

Endorsement Page

This structure plan is prepared under the provisions of the City of Bunbury Local Planning Scheme No. 8.

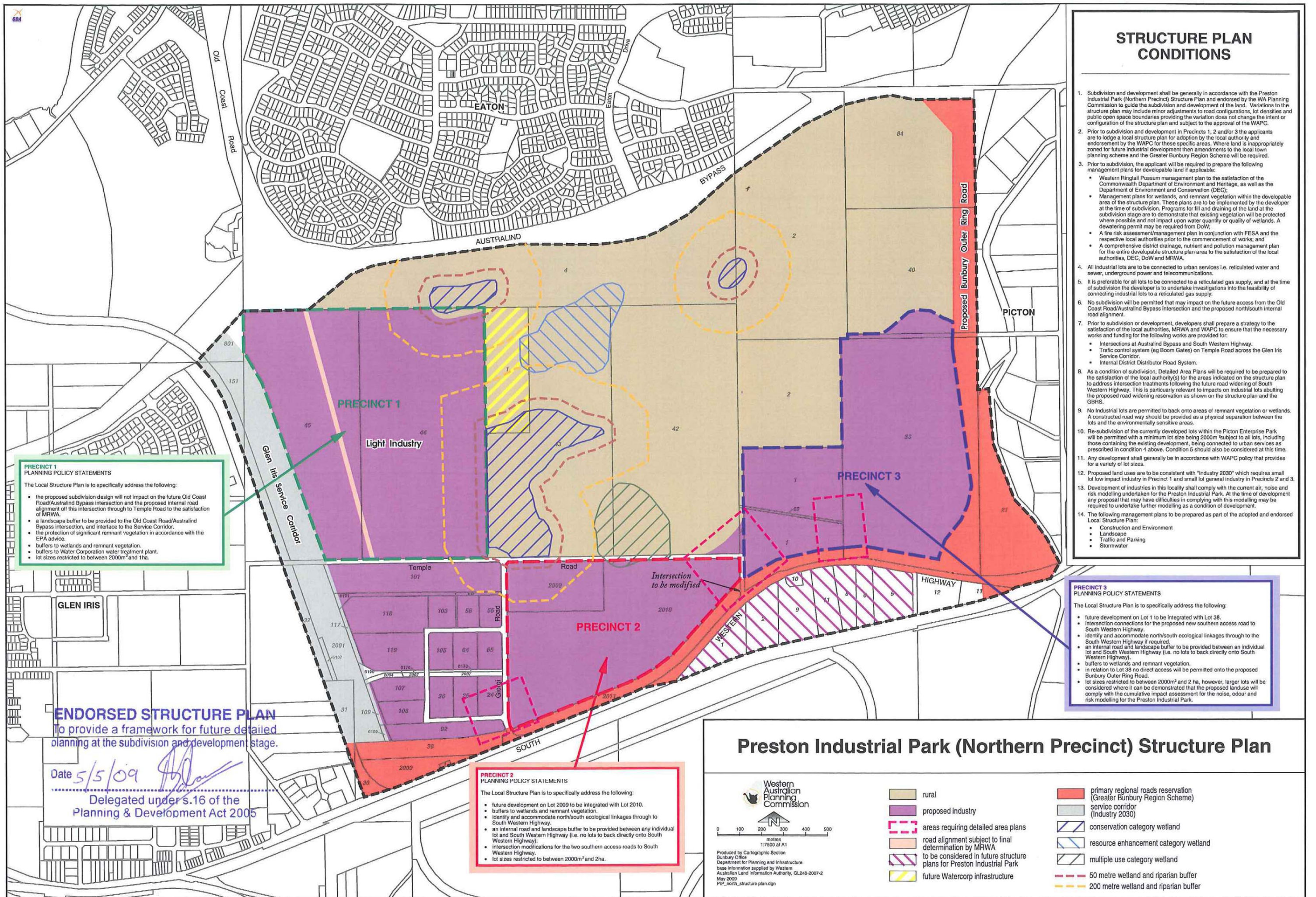
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

