

Outline Development Plan

Lot 3 Langsford Road, Beverley
Lot 3 on P7434

Prepared for Mr T. Mclean

Prepared by:

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Document details:

File: 718
Revision: 1
Date: February 2009
Author: RW
Verified: MT
Approved: MT

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ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the Shire of Beverley
Town Planning Scheme No. 2

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

3 MARCH 2009

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the
Planning and Development (Local Planning Schemes) Regulations 2015.

Date of Expiry:

19 OCTOBER 2035

Executive summary

APPLICANT:	Land Insights PO Box 289 Mount Lawley WA 6929 Ph: 9271 8506 Fx: 6161 2597 Email: rob@landinsights.com.au
OWNER:	Lot 3 on P7434 – Trevor Murray Mclean
LOCATION:	87 Bremer Road, Beverley
CERTIFICATE OF TITLE:	Lot 3 on P7434 Volume: 1674 Folio: 45
LOCAL GOVERNMENT:	Shire of Beverley
SITE AREA:	Lot 3 – 539.27ha
DATE:	February 2009

In accordance with Section 87 of the *Planning and Development Act 2005* the Minister for Planning and Infrastructure approved Amendment No.11 to the Shire of Beverley Town Planning Scheme No.2 on the 18 May 2008. The amendment proposed the rezoning of part of Lot 3 Langsford Street, Beverley (Lot 3 on P7434), from Farming to Rural Residential.

This proposed outline development plan seeks to guide all subsequent subdivision applications in accordance with the indicative guide plan that was included as part of the prior Scheme Amendment No.11 documentation. When developed to its full potential, the subject site will result in 10 freehold *Rural Residential* allotments of approximately 2.0ha and a balance *Rural* lot of 320ha. The Development Plan has been prepared to address the design criteria outlined in the Shire's Local Planning Scheme and Local Planning Strategy.

As the current ODP remains unaltered from the subdivision guide plan that was included as part of the prior Scheme Amendment Documentation, it is contested that it would be superfluous to undertake public advertising for a second time. As such it is requested that the Shire of Beverley and Western Australian Planning Commission proceed to endorse this Development Plan under delegated authority.

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1 Introduction

1.1 Background

In accordance with Section 87 of the *Planning and Development Act 2005* the Minister for Planning and Infrastructure approved Amendment No.11 to the Shire of Beverley Town Planning Scheme No.2 on the 18 May 2008. The amendment proposed the rezoning of part of Lot 3 Langsford Street, Beverley (Lot 3 on P7434), from Farming to Rural Residential.

The purpose of this Outline Development Plan (ODP) is to facilitate the future subdivision of the site into 10 Rural Residential allotments, each approximately 2.0ha, with a balance Rural Lot of approximately 520ha.

This report will address current policies, servicing issues and environmental considerations, as well as providing a Development Plan for the entire site. The ODP has been prepared in accordance with the provisions of the Shire of Beverley Town Planning Scheme No.2 (TPS No.2).

1.2 Site location

The subject site comprises of one lot with a total area of 539.05ha located at the south-eastern periphery of the Beverley Townsite (approximately 2.3km south-east of the central townsite and 1km north of the town air-strip). The subject site is currently accessed via Bremner Road; however the site is also bound by Chipper Street, Langsford Street and Morbinning Road.

The site is described on Certificate of Title as follows:

- Lot 3/P7434: Volume 1674, Folio 45

A site location plan is attached, refer to **Attachment C**.

1.3 Current land use

The majority of the subject site has been cleared of the vast majority of native vegetation and is currently cultivated for broad-acre agricultural activities. The proposed ODP will ultimately result in the creation of 10 rural residential allotments and a balance lot with an approximate area of 520ha. This size of the proposed balance allotment is sufficient to ensure it remains capable of sustaining broad-acre and traditional forms of farming.

1.4 Frontage and Access

The subject site currently has direct frontage onto 4 bitumised, gazetted, public roads; Bremer Road, Chipper Street, Langsford Street and Morbinning Road. The proposed ODP does not include any additional road links, with all 10 prospective Rural Residential allotment to obtain access directly off Langsford Street, whilst the existing residential dwelling on the balance lot to maintain its current access from Bremer Road.

1.5 Topography and Vegetation

The subject site is largely void of remnant vegetation, however small pockets of York gums and Wandoo with areas of powderbark and mallet remain scattered throughout the site. These few areas of remnant vegetation will not be affected by the proposed development, and where located within the proposed rural residential allotment will be rehabilitated and revegetated. No

threatened, rare or endangered ecological communities have been identified on the site. Notwithstanding the remnant vegetation is deemed to be significant and worthy of protection. Any clearing undertaken onsite will be limited to the proposed building envelopes and driveways. Clearing of land for any structure within the building envelope will not exceed a maximum area of 2,000m² without the prior approval of Council and the Department of Environment.

The subject site has a defined ridge running from north to south with a high point of RL 268m AHD. Located in the north-east corner of the site is a knoll with a high point of RL 290m AHD. The remainder of the subject site is gently undulating. The location of the proposed rural residential allotments slope to the west and falls from a height of approximately RL 240m AHD to RL 210m AHD.

1.6 Site Contamination

The subject site is not known to have contained any notifiable activities that would cause the site to be included within the Contaminated Land Register. In addition the subject site has not been identified as containing acid sulphate soils within 3m of natural soil surface.

1.7 Land Qualities

Land qualities are the physical attributes of land that influence its capability for a specified use (AGMAPS, 2003). Land qualities generally considered relevant to determining the capability of land for residential development include:

1. Salinity risk. High salinity can affect the life of infrastructure and roads.
2. Phosphorus export potential. The large areas of impermeable surface associated with urban development can lead to increased runoff into drainage systems and direct to watercourses or lakes without allowing soil filtration to occur. Careful design and planning is required (using Water Sensitive Urban Design Principles) to ameliorate this potential impact. Leaching of nutrients applied to home gardens on sandy soils is another consideration.
3. Water and wind erosion risk. Erosion usually only provides a threat during the construction phases when major land clearing, earthworks and other site works occur. Following construction water and wind erosion risk should be largely removed.

General land qualities associated with each land system phase are identified in the Table 4.3.

