

# **STRUCTURE PLAN**

**for**

**Lot 7 Hawke Avenue, Wundowie**

**Prepared by  
STATEWEST PLANNING  
July 2016**

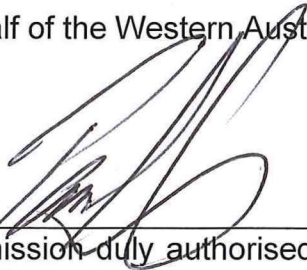
**TABLE OF AMENDMENTS**

<b>Amendment No.</b>	<b>Summary of the Amendment</b>	<b>Amendment Type</b>	<b>Date Approved by the WAPC</b>

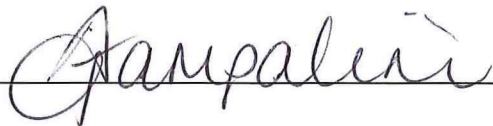
This structure plan is prepared under the provisions of the Shire of Northam  
Local Planning Scheme No.6

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION  
ON: 11 August 2016

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

11 August 2016

Date

Date of Expiry: 11 August 2026

## EXECUTIVE SUMMARY

Lot 7 Hawke Ave, Wundowie is an 11.6426ha parcel of land on the eastern side of Hawke Avenue, just off Great Eastern Highway, south of the Wundowie town site.

The site is zoned Rural Residential under the Shire of Northam Local Planning Scheme No 6 (LPS 6) and this Structure Plan has been prepared to progress this form of development.

ITEM	DATA	SECTION NUMBER WITHIN STRUCTURE PLAN REPORT
Total area covered by Structure Plan	11.6426ha	1.2.2
Area of each land use proposed: - Rural Residential	11.6426ha	3.1
Lot yield	5	3.3
Estimated no. of dwellings	5	3.3
Estimated population	13	3.3
Area of public open space	Nil	3.2

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1. Certificate of Title
2. Bushfire Management Plan
3. Botanical Assessment

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## **PART ONE – IMPLEMENTATION**

### **1 STRUCTURE PLAN AREA**

The subject area comprises of Lot 7 Hawke Ave, Wundowie. The site is roughly triangular in shape and has a wide frontage to Hawke Ave. It is 11.6426ha in area.

### **2 INTERPRETATION AND SCHEME RELATIONSHIP**

#### **2.1 Interpretation**

All terms used in this document are to have the same meaning as given to them in the Shire of Northam Local Planning Scheme No 6 (LPS 6).

#### **2.2 Scheme Relationship**

This Structure Plan provides for the subdivision and development of the subject land. Its adoption fulfils the intent of LPS 6 and is in accordance with Part 4 of the Deemed Provisions for Local Planning Schemes under the *Planning & Development (Local Planning Schemes) Regulations 2015*.

In the event of any inconsistency between LPS 6 and this Structure Plan, LPS 6 prevails.

### **3 OPERATION**

This Structure Plan becomes effective as at the date of its approval by the WAPC. After this date, the Structure Plan can be used by the Shire of Northam, and all other Government Agencies involved in the assessment of subdivision applications, to support subdivision of the property. It can also be used by the WAPC as a basis of granting subdivision approval.

Nothing within this subdivision is to preclude the WAPC from making a decision, or imposing conditions, at variance with this Structure Plan should that decision be made on the basis of variations to the Structure Plan agreed between the affected landowners and the Shire of Northam (or other responsible authority) or any other policy adopted after the approval of this Structure Plan by the WAPC, providing that policy is reasonably able to be applied consistent with the intent of this Structure Plan.

Any amendments to this Plan are to be made in accordance with the procedures set out in Schedule 2, Part 4, clause 29 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, depending on the nature of the amendment.

### **4 STAGING**

Being only 5 lots the whole subdivision will be completed in one stage.

### **5 SUBDIVISION AND DEVELOPMENT REQUIREMENTS**

Subdivision and development are to meet the following requirements:

1. Use class permissibility is to be the same as the Rural Residential zone contained in Table 1 of LPS 6.
2. The development requirements contained in LPS 6 apply.

