws, Council may approve a comprehensive system of signs designed for the Estate for the purposes of:
 - Advertising the sale of property;
 - Informing the public of proposed uses for the development intended for particular sites;
 - To provide direction to services and facilities; and
 - Interpret natural features of the site.

Once a comprehensive system of signage is approved all signage shall conform to design guidelines and finishes set out therein.
8. Prior to final approval of cells of subdivision containing land coded R30 and R40, the subdivider shall submit to the Shire of Capel, Local Development Plans for those coded cells to provide guidance on building design and access for the development of lots. As part of the subdivision condition clearance process, Shire approval to a Local Development Plan, in respect of a specific cell, is required prior to any approval being granted by the Shire to any corresponding detailed civil infrastructure design drawings for than particular cell.
9. The layout shown on the proposed public primary school site is indicative only but prior to commencing development of the school site and adjoining public open space the Council and the Department of Education shall enter into a shared use agreement to address the development of an oval to provide for the needs of the school and community.
10. Corner lots having an area of 600m² or larger may be developed to R30 density coding standards, in accordance with the Residential Design Codes of Western Australia, subject to the proponent obtaining WAPC subdivision approval before a development application may be considered for planning consent by the Shire.
11. Any development within the identified “Bush Fire Prone Area” as shown on the Structure Plan is to demonstrate compliance with “AS 3959 - *Construction of Buildings in Bush Fire Prone Areas*” and to demonstrate compliance with relevant components of the Fire Management Plan, as approved by the Department of Fire and Emergency Services.
12. The width of road reserves proposed to incorporate drainage swales or separate drainage reserves for drainage swales shall be designed and confirmed as part of the required Urban Water Management Plan and detailed civil/stormwater design at the subdivision stage.
13. The Shire of Capel shall request as a condition of subdivision, that the subdividing land owners prepare and implement a Landscape Master Plan to the satisfaction of the Shire of Capel for cleared land, open space areas, vegetation buffer areas and road reserves.
14. The Shire of Capel shall request as a condition of subdivision, that Community Purposes sites be transferred to the Shire of Capel as fully serviced separate reserves.



I STRUCTURE PLAN AREA

This Structure Plan shall apply to Lot 1 Harewoods Road and Portion of Lots 313 – 316 Maidment Parade, Dalyellup, being the land contained within the inner edge of the broken black line shown on the Structure Plan Map (**Plan 1**).

The Structure Plan is identified as the *Dalyellup South Local Structure Plan*.

2 STRUCTURE PLAN CONTENT

This Structure Plan report comprises two parts being:

- **Part One (Implementation)** – This section contains the Local Structure Plan Map including detailed land use and implementation notes which form part of the Structure Plan set out in **Addendum 1**. These provisions specifically relate to land contained within the Structure Plan Area to guide the subdivision and development assessment process and requirements to be applied when assessing subdivision and development applications within the Structure Plan Area.
- **Part Two (Explanatory Section)** – This section provides an explanation of the Structure Plan including the proposed amendment, planning background, site conditions, constraints, land use and design philosophy. Please refer Dalyellup South Local Structure Plan document for comprehensive 'Explanatory Section and 'Appendices', except where superseded by this report.

3 OPERATION

This Structure Plan commences operation on the date it is approved by the Western Australian Planning Commission and is valid for a period of ten years from such time. Due regard to its intent shall be given when considering future subdivision and development of the land.



Part Two

EXPLANATORY SECTION





I PLANNING BACKGROUND

I.1 INTRODUCTION AND PURPOSE

The current Dalyellup South Local Structure Plan (**Refer Appendix 1**) was endorsed by the Western Australian Planning Commission (WAPC) on 23 November 2015 and is the guiding document for future subdivision and development of the subject land.

As a consequence to the introduction of the new *Planning and Development (Local Planning Schemes) Regulations 2015*, Structure Plans are no longer determined to have the force and effect of a Local Planning Scheme. Accordingly, the wording in Part One of this report has been amended to reflect this and all reference to the provisions, standards and requirements of the Structure Plan, having the same force and effect as if it were a provision, standard or requirement of the Scheme, has been removed.

With respect to Part Two of this report, general information regarding the unchanged portions of the Structure Plan and its background has only been summarised, with greater focus placed upon the actual proposed changes, which are outlined in Section 5.1 of this report. Please note, the proposed amendments to the Structure Plan do necessitate review of all technical reports, except for the Traffic and Bushfire Management assessments. Accordingly, updated reports for both assessments have been prepared and are appended at the rear of this document. All other technical information remains as per that contained in the original endorsed Dalyellup South Local Structure Plan Report and except where superseded by this report, reference should be made to the original document for such information, contained within 'Explanatory Section and 'Appendices'.

Piacentini Developments Pty Ltd (the proponent) now wishes to progress development of the site and as part of its preliminary subdivision design review, refinement to some of the structure plan design elements, including its urban interface with Harewoods Road, is considered necessary. Further consideration to residential density placement and distribution has also been given, resulting in strategic changes to density codes within certain residential development cells. The proposed density variations generally apply to current R20 corner lots, which under the provisions of the Structure Plan, can also be developed to an R30 density, if desired by the landowner.

The higher R40 density code is also proposed to a portion of the residential cell that lies directly west of the Local Centre.

Other minor changes include increased road reserve widths around Local Centre, additional roundabout, slight area increase to POS C and reduced depth to the R40 cells that overlook POS Area's A & D.

Further details regarding the proposed changes to the Structure Plan are outlined in Section 5 of this report.



2 LAND DESCRIPTION

2.1 LAND PARTICULARS

The Structure Plan Area, referred to as Dalyellup South, encompasses the landholdings of Lot 2 – 5 Maidment Parade and Lot 1 Harewoods Road, Dalyellup (“the site”). **Refer Plan 2.**

The land particulars are as follows:

Lot / Plan No	CT Reference	Proprietor
Lot 1 on Plan 79027	CT 1907 - 699	Roman Catholic Bishop
Lot 2 on Plan 407125	CT 2901 - 250	Colin M Piacentini
Lot 3 on Plan 407125	CT 2901 - 251	Colin M Piacentini
Lot 4 on Plan 407125	CT 2901 - 252	Colin M Piacentini
Lot 5 on Plan 407125	CT 2901 - 253	Colin M Piacentini

2.2 LOCATION

The approximate 90 hectare site is located in the southern sector of the Dalyellup locality. The site is accessed via both Maidment Parade and Harewoods Road and is in close proximity to Bussell Highway.

2.3 LANDUSE

The site has historically been used for grazing and as a consequence is generally parkland cleared. More recently a portion of the site (within Lots 2 & 3) has been approved for the purposes of sand extraction. Subsequently this area has already been cleared and sand extraction operations are ongoing.

2.4 DISTRICT AND LOCAL CONTEXT

The site lies south of the existing residential areas of Dalyellup and is located approximately 10km south of the Bunbury City Centre (**Refer Plan 3**).

The Shire of Capel is one of the fastest growing regional local government areas in Australia and a significant proportion of that growth is accommodated by Dalyellup. The locality has currently been planned to produce approximately 5000+ dwelling sites and in 2011 the estimated population was approximately 7,000. The population is currently estimated at 9,600 and it is expected a population of 12,500 will be reached by 2021. With the potential addition of 1000+ dwelling sites in the Dalyellup South Local Structure Plan Area, current population projections support its planned level of growth.



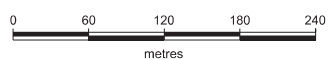
PLAN 2: SITE PLAN

Lot 1 Harewoods Road & Lots 2 - 5 Maidment Parade, DALYELLUP

CLIENT : CM PIACENTINI
 SCALE : 1:6,000
 DATE : 9 January 2017
 PLAN No : Site Plan.dgn
 REVISION : A
 PLANNER : SLB
 DRAWN : BL

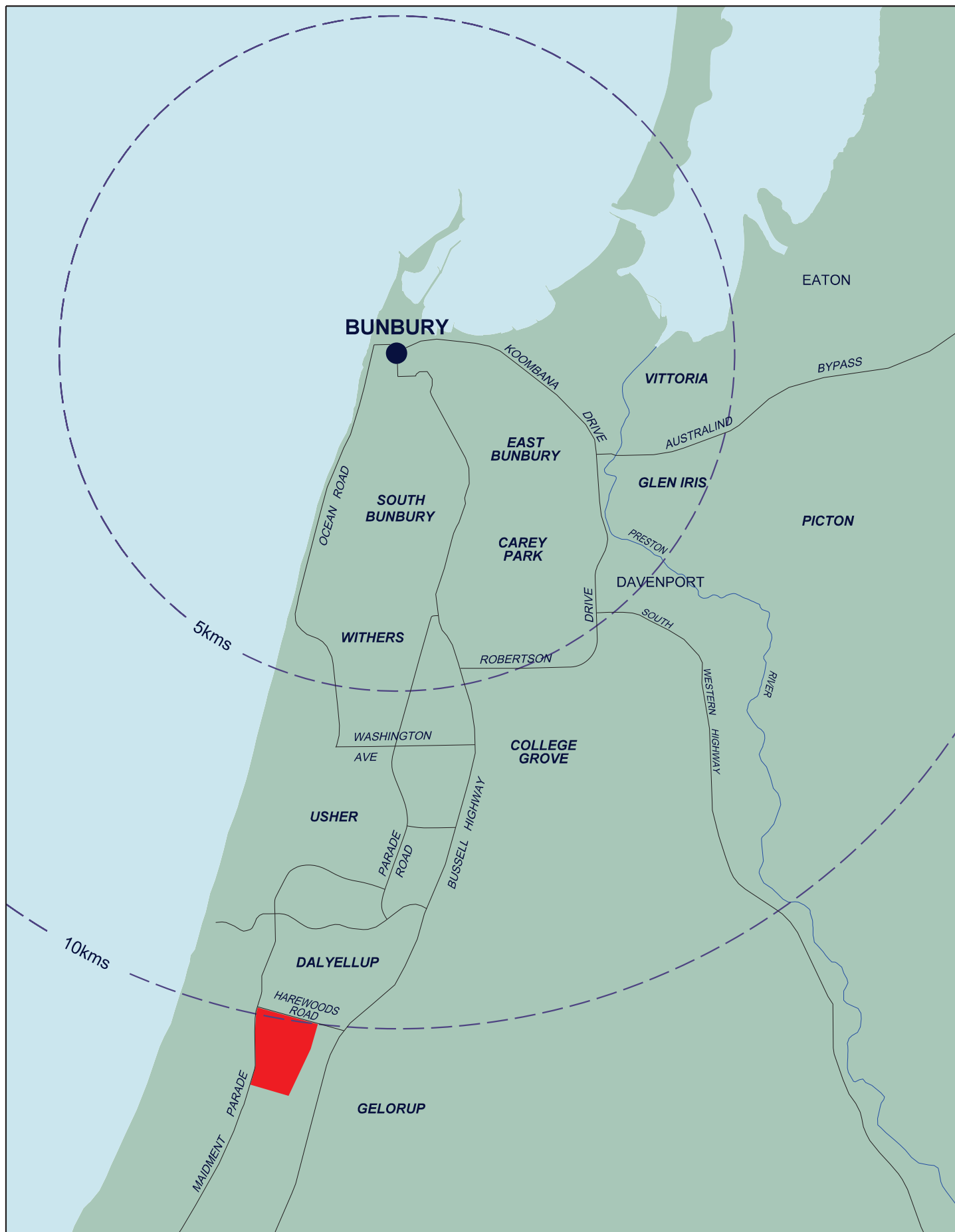
LEGEND

--- SUBJECT SITE



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PLAN 3: DISTRICT CONTEXT PLAN

