

AMENDED OFFICER RECOMMENDATION

ITEM NUMBER: DIS101
ITEM TITLE: RECOMMEND ADOPTION OF LOCAL STRUCTURE PLAN NO.16 – LOT 9041 WILLYUNG ROAD AND LOTS 44 & 46 BILABOYA PLACE, WILLYUNG.

DIS101 AMENDED RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council, pursuant to section 75 of the *Planning and Development Act 2005 and Regulation 20. (2)(e) of the Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to:

1. Recommend that the Western Australian Planning Commission approve Local Structure Plan No.16 subject to the following modifications:

a) The Bushfire Attack Level Contour Map is annotated to:

I. State clearly that Class G Grassland areas have not been contoured and that the lots are subject to BAL-40/BAL-FZ; and

II. Include proposed lot numbers.

b) The structure plan being amended as follows:

I. **Asset protection zones being marked on the structure plan, around building envelopes. Building envelopes are renamed as 'developable areas' to ensure that an Asset Protection Zone can be located within the lot.**

~~Note; Lot boundaries may need to be modified to ensure capacity is available within lots, for building development and asset protection.~~

II. The following provisions being included on the structure plan map:

- *At the subdivision/development stage, the proposed access way to Lot 1, Lot 13 and Lot 9041, being constructed and drained at the landowner/applicant's cost to the specifications of the local government.*
- *At the subdivision/development stage, a revegetation plan being prepared, approved and implemented for the revegetation of 'Drainage Line Protection' areas.*
- *At the development stage, the minimum habitable floor level height at proposed Lots 3, 4 and 8 shall be 500mm above the datum height at the adjacent 1:100 year flood boundary.*
- *At the subdivision stage, a financial contribution being provided for the upgrading of Willyung Road.*

III. **As per an 'Amended Plan', provided as an attachment to this amended recommendation:**

- **Adjust the flood boundary in the northern section of the structure plan to reflect data recorded in the land capability assessment completed for the structure plan;**

- **Adjust Lot 3 & 4 lot boundaries and building envelopes to accommodate for modified flood boundary;**
 - **Delete portion of the 'Drainage Line Protection Area' to reflect land characteristics;**
 - **Include a '100m Effluent Disposal Setback' boundary to reflect land characteristics.**
2. **Forward structure plan documentation and submissions to the Western Australian Planning Commission with a request that the Commission grant approval to the structure plan (with modifications).**
 3. **Advise the applicant/owner and those who lodged a submission of the Council decision accordingly.**

Officers Reason (Executive Director Development Services):

Bushfire

In relation to recommendation b) I, during the advertising and referral process, the Department of Fire and Emergency (DFES) Services made the following comment:

Indicative APZs should be indicated to demonstrate that the lots can accommodate the necessary APZ.