3. A notification pursuant to section 70A of the *Transfer of Land Act 1893* will be required as a condition of subdivision advising that reticulated sewerage is not available to the subject lots.
4. A Bushfire Management Plan is to be submitted at subdivision application stage.
5. An Environmental Management Plan is to be submitted at subdivision application stage.
6. All lots are to be provided with a reticulated potable water supply at subdivision stage.
7. No further subdivision of any of the lots subject to this Structure Plan will be permitted.
8. Other than firebreaks and access driveways, all development is to be confined to the area outside of the Building Exclusion Area unless otherwise approved by the Local Government.
9. All vehicular crossovers are to be located to the satisfaction of the Local Government.
10. No clearing of native vegetation permitted in the Building Exclusion Area except for firebreaks, driveways and clearing in accordance with the approved Bushfire Management Plan and/or to comply with AS 3959.
11. All potential black cockatoo habitat trees are to be retained.
12. All driveway alignments are to match the driveway alignment options depicted on the Structure Plan map (Plan 1).

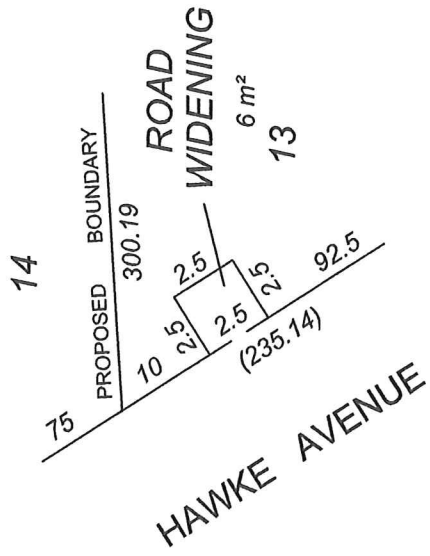
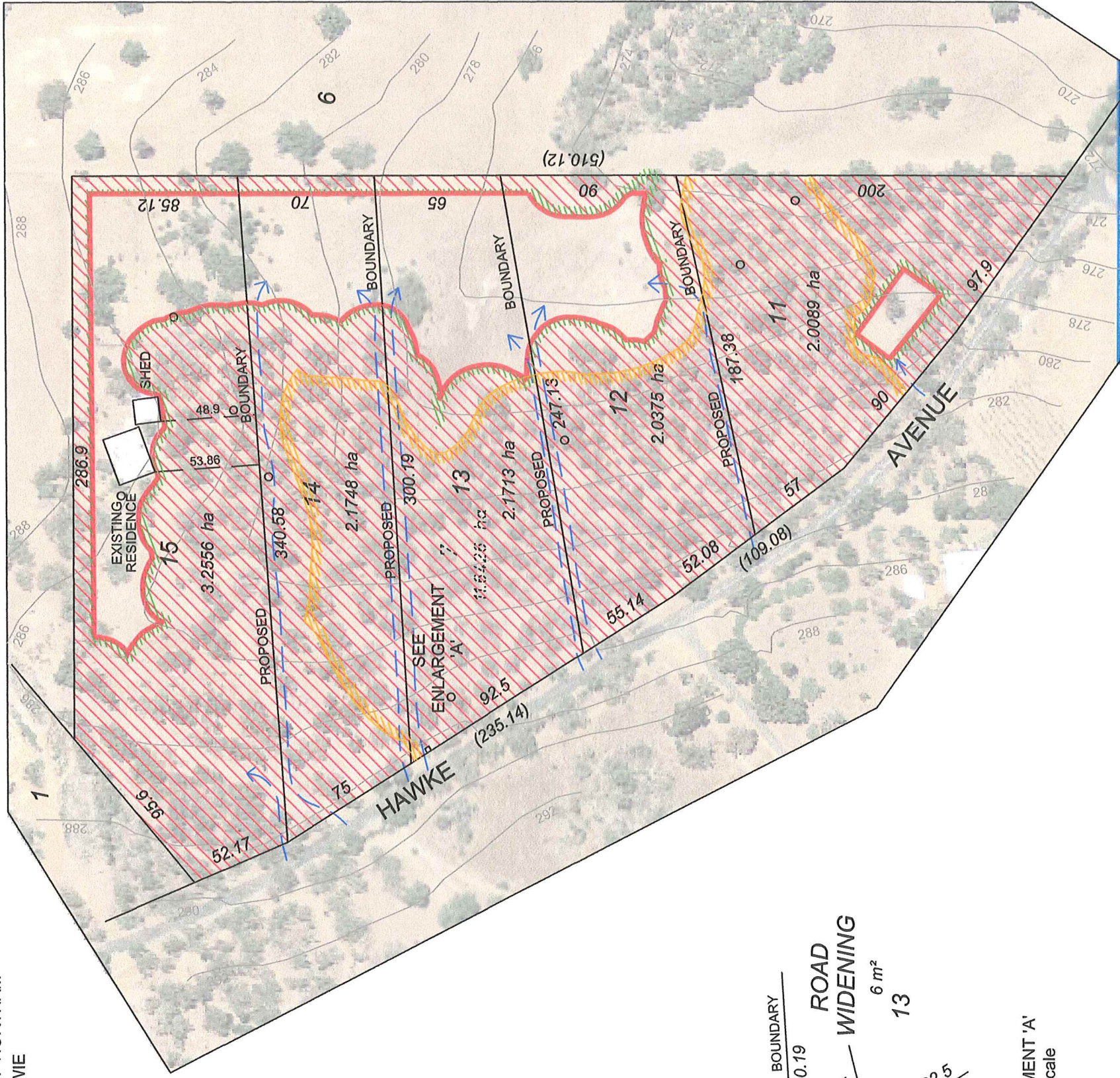
## **6 OTHER REQUIREMENTS**

