



Lot 9000 Brockman Road, Cowaramup

Structure Plan

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Document Status

Version	Purpose of Document	Orig	Review	Review Date
Draft A	Draft Structure Plan	C. Hearn	M. Hunt	8.3.16
Draft B	Draft Structure Plan	C. Hearn	D. Drown	9.3.16
Final	Structure Plan	C. Hearn	D. Drown	9.3.16
Amendment	Structure Plan	D.Drown	L.McCaffrey	05.06.18

Approval for Issue

Name	Signature	Date
Lachlan McCaffrey		05.06.18

This structure plan is prepared under the provisions of the Shire of Augusta Margret River
Local Planning Scheme No.1

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

7 June 2018

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



an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and
Development Act 2005 for that purpose, in the presence of:



Witness

8 June 2028 Date

7 June 2028 Date of Expiry

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- A. Lot 9000 Brockman Road Structure Plan (Ref.11362-2-001 Rev H, dated 30th May 2018)
- B. Certificate of Title
- C. Fire Management Plan prepared by Ecosystem Solutions
- D. Local Water Management Strategy prepared by Coffey Environmental
- E. Environmental Assessment Report prepared by RPS
- F. Geotechnical Report prepared by WML Consulting
- G. Engineering Servicing Report prepared by Wood & Grieve Engineers
- H. Significant Vegetation/Flora & Fauna Survey prepared by Ecosystem Solutions

Executive Summary

RPS has been commissioned by the landowner of Lot 9000 Brockman Road, Cowaramup to prepare and lodge a structure plan submission for the subdivision and development of land within the Shire of Augusta Margaret River ('the Shire').

The proposed Structure Plan (refer **Appendix A**) establishes the future land use and development framework for the subject land and will be developed in a manner that responds to the topography and existing site features, and reflects the character of the surrounding locality.

The proposal has been informed by a comprehensive programme of technical investigations that addresses the key site constraints and is consistent with the land use framework prescribed in the Shire of Augusta-Margaret River Local Planning Scheme No. 1, Local Planning Strategy and other relevant State Policies such as the Leeuwin Naturaliste Ridge Statement of Planning Policy.

Details of the proposed Structure Plan are as follows:

Item	Data/ Supporting Comments
Total area covered by the Structure Plan	15.06 ha
Area of each land use proposed:	
Rural Residential	13.57 ha
Estimated lot yield	39 Lots
Estimated number of dwellings	39 Dwellings
Estimated residential site density	1 dwelling per 3ha (approximately)
Number of high schools	Nil
Number of primary schools	Nil
Estimated commercial floor space (for activity centres if appropriate)	N/A
Estimated area and % of public open space:	
Regional open space	N/A
District open space	N/A
Estimated area and number	
Neighbourhood parks	N/A
Local parks	N/A
Estimated number and area of natural area and biodiversity assets	Vegetation to be protected on site

PART ONE

IMPLEMENTATION

I.0 Structure Plan Area

I.1 Site Location and Physical Characteristics

Cowaramup is located approximately twelve (12) kilometres north of Margaret River and ten (10) kilometres east of Gracetown. The land is situated 700 metres west of the Cowaramup town centre with its northern boundary having direct frontage to Brockman Road (refer Figure 1, Part Two).

The land varies in height between 122m AHD to 129m AHD and contains slopes that vary up to 5% (refer Figure 3, Part Two). The key feature is a ridge that runs east-west through the centre of the property falling to an intermittent drainage depression located to the south and Brockman Road to the north.

2.0 Operation

This structure plan will come into effect on the date it is approved by the WAPC.

3.0 Staging

3.1 Provision of Infrastructure

3.1.1 Water Supply

Water Corporation has confirmed that there are sufficient water mains surrounding the site to enable connection to the reticulated system. A preliminary Water connection design is included within the Engineering Servicing Report at **Appendix G**.

3.1.2 Waste Water

Whilst the site is capable of accommodating on site effluent disposal systems for individual lots, it is proposed to connect the proposed development to the existing reticulated sewer system. This has been imposed as a requirement of the structure plan to be implemented at the subdivision stage to follow.

3.1.3 Stormwater

Given that the land is divided into two drainage catchments, surface water runoff will flow into either the existing table drain or the creek line / drainage depression (south of the land) during peak storm events.

The Stormwater management system will consist of a series of roadside swales, drainage culverts and compensating basins that, amongst other things, will meet water sensitive urban design key objectives and criteria where practicable. The network of open style drains, interlinked with drainage culverts will be designed with capacities to convey flows up to 100 year ARI events. The Stormwater Management Strategy is discussed in more detail in the Local Water Management Strategy (LWMS) enclosed as **Appendix D**. The LWMS is being updated to reflect the final structure plan layout and will be issued to the Shire and Department of Water for final approval.

3.1.4 Earthworks

Earthworks are only anticipated within the proposed road reserves and drainage areas. This approach minimises the impact on the high natural and rural landscape character of the property as a result of larger residential pattern of development.

