

LOT 4069 COMMONAGE ROAD, YALLINGUP - STRUCTURE PLAN

Prepared by



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Identification No: BUSS/2019/____ - 1
Date: 02 December 2021

Prepared for

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This structure plan is prepared under the provisions of the City of Busselton Local Planning Scheme No. 21.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **18 JANUARY 2022**

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, in the presence of:



Witness

18 January 2022

Date

18 January 2032

Date of Expiry

TABLE OF AMENDMENTS

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC



Executive Summary

Lot 4069 Commonage Road, Yallingup ('the land') comprises 29.0413 hectares and is situated 10.5 kilometres west of Carbanup town site and 8.5 kilometres south of Dunsborough town site. The land has legal road frontage to Commonage Road, Wildwood Road and Buttery Road.

In 1998 the Western Australian Planning Commission (WAPC) adopted the Leeuwin Naturaliste Ridge Statement of Planning Policy 6.1 (LNRSP) which includes policies that identify the land within a broad area already committed for Rural Residential development.

The land falls within the most south-eastern portion of the WAPC endorsed Commonage Policy Area Consolidated Structure Plan (October 2004) and is zoned 'Rural Residential' in the City of Busselton Local Planning Scheme No.21.

The WAPC's recently adopted (May 2019) Leeuwin-Naturaliste Sub-regional Strategy confirms the land to be developed for Rural Living purposes as denoted on its Geopraphe Bay Strategy Plan.

This Structure Plan provides the more detailed planning framework to guide future subdivision and development of the land.

The Structure Plan proposes five (5) Rural Residential lots that are to be used and developed in accordance with the 'Rural Residential' zone requirements. The lots range from 2.09ha to 8.48 ha in area, thereby achieving an average lot area of 5.8082ha. The Structure Plan departs from the Commonage Policy Area Consolidated Structure Plan in so far as:

- It seeks to cluster the three smaller lots within the cleared area of the land so as to minimize the impact clearing for development on remnant vegetation. As a result, it proposes three lots fronting Commonage Road which range in area between 2.09ha to 5ha. The lot layout ensures that buildings will be setback greater than 60m (and within a building envelope) for proposed Lot 5 and 100m for proposed Lots 3 and 4 from Commonage Road. Development will be controlled outside the Development Exclusion Area whereby existing buffer vegetation on the property and road reserve vegetation along Commonage Road will further soften the visual impact.
- It provides for an additional shared access crossover to proposed Lot 4 and 5. This approach aims to minimize separate access crossovers for each lot and subsequently reduce the impact on vegetation on the land and within the Commonage Road reserve.

The Structure Plan and relevant subdivision and development requirements set out therein is consistent with the type and density of development identified for the land in the Commonage Consolidate Structure Plan, LNRSP and related WAPC policies, strategies and guidelines.

The table below provides a summary of the land uses within the Structure Plan.

Structure Plan Summary Table

Item	Data	Structure Plan Ref (Section No.)
Total area covered by the structure plan	29.0413 hectares	1.2.2 & Figure 1
Area of each land use: <ul style="list-style-type: none"> Rural Residential 	Hectares/m ² Lot Yield 29.0413 5	3.1 & Structure Plan
Total estimated lot yield	5	3.1
Estimated number of dwellings	5	
Estimated residential site density	1 Dwelling / 5.8082ha	
Estimated population	13 (@ 2.6 (based on average per household for Yallingup Locality))	
Number of High Schools	0	
Number of Primary Schools	0	
Estimated Commercial Floor Space	0	
Estimated area and percentage of public open space given over to: <ul style="list-style-type: none"> Regional Open Space District Open Space Neighbourhood Parks Local Parks 	0 hectares 0% 0 hectares 0% 0 hectares 0% 0 parks 0 hectares 0% 0 parks	
Estimated percentage of natural area	Hectares 18.35ha 63 %	

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Appendix 4 -	Bushfire Management Plan (Ecosystem Solutions)
Appendix 5 -	Aboriginal heritage Inquiry (Department of Planning, Lands, Heritage)
Appendix 6 -	Dial Before You Dig Power Infrastructure (Western Power)

PART ONE – IMPLEMENTATION



1.0 Structure Plan Area

This Structure Plan applies to the whole of Lot 4069 on Deposited Plan 166591 Commonage Road, Yallingup as contained in Certificate of Title Volume 1750/ Folio 484 (refer to **Appendix I:** Certificate of Title).

The Structure Plan area is bounded by Commonage Road to the east, Wildwood Road to the south. Butterly Road to the west and existing Rural Residential lots to the north.

2.0 Operation

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission.

3.0 Staging

It is not proposed to stage the subdivision noting the small number of lots proposed, the availability to infrastructure and intent of the landowners involved.

4.0 Subdivision and Development Requirements

The Structure Plan outlines land use and zone applicable within the Structure Plan area. The zone designated under this Structure Plan apply to the land consistent with the zone referenced in the City of Busselton Local Planning Scheme No. 21 ('the Scheme').

4.1 Land Use Permissibility

Land use permissibility within the Structure Plan Area shall be in accordance with the corresponding zone identified on the Structure Plan.

4.2 Subdivision

- I. The following matters will be addressed via recommended conditions of subdivision -
 - a) The subdivider implementing the requirements of an approved Bushfire Management Plan applicable to the Structure Plan area.
 - b) A Section 70A Notification being placed on the Certificates of Title informing prospective landowners of the existence of an approved Bushfire Management Plan and their responsibilities to comply with the plan.
 - c) A Section 70A Notification being placed on the Certificates of Title informing prospective landowners that a mains water supply is not available to the lot/s and a reticulated sewerage service is not available to the lot/s.
 - d) No development or clearing of vegetation shall occur within the Development Exclusion Area.
 - e) Within proposed Lot 5, infill planting shall be undertaken within the cleared section of the 20m landscape buffer to Commonage Road.

- f) A Section 70A Notification being placed on the Certificates of Title informing prospective purchasers of the potential to be affected by odours, noise and spray drift associated with the operation of a winery and vineyard.
- g) The single, shared crossover and access way for proposed Lots 4 and 5 is to extend to the western boundary of the landscape buffer and shall be designed to minimise direct line of sight from Commonage Road to residential development within the respective lots

4.3 Development

- 1. Use and development will be assessed in accordance with the provisions applicable to the zone shown on the Structure Plan Map.
- 2. Development shall comply with the approved Bushfire Management Plan for the Structure Plan – which includes all dwellings to comply with AS 3959-1999 – Construction of Houses within Bushfire Prone Areas and other ‘owner/occupier’ responsibilities as prescribed.
- 3. Notwithstanding any other provision of the Scheme or this Structure Plan, vegetation within the 20m wide Parkland Buffer Areas identified on the approved Structure Plan is to be maintained by the lot owners to screen development from Commonage Road to the satisfaction of the Local Government.

5.0 Local Development Plans

Local Development Plans are not required by this Structure Plan.