Lot 1 Harewoods Road & Lots 2 - 5 Maidment Parade, DALYELLUP

CLIENT : CM PIACENTINI
 SCALE : N.T.S.
 DATE : 9 January 2017
 PLAN No : District Context Plan.dgn
 REVISION : A
 PLANNER : SLB
 DRAWN : BL

LEGEND



SUBJECT SITE



A 191A Naturaliste Terrace Dunsborough WA 6281
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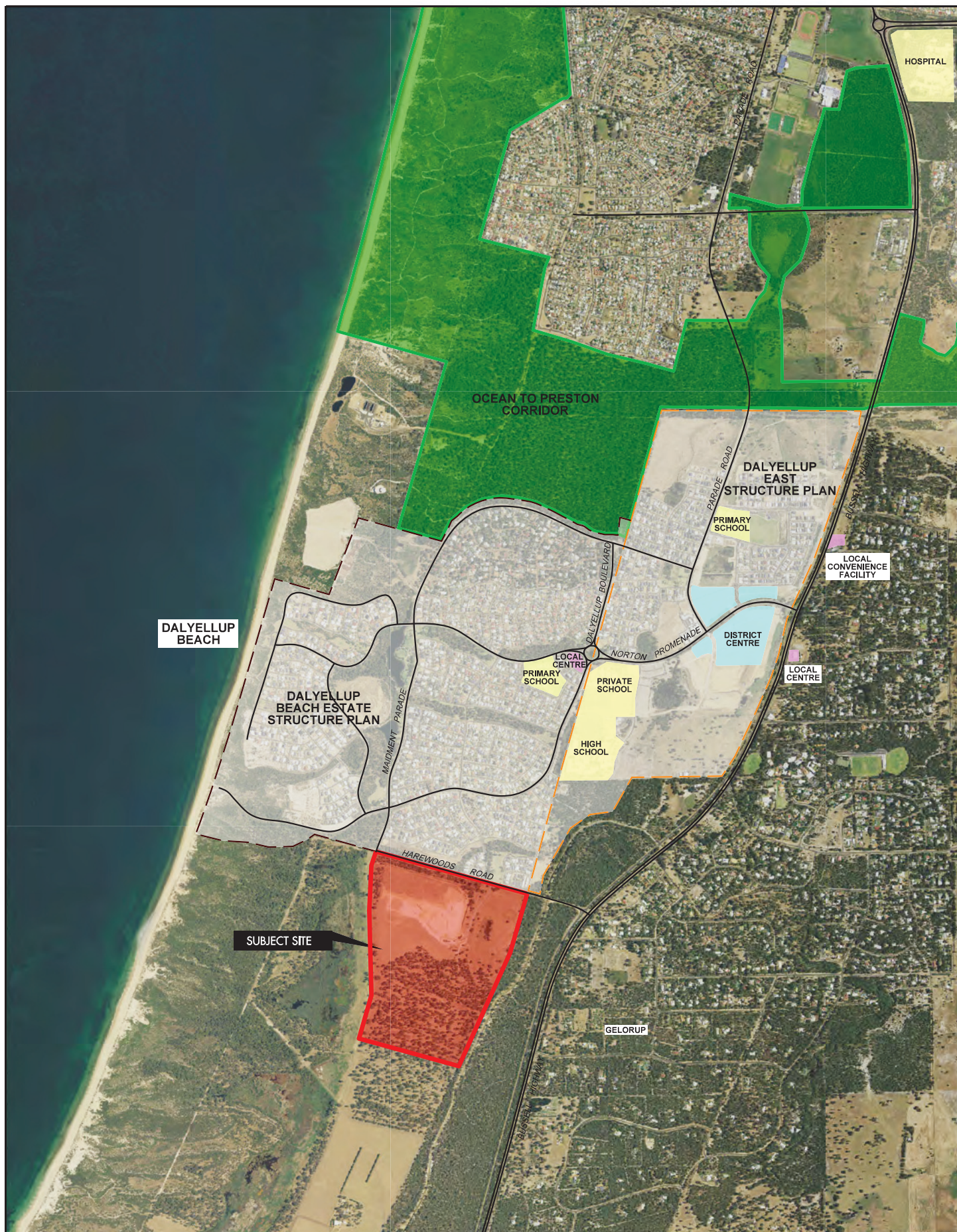
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Given its rapid growth over the last 15 years, the provision of district facilities to support the Dalyellup community has fallen behind. These facilities are now in the process of being planned and established including the provision of a large district centre in Dalyellup East and a public bus service to Bunbury. A number of smaller commercial nodes are located along Bussell Highway and there is a Local Centre within the Estate itself. In addition to commercial facilities, a number of educational facilities have also been established in the area including two secondary schools and three primary schools. The locality enjoys access to the coast and the Ocean to Preston Regional Park to the north. The Bunbury Regional Hospital is approximately 5km away (**Refer Plan 4**).

The Perth to Bunbury Forrest Highway was completed in September 2009 whereby travel time has now been reduced by a minimum of 30 minutes. The location of Dalyellup also allows its residents to commute to work in either Bunbury, Capel or Busselton or to one of the resource focused industries in the south west (e.g. Pemberton, Collie) further reinforcing Dalyellup's suitability to accommodate additional residential growth.

The Structure Plan proposes an additional state primary school site adjacent to Lot 1 Harewoods Road, which is owned by the Catholic Church and subject to further detailed structure planning. The proposed state primary school site lies directly adjacent to a combined area of public open space (approx. 3.95 ha) which with other identified areas of public open space in the Structure Plan Area, present good opportunities for active and passive recreation. The site is also adjacent to a resource enhancement category wetland area, reserved as "Regional Open Space" under the Greater Bunbury Region Scheme.



PLAN 4: LOCAL CONTEXT PLAN

Lot 1 Harewoods Road & Lots 2 - 5 Maiden Parade, DALYELLUP

CLIENT : CM PIACENTINI
 SCALE : 1:30,000
 DATE : 9 January 2017
 PLAN No : Local Context Plan.dgn
 REVISION : A
 PLANNER : SLB
 DRAWN : BL

LEGEND
 **SUBJECT SITE**

0 300 600 900 1200
 metres



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3 PLANNING FRAMEWORK

3.1 SHIRE OF CAPEL DISTRICT TOWN PLANNING SCHEME NO 7

The site is zoned 'Urban Development' by the Shire of Capel Town Planning Scheme No 7 (Refer Plan 5).

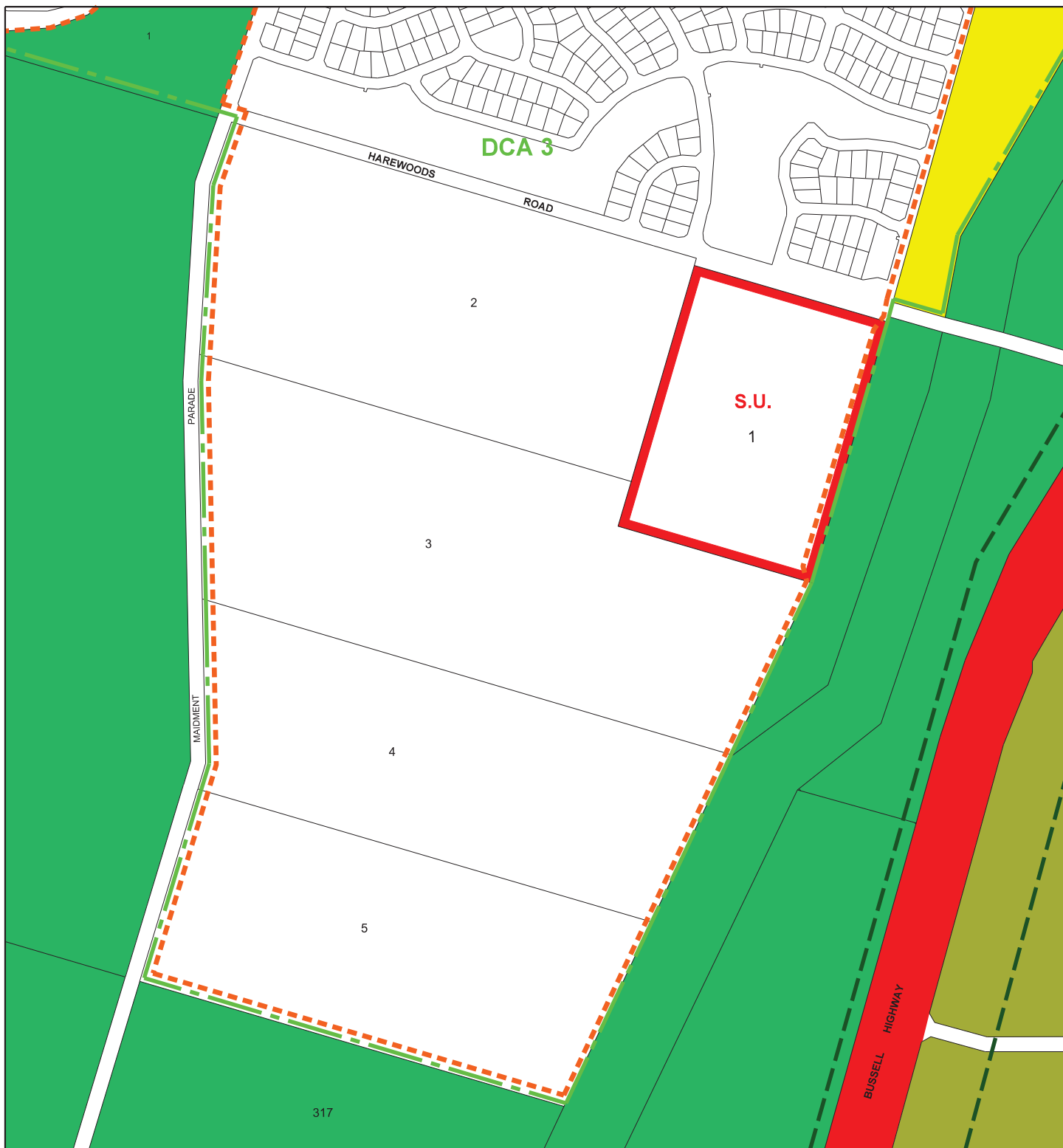
Clause 5.10 of the Scheme (outlined below) sets out the objectives and requirements of the 'Urban Development' zone.

