



**SHIRE OF IRWIN**

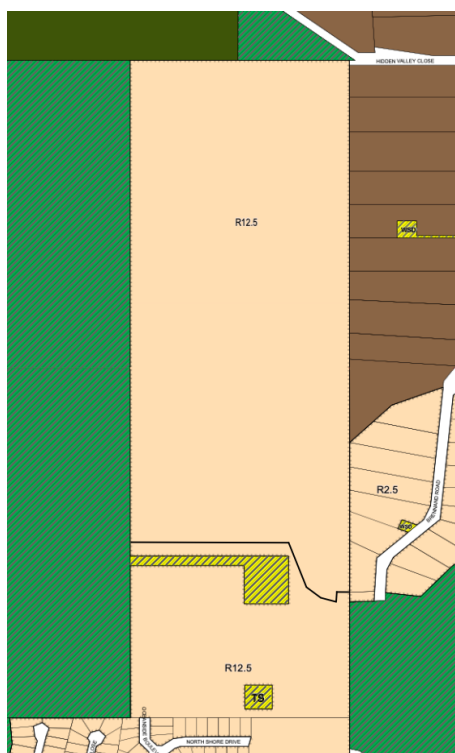
**Local Planning Scheme No. 5**

**Amendment No. 22**

Rezoning lot 9000 Hidden Valley Close & Brennand Road, Dongara  
from 'Residential R12.5' to 'Rural Residential'







January 2025

# Shire of Irwin Local Planning Scheme No. 5 Amendment No. 22





## LEGEND


### LOCAL SCHEME RESERVES

-  Conservation
-  Local Reserve
-  Local Road
-  Public Purpose
-  Public Purpose: Trig Station
-  Public Purpose: Water Supply, Sewerage & Drainage

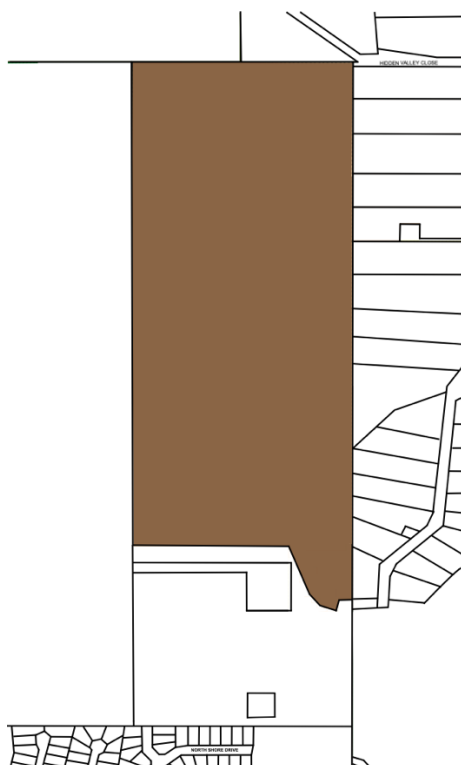
### LOCAL SCHEME ZONES

-  Residential
-  Rural Residential

### OTHER CATEGORIES







-  R12.5 R Codes

## Existing Zoning





## LEGEND


### LOCAL SCHEME RESERVES

-  Conservation
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### LOCAL SCHEME ZONES

-  Residential
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### OTHER CATEGORIES

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## Proposed Zoning

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# **SCHEME AMENDMENT REPORT**

## **1.0 INTRODUCTION**

Coastal Developments (WA) Pty Ltd is seeking to rezone Lot 9000 Hidden Valley Road and Brennand Road, Dongara ('site') from 'Residential R12.5' to 'Rural Residential' in the Shire of Irwin Local Planning Scheme No. 5 ('LPS5').

The site is vacant, characterised by very undulating topography, disturbed vegetation and cleared areas. The site abuts large areas of reserve and conservation land to the north and west, larger rural residential lots to the east and is remote from sewer servicing infrastructure. As such, it is unsuited for residential development at a density of 'R12.5'.

The proposed rural residential zoning will facilitate a future subdivision layout that responds to the topography of the land and the existing site constraints, and which will meet the current and forecast demand for larger rural residential sized lots in proximity to Dongara.

A rural residential zoning is consistent with, and will provide a compatible land use interface with, the adjoining rural residential development to the east and will retain the rural landscape character of the locality. The proposal will also maintain an undeveloped residential zoned lot in the same landownership immediately to the south, which will provide for an interface and transition between the proposed Rural Residential land and existing residential land further south of the site.



## 2.0 BACKGROUND

### 2.1 Location

The site is located 2km north of the Dongara town centre between the Indian Ocean and Brand Highway, approximately 70 kilometres to the south of Geraldton and approximately 350 kilometres north of the Perth Central Business District. A Location Plan is included as **Figure 1**.



Figure 1: Location Plan

Access to the site is via Brennand Road to the south-east of the site and Hidden Valley Close at the north-eastern corner of the site.

### 2.2 Legal Description, Site Area & Ownership

The legal description for the site is as follows:

Lot No.	Certificate of Title	Deposited Plan	Area (ha)
9000	Vol. 4040 / Folio 4	425414	41.05

The 41.05ha site is generally rectangular and is approximately 400m in width and 1,100m in length.

The site is owned by Coastal Developments (WA) Pty Ltd.

## 2.3 Current & Surrounding Land uses

The site is zoned Residential R12.5 under the provisions of the Local Planning Scheme No. 5 as depicted in the existing zoning plan included as **Figure 2**.