Table 4.3 – Land qualities

Phase	Land Quality – Degradation Risk					
	Salinity	Waterlogging	Water Erosion	Phosphorus Loss	Wind Erosion	ASS
Jelcobine York Subsystem	1% of map unit presently saline	2% Very High Risk	2% Extreme Risk 6% Very High Risk	2% Extreme Risk 6% Very High Risk	97% Low to High Risk	Low risk of ASS <3m from surface

Land Quality – Degradation Risk						
Phase	Salinity	Waterlogging	Water Erosion	Phosphorus Loss	Wind Erosion	ASS
Steep Rocky Hills Subsystem 2	100% nil or partial risk	100% nil to moderate risk	3% Very High Risk	3% Very High Risk	70% Low to High Risk	Low risk of ASS <3m from surface
Avon Flats Subsystem	12% Presently Saline 6% Very High Risk	6% Very High Risk 12% High Risk	5% Extreme Risk 11% Very High Risk 25% High Risk	11% Extreme Risk 76% Very High Risk	100% Low to High Risk	Low Risk of ASS <3m from surface

The Jelcobine York subsystem is well suited to low density rural residential development due to its very low risk of phosphorus loss, and are therefore capable of accommodating conventional onsite wastewater disposal systems (i.e. septic). In addition the very low presence of saline soils coupled with the minimal risk of water or wind erosion suggests there will be few negative impacts on future infrastructure established onsite. It should be noted that the Avon Flat Subsystem is restricted to a narrow band along the eastern boundary of the subject site, with no prospective allotments or essential infrastructure to be located within this soils phase.

1.8 Land management

Soils on the site are reasonably well drained and water erosion is not a significant issue currently on the site. Maintaining appropriate drainage within road reserves as well as ensuring a suitable vegetative buffer alongside watercourses will assist in ongoing drainage mitigation.

1.9 Fire Management

Preliminary feedback obtained from the Water Corporation indicates that it may be economically feasible to extend reticulated water infrastructure to some of the proposed lots. Where reticulated water is available, suitable provisions will be made to ensure this infrastructure is available for fire fighting purposes if necessitated. Those lots which are not connected to reticulated water will be provided with 120,000L water tank, of which 10,000L will be made available at all times for fire fighting purposes. In addition an emergency fire break is proposed along the southern boundary of proposed Lot 10 which will be established and maintained by the respective landowners.

2 The Proposed Development

2.1 Proposal Details

This section of the report provides a summary of the proposed development. For further details please refer to **Appendix A** (Proposal Plans) to this report and Section 4 – Assessment of this report for a discussion of the key planning issues.

The Development Plan seeks to facilitate the sympathetic development of the site by minimising the impact of development on the existing landscape and recognising the significant physical characteristics of the site. It also seeks to maintain the rural vista from around and into the site.

2.2 Proposed Lot Configuration

Following subdivision, the proposed areas of Lots 1-10 will each be approximately 2ha with an average street frontage of 119.23m. Balance Lot 17 will have a total area of 520ha with approximately 1661.2m frontage onto Bremner Road, 1697.8m frontage onto Morbinning Road and 769.4m frontage onto Chipper Street.

Each of the proposed allotments would be suitable to accommodate a single dwelling house and where feasible, each lot has sufficient cleared areas to accommodate a future building pad without the need to clear further remnant vegetation. Each proposed allotment includes a building envelope area which takes into consideration remnant vegetation and boundary setbacks. Each site will have sufficient areas to accommodate an onsite wastewater disposal system, in accordance with current Health Legislation. In addition each of the proposed allotments will contain an adequate potable water supply (i.e. 120,000L water storage tank or connection to reticulated water infrastructure).

2.3 Access, Parking and Servicing

Formal access to the existing dwelling house located on existing Lot 3 is via Bremner Road, with a secondary access onto Morbinning Road. The proposed subdivision does not seek to alter these existing vehicle access points. Proposed Lots 1-10 will obtain access directly from Langsford Road and each allotment will have vehicle crossovers constructed in accordance with Council's specifications.

Preliminary discussions with the Department of Water have confirmed that existing reticulated water infrastructure can easily be extended to service the majority of the proposed Lots. All other proposed allotments will contain adequate provisions to ensure potable water is available to service a future dwelling house, as well as providing water for fire-fighting purposes. In accordance with the provisions of TPS No.2 any future dwellings located on the proposed allotments without reticulated water will require the establishment of a 120,000 litre water storage tank. Where rainfall is to be used as the predominant source for potable water a water storage tank, the minimum collection area, in terms of rain surface runoff, to service the tank is to be provided. The collection area will comprise of the area of structures on the land inclusive of the dwelling, outbuildings and other structures capable of collecting and directing water into the tank.

Reticulated sewerage cannot be easily extended to the subject site, and as such provisions will be made to cater for onsite waste water disposal. Each of the proposed allotments is sufficiently

large enough, and the soil types present in the locality can adequately cater for onsite waste water disposal.

2.4 Heritage

There are no known heritage sites of Aboriginal or European significance located within the subject site or within the immediate vicinity.

2.5 Mineral and Raw Material Resources

The subject site does not contain any site identified within the Department of Mines and Petroleum 'mines and minerals database'.

3 Policy and Statutory Framework

3.1 WAPC DC 3.4 – Rural Subdivision

The objectives of DC 3.4 are to ‘*protect agricultural land, plan for rural settlement, minimise land use conflict and manage natural resources.*’ As such it is WAPC that application for closer settlement will only be supported where properly planned through the preparation of a regional and local planning strategy and provided for in a local planning scheme prior to subdivision. Proposed Lots 1-10 are appropriately zoned *Rural Residential* under the Shire of Beverley Town Planning Scheme No.2.

As the proposed reconfiguration of lots will result in the creation of 10 additional allotments (each approximately 2ha in area), the WAPC will generally require the connection to a reticulated water supply and where feasible this will occur. However where it is not practical or reasonable for lots to connect to a reticulated water supply the WAPC may consider an alternative water supply. In accordance with the approved scheme amendment for the locality, approved by the Minister for Planning and Infrastructure a 120,000L water tank is to be established to service any future dwellings that are not provided with a reticulated water connection point.