Clause 5.10.1 Objective

The Urban Development Zone is an interim zoning for land. Council's objective is to provide for future urban development after comprehensive planning by means of preparation of an outline development plan. It is intended that land in this zone shall be progressively developed for residential purposes and for commercial, community and other use normally associated with residential estates. The zone is designed to be flexible in nature so as to overcome the inherent problems associated with detailed zoning of land prior to lot boundaries being established by subdivision.

Clause 5.10.2 Objectives for Urban Design in the Urban Development Zone

- a. To provide for the development of a functional and cohesive community consistent with the orderly and proper planning and in the interest of the amenity of the Urban Development Zone,*
- b. To provide an approximate mixture of lot sizes and dwelling types in order to promote a diverse community in an attractive built environment,*
- c. To establish the need for public open space provision and the form in which it should be provided, being active or passive, and giving due regard to the opportunity to incorporate remnant vegetation and other natural land form features,*
- d. To implement a clearly defined road hierarchy and pedestrian movement system which provides high levels of access to all areas within the Urban Development Zone and to provide good connectivity to surrounding localities,*
- e. To provide appropriate retail, service commercial, commercial and community facilities to service the needs of the residents of the Urban Development Zone with a view to integrating such facilities to maximise convenience,*
- f. To ensure that the build and natural environment of the Urban Development Zone is developed and managed in a sustainable manner to provide quality lifestyle opportunities for the residents; and*
- g. To have regard to the Urban Development Zone's relationship to sensitive landforms such as coastal dunes, rivers, wetlands etc.*



LEGEND

GREATER BUNBURY REGION SCHEME RESERVES

- REGIONAL OPEN SPACE
- PRIMARY REGIONAL ROADS

LOCAL SCHEME RERVES

- PUBLIC PURPOSE

ZONES

- SPECIAL RURAL
- RURAL
- S.U. SPECIAL USE
- URBAN DEVELOPMENT

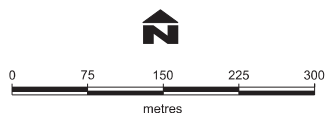
OTHER NOTATIONS

- HIGHWAY PROTECTION LINE
- DCA 3 DEVELOPMENT CONTRIBUTION AREA

PLAN 5: SHIRE OF CAPEL TOWN PLANNING SCHEME No.7

Lot 1 Harewoods Road &
Lots 2 - 5 Maidment Parade, DALYELLUP

CLIENT : CM PIACENTINI
SCALE : 1:7,500
DATE : 9 January 2017
PLAN No : COC TPS7.dgn
REVISION : A
PLANNER : SLB
DRAWN : BL



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Clause 5.10.3 Development Approval

No development shall be approved within the Urban Development Zone unless it is generally in accordance with an approved Outline Development Plan approved by the Council and the Western Australian Planning Commission.

The provisions of Clause 5.1 DEVELOPMENT OF LAND apply in the Urban Development Zone. Permitted uses of land are those uses nominated on the approved Outline Development Plan.

Clause 5.10.4 Subdivision

Prior to making recommendations to the Western Australian Planning Commission on subdivision applications the Council shall have approved an Outline Development Plan.

Clause 5.10.5 Outline Development Plan Requirements

An Outline Development Plan may comprise of a plan, diagram or report, or a combination of these, in such detail as determined by Council, to demonstrate that the land can be developed in a coordinated and orderly manner consistent with regional and district planning objectives. An Outline Development Plan may take the form of a Local Structure Plan, Subdivision Guide Plan, Land Use Plan; or Development Plan depending on the issues to be addressed in each case. Information supporting an Outline Development Plan may include the following:

- a. A statement or plan placing the Outline Development Plan in a wider context.**
- b. Existing Conditions:**
 - Cadastral and topographical information**
 - Existing land uses and development**
 - Vegetation and soil type**
 - Hydrological conditions of the land including depths to water tables, location of wetlands, watercourses, drainage lines and land which may be subject to inundation**
 - Utility services**
 - Any other identified development constraints**
 - Relationship of the Urban Development Zone to industrial or utility service buffer zones.**
 - Sites of Aboriginal and European heritage value**
- c. Proposed Development**
 - Movement systems including road layout, pedestrian networks and public transportation corridors**
 - Community facilities**
 - Commercial facilities**
 - Public open space**
 - Indicative subdivision layout and proposed residential densities**
 - Indicated finished topographical levels**
 - Environmental assessment**



- *Proposed fire protection measures*
- *Additional school facilities*

d. *Implementation Statement*

- *Staging of subdivision and development*
- *Commitments to the provision of community services*
- *Proposals for cost sharing*
- *Proposals for resolving any outstanding issues.*

e. *Such other information as the Council considers necessary.*

Clause 5.10.6 Advertising an Outline Development Plan

Prior to considering an Outline Development Plan the Council may require it to be advertised for a period generally between 21 and 42 days in accordance with any one or more of the following measures:

- a. As part of an Amendment to a Town Planning Scheme***
- b. Written notice to the owners or occupiers of land within an area determined by Council as likely to be affected by the plan***
- c. A sign or signs being displayed on or near the land***
- d. Referral of the plan to any government agency or community group that it considers may have an interest and/or***
- e. Any other means of notification deemed to be reasonably necessary by the Council.***

Where an Outline Development Plan has been advertised before the Gazettal of a scheme amendment in a manner which would have complied with the provisions of Clause 5.10.6 had those provisions been in operation at the time of the advertising, such advertising shall be deemed to satisfy the requirements hereof as if the Gazettal had occurred before the advertising.

Clause 5.10.7 Council Adoption of an Outline Development Plan

In considering a proposed Outline Development Plan the Council after advertising the plan and considering any submissions which are received shall:

- a. Reject the plan; or***
- b. Adopt the plan with or without modifications.***

Where the Council either rejects or requires the plan to be modified it shall state the reasons for doing so.



Clause 5.10.8 WAPC Adoption of an Outline Development Plan

An Outline Development Plan shall have no effect until such time it has been endorsed by the Western Australian Planning Commission. In submitting the Outline Development Plan for endorsement the Council shall include:

- a. A copy of the plan and any modifications**
- b. A copy of the explanatory report which accompanies the plan**
- c. A schedule of all submissions and responses received as a result of advertising the plan.**

This schedule shall include Council's resolution in respect of each submission.

Clause 5.10.9 Modification of an Outline Development Plan

An Outline Development Plan may be modified by the Council provided that:

- a. For a major modification the procedures contained in Clauses 5.10.6, 5.10.7 and 5.10.8 are complied with; or**
- b. For a minor modification the Council may approve such a modification without complying with the procedures contained in Clauses 5.10.6 and 5.10.7 but may refer the modification to the Western Australian Planning Commission and relevant government agencies for comment.**

Clause 5.10.10 Outline Development Plan Refinement

Council may require the preparation of further Outline Development Plans for any area notwithstanding that an Outline Development Plan may exist for that area. Such a plan may be a refinement of an existing plan and shall be read in conjunction with it. When a further Outline Development is required it shall be prepared and adopted in accordance with the provisions of Clauses 5.10.5 to 5.10.8 (inclusive).

Clause 5.10.11 Appeal

Where an applicant, having lodged an Outline Development Plan with Council or the Western Australian Planning Commission, is aggrieved by the Council or the Commission:

- a. Refusing to adopt the Outline Development Plan**
- b. Approving the Outline Development Plan subject to conditions, modifications or requirements unacceptable to the applicant; or**
- c. Failing to make a decision on the Outline Development Plan within 120 days of the date of submission, or such longer period agreed in writing between Council and the applicant, shall have a right of appeal under Part V of the Town Planning and Development Act 1928 for a period of 60 days from the date of being notified of the decision.**



Clause 5.10.12 Costs

Unless otherwise agreed to by Council, the proponent of development or subdivision within the Urban Development zone shall meet the cost of preparing, advertising or modifying an Outline Development Plan.

Clause 5.10.13 Development Precincts

Council may nominate areas of land within the Urban Development Zone as precincts that are identified by a boundary on the Scheme Map within which, in addition to any provisions that are more generally applicable to land in the zone, specific standards for the subdivision and development of the land within the particular Development Precinct shall apply. The standards applicable to individual Development Precincts are set out in Appendix 16 of the Scheme.

The site is included within a “Special Control Area”. Accordingly, the land is shown on the Scheme Map within ‘DCA 3’ (**Refer Plan 5**) and provisions contained within Appendix 17 of the Scheme text also apply. The schedule of provisions from the Scheme text in this regard is provided below:

Reference No.	DCP3
Area name	DCA3 – Dalyellup (applies to the land in the Dalyellup urban area)
Relationship to other planning instruments	Development Contribution Plan 3 generally conforms to the Shire’s Strategic Plan and the relevant structure plans.
Infrastructure and administrative items to be funded	
Methods of calculating contributions	
Period of operation	
Priority and timing	
Review process	

The above provisions specifically apply to all land in the Dalyellup urban area and that contributions by developing landowners within ‘DCA 3’ be itemised and administered by an approved Development Contribution Plan (DCP) that generally conforms with the Shire’s Strategic Plan and relevant structure plans.

As part of its ‘Urban Development’ zoning, the site is also included within a ‘Development Precinct’ as per Clause 5.10.13 of the Scheme whereby special provisions regarding subdivision and development of the land are contained within Appendix 16 of the Scheme text.

The provisions read as follows:

APPENDIX 16

DEVELOPMENT PRECINCTS – SPECIFIC PROVISIONS (CLAUSE 5.10.13)

DEVELOPMENT PRECINCT	SPECIFIC PROVISIONS
Development Precinct No.5 - Dalyellup South as depicted on the Map in Scheme	Subdivision 1 Subdivision shall be generally in accordance with the endorsed (or subsequently amended) Dalyellup South Local Structure Plan for the Precinct prepared in accordance with clauses 5.10.1 to 5.10.13 of the Scheme.