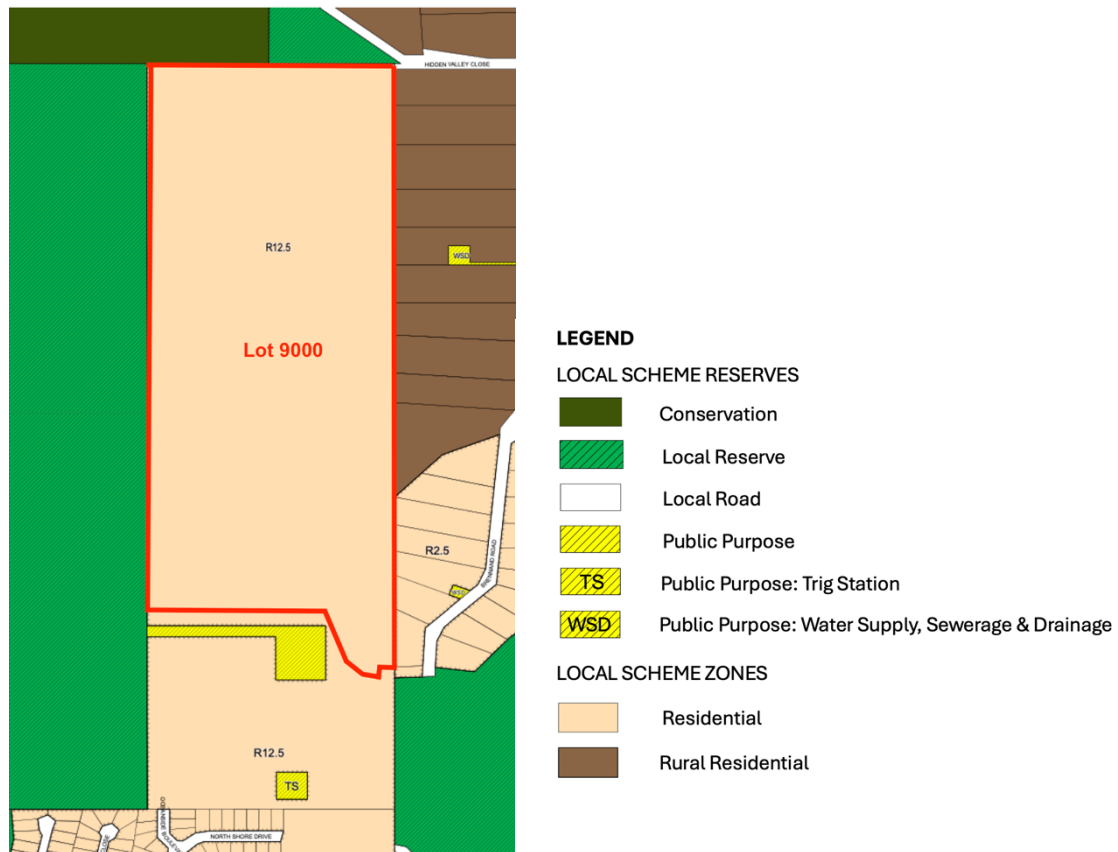


Figure 2: Existing zoning map (extract from LPS5)

In terms of surrounding LPS5 zoning, the land to the north and west is reserved for conservation (Dongara Nature Reserve) and as a Crown land reserve respectively. The land immediately to the south is zoned Residential R12.5 but has not yet been subdivided which will ultimately provide a transition from the existing North Shore residential estate further south. The eastern boundary is bounded by lots zoned Residential R2.5 and 'Rural Residential', including the Racecourse Estate precinct, containing residential dwellings on large land holdings.

An Aerial Plan of the site is included as **Figure 3**.

The WAPC approved a subdivision application for the site into c. 4,000sqm lots in July 2021 (WAPC ref. 160130, refer **Appendix 1**), however, the approved plan of subdivision does not adequately respond to the site's opportunities and constraints, particularly the site's steep gradient and prohibitive cost to connect to sewer infrastructure. The proposed rezoning to 'Rural Residential' zone seeks to facilitate an improved site response as detailed below.

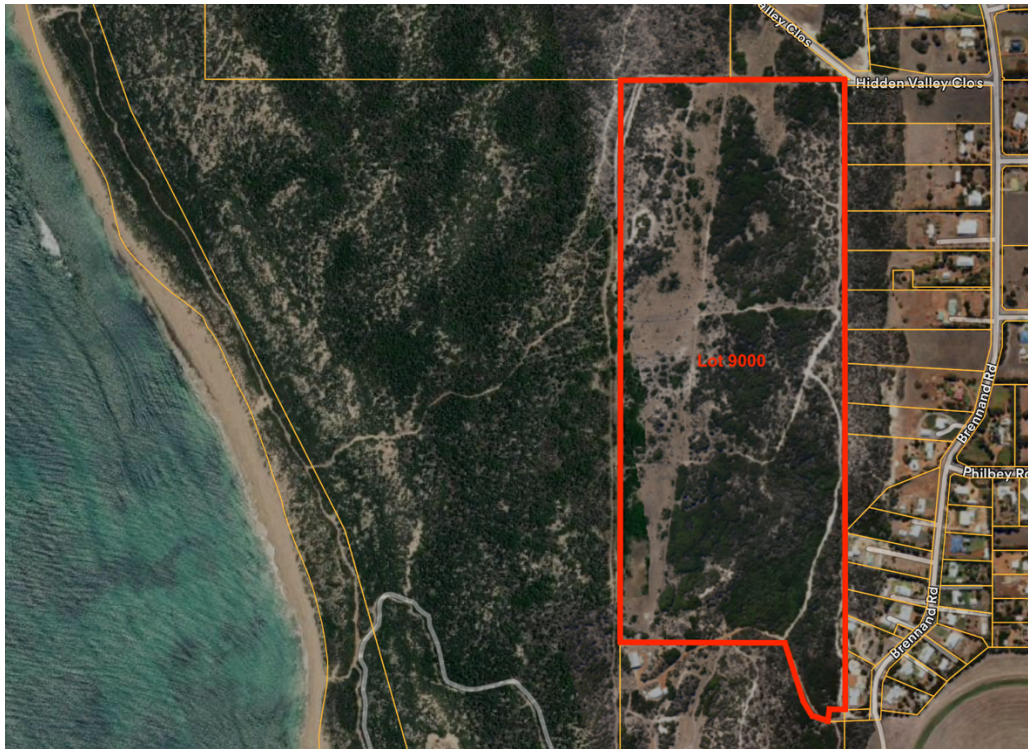


Figure 3: Aerial Plan

## 2.4 Physical Characteristics

The site's physical attributes are discussed below.

### 2.4.1 Topography

The site features very significant variations in topography throughout, with an elevated ridge running through the southern portion of the eastern boundary as well as a small ridge situated towards the south-western boundary. Contour levels range from RL38m along the ridgeline to RL6m at the north of the site, representing a vertical difference of over 32m between the highest and lowest portions of the site.

A contour survey of the site is included as **Figure 4** and cross-sections through the site are provided as **Appendix 2**. These depict the extent of the variation in topography and demonstrate the extensive clearing, cut and fill and retaining that would be required to the existing dunal system to accommodate the existing approved (or a smaller lot) subdivision. The proposed amendment to 'Rural-Residential' zone will support larger lot sizes, which will in turn facilitate a more appropriate response to the natural topography and reduce the extent of the modification required to the dunal system.