3.1.5 Power and Communications

Preliminary investigations indicate that the land can be serviced by underground power and communication cabling.

4.0 Subdivision and Development Requirements

4.1 Land Use Permissibility

The proposed Structure Plan will facilitate a range of uses over the subject site associated with the expansion of the Cowaramup Townsite comprising residential land with density from R2 to R10. The land use permissibility will be defined by the zoning and provisions of the Scheme, and the land use designations and supporting conditions outlined in this Structure Plan.

4.2 Reports / Strategies Required at Subdivision and Development

The following reports and management plans are to be undertaken at the subdivision and development stage:

1. The local street network depicted up on this Structure Plan is to be subject to refinement and minor modifications may be proposed at the subdivision stage.
2. The following items are to be undertaken at the subdivision stage:
 - (a) Preparation, adoption and implementation of an endorsed Bushfire Management Plan, by the Department of Fire and Emergency Services in consultation with the Department of Parks and Wildlife;
 - (b) Preparation, adoption and implementation of an approved Landscape Development and Management Plan;
 - (c) Preparation, adoption and implementation of an approved Urban Water Management Plan (including construction phase sediment and erosion control) to the specifications of the Shire and in consultation with the Department of Water. The UWMP will be inclusive of water sensitive urban design measures/mechanisms that may include:
 - Gross pollutant traps;
 - Swales and buffer strips;
 - Bio-retention swales and basin;
 - Sedimentation basins;
 - Construction wetlands;
 - Infiltration measures;
 - Sand filters; and
 - Aquifer storage and recovery
 - (d) Preparation of a restrictive covenant, pursuant to section 129BA of the Transfer of Land Act (as amended), be placed on Certificates of Title of newly created lots to manage and protect the "Landscape Protection Area" and the "20m Vegetation Buffer", as relevant in each case, in perpetuity and prohibit the keeping of domestic cats so as to protect native fauna.
3. The buffer to the adjoining vineyard adjacent to the Brockman Road Reserve is to be revegetated at the stage of subdivision in accordance with an approved Buffer Management Plan.
4. A Notification shall be placed on titles of all lots abutting Brockman Road within the Structure Plan area advising future owners that this lot is located adjacent to rural land and rural activity including intensive and out of hours harvesting, chemical spray application and use of heavy machinery, is likely to have an impact on amenity, through noise, dust, odour and potential spray drift. To reduce potential noise impacts quiet house design techniques are recommended.
5. A notification shall be placed on all titles advising purchasers that the lots are subject to a Bushfire Management Plan.
6. Pedestrian pathways are to be provided by the subdivider in accordance with the approved pedestrian/vehicular network plan.

7. At the subdivision stage, all residential lots are to be connected to a reticulated water and sewer system.
8. A contribution shall be paid to Mains Roads WA for upgrading and improvements at the intersection of Memorial Drive and Bussell Highway'.
9. Fencing shall be installed around the perimeter of the Landscape Protection Area to the specifications of the Local Government, and in consultation with the Department of Parks and Wildlife.
10. Fencing shall be to an open style standard for all lots to the satisfaction of the Shire, and in consultation with the Department of Parks and Wildlife, except where otherwise stipulated in the restrictive covenant and/or approved Fire Management Plan in order to manage and protect existing remnant vegetation in perpetuity.
11. The carrying of any livestock is only permitted on the proposed lot identified on the Local Structure Plan with the planning approval of the Local Government and in accordance with the provisions of the local planning scheme. Stock shall be excluded from the Landscape Protection Area within this lot.
12. The minimum rear setback for those lots abutting Brockman Road is to be in accordance with the rear setback line identified on the Structure Plan.
13. Building setbacks on all lots shall be in accordance the corresponding density coding as set out within Table 1 (as amended) of the Residential Design Codes of Western Australia (R-Codes) unless otherwise varied by the setback requirements set out within the approved Fire Management Plan that applies to all lots within the Structure Plan area.
14. Development of lots containing existing dwellings should occur in existing cleared areas to minimise impact to the Landscape Protection Area.
15. Habitable buildings built to a BAL29 standard are to be located no closer to the identified Landscape Protection Area than depicted by the 'BAL29 Fire Buffer' line (use of restrictive covenants pursuant to section 129BA of the Transfer of Land Act 1893 on applicable lots).
16. Fire breaks shall be installed outside the Landscape Protection Area in accordance with the adopted Fire Management Plan.
17. Development of habitable building is not permitted in the 80m cropping setback area.