3.2 Shire of Beverley-Brookton District Rural Strategy

Clause 4.2.1 of the District Rural Strategy addresses the issues related to urban area expansion. Plan 13 of the Strategy shows a possible growth strategy for the Beverly townsite and suggest a *Rural Residential* precinct to the east of the town abutting Langsford Road.

The growth strategy suggests a *Rural Residential* lot size of 8-10ha. However the provision of TPS No.2 indicate that *Rural Residential* lot sizes of 2.0ha is acceptable without the provision of reticulated water supply. Given reticulated water can be connect to the majority of allotments, it is contested that a higher development density allowing 2ha ‘lifestyle’ allotments is sought.

The development is conveniently located to the town’s social and service infrastructure and is virtually an extension of the existing abutting subdivision estate.

3.3 Shire of Beverley Town Planning Scheme No.2

Post gazettal of Scheme Amendment No. 11 the subject site now contains a split zoning. The western portion of the site (fronting Langsford Street) is zoned *Rural Residential*, the balance of the subject site will remain zoned *Farming*. The balance lot is split between Farming Districts BE1 and BE2.

The objectives of the *Rural Residential* zone are ‘*to provide for such uses as hobby farms, horse breeding, rural residential retreats, and also to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.*’ The proposed allotment sizes are consistent with Clause 3.4 of TPS No.2 as all proposed lot sizes are in excess of 2ha and in accordance with the subdivision guide plan submitted along Scheme Amendment No.11. The strategies and actions for rural residential areas as described in Clause 3.4 of TPS No.2 and how this proposal complies with them are presented the following table.

Strategies and Actions	Comment
<i>The objectives of the Rural Residential Zone is to select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats, and also to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.</i>	Complies: The subject site is appropriate located at the periphery of the Beverley township and represents a logical transition between the urban areas of the township and larger allotments located within the Farming Zone. The proposed lot sizes are consistent with other established rural residential development located along the western side of Langsford Street.
<i>The provisions for controlling subdivision and development in specific Rural Residential Zones shall be as laid down in Schedule 3 and future subdivision will generally accord with the plan of subdivision for the specified area referred to in Schedule 3 and such plan of subdivision shall form part of the Scheme.</i>	Complies: As part of the Scheme Amendment approved by the Minister for Planning included the supporting text to be inserted into schedule 3. This text provides design criteria that ensure all future development on the subject sites are consistent with the overall objectives of the Rural Residential zone.
<i>The minimum lot size for subdivision in the Rural Residential Zone shall be 2.0ha unless connected to a reticulated water supply is made available in which case the minimum lot size shall be 1.0ha.</i>	Complies: As Council's reticulated water scheme cannot easily be extended to accommodate all of the proposed allotments, a minimum lot size of 2.0ha has been ensured for all prospective Rural Residential lots.
<p><i>Before making provisions for a Rural Residential Zone, council will prepare, or require the owner(s) of the land to prepare, a submission supporting the creation of the Rural Residential Zone and such submission shall include:</i></p> <ul style="list-style-type: none"> <i>(i) a statement as to the purpose or intent for which the zone is being created and the reasons for selecting the particular area the subject of the proposed zone;</i> <i>(ii) a plan or plans showing contours at such intervals as to adequately depict the landform of the area and physical features such as existing buildings, rock outcrops, tress or groups of trees, creeks, wells and significant improvements;</i> <i>(iii) information regarding the method whereby it is proposed to provide potable water supply to each lot.</i> 	<p>Complies: The subject site is appropriately located at the edge of the Beverley Township and is consistent with existing rural residential allotments located along the western side of Langsford Street.</p> <p>Building envelopes have been strategically identified on each of the proposed allotments to ensure existing vegetation and drainage lines are protected. In addition areas located outside of the building envelopes are to be re-vegetated using a variety of native and endemic species.</p> <p>As parts of the subject site cannot easily be connected to Council reticulated water scheme a minimum of 120,000L water storage tanks are to be located on each of the allotments.</p>
<i>The Scheme Provision for a specific Rural Residential Zone shall include a plan of</i>	Complies: The proposed plan of subdivision includes dimensions for each of the respective allotments.

Strategies and Actions	Comment
<p><i>subdivision showing, amongst other things</i></p> <ul style="list-style-type: none"> (i) <i>the proposed ultimate subdivision including lot sizes and dimensions;</i> (ii) <i>areas to be set aside for public open space, pedestrian access ways, horse trails, community facilities, etc as may be considered appropriate;</i> (iii) <i>those physical features it is intended to conserve;</i> (iv) <i>the proposed staging of the subdivision where relevant.</i> 	<p>TPS No.2 or DC 3.4 does not stipulate any provisions for the designation of public open space for rural-residential subdivisions.</p> <p>Where feasibly possible all existing vegetation located onsite is to be retained. In addition each rural residential allotment is to be revegetated (excluding the designated building envelope).</p> <p>The proposed development does not involve any staging.</p>
<p><i>In addition to the plan of subdivision, the Scheme provision for a specific Rural Residential Zone shall specify:</i></p> <ul style="list-style-type: none"> (i) <i>any facilities which purchasers of the lots will be required to provide (e.g. their own potable water supply, liquid or solid waste disposal, etc.);</i> (ii) <i>proposals of the control of land uses and development which will ensure that the purpose of intent of the zone and the rural environment and amenities are not impaired;</i> (iii) <i>any special provisions appropriate to the objectives of the zone.</i> 	<p>Complies: The text inserted into Schedule 3 as part of Scheme Amendment No.11 stipulates the minimum requirements for any future development on the proposed rural residential allotments.</p>
<p><i>In considering a recommendation with regard to any application for Subdivision and or application for Rezoning or Planning consent within this zone, Council shall in addition to the general provision of the Scheme pay regard to the appropriate District Rural Strategy Policy Area provisions in clause 3.5 and 3.6 of the Scheme.</i></p>	<p>Complies: The proposed subdivision is consistent with the objectives of Clause 3.5 and 3.6 of the Beverley-Brookton District Rural Strategy.</p>

The principal objective of the Farming Zone is to ensure 'the continued viability of agricultural production, the establishment of uses ancillary to agricultural activity, or which are required to service the travelling public or tourists, as well as the maintenance of rural character and amenity'. The strategies and actions for the Farming Zone areas as described in Clause 3.5 of TPS No.2 and how this proposal complies with them are presented the following table.

