

LOCAL STRUCTURE PLAN

for

**LOTS 267,268, 269, 289, 290, 291, 292, 293, 298, 380, 381 AND 382 BORDERED BY
THORNWICK CRESCENT, BETTY AND NORTHCOTE STREETS, AND OLD NORTHAM
ROAD, CHIDLOW**

**Prepared by
STATEWEST PLANNING
November 2015**

This structure plan is prepared under the provisions of the Shire of Mundaring Local Planning Scheme No. 4.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **5 April 2017**

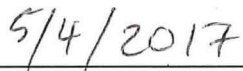
Signed for and on behalf of the Western Australian Planning Commission:



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



Date

5 April 2027 _____ Date of Expiry

Modification No.	Description of Modification	Endorsed by Council	Endorsed by WAPC
1	Infrastructure Implementation		
2	Remove IIP		

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) involves 10 privately owned and two Crown lots bounded by Old Northam Rd, Northcote St, Betty St and Thornwick Crescent in the locality of Chidlow. The existing lots are generally in the order of 1.5 – 1.8ha in area except for one Crown lot, which is 771m². The site is zoned for residential development under the Shire of Mundaring Local Planning Scheme No 4.

Topographically the site is gently inclined with gradients of around 3-5%. Some lots have been developed for rural residential purposes and some are vacant. A large portion of the site contains native regrowth vegetation.

The LSP provides for coordinated subdivision of the subject area into predominantly 2,000m² lots in accordance with its R5 Coding. Lot 382 Thornwick Crescent has an R2.5 coding which is reflected in the design.

Public Open Space (POS) is provided in two consolidated locations. The major POS is located along an open drain that runs through the south-western corner of the site. A smaller POS is located on the eastern boundary within Lot 382. This has been located to provide protection for a scarred tree that has Aboriginal heritage significance.

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PART ONE – STATUTORY

1. LSP AREA

The subject area comprises Lots 267, 268 & 269 Old Northam Rd, Lots 289, 290, 291 & 292 Northcote St and Lots 293, 298, 380, 381 & 382 Thornwick Cres, Chidlow. This is contained within a “road” block bounded by those three roads and Betty St. It totals over 18ha.

2. LSP CONTENT

Part one of this report contains the statutory section. It contains only the LSP map and statutory planning provisions and requirements.

Part two contains the explanatory information to support the statutory component. It is to be used as a reference guide to interpret and justify the implementation of Part one.

3. INTERPRETATION AND SCHEME RELATIONSHIP

3.1 Interpretation

All terms used in this document shall have the same meaning as given to them in the Shire of Mundarings Local Planning Scheme No 4 (LPS 4).

3.2 Scheme Relationship

This LSP provides for the subdivision and development of the subject land. Its adoption fulfils the intent of Section 5.17 of LPS 4, which establishes the requirement for comprehensive planning, high design standards and cost effective servicing, which are sensitive to the environment, prior to the subdivision of land within the municipality.

In the event of any inconsistency between LPS 4 and this LSP, LPS 4 shall prevail.

4. OPERATION

This LSP becomes effective as at the date of its endorsement by the WAPC. After this date, the LSP can be used by the Shire of Mundaring, and all other Government Agencies involved in the assessment of subdivision applications, to support individual subdivision applications, be they for the whole of the subject area or only a portion of it. It can also be used by the WAPC as a basis of granting subdivision approval.

Nothing within this subdivision shall preclude the WAPC from making a decision, or imposing conditions, at variance with this LSP. The WAPC shall have due regard to, but is not bound by, the LSP when determining an application for subdivision approval for a property contained within the LSP.

Any modifications to this Plan are to be made in accordance with the procedures set out in section 5.17.14 of LPS 4.

5. LAND USE AND SUBDIVISION REQUIREMENTS

Subdivision of the land shall be carried out in accordance with this LSP, which has been developed in accordance with the Subdivision Design Requirements contained in Section 5.8 of LPS 4. Lot sizes are consistent with those provided under the R5 and R2.5 coding contained in the Residential Design Codes.

Use class permissibility is contained in Table 1 of LPS 4. The requirements for the Residential zone apply. This LSP has no specific requirements in terms of land use, other than specific controls on the extent of uses prescribed within this document.

There are no Regional or Foreshore reserves required for this site. Public Open Space is provided at a rate of 10% in accordance with WAPC Development Control Policy DC 2.3.

6. DEVELOPMENT REQUIREMENTS

Development of the lots created through this LSP shall comply with the Residential Design Codes in all respects except as follows:

- a) Building setbacks shall comply with the requirements of the Bushfire Management Plan that forms part of this LSP.

7. OTHER REQUIREMENTS

Copies of Certificates of Title for each lot within the LSP area are provided at Appendix 1.