6.0 Other Requirements

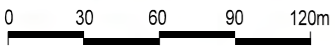
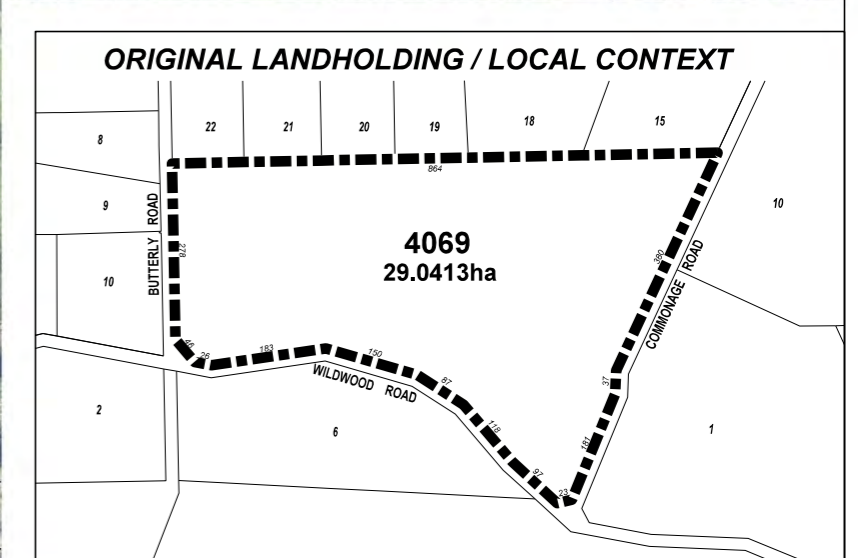
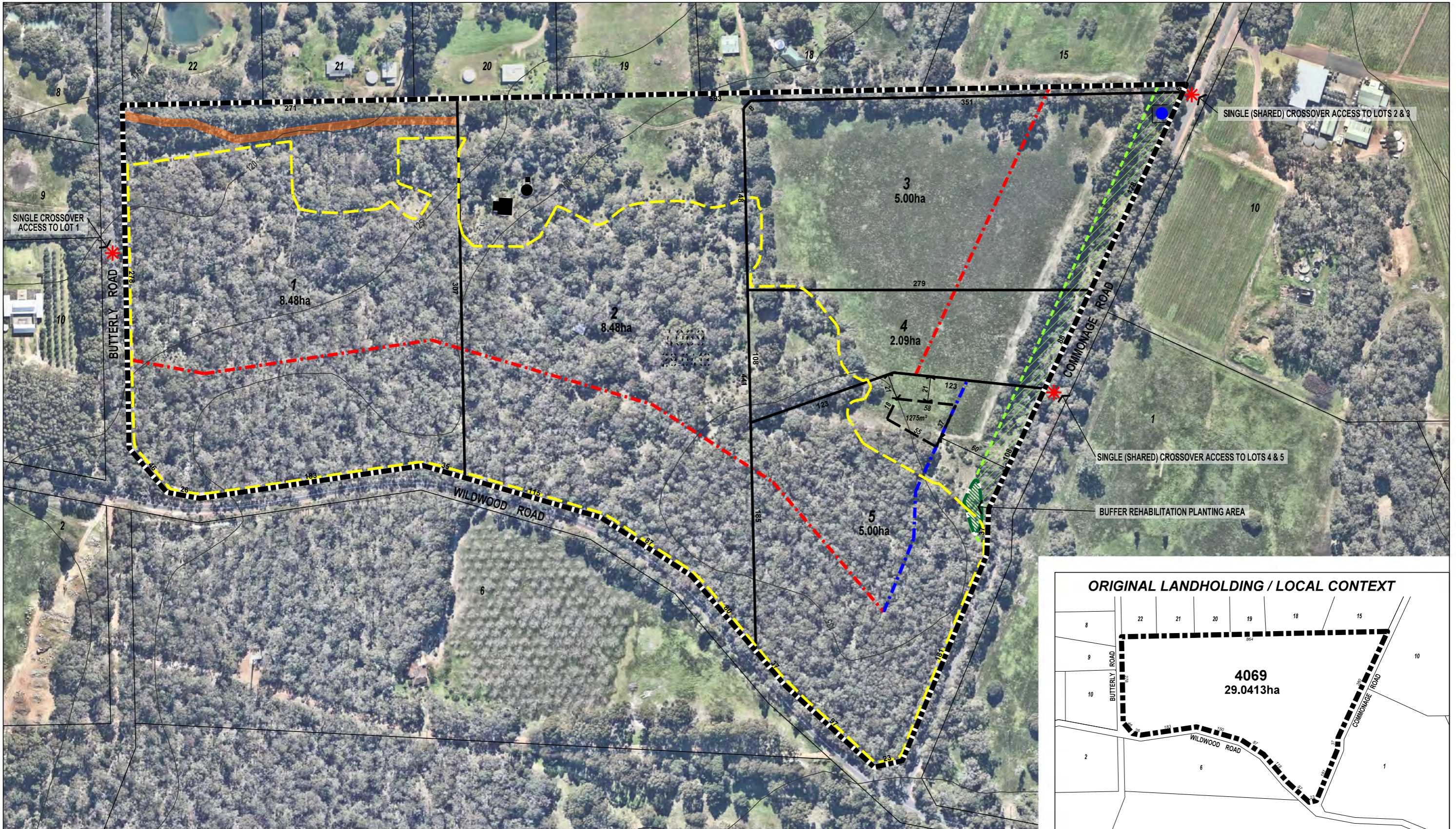
- 1. The subdivider is to make financial contributions on a per lot basis in accordance with the City of Busselton *6 - Development Contribution Policy*. These contributions are used in the upgrading and improvement of community infrastructure in the locality and district.

7.0 Additional Information

The Structure Plan does not require the submission of any additional information.

8.0 Structure Plan (Map)

The Structure Plan Map is provided on the next page.



NOTE:
Base Data supplied by Landgate.
Aerial Photo - 18/8/2018
Areas and dimensions shown are subject
to final survey calculations.



J	30/11/21	Add BE to Lot 5
I	17/9/21	Additional Setbacks
H	13/9/21	Various revisions (SO8)
G	17/2/21	Realign Development Exclusion Area
Revision	Date	Item

LEGEND

- APPLICATION BOUNDARY
- PROPOSED BOUNDARY
- - - DEVELOPMENT EXCLUSION AREA
- EMERGENCY ACCESS WAY
- EXISTING STRUCTURES TO BE RETAINED
- - - 100m WILDWOOD ROAD & COMMONAGE ROAD BUILDING SETBACK
- - - 60m COMMONAGE ROAD BUILDING SETBACK (LOT 5 ONLY)
- - - 20m WIDE PARKLAND BUFFER

- PROPOSED BUILDING ENVELOPE
- EXISTING CONTOURS
- PROPOSED STRATEGIC WATER TANK

ZONES

- RURAL RESIDENTIAL

STRUCTURE PLAN

Lot 4069 Commonage Road, YALLINGUP

Rita Horwitz, Graeme Reynolds,
Alexandra Hebbert and Darcy Hebbert : CLIENT
A3@1:3,000 : SCALE
30 November 2021 : DATE
00077-2-001 : PLAN No
J : REVISION
G.A : PLANNER
B.L : DRAWN



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PART 2 – EXPLANATORY REPORT



1.0 Planning Background

1.1 Introduction and Purpose

This Structure Plan has been prepared in accordance with the Department of Planning Structure Plan Framework (August 2015). This Structure Plan seeks to provide a comprehensive framework to guide future subdivision and development of Lot 4069 Commonage Road, Yallingup ('the land'). The design has considered and incorporated regional strategies, relevant state planning policies, Council local planning controls and the outcomes of technical and environmental assessments of the land to inform the Structure Plan.

In 1998 the Western Australian Planning Commission (WAPC) adopted the Leeuwin Naturaliste Ridge Statement of Planning Policy 6.1 (LNRSP) which includes policies that identify the land within a broad area already committed for Rural Residential development.

The land falls within the most south-eastern portion of the WAPC endorsed Commonage Policy Area Consolidated Structure Plan (October 2004) and is zoned 'Rural Residential' in the City of Busselton Local Planning Scheme No.21.

The WAPC's recently adopted (May 2019) Leeuwin-Naturaliste Sub-regional Strategy confirms the land to be developed for Rural Living purposes as denoted on its Geopraphe Bay Strategy Plan.

This Structure Plan will facilitate rural residential development that further consolidates rural living land use and development consistent with surrounding development immediately north and west of the land and also the broader Commonage area. The Structure Plan provides for suitable clustering of development within cleared areas where possible, controlled access points onto Commonage Road and Butterly Road and to minimize the impact on remnant vegetation.

The Structure Plan integrates with and complements the existing rural living lifestyle land use enjoyed in the locality and reflects key strategic and statutory policies relating to the land as has been the community vision since before 1998.

1.2 Land Description

1.2.1 Location

The land is situated 10.5 kilometres west of the Carbanup town site and 8.5 kilometres south of the Dunsborough town site. (Refer to **Figure 1**).

