

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:

NOVEMBER 2005

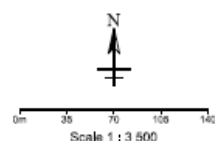
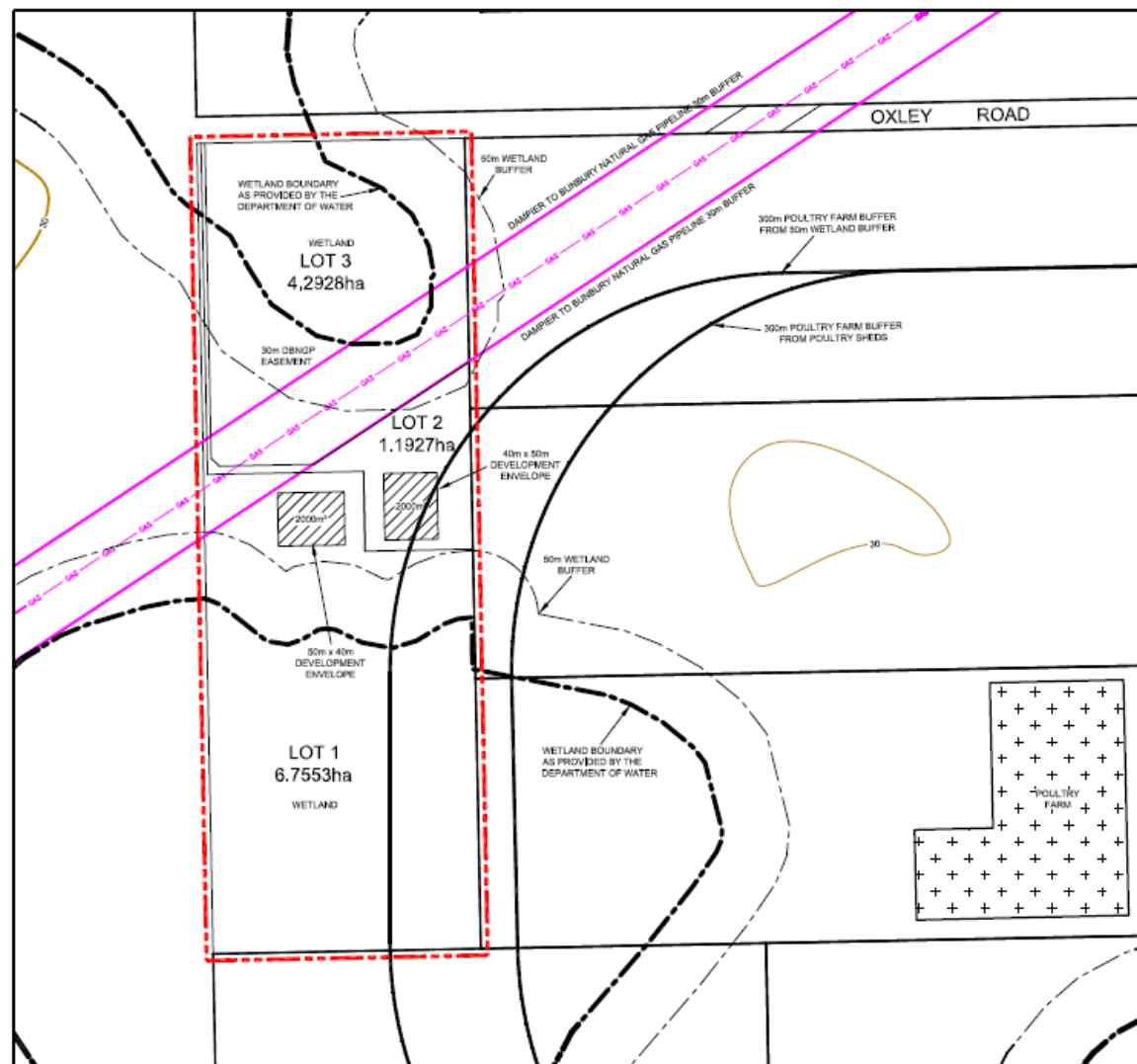
In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2030