Original Lot Areas

Lot 267	1.5760 ha
Lot 268	1.4552 ha
Lot 269	1.8243 ha
Lot 289	1.5633 ha
Lot 290	1.5661 ha
Lot 291	1.5661 ha
Lot 292	1.5661 ha
Lot 293	1.8373 ha
Lot 298	1.8386 ha
Lot 380	0.0771 ha
Lot 381	1.7619 ha
Lot 382	1.7564 ha
Total	18.3884 ha
10 %	1.8388 ha

Proposed POS Lot Areas

Lot 62	0.5919 ha
Lot 63	0.5004 ha
Lot 64	0.4338 ha
Lot 65	0.3127 ha
Total	1.8388 ha

NOTES

- The preparation of a tree preservation plan will be required at subdivision stage incorporating the use of alternative firebreaks to protect significant vegetation.
- Road design, service provision and alignment to protect vegetation within the Road Reserve where possible.
- Houses on lots fronting POS to be oriented to front the POS except for those lots fronting Old Northam Road.
- Land adjacent to POS to be fenced.
- Investigation and protection of heritage values on Lot 267 required prior to subdivision.

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LOCAL STRUCTURE PLAN						
LOTS 267, 268, 269, 289, 290, 291, 298, 380 & 381 NORTHCOTE ST						
OLD NORTHAM ROAD & THORNWICK CRESCENT, CHIDLOW						
SCALE	DATE	DRAWN	CHECKED	REF.	SHEET	
1:2000 @ A3	21-03-2017	R.J.M.R.		14431	PLAN 1	

PART TWO – EXPLANATORY

1. PLANNING BACKGROUND

1.1 Introduction & Purpose

This LSP has been prepared to coordinate subdivision of the subject properties as and when the respective owners choose to proceed. It has been prepared to address the requirements of the Shire of Mundaring Local Planning Scheme N^o 4, specifically section 5.17.

1.2 Land Description

1.2.1 Location

The subject site is located at the north-eastern edge of the Chidlow townsite (refer Location Plan). Land to the north and east of the site is reserved land.

1.2.2 Area and Land Use

The subject site is 18.3884ha in area and comprises 10 privately owned lots, a 1.7ha crown lot (currently under offer to the owners of the adjoining Lot 298) plus a small landlocked crown lot that appears to have been created many years ago as part of a future road. They are described below:

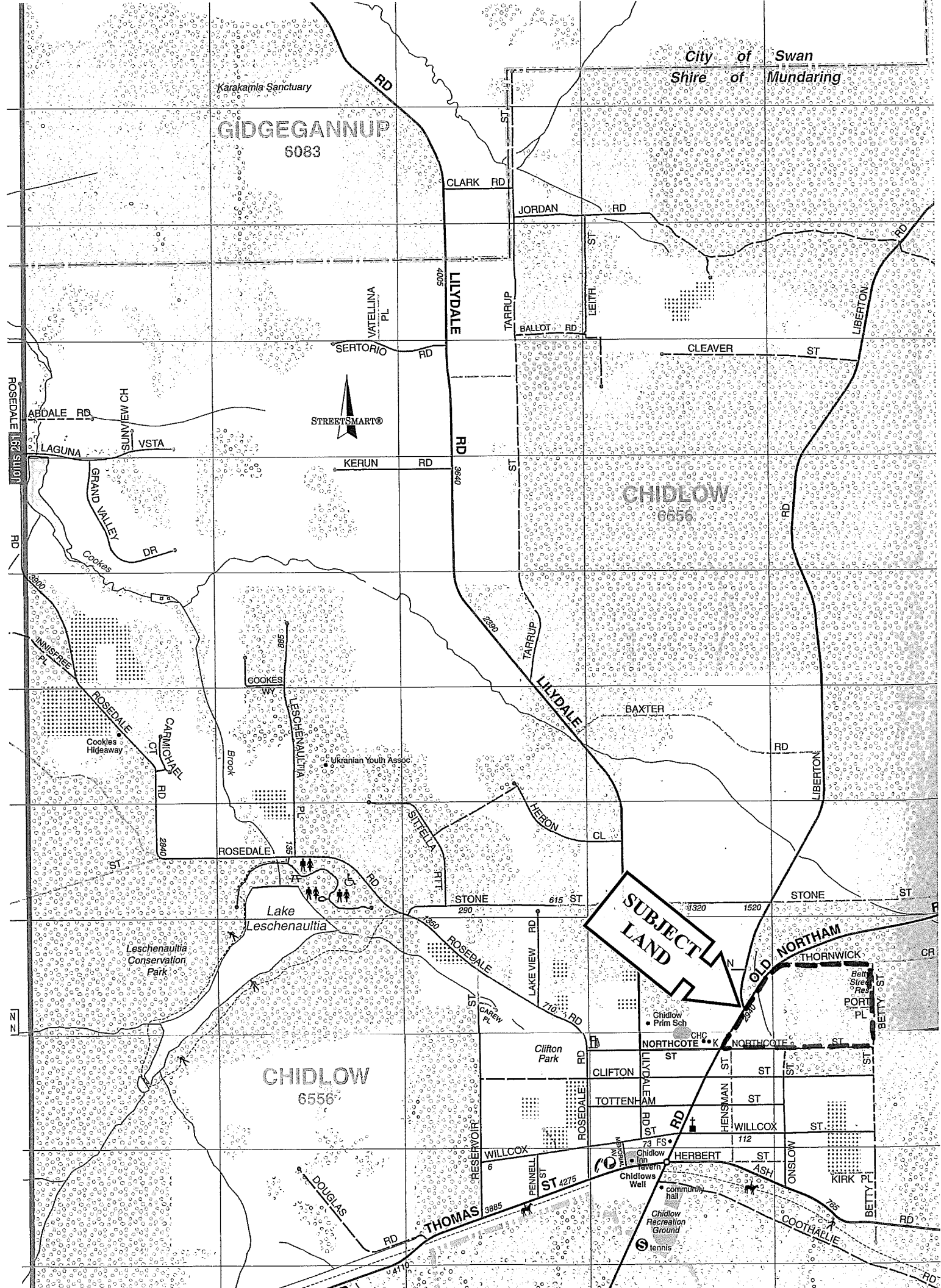
Lot 267 Old Northam Rd	1.576ha
Lot 268 Old Northam Rd	1.4552ha
Lot 269 Old Northam Rd	1.8243ha
Lot 289 Northcote St	1.5633ha
Lot 290 Northcote St	1.5661ha
Lot 291 Northcote St	1.5661ha
Lot 292 Northcote St	1.5661ha
Lot 293 Thornwick Cres	1.8373ha
Lot 298 Thornwick Cres	1.8386ha
Lot 381 Thornwick Cres	1.7619ha
Lot 382 Thornwick Cres	1.7564ha
Lot 380	0.0771ha