The Structure Plan area comprises one Title. There are no special requirements for the co-ordination of infrastructure within the subject site.

A copy of the Certificate of Title for Lot 7 is provided at Appendix 1.



LOCAL AUTHORITY: SHIRE OF NORTHAM  
LOCALITY: WUNDOWIE



ENLARGEMENT 'A'  
Not to Scale

LOT	DESCRIPTION	AREA
7	ORIGINAL LOT	11.6426ha
11	PROPOSED LOT	2.0089ha
12	PROPOSED LOT	2.0375ha
13	PROPOSED LOT	2.1713ha
14	PROPOSED LOT	2.1748ha
15	PROPOSED LOT	3.2556ha
	ROAD WIDENING	6m²

**VERY GOOD TO EXCELLENT VEGETATION**

**AREAS EXCEEDING BAL 29**

**BUILDING EXCLUSION AREAS**

**POTENTIAL COCKATOO HABITAT TREE (TO BE RETAINED)**

**DRIVEWAY ALIGNMENT OPTIONS**

POTENTIAL COCKATOO HABITAT LOCATION GPS (WGS84)
442552E; 6483987N
442519E; 6484015N
442429E; 6484105N
442298E; 6484163N
442410E; 6484257N
442444E; 6484275N
442400E; 6484333N
442491E; 6484306N

REV	DESCRIPTION	BY	DATE
A	BUILDING ENVELOPE & HABITAT TREES LOCATED	LF	27/3/2015
B	AMENDED TO CONFORM TO SHIRE OF NORTHAM'S EXAMPLE	LF	29/6/2015
C	AMENDMENTS FOR SHIRE OF NORTHAM	LF	25/8/2015
D	AMENDMENTS FOR SHIRE OF NORTHAM	LF	2/6/2016
E	AMENDMENTS FOR WAPC	LF	23/6/2016
F	AMENDMENTS FOR WAPC	LF	13/7/2016
G	AMENDMENTS FOR WAPC	LF	26/7/2016