APPENDIX A

Proposed Structure Plan

Ref No. I1362-2-001 Rev H dated 30th May 2018

Prepared by RPS



- Legend:**
- Application Boundary
 - 80m Cropping Setback
 - 20m Vegetation Buffer
 - 10m Maintenance Access
 - Intermittent Creekline
 - Existing Buildings (Retained)
 - Existing Buildings (Demolished)
 - Existing Vegetation to be Removed
 - Landscape Protection Area
 - R10 Lots
 - R5 Lots
 - R2.5 Lots
 - R2 Lots
 - Pedestrian Path System
 - Lot Permitted to Carry Livestock
 - BAL29 Fire Buffer

SCHEDULE A	
Total Structure Plan Area	15.06ha
Gross Developable Area	13.57ha
LOT YIELD	
R2	1
R2.5 Lots	3
R5 Lots	28
R10 Lots	7
Total	39

PROJECT LOT 9000 BROCKMAN ROAD COWARAMUP	
Job Ref. 11362	Date 30 MAY 2018
Comp By. BDC	DWG Name. 11362-2-001h.dwg
Locality COWARAMUP	Local Authority

CLIENT COWARAMUP DEVELOPMENT SYNDICATE
PROPOSED STRUCTURE PLAN



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Scale 1:3000	Sheet A3	Plan Ref 11362-2-001	Rev I
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PART TWO

EXPLANATORY SECTION AND TECHNICAL APPENDICES

1.0 Planning Background

1.1 Introduction and Purpose

The Structure Plan (refer **Appendix A**) has been prepared to provide for a sustainable rural residential community that promotes lifestyle choice whilst satisfying key social, economic and environmental considerations. The Structure Plan will guide future subdivision and/or development of the subject site, and is informed by a range of technical investigations and reports.

The Structure Plan provides for low density residential product development in conjunction with the preservation of vegetated areas (within lots) and a logical connection to the surrounding residential areas, nearby Cowaramup Townsite, the 'Rails to Trails' reserve and other land identified for community related purposes.

1.2 Land Description

1.2.1 Site Location

Cowaramup is located approximately twelve (12) kilometres north of Margaret River and ten (10) kilometres east of Gracetown. The land is situated 700 metres west of the Cowaramup town centre with its northern boundary having direct frontage to Brockman Road (refer Figure 1 – Location Plan).

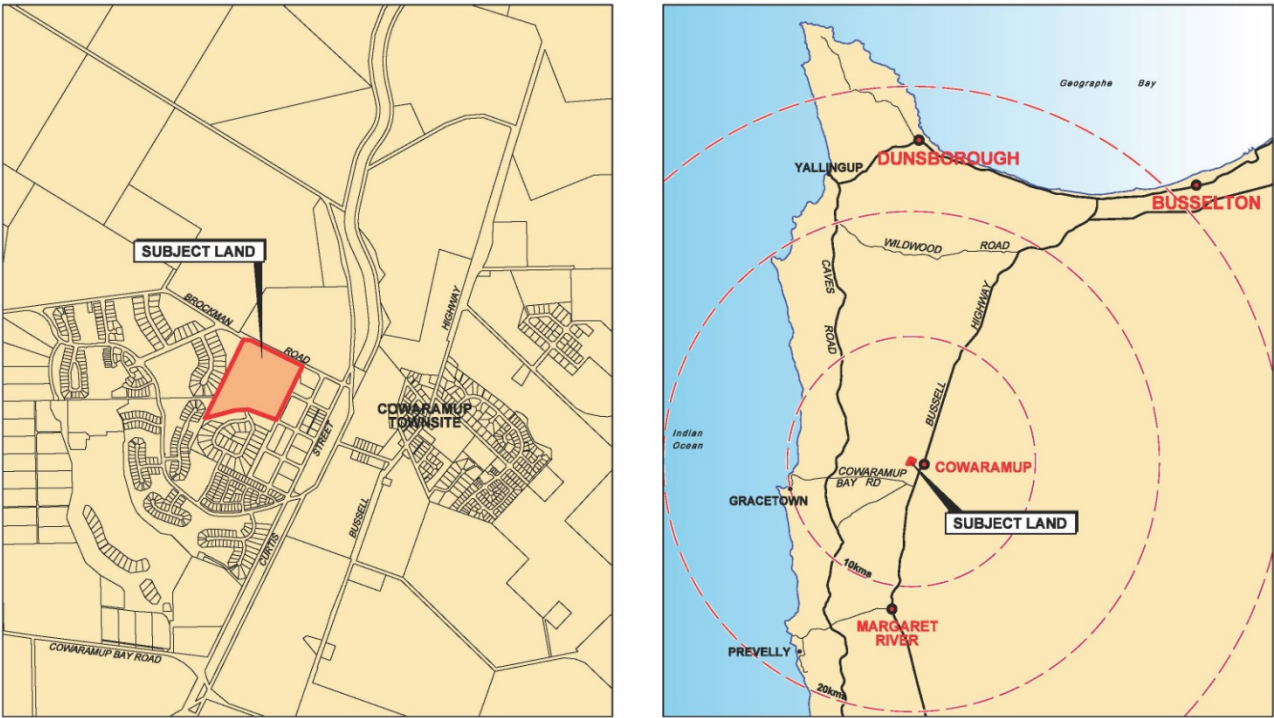


Figure 1: Location Plan

1.2.2 Area and Land Use

The majority of the subject site (approx. 2/3) has been cleared of remnant vegetation in favour of agricultural/rural pursuits. The land supports a block of remnant marri / jarrah woodland located in the central / south west portion of the site. Anthropogenic features that have been constructed on the land include:

- An active vineyard, two dwellings and associated outbuildings located in the northern portion of the land;
- A stand-alone storage shed in the south-western portion of the property; and
- Mature linear plantings of Eucalyptus (Blue Gum) trees located around the eastern dwelling and in the south eastern portion of the site.

