

**STRUCTURE PLAN – LOTS 4 AND 318 LAYMAN ROAD,
WONNERUP (CITY OF BUSSELTON).**

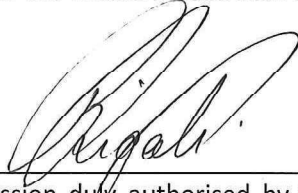
APPROVAL PAGE

This structure plan is prepared under the provisions of the City of Busselton Local Planning Scheme 21.

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

22 January 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

_____ 23 January 2018 _____ Date

_____ 22 January 2028 _____ Date of Expiry

AMENDMENTS

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Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

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PART ONE - IMPLEMENTATION

1. Structure Plan Area

This Structure Plan (SP) relates to Lots 4 and 318 Layman Road, Wonnerup, which is within the local authority of the City of Busselton.

2. Operation

The SP comes into effect on the date it was approved by the Western Australian Planning Commission.

3. Staging

The proposed subdivision of the SP area will be undertaken in a single stage.

4. Subdivision and development requirements

The SP contains the following requirements:

INFORMATION FOR LANDOWNERS

1) A Fire Management Plan applies to all lots within the Structure Plan and carries with it ongoing fire management responsibilities for lot owners to maintain fire protection measures and emergency access to an appropriate standard.

2) The Department of Health encourages landowners to reduce the risk of mosquito borne disease by incorporating management measures.

CONDITIONS – As conditions of subdivision approval, relevant authorities may request the WAPC to impose conditions relevant to the following matters:

3) A Nutrient Management Plan for proposed Lot 6 that will be used for the rearing and grazing of animals to the satisfaction of the Department of Parks and Wildlife and the Department of Water.

4) Native fauna and flora conservation including:

- Western Ringtail Possum protection protocols for proposed boundaries and driveways.
- ceding and fencing of the Reserve for Environmental Conservation.

5) Mosquito Management including a notification on Title and advice package to be provided to prospective purchasers addressing mosquito borne disease mitigation measures such as:

- construction of enclosed outdoor areas (e.g. laundry drying, patios etc);
- minimising breeding areas by prevention of ponding.

6) A memorial on the Certificate of Title of proposed Lots 1 – 5 stating that the area may be subject to chemical spray, noise, dust and odour from nearby agricultural land as a result of normal farming practices.

7) The Local Government will request that the subdivider make arrangements to ensure prospective purchasers of the proposed lots will be provided with a copy of this Structure Plan.

8) Land contained within Lot 318 to be included within lots proposed by this Structure Plan.

9) That a 5 metre strip of unzoned land on Lots 4 and 318 Layman Road that runs parallel to the eastern boundary of Layman Road is to be ceded free of cost to the Crown as a condition of subdivision. The land is in addition to and does not affect any other land requirements as part of the subdivision.

SUBDIVISION

10) At the subdivision application stage an opportunity exists to vary this Structure Plan slightly to allow for an increase in the size of Lot 2 (935) Layman Road, Wonnerup containing the historic Wonnerup House.

PART TWO - EXPLANATORY SECTION

For full background information and technical reports for the SP area, please see Amendment No. 18 to the City of Busselton Local Planning Scheme.

However in summary, Amendment 18 was Gazetted on 22 December 2017. The Amendment reserved 36.76 hectares of land "Recreation" with the remainder of the land being zoned "Conservation".

Amendment 18 and this SP have been prepared in accordance with the opportunities available under the Western Australian Planning Commission, Busselton Wetlands Conservation Strategy (BWCS).

The SP identifies 35.21 hectares of land as "Reserve for Recreation" to be transferred to the Department of Biodiversity, Conservation and Attractions (DBCA) in accordance with the requirements of the BWCS. A further 1.55 hectares of land is identified as "Reserve for Recreation" south west of Layman Road to be transferred to the City of Busselton. This portion of land contains a memorial site connected with the current landowner which, although not technically required, the City of Busselton has agreed to accept as a reserve.

Six developable lots are proposed ranging in size from 1.5 hectares up to 88.49 hectares all zoned "Conservation" via Amendment 18 and in accordance with the requirements of the BWCS. Each lot also contains a building envelope as required by the BWCS with the smaller lots containing building envelopes of 1,500 m² and proposed Lot 6 containing a building envelope of 3,500 m², with this larger size being necessary as proposed Lot 6 contains most of the remaining agriculture land on both sides of Layman Road and either side of the main Reserve land. All building envelopes have been placed on the higher portions of land in the south east of the site for ease of construction purposes and compliance with the BWCS. All building envelopes have also been placed with a setback of over 100 metres from adjoining National Park land to ensure compliance in this regard.

A new road is proposed to service the new development sites/building envelopes. This new road connects Layman Road with Membenup Road which connects with Tuart Drive. This through road, rather than a cul de sac, has been included for ease of access and to comply with current bushfire control requirements.

It should be noted here that as part of Amendment 18 a Bushfire Management Plan was required and has been endorsed by the Department of Fire and Emergency Services and based upon this SP.

Other features of the SP include a 5 metre wide strip of land along the east side of Layman Road requested by the City of Busselton as essentially road widening to accommodate a future cycleway and 10 metre wide easement through the proposed Reserve on the east side of Layman Road to provide farm access either side of the Reserve which has been agreed to by DBCA. The entire reserve will be fenced from livestock as part of any future associated subdivision process.

The SP also provides the opportunity to increase the size of Lot 2 (935) Layman Road, Wonnerup at any subdivision stage. Lot 2 contains the historic Wonnerup House and in early discussions with the National Trust it was suggested that they may request additional land at some future date. The current owner and the City of Busselton have agreed to accommodate this potential opportunity by including appropriate wording as part of the SP.

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LEGEND :

- EXISTING BOUNDARIES
- PROPOSED LOTS
- PROPOSED BUILDING ENVELOPE
 - Lots 1 - 5 = 30m x 50m (1500 m²)
 - Lot 6 = 70m x 50m (3500 m²)
- 100m OFFSET TO NATIONAL PARK
- 10m WIDE EASEMENT - FARM ACCESS
- SUBJECT AREA

1: 7500 0 100m 200 300 400 500 600 700

STRUCTURE PLAN
LOT 4 AND 318 LAYMAN ROAD, WONNERUP

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ALL DIMENSIONS AND AREAS ARE
SUBJECT TO SURVEY
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