DEVELOPMENT PRECINCT	SPECIFIC PROVISIONS
Amendment No 51	2 The subdivider shall provide the Shire of Capel with construction and landscape design drawings for public streets, drainage basins and public open space for approval prior to such works being undertaken.
	3 The subdivider shall make arrangements, to the satisfaction of the Shire of Capel, to advise purchasers of lots that the Shire of Capel will impose a specified area rate within the Precinct for the purpose of assisting with the maintenance of Public Open Space and other infrastructure within the locality.
	4 The subdivider shall, prior to undertaking subdivision works, prepare a local mosquito management plan to the satisfaction of the Shire of Capel to address the control of mosquitos within Development Precinct 5 and the immediately adjoining wetland areas having regard to any District level mosquito management program run by the Shire. The local mosquito management plan may be required among other things to provide an equitable method of making a financial contribution to the funding of mosquito breeding control as a per lot contribution to be made at the time residential lots are created and establish a suitable information program for public education about the risk of mosquito borne diseases.
	5 The subdivider shall, at the time of creating new lots, contribute to a community facilities development fund such funds as are reasonably assessed by the Shire of Capel to be an equitable share of meeting the cost of implementing an adopted community infrastructure development plan.
	6 The subdivider shall prepare a Local Water Management Strategy consistent with the guidance provided by WAPC Planning Bulletin 92 prior to final adoption of a Local Structure Plan for the Precinct.
	7 The subdivider shall, prior to undertaking subdivision works, submit to the Shire of Capel for its approval an Urban Water Management Plan. The plan shall include but not be limited to a water balance and open space reticulation master plan to the satisfaction of the Shire of Capel and the Department of Water.
	8 The subdivider shall, prior to commencing the first stage of subdivision, provide a strategy, to the satisfaction of the Shire of Capel and Main Roads WA, to ensure that the district distributor and neighbourhood connector roads and associated intersections as shown on the local structure plan for the Precinct are upgraded or constructed in a timely manner at the subdividers cost. The strategy shall include the requirement to program and pay for the installation of traffic signals at the junction of Harewoods Road and Bussell Highway.
	9 The subdivider shall, prior to undertaking subdivision works, provide to the Shire of Capel a plan to its satisfaction showing the cross-section design and pavement treatments of roads to demonstrate that they are consistent with the need to cater for predicted traffic volumes and will provide a satisfactory level of safety and service.
	10 The subdivider shall, prior to undertaking subdivisional works,



DEVELOPMENT PRECINCT	SPECIFIC PROVISIONS
	submit to the Shire of Capel a dual use and pedestrian path plan which is connected to the existing network in the locality and which can be implemented in stages that provides a satisfactory level of service to the community. 11 The subdivider shall set aside land for public open space consistent with the intention to provide for active public open space and drainage functions in an endorsed structure plan or in a strategy endorsed by the Western Australian Planning Commission. Land required for drainage functions will be considered for credit as public open space in accordance with Western Australian Planning Commission policies and guidelines. 12 The subdivider shall make arrangements, to the satisfaction of the Shire of Capel, to advise purchasers of lots that some portions of public open space will be subject to occasional inundation as part of the functioning of the local stormwater drainage system and to advise them of action that should be taken to minimise the release of nutrients to the local environment from their premises. 13 The subdivider shall, at the time of creating new lots, ensure that finished ground levels within the subdivision are at a minimum of 0.5m above the predicted 100 year ARI level for the Five Mile Brook Diversion Drain adjacent to the Precinct. 14 The subdividing land owner shall provide utility services to the sites nominated for Community Purposes on an adopted structure plan for the Precinct prior to such site being transfer to the Shire of Capel. 15 The subdivider shall, prior to commencing subdivision works, provide a management plan for a 100m wide section of Regional Open Space to the satisfaction of the WAPC and the Shire of Capel and provide such rehabilitation and management infrastructure as are reasonably required to provide for a transition from the urban development to the core ecological habitat and linkage values in the reserves. This shall include but not be limited to the wetland west of and the wildlife corridor south of Development Precinct No 5. Development: 16 The Shire of Capel shall amend the adopted Dalyellup Community Facilities Development Plan for the Dalyellup locality to have regard to the potential population increase created by the subdivision of the Development Precinct No. 5 – Dalyellup South and shall make available details of estimated costs of implementing the plan. 17 Prior to the subdivision and development of the land identified as the Local Centre, an Outline Development Plan shall be prepared in accordance with the provisions of the Urban Development Zone and such plan shall include detailed urban design standards/guidelines for matters including, but not limited to, building design, height, bulk, siting and finishes, traffic and pedestrian movement and management, car parking, landscaping, street furniture, pavement treatments, control of advertisement signs, mixed residential-commercial development and the



DEVELOPMENT PRECINCT	SPECIFIC PROVISIONS
	intended staging and the requirement for retail modelling of development to the satisfaction of the Shire of Capel and the Western Australian Planning Commission.
	18 Upon adoption of the Development Plan for the Local Centre, any person undertaking the development of land within the centre shall comply with the use and development standards set out in the adopted Plan.
	19 Prior to development commencing on Lot 1 Harewoods Road for the purpose of Education, Church Purposes and Residential R40, an Outline Development Plan shall be prepared to identify development standards, the distribution of land uses, suitable provision of open space and design guidelines to ensure that the development of the site is integrated with adjoining land uses and into the urban design and community infrastructure of the locality.
	Implementation:
	20 The Shire of Capel may require the subdivider to enter into a Deed of Covenant to do such things and meet such costs as are reasonably required to ensure that the subdivision and development of the land within the Precinct takes place in a coordinated manner and all aspects of a structure plan for the Precinct are completed.
	21 Prior to final adoption of a Local Structure Plan for the Precinct the subdivider shall submit to the Shire of Capel a project management schedule setting out all of the plans, strategies and actions required by various agencies of government with particular attention to when they need to be delivered and approved relative to key steps in the land development assessment processes.

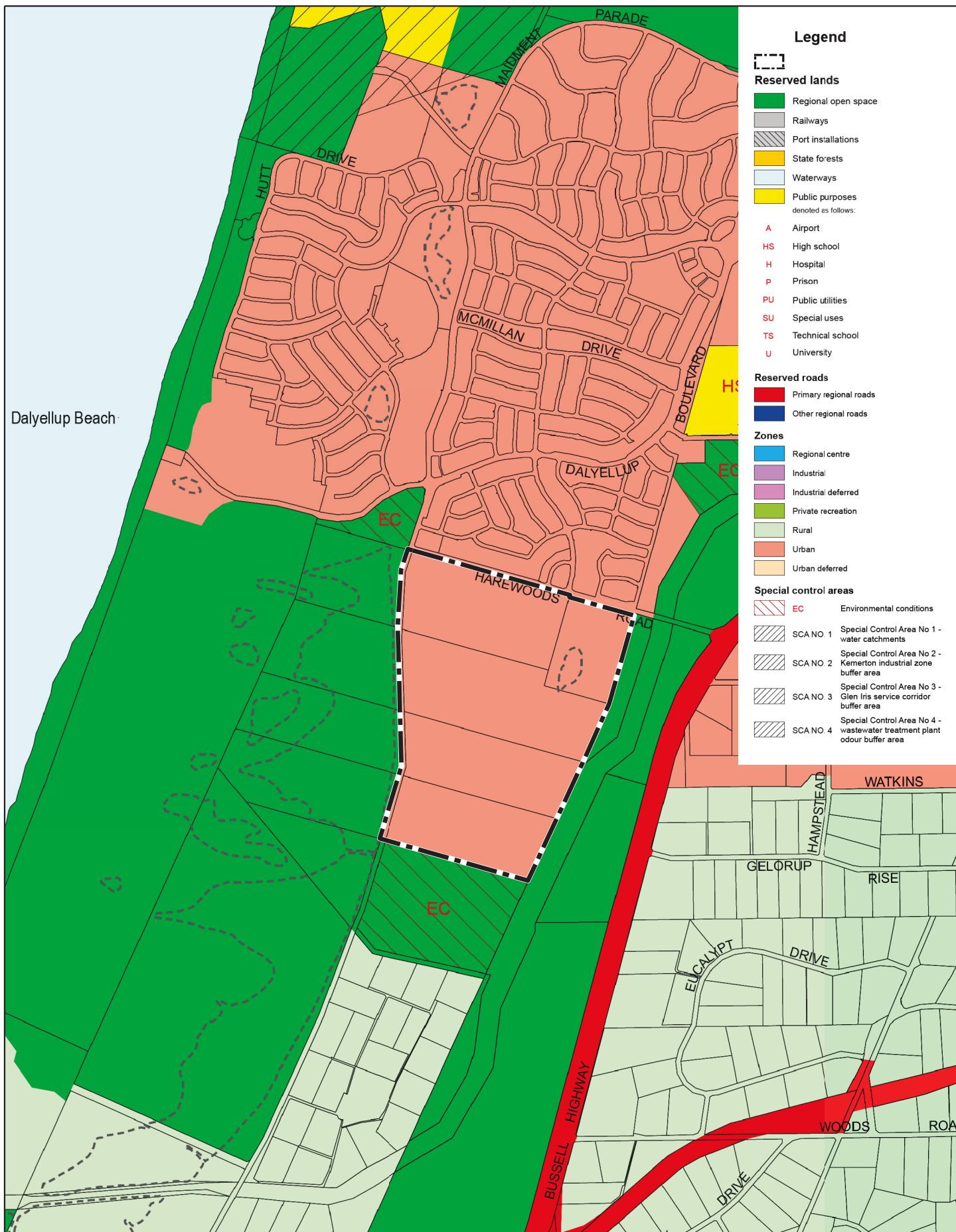
As outlined above the 'Urban Development' zone requires comprehensive structure planning prior to subdivision and/or development of the subject land and the endorsed Structure Plan satisfies these requirements.

The endorsed Structure Plan was prepared under the provisions of the Scheme and following public advertising and formal assessment, was endorsed by the WAPC on 23 November 2015. A copy of the endorsed Dalyellup Local Structure Plan is attached at Appendix 1 of this report.

3.2 GREATER BUNBURY REGION SCHEME

As a key objective of the State Planning Strategy and in recognition of the substantial population growth in the Greater Bunbury Region, the WAPC determined in 1996 that a region scheme should be prepared. The Greater Bunbury Region Scheme (GBRS) covers the City of Bunbury and the Shires of Harvey, Dardanup and Capel and has been prepared under the provisions of the Planning and Development Act 2005 to provide the statutory basis for implementing preceding non statutory region plans, provide the legislative mechanism to secure land for regional purposes and ensure orderly and proper planning including the timely provision of regional infrastructure.

The Draft GBRS was initially advertised in 2000 and the final version became operative in November 2007 following further public consultation and review by the Department for Planning and Infrastructure.



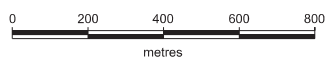
PLAN 6: GREATER BUNBURY REGION SCHEME

Lot 1 Harewoods Road & Lots 2 - 5 Maidment Parade, DALYELLUP

CLIENT : CM PIACENTINI
 SCALE : 1:20,000
 DATE : 9 January 2017
 PLAN No : GBRS.dgn
 REVISION : A
 PLANNER : SLB
 DRAWN : BL

LEGEND

--- SUBJECT SITE



A 191A Naturaliste Terrace Dunsborough WA 6281
 P (08) 9750 5925

E admin@lbplanning.com.au
 W www.lbplanning.com.au



The site was originally identified by the GBRS as 'Urban Deferred' although due to its recent zoning change to "Urban Development" under the Scheme and subsequent endorsement of the Structure Plan, its urban deferred status has now been lifted and the site is identified by the GBRS as 'Urban' (**Refer Plan 6**).