There are no wetlands or watercourses present over subject site. An intermittent drainage line runs immediately parallel to the southern boundary of the property and drains from east to west into a constructed dam – ultimately connecting to Wilyabrup Brook.

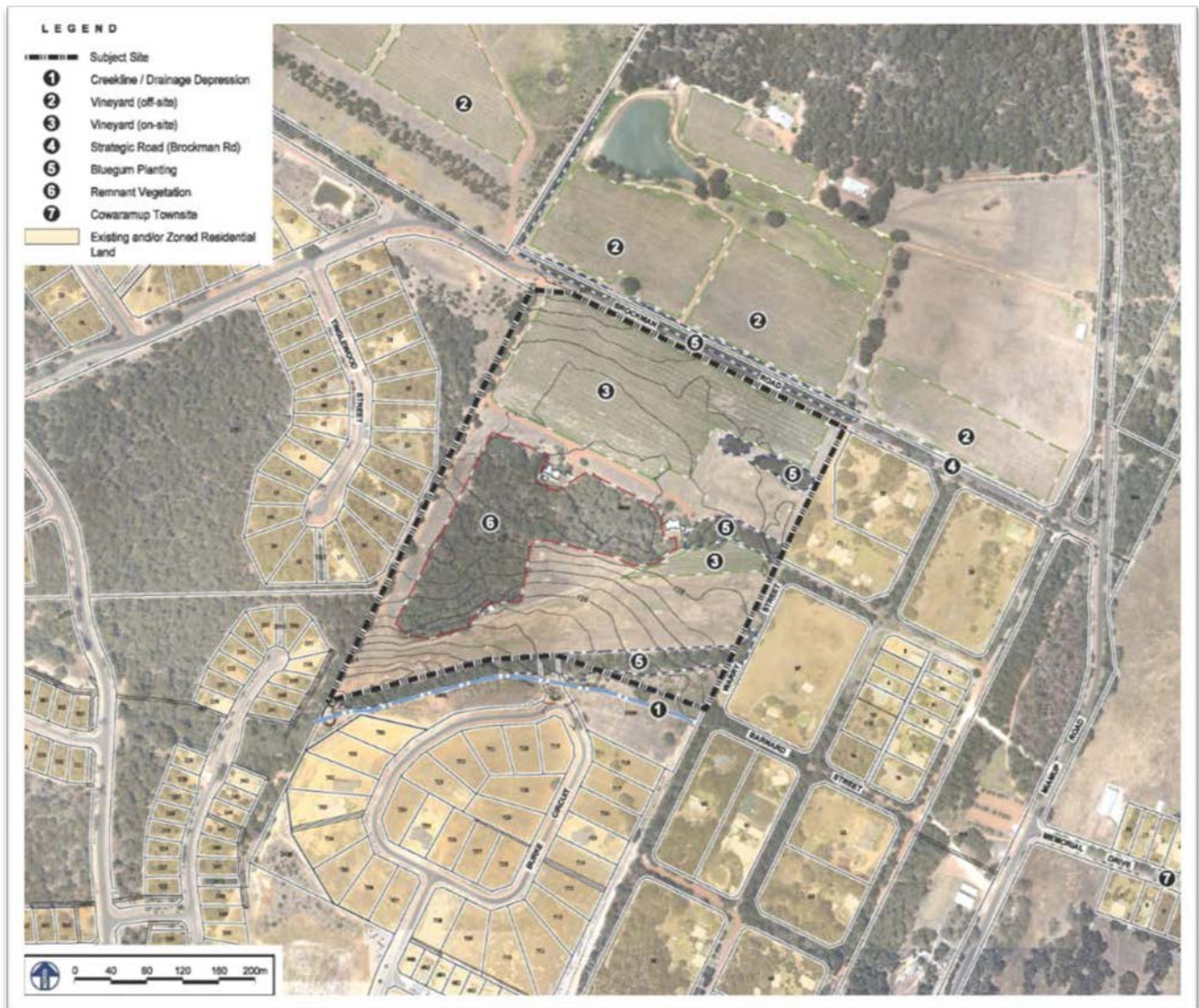


Figure 2: Current and Surrounding Land Use

1.2.3 Surrounding Land Use

An existing operational vineyard is located immediately adjacent to the subject site on the northern side of Brockman Road (on Lot 3215 Brockman Road, Cowaramup). A row of mature Blue Gum trees are located on the northern side of Brockman Road fronting the land (refer Figure 2 – Existing and Surrounding Land Use Pattern).