Historically, much of the land was cleared for agricultural use. Now, most lots contain extensive regrowth, although portions of the lots that front Old Northam Rd have been kept in a predominantly cleared state, and some replanted with exotic species. Lots 267, 268, 269, 291, 292 & 293 contain dwellings and supporting outbuildings. The other properties are vacant.

1.2.3 Legal Description and Ownership

Copies of the Certificates of Title for each of the lots within the LSIP area are attached at Appendix 1. The subject lots are described below:

Lot 267 – vol 1271, fol 162, Plan 222250
 Lot 268 – vol 1641, fol 799, Plan 222250
 Lot 269 – vol 1348, fol 167, Plan 222250
 Lot 289 – vol 279, fol 82A, Plan 143671
 Lot 290 – vol 11, fol 173A, Plan 143671



Plan 2 - Location Plan

Lot 291 – vol 1449, fol 379, Plan 143671
Lot 292 – vol 1831, fol 269, Plan 143671
Lot 293 – vol 364, fol 6A, Plan 143671
Lot 298 – vol 1407, fol 55, Plan 143671
Lot 381 – vol 2696, fol 418, Plan 28127
Lot 382 – vol LR3125, fol 81, Plan 28128
Lot 380 – vol LR3125, fol 79, Plan 28127

1.3 Planning Framework

1.3.1 Zoning and Reservations

The site is zoned 'Urban' under the MRS.

The site is zoned 'Residential' under the Shire of Mundarings LPS 4 with an R Coding of R5 over all lots except Lot 382, which is coded R2.5.

The site contains no local or regional reserves, although there is a regional parks and recreation reserve adjoining the north and eastern sides of the LSP area, and a portion of the western side.

1.3.2 Regional and Sub-Regional Structure Plans

The subject site has been identified as part of the existing Mt Helena hinterland under the WAPC's North Eastern Hills Settlement Plan. It has been identified as having a combination of soft and hard constraints, but no absolute constraints. It is a proposed growth area and the subdivision of the land after the adoption of the LSP will assist in achieving this.

1.3.3 Planning Strategies

LPS 4 Local Planning Strategy

The Shire of Mundaring has a Local Planning Strategy that supports LPS 4. In terms of Chidlow, the Strategy specifically identifies the area the subject of this LSP as being appropriately coded R5 (increased from R2.5 under TPS 3). This LSP conforms with this density of development.

Shire of Mundaring POS Strategy

The Council also has a Public Open Space Strategy which identifies this site as requiring 10% of the area to be given up as consolidated land of manageable size, with the precise location to be determined through the Structure Planning process. This LSP provides for two POS locations. The major area of POS is consolidated across three original lots along the alignment of an open drain. The minor POS is located adjacent to a scarred tree that has Aboriginal heritage significance.

Shire of Mundaring Local Biodiversity Strategy

Produced in 2009, this Strategy was utilised as a key component in the Councils LPS 4, which was gazetted in 2014. The two documents work together in trying to balance the need for growth in order to create a sustainable community whilst retaining valuable natural resources where practicable. Recognizing the zoning and ultimate development potential, as well as the surrounding bushland, this LSP sets aside the open drain area as POS in order to create a linear space that can be re-vegetated to create an ecological and passive recreation asset.

1.3.4 Policies

There are several policies that may have the potential to affect the proposed LSP. These are listed below, with comments on how the LSP complies.

WAPC DC 1.1 – Subdivision of Land General Principles

This policy sets out the process of land subdivision, including the need (in some cases) for Structure Plans to coordinate subdivision, developer contributions, and the provision of infrastructure.

WAPC DC 1.7 – General Road Planning

This policy provides for road construction and/or upgrading contributions for subdivisions that utilize existing roads. This will be required in this instance and is addressed within this LSP.

WAPC DC 2.2 – Residential Subdivision

DC 2.2 provides broad guidance on residential subdivision, including lot sizes, lot configuration, and connections to infrastructure. The LSP complies with these.

