



Rural Residential Development Plan
Lots 2 Derby Highway and Lots 2 and
3 Maxted Street, Derby

11 June 2007
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ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the Shire of Derby-West Kimberley
Town Planning Scheme No. 5

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

29 October 2008

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

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1.0 INTRODUCTION

This document is prepared on behalf of the owners of Lot 2 Derby Highway and Lots 2 and 3 Maxted Street, Derby, to facilitate the subdivision of the above mentioned landholdings for the purpose of rural residential development. The Shire of Derby-West Kimberly Town Planning Scheme No. 5 (Scheme No. 5) requires the preparation and adoption of a Development Plan prior to Council consideration of subdivision in the Rural Residential zone. This document and attached Development Plan provides information on the landholdings and address the applicable requirements in Scheme No. 5 for the adoption of the Development Plan.

2.0 LOCATION

The subject land holdings are located south east of the Derby Town Centre approximately a 4.5 km drive along the Derby Highway. Refer to location plan below.

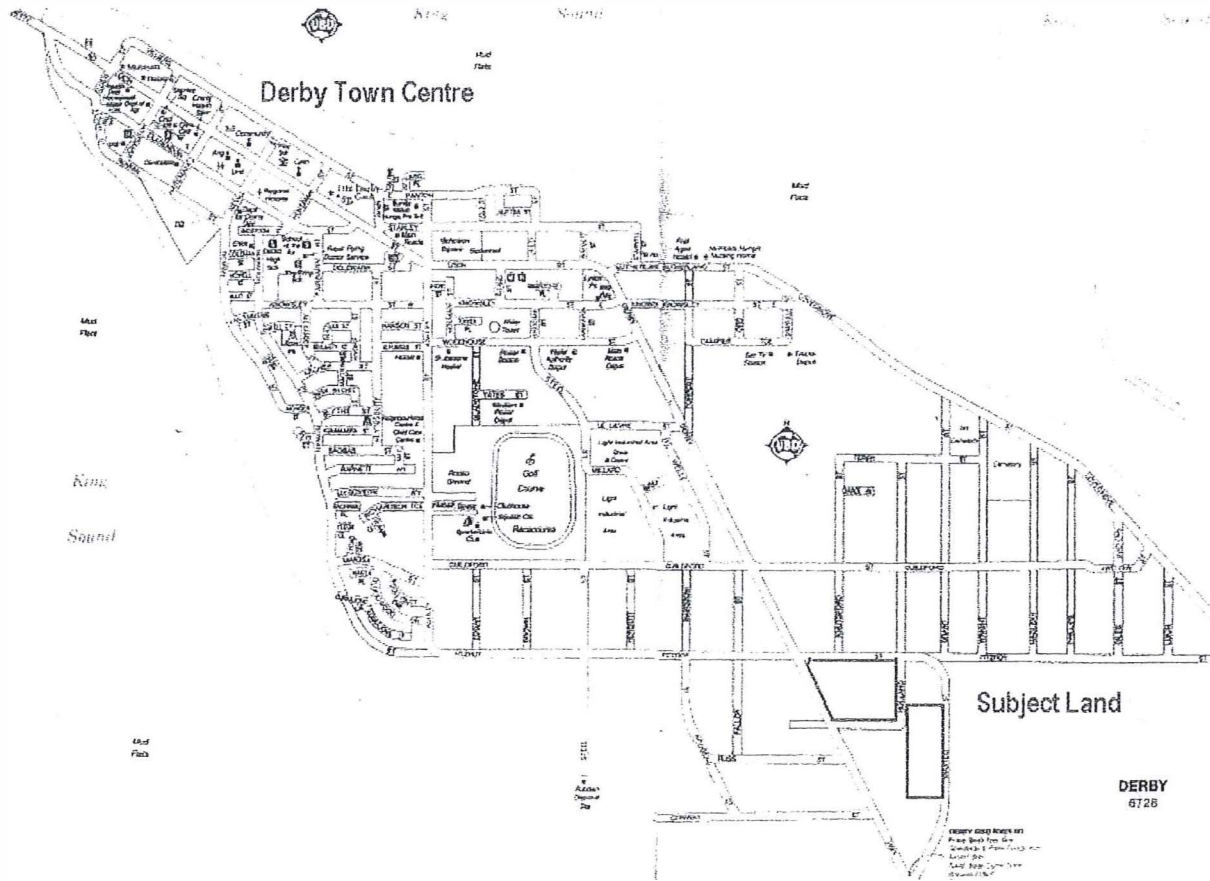


Figure 1. Location Plan

3.0 LAND TENURE AND OWNERSHIP

The subject land holdings are legally described as follows:

- Lot 3 on Diagram 65007 being the whole of the land contained in Certificate of Title volume 1649 and folio 503.
- Lot 2 on Diagram 65007 being the whole of the land contained in Certificate of Title volume 1649 and folio 502.
- Lot 2 on Diagram 79988 being the whole of the land contained in Certificate of Title volume 2123 and Folio 595.