Land to the west contains low density residential development (R10 and R12.5) nestled amongst remnant vegetation both within private lot boundaries and surrounding public open space. Low density residential development (R5) is established immediately south of the land with established houses developed on larger historic lots located to the east.

Public open space corridors have been created between residential cells immediately south and west of the subject site. The land has road frontage to Brockman Road which is constructed to a sealed/bitumen standard. Brockman Road provides an east-west link between the rural areas to the west and Cowaramup Town site.

1.2.4 Legal Description and Ownership

The landholding is formally described as:

- Lot 9000 on Deposited Plan No. 54822 on Certificate of Title as Volume 2677 Folio 579;
- The Registered Proprietors of the property are listed as Sarenz Pty Ltd, M.A.P. Nominees Pty Ltd, Eryk Matusik and Dzanet Maria Matusik, Jetkara Holdings Pty Ltd, Beachpoint Holdings Pty Ltd, Della Pollina Operations Pty Ltd, Pointsiana Pty Ltd and Kevin Bernard Maschmedt as tenants in common.

Refer **Appendix B** – Certificate of Title.

1.3 Planning Framework

1.3.1 Shire of Augusta-Margaret River Town Planning Scheme No. 1

The subject site is currently zoned 'Future Development' under the Shire of Augusta Margaret River No.1, facilitated by the recently adopted Scheme Amendment No.16. The specific provisions relating to the subject site are contained within Schedule 15 of the scheme, and are as follow:

Area No. (SPA)	Description of Land Area	Land Use Expectation	Matters to be addressed in Structure Plans (in addition to Clause 6.2.4)	Associated Provisions
35	Lot 9000 Brockman Road, Cowaramup	Residential Use as outlined in the endorsed Structure Plan	<p>The Structure Plan is to be prepared in accordance with Clause 6.2 of the Scheme and is to address the following:</p> <ol style="list-style-type: none"> 1. The local street network depicted up on this Structure Plan is to be subject to refinement and minor modifications may be proposed at the subdivision stage. 2. The following items are to be undertaken at the subdivision stage: <ol style="list-style-type: none"> a) Preparation, adoption and implementation of an endorsed Bushfire Management Plan, by the Department of Fire and Emergency Services in consultation with the Department of Parks and Wildlife. b) Preparation, adoption and implementation of an approved Landscape Development and Management Plan. c) Preparation, adoption and implementation of an approved Urban Water Management Plan (including construction phase sediment and erosion control) to the specifications of the Shire and in consultation with the Department of Water. The UWMP will be inclusive of water sensitive urban design measures/mechanisms that may include: <ul style="list-style-type: none"> • Gross pollutant traps; • Swales and buffer strips; • Bio-retention swales and basin; • Sedimentation basins; • Construction wetlands; • Infiltration measures; • Sand filters; and • Aquifer storage and recovery d) Preparation of a restrictive covenant, pursuant to section 129BA of the Transfer of Land Act (as amended), be placed on Certificates of Title of newly created lots to manage and protect the "Landscape Protection Area" and the "20m Vegetation Buffer", as relevant in each case, in perpetuity and prohibit the keeping of domestic cats so as to protect native fauna. 3. The buffer to the adjoining vineyard adjacent to the Brockman Road Reserve is to be revegetated at the 	<ol style="list-style-type: none"> 12. The minimum rear setback for those lots abutting Brockman Road is to be in accordance with the rear setback line identified on the Structure Plan. 13. Building setbacks on all lots shall be in accordance the corresponding density coding as set out within Table 1 (as amended) of the Residential Design Codes of Western Australia (R-Codes) unless otherwise varied by the setback requirements set out within the approved Fire Management Plan that applies to all lots within the Structure Plan area. 14. Development of lots containing existing dwellings should occur in existing cleared areas to minimise impact to the Landscape Protection Area. 15. Habitable buildings built to a BAL29 standard are to be located no closer to the identified Landscape Protection Area than depicted by the 'BAL29 Fire Buffer' line (use of restrictive covenants pursuant to section 129BA of the Transfer of Land Act 1893 on applicable lots). 16. Fire breaks shall be installed outside the Landscape Protection Area in accordance with the adopted Fire Management Plan. 17. Development of habitable building is not permitted in the 80m cropping setback area.