WAPC DC 2.3 – Public Open Space in Residential Areas

In order to preserve amenity and contribute to the quality of life in urban areas, the WAPC has, since 1956, applied a requirement for the provision of a 10% POS requirement in Residential subdivisions. In some instances this may take the form of cash-in-lieu of POS, often to enable the consolidation of POS. Due to the fragmentation of the land ownership within this LSP, this approach has merit and will be applied.

WAPC DC 2.6 – Residential Road Planning

This is a follow up policy to DC 1.7. It focuses on residential road hierarchy and road design, critically permeability, variety, legibility and accessibility. It accommodates motor vehicle, cycle and pedestrian traffic movement. These aspects are incorporated into the design.

Guidelines for the Preparation of Structure Plans (WAPC)

This LSP has been prepared in accordance with these guidelines.

Better Urban Water Management Guidelines

Related to SPP 2.9 (below), this sets out a framework for the preparation of reports to ensure an appropriate level of consideration is given to the total water cycle at various stages of land development. The appropriate level of assessment at the LSP stage is a Local Water Management Strategy, which has been prepared for this site and forms part of this LSP.

SPP 3.1 Residential Design Codes

Being zoned Residential, this site is subject to the Residential Design Codes.

SPP 3.7 Planning in Bushfire Prone Areas

This Structure Plan is located within a bushfire prone area, and is therefore subject to the provisions of SPP 3.7. A Bushfire Management Plan has been prepared which identifies how the risk arising from bushfires is to be mitigated, and is discussed within the Site Conditions and Constraints section.

1.3.5 Other Approvals

In the Shire of Mundarings review of its former TPS 3, under which this land was zoned Residential with an R2.5 coding, it was determined that this area retain its Residential zoning, but have the density increased to R5 (with the exception of Lot 382). This LSP is proposing development consistent with the recently (2014) gazetted LPS 4 zoning.

2. SITE CONDITIONS AND CONSTRAINTS

2.1 Biodiversity and Natural Area Assets

As mentioned above, most lots contain extensive regrowth, although portions of the lots that front Old Northam Rd have been cleared and some replanted with exotic species (refer Aerial Photo attached).

There are no Bush Forever sites on the land.

Under Councils Local Natural Area mapping, much of the regrowth area is identified as being in the “Limited Protection / Already Committed by Zoning” category. This recognizes that the sites natural assets have been assessed as part of LPS and recognizes that the zoning will provide an opportunity for development of the land. Nonetheless a site specific botanical assessment of this site has been carried out (with the exception of Lots 267 & 293 because the owners elected not to allow access) and is appended to this LSP (Appendix 2). It states that the vegetation on most of the lots is degraded, although there are areas of good quality vegetation, notably Lot 382 in the north-east corner of the site.

The botanical assessment found no threatened ecological communities. It found *Templetonia dummondii* at several locations. At the time of the assessment (2013) this was a priority 4 flora species. It has since been removed from that list. One *Calothamnus rupestris* plant was found. Its location is shown on the Structure Plan. It will be protected by design.

Due to the historical clearing there is limited habitat for black cockatoos, although some potential habitat trees were noted in Lot 382 (adjacent to the Thornwick Crescent road reserve) and within the Thornwick Crescent road reserve.

2.2 Landform and Soils

The land is gently inclined with gradients mainly ranging from 3% - 5%. Some individual sections increase to up to 10%. The highest elevation is at just under 315 m AHD near the south-eastern corner of the site (on Lot 289). From this position the land falls towards the open drain that traverses Lots 267, 268 & 269 in the south-western portion of the site.

Soils have been mapped using the Department of Agriculture’s Darling Range Rural Land Capability Study. The shallow valley containing the open drain is mapped as Yarragil (Yg1) with the balance of the site mapped as Dwellingup (D2). This is consistent with soil types east of the Darling escarpment. The capability of these soil types is provided below at Table 1. In terms of land use, ie, residential, there are few limitations across the site. The D2 land unit is the predominant land unit east of the escarpment and has long proven capacity to sustain houses, roads and on-site effluent disposal through standard septic tank / leach drain systems. Nonetheless a site specific effluent disposal assessment has been carried out that confirms that the site is capable of supporting on-site effluent disposal. A copy of that report is provided at Appendix 3.

Subdivision in accordance with this LSP will not require any substantial excavation or de-watering. No canals or other artificial water features are proposed to be created. The site is within a low Acid Sulfate Soils risk area.

Table 1

RURAL RESIDENTIAL				HOBBY FARMING/AGRICULTURE			WATER SUPPLY			
Land Unit	Rural retreat (housing, roads & effluent disp.)	House and road constructio n	Effluent disposal (septic tanks)	Grazing	General annual horticulture	General perennial horticulture	Irrigation water supply+ (best option)	Earth dam rating (D)	Groundwa ter bore rating (B)	Stream supply rating (S)
Dwellingup										
D2	III p	II	III p	II	III k	II	V, h,d,g,j (D,B,S)	V h,d	V g	V j
Yarragil										
Yg1	II	II	II	II	II	II	III h,g (D,B)	III h	III g	V j

Legend* to Table 1

Capability class		Capability subclass		Land quality
I	Very high capability		d	Subsoil water retention ability
II	High capability		g	Groundwater availability
III	Fair capability		h	Dam site construction suitability
IV	Low capability		j	Surface water availability
V	Very low capability		k	Soil workability
			p	Microbial purification ability

2.3 Groundwater and Surface Water

There are no natural watercourses on the site. An old constructed open drain exists over Lots 267, 268 & 269. It collects road drainage from the south and directs it under Old Northam Rd. A Local Water Management Strategy has been prepared that assesses the role of this drain and provides mechanisms to reduce impacts resulting from increased housing and enhance its drainage and ecological functions. The LWMS is provided at Appendix 4.