STRUCTURE PLAN OF  
LOT 7 ON PLAN 4744  
HAWKE AVENUE,  
WUNDOWIE

# PLAN 1

SCALE 1:2500  
OCTOBER 2014  
FALCONBRIDGE  
DATUM : AHD

**SCANLAN SURVEYS PTY LTD**  
LICENSED SURVEYORS  
P O BOX 429 MIDLAND 6936  
PH: 08 9250 2261 FAX: 08 9274 6206  
Email : bill@scanlansurveys.com.au

DRAWING (A3)	REVISION
7465/14/1	G
DRAWN BY: LF	
APPROVED: WS	

### SUBDIVISION AND DEVELOPMENT REQUIREMENTS

- Subdivision and development are to meet the following requirements:
1. Use class permissibility is to be the same as the Rural Residential zone contained in Table 1 of LPS 6.
  2. The development requirements contained in LPS 6 apply.
  3. A notification pursuant to section 70A of the Transfer of Land Act 1893 will be required as a condition of subdivision advising that reticulated sewerage is not available to the subject lots.
  4. A Bushfire Management Plan is to be submitted at subdivision application stage.
  5. An Environmental Management Plan is to be submitted at subdivision application stage.
  6. All lots are to be provided with a reticulated potable water supply at subdivision stage.
  7. No further subdivision of any of the lots subject to this Structure Plan will be permitted.
  8. Other than firebreaks and access driveways, all development is to be confined to the area outside of the Building Exclusion Area unless otherwise approved by the Local Government.
  9. All vehicular crossovers are to be located to the satisfaction of the Local Government.
  10. No clearing of native vegetation permitted in the Building Exclusion Area except for firebreaks, driveways and clearing in accordance with the approved Bushfire Management Plan and/or to comply with AS 3959.
  11. All potential black cockatoo habitat trees are to be retained.
  12. All driveway alignments are to match the driveway alignment options depicted on the Structure Plan map (Plan 1).
- NOTES:
- A. An application for a Rural Pursuit that involves the stabling and keeping of stock (including horses) is to be accompanied by a stock management plan to the satisfaction and approval of the Local Government.
  - The stock management plan is to require all native vegetation in any area recognized for protection or rehabilitation in the environmental management plan to be fenced.
  - Land within the area of this structure plan is bush fire prone. The construction of dwellings in bush fire prone areas must be in accordance with Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas (AS 3959).
  - Land owners will be responsible for the ongoing implementation of the 'land owners responsibility' as specified in the Bushfire Management Plan.
  - Firebreaks to be installed on all property boundaries.

### WARNINGS:

1. LOT NUMBERS, DIMENSIONS AND AREAS SUBJECT TO WAPC APPROVAL, SURVEY AND LANDGATE AUDIT.
2. ALL ABOVE & BELOW GROUND SERVICES MAY NOT HAVE BEEN LOCATED - CHECK WITH RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORKS.



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## **PART TWO – EXPLANATORY**

### **1 PLANNING BACKGROUND**

#### **1.1 Introduction & Purpose**

This Structure Plan has been prepared to comply with the requirements of the Shire of Northam LPS 6, specifically clause 5.30.2.

#### **1.2 Land Description**

##### **1.2.1 Location**

Lot 7 Hawke Avenue, Wundowie is located just off the Great Eastern Highway, approximately 2km south of the Wundowie town site (refer to Zoning Plan).

##### **1.2.2 Area and Land Use**

The subject site is 11.6426ha in area and comprises 1 lot. It is predominantly cleared of understory vegetation but retains numerous trees. It has long been used for agricultural purposes. It contains a single dwelling and outbuilding.

##### **1.2.3 Legal Description and Ownership**

The subject site is described on Title as Lot 7 on Plan 4744, Volume 1876, Folio 157. It is owned by Dennis Graham Falconbridge. A copy of the Certificate of Title is provided at Appendix 1.

#### **1.3 Planning Framework**

##### **1.3.1 Zoning and Reservations**

The site is zoned 'Rural Residential' under the Shire of Northam LPS 6. It contains no reservations.