			<p>stage of subdivision in accordance with an approved Buffer Management Plan.</p> <ol style="list-style-type: none"> 4. A Notification shall be placed on titles of all lots abutting Brockman Road within the Structure Plan area advising future owners that this lot is located adjacent to rural land and rural activity including intensive and out of hours harvesting, chemical spray application and use of heavy machinery, is likely to have an impact on amenity, through noise, dust, odour and potential spray drift. To reduce potential noise impacts quiet house design techniques are recommended. 5. A notification shall be placed on all titles advising purchasers that the lots are subject to a Bushfire Management Plan. 6. Pedestrian pathways are to be provided by the subdivider in accordance with the approved pedestrian/ vehicular network plan. 7. At the subdivision stage, all residential lots are to be connected to a reticulated water and sewer system. 8. A contribution shall be paid to Mains Roads WA for upgrading and improvements at the intersection of Memorial Drive and Bussell Highway. 9. Fencing shall be installed around the perimeter of the Landscape Protection Area to the specifications of the Local Government, and in consultation with the Department of Parks and Wildlife. 10. Fencing shall be to an open style standard for all lots to the satisfaction of the Shire, and in consultation with the Department of Parks and Wildlife, except where otherwise stipulated in the restrictive covenant and/or approved Fire Management Plan in order to manage and protect existing remnant vegetation in perpetuity. 11. The carrying of any livestock is only permitted on the proposed lot identified on the Local Structure Plan with the planning approval of the Local Government and in accordance with the provisions of the local planning scheme. Stock shall be excluded from the Landscape Protection Area within this lot. 	
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The Structure Plan has been designed in accordance with the provisions of Schedule 15, and is therefore consistent with the provisions of the Scheme.

1.3.2 Shire of Augusta-Margaret River Local Planning Strategy

The Shire of Augusta-Margaret River Local Planning Strategy ('the Strategy') identifies the land within the 'General Agriculture' land use category, and also designates the subject site as a 'Development Investigation Area (DIA) C5'. This identifies the land to be considered for future 'Rural Residential' development, subject to further assessment of the potential impacts of/on surrounding rural pursuits.

The subject site is strategically located at the west of the existing Cowaramup townsite and represents a logical expansion area to accommodate some of the expected urban growth in the future and alleviate the development pressures being placed on other existing areas of the townsite. Furthermore, it represents an opportunity to consolidate and build upon the existing community to maximise the existing character and lifestyle attributes currently enjoyed within the locality.

Therefore, the objective of this Structure Plan to facilitate future low density development is consistent with the Strategy.

1.3.3 Cowaramup Village Strategy (2005)

The Cowaramup Village Strategy (CVS) provides a strategic planning framework for the growth of the Cowaramup Townsite. The CVS acknowledges that significant development of West Cowaramup has already taken place where it has undergone detailed assessment and rezoning.

The endorsed Cowaramup Village Strategy Plan identifies the land as 'Special Rural (subject to further assessment of vineyard issues)'. The land forms part of original Lot 4430, which makes reference of 'the proposed urban expansion cell in the southern portion of this lot as far as the eastern boundary.

Future rural residential lots will connect to scheme water and deep sewer as it is available in the locality. The recent rezoning of the subject site as "Future Development" enables a higher density (R2 and R5) than that contemplated in the Strategy and the CVS is considered to offer an opportunity on site for a more efficient use of land in close proximity to the Cowaramup Townsite. In the context of the Shire's planning framework it provides an opportunity to consolidate the subject land for special residential development for the following reasons:

- It is consistent with the general objectives of the LPS in limiting urban sprawl;
- It provides a distinct lifestyle opportunity well-serviced and highly accessible to the Cowaramup Village Centre;
- The proposed residential use is reflective of the existing densities surrounding the subject land;
- The proposed residential use will not compromise the continued operation of the vineyard to the north. There are examples with the Shire of Augusta-Margaret River where residential subdivision has occurred within close proximity (less than 100m) to existing vineyard operations where buffer management plans are implemented to provide both a visual screen and mitigate potential spray drift;
- It will enable the landowners to the north to have certainty in respect to the future development of the land.

The proposed urban form is a sound planning outcome with vegetation to be retained throughout, which results in a more balanced development outcome commensurate with the delivery of the scheme water and deep sewer infrastructure.

1.3.4 State Planning Policy No. 6.1 Leeuwin-Naturaliste Ridge Policy

The LNRSP provides a strategic planning framework for the Cape to Cape region promoting sustainable development and land a resource management with the vision to achieve *'Creative, vital and sustainable communities living in balance with economic development and the unique landscape and environmental values of the Leeuwin-Naturaliste Ridge Policy area.'*

The LNRSP will, amongst other things, provide assistance to those managing land use change and give clear regional level advice to proponents on subdivision and development.

Relevant objectives of the Policy include:

- Conserve and enhance the special benefits arising from landscape elements that form the fabric of the region;
- Respect and conserve its outstanding natural and cultural heritage and environmental values;
- Cater for population growth consistent with the objectives of the policy and provide a range of settlement options located to enhance the economic, social and environmental functions, while promoting quality and innovation in urban design and built form;
- Encourage a mix of compatible land uses while separating conflicting land uses; and
- Foster a sense of community and creativity for the benefits of all residents and visitors for future generations.

The land is located within the 'Principal Agriculture (Viticulture and Grazing)' designation under the LNRSP Land Use Strategy and forms part of a much broader, similarly classified land extending from south of Dunsborough to mid-way between Witchcliffe and Karridale.