3.3 STRATEGIC FRAMEWORK & STATE PLANNING POLICY

3.3.1 The Bunbury Region Plan (Western Australian Planning Commission, 1987)

The Bunbury Region Plan was endorsed in 1987 by the State Cabinet to guide the expansion and development of the greater Bunbury region to 2001 and beyond. The subject site was identified in this plan as forming part of Regional Policy Area 17 (b) in an area identified for future urban growth with a focus on residential development with provision for district level open space and drainage. The already established and expanding areas of Dalyellup Beach Estate and Dalyellup East to the north of the subject site also form part of the this policy area and are predominantly residential estates with an appropriate distribution of open space. The development of Dalyellup South will result in the completion of this precinct as it was envisaged by the Bunbury Region Plan.

3.3.2 Usher, Gelorup and Dalyellup District Structure Plan (Department for Planning and Urban Development, 1992)

The Usher, Gelorup and Dalyellup District Structure Plan (UGD DSP) was prepared to guide the preparation of local structure plans in the coastal area south of Bunbury.

The land contained in the Dalyellup South Structure Plan Area is identified as 'Urban Development' reflecting the proposed predominant use of the site. A high school site is also identified in the north east corner of the Structure Plan reflecting education use identified within the specified 'Detailed Structure Plan Area'.

The UGD DSP is based on the concept of establishing a series of urban villages with a central village focus of elements such as local shopping, primary school, medium density housing or public open space that will contribute to establishing a greater sense of community with clearly defined neighbourhoods. A series of walkable catchments surrounding local centres and other areas of community focus (schools and open space) have been created as part of the Dalyellup South LSP which reflects the intent of the broader DSP.

3.3.3 Greater Bunbury Structure Plan Bunbury Wellington Region Plan (State Government Western Australia, 1995)

The Bunbury Wellington Region plan (BWRP) was prepared as a precursor to the preparation of the Greater Bunbury Region Scheme as a non-statutory document to guide the development of the Bunbury Wellington Region. The Structure Plan built on the broad framework established by the Bunbury Region Plan (1987) and local district structure plans while reflecting the expectations and desires of the community, the State and the Local Government affected by the plan.

Dalyellup South forms part of Planning Unit BU 6 that incorporates the areas of Usher, Gelorup and Dalyellup. The Planning Units outlines the relevant issues, opportunities and constraints and establishes a broad set of planning policies and guidelines. Guided by the earlier approved Usher, Gelorup and Dalyellup District Structure Plan (UGD DSP) the BWRP recommends that development



proceed in accordance with the UGD DSP. The BWRP also acknowledges the significant deposits of mineral sands that exist in the area which are suitable for mining.

3.3.4 State Planning Strategy (Western Australian Planning Commission, 1997)

The State Planning Strategy (1997) was prepared by the Western Australian Planning Commission (WAPC) as a whole of Government approach to guide sustainable land use planning throughout the State up until 2029. The Strategy is aimed at developing a land use planning system to help the State achieve a number of key goals. These include generating wealth, conserving and enhancing the environment and building vibrant and safe communities for the enjoyment of this and subsequent generations of Western Australians. The Strategy was last audited in 2000-2001.

The Strategy identifies the need to have regional planning schemes for both the Peel and Bunbury regions as part of the Growth Management Strategies for the South West of the state. This need is realised through the finalisation of the Greater Bunbury Region Scheme.

3.3.5 Statement of Planning Policy (Western Australian Planning Commission)

Development of land must generally be consistent with any relevant Statements of Planning Policy (SPP) that were in force under the Town Planning and Development Act or have been prepared and adopted under Section 26 of the Planning and Development Act 2005. The WAPC and local governments must have due regard to the provisions of SPPs when preparing or amending regional and district planning schemes and when making decisions on planning matters. Details of the SPPs relevant to Dalyellup South are outlined below.

SPP No 1 State Planning Framework (Variation 2: 2006)

The State Planning Framework unites existing State and regional policies, strategies and statements with a central framework to provide a context for decision making on land use planning and development matters in Western Australia.

SPP No 3 Urban Growth and Settlement (2006)

The overall intent of the Urban Growth and Settlement SPP is to facilitate a sustainable pattern of urban growth and settlement. A key element in achieving this is the promotion of a sustainable and liveable neighbourhood form which reduces energy; water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community. All of these factors have been considered and are upheld by the Structure Plan in the context of its vision for Dalyellup South.

The SPP recognises the need for orderly and proper planning of urban growth and settlement which needs to be facilitated by a hierarchy of structure plans. The broader Dalyellup area is guided by a number of regional and district plans that provide the district framework under which Dalyellup South will be developed.

3.3.6 State Sustainability Strategy (Government of Western Australia, 2003)

The State Sustainability Strategy provides an overarching framework for the State Government to respond to the sustainability agenda. The Strategy identifies the following six board goals and forty two strategy areas intended to fulfil these goals and guide Government action towards achieving its vision for a sustainable Western Australia:



- Sustainability and governance
- Contribution to global sustainability
- Sustainable natural resource management
- Sustainability and settlements
- Sustainability and community
- Sustainability and business

The policy objectives of the State Sustainability Strategy are incorporated into the planning system through State and Local Government policy and formally applied through planning decisions. The role of sustainability - economic, environmental and social - is fundamental to the planning of Dalyellup South and is implicitly embodied in the content of this Structure Plan.

3.3.7 Liveable Neighbourhoods (Western Australian Planning Commission, 2009)

Liveable Neighbourhoods (LN) was prepared by the WAPC to implement the objectives of the State Planning Strategy and is a compulsory design code and an operational policy of the WAPC which guides the design and assessment of structure plans (regional, district and local), subdivision and development for new urban areas. Its aims include promoting the design of walkable neighbourhoods; places that offer community and a sense of place; mixed uses and active streets; accessible and sustainable parks; energy efficient design; and a variety of lot sizes and housing types.

The key initiatives of LN are covered under eight design elements, which are addressed by an LN compliance checklist contained in the original endorsed Structure Plan Report.

The implementation of applicable elements and the fulfilment of the overall principles of LN will be fundamental to ensuring that development of Dalyellup South and the wider urban region occurs in an appropriate and sustainable manner. Application of the LN principles is therefore relevant to all levels of planning for Dalyellup South, from structure planning through to detailed lot and building design.

The Structure Plan changes proposed by this amendment are consistent with LN principles with particular reference to providing a variety of lot sizes and streetscape design.

3.3.8 Greater Bunbury Strategy (Western Australian Planning Commission, 2013)

The Greater Bunbury Strategy 2013 is a strategic plan to manage the growth of Greater Bunbury over the medium to long term planning horizon. It provides for the population of Greater Bunbury to grow from 83,598 people (2011 Census) to at least 150,000 people through urban infill, and some additional greenfields urban expansion areas. This is anticipated to cater for growth beyond the year 2050.

The Strategy supersedes the portion of the Bunbury Wellington Region Plan that relates to land use within the Shires of Harvey, Capel and Dardanup and the City of Bunbury. The Strategy will also form part of Statement of Planning Policy No. 1: State Planning Framework and its outcomes will be



implemented through relevant statutory documents, being the Greater Bunbury Region Scheme, Local Planning Strategies and Schemes.

The Strategy incorporates the *Greater Bunbury Structure Plan 2013* which identifies land ahead of the rezoning process to enable future development to occur in a logical manner and in response to future growth trends.

In respect of the site, the Greater Bunbury Structure Plan identifies the area as ‘urban deferred’ which reflects that shown by the GBRS at the time. As mentioned previously the GBRS now identifies the site as “Urban”.

3.4 EXISTING DALYELLUP LOCAL STRUCTURE PLANS

A number of existing Local Structure Plans have been prepared and endorsed over northern portions of the Dalyellup locality to guide subdivision and development. These include;

- **Dalyellup East Local Structure Plan:** includes over 2300 residential lots, a District Centre, Primary/Secondary Schools and large areas of active public open space; and
- **Dalyellup Beach Local Structure Plan:** which includes over 2000 residential lots, a local centre, primary school and a tourist precinct adjacent to the coastal foreshore reserve.

Endorsement of the Dalyellup South Local Structure Plan in 2015 completed the local structure planning necessary to facilitate development of the Dalyellup urban area. Together the three Structure Plans provide a broad range of local and district open space, secondary and primary schools, district and local commercial and community facilities, residential land and a district road and pedestrian network.



4 ENVIRONMENT, HERITAGE & BUSHFIRE

4.1 ENVIRONMENTAL ASSESSMENT

To inform and guide preparation of the endorsed Structure Plan a detailed Environmental Summary Report to review the physical features of the land and identify any environmental issues which may impact on the future development (including wetland assessment) was prepared.

A Local Water Management Strategy (LWMS) was also prepared to identify and address relevant regulatory requirements and design criteria for water harvesting/use, stormwater management, flood protection, wetlands and groundwater management. The LWMS was approved by the Department of Water (DoW) as part of the structure plan assessment process.

Complete copies of these reports are contained within Part Three of the endorsed Structure Plan Report.

4.2 ABORIGINAL HERITAGE

A search of the Aboriginal Heritage Inquiry System over the site and within an approximate 5km radius around the site has been undertaken. No sites are identified on the subject land although five sites were identified within a 5km radius of the site on the Aboriginal Heritage Sites Register.

These are summarised as follows:

Site ID	Site Name	Site Type	Status	Proximity to LSP area
5147	Grindstone Site	Artefacts / Scatter	Stored Data	~4km to the south east of site
5714	Stirling Beach Minninup	Skeletal Material / Burial	Interim Register	On coast ~ 2km west of site
5813	Capel Bussell Highway	Artefacts / Scatter	Permanent Register	Adjacent to the eastern boundary of the site
20061	Capel River	Mythological / Historical	Permanent Register	~5km to the south of the site
22161	Capel /01 Northern Creek	Mythological	Permanent Register	~2.5km to the south east of the site

4.3 BUSHFIRE HAZARD

As part of the original Structure Plan a Bushfire Management Plan (BMP) to support and inform structure planning of the site was prepared and subsequently approved by the Department of Fire and Emergency Services (DFES). A copy of the approved BMP is contained within Part Three of the endorsed Local Structure Plan Report.



In summary, it was found that the site does not exhibit physical features, weather conditions or historical incidence of bushfire that suggest it is subject to an unacceptable level of bushfire impact or bushfire related risk and all residual bushfire related risk levels affecting the site are identified as low.