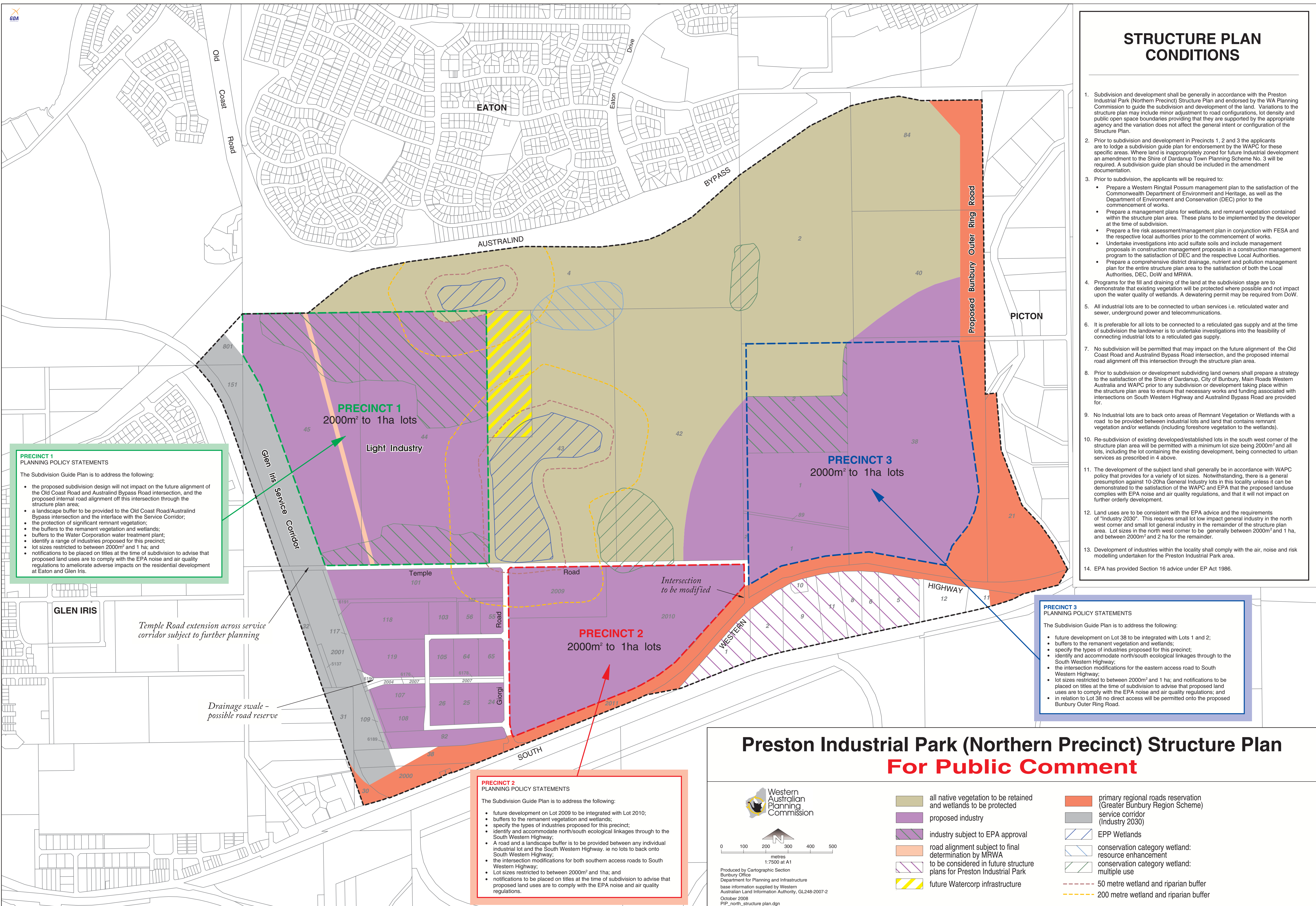
05 MAY 2009

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 2028





1. Subdivision and development shall be generally in accordance with the Preston Industrial Park (North Precinct) Structure Plan and endorsed by the WA Planning Commission to guide the subdivision and development of the land. Variations to the structure plan may include minor adjustment to road configurations, lot density and public open space boundaries providing that they are supported by the appropriate agency and the variation does not affect the general intent or configuration of the Structure Plan.
2. Prior to subdivision and development in Precincts 1, 2 and 3 the applicants are to lodge a subdivision guide plan for endorsement by the WAPC for these specific areas. Where land is inappropriately zoned for future industrial development an amendment to the Shire of Dardanup Town Planning Scheme No. 3 will be required. A subdivision guide plan should be included in the amendment documentation.
3. Prior to subdivision, the applicants will be required to:
 - Prepare a Western Ringtail Possum management plan to the satisfaction of the Commonwealth Department of Environment and Heritage, as well as the Department of Environment and Conservation (DEC) prior to the commencement of works.
 - Prepare a management plans for wetlands, and remnant vegetation contained within the structure plan areas. These plans to be implemented by the developer at the time of subdivision.
 - Prepare a fire risk assessment/management plan in conjunction with FESA and the respective local authorities prior to the commencement of works.
 - Undertake investigations into acid sulfate soils and include management proposals in construction management proposals in a construction management program to the satisfaction of DEC and the respective Local Authorities.
 - Prepare a comprehensive district drainage, nutrient and pollution management plan for the entire structure plan area to the satisfaction of both the Local Authorities, DEC, DoW and MRWA.
4. Programs for the fill and draining of the land at the subdivision stage are to demonstrate that existing vegetation will be protected where possible and not impact upon the water quality of wetlands. A dewatering permit may be required from DoW.
5. All industrial lots are to be connected to urban services i.e. reticulated water and sewer, underground power and telecommunications.
6. It is preferable for all lots to be connected to a reticulated gas supply and at the time of subdivision the landowner is to undertake investigations into the feasibility of connecting industrial lots to a reticulated gas supply.
7. No subdivision will be permitted that may impact on the future alignment of the Old Coast Road and Australind Bypass Road intersection, and the proposed internal road alignment of this intersection through the structure plan area.
8. Prior to subdivision or development subdividing land owners shall prepare a strategy to the satisfaction of the Shire of Dardanup, City of Bunbury, Main Roads Western Australia and WAPC prior to any subdivision or development taking place within the structure plan area to ensure that necessary works and funding associated with intersections on South Western Highway and Australind Bypass Road are provided for.
9. No Industrial lots are to back onto areas of Remnant Vegetation or Wetlands with a road to be provided between industrial lots and land that contains remnant vegetation and/or wetlands (including foreshore vegetation to the wetlands).
10. Re-subdivision of existing developed/established lots in the south west corner of the structure plan area will be permitted with a minimum lot size being 2000m² and all lots, including the lot containing the existing development, being connected to urban services as prescribed in 4 above.
11. The development of the subject land shall generally be in accordance with WAPC policy that provides for a variety of lot sizes. Notwithstanding, there is a general presumption against 10-20ha General Industry lots in this locality unless it can be demonstrated to the satisfaction of the EPA that the proposed landuse complies with EPA noise and air quality regulations, and that it will not impact on further orderly development.
12. Land uses are to be consistent with the EPA advice and the requirements of the EPA 2000². This requires small lot low impact general industry in the north west corner and small lot general industry in the remainder of the structure plan area. Lot sizes in the north west corner to be generally between 2000m² and 1 ha, and between 2000m² and 2 ha for the remainder.
13. Development of industries within the locality shall comply with the air, noise and risk modelling undertaken for the Preston Industrial Park area.
14. EPA has provided Section 16 advice under EP Act 1986.