Strategies and Actions	Comment
<i>How land use, land management and environmental issues are to be addressed.</i>	Complies: The subject site has been completely cleared of remnant vegetation in the past and is cultivated from agricultural activities. As such there are no foreseeable environmental constraints to the proposed subdivision of the subject site. The excise of 20ha for rural residential subdivision will not affect the agricultural capacity of the balance lot, which will continue to be cultivated.
<i>The reasons for more intensive agriculture development, the suitability and capability of the land to support the proposal and how the proposal relates to, the continuing operation and management of existing adjoining agricultural land uses and the District Rural Strategy.</i>	N/A: The proposed development does not incorporate any further intensive agricultural development. The proposed ten 2ha lots have been appropriately rezoned rural residential and are only likely to be used as hobby farms and small-scale animal husbandry, consistent with Council Policy and Department for Agriculture and Food Stocking Rates.
<i>Landcare and other measures proposed to address land conservation, vegetation protection and rehabilitation issues affecting the land.</i>	Complies: Conditions of the rezoning to rural residential requires proposed Lots 1-10 to be re-vegetated with native species outside of the building envelope using native species. In addition any indigenous vegetation that is located onsite shall not be cleared.
<i>The provision of water and services to the site, particularly where the rezoning of farming zoned land for Rural/Residential development is proposed on land identified for such land use on maps 13 and 14 of the District Rural Strategy.</i>	Complies: As part of the recent scheme Clause 4.14 was added to TPS No.2 which stipulates 'no dwelling shall be constructed or approved for construction unless a minimum of 120,000L water storage tank or other portable water supply and storage facility is established with the dwelling.
<i>The provision of bush fire services and fire prevention and fire suppression measures.</i>	Complies: The provision of a 120,000L storage tank onsite will be suitable for fire fighting purposes.

In addition the subject site is split between Policy Areas BE1 and BE2. Policy Area BE1 has been designated to provide for the future expansion of the Beverley Townsites and Environs. Subdivision and future non-agricultural development may be supported whereby landform landscapes and land care issues are addressed and the proposal will not adversely impact on the amenity and character of the Townsite. The proposed rural residential subdivision acts as a continuous of an already established land use within the locality. The proposed subdivision will not inhibit further development of the balance portion of Lot 17 located with Policy Area BE1 being developed at some point in the future to accommodate the future growth of the townsite. In the interim Lot 17 will continue to be used for agricultural purposes in accordance with the objectives of Policy Area BE2.

4 Recommendations

It is requested that the Shire of Beverley promptly endorse this Outline Development Plan. Given the proposed ODP remains unchanged from the Subdivision Guide Plan that was included as part of Scheme Amendment Documentation No.11 it is contested that there is no need to undertake public advertising again and this ODP can be endorsed under Council and WAPC Delegated Authority.

The following describes how the proposed development complies with Council and Western Australian Planning Commission Policies:

- Proposed Lots 1-10 complies with the intent of the Rural Residential zoning and objectives of the Shire of Beverley Town Planning Scheme No.2;
- The proposed subdivision is consistent with WAPC DC 3.4;
- The proposed subdivision will not preclude the continued cultivation of proposed Lot 11 for agricultural enterprises;
- The proposed subdivision will not restrict future growth of the Beverley townsite;
- The proposal increases the number and range of dwelling entitlements within the locality and will help to alleviate an apparent shortage of rural smallholdings present within the locality.

For the reason provided above, Council's and the WAPC's favourable consideration of the proposed ODP is sought.