The approved BMP confirmed the proposed Structure Plan at the time complied with all 'Elements' and satisfied the relevant 'Performance Principles' detailed in the draft *"SPP3.7 - Planning in Bushfire Prone Areas"*.

Following endorsement of the Structure Plan, SPP 3.7 was formally implemented by the WAPC and accordingly, due to the proposed amendment to the Structure Plan, an updated version of the BMP has been prepared to support the proposal and ensure its compliance in respect of bushfire management.

The assessment concludes all development can be achieved within the acceptable BAL ratings and appropriate bushfire risk management measures can be implemented and enforced in order to facilitate the protection of people, property and infrastructure.

A copy of the updated BMP is contained within this report as Appendix 2.



5 PROPOSED STRUCTURE PLAN AMENDMENT

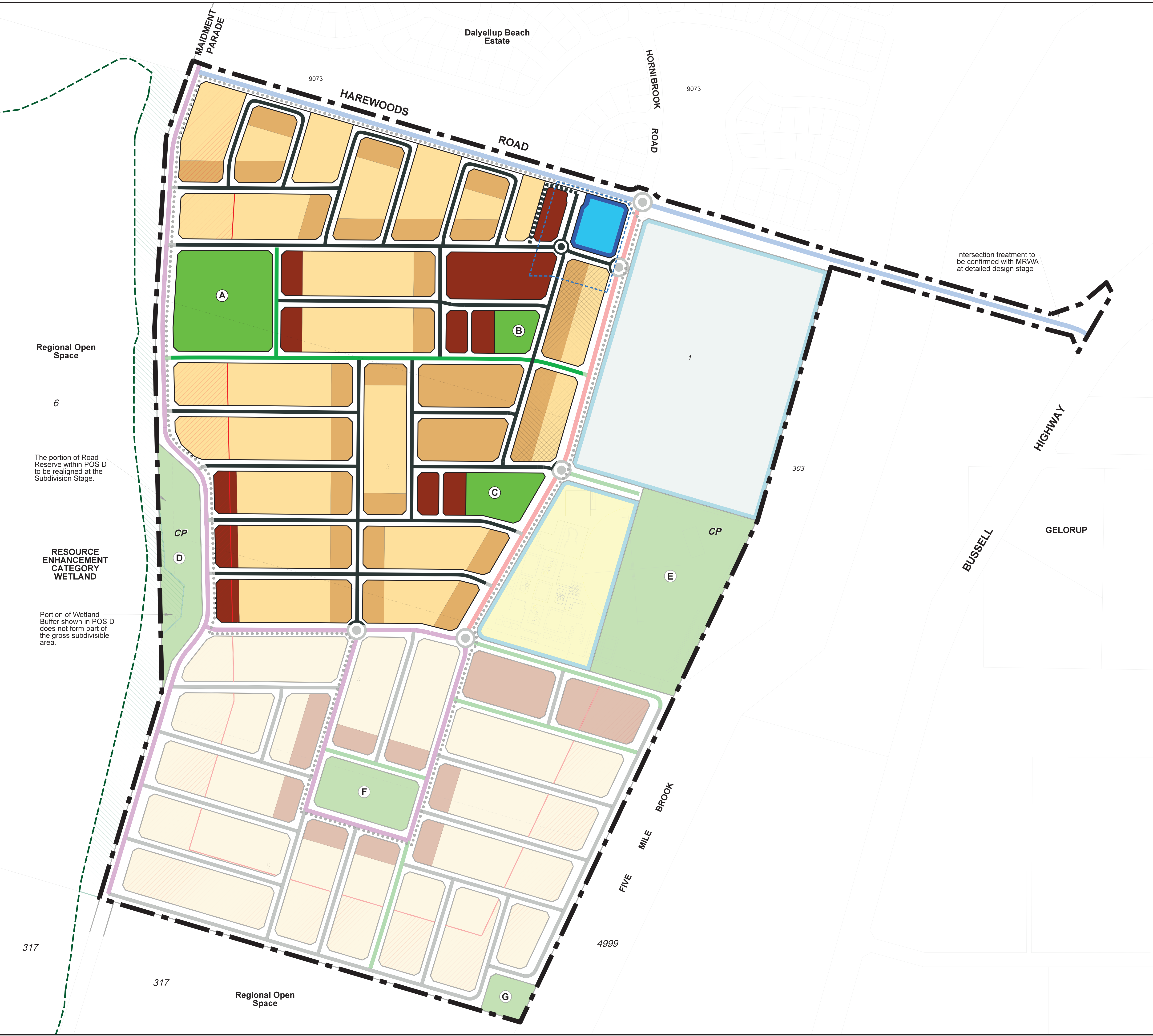
5.1 THE PROPOSAL

The proposed amendments to the Structure Plan only relate to the northern portion of the Structure Plan Area (**Refer Plan 7**).

Each of the proposed changes are described below:

1. Modify the internal road layout adjacent to the Harewoods Road interface by introducing a design that directs traffic movement to and from the local centre via a more appropriate route and minimising use of local access streets by non-local traffic.
2. Reconfigure residential development cells in conjunction with modified road layout to provide a better urban design outcome between residential land and the Harewoods Road interface.
3. Change density code to the residential cell directly west of the Local Centre from R20 to R40 and introduce rear laneway access for local traffic. It is envisaged this change will improve the streetscape between adjacent residential development and the Local Centre.
4. Widen the road reserve that on the western side of the local centre from 16m to 20m in order to accommodate increased traffic movement, on-street parking and better streetscape amenity.
5. Introduce an additional roundabout at the south western intersection near the Local Centre to address increased traffic movement.
6. Change density code from R20 to R30 for corner lots in selected residential development cells. This change responds to Land Use Implementation Note 10 on the Structure Plan which allows corner lots having an area greater than 600m² to be developed to R30 density coding standards, subject to prior subdivision approval.
7. Reduce depth of R40 areas directly opposite POS Areas A & C to enable more appropriate rear loaded residential development outcomes.
8. Minor reconfiguration to POS Area C in order to improve intersection alignment in the south west corner. Proposed reconfiguration results in a minor increase to the POS area by approximately 110m².
9. Include additional notation on the Structure Plan Map, near the intersection of Maidment Parade and Harewoods Road, to read as follows: ***“A roundabout is to be investigated for the intersection treatment of Harewoods Road and Maidment Parade”***;
10. Change reference to the word ‘Structure Plan’ in Land Use Implementation Note 2 (Addendum 1) and replace with the word ‘Scheme’ and;
11. Delete Land Use Implementation Note 11 from Addendum 1 and reformat numbering accordingly.

None of the above changes to the Structure Plan necessitate any modification to current servicing or preliminary drainage design recognised by the endorsed Structure Plan. Accordingly, no further updates to the Servicing or LWMS reports is required for the purpose of this amendment. Furthermore, the proposed changes align with all other provisions of the endorsed Structure Plan, including its design philosophy and in particular urban design principles.



LEGEND

STRUCTURE PLAN BOUNDARY

LOCAL CENTRE (including sales office & parking)

POS & DRAINAGE

EDUCATIONAL ESTABLISHMENT

DETAILED STRUCTURE PLAN AREA

LOCAL CENTRE LDP AREA

DISPLAY HOME VILLAGE (including sales office)

CP

COMMUNITY PURPOSES SITE

R20 RESIDENTIAL

R30 RESIDENTIAL

R40 RESIDENTIAL

RESOURCE ENHANCEMENT CATEGORY WETLAND BOUNDARY

APPROVED WETLAND BUFFER

BUSHFIRE PRONE AREA

PROPOSED BUS ROUTE

INTEGRATOR ARTERIAL B

NEIGHBOURHOOD CONNECTOR A

NEIGHBOURHOOD CONNECTOR B

ACCESS STREET B

ACCESS STREET C

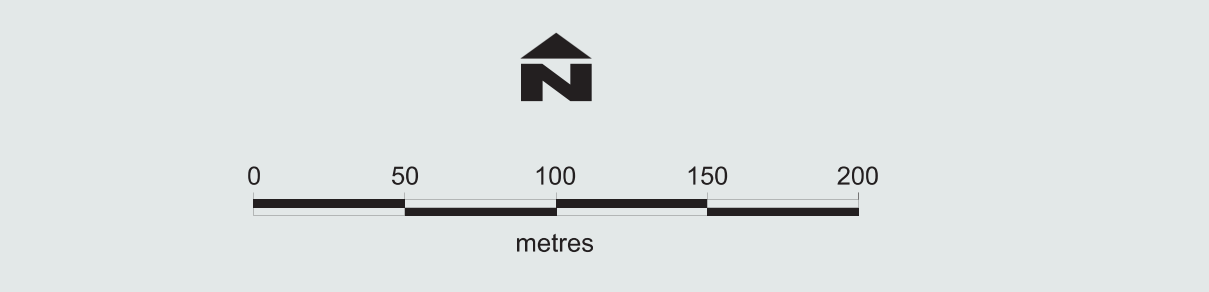
LANEWAY

PROPOSED ROUNDABOUT TREATMENT

LAND USE AND IMPLEMENTATION NOTES FORM PART OF THIS PLAN AND ARE SET OUT IN ADDENDUM No.1

CLIENT : **CM PIACENTINI**
SCALE : 1:2,500@A1 / 1:5,000@A3
DATE : 9 January 2017
PLAN No : *DalyellupSouthLSP_V1.0_20170109 RVSD AREA.dgn*
REVISION : A
PLANNER : SLB
DRAWN : BL

NOTES
Base data supplied by MNG
Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
The concepts presented in this plan are based on the original design prepared by RPS dated 14/02/11.



PLAN 7

MODIFIED AREA - DALYELLUP SOUTH LOCAL STRUCTURE PLAN

Lot 1 Harewoods Road & Lots 2 - 5 Maidment Parade, DALYELLUP



In this regard the endorsed Structure Plan was designed with consideration to various planning principles and the objectives of Liveable Neighbourhoods. It seeks to achieve a vision whereby the ultimate urban form of the site is able to provide a functional and sustainable residential component to the existing Dalyellup locality.

The design philosophy also considers other important urban design principles such as:

- It provides an interconnected network of streets allowing for variety of lot sizes and dwelling types;
- Provides a permeable and fluid road network linking into the existing neighbourhood connector system with emphasis on strong pedestrian linkage between the Regional Open Space, POS, and the proposed High School and Primary Schools;
- Facilitates connectivity throughout the site to regional open space, the coast and major distributors;
- Increases the focus on the natural landscape attributes of the area and its relationship with future residential development including visual streetscape amenity; and
- Provides POS areas suitable for both passive and active recreational pursuits.

Each of the above principles are maintained and upheld by the proposed amended Structure Plan.