##### **1.3.2 Regional and Sub-Regional Structure Plans**

There are no regional or sub-regional structure plans affecting this site.

##### **1.3.3 Planning Strategies**

###### **Avon Arc Sub-Regional Strategy**

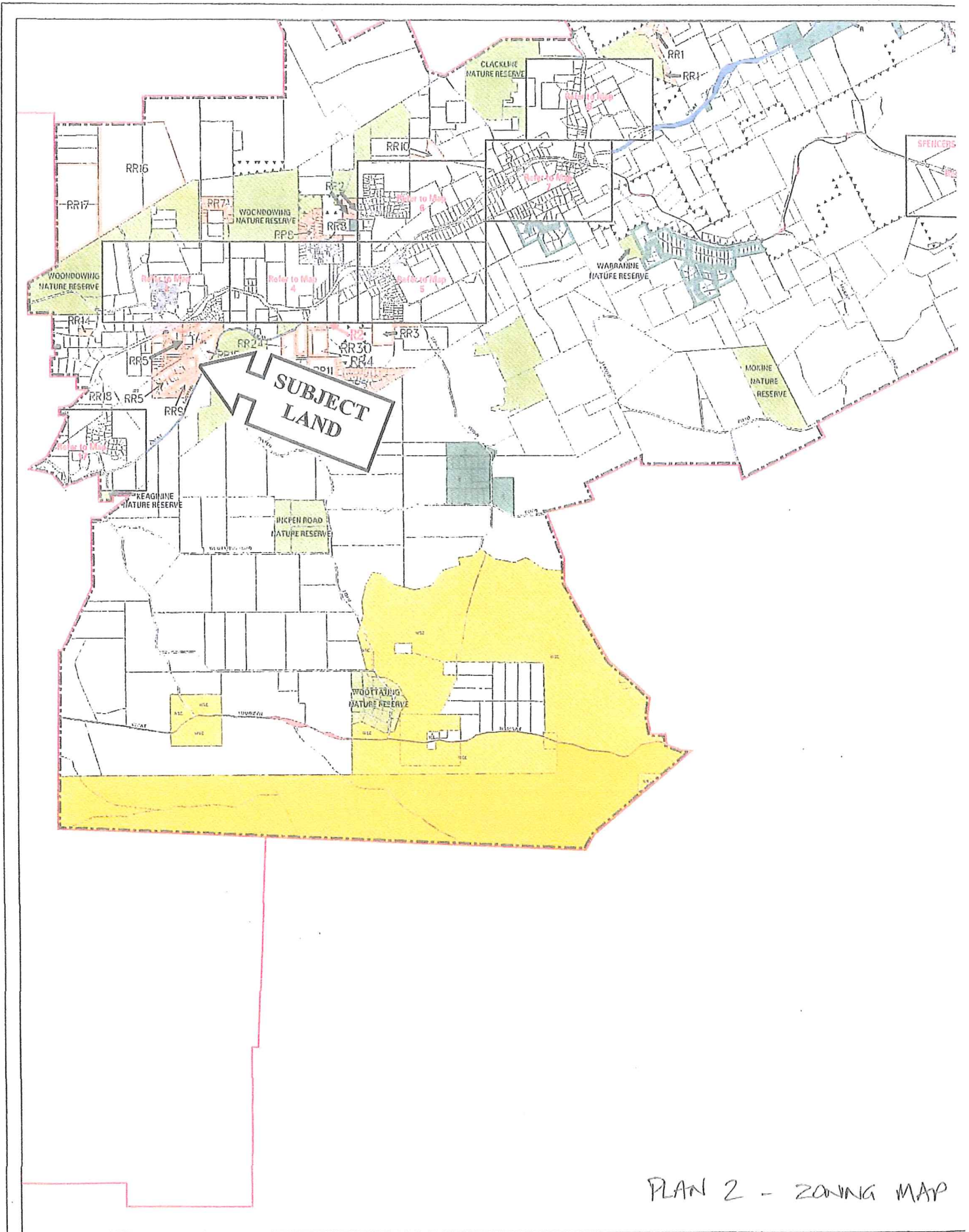
The purpose of the Avon Arc Sub-Regional Strategy is to provide a regional framework for long-term land use within the Avon Arc. Produced in 2001, it is necessarily a broad document that provides little detail in relation to individual sites. It identifies Wundowie as a consolidated urban settlement. Considered in the more detailed context of the Shire of Northam Local Planning Strategy (below) there are no changes proposed for the subject site.