The land is bounded by Commonage Road to the east, Wildwood Road to the south, Butterly Road to the west - all of which are constructed, sealed and gazetted. Rural Residential development abuts the property's northern boundary and on the western side of Butterly Road. Land on the opposite side of Wildwood Road is zoned 'Viticulture Tourism', with western portion of the property (Lot 6) remaining as remnant vegetation and eastern portion containing an orchard.

Two properties are located on the opposite side of Commonage Road adjacent to the land. The southern property is zoned 'Viticulture Tourism' and contains pasture land in the western portion of the property. The balance, eastern portion of that property (being Strata Lot 1 – 17 of parent Lot

1172) contains a range of land uses that include a winery, short stay accommodation, restaurant and other recreation facilities. The northern adjacent property (Lot 10) is zoned 'Rural' and contains a vineyard and winery. Access to the winery is provided on to Commonage Road 40m north, and on the opposite side, of the existing crossover onto the subject land.

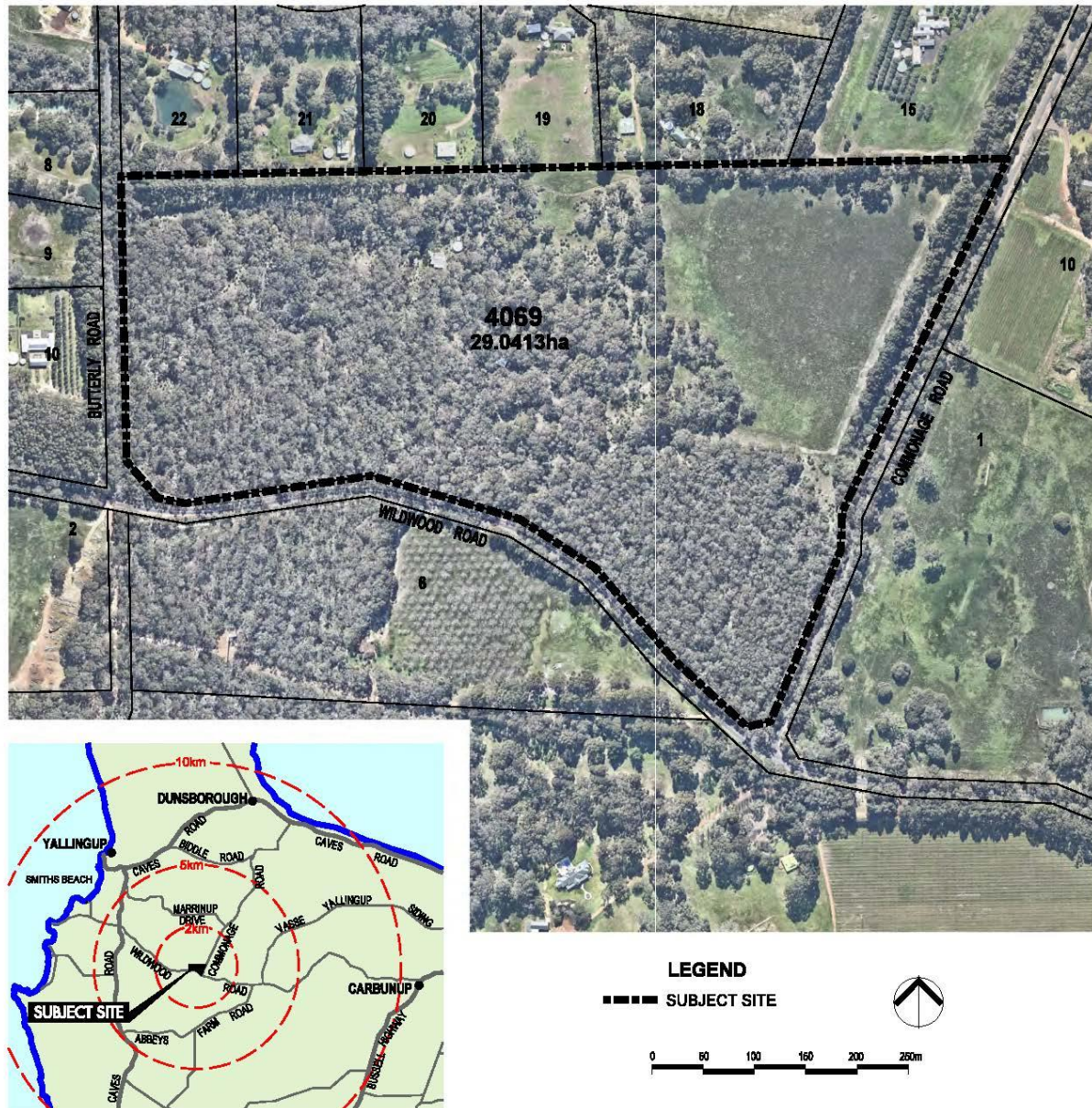


Figure 1 – Site Location and Context Plan

1.2.2 Area and Land Use

The land has an area of 29.0413 hectares. A significant portion of the land contains remnant vegetation (refer to Flora/Vegetation and fauna Assessment report at **Appendix 2**) located on the western, central and south eastern portion of the land. The north-east portion of the land is predominantly cleared with the exception of a few isolated trees and landscaped buffer plantings adjacent Commonage Road. These landscaped buffer plantings were installed with introduced species more than 20 years ago and significantly screen views into the cleared portion of the land.

An existing house, watertank and outbuilding is located within the central northern portion of the land and gains access via an existing driveway that runs westwards along the northern edge of the property from Commonage Road. The house and associated structures will be retained, with access being provided via the existing driveway (through a battleaxe access arrangement) to the existing crossover on to Commonage Road.

The dwelling is serviced off the grid by a Photo Voltaic Cell and battery arrangement. Hence it is self-sufficient in this regard. An overhead power supply traverses parallel to Commonage Road immediately inside adjoining Lot 15 and runs immediately north of the driveway crossover to the land.

1.2.3 Legal Description and Ownership

The land is legally described as Lot 4069 on Deposited Plan 166591. **Table I** below outlines the relevant ownership information associated with the land. The Certificate of Title is contained at **Appendix I**.

Landowner	Lot No.	Plan/ Diagram No.	Certificate of Title	Street Address	Easements/ Encumbrances
Rita Elsbeth Horwitz Graeme Campbell Reynolds, Alexandra Elizabeth Hebbert, and Darcy Ruth Hebbert (All as Joint tenants in 1/3 Share as Tenants in Common)	4069	166591	Volume 1750 Folio 484	894 Commonage Road, Yallingup	Nil

Table I - Ownership Details

1.3 Planning Framework

1.3.1 Zoning

1.3.1.1 City of Busselton Local Planning Scheme No.21

The land is zoned 'Rural Residential' and included in the Landscape Value Area in the City of Busselton Local Planning Scheme No.21 ('the Scheme'). Surrounding land to the west and north has been subdivided and developed for rural residential purposes in accordance with preceding local structure plans.

Section 3.2 of the Scheme sets out the Objectives of the 'Rural Residential' zone as follows:

"Objectives"

- To provide for lots primarily for residential purposes generally in the range of 1ha to 4ha.*
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*

- c) *To set aside areas for the retention of vegetation and landform or other features which distinguish the land*

The Structure Plan is considered to be generally consistent with the above Objectives for the Rural Residential zone for the following reasons:

- It provides for larger lots within vegetated areas, uses a Development Exclusion Area to minimise disturbance to vegetated areas and ensures development is controlled in accordance with setback requirements set out in Council's Local Planning Scheme No.21 in order to protect existing residential amenity and rural landscape character of the locality.
- It provides access to all lots via existing sealed roads along with the provision of underground power and telecommunications.
- The subdivision layout provides for lot sizes ranging from 2.09ha to 8.48ha in response to protection of remnant vegetation and utilising cleared/degraded areas of the land.
- It complies with the recommendations and outcomes of the WAPC draft Local Planning Strategy

Clause 4.38 of the Scheme includes special provisions relating to the Rural Residential Zone, as follows:

