

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the City of Armadale Local Planning Scheme No. 4.

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

**27 APRIL 2012**

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**

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DEPARTMENT OF PL

# MODIFIED STRUCTURE PLAN LOT 805 WELARRA HEIGHTS, BEDFORDALE

The Western Australian Planning Commission resolved on 27 April 2012 to endorse the Weelarra Heights, Bedfordale Structure Plan as a guide for subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

*[Signature]*

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

*[Signature]* Witness

27 April 2012 Date

## STRUCTURE PLAN PROVISIONS

### General

1. Subdivision shall be in accordance with the Structure Plan and the City shall not support any further subdivision. The maximum number of lots shall be eleven.
2. A geotechnical report shall be prepared for the site by a suitably qualified person at the expense of the subdivisor prior to subdivision.
3. The purchasers of all lots shall be advised by the subdivisor of the provisions of the Scheme, Fire Management Plan and Structure Plan applying to the site as part of sale contracts.
4. The proposed Public Access Way shall be provided with vehicle barriers to the satisfaction of the City.
5. A maximum of 1.5m of fill (measured from natural ground level) is permitted on all lots unless otherwise approved in writing by the City. The City will not entertain the approval of more than 1.5m of fill on lots in the structure plan area on the grounds that more fill is a more attractive economic proposition.

A Development Application for a building which includes in excess of 1.5m of fill will need to be accompanied by a written report completed by a suitably qualified engineer unambiguously demonstrating to the City's satisfaction that more than 1.5m of fill is required to construct a building on the lot and no other design/construction options exist.

Landowners need to consider all design/construction options (such as pole or spill level homes) so the natural impression of the land is retained in an optimum manner.

### Landscaping and Vegetation

6. Development and clearing (other than for the clearing requirements of the approved Fire Management Plan or for approved driveways/access to development envelopes from the road) is not permitted within Conservation and Revegetation/Rehabilitation Areas identified on the Structure Plan.
7. Prior to subdivision, a Revegetation/Rehabilitation Plan shall be prepared and implemented by a suitably qualified person at the subdivisor's expense for the Revegetation/Rehabilitation Areas identified and described on the Structure Plan, and road reserves to the satisfaction of the City. Among the matters to be considered, the Revegetation/Rehabilitation needs to consider the requirements of the approved Fire Management Plan.
8. Landowners shall be responsible for the ongoing maintenance of the Revegetation/Rehabilitation Plan on their land.
9. Roosting Trees identified on the Structure Plan shall be retained and protected at all times by applicable landowners.
10. Subdivision works shall be implemented in accordance with a Dieback Management Plan prepared by a suitably qualified person at the expense of the subdivisor and approved by the City prior to subdivision works commencing.

### Restrictive Covenant/Water Extraction

11. A Restrictive Covenant pursuant to Section 129BA of the Transfer of Land Act 1963 (as amended) in favour of the City is to be placed on the Certificate of Title of the proposed lots that include a watercourse/s advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the Deposited Plan. The restrictive covenant must be drafted to:
  - Prevent any landowners from draining water from the Neerigen Brook tributary other than that drained from the existing dam on proposed Lot 9 for irrigation of the "Weelarra Homestead" gardens only; and
  - Prevent persons from constructing any new dams or weirs or interfering with the flow of water into the brook.

### Effluent Disposal

12. All new proposed effluent disposal systems and effluent disposal areas shall be setback a minimum of 50m from water courses and water bodies and 30m from wetlands and seasonally saturated areas identified on the Structure Plan.
13. Within each lot, leach drains or irrigation areas shall be placed as nearly as possible in the location with the greatest depth of laterite. Areas with less than 0.5m of soil over laterite should be avoided for leach drains and irrigation areas. Where laterite is unavoidable it should be excavated to a depth of 2m and a width of 1.2m on each side of the leach drain or irrigation area. The pit should be backfilled with aggregate, gravel or similar porous medium.
14. On sloping sites with shallow laterite a subsoil cutoff drain immediately above the laterite upslope of the leach drain or irrigation area shall be installed in order to divert downslope seepage around the leach drain/irrigation area (the City will determine when this is required).
15. The use of Aerobic Treatment Units (ATU) is required for new onsite effluent disposal systems on proposed Lots 1, 2, 3, 9, 10 and 11.

### Management Strategies

16. A Local Water Management Strategy and Soil Management Strategy (the later to include Erosion and Sediment Control) shall be prepared by a suitably qualified person at the expense of the subdivisor. The strategies shall be implemented by the subdivisor before subdivision of the land to the satisfaction of the City. The Local Water Management Strategy shall meet the requirements of the City's Water Sensitive Design Policy. Where applicable, landowners shall be responsible for the ongoing implementation of the strategies on their land.