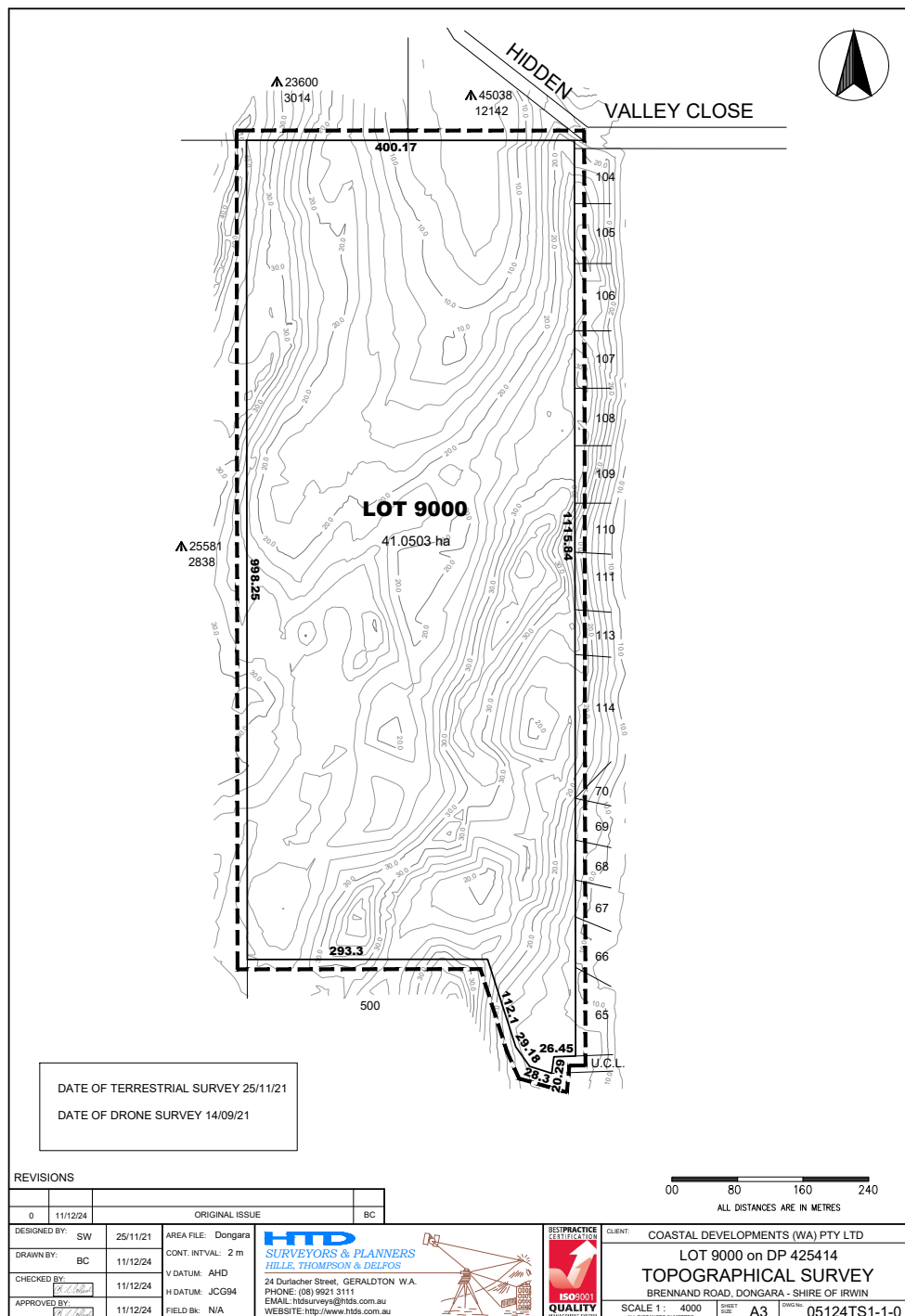


Figure 4: Site Contour Plan

## 2.4.2 Vegetation

The site is within coastal dunes that have previously been partially cleared for agricultural purposes. In general, the swales lie in the central and west of the site and have been cleared in the past and fenced for grazing. The dunes have partially been cleared and have also been subject to significant grazing.

A vegetation assessment was undertaken by Landform Research to support the existing subdivision approval over the site, with the objective of determining the quality of the vegetation, the presence of any significant species and providing an assessment of the potential impact of future subdivision and development on the environmental values of the local area.

The assessment found that the original vegetation is significantly degraded and that much of the native groundcover has been replaced by pasture species, contributing to low species richness, with only shrubs of native vegetation present. The vegetation on site is predominantly tree types '*Acacia rostellifera* Regrowth Thicket', '*Melaleuca* Thicket' and pasture. No Declared Rare, Priority Species, Significant Flora or Threatened or Significant Communities/Complexes were identified during the vegetation assessment. The assessment also found that the vegetation on site is well represented when compared to the National and State Guidelines and exceeds the 30% retention criteria, and as such is not locally or regionally significant. The coastal dune communities representative of the site are common along the Western Australian coast which in general have not been subject to significant clearing.

It is considered that future development of the site will not significantly impact any fauna species of conservation significance due to the disturbed and highly degraded fauna habitat on the site, and the presence of similar habitat in better condition in the adjoining reserves and the wider Dongara area. Rezoning the site to Rural Residential also represents a less intensive land use than is possible at a residential density of R12.5 or under the existing subdivision approval.

#### 2.4.3 Landform and Soils

The soils on the site are generally described as Western Quindalup Dune soils, which are relatively old and contain a brown to cream brown sand with minor clay and calcareous materials. The coastal nature of the older Quindalup dunes makes them less susceptible to erosion than the younger phase Quindalup dunes.

In general, the sands on the site are porous with high permeability. Some small amounts of clay may be present, but in general this gets washed down to lower levels of the soil profile. A wind erosion risk exists in some areas of the site if vegetation is removed and the soils are exposed to the wind.

The landform and soils on the site will support Rural Residential subdivision and development and reflect the excellent capacity for on-site effluent disposal and sustainable storm water management practices, including at-source disposal and integration of stormwater swales for more severe events. Staged clearing and management during the development process will assist in addressing any potential erosion risk.

#### 2.4.4 Bushfire

Areas within Western Australia have been designated as bushfire prone by the FES Commissioner, and the Map of Bushfire Prone Areas identifies that the site is located within a bushfire prone area (refer **Figure 5**).

Further consideration in respect to bushfire management is provided in section 3.2.2 (below).





Figure 5 – Map of Bushfire Prone Areas (Source: DFES 2024)

## 2.5 Infrastructure

A preliminary review of infrastructure and servicing requirements confirms the provision of service infrastructure for Rural Residential development is not a constraint to the rezoning proposal or future subdivision in this area. In summary:

- A desirable site grading for Rural Residential subdivision can be achieved with some earthworks. Site stabilisation will be addressed in subdivision design and construction staging and management to avoid any potential dust and ground erosion;
- The site's sandy soils provide opportunities to apply water sensitive stormwater design principles that encourage containment and infiltration at source;
- An existing water main can be extended to provide a water connection to the site;
- The landform and soils of the site and the development of Rural Residential lots immediately adjacent demonstrate the site's suitability for appropriate on-site disposal of wastewater, consistent with the Government Sewerage Policy;
- Power infrastructure can be extended to accommodate development of the site. Planning for this, in consultation with Western Power, will be satisfied in accordance with standard conditions of subdivision.
- Sewer infrastructure is remote, and it is cost prohibitive to service the site for smaller residential lots. Edgeloe Engineering has advised that two (2) new Pump Stations would be required to service a residential subdivision of the site at an estimated cost in excess of \$15 million, which makes sewer servicing unviable under the existing residential zoning.