In recognising the anticipated growth expansion within the LNRSP Policy Area, a settlement hierarchy for existing settlements is provided, which identified Cowaramup as a 'Village', which is also suitable for enclaves as provided on the Land Use Strategy Plan. A 'Village' is identified to have a population between 500 - 2,000 people, which is to provide local level commercial and community services that is to be suitably serviced.

Relevant settlement policies of the LNRSP outline that Cowaramup requires further investigation in order to determine a settlement size commensurate with their Village function. Further detailed investigation has taken place via the preparation of the West Cowaramup Townsite Strategy and the Cowaramup Village Strategy 2005. These documents are discussed in more detail under Section 5.2 below.

The consideration of this Structure Plan to guide future rural residential development is consistent with the SPP No.6.1

2.0 Proposed Structure Plan

2.1 Access and Movement

The residential street network provides a north-south connection through the land (consistent with the Cowaramup Village Strategy) as well as an additional link to an existing road reserve network abutting the property's eastern boundary. This promotes a legible and permeable movement network for cyclists, pedestrians and vehicles to gain access to the broader Cowaramup Townsite.

2.2 Lot Sizes and Lot Yield

The Structure Plan (Refer **Appendix A**) has been prepared to provide for a sustainable rural residential community that promotes lifestyle choice whilst satisfying key social, economic and environmental considerations. The Structure plan proposes a total of 39 lots, consisting of:

- 1 x R2 lot;
- 3 x R2.5 lots;
- 28 x R5 lots;
- 7 x R10 lots.

The Structure Plan provides for low density residential product development in conjunction with the preservation of vegetated areas (within lots) and a logical connection to the surrounding residential areas, nearby Cowaramup Townsite, the 'Rails to Trails' reserve and other land identified for community related purposes.

2.3 Building Envelopes

No building envelopes are shown as part of this structure plan, however location of building envelopes proposed at the subdivision and/or development application stage will have due regard for the provisions of the Structure Plan and the findings of the approved Fire Management Plan.

2.4 Protected Environmental Features

The Structure Plan proposes to maintain and enhance the rural and natural characteristics of the land through the retention of the remnant vegetation within the lots proposed. Landscaping will further enhance the landscape values provided by the existing vegetated areas and road reserves located immediately west and east of the land respectively. This will assist in:

- Developing suitable landscape and rehabilitation strategies to be implemented with the Local Water Management Strategy that would, amongst other things, promote water infiltration, stabilise landform, prevent erosion and enhance visual landscape amenity;
- Creating interesting spaces for community interaction and connectivity with the broader Cowaramup Townsite;
- Facilitate the principles of sustainability and promote the incorporation of water wise planting with species that are endemic (locally occurring) to the region to enhance biodiversity habitat;
- Reduced maintenance responsibilities on the Local Government;

- Retain and enhance key view lines both surrounding and within the land; and
- Maintain and enhance the rural character of the town through consolidation of green corridors with the adjacent creek line / drainage depression and retaining the majority of existing vegetation within individual lots.

There will be some modification to the existing vegetation to accommodate the construction of roads and related essential infrastructure.

The existing vineyard (located in the northern portion of the land) is proposed to be removed and planted out with native vegetation at the subdivision stage. The design makes provision for the buffer areas to be located at the rear of the proposed lots thereby softening the low density residential built form northwards to Brockman Road and enhancing the natural amenity of the area.

3.0 Site Constraints and Technical Considerations

Wood and Grieve Engineers were commissioned to investigate the engineering and servicing strategies for future development of the land (Refer **Appendix G**). To assist in their review of the servicing requirements / opportunities and the preparation of this Structure Plan report, a number of background studies were undertaken including:

- A Geotechnical Investigation by WML Consultants;
- A Fire Management Plan prepared by Ecosystems Solutions;
- A Local Water Management Strategy prepared by Coffey Environmental;
- An Environmental Assessment Report (Prepared by RPS) and related Flora, Vegetation and Fauna Values Report (Prepared by Ecosystem Solutions).

The servicing agencies have confirmed that the development can be serviced via conventional means with regard to potable water and sewer.

3.1 Environment

An Environmental Assessment Report (EAR) has been prepared by RPS to address all relevant environmental issues as they relate to the subject site. The key considerations identified in the report include:

- Site Hydrology;
- Acid Sulfate Soils;
- Potential for contamination from past and current land-use;
- Potential vegetation, flora and clearing impacts;
- Aboriginal and European heritage;
- Fauna investigations and management;
- Separation and buffer requirements between development and external viticulture; and
- On site effluent disposal.

The EAR concludes that a range of environmental management procedures are to be implemented through detailed design at the subdivision stage to follow. The EAR has not identified any issues that would prevent the use of the land for 'Special Residential' development, although careful environmental management practices will be required.

The detailed findings and recommendations are included in the EAR enclosed as **Appendix E**.