Yours faithfully

Land Insights



Rob Wood
Town Planner

Figures

FIGURE 1 – LOCATION MAP

FIGURE 2 – SHIRE OF BEVERLEY LOCAL PLANNING SCHEME NO.2 ZONING
MAP

FIGURE 3 – BEVERLEY BROOKTON RURAL STRATEGY: BEVERLEY TOWNSITE AND
ENVIRONS POSSIBLE GROWTH STRATEGIES

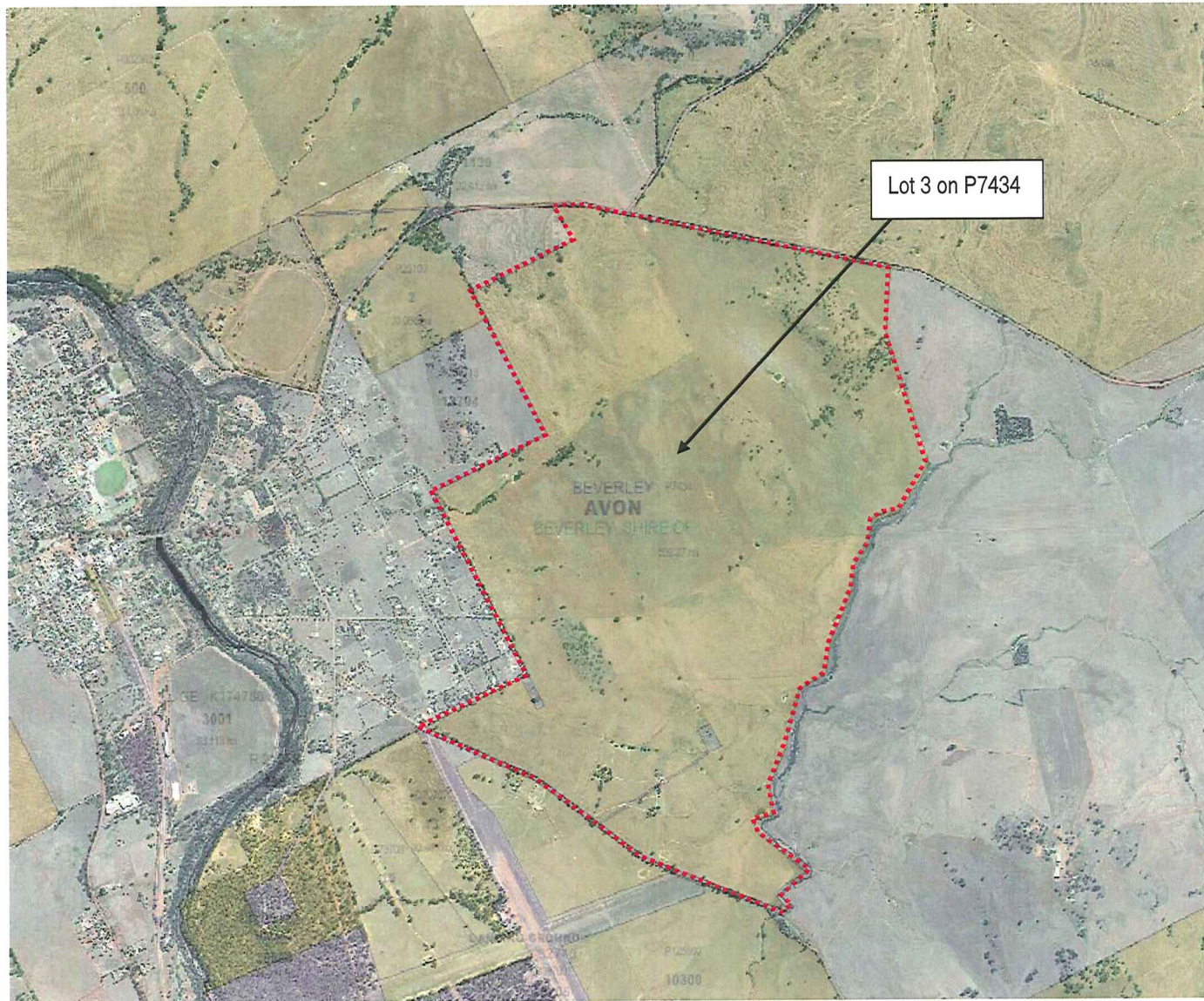


Figure 1 – Location Map

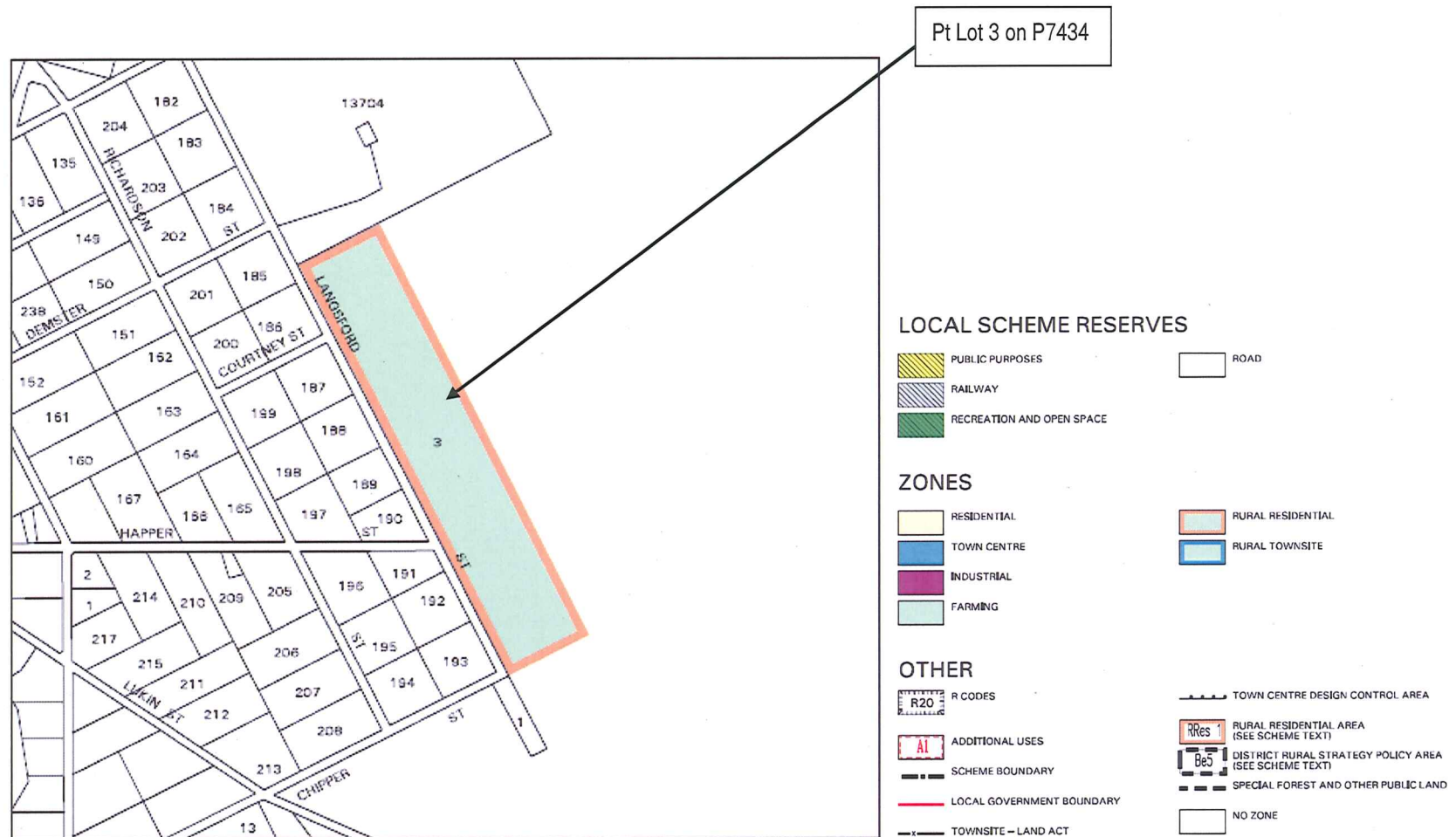


Figure 2 – Shire of Beverley Town Planning Scheme No.2 Zoning Map

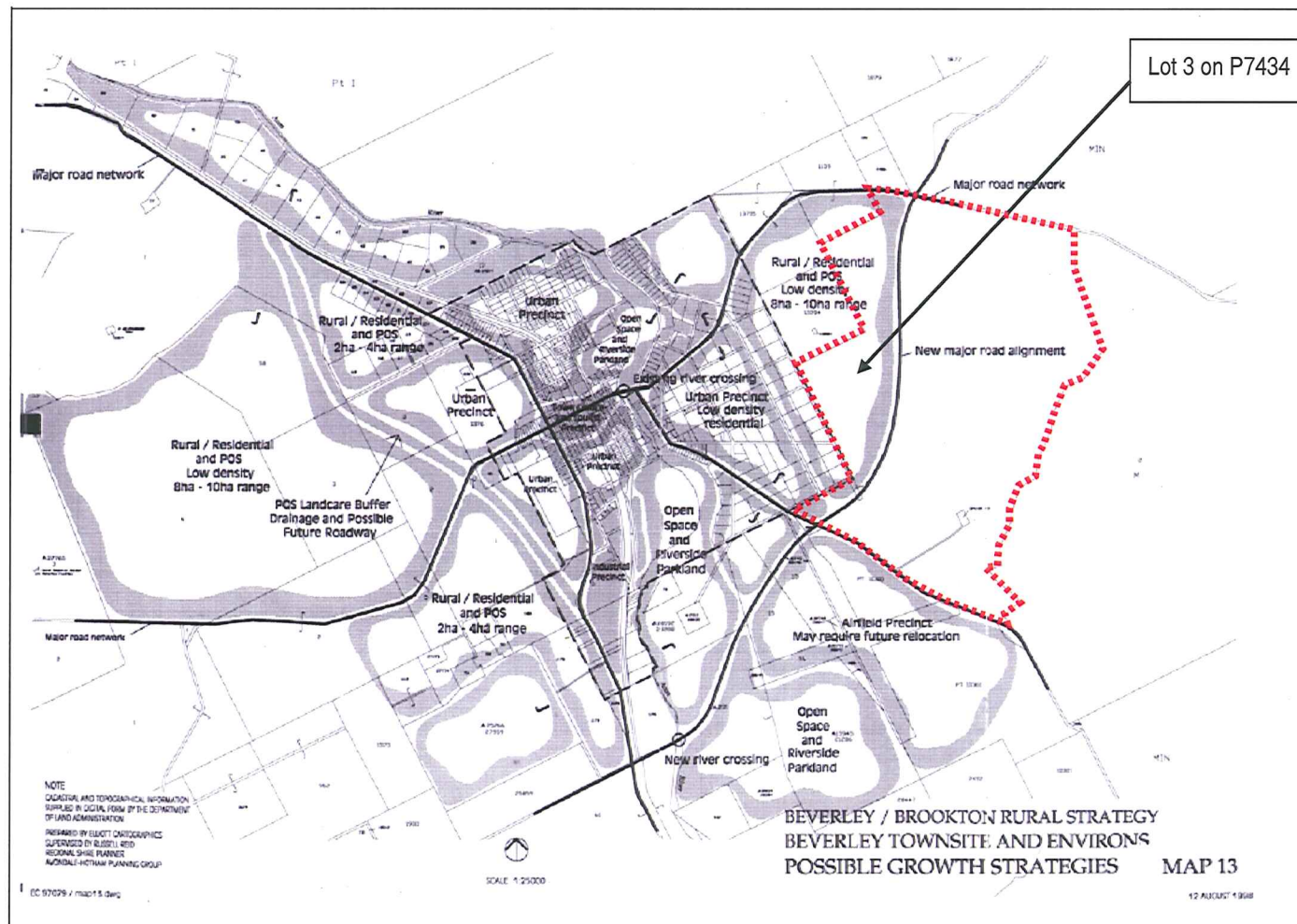
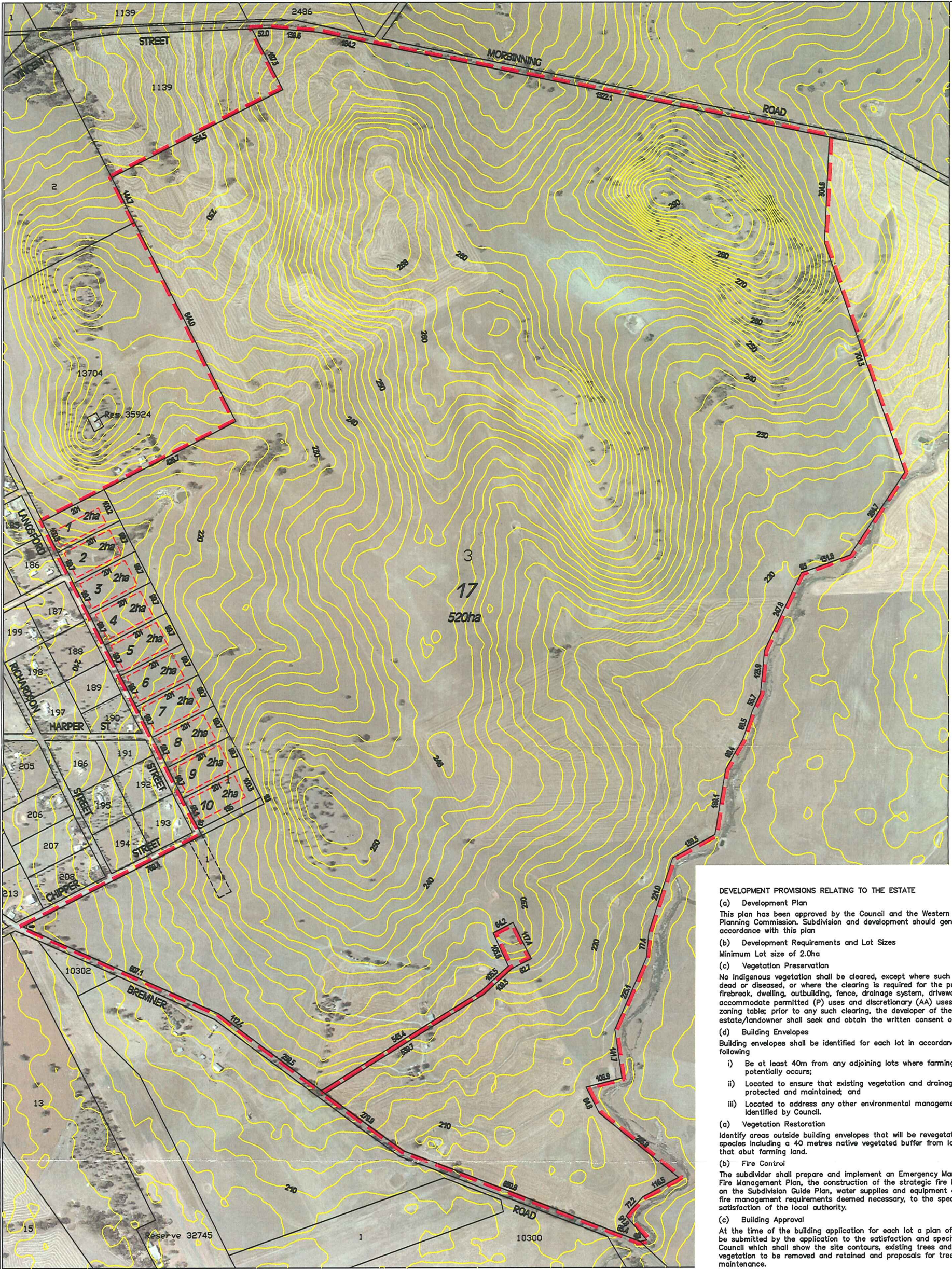