### Bushfire Protection

17. Prior to the subdivision of the land, a Fire Management Plan shall be prepared and implemented by a suitably qualified person at the expense of the subdivisor to the satisfaction of the City. Landowners shall be responsible for the ongoing implementation of the Fire Management Plan.
18. Development Envelopes which are located on vegetated sites are to be sized with due regard to the clearing requirements of the Fire Management Plan.
19. The lots shall be prepared with the general fuel loadings and criteria specified in the Fire Management Plan prior to subdivision to the satisfaction of the City.
20. All habitable buildings shall be constructed in accordance Australian Standard 3659 - Construction of Buildings in Bushfire Prone Areas or the standards which supersede it.
21. Emergency Access Ways, Fire Access Routes and Battlemare Access legs shall be prepared as described on the Structure Plan. Landowners shall be responsible for the ongoing management of the Emergency Access Ways, Fire Access Routes and/or Battlemare Access legs on their land.

### Fencing

22. Prior to subdivision of the land, the subdivisor shall construct uniform rural fencing along the common boundary (as determined by the City) of the subject land to Amiable Settlers Common to the satisfaction of the City.
23. Other than as required by the approved Fire Management Plan, fencing standards shall be in accordance with the City's Fencing Local Law.

### Future Title Notifications

24. Notifications are to be placed on the certificate of title of future lots to advise landowners of the following matters:
  - The area is identified as being bush fire prone
  - The use and development of all lots within the subdivision shall be in accordance with the approved Fire Management Plan
  - Landowners shall be responsible for ongoing implementation of the approved Fire Management Plan on their land.
  - Fire Service Access Routes, Battlemare Access Legs and Emergency Access Ways identified on the Structure Plan for the land shall be maintained in accordance with the standards described on the Structure Plan by the owners of any affected lot.
  - All habitable buildings shall be constructed in accordance Australian Standard 3659 - Construction of Buildings in Bushfire Prone Areas or the standards which supersede it.
  - Habitats (as identified by the City) shall be retained and protected.
  - Clearing outside building envelopes other than for approved or mandatory Fire Management Purposes is not permitted unless approved by the City and/or the Department of Environment and Conservation or their successor.

**Fire Service Access Routes**

- To be provided as an easement on the title of any affected lot, remain accessible at all times and be prepared by the subdivisor prior to subdivision to the satisfaction of the City as follows:
  - be cleared to a minimum width and height of 6.0m and 4.0m respectively;
  - have a trafficable surface suitable for fire appliances in all weather that is a minimum width of 4.0m;
  - include erosion control measures; and
  - have turn around areas/stepping points suitable for 3.4 fire appliances every 500 metres.

**Emergency Access Ways**

- To be provided as an easement on the title of any affected lot, remain accessible at all times, and be prepared by the subdivisor prior to subdivision to the satisfaction of the City as follows:
  - be cleared to a minimum width and height of 3.5m and 4.0m respectively;
  - have a trafficable surface suitable for conventional two wheel drive vehicles in all weather that is a minimum width of 3.5m;
  - include erosion control measures; and
  - have a minimum of one passing point.

**Revegetation / Rehabilitation Areas**

- Type 1 Revegetation/Rehabilitation Area - To provide a 15.0m wide vegetated buffer measured from the centreline of Watercourses and around the boundary of open water bodies, wetlands and seasonally saturated areas where identified on the Structure Plan.
- Type 2 Revegetation/Rehabilitation Area - To provide for screening of development and along Canadine Road to the Satisfaction of the City
- Type 3 Revegetation/Rehabilitation Area - To provide for a vegetated link between Settlers Common and the Neerigen Brook Tributary.

**Battlemare Access Legs**

- The Battlemare Access Legs for Proposed Lots 1 and 2 - To be prepared by the subdivisor prior to subdivision to the satisfaction of the City as follows:
  - be cleared to a minimum width and height of 6.0m and 4.0m respectively;
  - include erosion control measures;
  - have a trafficable surface suitable for conventional two wheel drive vehicles in all weather that is a minimum width of 4.0m; and
  - have a minimum of one passing point.

## LEGEND

- Structure Plan Boundary
- Water Body
- Seasonally Saturated Areas
- Watercourses
- 30m Setback from Wetlands and Seasonally Saturated Areas
- Existing Buildings
- Indicative Building Envelopes (min 15m from Lot Boundaries)
- Designated Aerobic Treatment Unit Zone
- Conservation Area
- Resource Enhancement Wetland & 30m Buffer
- Indicative Drainage Nutrient Management Basin
- 60m Fire Protection Buffer
- Fire Service Access Route
- Emergency Access Way
- Roosting /Habitat Trees to be retained and protected
- Type 1 Revegetation / Rehabilitation Area
- Type 2 Revegetation / Rehabilitation Area
- Type 3 Revegetation / Rehabilitation Area

Figure 4

# Structure Plan Lot 805 Weelarra Heights, Bedfordale

NOTES  
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS CONSIDERED AND IN ACCORDANCE WITH THE TERMS OF INCORPORATION.  
THE DIMENSIONS, AREAS AND NUMBER OF LOTS ARE SUBJECT TO SURVEY AND ALSO THE REQUIREMENTS OF ALL AUTHORITIES



27 September 2011

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