As part of the site investigations for the preparation of the LWMS, test bore holes were dug. Some sub-surface water was encountered in areas close to the drain, which was to be expected. However, much of this area is to be contained within Public Open Space. The conclusion of the LWMS is that the majority of the subject land appears to have adequate depth to groundwater for effluent disposal. Parts of the south-west corner may require filling and subsoil drainage to ensure adequate separation.

2.4 Bushfire Hazard

The eastern portion of the site is identified as extreme bushfire risk and the western portion of the site is identified as moderate bushfire risk. A Bushfire Management Plan has been prepared in accordance with SPP3.7 and Guidelines for Planning in Bushfire Prone Areas and is included in Appendix 5. The BMP demonstrates that future buildings on new lots will be located within areas of BAL-29 or lower.

2.5 Heritage

An Aboriginal Heritage Survey has been conducted over the LSP area. A copy of the report is provided at Appendix 6. This involved both Archaeological and Ethnographic assessments. Two isolated quartz pieces were found on Lot 381, but they were not determined to be classified as artefacts.

A scarred tree was located in the Betty Rd road reserve adjacent to Lot 382. Details of this were provided to the Department of Aboriginal Affairs in the prescribed manner. This tree is able to be protected by design. No other cultural evidence was discovered.

An additional heritage survey was completed for the land needed to be transferred to road reserve to enable the intersection modification at Thornwick Crescent and Old Northam Rd. It found nothing to warrant its inclusion as a site of any significance. A copy of this is also provided at Appendix 6.

A review of Councils Municipal Inventory revealed no sites of significance.

2.6 Context and Other Land Use Constraints

Overhead power is available to the site.

Reticulated water is available to the site, but will require upgrades to existing infrastructure off site.

The site is remote from reticulated sewer. Effluent will need to be disposed of on site. As mentioned above, each proposed lot has areas with appropriate soils for standard effluent disposal.

Telecommunications are available to the site.

Old Northam Rd is the major road connection servicing this location. It is constructed to a sealed standard along the full frontage of the site. A new intersection is proposed to bring Thornwick Crescent in at right angles with Old Northam Rd. This will provide greatly improved access to all of the lots within the LSP except those already fronting Old Northam Rd. This improved traffic circulation will also significantly enhance bushfire safety.

The reserve land to the east of the LSP area was used as an army camp during World War II. There is evidence that some of the activities of that camp extended onto Lots 382 and 289. Two old building pads (store room and shower) are located on Lot 289 and two broken up pads are visible on Lot 382. Discussions with the Unexploded Ordnance Unit of the Dept of Fire & Emergency Services reveal that an extensive UXO field validation survey was undertaken around 2008 with only two or three spent small arms .303 cartridge cases found. They advised that the possible risk from UXO on the site is minimal. However, they would recommend that if UXO was found during subdivision works standard advice protocols to Police and Defence Forces should apply and the affected area be cordoned off and not disturbed until further advice from the Police or Defence Forces.

3. LAND USE AND SUBDIVISION REQUIREMENTS

3.1 Land Use

Land use will be residential and Public Open Space.

3.2 Open Space

Public Open Space will be provided in a consolidated location in the shallow valley across Lots 267, 268 & 269 as a linear corridor incorporating the open drain, and around the scarred tree adjacent to Lot 382 (to protect that heritage asset). Development of the shallow valley POS will involve a weed eradication programme and a bush fire sensitive revegetation programme. It is not proposed to develop the POS for any organized sporting activity, but will provide access for passive community enjoyment, eg, pedestrian access. Works will involve reduction of bush fire fuel loads. POS will be given up as a condition of individual subdivision approvals in the normal manner either as land or as cash-in-lieu.

All newly created lots adjoining the POS shall have visually permeable fencing installed to provide passive surveillance.

Public Open Space Schedule

Site Area	18.3884ha
Less	0ha
Net Site Area	18.3884ha
Deductions	0ha
Gross Subdivisible Area	18.3884ha
Public Open Space @ 10%	1.8388ha
Public Open Space contribution	
- Minimum 80% unrestricted	1.5270ha
- Potential 20% restricted (drainage)	0.3678ha
Restricted POS proposed	0.0079ha
Public Open Space provision	1.8388ha

3.3 Lot Sizes

Lot sizes are proposed to be 2,000m² or greater in accordance with the R-Coding. A conceptual subdivision configuration is provided at Plan 4.

3.4 Movement Network

As mentioned at 2.6 above, Old Northam Rd is the principal road access to the site, and provides frontage to its western side.