Figure 3 – Beverley Brookton Rural Strategy – Beverley Townsite and Environs Possible Growth Strategies

Attachment A

PROPOSAL PLANS



DEVELOPMENT PROVISIONS RELATING TO THE ESTATE

- (a) Development Plan
This plan has been approved by the Council and the Western Australian Planning Commission. Subdivision and development should generally be in accordance with this plan.
- (b) Development Requirements and Lot Sizes
Minimum Lot size of 2.0ha
- (c) Vegetation Preservation
No indigenous vegetation shall be cleared, except where such vegetation is dead or diseased, or where the clearing is required for the purpose of firebreak, dwelling, outbuilding, fence, drainage system, driveway or to accommodate permitted (P) uses and discretionary (AA) uses listed in the zoning table; prior to any such clearing, the developer of the estate/landowner shall seek and obtain the written consent of the Council.
- (d) Building Envelopes
Building envelopes shall be identified for each lot in accordance with the following:
- Be at least 40m from any adjoining lots where farming is or can potentially occur;
 - Located to ensure that existing vegetation and drainage lines are protected and maintained; and
 - Located to address any other environmental management issues identified by Council.
- (a) Vegetation Restoration
Identify areas outside building envelopes that will be revegetated with native species including a 40 metres native vegetated buffer from lot boundaries that abut farming land.
- (b) Fire Control
The subdivider shall prepare and implement an Emergency Management and Fire Management Plan, the construction of the strategic fire breaks depicted on the Subdivision Guide Plan, water supplies and equipment and any other fire management requirements deemed necessary, to the specification and satisfaction of the local authority.
- (c) Building Approval
At the time of the building application for each lot a plan of the site shall be submitted by the application to the satisfaction and specifications of the Council which shall show the site contours, existing trees and stands of vegetation to be removed and retained and proposals for tree planting and maintenance.
- (d) Notification
Memorials to be incorporated on all titles advertising landowners and successors thereof that the land is affected by aircraft noise.
- (e) Vendor Responsibility
The developer / vendor shall inform prospective purchasers of the lots, in writing, of the provisions of the Council's Town Planning Scheme relating to the management of the land, as specified in the Development Plan and Fire Management Plan.

Appendix B

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 3/P7434	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 5/10/2001

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1674FOLIO
45

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 3 ON PLAN 7434

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TREVOR MURRAY MCLEAN OF POST OFFICE BOX 105, BEVERLEY
(T C967932) REGISTERED 27 FEBRUARY 1985

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1674 FOL 045.
2. C835750 CHARGE TO IVY ISOBEL MCLEAN OF BEVERLEY AN ANNUITY IN THE TERMS AS CONTAINED THEREIN. REGISTERED 13.8.1984.
3. H885979 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 3.10.2001.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1674-45 (3/P7434).
PREVIOUS TITLE: 1260-874.
PROPERTY STREET ADDRESS: 87 BREMNER RD, BEVERLEY.
LOCAL GOVERNMENT AREA: SHIRE OF BEVERLEY.