- "4.38.1 Subject to clause 4.37.2, the provisions of Part 4 of this Scheme relevant to the "Agriculture" Zone shall apply to all lots greater than 20 hectares within the "Rural Residential" Zone except for the use of "Agriculture - Intensive";*
- 4.38.2 On any lot in the Rural Residential zone, unless specified otherwise on a Structure Plan, buildings shall not be located -*
- a) within 100 metres of Caves Road, Commonage Road, Wildwood Road, Biddle Road or Hayes Road;*
 - b) within 20 metres of any other road or a front or rear boundary;*
 - c) within 15 metres of a side boundary.*
- 4.38.3 On any lot in the Rural Residential zone, where conventional and/or reticulated energy sources are to be used, then each dwelling shall be connected to the power supply in the locality by means of underground cable.*
- 4.38.4 On any lot in the Rural Residential zone, no development, clearing of vegetation or fencing is to occur within 30 metres of the centre line of any creek-line.*
- 4.38.5 On any lot in the Rural Residential zone, in areas of remnant vegetation, fencing will be prohibited except within and on the perimeter of a cleared area. All fencing is to be of farm standard post and wire construction.*

- 4.38.6 a) *No dam or lake shall be developed unless development approval has been granted.*
- b) *No dams or lakes shall be developed unless they are shown on a Structure Plan, or in circumstances where the proposed dam or lake:*
- (i) will not adversely affect environmental flows within the catchment or downstream of the dam;*
 - (ii) will only capture sufficient water to be used for domestic requirements, and/or, for the irrigation of a domestic garden, or for the purposes of a water supply to an approved land-use on the site;*
 - (iii) Is an off stream dam;*
 - (iii) does not exceed a capacity of 1500 cubic metres or comprises a surface area greater than 500 square metres whichever is the lesser; and*
 - (iv) will not significantly or unreasonably diminish the flow of water for use by downstream users including the environment.*

4.38.7 *On any lot on which it is permissible within the Rural Residential zone, the keeping of stock may only be approved where it does not require removal of vegetation and such that stock numbers are maintained at levels in accordance with stocking rates to the satisfaction of the Department of Agriculture and Food.*

Note 1: *Within the Rural Residential zone on any lot less than 1 hectare in area the keeping or rearing of stock is not permissible.*

Note 2: *Within the Rural Residential zone on any lot less than 4 hectares in area, unless specified on a Structure Plan the keeping or rearing of stock is not permissible, except for domestic purposes and, in such case, shall not exceed one horse or one cow or two sheep;”*

The Structure Plan is consistent with relevant provisions listed above, as follows:

- All buildings will be located outside the Development Exclusion Area and setback 100m from Wildwood Road and Commonage Road and 60m for proposed Lot 5. All lot depths to these roads are greater than 200m.
- All buildings will also be located outside the Development Exclusion Area and will accord with the setback requirements outlined under the Scheme or shown on the Structure Plan.
- An underground power supply will be made available to each lot.
- There will be no fencing between Lots 1, 2 and 5 shown on the Structure Plan. However the boundaries and cleared areas of Lots 3, 4 and 5 provide the opportunity for dividing

fences (to a post and wire standard) to be implemented with minimal disturbance to remnant vegetation.

Clause 5.4 of the Scheme includes provisions relating to the Landscape Value Area to which this land falls within. These provisions are listed below:

“5.4.1 The local government shall not grant development approval for the clearing or development of any land identified within a Landscape Value Area on the Scheme map, unless it has considered –

- a) whether the development will be compatible with the maintenance and enhancement, as far as is practicable, of the existing rural and scenic character of the locality;*
- b) whether the development will materially affect any wildlife refuge, significant wetland, coastal environment or any identified site containing Aboriginal archaeological relics; and*
- c) disturbance to the natural environment, including –*
 - (i) visual effects of clearing for development;*
 - (ii) maintenance of rural character; and*
 - (iii) habitat disturbance.*

5.4.2 The local government shall not grant development approval for the carrying out of development on land within the Landscape Value Area or on land on or near any ridgelines where, in the opinion of the local government, that development is likely to substantially detract from the visual amenity of the area, having regard to, among other things, the cumulative visual effect of the development related to other development that may be anticipated in the locality and in the area generally.

5.4.3 Before granting development approval for the erection of a building on land within the Landscape Value Area, the local government shall make an assessment as to whether it should impose conditions relating to –

- a) the siting of the proposed building;*
- b) the use of prescribed materials on the external surfaces of the building; and*
- c) the number, type and location of existing trees and shrubs which are to be retained and the extent of landscaping to be carried out on the site.*

5.4.4 In clause 5.4.3 -

"external surfaces" means the external walls and cladding (if any), external doors, external door and window frames, columns, roofs, fences and any surface of a building or work visible from the exterior of a building or work; and

"prescribed materials" means materials with dark tones or dark colouring and of low reflective quality or materials which are painted or similarly treated with dark toned or dark coloured paint or pigment of low reflective quality."

While the above clauses relate more so to built form development, the Structure Plan includes a Development Exclusion Area that ensures proposed development will be screened from Wildwood Road by remnant vegetation. Some filtered views will be provided from Commonage Road – noting the buffer planting and road reserve vegetation between the road carriageway and the respective 60m setback to proposed Lot 5 and 100m development setback for proposed Lot 3 and 4. The Structure Plan is compatible with the local rural landscape and surrounding Rural Residential density of development, while also protecting significant areas of remnant vegetation.

1.3.2 Regional and Sub-regional Structure Plan

1.3.2.1 Commonage Policy Area Consolidated Structure Plan

The Commonage Policy Area Consolidated Structure Plan (CPACSP) represents the primary overriding policy document that covers the whole Commonage Rural Residential Area. Endorsed by the WAPC in October 2004 to guide more detailed Local Structure Planning, it also represents a compilation of various individual Structure Plans and is in excess of a decade old and in need of review. It is therefore important to consider this Structure Plan in context with more recent local and regional strategies (including the City of Busselton (Draft) Local Planning Strategy and WAPC Leeuwin-Naturaliste Sub-regional Strategy (Endorsed May 2019).

The CPACSP identifies a minimum lot size of 3ha where the Structure Plan fronts Wildwood Road and 5ha where the Structure Plan fronts Commonage Road. The balance is identified with a 2ha minimum and 3ha average. It also includes requirements to include a 20m wide parkland revegetation 'buffer', a 100m building setback and for restricted access to be provided onto Commonage Road.

The Structure Plan provides for Lot sizes ranging in area from 2.09ha to 8.48ha and achieves a lot average of 5.8ha.

The Structure Plan departs from the CPACSP precinct in so far as:

- It seeks to cluster the three smaller lots within the cleared area of the land so as to minimize any impact on remnant vegetation. As a result, it proposes three lots fronting Commonage Road which range in area between 2.09ha to 5ha. The lot layout ensures that buildings will be setback greater than 60m (and within a building envelope) for proposed Lot 5 and 100m for proposed Lots 3 and 4 from Commonage Road. Development will be outside the Development Exclusion Area. This, combined with retention of the existing buffer vegetation on the property and road reserve vegetation along Commonage Road will further soften the visual impact.
- It provides for an additional shared access crossover to proposed Lot 4 and 5. This approach aims to minimize separate access crossovers for each lot and subsequently reduce the impact on vegetation on the land and within the Commonage Road reserve.

- Proposed Lots 2 and 3 will gain shared access from the existing crossover. The existing crossover already provides driveway access to the dwelling located on proposed Lot 2.
- Proposed Lot 1 will gain road access from Butterly Road. It will also provide an Emergency Access Way that provides an additional access/egress for emergency purposes to benefit Lots 1 and 2. The Structure Plan reflects the Emergency Access Way requirements set out in the Bushfire Management Plan (**Appendix 4**).

1.3.3 Planning Strategies

1.3.3.1 Leeuwin-Naturaliste Sub-regional Strategy (WAPC: May 2019)

The Leeuwin-Naturaliste Sub-regional Strategy (LNSS) is an overarching strategic land use planning document outlining the WAPC's approach and guidance to implement State strategic priorities and inform local planning strategies and schemes. Its purpose is to manage and plan for growth within the sub-region and to inform a review of State Planning Policy 6.1- Leeuwin Naturalist Ridge.