3.2 Flora/ Vegetation and Fauna Assessment

The Vegetation and Fauna Assessment report prepared by Ecosystems Solutions (refer **Appendix H**) has come to the following conclusions:

- There are two main vegetation types within the site area that are reasonably common and not highly cleared;
- 58% of the main vegetation was classified as Very good condition, with 25% being categorised as good, the remaining 17 % was classified as Degraded;
- No rare or priority flora were found in the site;
- No rare, threatened or significant fauna species were found in the site;
- While there were hollow bearing trees within the project area, there were no signs of active use by black cockatoo's species.

The proposed Structure Plan therefore poses no significant risk to rare, threatened or endangered species, and the proposed layout will maintain the majority of the sites remnant vegetation.

3.3 Geotechnical and Land Capability

The geotechnical investigation undertaken by WML (refer **Appendix F**) identified four different soil types were determined as follows:

Profile 1 – Laterite - characterised by surface or near surface strong Rock (Laterite) which occurred typically around the perimeter of the bush area, and by observation through the bush area,

Profile 2 – Sand over Laterite - Refusal on ROCK was observed at shallow as 0.6m in the boreholes within the vineyard at the northern end of the site,

Profile 3 – Sand over Clay - Observed in the north - eastern part of the site where the depth of sand was approximately 2m,

Profile 4 – Clayey sand over clay or laterite - Observed in the southern part of the site (east and south of the area of bush) and parts of the cleared area on the western side of the area of bush.

The geotechnical report concludes that the land is capable of supporting low density development. Whilst the land is capable of supporting on-site effluent disposal, any future development will be serviced by reticulated water and sewer as required by the proposed Structure Plan.

3.4 Bushfire Hazard Assessment and Fire Management Plan

The Fire Management Plan prepared by Ecosystems Solutions (refer **Appendix C**) has outlined a number of recommendations that has informed the design response for the Structure Plan. These include:

- Install all access ways as described.
- Install Building Protection Zones as described around existing dwellings.
- Lodging a section 70A Notification on each Certificate of Title proposed by the subdivision. The notification shall alert purchasers of land and successors in Title of the responsibilities of this Fire Management Plan.
- Maintaining the existing fire breaks to the required standard until individual lots are sold (when they become the individual lot owner's responsibilities).

- Supply a copy of this Fire Management Plan and the Bushfire Survival Manual to each property owner on sale of the allotment. A copy of the approved Fire Management Plan must be attached to all Contracts of Sale for the Lot.

It is a requirement of the Structure Plan for a Fire Management Plan to be prepared, approved and implemented to the satisfaction of the Shire of Augusta-Margaret River and Department of Fire and Emergency Services (DFES). A Fire Management Plan has been provided as an attachment to this report (**Appendix C**), the findings of which have been incorporated into the design of the Structure Plan, mitigating any significant risks posed by bushfire in the Structure Plan area.

3.5 Local Water Management Strategy (LWMS)

Coffey Environmental were commissioned to prepare the original LMWS for the subject site (refer **Appendix D**). This LWMS will be amended to reflect the final structure plan layout and will be issued to the Shire and Department of Water for final approval.

The land is divided into approximately two catchments, either side of the east-west ridge line. Surface water runoff to the north would flow into an existing table drain (north of the site) and the southern half of the land flows to a seasonal creek (south of the property).

The seasonal creek or drainage depression located to the south of the property only flows immediately following significant (i.e. >15mm) rainfall events.

The Local Water Management Strategy (LWMS) outlines that the superficial groundwater flow direction on the land would be similar to the surface water flow direction.

Both the Local Water Management Strategy (LWMS) and the Environmental Assessment Report (refer **Appendix E**) advise that further ASS assessments (with field investigations) may be required for any proposal involving significant ground disturbance or a change of groundwater levels in ASS risk areas.

4.0 Conclusion

The proposed Structure Plan for Lot 9000 Brockman Road, Cowaramup is intended to guide and facilitate the subdivision and development of the land for residential purposes.

As demonstrated throughout this report, the proposed Structure Plan responds to the various site constraints and achieves a sound planning outcome that satisfies the objectives of the Shire of Augusta-Margaret River Local Planning Scheme No.1 and other key State and Local planning strategies/policies.

The proposed layout provides for the integration of the proposed lots with a logical street network that maintains and enhances the rural amenity and lifestyle attributes of the Cowaramup locality. The site will be connected to all necessary infrastructure services and is capable of supporting low density residential development. Furthermore, it will not prejudice the environmental values of the immediate locality.

Adoption of the structure plan by the Shire of Augusta Margaret River and the Western Australian Planning Commission is therefore respectfully requested.

APPENDIX B

Certificate of Title

APPENDIX C

Fire Management Plan

Prepared by Ecosystem Solutions

APPENDIX D

Local Water Management Strategy
Prepared by Coffey Environmental

APPENDIX E

Environmental Assessment Report

Prepared by RPS

APPENDIX F

Geotechnical Investigation Report

Prepared by WML Consultants

APPENDIX G

Engineering and Servicing Report
Prepared by Wood and Grieve Engineers

APPENDIX H

Significant Vegetation / Flora & Fauna Report
Prepared by Ecosystem Solutions