### **3.0 PLANNING CONTEXT**

#### **3.1 State & Regional Planning Context**

##### **3.1.1 WAPC Guilderton to Kalbarri Sub-Regional Strategy (2019)**

The primary purpose of this Strategy is to guide growth, future planning and development in the sub-region. The Strategy identifies Dongara-Port Denison as a sub-regional centre that aims to support population and economic activities within its hinterland through the provision of goods and services. Growth within the Dongara – Port Denison is promoted to maintain its viability as a service centre on the regionally important tourist and transport route.

The proposed rezoning of the site will assist the function of Dongara as a service centre by providing for and improving the diversity of housing choice in Dongara via a sympathetic zoning that will allow subdivision and development to respond to the site's opportunities and constraints.

In particular, the Strategy identifies that there is an excess of appropriately zoned land within LPS5 to accommodate short and medium-term housing demand in Dongara-Port Denison. As such, the proposed rezoning will not impact the service centre function or the ability for the town to accommodate future population growth. In fact, the rezoning will facilitate the timely subdivision and development of the site to meet current demand and enhance the town's sub-regional function in line with the Strategy's objectives.

##### **3.1.2 Government Sewerage Policy**

The State Government's Sewerage Policy was adopted in September 2019 to establish a position on the provision of sewerage services in the State through the planning and development of land. If reticulated sewerage cannot be reasonably and economically provided to a site, the Policy adopts a best proactive approach to the provision of on-site sewage treatment and disposal.

As the site is located within a sewage sensitive area, being located within 2km of the estuarine areas of the Irwin River, the minimum lot size for the sewerage sensitive area is designated as one hectare, which is consistent with the minimum lot area for Rural Residential lots.

Section 5.2 of the policy outlines the circumstances under which on-site disposable sewage may be considered, and in the context of this proposal:

- Rural Residential subdivision will be capable of accommodating on-site sewage disposal without endangering public health or the environment; and
- The minimum site requirements for on-site sewage disposal outlined in the Policy will be met.

##### **3.1.3 State Planning Policy 3.7 - Planning in Bushfire Prone Areas**

As previously identified, the site is located within a mapped Bushfire Prone Area. 'State Planning Policy 3.7 - Bushfire' (SPP3.7) and the accompanying Guidelines

provide the foundation for land use planning decisions in designated bushfire prone areas.

SPP3.7 was revised in November 2024. Section 4 of SPP3.7 identifies the circumstances where a planning proposal within a bushfire prone area triggers the application of the policy. As this planning proposal will result in a reduction to the intensity of the future land use, the application of SPP3.7 does not apply to the scheme amendment proposal.

Notwithstanding, SPP3.7 and the associated Guidelines require that any future subdivision or development proposal for the site will need to be accompanied by a Bushfire Management Plan (BMP) prepared by an accredited bushfire planning practitioner that identifies and addresses any bushfire hazard issues against the bushfire protection criteria requirements to demonstrate compliance within the boundary of the site.

It is also relevant to note that the WPAC approved application for subdivision of the site included a Bushfire Attack Level (BAL) rating across the site, and the BAL contour mapping is reproduced in **Figure 6**.

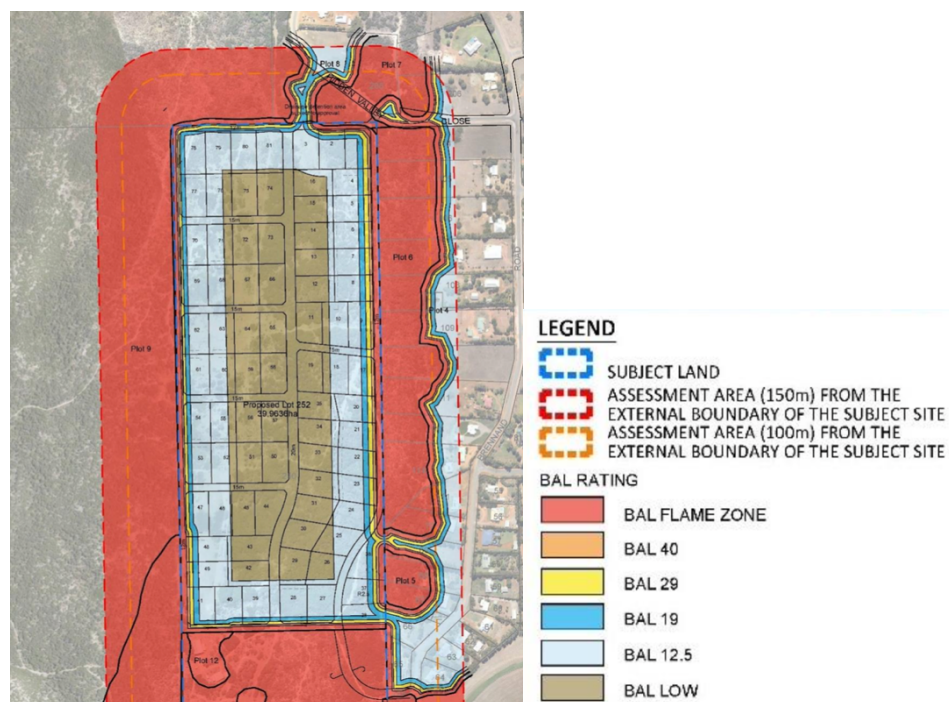


Figure 6: BAL contour map

The BAL contour map is provided for context only to reconfirm that bush fire risk can be mitigated within the boundaries of the site and that there is sufficient land within the site to manage future BAL ratings. This further demonstrates that the site is suitable for subdivision and development of one hectare and larger lots at a Rural Residential density, subject to the application of appropriate building design, bushfire construction requirements and ongoing maintenance and management. The site currently has multiple points of access/egress via Brennard Road and Hidden Valley Close.



While the cleared nature of much of the site and adjoining properties and the management practices already in place moderates bushfire risk, the BMP prepared to support a future subdivision application will identify any obligations associated with subdivision, development and ongoing occupation of the site. This will include consideration of asset protection zones, building construction standards stipulated by Australian Standards AS 3959-2009 ('Construction of Houses in Bushfire-prone Areas') and the requirement for managing and maintaining fuel loads.