In summary the proposed amendment to the Structure Plan provides an opportunity to improve the residential interface and traffic movement in the area adjacent to the Harewoods Road. It also provides a better urban design response to the Local Centre and its surrounding streetscape and efficient use of selected residential cells (namely corner lots) in a more appropriate manner by increasing the density, consistent with allowances already provided by the planning framework and intent of the Structure Plan.

5.2 TRAFFIC MOVEMENT

During preparation of the endorsed Structure Plan a detailed Transport Assessment was carried out by Shawmac, a copy of which is contained in the Appendices Section of the endorsed Structure Plan Report.

The assessment addressed the street network by reviewing the following,

- The capacity of the local road network to accommodate the additional traffic generated by the proposal;
- The extent to which the additional traffic generated can be safely managed on the adjacent current and future road network;
- The provision of safe access to the proposed subdivision from the adjacent road network;
- The provision of safe access to the proposed school especially student pick up location and road crossings; and
- The safety and efficiency of the site's internal road network and in particular the extent that the site is able to safely and efficiently accommodate alternative and sustainable transport modes including public transport routes, pedestrians and cyclists.



It concluded that the proposed street network will provide an acceptable range of choices for travel and ensure that traffic volumes on individual streets can be kept below threshold levels to ensure the amenity of the area is preserved and safe movement options exist for pedestrians, cyclists and local traffic.

In response to the proposed changes to the internal road layout as part of this amendment, further review by Shawmac has been undertaken and a copy of the updated traffic assessment report is contained within this report as Appendix 2.

In summary the review considered the street network, road reserve widths, intersection treatment and pedestrian movement. It concluded the proposed amendment to the Structure Plan will not undermine previous traffic design elements and in fact provide a better response to local traffic movement along the Harewoods Road interface and surrounding the Local Centre.

Analysis also reaffirmed that the district distributor (Harewoods Road) is likely to be the major traffic carrying route adjacent to the development, in part due to traffic generated by the subdivision and in part by traffic generated from Dalyellup to the north. In respect to its required road width it is noted that while Liveable Neighbourhoods recommends a dual carriageway with 2 X 7.5 metre wide lanes and on street parking for Harewoods Road, given that predicted traffic flows west of the Hornibrook road Intersection (main entry point to the Structure Plan Area) are within the capacity of a two lane road and direct access is not provided along this section of road, a dual carriageway is not considered warranted.

All of the other streets are predicted to carry relatively low traffic volumes generally less than 3,000 vehicles per day, with most predicted to carry less than 1000 vehicles per day.

The proposed road network is permeable and the design of the streets will reinforce distribution of traffic onto the higher hierarchy roads.

It is concluded that the proposed street network will provide an acceptable range of choices for travel and ensure that traffic volumes on individual streets can be kept below threshold levels to ensure the amenity of the area is preserved and safe movement options exist for pedestrians, cyclists and local traffic.

5.3 RESIDENTIAL LAND USES

The proposed land uses for the Structure Plan Area remain predominately “Residential” consistent with the R20 Residential Density Code. Higher density housing (i.e. R30/R40) is also identified within strategic locations near public open space, the local centre, public transport corridors and future school sites.

It is estimated the designated residential land within the Structure Plan Area will produce a yield of approximately 1116 residential lots which is minor reduction (i.e. 8 lots) from the previous estimate which was 1124 residential lots (**Refer Plan 8**).



LEGEND

STRUCTURE PLAN BOUNDARY

LOCAL CENTRE (including sales office & parking)

POS & DRAINAGE

EDUCATIONAL ESTABLISHMENT

DETAILED STRUCTURE PLAN AREA

DISPLAY HOME VILLAGE (including sales office)

R20 RESIDENTIAL

R30 RESIDENTIAL

R40 RESIDENTIAL

INDICATIVE LOT YIELD SCHEDULE

R40 LOTS	(260* LOTS)	- 6.05ha
R30 LOTS	(213* LOTS)	- 6.85ha
R20 LOTS	(643* LOTS)	- 29.76ha
TOTAL	-	1116 Lots

* calculated via individual cells

- NOTE:
- Approximate calculations are based on areas of individual cells and the average area for each density code in accordance with Table 1 of the Residential Design Codes of WA

• Lot Yield calculations are approximate only and subject to detailed subdivision design

• The total Lot Yield calculation does not include developable land area contained within the Local Centre or Detailed Structure Plan Area

CLIENT : CM PIACENTINI

SCALE : 1:2,500@A1 / 1:5,000@A3

DATE : 19 January 2017

PLAN No : DalyellupSouth SP Yield Plan9.dgn

REVISION : A

PLANNER : SLB

DRAWN : BL

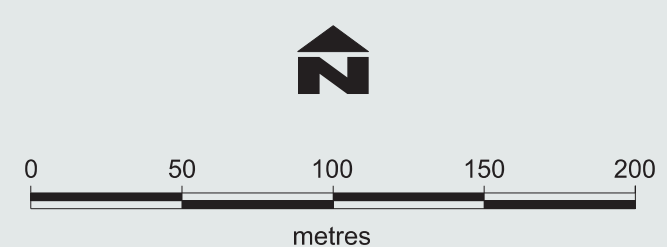
NOTES

Base data supplied by MNG

Areas and dimensions shown are subject to final survey calculations.

All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

The concepts presented in this plan are based on the original design prepared by RPS dated 14/02/11.



PLAN 8

INDICATIVE LOT YIELD PLAN

Lot 1 Harewoods Road & Lots 2 - 5

Maidment Parade, DALYELLUP



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5.4 LANDSCAPE AND PUBLIC OPEN SPACE

While the proposed amendment to the Structure Plan introduces some variation to the distribution of residential density over the Structure Plan Area it does not materially impact the current provisions of Public Open Space or identified drainage areas, as provided by the endorsed Structure Plan. As mentioned previously, a minor increase to the size of POS Area C is proposed (approximately 110m²) however this change will not impact on either its location or function. Accordingly, the total area of public open space provided (excluding drainage) is approximately 7.61ha, which equates to approximately 10.15% of the gross subdivisible area. The endorsed Structure Plan provides 10.14% therefore the increase is minimal.

In light of the above and in accordance with the Liveable Neighbourhood Guidelines an updated Land Use and POS Summary is provided below:

Structure Plan Area		89.04ha	
Estimated Lot Yield	R Code	No Lots	
	R20	651	
	R30	201	
	R40	260	
Total		1116 lots	
Population (based on 2.5 persons per lot)		2790 people	
Deductions			
Local Centre		0.50 ha	
Primary School		3.50 ha	
Detailed Structure Plan Area (Lot 1)		9.88 ha	
Portion of Wetland Buffer		0.25 ha	
Total Deductions		14.13 ha	
Gross Subdivisible Area		74.91 ha	
Public Open Space / Drainage Requirements			
	Drainage (Ha)*	POS (Ha)	TOTAL (Ha)
A	0.1613	1.7787	1.9400
B	0.1872	0.1701	0.3573
C	0.1929	0.4213	0.6142
D	0.2729 #	0.9971	1.2700
E	0.8283	3.1220	3.9503
F	0.1462	0.8560	1.0022
G	0.0700 #	0.2652	0.3352
TOTAL	1.8588	7.6104	9.4564
Total Public Open Space & Drainage			9.4692 ha
10% Public Open Space Requirement			7.4910 ha
Total Public Open Space Provided (excluding drainage)			7.6104 ha
% of Public Open Space Provided (excluding drainage)			10.15%
*Credit for drainage areas in POS assumes a 100% credit for 1:100 year and 1:10 year drainage requirements. # Calculation includes proposed drainage swale areas contained within POS. Note: The above calculations are approximate only and subject to detailed subdivision design and survey. Calculations do not include developable land area with the Local Centre or Lot 1 Detailed Structure Plan Area.			



6 INFRASTRUCTURE SERVICES

A detailed servicing and engineering report was prepared by Wood and Grieve Engineers as part of the initial endorsed Structure Plan process and a copy of the report is contained in Part Three of the original Local Structure Plan Report.

While the proposed amendments to the Structure Plan do not affect or require any further change or review to the existing servicing report key aspects of its findings are provided below:

6.1 STORMWATER MANAGEMENT

Currently, no stormwater infrastructure is located within or services the site. Due to highly pervious sands on the subject site the majority of rainfall infiltrates. During extreme rainfall events any surface run off from the subject site enters the existing wetland or Five Mile Brook Diversion Drain as overland sheet and channel flow.

Stormwater infiltration and detention basins are proposed within the Public Open Space areas to detain and treat stormwater run-off from the road reserves. Preliminary sizing information is provided within the Wood and Grieve report which informs and is consistent with the Local Water Management Strategy.

In summary, the design intends to capture stormwater run-off for the 1year ARI events with soakwells to optimise at source infiltration and reduce downstream discharge in minor access streets. The Structure Plan includes areas of Public Open Space and road network which accommodates all the standard stormwater run-off requirements.

6.2 WATER SUPPLY

There is an existing 200mm diameter water main located to the north of the site at the corner of Citrine Street and Maidment Parade which is proposed to be utilised to service the future development of Dalyellup South.

Wood & Grieve has undertaken preliminary layout and sizing design based on the above connection point and the proposed Structure Plan layout (refer Part Three).

It should be noted that the subject site is under Aqwest water reticulation licensing area, and the proposed connection point is within Water Corporation servicing licence. Consequently negotiations between Aqwest and the Water Corporation to formalise a servicing agreement will need to be undertaken at the subdivision stage. It is envisaged that similar arrangements, already in place for Dalyellup East, will be established.

6.3 EFFLUENT DISPOSAL

The site is not currently serviced by reticulated sewer however is located within a planned Water Corporation sewerage catchment area.

Wood & Grieve has undertaken an investigation of sewerage reticulation requirements and subsequently the site has been divided into three basic Catchments and calculations are contained in the provided servicing report.

In summary it is found that the subject site is capable of being serviced with sewer reticulation, subject to detailed design and Water Corporation approval.



6.4 POWER

A review of the Western Power Distribution Facilities Information System (DFIS) indicates that there are 2 x 3 phase 185HV working end cables at the following locations:

- The corner of Maidment Parade (Minninup Road) and Harewoods Road; and
- The corner of Harewoods Road and Sherwood Road, adjacent to Lot 1.

Assuming that sufficient capacity is available from the above feeders conduits would be extended into the subject site and switchgears/transformers installed to accommodate 5MVA of load. Due to the size of the total load (5MVA) it would be anticipated that an additional HV feeder will have to be run into the subdivision after approximately 2MVA load is realised.

6.5 TELECOMMUNICATIONS

Telstra has advised that they have extensive network in this area, and whilst the capacity of said network cannot accommodate this development, Telstra may be able to provide / upgrade subject to NBN confirming they cannot provide services.

The choice of supplier will be discussed early in the subdivision design phase.