Lot 2 Derby Highway and Lot 3 Maxted Street are owned by Brain P Moore, and Lot 2 Maxted Street is owned by Sandra L Moore. There are no easements or other encumbrances registered on the land titles or depicted on the survey plans other than a bank mortgage registered on a land title. Lot 2 Derby Highway is 10.1226 hectares and Lots 2 and 3 Maxted Street are 3.4774 and 3.4768 hectares in area respectively. Refer to Appendix 1 – Certificate of Title and Plans.

4.0 CURRENT LAND USE AND DEVELOPMENT

Lots 2 Derby Highway is developed with a dwelling and sheds along the southern portion of the lot. One of the sheds is located just inside the Holland Street reserve. Some minor clearing has occurred around the structures for access but the vast majority of the Lot 2 is natural bush land.

Lots 2 Maxten Street is developed with a single dwelling and shed. About half of the site has been cleared but scattered trees remain in the cleared area and the rest of the site is natural bushland.

Lot 3 Maxted Street is undeveloped natural bushland. Refer to Figure 2 - Aerial Image overleaf.

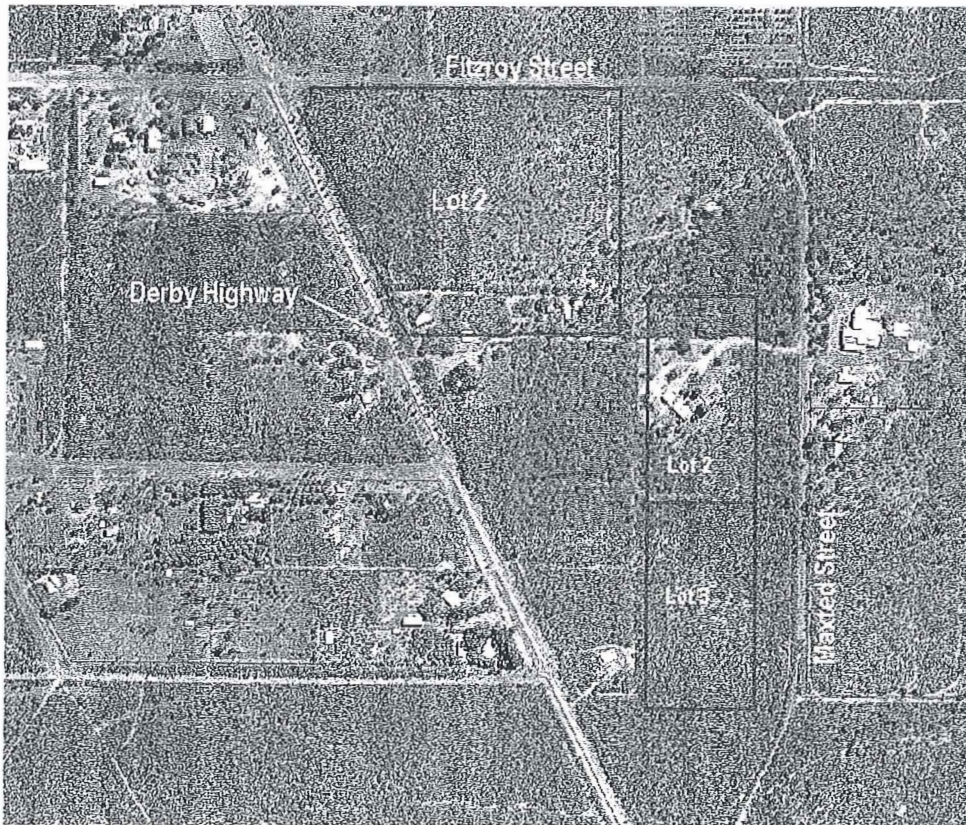


Figure 2 - Aerial Image

5.0 PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

5.1 SOILS

The soil type in the Derby location is predominantly Pindan red/brown colour of sand/clay.

5.2 VEGETATION

The vegetation is subtropical savannah with an upper storey of eucalypts and boab trees, a mid storey of woody shrubs mainly acacia and an understorey of grasses. A review of the Australian Government Department of the Environment and Water Resources Online Data Base did not indicate that the vegetation in the locality is a threatened ecological community.