### **3.2 Shire of Irwin Local Planning Scheme No. 5**

Clause 4.2.8 of LPS5 outlined the objectives of the Rural Residential zone as follows:

- a) To provide for the use of land for residential purposes in a rural setting for alternative residential lifestyle.*
- b) To preserve the amenity of such areas and control land use impacts.*

In this regard, the proposed rezoning to Rural Residential will preserve the amenity of the area and facilitate an appropriate residential setting adjacent to conservation and natural reserves and existing established Rural Residential lots.

Clause 5.30, together with Table 5.24, of LPS5 also identify site and development requirements that are required implemented through for subdivision and development proposals within the Rural Residential zone. Minimum lot sizes are to be one hectare and development on each lot must be located within an approved building envelope. There is also a general presumption against clearing outside of an approved building envelope, which will enable the retention and reestablishment of existing native vegetation on portions of the site.

### **3.3 Shire of Irwin Local Planning Strategy**

The Shire of Irwin's Local Planning Strategy (2017) was prepared to set out the long-term planning directions and to guide land use planning for the Shire. It identifies the site as being in 'Policy Area B' within the future urban/residential growth precinct north of the town.

The Dongara-Port Denison District Structure Plan (2014) informed the Strategy and the site's Residential R12.5 zoning designation in LPS5. Notwithstanding, it is considered that this zoning designation did not fully consider the site's significantly varied topography and other constraints, or the optimum interface with adjoining conservation reserves and the existing rural residential settlement to the east.

Section 3.1 'Population and Housing' of the Strategy examines the expected demand for housing by each zone within the Shire and compares this against the current potential housing yield based on the availability of existing zoned land within the Shire. In particular, the data examined indicates that there could be a shortfall of rural residential lots in the medium term, whereas there is sufficient land identified for Urban expansion and a significant supply of residential zoned land within the Shire.

The future subdivision of the site will provide up to 38 lots to meet the potential shortfall in supply and to satisfy existing and anticipated future demand, thus

achieving the Strategy's objective of providing a variety of residential accommodation options to best satisfy the community's needs and improve housing diversity and choice within the Dongara – Port Denison area. Importantly, the proposed rezoning will not adversely affect orderly and proper planning and the implementation of the Strategy.

The Shire has recently prepared a draft Local Planning Strategy (2024) which was considered by the Council at its 27 August Ordinary Meeting and has been referred to the WAPC for its consent to advertise. The draft Strategy reflects the existing residential zoning over the land.

A key planning direction of the draft Strategy is to provide a range of residential densities, housing choice and compatible uses that are suitable for local conditions. In relation to the site, it is anticipated that should the rezoning be approved then this will be reflected in the new Local Planning Strategy.

## **4.0 PROPOSAL**

### **4.1 Proposal Description**

The proposal seeks to rezone Lot 9000 Hidden Valley Close & Brennand Road, Dongara ('site') from 'Residential R12.5' to 'Rural Residential' in the Shire of Irwin Local Planning Scheme No. 5 ('LPS5').

Part 5, Division 1, Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, identifies the different amendment types as either basic, standard and complex. Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

Having regard to the 2015 *Regulations*, the Amendment is considered a 'standard' amendment as:

- The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone or reserve;
- The amendment is consistent with the WAPC endorsed local planning strategy for LPS5, to the extent that the proposed zone is consistent with the LPS zones surrounding the site, including the 'rural-residential' lots within the Racecourse Estate immediately east of the site;
- The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment;
- The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- The amendment will provide for subdivision of the land into larger lots as has already been approved by the WAPC (subdivision reference 160163); and
- The amendment is not a complex or basic amendment.

The Department of Planning, Lands and Heritage has advised that the WAPC has no issue with this amendment being considered a standard amendment (Cath Meaghan, pers comm, 23 December 2024).

### **4.2 Planning Consideration & Justification**

The site is located on the periphery of the town in an area of transition between conservation and natural area reserves, existing rural residential development and north of an urban zoned yet to be developed area. There are no constraints to rezoning the site to 'Rural Residential', and the proposed rezoning will in fact facilitate an appropriate site responsive subdivision and development outcome in this location.

The contextual opportunities presented by the site have been reviewed to conclude that:

- The steep grades of the site would require extensive earthworks to level and retain residential lots. Rural residential development of the site will reduce the extent of earthworks and retaining required and will deliver an appropriate and more sustainable site outcome that responds to the site topography and does not require wholesale clearing of the site.

- The Rural Residential zone will reduce the land use intensity of the site adjacent to the existing conservation reserves to improve separation distances and the future Bushfire management response.
- The rezoning proposal provides for the retention of an increased amount of existing vegetation within the minimum one hectare rural residential lots. The retention of the vegetation on the site outside of future building envelopes will contribute to improved environmental and landscape protection.
- The rezoning proposal will improve the integration, compatibility and land use interface with adjoining land uses and will not adversely impact the amenity of surrounding land in terms of building form, traffic and access and the proposed use of the land generally.
- LPS5 contains appropriate statutory provisions that will adequately guide rural residential subdivision and development of the site.
- The rezoning proposal responds to the existing and forecast demand for larger rural residential sized lot in the town in an appropriate location, while preserving the opportunity for future long-term development when demand for conventional urban land increases in the area.
- The rezoning proposal will facilitate a development outcome that is currently not anticipated within the Local Planning Strategy but is considered to achieve the overall intent of the Strategy.
- The proposed rezoning will not impact the ability for the town to accommodate future population growth. In fact, the rezoning will facilitate the timely subdivision and development of the site to meet current and forecast future demand.
- The rezoning proposal will provide a lifestyle and housing choice that will continue to make Dongara-Port Denison an attractive choice to live and will contribute to its continued function as an important sub-regional hub.

From a planning perspective, the rezoning proposal will not result in any undesirable precedent and there is no obvious unintended consequence and/or risk associated with initiating the amendment.

Following gazettal of the scheme amendment, an application for subdivision will be required to determine the lot layout (including the location of 2,000sqm building envelopes on each lot), internal road network and connection to existing streets and the response to infrastructure and bushfire management. Figure 7 identifies key design principles that will inform the future preparation of a plan of subdivision for the site.



Figure 7: Subdivision design principles

## **5.0 CONCLUSION**

Rural residential living is a land use and form of settlement that adds to the sense of place in regional areas.

This assessment has demonstrated that the proposal will meet the objectives and intended outcomes of the relevant sub-regional and local planning framework, will service demand for new lots of this density in the locality, and that the site is both suitable and capable of accommodating rural residential development. Further, the proposed LPS5 amendment will have negligible impact and will not result in any significant environmental, social, economic or governance impacts on other land in the scheme area.

The Rural Residential zone provisions of LPS5 provide appropriate subdivision and development controls, including the requirement for building envelopes and boundary setbacks. As such there is no requirement to introduce LPS5 special conditions associated with the rezoning proposal.