A key strategic direction of the LNSS relevant to this Structure Plan is to adopt a presumption against the creation of new urban and rural living areas beyond those identified in existing local planning strategies or local planning schemes. The LNSS includes a Strategy Plan that identifies the land as zoned 'Rural Living'. The Structure Plan is consistent with the land use allocation identified in the LNSS.

1.3.3.2 South West Regional Planning and Infrastructure Framework (WAPC: December 2009)

The WAPC's south West Regional Planning and Infrastructure Framework (SWRPIF) updates the South-West Framework (2009) and identifies infrastructure and planning priorities for the region to achieve sustainable growth. The framework provides direction for local governments in the preparation of more detailed local planning strategies and local planning schemes.

Section 6.2 (Building Sustainable Communities) references relevant reasons that support consolidating density of existing 'Rural Residential' zoned land as follows:

"Constraining low-density urban sprawl through:

- *preventing the creation of new rural residential lots beyond those identified in existing local planning strategies or local town planning schemes, while making provisions for the creation of conservation lots or other forms of lots that provide a mechanism for the protection of existing native vegetation or opportunities for revegetation of previously cleared land with endemic species;*
- *support increasing the density of existing rural residential areas where this is seen as beneficial to the community as a whole and does not adversely impact on the landscape and environmental values of the locality; and*
- *encourage infill consolidation in existing centres through the preparation of local planning strategies, schemes and structure plans. Such infill should be in line with the objectives and policies outlined in Liveable Neighbourhoods."*

The Structure Plan has been designed to provide smaller lots that are essentially clustered in the cleared area of the land that is adjacent to Commonage Road. In addition the balance two landholdings provide suitable areas that will contain an existing dwelling and related structures and/or located in an area where the vegetation condition is identified as completely degraded.

The Structure Plan further aims to not impact on the environmental and landscape values of the locality through:

- applying a low density of development that responds to the remnant vegetation on the land and the rural residential density of development in the locality,
- providing shared access to an existing and proposed crossover to Commonage Road that provides safe access/egress to two different destinations – thereby satisfying bushfire protection criteria,
- using the existing driveway to provide battle axe access to the existing dwelling on Proposed Lot 2,
- Lots 1 & 2 are provided with an additional access/egress via an Emergency Access Way (A3.6) connecting to Butterly Road, and
- achieving 60m (for proposed Lot 5) and 100m building setback (for proposed Lot 3 and 4) to Commonage Road whereby views from Commonage Road to each developable area will be screened via the existing vegetation buffer planting within the lots and the vegetation located within the road reserve.

The access arrangement provided above represents a far more suitable, practical and cost efficient outcome than providing a road into the property that would service a very limited number of dwellings. It also satisfies all Bushfire protection criteria as referred to in the Bushfire Management Plan referenced at **Appendix 4** of this report.

1.3.3.3 City of Busselton Local Planning Strategy (WAPC: March 2020)

The City of Busselton Local Planning Strategy sets out the long term planning direction for the City, applies state and regional planning policies relevant to the strategy, and provides the rationale for any zoning or classification of land under the local planning scheme.

The Local Planning Strategy recognises and supports the Commonage area for re-subdivision /consolidation of existing Rural Residential Precinct that promotes for the more efficient use of land, services and infrastructure.

Appropriate measures have been taken in the design of the Structure Plan to ensure that the visual impact of the development is consistent with, and complements the existing landscape and visual amenity, environmental attributes of the land and land use and development of adjoining properties.

1.3.3.4 City of Busselton Local Rural Planning Strategy (2007)

The City of Busselton Local Rural Planning Strategy details the broad land use framework for the rural areas within the City of Busselton. The Strategy identifies eight Precincts of which the Commonage area, including the subject land falls within Precinct 6. The vision for this Precinct seeks to:

- Consolidate rural residential land use and provide for a diversification in small scale and low-key tourist, rural and home based activities in a manner that sustains the existing natural environment, landscape values and residential amenity of the area with well-developed pedestrian and habitat/biodiversity links, and
- Promote the retention of rural amenity and appropriately scaled rural land uses where compatible with rural residential amenity.

The Structure Plan is consistent with the City of Busselton Rural Planning Strategy by reason that it;

- Protects biodiversity values and minimizes development impact of substantial areas of remnant vegetation;
- Protects and maintains the unique landscape values and character of Commonage Road through the location of development to be suitably setback from the road and retaining landscape buffer and road reserve vegetation to soften visual impact, and implementing shared crossover locations to minimize the number of access points; and
- Provides for rural residential lifestyle lots that are generally of a size that is consistent with similarly developed land located to north of the property;

1.3.4 Planning Policies

1.3.4.1 Statement of Planning Policy 6.1 – Leeuwin-Naturaliste Ridge (WAPC)

In 1998 the WAPC adopted Statement of Planning Policy 6.1 – Leeuwin-Naturaliste Ridge (SPP 6.1) to provide the strategic framework for the Policy Area for the next 30 years through greater vision, guidance and certainty of land use. It promotes sustainable development, conservation and land and resource management that will, amongst other things, provide direction to those managing land use change and give clear regional-level advice to proponents on subdivision and development.

SPP 6.1 provides the following Land Use Strategy (LUS) considered relevant to the Structure Plan:

“LUS 1.25 Subdivision and development design that facilitates better use of land already committed for Rural Residential development will be encouraged. Assessment of proposals will address the following criteria—

- *provision for clustered settlement;*
- *provision of community-based activities and services;*

- *provision for walking, cycling and possible future public transport;*
- *opportunities for local enterprise development such as limited small-scale tourism development, including accommodation, attractions and cottage industries; and*
- *suitability for small-scale intensive agriculture.”*

The Landscape Classes Map in SPP 6.1 identifies the land to abut the travel route corridor within Rural Landscape Significance – which runs along Wildwood Road and for land directly opposite the Commonage Road. The land is also falls within the Rural Landscape Significance area. SPP 6.1 provides the following Policy considered relevant to the Structure Plan:

“ PS 3.6 *In areas of Rural Landscape Significance, as identified in Figure 3, development or change of use should protect the rural character of the land.”*

The Structure Plan achieves these key land use Strategy and Policies of SPP 6.1 by:

- ensuring that development for each proposed lot are suitably clustered and setback 100m from Wildwood Road and 60m (for proposed Lot 5) and 100m (for proposed Lot 3 and 4) from Commonage Road so that the natural and rural landscape values of the locality are maintained. The development setback is consistent with development that has occurred immediately north of the property;
- retaining the 20m landscape buffer that contains established planted vegetation. This, in addition to the retention of remnant vegetation in the Commonage Road reserve, and limited shared crossover access points to the lots will further soften the visual impact to development and thereby maintain the rural landscape values of the locality; and
- providing for a consolidated subdivision layout that makes for more efficient use of land already committed for Rural Residential purposes while also retaining the large portion of remnant vegetation located on the property;

1.3.4.2 Statement of Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

Statement of Planning Policy No 3.7 Planning in Bushfire Prone Areas (‘SPP 3.7’) and the associated Guidelines for Planning in Bushfire Prone Areas (the ‘Bushfire Guidelines’) are relevant for the Structure Plan area. A Bushfire Management Plan (‘BMP’) has been prepared in accordance with SPP 3.7 and the Bushfire Guidelines and can be viewed at **Appendix 4** of this report.

The BMP includes a Bushfire Attack Level (BAL) assessment, identifies bushfire hazard issues and demonstrates that the bushfire protection criteria set out in the Bushfire Guidelines can be achieved as part of the subdivision process under this Structure Plan.

1.3.4.3 Acid Sulfate Soils Guidelines

The Department of Water and Environment Regulation (DWER) Acid Sulfate Soils Risk mapping indicates that the northern central portion of the land has a moderate to low risk of acid sulfate soils occurring within 3m of the natural soil surface. There is not considered to be a real threat of uncovering or disturbing acid sulfate soils, as the proposed subdivision will not be undertaking deep excavation as part of any works on the land.

Nevertheless standard precautions will be undertaken when carrying out any excavations – that will more so relate to trenching to provide power and communication connection to each newly created lot.