5.3 LANDFORM AND CONTOURS

The landform is predominately flat with contours of 6 to 8 metres AHD across the landholdings. The landholdings do not have any prominently physical features i.e. rocky outcrops, gullies or the like. The land is relatively elevated in respect to other land in the Derby town site locality.

6.0 UTILITY SERVICES

There is a water main located in Derby Highway that currently services Lot 2 Derby Highway. Lots on Maxted Street are utilising rain water tanks for domestic water supply. There are overhead power mains located in the Derby Highway, Fitzroy Street and Maxted Street. There is no reticulated sewer available in the locality. Existing dwellings are using standard septic tank disposal systems.

7.0 TOWN PLANNING

The subject land holdings are zoned Rural Residential in Scheme No. 5. Clause 5.6.1 can require the submission and adoption of a Development Plan to address the following matters:

- (a) the proposed subdivision pattern, including lot sizes and dimensions;
- (b) the physical and environmental characteristics of the land;
- (c) areas proposed for the grazing of animals and recommended stocking rates for those areas;
- (d) areas where conventional septic tanks may not be suitable and recommend alternative on-site effluent disposal systems acceptable to Council and the Health Department;
- (e) primary transport, servicing infrastructure and method for disposal of storm water;
- (f) physical features the subdivision is intended to conserve;
- (g) strategic fire breaks and other fire control mechanisms;
- (h) any areas to be set aside for public open space, pedestrian access ways and horse trials as may be considered appropriate; and
- (i) specific building and land management requirements applicable to the land.

The following section discusses the relevant development issues.

8.0 DEVELOPMENT PLAN

The Development Plan is prepared to address: the physical characteristics of the land; servicing requirements; future development; and, provide the framework for subdivision.

8.1 SUBDIVISION DESIGN & LOT SIZE

The subdivision design utilises the existing road network for access - no new roads are proposed to be created as part of the future subdivision. The proposed lots are all above 1 hectare to comply with the minimum required under clause 5.6.7 of Scheme No. 5 which indicates that a minimum lot area of 1 hectare applies to Rural Residential north of Conroy Street and Reserve 1326.

The Development Plan proposes to subdivide the three land holdings into a total of 12 lots. The existing dwellings on Lot 2 Derby Highway and Lot 2 Maxted Street are accommodated on lots of 2 hectares and greater.

8.2 UTILITY SERVICES

It is proposed to service the lots with reticulated water and power as part of the subdivision.

These are existing above ground power services located in Derby Highway, Fitzroy Street and Maxted Street that can be utilised. A reticulated water main is located in the Derby Highway, and will need to be extended to service lots on Fitzroy and Maxted Streets.

Newly created lots will not be serviced with reticulated sewer. New landowners will be required to install their own onsite septic tank systems at housing construction stage. Existing houses on Lot 2 Maxted Street and Derby Highway have been utilising standard septic systems without any undue complication. The sandy soils in the locality and elevated position of the land are conducive to onsite effluent disposal.

All storm water runoff from any road carriage way construction required as part of the future subdivision will be disposal of via infiltration into the road reserve either side of the pavement into spoon drains.

8.3 BUILDING ENVELOPS

Building envelopes have been located on the vacant lots and conform with the building setback requirements under clause 4.5 of Scheme No. 5 which is 10 metres from all boundaries except Derby Highway where a setback of 20 metres applies. This 20 metres setback is varied slightly in the Development Plan to accommodate and existing structure on Lot 2 Derby Highway which is closer to Derby Highway than 20 metres.