Structure Plan Provisions

- Subdivision shall be in accordance with the structure plan and the City shall not support any further subdivision.
- Other than as permitted by City of Armadale Town Planning Scheme or a Fire Management Plan approved by the City of Armadale, no clearing of vegetation shall occur outside the building envelopes unless approved by the Department of Environment and Conservation (or its successor). Notifications are to be placed on the certificate of title of each lot advising of this.
- A conservation covenant shall be placed on the certificate of title for Lot 1 advising of clearing constraints and significant vegetation. Prior to the subdivision of the land, the subdivider shall confirm who the Covenant Agency will be.
- Development envelopes shall be a minimum of 50m from any wetlands.
- Prior to the subdivision of the land, a Wetland Management Plan shall be prepared and implemented for Lot 1 to the satisfaction of the City of Armadale. Notification is to be placed on the certificate of title for Lot 1 advising that the use and development of the lot shall be in accordance with the Wetland Management Plan approved by the City of Armadale.
- Prior to subdivision of the land, a land capability and suitability study shall be prepared, by a suitably qualified person, to the satisfaction of the City of Armadale to identify areas suitable for on-site effluent disposal. The report will need to identify the highest known groundwater level for each development envelope area and show a suitable location for on-site effluent disposal within the development envelope areas.
- Each lot shall be provided with a batteaxe access leg with reciprocal rights of access and a minimum width of 3.0m. The design of the access leg shall take into consideration the requirements of the approved Fire Management Plan for the land.
- Prior to subdivision the section of Oxley Road where it abuts the subject land shall be upgraded and/or constructed to the satisfaction of the City of Armadale.
- Prior to the subdivision of the land, a Fire Management Plan shall be prepared and implemented by the subdivider to the satisfaction of the City of Armadale. Landowners shall be responsible for ongoing implementation of the Fire Management Plan on their land. Notifications are to be placed on the certificate of title of each lot advising landowners that the use and development of the land shall be in accordance with the approved Fire Management Plan.
- Notifications are to be placed on the certificate of title of each lot advising landowners that the lot is in proximity to an operating poultry farm and nuisances such as noise and odour may be experienced.
- Prior to the subdivision of the land, a flora survey shall be carried out for the proposed development envelope areas and access routes to the requirements of the Department of Environment and Conservation (or its successor) to determine the suitability of the location of development envelopes and access routes with consideration to the conservation values of the site. Prior to the subdivision of the land, the subdivider shall implement remedial measures to the satisfaction of the City of Armadale to protect and/or conserve flora as required.
- Notifications are to be placed on the certificate of title of each lot advising that the lot is located on the Damper to Bunbury Natural Gas Pipeline (DBNGP) under the Damper to Bunbury Pipeline Act 1997, approval from the Department for Planning and Infrastructure's 'Infrastructure Corridors' branch (or its successor) is required for any construction work, access or fencing that will affect the DBNGP.
- Notifications are to be placed on the certificate of title of each lot advising landowners that the lot is in close proximity to Water Corporation Groundwater Production Wells and the use and development of the lot is subject to the requirements of the Metropolitan Water Supply, Sewerage and Drainage By-laws 1981. The Water Corporation (or its successor) shall be contacted for more information about landowner rights and responsibilities in relation to the Well Head Protection Zones.
- Other than as required by the adopted Fire Management Plan and Wetland Management Plan, fencing standards shall be as per the City of Armadale Fencing Local Law.
- All habitable buildings shall be constructed in accordance with Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas as specified in the adopted Fire Management Plan or the standards which supersede it. Notifications are to be placed on each lot this advising of this.



STRUCTURE PLAN LOT 431 OXLEY ROAD, FORRESTDALE CITY OF ARMADALE

LEGEND

	SUBJECT SITE
	GAS PIPELINE
	WETLAND BOUNDARY AS PROVIDED BY THE DEPARTMENT OF WATER
	50m WETLAND BUFFER
	POULTRY FARM

	1m CONTOUR
	DEVELOPMENT ENVELOPE

Note

At its meeting held 27 July 2009 Council resolved to adopt this structure plan as part of a negotiated solution under Bush Forever guidelines and also in accordance with Clause 58.5.5 TPS4, as the land is subject to Statement of Planning Policy No. 2.3 - Landakot Groundwater Protection Policy. The structure plan should not be regarded as a precedent for other development and/or subdivision in the TPS4 'Rural Living X' zone.