Northcote St forms the southern boundary of the site but it is not fully constructed. The portion of Northcote St that intersects with Old Northam Rd provides access to Lot 269 and will be subject to upgrading to service the lots created by the subdivision of that lot. It is not, however, proposed to be connected to the rest of Northcote St east of Onslow St. This would require crossing the open drain and significant earthworks up a steep embankment that supports the constructed intersection of Onslow and Northcote Streets. The eastern end of Northcote St is partially constructed. It will provide the southern access to the site with internal subdivision roads being constructed off it, as well as providing frontage to some future lots.

Northern access will be provided from Thornwick Cres. Due to the acute angle of its intersection with Old Northam Rd, a widening has been negotiated with the transfer of some land from Lot 379 on the north side of Thornwick Cres. This will enable a right angle intersection and an essential northern access to the whole LSP area, excluding Lots 267, 268 & 268 which front Old Northam Rd.

Betty St, which forms the eastern boundary of the LSP area, and the portion of Thornwick Cres east of the internal subdivision road that intersects with it, will not be constructed or used as roads. They will serve a specific role as a strategic firebreak and emergency access. This role is critical in the overall bushfire strategy for the LSP area given the proximity of bush reserves. These reserves will be utilised as a fire service access route only, and not for regular vehicle movement. Setting this reserve aside for this purpose will also create advantages in terms of:

- Achieving Bushfire Attack Levels for future homes;
- Protection of potential black cockatoo nesting trees;
- Protection of the scarred tree that has Aboriginal heritage significance; and
- Installation of drainage infrastructure

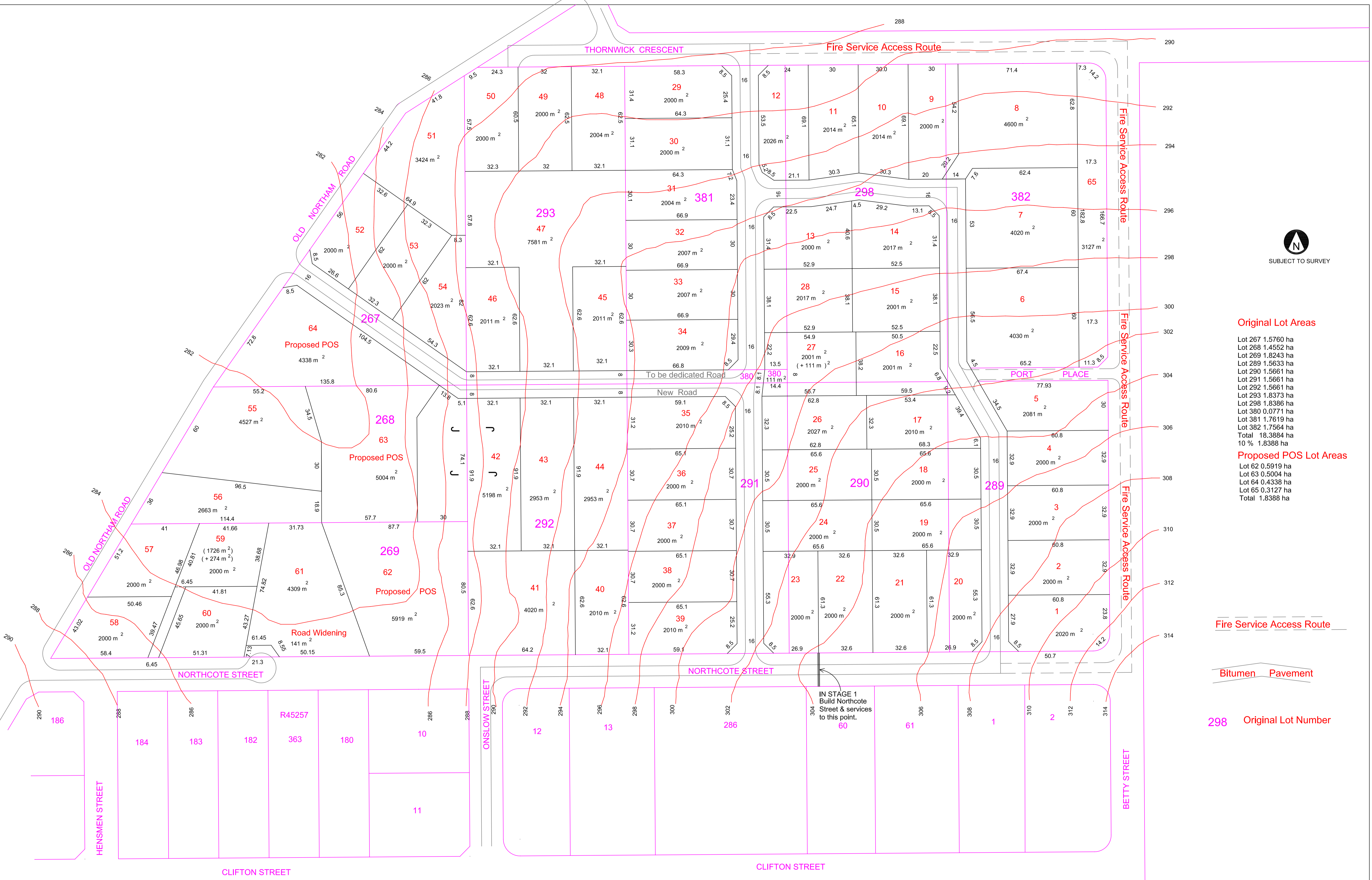
All new subdivision roads will be through roads to enable permeability for daily traffic movements and emergency access.