1.3.5 Other Approvals and Decisions

There are no other approvals and decisions pertaining to this proposal.

1.3.6 Pre-lodgement Consultation

October/November 2018 and December 2019 – City of Busselton

Discussions (including two separate meetings) were held with City of Busselton senior planning staff to consider the conceptual subdivision design at that time in context with:

- Providing and supporting a suitable Emergency Access Arrangement as referenced on the Structure Plan to Butterly Road, and should the proposed easements be put in place, the proposal appears to meet the requirements of SPP3.7 and Planning for Bushfire Guidelines,
- Consideration of the building envelope for proposed Lot 5 to be located in a less densely vegetated area.

This Structure Plan report demonstrates the intent to retain and protect key identified trees within the Asset Protection Zone of future development for proposed Lot 5. It is also considered that minimal clearing of vegetation will be required within vegetation that has been impacted by aggressive weeds, historic grazing and vehicle access tracks. The minimal clearing would also have a negligible impact on the environmental values that will be maintained.

- Looking at options that would avoid the need to construct a road (cul-de-sac) to service two lots and to consider a suitable construction standard that would satisfy fire and Council engineering requirements, and
- Agreeing for the proponent to provide a targeted Flora/fauna survey be undertaken surrounding areas identified able to accommodate development and on any driveway access that may involve modification of remnant vegetation,

April/May 2020 – City of Busselton

- Council requested the Structure Plan show a Development Exclusion Area that encompasses all remnant vegetation to be protected.

January 2019 – Department of Planning; Lands; Heritage

Discussions and email correspondence with Department of Planning; lands; Heritage senior planning staff to consider the conceptual subdivision design tabled with Council and feedback received that included:

- Reorientation proposed Lots 3 and 4 to be east-west so that all lots have access to Commonage Road that provides dual direction access north and south;
- Using the existing driveway to form part of a battleaxe access arrangement that already services the existing dwelling on proposed Lot 2 where it also has frontage to Wildwood Road;
- Provide shared crossovers onto Commonage Road so as to service proposed Lots 2 and 3 via the existing crossover and provide access to proposed Lots 4 and 5 that aim to minimise clearing of the landscape buffer and Commonage Road reserve vegetation and maintain the rural landscape values of the location,
- Support for a fire service access route or Emergency Access Way to run along the northern boundary of proposed Lot 1 and/or 2 to satisfy fire access requirements and is subject to the Bushfire Management Plan being supported by DFES;
- The need to justify the location of the building envelopes or developable areas in bushland whereby they achieve BAL 29 construction levels and have minimal impact on environmental values;
- The WAPC being able to consider variations to the 5ha minimum lot area for lots fronting Commonage Road as referenced in the Commonage Policy Area Consolidated Structure Plan where it is justified or it removes a perverse planning outcome (such as construction of a cul-de-sac road that provides legal access to a small number of lots that is considered to be impractical, unnecessarily removes existing vegetation and cost prohibitive);
- Confirming the provision of a reticulated power supply to each newly created lot irrespective of the landowner/s favouring to go off grid.

July 2019 - Department of Water

Discussion with DWER staff to consider acid sulfate soils mapping identifying a portion of the land as having potential of moderate to low risk of acid sulfate soils. The discussion outlined the need to explain in the Structure Plan that subdivision in accordance with the structure Plan will unlikely require any deep excavation as part of works on the land and as a result, it is not considered to be a real threat of uncovering or disturbing acid sulfate soils.

2.0 Site Conditions and Constraints

2.1 Biodiversity and Natural Area Assets

A Flora, Vegetation and Fauna Assessment was undertaken by Ecosystem Solutions between July/August 2019 and January 2020 with the report being provided at **Appendix 2**.

2.1.1 Vegetation and Flora

A reconnaissance survey across the site undertaken by Ecosystem Solutions concluded that there were no Declared Rare Flora species observed on site. *Acacia lateritica* var. *Glabrous* variant (Priority 3) was observed within the Site, concentrated in the areas of the Site in Good and Excellent Condition. Furthermore this species was not observed within any developable areas.

Utilising the scale of condition developed by Keighery (1994) the report concluded that the majority of the remnant vegetation within the site has been classified as Excellent to Good. Remaining areas of remnant vegetation have been classified as Degraded or Completely Degraded as they comprise predominately planted species not indigenous to the area or cleared paddock areas.

2.1.2 Fauna

A desktop study undertaken by Ecosystem Solutions and a corresponding field study was undertaken to determine the presence, relative abundance and distribution a fauna or faunal assemblages on the land. The analysis primarily targeted threatened vertebrate species listed under *Biodiversity Conservation Act 2016* and the *Environmental Protection and Biodiversity Conservation Act 1999* (Commonwealth) (EPBC Act). The study included field observations consistent with a Level 1 survey under the Environmental Protection Authority's Technical Guide: Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment (2010)

The field survey did observe Black Cockatoo species flying overhead. However there were no Black Cockatoo species observed during any dawn or dusk survey – but there were signs of feeding within the property. There were areas where existing chewed nuts were observed within the Excellent vegetation condition area – which will not be impacted by development outside the Development Exclusions Area shown on the Structure Plan.

The report concluded that Black Cockatoo Species may utilise the site for feeding within their range and it could be assumed that they are not relying on the site for habitat or food source.

The study identified 70 trees with a diameter in excess of 500mm with 14 trees observed with hollows or with potential for hollows suitable for nesting of Black Cockatoo species.

There was no evidence of use or visitation by Western Ringtail Possums observed within the site.

The assessment recommends that those trees with observed or potential hollows identified in this report are to be retained where possible/practicable outside developable areas and that they are accommodated on the Structure Plan. Trees to be removed will be selected to maintain those identified with observed or potential hollows within the Asset Protection Zone. Furthermore, trees requiring removal within an Asset Protection Zone will be selected to maintain those with observed or potential hollows.

This recommendation has been achieved on the Structure Plan through locating the majority of these trees within the Development Exclusion Area, thereby providing sufficient areas for future development to occur away from specific trees.

The assessment also recommends a condition be placed on the subdivision approval whereby a Section 70A Notification will be required on Certificates of Title informing landowners of the existence of Significant trees with potential hollows for Black Cockatoos, as identified on the endorsed Structure Plan, and that those trees may not be removed or damaged.

2.2 Landform and Soils

2.2.1 Topography

The land is gently undulating with the highest area being slightly above 125 metres AHD located in the southeastern portion of the property. The land descends gradually from this high area to a broad level of 117 metres AHD to the north-west corner. The land does not contain any tributaries or water features.

2.2.2 Soils and Land Capability

The Busselton-Margaret River-Augusta Land Capability Study (Prepared by Tille and Lantzke at the Department of Agriculture – 1990) identifies the land to fall within the Cowaramup Uplands Land System (Refer to **Figure 2** – Land Capability). The majority of the land is located in the Cowaramup Flats (C) sub system which is referred to as flats (0-2%) with gravelly duplex (Forest Grove) and pale grey mottled (Mungite) soils. This sub-system is identified to have moderate limitations for soil absorption and minor limitations for trafficability in relation to housing on small rural lots.

The balance north-west area is identified as Cowaramup Wet Vales (Cvw) where the soils comprise small, broad U-shaped drainage depressions with drained alluvial soils on the valley floor. This sub-system is identified to have major limitations for waterlogging, trafficability, and flood hazard and minor limitations from water erosion hazard and slope.

Further information regarding soil permeability, effluent disposal suitability and depth to groundwater testing is provided in the Soil Wastewater Assessment at **Appendix 3** and discussed under Section 3 of this report.

2.2.3 Acid Sulfate Soils

As discussed in Section 1.3 above, the Department of Water and Environment Regulation (DWER) Acid Sulfate Soils Risk mapping indicates that the northern central portion of the land has a moderate to low risk of acid sulfate soils occurring within 3m of the natural soil surface.

The nature of the development involves negligible excavation. In addition the large lot sizes are sufficient for development that is highly unlikely to require excavation deeper than 2.0m. As a result it is unlikely that a more detailed Acid Sulfate Soils Assessment will be required.