###### **Shire of Northam Local Planning Strategy**

This document has no proposals for the subject land.

##### **1.3.4 Planning Policies**

There are various policies that may have the potential to affect the proposed Structure Plan. These are listed below, with comments on how the Structure Plan complies.



PLAN 2 - ZONING MAP

Produced by Mapping and GeoSpatial Data Branch,  
Department of Planning.

Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the Department of Planning of any omissions or errors in the document.

Base Information Supplied by the Victorian  
Australian Land Information Authority, 01248-2007-2

SHIRE OF NORTHAM  
LOCAL PLANNING SCHEME NO 6  
(DISTRICT SCHEME)

**WAPC DCP 3.4 – Subdivision of Rural Land**

The purpose of this policy is to achieve the key objectives of the WAPC's State Planning Policy relating to Land Use Planning in Rural Areas (below). Part of this is to provide for the creation of rural living lots where they have been identified and/or zoned for such purpose. Lot 7 has been zoned specifically for this purpose and subdivision as proposed will achieve this objective.

**Better Urban Water Management guidelines (WAPC)**

These Guidelines have been established to achieve better water management in urban subdivisions. It is not intended to apply to small scale subdivisions unless "significant water management issues" are present. "Significant water management issues" is defined within the policy and refers to sites that contain or adjoin waterways, wetlands, etc. This site contains no waterways or any evidence of wetlands or the like.

**Structure Plan Framework (WAPC)**

This Structure Plan has been prepared in accordance with the WAPC's Structure Plan Framework.

**Planning for Bush Fire Protection Guidelines (WAPC)**

Bushfire protection is a major consideration in new subdivisions. The subject site has been assessed for compliance with these Guidelines. Whilst the site has substantial cleared areas, it is subject to bushfire risk. Much of this can be controlled through the Structure Plan and subsequent subdivision and development, eg, appropriate location of dwellings and strategic clearing. A Bushfire Hazard Assessment Report has been prepared in accordance with these guidelines (refer to Appendix 2) and a further Bushfire Management Plan will be required as a condition of subdivision.

**SPP 2.5 Land Use Planning in Rural Areas**

The zoning and the Structure Plan provides for the creation of 2ha(+) rural residential lots. The lot design responds to the requirements under SPP 2.5.

## **2 SITE CONDITIONS AND CONSTRAINTS**

**2.1 Biodiversity and Natural Area Assets**

As mentioned above, the site has been historically cleared of native vegetation. A Botanical Assessment has been undertaken by Bennett Environmental Consulting, a copy of which is Appended to this document. (Appendix 3) The assessment revealed that there are no threatened or priority vegetation units on the site. Further, there were no threatened or priority flora located.

Using the Keighery scale of 1 (Pristine) to 6 (Completely Degraded) the quality of the vegetation ranges from Excellent (2) to Completely Degraded. There are no Pristine vegetation areas on the site

The Assessment included a survey of potential black cockatoo habitat trees. Eight such trees were located, which are shown on the Structure Plan.

## 2.2 Landform and Soils

The land slopes from 288m AHD at its north-western boundary down to 274m AHD in its south-eastern corner. The site is gently inclined from 3 - 7% across the site (refer to Plan 1) There is a shallow valley running centrally from north to south-east. The site comprises gravelly, sandy soils. This is consistent with the Department of Agriculture and Food soil mapping, which maps the entire lot as being located on the 'Leaver' land unit. 'Leaver' is defined as follows:

*"Gently inclined to steep (2-30%) gravelly soils and ridges that occur in the dissected Darling Range Zone. The dominant soil type is an orange, gravelly loamy sand over clay. This unit also includes the breakaway face."*

There are no breakaways on the subject site, and it is only gently inclined. The gravelly soils are well drained and have a high Phosphorous Retention Index making them ideal for on-site effluent disposal.