Appendix C

REGISTERED SURVEY PLAN

2 SHEETS

F. B. 19497
PLAN 5234

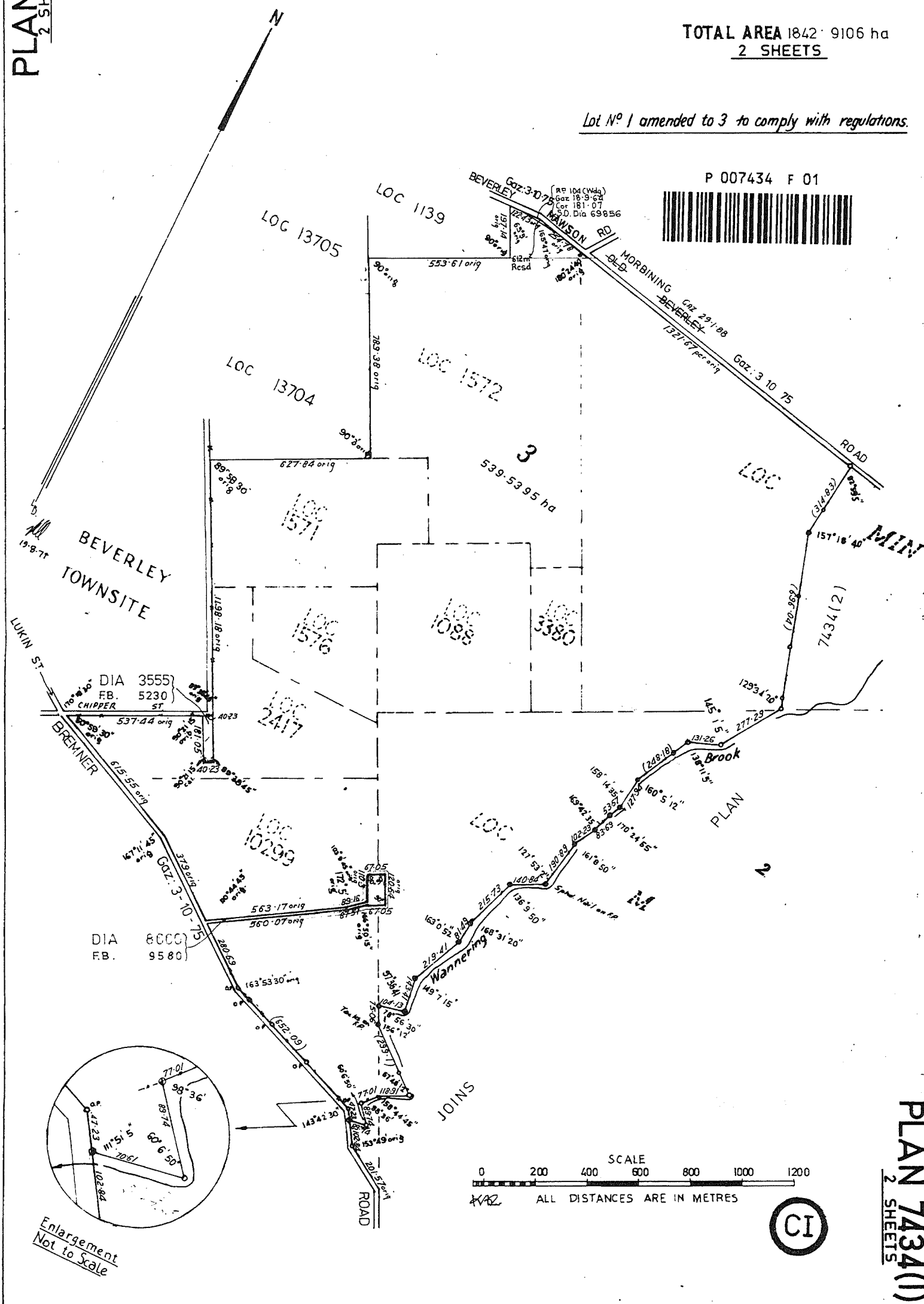
NOW C.T. 1261-62

APPROVED R2K
3-6-60

TOTAL AREA 1842 · 9106 ha
2 SHEETS

Lot N^o 1 amended to 3 to comply with regulations.

P 007434 F 01



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**AVON LOCS. 1088, 1571, 1576, 3380 &
PT. LOCS. 1572, 2417, 10299, M & MIN**

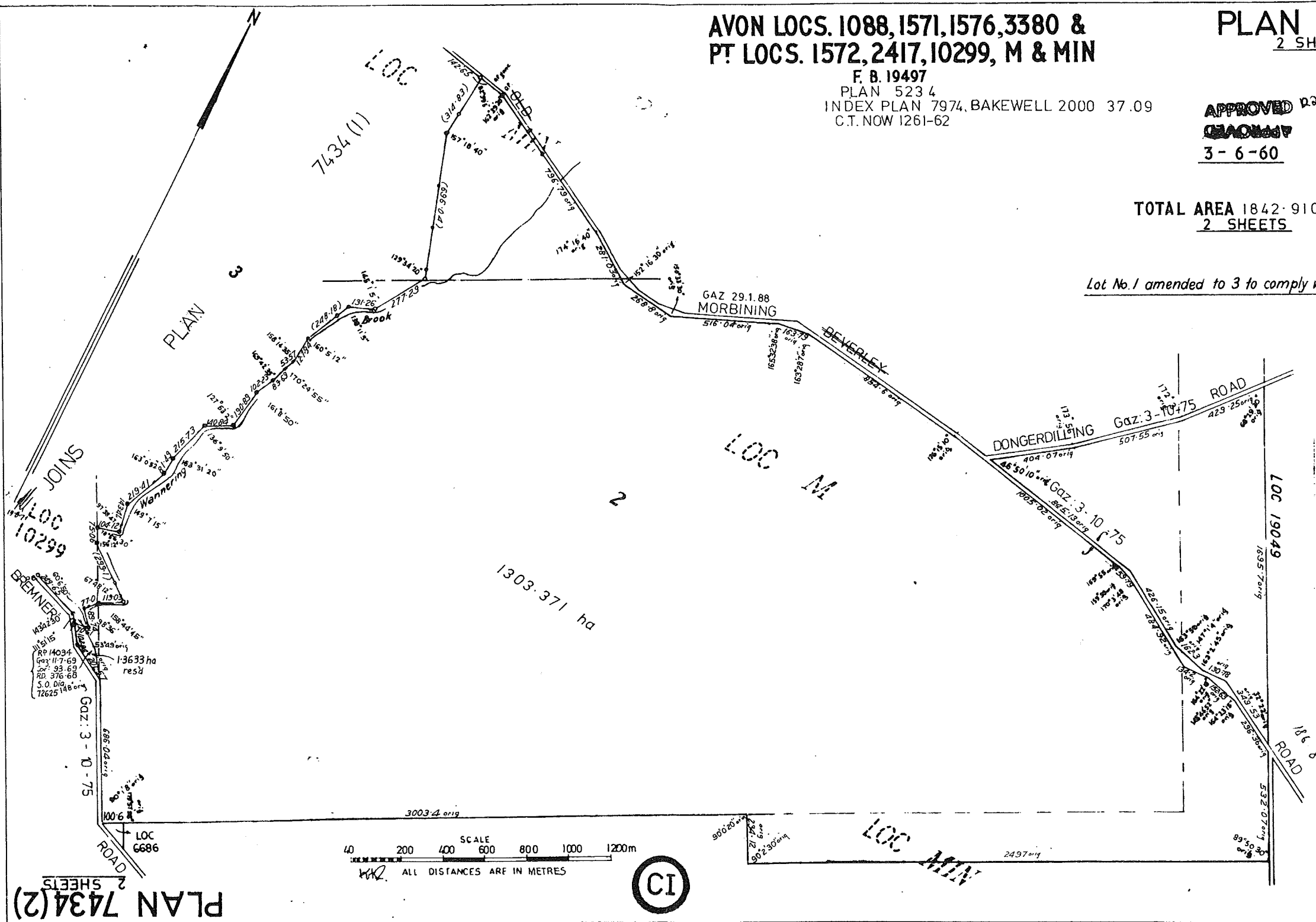
F. B. 19497
PLAN 5234
INDEX PLAN 7974, BAKEWELL 2000 37.09
C.T. NOW 1261-62

PLAN 7434(2)
2 SHEETS

APPROVED *RAY*
CLARK
3-6-60

TOTAL AREA 1842.9106 ha
2 SHEETS

Lot No. 1 amended to 3 to comply with regulations.



P 007434 F 02

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