3.5 Water Management

The LWMS provided at Appendix 2 details water management across the site. It establishes the surface drainage concept and groundwater movement pattern. It demonstrates that the site can be developed using on-site effluent disposal systems.

3.6 Infrastructure Coordination, Servicing and Staging

Due to the fragmentation of land ownership, it is likely that the subdivision of land within the LSP will take place in stages. These are yet to be determined and will be dependent on owners' ambitions and the property market. Likely staging is indicated on Plan 5. Subdivision



SUBJECT TO SURVEY

Original Lot Areas

- Lot 267 1.5760 ha
- Lot 268 1.4552 ha
- Lot 269 1.8243 ha
- Lot 289 1.5633 ha
- Lot 290 1.5661 ha
- Lot 291 1.5661 ha
- Lot 292 1.5661 ha
- Lot 293 1.8373 ha
- Lot 298 1.8386 ha
- Lot 380 0.0771 ha
- Lot 381 1.7619 ha
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- Total 18.3884 ha
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Proposed POS Lot Areas

- Lot 62 0.5919 ha
- Lot 63 0.5004 ha
- Lot 64 0.4338 ha
- Lot 65 0.3127 ha
- Total 1.8388 ha

Fire Service Access Route

Bitumen Pavement

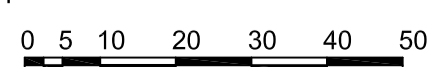
298 Original Lot Number

STATEWEST SURVEYS

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 Website: http://www.statewest.net

SUBDIVISION CONCEPT - PLAN 4
 LOTS 267, 268, 269, 289, 290, 291, 298, 380 & 381 NORTHCOTE ST
 OLD NORTHAM ROAD & THORNWICK CRESCENT, CHIDLLOW

PLOT SCALE 1:1000@A1	DATE	DRAWN	CHECKED	REF.	SHEET
1:2000 @ A3	31-03-2017	R.J.M.R.		14431	PLAN 4



PLAN 4

conditions and the resulting supporting documentation and works will respond to the individual stages.

The Structure Plan area has limited infrastructure available but is in reasonable proximity of necessary infrastructure, some of which will be required for and benefit all landowners. These items include:

- Reticulated water supply upgrade
- Re-alignment of Thornwick Crescent intersection with Old Northam Rd
- Stormwater drainage
- Strategic firebreaks

These items will be addressed through any subsequent subdivision conditions.

3.7 Other Requirements

Upgrade requirements for existing roads shall be determined by the Local Government at the time of subdivision. All lots shall ultimately be provided with sealed and drained road frontage to Local Government specifications.

The proposed new subdivision roads shall be created and constructed by the owners whose proposed lots front that road when those lots are proposed to be created. Where shared roads are proposed the owners of the adjoining lots will be required to share the road requirements in terms of land and cost of development unless alternative arrangements are made, and approved by the Local Government, to ensure that all proposed lots have adequate road frontage.

Fencing adjoining POS shall be constructed by the subdivider and shall be visually permeable.