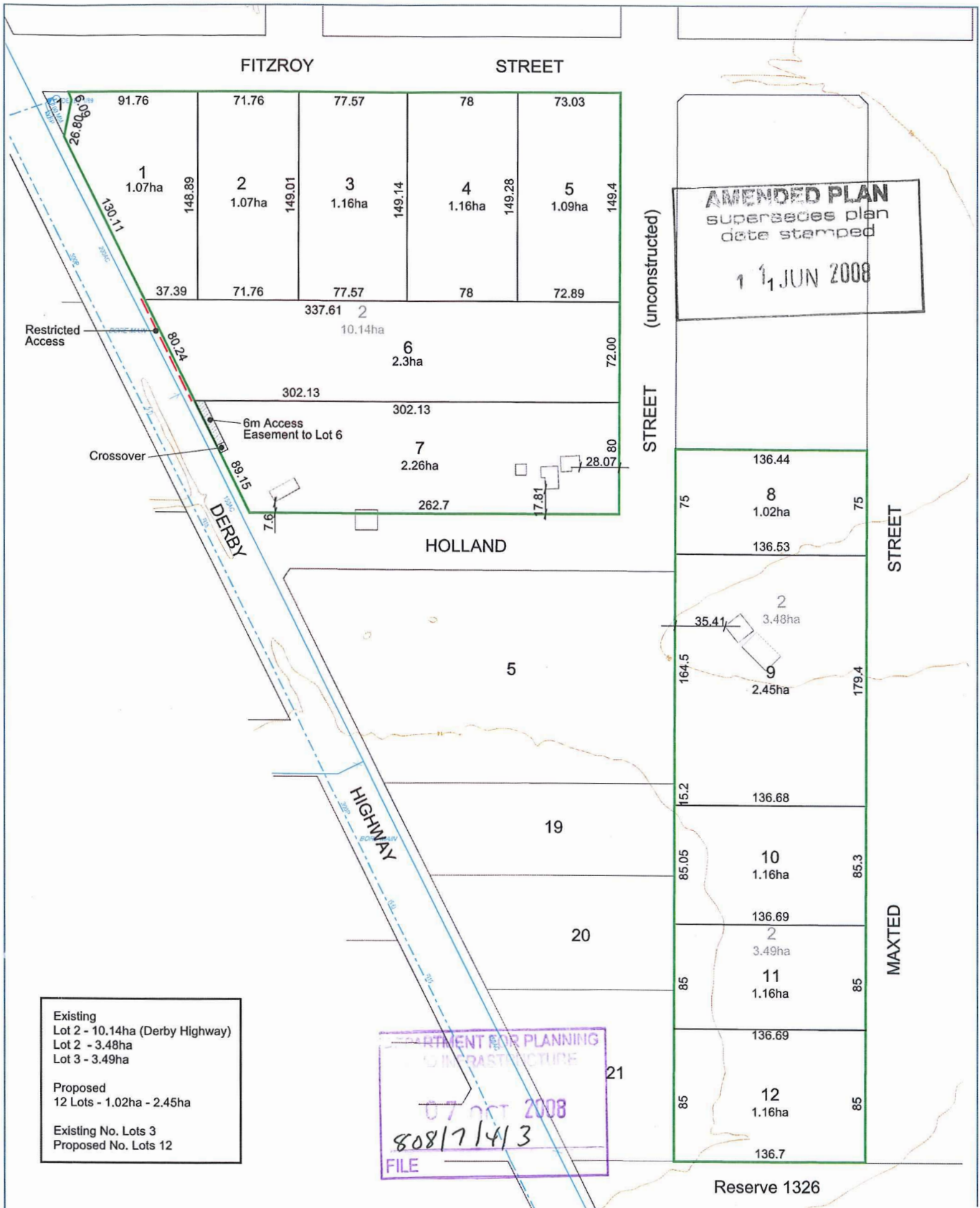
8.4 FIRE CONTROL

No specific fire control measures are included in the Development Plan as all the lots will have frontage to existing roads which provides adequate access for fire service vehicles. All new landowners will be responsible for complying with the fire brake requirements of the Shire's local laws and that of the Bush Fire Brigade.

9.0 CONCLUSION

The Development Plan provides for the logical subdivision of the landholdings to a minimum of 1 hectare. The lots are capable of being serviced with reticulated water and power. Existing dwellings are using standard septic tanks for waste water disposal. New lot owners will be required to install their own septic tank system at the time of development acceptable to the Shire.

The landholdings are mostly natural vegetation and there are no specific features that need conversation in the Development Plan. Future development of the lots will need comply with the building envelopes and other requirements of Scheme No. 5.



AMENDED PLAN
 supersedes plan
 date stamped
 11 JUN 2008

DEPARTMENT OF PLANNING
 INFRASTRUCTURE
 07 OCT 2008
 808171413
 FILE

Existing
 Lot 2 - 10.14ha (Derby Highway)
 Lot 2 - 3.48ha
 Lot 3 - 3.49ha

Proposed
 12 Lots - 1.02ha - 2.45ha

Existing No. Lots 3
 Proposed No. Lots 12

AMENDED PLAN
 supersedes plan
 date stamped
 11 JUN 2008

DEVELOPMENT PLAN
LOT 2 DERBY HIGHWAY
AND LOTS 2 & 3 MAXTED STREET
DERBY

Job Number: 11762
 Sheet Name: 11762-0001-REV.0.0
 Scale: 1:2500 @ A3
 Date: 10 October 2008
 Drawn By: SJF
 Checked by: CC
 File Path: \\100011762\drawing & design\designs\11762\11762-0001-REV.0.0.dwg
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LEGEND

- Water Mains
- Bore Mains
- Contours
- Existing Buildings
- Proposed Boundary
- Application Area

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