The rezoning proposal represents an improved land use outcome for the site and will be a catalyst for positive change in the locality.

## **APPENDIX 1 - WAPC Subdivision Approval (WAPC Ref. 160130)**





Your Ref : MBR DON GE

Tom Hockley  
125 Hamersley Road  
SUBIACO WA 6008

**Approval Subject To Condition(s)  
Freehold (Green Title) Subdivision**

**Application No : 160130**

***Planning and Development Act 2005***

Applicant	:	Tom Hockley 125 Hamersley Road SUBIACO WA 6008
Owner	:	Coastal Developments (WA) Pty Ltd 81 Church Street DONGARA WA 6525
Application Receipt	:	10 November 2020

Lot Number	:	250
Diagram / Plan	:	67045
Location	:	-
C/T Volume/Folio	:	2750/205
Street Address	:	Lot 250 Brennand Road, Dongara
Local Government	:	Shire of Irwin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **10 November 2020** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **05 July 2025** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001  
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477  
e-mail: [info@dph.wa.gov.au](mailto:info@dph.wa.gov.au); web address <http://www.dph.wa.gov.au>  
ABN 35 482 341 493



### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled. The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

#### CONDITIONS:

##### *Servicing*

1. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)
2. Arrangements being made with the Water Corporation for the provision of a sewerage service to each lot shown on the approved plan of subdivision. (Water Corporation)
3. The provision of easements for existing or planned future water, sewerage and/ or drainage infrastructure as may be required by Water Corporation being granted free of cost to that body. (Water Corporation)
4. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)
5. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)



### *Bushfire*

6. Information is to be provided to demonstrate that the measures contained in the bushfire management plan dated October 2020 (including section 8) have been implemented during subdivisional works. Where staging is proposed, relevant measures shall be applied, including the installation of the public roads to standards outlined within the Guidelines for Planning in Bushfire Prone Areas and ensuring two-way access is provided at all times for each stage of subdivision. This information should include a notice of 'Certification by Bushfire Consultant'. (Local Government)
7. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificates of title of the proposed lots with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

*"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".* (Western Australian Planning Commission)

### *Public Open Space*

8. An area of land at least 10 per cent of the gross subdivisible area, in a position to be agreed with the Western Australian Planning Commission, being shown on the diagram or plan of survey (deposited plan) as a reserve for Public Open Space and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
9. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and dark sky principles and to the specifications of the local government. (Local Government)

### *Roads*

10. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road connected by a constructed road to the local road system and such roads are constructed and drained at the landowner/applicant's cost.



As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

11. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
  - a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider
  - b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and
  - c) temporary turning areas are provided to those subdivisional roads that are subject to future extension. (Local Government)
12. Satisfactory arrangements being made with the local government for the full cost of upgrading and/or construction of Hidden Valley Close and the extension of Brennand Road through existing right-of-way (Lot 155) in the locations as shown on the plan dated 5 July 2021 (attached) to the specifications of the local government. (Local Government)

#### *Drainage*

13. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the *Shire of Irwin Dongara-Port Denison District Structure Plan District Water Management Strategy*. (Local Government)
14. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
  - a) lots can accommodate their intended use; and
  - b) finished ground levels at the boundaries of the lots the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)



15. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, to the satisfaction of the Western Australian Planning Commission. (Local Government)

#### *Fencing*

16. A fence restricting pedestrian and vehicle access to Reserve 25581 is to be constructed on the western boundary of Lot 250 for the full length of the proposed development perimeter road to protect native vegetation. (Local Government)

#### ADVICE:

1. In regard to Conditions 1 and 2:
  - the landowner/applicant shall make arrangements with Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by Water Corporation to document the specific requirements for the proposed subdivision.
  - the landowner/applicant should contact the Water Corporation to determine planning and funding requirements.
  - Water Corporation will not clear subdivision conditions for sewer until such time the sewer headwork construction has been taken over by Water Corporation.
2. In regard to Condition 4, Western Power provides only one underground point of electricity supply per freehold lot.
3. With regard to Condition 8, it is the Commission's expectation that the proposed public open space is capable of active usage, generally located in accordance with *Liveable Neighbourhoods* and directly accessible from the local road network.
4. With regard to Condition 9, the development is to include full earthworks, reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network. Any lighting within the public open space shall comply with the dark sky principles and *AS4282:2010 - control of the obtrusive effects of lighting*. Smart lighting should also be installed to ensure that lighting infrastructure is capable of remote operation and/or timing.

5. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.
6. In regard to Condition 11, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.
7. Condition 13 has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008)*. Further guidance on the contents of urban water management plans is provided in *'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Published by the then Department of Water 2008)*.