6.6 NATURAL GAS RETICULATION

Atcogas have advised that existing infrastructure is present in Harewoods Road and that servicing of this development is possible.

In addition, Atcogas have suggested that development staging is initiated from the Harewoods Road end of the development to reduce capital costs to the development.

6.7 URBAN WATER MANAGEMENT

The WAPC has published a document titled "Better Urban Water Management" dated October 2008 to provide guidance and coordination for a range of levels of management plans associated with urban water resources. The document promotes the concept of integrated water cycle management at various levels being Regional, District, Local and at the time of subdivision. The implementation of the Dalyellup South Structure Plan through to subdivision works will be required to follow these guidelines at the relevant steps within the assessment, refinement and approval process.

In this regard a Local Water Management Strategy (LWMS) has been prepared to support the Scheme Amendment and the endorsed Structure Plan.

In summary the LWMS:

- Describes the proposed development in relation to water management;
- Identifies and address relevant regulatory requirements and design criteria for water harvesting and use, stormwater management, flood protection, wetlands and groundwater management;



- Documents the existing environment on the site, particularly in relation to drainage, infiltration, watercourses, wetlands, groundwater and water quality;
- Describes the strategies to be implemented for water conservation, stormwater management, flood protection and groundwater management;
- Outlines the monitoring required to assure compliance with regulations, guidelines and water management objectives of the project. The complete monitoring program will be documented at the subdivision stage of the project;
- Outlines how this strategy is to be implemented and what is to be addressed in the Urban Water Management Plan to be prepared at the subdivision stage; and
- It also includes reference to district water management in so far as that is relevant.

The LWMS was prepared by Bayley Environmental Services and a copy is contained the original endorsed Dalyellup South Local Structure Plan Report. As mentioned previously, the proposed amendment to the Structure Plan does not impact on endorsed water management regime contained in the DOW approved LWMS, no further updates to the document is required to support this proposal.



7 CONCLUSION

The proposed amendment to the current endorsed Structure Plan has been prepared in accordance with the WAPC's "Structure Plan Framework" pursuant to the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The proposed amendment specifically relates to the northern portion of the Structure Plan Area and provides an opportunity to maximise efficient use of the subject land for housing in a location which is well suited to support medium density residential development and will provide appropriate guidance to future subdivision and development assessment.

The proposed amendment to the Structure Plan does necessitate review of all technical reports, except for the Traffic and Bushfire Management assessments. Accordingly, updated reports for both assessments have been prepared and are contained at the rear of this document, as appendices. All other technical information remains as per that contained in the original endorsed Structure Plan Report.

The Structure Plan maintains its original design philosophy and outlines the planned urban layout for the site. It also identifies specific land use, residential density codes and other development provisions to guide and control future planning and design.

The proposed amendment to the Structure Plan is considered 'minor' as it does not represent a departure from the original endorsed version in relation to its purpose and intent, nor does it alter the indicative lot yield estimate by more than 10%.

The proposal reinforces the principles of the original endorsed Structure Plan with specific focus on an improved movement network that responds to the proposed urban interface with Harewoods Road and appropriate placement and distribution of residential densities in selected development cells.



TECHNICAL APPENDICES INDEX

Appendix 1: Endorsed Structure Plan

Appendix 2: Bushfire Assessment

Appendix 3: Transport Assessment



Appendix 1



Endorsed Dalyellup South Local
Structure Plan

Adopted by the Shire of Capel
on the day of

Endorsed by the Western Australian Planning Commission
on the day of

LEGEND

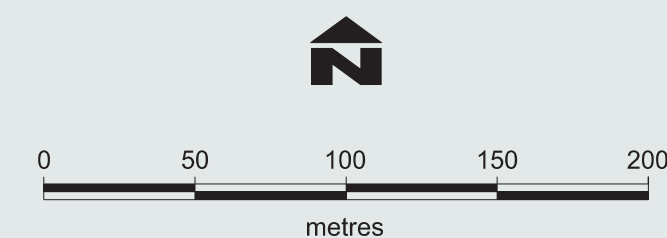
- STRUCTURE PLAN BOUNDARY
- LOCAL CENTRE (including sales office & parking)
- POS & DRAINAGE
- EDUCATIONAL ESTABLISHMENT
- DETAILED STRUCTURE PLAN AREA
- LOCAL CENTRE LDP AREA
- DISPLAY HOME VILLAGE (including sales office)
- CP COMMUNITY PURPOSES SITE
- R20 RESIDENTIAL
- R30 RESIDENTIAL
- R40 RESIDENTIAL
- RESOURCE ENHANCEMENT CATEGORY WETLAND BOUNDARY
- APPROVED WETLAND BUFFER
- BUSHFIRE PRONE AREA
- PROPOSED BUS ROUTE
- INTEGRATOR ARTERIAL B
- NEIGHBOURHOOD CONNECTOR A
- NEIGHBOURHOOD CONNECTOR B
- ACCESS STREET B
- ACCESS STREET C
- PROPOSED ROUNDABOUT TREATMENT

LAND USE AND IMPLEMENTATION NOTES FORM PART
OF THIS PLAN AND ARE SET OUT IN ADDENDUM No.1

CLIENT : CM PIACENTINI
SCALE : 1:2,500@A1 / 1:5,000@A3
DATE : 29 October 2015
PLAN No : DalyellupSouthLSP_V1.0_20151029.dgn
REVISION : B
PLANNER : SLB
DRAWN : BL

NOTES

Base data supplied by MNG
Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
The concepts presented in this plan are based on the original design prepared by RPS dated 14/02/11.



PLAN 1
DALYELLUP SOUTH
LOCAL STRUCTURE PLAN

Lot 1 Harewoods Road & Pt Lots 313 - 316
Maidment Parade, DALYELLUP



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Dalyellup South Local Structure Plan: Addendum 1 – Land Use and Implementation Notes

1. The Structure Plan provides the framework for the assessment of future subdivision and development within the Dalyellup South Development Precinct and is to be read in conjunction with the accompanying report and Development Precinct 5 of Appendix 16 of the Shire of Capel Town Planning Scheme No 7.
2. Upon land nominated within any Residential Density Code it is anticipated land use will be approved in a manner consistent with the uses permitted in the Residential Zone and development will be subject to the applicable R-Code requirements as contained within the Residential Design Codes of Western Australia. In addition to the residential uses and densities, the Structure Plan identifies other permitted uses of land prior to commencing the development of these uses, a Planning Consent pursuant to the Town Planning Scheme No7 shall be obtained.
3. The extent of the “Local Centre LDP Area” as shown on this Structure Plan, incorporates surrounding development cells to ensure the local centre and its urban design relationship with the future surrounding land uses is considered during preparation of the LDP, as outlined by “Clause 17 - Development Precinct 5” in Appendix 16 of the Scheme.
4. Prior to commencement of development for Display Home purposes on land nominated as “Display Home Village” an overall plan to show proposed Parking, Sales Office and Display Homes shall be submitted to the Shire of Capel for endorsement. Upon land / dwellings no longer being used for display home purposes, the lots shall be used for residential purposes in accordance with this Structure Plan. Display Village buildings are required to demonstrate incorporation of passive solar design principles and demonstration of energy and water efficiency in the design.
5. Earthworks associated with urban development are a permitted use subject to compliance with the following to the satisfaction of the Shire of Capel:
 - Preparation of and compliance with clearing timber disposal strategy and site stabilisation and revegetation strategy;
 - Compaction certification shall be confirmed by competent geotechnical engineers for all earth-worked areas;
 - A building licence shall be obtained for all retaining walls; and
 - Any overall approval to earthworks is not to be construed as any subdivision approval that must be obtained from the WAPC.
6. Prior to subdivisional works taking place the applicant shall submit a Public Open Space development strategy for approval by the Shire of Capel which:
 - Provides finished ground levels across the boundary of the Primary School site and POS Area E, designed and constructed to the satisfaction of the Shire of Capel prior to the lots being created;
 - Describes the stages of earthworks and levels related to an overall levels design and an Urban Water Management Plan for the precinct;
 - Sets out finishes of proposed areas of public open space consistent with section 5.4 of the Dalyellup South Local Structure Plan Report. Open Space development shall comply with an overall program for the Precinct which provides for consistency of finishes and sustainable maintenance;
 - Identifies an approved sustainable source of reticulation water other than from the public reticulated water supply; and
 - The location, purpose, provision and servicing of proposed Community Purposes sites to be confirmed in consultation with the Shire of Capel.
7. Notwithstanding any other provisions of the Scheme or the Shire of Capel Signs Local Laws, Council may approve a comprehensive system of signs designed for the Estate for the purposes of:
 - Advertising the sale of property;
 - Informing the public of proposed uses for the development intended for particular sites;
 - To provide direction to services and facilities; and
 - Interpret natural features of the site.

Once a comprehensive system of signage is approved all signage shall conform to design guidelines and finishes set out therein.
8. Prior to final approval of cells of subdivision containing land coded R30 and R40, the subdivider shall submit to the Shire of Capel, Local Development Plans for those coded cells to provide guidance on building design and access for the development of lots. As part of the subdivision condition clearance process, Shire approval to a Local Development Plan, in respect of a specific cell, is required prior to any approval being granted by the Shire to any corresponding detailed civil infrastructure design drawings for than particular cell.
9. The layout shown on the proposed public primary school site is indicative only but prior to commencing development of the school site and adjoining public open space the Council and the Department of Education shall enter into a shared use agreement to address the development of an oval to provide for the needs of the school and community.
10. Corner lots having an area of 600m² or larger may be developed to R30 density coding standards, in accordance with the Residential Design Codes of Western Australia, subject to the proponent obtaining WAPC subdivision approval before a development application may be considered for planning consent by the Shire.
11. The maximum wall height for outbuildings in the R20 coded areas is permitted to be 2.7metres.
12. Any development within the identified “Bush Fire Prone Area” as shown on the Structure Plan is to demonstrate compliance with “AS 3959 - *Construction of Buildings in Bush Fire Prone Areas*” and to demonstrate compliance with relevant components of the Fire Management Plan, as approved by the Department of Fire and Emergency Services.
13. The width of road reserves proposed to incorporate drainage swales or separate drainage reserves for drainage swales shall be designed and confirmed as part of the required Urban Water Management Plan and detailed civil/stormwater design at the subdivision stage.
14. The Shire of Capel shall request as a condition of subdivision, that the subdividing land owners prepare and implement a Landscape Master Plan to the satisfaction of the Shire of Capel for cleared land, open space areas, vegetation buffer areas and road reserves.
15. The Shire of Capel shall request as a condition of subdivision, that Community Purposes sites be transferred to the Shire of Capel as fully serviced separate reserves.

Appendix 2



Bushfire Management Plan

Prepared by RUIC Fire

Appendix 3



Traffic Assessment Report

Prepared By Shawmac