The Subdivision Guide Plan is to address the following:

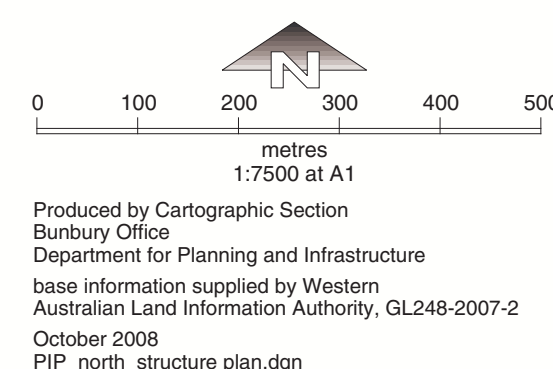
- the proposed subdivision design will not impact on the future alignment of the Old Coast Road and Australind Bypass Road intersection, and the proposed internal road alignment off this intersection through the structure plan area;
- a landscape buffer will be provided to the Old Coast Road/Australind Bypass intersection and the interface with the Service Corridor;
- the protection of significant remnant vegetation;
- the buffers to the remnant vegetation and wetlands;
- buffers to the Water Corporation water treatment plant;
- identify a range of industries proposed for this precinct;
- lot sizes restricted to between 2000m² and 1 ha; and
- notifications to be placed on titles at the time of subdivision to advise that proposed land uses are to comply with the EPA noise and air quality requirements to avert adverse impacts on the residential development of Eaton and Glen Iris.



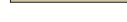




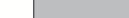





The Subdivision Guide Plan is to address the following:

- future development on Lot 38 to be integrated with Lots 1 and 2;
- buffers to the remanent vegetation and wetlands;
- specify the types of industries proposed for this precinct;
- identify and accommodate north/south ecological linkages through to the South Western Highway;
- the intersection and notifications for the eastern access road to South Western Highway;
- lot sizes restricted to between 2000m² and 1 ha; and notifications to be placed on titles at the time of subdivision to advise that proposed land uses are to comply with the EPA noise and air quality regulations; and
- in relation to Lot 38, no access will be permitted onto the proposed Bunbury Outer Ring Road.

The Subdivision Guide Plan is to address the following

- future development on Lot 2009 to be integrated with Lot 2010;
- buffers to the remanent vegetation and wetlands;
- specify the types of industries proposed for this precinct;
- identify and accommodate north/south ecological linkages through to the South Western Highway;
- A road and a landscape buffer is to be provided between any individual industrial lot and the South Western Highway - ie no lots to back onto South Western Highway;
- the intersection modifications for both southern access roads to South Western Highway;
- Lot sizes restricted to between 2000m² and 1ha; and
- notifications to be placed on titles at the time of subdivision to advise that proposed land uses are to comply with the EPA noise and air quality regulations.



- | | | | |
|---|--|---|--|
|  | all native vegetation to be retained and wetlands to be protected |  | primary regional roads reservation (Greater Bunbury Region Scheme) |
|  | proposed industry |  | service corridor (Industry 2030) |
|  | industry subject to EPA approval |  | EPP Wetlands |
|  | road alignment subject to final determination by MRWA |  | conservation category wetland: resource enhancement |
|  | to be considered in future structure plans for Preston Industrial Park |  | conservation category wetland: multiple use |
|  | future Watercorp infrastructure |  | 50 metre wetland and riparian buffer |
| | |  | 200 metre wetland and riparian buffer |