Protection from flood events

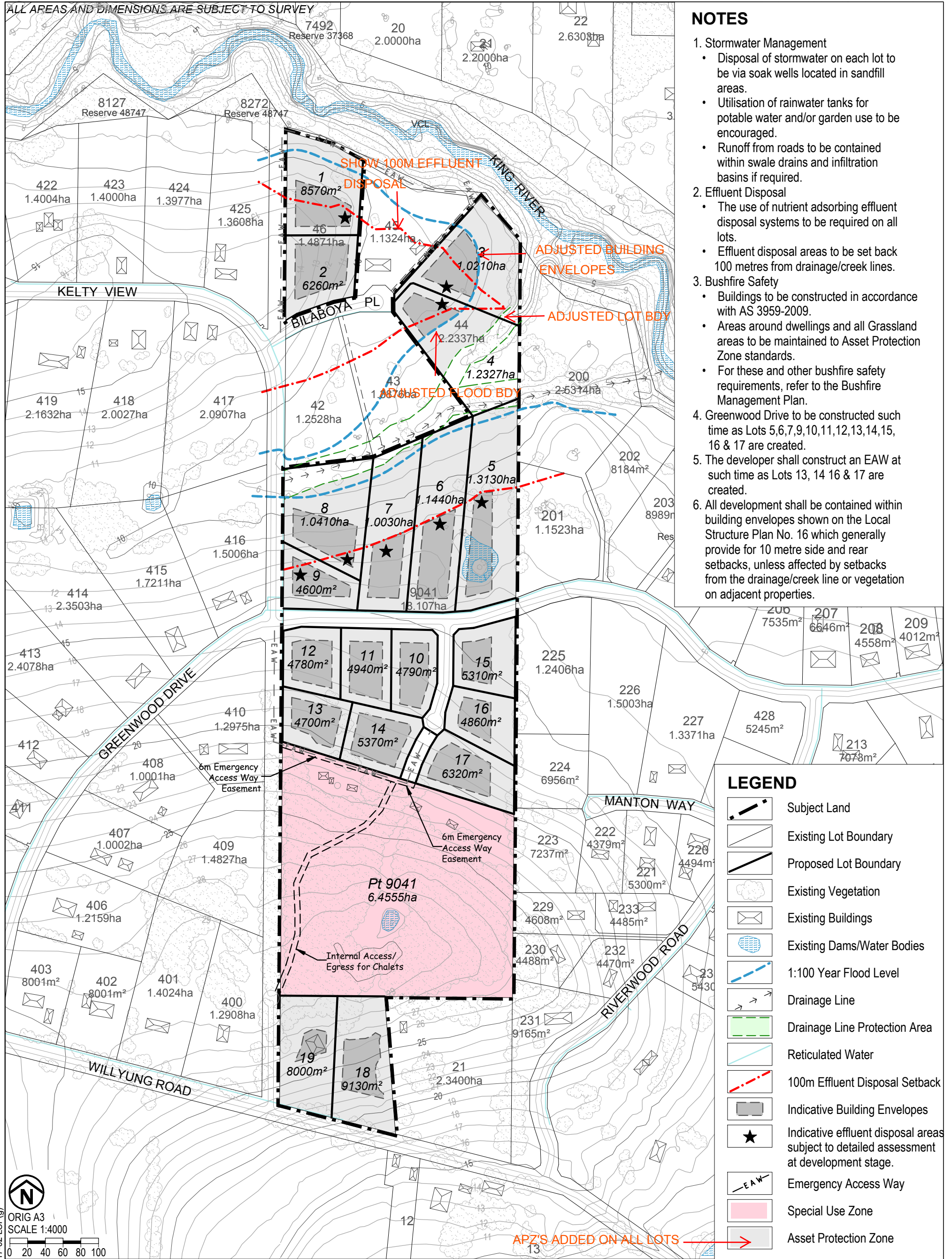
On closer inspection of flood data, it has been revealed that the flood boundary on the map does not match the land capability assessment data (Table 6 p 29).

Table 6 shows that the predicted flood level for proposed lot 4 is 8.5m. It appears that the flood boundary on the map is not drawn on the 8.5m contour.

An area is incorrectly shown as a 'Drainage Line Protection Area'. This land does not represent a creek. Portion of the land has been filled. The creek running west-east does not link to the northern section.

A recommended modified indicative layout for lots 3 and 4 that is consistent with the correct information is detailed below.

ATTACHMENT : REVISED STRUCTURE PLAN SHOWING MARKED UP RECOMMENDED MODIFICATIONS



NOTES

- Stormwater Management**
 - Disposal of stormwater on each lot to be via soak wells located in sandfill areas.
 - Utilisation of rainwater tanks for potable water and/or garden use to be encouraged.
 - Runoff from roads to be contained within swale drains and infiltration basins if required.
- Effluent Disposal**
 - The use of nutrient adsorbing effluent disposal systems to be required on all lots.
 - Effluent disposal areas to be set back 100 metres from drainage/creek lines.
- Bushfire Safety**
 - Buildings to be constructed in accordance with AS 3959-2009.
 - Areas around dwellings and all Grassland areas to be maintained to Asset Protection Zone standards.
 - For these and other bushfire safety requirements, refer to the Bushfire Management Plan.
- Greenwood Drive to be constructed such time as Lots 5,6,7,9,10,11,12,13,14,15, 16 & 17 are created.
- The developer shall construct an EAW at such time as Lots 13, 14 16 & 17 are created.
- All development shall be contained within building envelopes shown on the Local Structure Plan No. 16 which generally provide for 10 metre side and rear setbacks, unless affected by setbacks from the drainage/creek line or vegetation on adjacent properties.

LEGEND

- Subject Land
- Existing Lot Boundary
- Proposed Lot Boundary
- Existing Vegetation
- Existing Buildings
- Existing Dams/Water Bodies
- 1:100 Year Flood Level
- Drainage Line
- Drainage Line Protection Area
- Reticulated Water
- 100m Effluent Disposal Setback
- Indicative Building Envelopes
- Indicative effluent disposal areas subject to detailed assessment at development stage.
- Emergency Access Way
- Special Use Zone
- Asset Protection Zone

17-02-LSP(g)
 ORIG A3
 SCALE 1:4000
 0 20 40 60 80 100

APZ'S ADDED ON ALL LOTS