## 2.3 Groundwater and Surface Water

There is no evidence (erosion, gullies, creek beds, etc) of surface water flowing across the site, which indicates the soils are well draining. There is a small, flat granite outcrop located in the southern part of the property, but there is no erosion around that feature, which also indicates water is not an issue on the site, although such a feature would indicate that there may be unseen granite below the surface.

## 2.4 Bushfire Hazard

A Bushfire Management Plan (BMP) has been prepared and is appended to this report. The results of this assessment reveal that the development will comply with the WAPC Planning for Bush Fire Protection Guidelines.

## 2.5 Heritage

A review of the Department of Aboriginal Affairs heritage register revealed no specific known sites of significance. It is within a broader area of ethnographic value that extends to the south coast of WA and across much of the Perth metropolitan area.

Similarly, a review of Councils Municipal Heritage Inventory revealed no specific sites of significance.

## 2.6 Context and Other Land Use Constraints

The property has previously been granted subdivision approval. It has been identified as a site appropriate for rural residential subdivision under LPS 6.

Underground power supply is available the subject site. Furthermore, a power transformer is currently located on the western boundary of proposed Lot 13 (refer to Enlargement 'A' on the Structure Plan Map).

Water pipeline infrastructure exists on the western side of Hawke Avenue with an existing water meter on-site. Lots created under this Structure Plan can be connected to a reticulated potable water supply.

Reticulated sewerage is not available in the area and effluent will therefore be disposed of on-site. As mentioned, the gravelly soils are well drained and have a high Phosphorous Retention Index making them ideal for on-site effluent disposal.

Telecommunication services are available to the subject site.

Communications with ATCO Gas reveal that a reticulated gas service is not available to the subject site at the present time.

### **3 LAND USE AND SUBDIVISION REQUIREMENTS**

#### **3.1 Land Use**

Land use will be rural residential with a density of 2ha lots (refer to summary table in Executive Summary). A plan of the subdivision layout is provided at Plan 1. Residential development on the site, including on-site effluent disposal systems (unless otherwise approved by the Shire of Northam) will be restricted to positions outside designated Building Exclusion Areas identified on the Structure Plan. The exclusion areas have been established through the identification of BAL levels contained in the BMP that are suitable for the construction of buildings (up to BAL 29) and the avoidance of vegetation categories of very good to excellent. There are no pristine vegetation areas on the site.

#### **3.2 Open Space**

There will be no Public Open Space provided in this subdivision. None is required.

#### **3.3 Lot Sizes**

The site will be developed to a density of 2ha rural residential lots (refer to Fig 1). This will result in a lot yield of 5 with an anticipated population in the order of 13 based on Bureau of Statistics household size in Northam of 2.5 persons (2011 census) (refer to summary table in Executive Summary).

#### **3.4 Movement Network**

All lots will have direct frontage to Hawke Avenue, which is a two-way through road connecting the Wundowie town site to Great Eastern Highway.

#### **3.5 Water Management**

The site is gently inclined on well-draining soils. There are proposed to be no specific water management requirements at development.

#### **3.6 Education Facilities**

N/A.

#### **3.7 Activity Centres and Employment**

N/A.

#### **3.8 Infrastructure Coordination, Servicing and Staging**

As this Structure Plan will provide for only 5 lots, all contained within the one existing property, there is no need for infrastructure coordination.

Furthermore, given the scale of this Structure Plan and that all lots will have direct road frontage to Hawke Avenue, this Structure Plan will be independent of the Structure Plan

prepared for adjoining Lots 5 and 6 Great Eastern Highway, Wundowie and will not have any implications on the operation of that Structure Plan.

### **3.9 Developer Contribution Arrangements**

As the site can be developed independently, it is not proposed to provide for developer contributions.