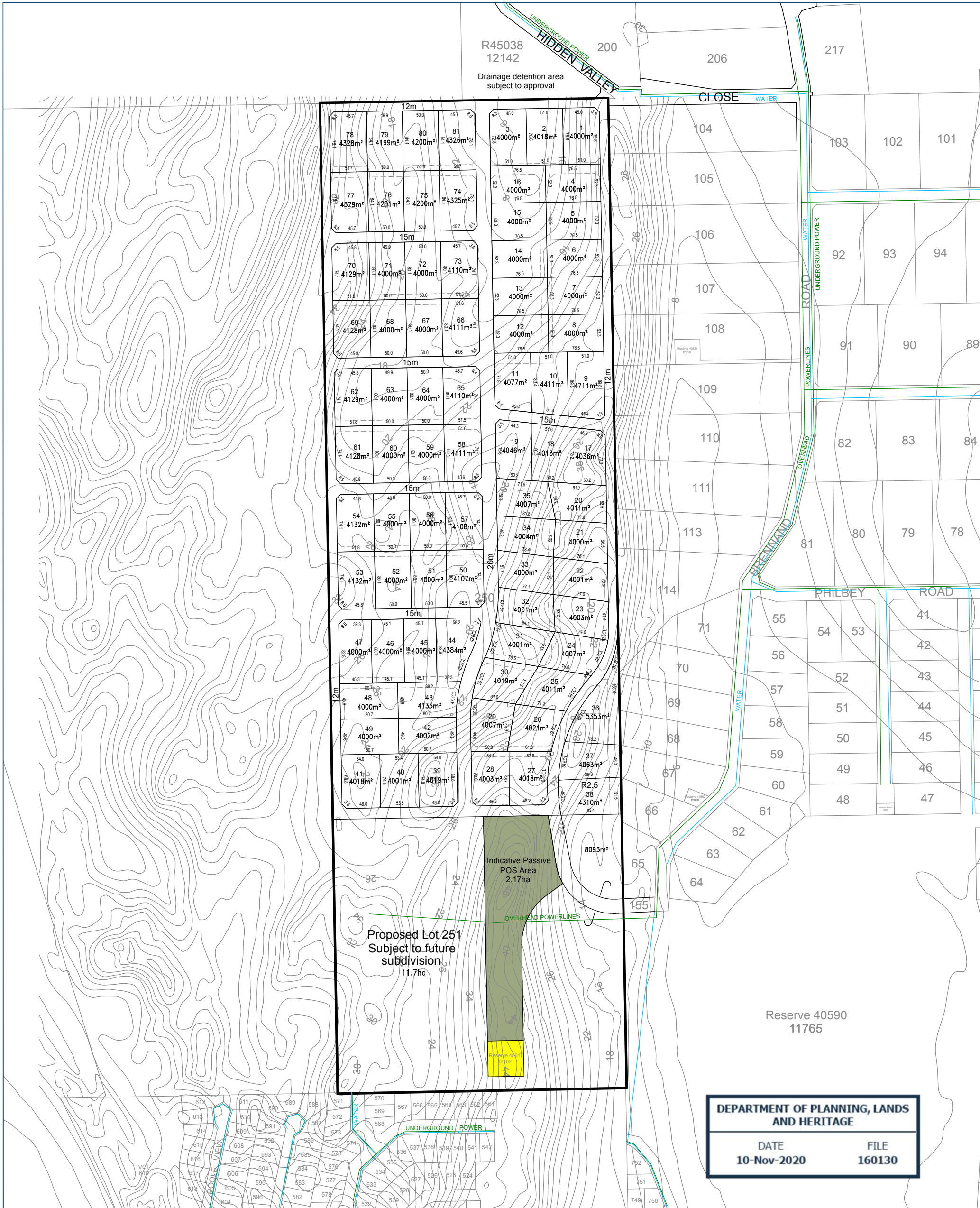


Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

5 July 2021

Enquiries : Gary James (Ph 6551 9350)