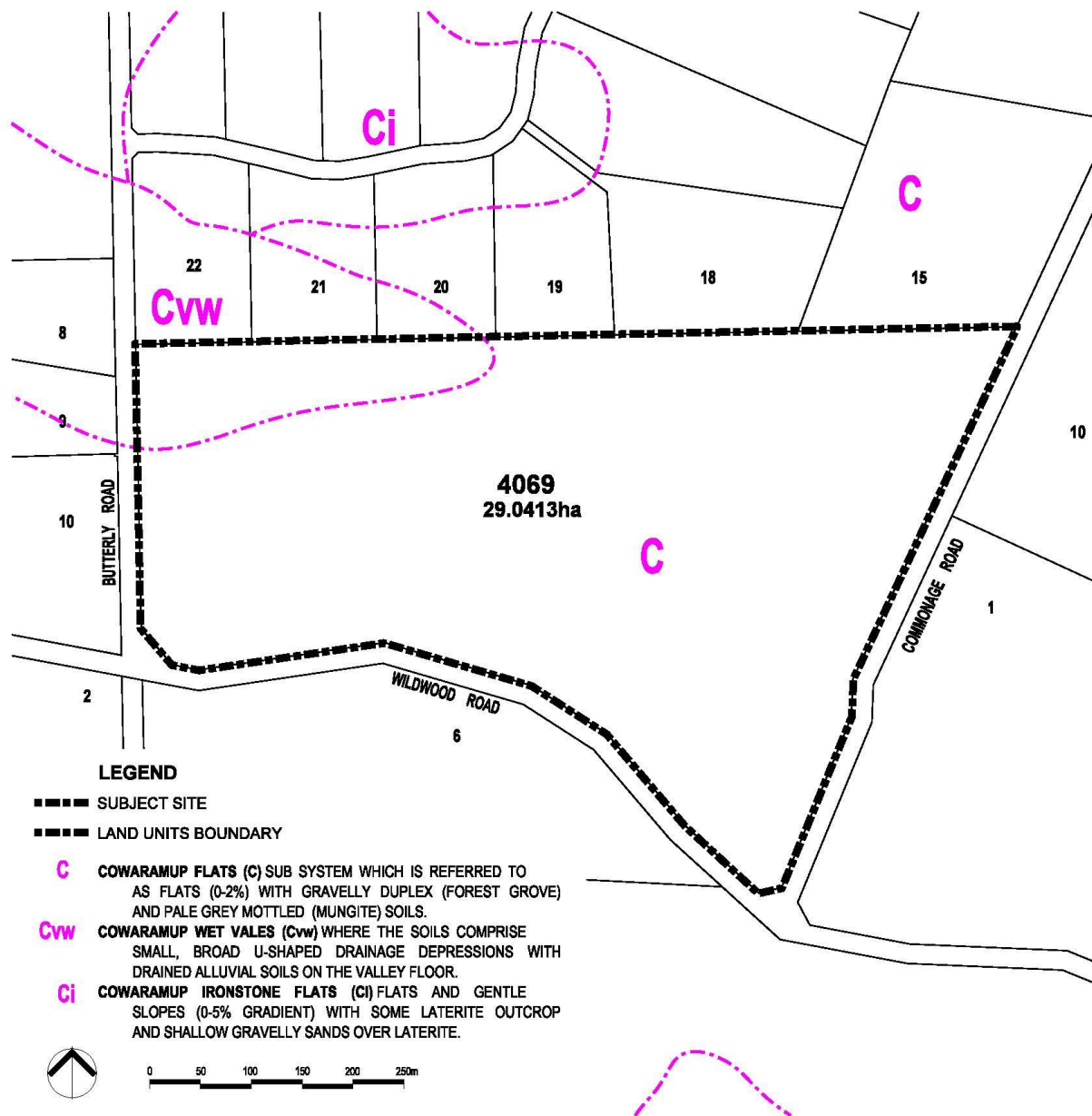


Figure 2 – Land Capability (Tille and Lantzke - Department of Agriculture – 1990)

2.3 Groundwater and Surface Water

2.3.1 Groundwater

Groundwater levels were taken from two soil test pits within the developable area for proposed Lot 1 and 4 on the Structure Plan and assessed as part of the Soil Wastewater Assessment report provided at **Appendix 3** of this report. The depth to groundwater was recorded on 31 July 2019 during the wettest time of the year. The depth to groundwater was greater than 2 metres for both test pit sites.

In view of the low lot density and minimal impact to the imperviousness of the land, having no waterways or flood risks within the lot, and final lots being self-serviced it is considered that

standard on site water supply and on-site wastewater management systems (ie septic tanks and leech drains) are capable of being approved for all development able to be considered outside the Development Exclusion Area.

The Soil Wastewater Assessment report provides justification for the Structure Plan for the creation of 5 lots meeting the requirements under the Department of Health policy and related government policy.

2.3.2 Surface Waterways

The land does not contain any surface waterways.

2.4 Bushfire Hazard

The majority of the land is generally characterised by extreme bushfire risk – with the exception of the north-east portion of the land. A Bushfire Management Plan (BMP) was prepared by Ecosystem Solutions to reflect the final land uses, and is attached at **Appendix 4**.

The BMP includes a number of actions (acceptable solutions) to be undertaken by the developer (at the subdivision stage), the landowner (at the development stage) and by Council. These actions have been considered/addressed on the Structure Plan and as provisions applicable to the land in the Bushfire Management Plan which include:

- Provision of one 50,000 litre water tank to be provided for fire-fighting purposes (Shown on the Structure Plan),
- Provision of an Emergency Access Way for Lots 1 and 2 to ensure access for fire services, and provide the option for residents to egress westwards in an emergency situation onto Butterly Road,
- Section 70A notifications being placed on each Certificate of Title alerting prospective purchasers/landowners of the responsibilities set out in the approved Bushfire Management Plan, and
- Ensuring that all dwellings are to be constructed in an area identified as having a BAL-29 rating or lower and is in full compliance with Australian Standards AS3959-2009 as applicable to the property.

2.5 Heritage

2.5.1 Indigenous Heritage

A review of the Department of Indigenous Affairs Heritage Inquiry System has outlined that there are no registered aboriginal heritage sites or other heritage places recorded within the site. The Findings of the Heritage Enquiry are attached at **Appendix 5**.

2.5.2 Non-Indigenous Heritage

A search of the Heritage Council of WA's inHerit places database confirms there are no state registered heritage places on the subject lot. Furthermore, the City of Busselton Heritage List and Municipal Inventory does not identify any sites located on the land.



3.0 Land Use and Subdivision Requirements

3.1 Land Use

The Structure Plan area proposes 5 rural residential lots, ranging in size from 2.09ha to 8.48ha, consistent with the ‘minimum and average’ allocation for the land in the Endorsed Commonage Consolidated Structure Plan.

This Structure Plan report and accompanying documentation provides information and justification regarding the suitability of the land for development, including the landform characteristics, location of limiting environmental constraints (namely remnant vegetation) and demonstrated low risk of detrimental environmental impact.

The Structure Plan Map and related subdivision and development requirements set out in Part I of this document formalise the land use and conditions to be satisfied. Should there be an inconsistency between the Structure Plan map and any other map contained in the Structure Plan documentation (which may occur due to the ongoing process undertaken to complete the proposal), then the Structure Plan Map prevails to the extent of that inconsistency.

3.1.1 Visual/Landscape Impact of Proposed Land Use

The WAPC endorsed CPACSP notes minimum and average lot sizes so as to ensure that development retains and complements the surrounding rural landscape values. The Structure Plan recognizes the importance to protect the rural and natural amenity/values for the land by:

- facilitating a subdivision design to maximise retention of remnant vegetation;
- utilizing existing crossovers and internal driveways to provide shared access where possible; and
- suitably screening subdivision and subsequent development and achieving the 100m setback from Commonage Road in accordance with the WAPC endorsed CPACSP;

The land contains a number of definable landscape characteristics/features which include:

- the northeast portion of the land remaining predominantly cleared;
- A substantial area of remnant vegetation that fronts Wildwood Road, Butterfly Road and the southern portion of Commonage Road;
- A high point (knoll) located in the south east portion of the property;
- planted non-endemic trees located in the landscape buffer abutting Commonage Road; and
- a mix of planted non-endemic, cleared areas and stands of remnant trees located along the northern boundary of the property.