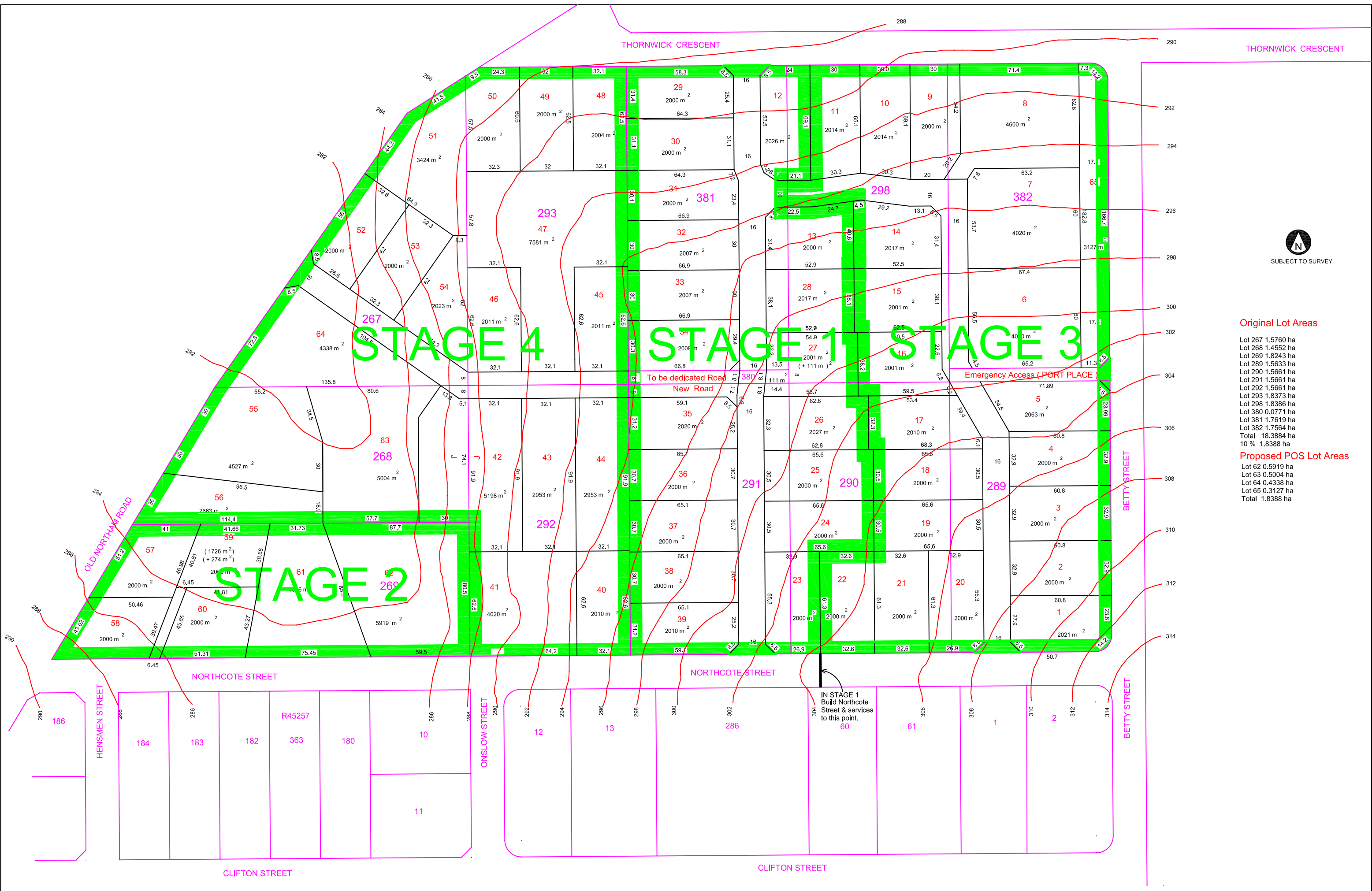
All subdividers are to ensure that development of their site conforms with the requirements of the Aboriginal Heritage Act 1972 (as amended).

Effluent disposal systems shall be installed in accordance with the recommendations of the On-Site Effluent Disposal Investigation (McDowall Affleck) report contained in Appendix 3 unless alternative arrangements are made with the Local Government based on site specific assessment.

Contractors conducting earthwork activity on site are to be made aware of the former army camp and advised to stop work and inform the Police and Defence Forces should they find any UXO during subdivision works. Specific details of these protocols will be included in the construction drawings.

The structure plan area is located within a bushfire prone area. A BMP was submitted as part of the application (Appendix 5) to demonstrate lots within the concept plan were capable of development. To ensure bushfire risk is appropriately mitigated, any subdivision application within the structure plan area will be required to be accompanied by an updated BAL assessment and BMP.

The structure plan area is located within a Local Natural Area. Whilst it is designated 'limited protection', efforts to ensure the appropriate protection of trees are required. Any



SUBJECT TO SURVEY

Original Lot Areas

- Lot 267 1.5760 ha
- Lot 268 1.4552 ha
- Lot 269 1.8243 ha
- Lot 289 1.5633 ha
- Lot 290 1.5661 ha
- Lot 291 1.5661 ha
- Lot 292 1.5661 ha
- Lot 293 1.8373 ha
- Lot 298 1.8386 ha
- Lot 380 0.0771 ha
- Lot 381 1.7619 ha
- Lot 382 1.7564 ha
- Total 18.3884 ha
- 10 % 1.8388 ha

Proposed POS Lot Areas

- Lot 62 0.5919 ha
- Lot 63 0.5004 ha
- Lot 64 0.4338 ha
- Lot 65 0.3127 ha
- Total 1.8388 ha

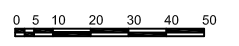
IN STAGE 1
Build Northcote
Street & services
to this point.

STATEWEST SURVEYS

LICENSED SURVEYORS
DIRECTORS: RON ROGERS & PAUL INCERTI
P.O. Box 1377, Midland W.A. 6936 - 69 Great Northern Highway, Midland W.A. 6056
Telephone: (08)9274 3198
Email: statewest@statewest.net
Website: http://www.statewest.net

POTENTIAL STAGING PLAN - PLAN 5
LOTS 267, 268, 269, 289, 290, 291, 298, 380 & 381 NORTHCOTE ST
OLD NORTHAM ROAD & THORNWICK CRESCENT, CHIDLW

PLOT SCALE 1:1000@A1	DATE	DRAWN	CHECKED	REF.	SHEET
1:2000 @ A3	21-03-2017	R.J.M.R.		14431	PLAN 5



PLAN 5

subdivision application within the structure plan area will be required to be accompanied by a tree retention plan. The requirement for retaining vegetation will need to be balanced with the requirements for clearing for bushfire risk management.

As discussed previously in section 2.1 Biodiversity and Natural Area Assets, a botanical assessment was undertaken for the majority of the lots within the structure plan area (Appendix 2). However, parent Lots 293 and 269 were not included as part of this assessment. Any application of subdivision for the parent Lots 293 and 269 will be required to be accompanied by a flora survey.