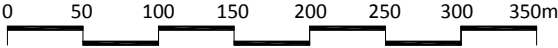




# PROPOSED PLAN OF SUBDIVISION

LOT 250 BRENNAND ROAD  
DONGARA

SHIRE OF IRWIN



SCALE: 1:5000 (1:2500 @ A1)  
ORIGINAL PLAN SIZE: A3

JOB CODE:  
MBR DON GE

DATE:  
26.10.2020

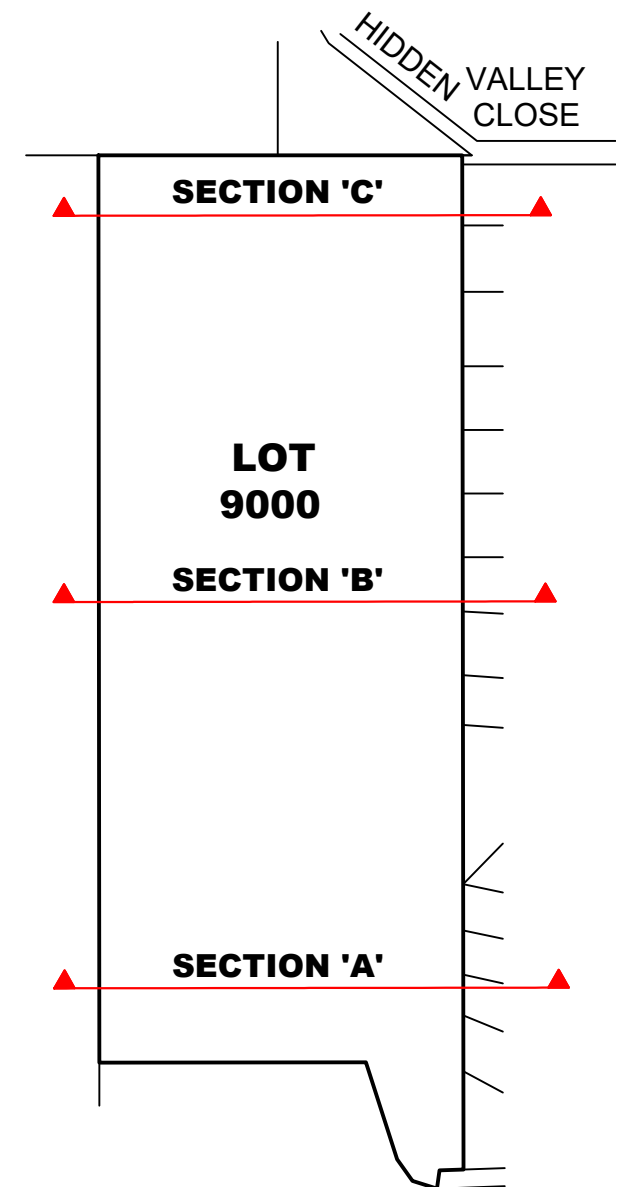
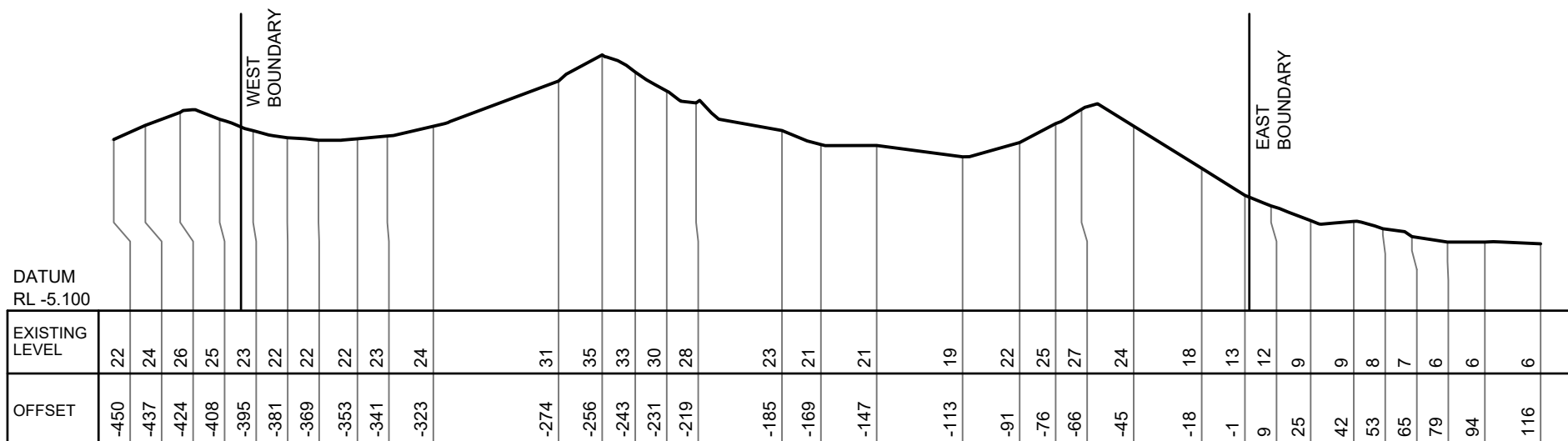
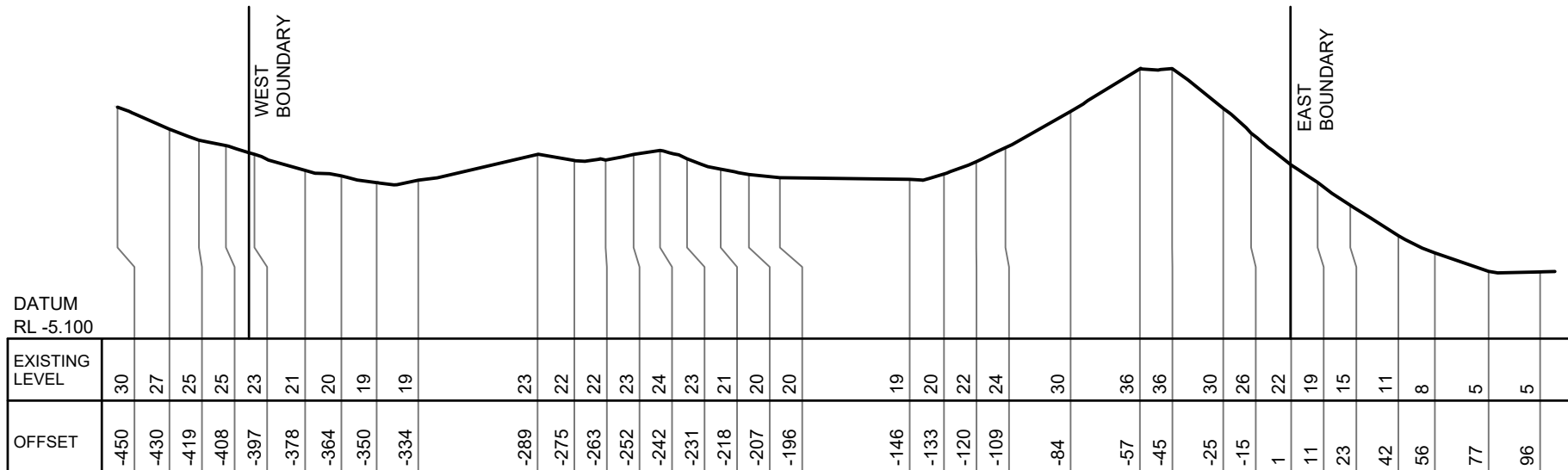
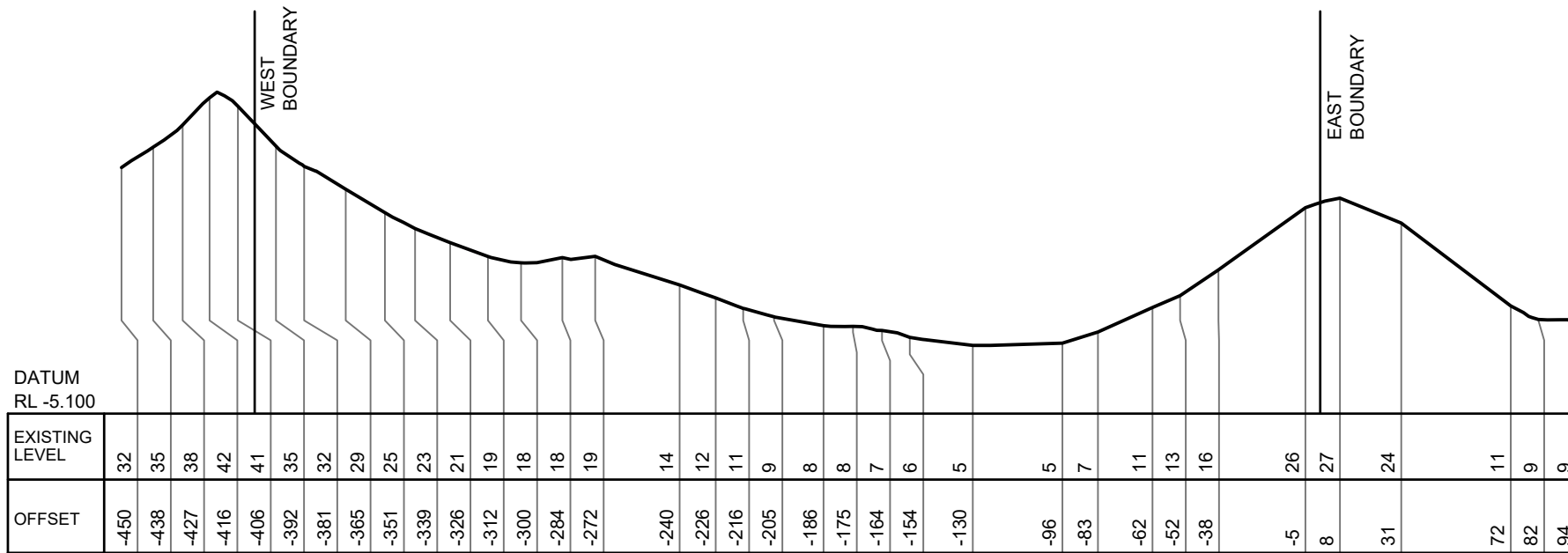


**Allering & Associates**

Town Planners, Advocates  
and Subdivision Designers

## **APPENDIX 2 – Site Contour Cross-sections**





LOCATION PLAN  
SCALE 1 : 10000

00 50 100 150  
ALL DISTANCES ARE IN METRES

1	12/12/24	HZ SCALE AMENDED	BC
0	11/12/24	ORIGINAL ISSUE	BC
REVISIONS			

SURVEYED BY:	SW	25/11/21	AREA FILE: DONGARA
DRAWN BY:	BC	11/12/24	CONT. INT'VAL: N/A
CHECKED BY:		12/12/24	V DATUM: AHD
APPROVED BY:		12/12/24	H DATUM: JCG94
			FIELD Bk:

**HTD**  
SURVEYORS & PLANNERS  
HILLE, THOMPSON & DELFOS

24 Durlacher Street, GERALDTON W.A.  
PHONE: (08) 9921 3111  
EMAIL: htdsurveys@htds.com.au  
WEBSITE: http://www.htds.com.au



CLIENT:	COASTAL DEVELOPMENTS (WA) PTY LTD		
	LOT 9000 on DP 425414		
	NATURAL SURFACE CROSS SECTIONS		
	BRENNAND ROAD, DONGARA - SHIRE OF IRWIN		
SCALE 1 :	2500 Hz 1000 Hz	SHEET SIZE	DWG No.
ALL DISTANCES IN METRES		A3	05124XS1-1-1