The above landscape characteristics/features have informed the Structure Plan in terms of retaining/protecting land characteristics and landscape values as set out below.

I. Remnant Bushland and Tree Lines (Buffers)

The area of remnant vegetation will screen development from view along Wildwood Road, Butterfly Road and the southern portion of Commonage Road. The planted line of vegetation in the landscape buffer, coupled with the existing vegetation in the Commonage Road reserve will significantly screen future proposed development. The existing landscape buffer will maintain the landscape value of this area, and is clearly demonstrated in **Figure 3 and 4** – when looking northwards and southwards respectively from Commonage Road.

The combination of existing buffer planting abutting Commonage Road, retention of existing vegetation within the road reserve and on the land, landform, and very low density rural residential development that is suitably setback from Commonage Road, will ensure the natural and rural landscape values for residents and Commonage Road users is maintained/enhanced.

In addition the Structure Plan approach to cluster the three smaller lots to provide for development in the cleared area will minimise impact on remnant vegetation and provides for a development pattern that maintains the rural and natural landscape values on the land and the surrounding locality. This is further reinforced through incorporating shared crossover access to the proposed lots.



Figure 3 – Image View North-West from Commonage Road



Figure 4 – Image View South-West from Commonage Road

2. Views and Visual Amenity in Context with Surrounding Landholdings

Northern Boundary Interface

The Structure Plan proposes larger lots where it abuts the existing Rural Residential development immediately to the north. Future development within areas outside the Development Exclusion Area will accord with development setback requirements set out in the Scheme.

The lot layout and related development areas within the Structure Plan will be generally consistent with the pattern of rural residential development approved to the north – albeit, at a lower density.

Western and Southern Boundary Interface

The Structure Plan will effect no change to how the natural landscape provided from significant areas of remnant vegetation on the land where it fronts Butterly Road and Wildwood Road.

3.2 Movement Network

3.2.1 Traffic Generation and Distribution

The additional traffic generation as result of development occurring in accordance with the Structure Plan is not considered to be significant, noting it proposes 4 additional lots to that which already exists.

All traffic will enter roads that have been constructed to a sealed bitumen standard.

3.2.2 Driveway Access

In noting the small number of lots proposed on the Structure Plan, and that the design has been responsive to maintain natural and landscape assets on the land, access has been proposed to:

- Utilise existing driveway access/crossovers as already provided on to Butterly Road and Commonage Road,
- Use the existing driveway crossover and driveway on the property to be maintained as a battleaxe access leg that services the existing house on proposed lot 2 constructed in a manner to satisfy Bushfire Management Plan (and Council) construction requirements;
- In order to satisfy vehicular access requirements, the Bushfire Management Plan (provided at **Appendix 4** of this report), identify proposed Lot 2 to have emergency access through Proposed Lot 1 to Butterly Road;
- Provide a separate shared crossover entry on to Commonage road to provide access for proposed Lots 4 and 5 located so as to minimise clearing of landscape buffer planting and road reserve vegetation. The proposed crossover provides satisfactory sight lines for vehicles exiting and entering the proposed lots as demonstrated with **Figure 5** and **6** below.



Figure 5 – Image View South along Commonage Road from proposed Crossover to Lots 4 & 5



Figure 6 – Image View North along Commonage Road from Proposed Crossover to Lots 4 & 5

3.2.3 Emergency Access

The Bushfire Management Plan includes provision for proposed Lot 2 to have an alternate emergency access out onto Butterfly Road via an Emergency Access Way, ensuring access/egress from the Site will be maintained. Use of the existing crossover on to Commonage Road aims to provide shared access for proposed Lots 2 and 3;

3.3 Infrastructure Coordination, Servicing and Staging

3.3.1 Power

There is existing 33kV overhead high voltage power main located immediately north of the property – on adjoining Lots 15 and 18 and to the existing winery located on the eastern side of Commonage Road. A separate 33kV overhead high voltage power main also runs parallel to Commonage Road approximately 50km east of the road within Lot 1 (refer Western Power Overhead Powerline Map at **Appendix 6**).

There is also 1 kV underground low voltage and 1kV-33kV underground high voltage cables located along the western road reserve of Butterfly Road, as well as opposite Commonage Road (refer to Western Power Underground Powerline Map at **Appendix 6**).

All lots created as result of subdivision in accordance with the Structure Plan will be serviced by underground power. Power will be supplied from the existing three phase 33 kV overhead power

main on Commonage Road and from the 1-33kV high voltage underground cable along Butterly Road.

3.3.2 Effluent Disposal

Based on the soil categories, permeability, slopes, low level of development and phosphorous retention index characteristics of the land as detailed in the Soil Wastewater Assessment (refer **Appendix 3**), the soils within the proposed new lots are capable of receiving wastewater and are suitable for standard stand-alone on-site effluent disposal systems.

3.3.3 Water Supply

The land is not within the Water Corporation licence area and as such no provision of potable water and reticulated sewer system is available. Due to the absence of reticulated servicing within the Structure Plan area, and considering the information provided in Section 3.3.2 above (relating to on-site effluent disposal), the Structure Plan ensures there is sufficient water capacity for fire-fighting purposes. In addition sufficient potable water supply for each household can be provided for consistent with Clause 4.11 of Council's Scheme which states -

'Clause 4.11

Each dwelling shall be provided with a supply of potable water. In this case the potable water supply could be from underground bore or a rainwater storage system that shall have a minimum capacity of 135,000 litres and shall be directly connected to a suitable means of rainfall catchment having an area of not less than 150m².

The Scheme also outlines that all water tanks shall be fitted with couplings to the specification of Department of Fire and Emergency Services.

3.3.4 Gas

There is no mains gas supply servicing the Yallingup locality.

4.0 Conclusion

This report seeks endorsement of the Structure Plan for Lot 4069 Commonage Road, Yallingup that provides the planning framework and sets out the relevant requirements to facilitate the future subdivision and development of the land. The land has been identified for development for Rural Residential purposes in various WAPC and Council adopted documents, dating back to Statement of Planning Policy 6.1 – Leeuwin-Naturaliste Ridge (SPP 6.1) (1998) and the WAPC endorsed Commonage Policy Area Consolidated Structure Plan (October 2004).

This report demonstrates that future rural residential development of the land can be undertaken for the following reasons:

- All environmental, land capability and servicing assessments confirm the site is capable and suitable for development;
- Locates development in areas that are predominantly devoid of vegetation and maximises retention of consolidated areas of excellent and good condition remnant vegetation;
- Utilises planted landscape buffers on the land abutting Commonage Road and ensures that the rural landscape character of the locality is maintained/enhanced;
- Clusters development in cleared areas or areas where the vegetation condition is not in an excellent condition, degraded or completely degraded where practicable. It also locates existing development outside the Development Exclusion area;
- Uses existing access driveway and crossover to minimise removal of remnant vegetation;
- Achieves the lot size range as set out in the WAPC endorsed Commonage Policy Area Consolidated Structure Plan;
- Offers excellent driveway/crossover access sightlines onto Commonage Road and incorporates Emergency Access Way arrangements for proposed lots 1 and 2 to Butterly Road which is constructed to a sealed bitumen standard;
- Formalises the recommendations set out in key strategic policies related to the land; and
- Ensures the future timely subdivision and development of the land which book ends the southern area identified for Rural Residential development as bordered by Commonage Road, Wildwood Road and Butterly Road.

5.0 Technical Appendices

A range of technical assessments have been undertaken to consider the site opportunities and constraints and thereafter inform the preparation of the Structure Plan. The technical assessments have assisted in identifying the actions and recommendations to inform and link the implementation provisions of the Structure Plan and provide further basis for the assessment of subsequent planning applications within the Structure Plan area.

The supporting Technical Documents are listed in the Table of Contents of this report and respectively appended.