

# Glen Iris Structure Plan



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# City of Bunbury

## Glen Iris Structure Plan

**DISCLAIMER:** Whilst this document is generally believed to be complete at the time of compilation and all reasonable efforts are made to ensure its currency, no warranty is given that it is free from error or omission.

The definitive version of the Glen Iris Structure Plan is that which is held by the City of Bunbury at any point in time.

Last updated: 5 August 2010

Prepared by: Strategic & Environmental Planning, City of Bunbury

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# Glen Iris Structure Plan

<b>Head of Power:</b>	<b>Planning and Development Act 2005</b> <b>City of Bunbury Town Planning Scheme No. 7</b>
<b>Date Adopted:</b>	
<b>Date Reviewed:</b>	



## 1 PRELIMINARY

### 1.1 Citation

This Local Structure Plan is made under sections 5.9.12 and 5.9.13 of the City of Bunbury Town Planning Scheme No. 7 (the “Scheme”), and may be cited as the Glen Iris Structure Plan (herein referred to as the “Structure Plan”).

### 1.2 Commencement

The Structure Plan was adopted by the Local Government on 9 February 2010 and was revised on 5 August 2010. The Structure Plan commenced operation upon the date of its endorsement by the Western Australian Planning Commission (the “Commission”).

### 1.3 Relationship to the Scheme

1.3.1 Pursuant to section 2.3 of the Scheme, this Local Structure Plan supplements the provisions of the Local Planning Scheme. Where a provision of this Structure Plan is inconsistent with the Scheme, the Scheme prevails.

1.3.2 The provisions of this Structure Plan comprises of the Structure Plan Text and Structure Plan Maps. The Structure Plan is to be read in conjunction with the Scheme.

**Note:** A Local Structure Plan is not part of the Scheme and does not bind the Local Government in respect of any application for planning approval, but the local government is to have due regard to the provisions of the Structure Plan and the objectives which the Structure Plan is designed to achieve before making its determination.

### 1.4 Purpose

1.4.1 The purpose of the Structure Plan is to provide for the orderly and proper planning of the Glen Iris area in accordance with the State Planning Framework and the Local Planning Policy Framework.

1.4.2 The intent of this Structure Plan is to guide the subdivision, development and

servicing of the Glen Iris area as part of and in accordance with the Glen Iris – Moorlands Local Area Plan: Study (as amended) and any associated Local Planning Policy.

- 1.4.3 The provisions of this Structure Plan comprises of the Structure Plan Text and Structure Plan Map. The Structure Plan is to be read in conjunction with the City of Bunbury Town Planning Scheme No. 7 (TPS7).

## 1.5 Aim of the Structure Plan

The aim of the Structure Plan is to facilitate the urban development of Glen Iris as part of an integrated and self-contained neighbourhood area of Glen Iris and Moorlands, and in accordance with the Glen Iris – Moorlands Local Area Plan. The Structure plan seeks to achieve this aim by encouraging good urban design that retains an acceptable standard of residential amenity in accordance with established character and identity, and which integrates road and open space networks in a manner that is sympathetic to the existing environment.

## 1.6 Objectives

The objectives of the Structure Plan are -

- (a) To guide the subdivision, use and development of land within the Structure Plan Area as part of an integrated neighbourhood of Glen Iris and Moorlands.
- (b) To minimise impacts on land recognised as being an environmentally important area containing one or more of the following:
  - i. Declared Rare Flora;
  - ii. Specially Protected Fauna;
  - iii. Threatened Ecological Communities;
  - iv. Environmental Protection Policy Wetlands;
  - v. Conservation Category Wetlands;
  - vi. Poorly represented vegetation community;
  - vii. part of a recognised environmental linkage; and
  - viii. environmental buffer (aquatic and terrestrial environments).
- (c) To reserve land recognised as being an environmentally important area within primarily Regional Open Space for conservation purposes commensurate to the ecological values of the local community.
- (d) To reserve land suitable for Parks and Recreation for active and passive recreation purposes commensurate to the needs of the local community.
- (e) To maintain the efficiency and safety of the regional and local road networks, and associated and transport infrastructure, by ensuring appropriate pedestrian and vehicular access.
- (f) To identify new and protect existing regional reserves for main road corridors and transport infrastructure.
- (g) To provide an acceptable level of flood protection to existing and future premises during a 1 in 100 year flood event (100 year ARI).

- (h) To facilitate infill urban development in locations that have convenient access to recreational open spaces and are in close proximity of activities centres and public transport infrastructure.
- (i) To encourage medium residential dwelling development in locations with direct frontage and access to established regional and local open spaces, and in close proximity of the Local Neighbourhood Centre and public transport stops.
- (j) To encourage higher residential dwelling development within and immediately fronting the Local Neighbourhood Centre, and within the designated main street corridor areas.
- (k) To promote land use and development outcomes in accordance with the Scheme and any other relevant state or local planning instruments.

## 1.7 Structure Plan Area

- 1.7.1 The boundaries of the Structure Plan Area include that portion of the Local Government district of the City of Bunbury designated as “Glen Iris Structure Plan Area” as shown on Map 1: Glen Iris Structure Plan Area.
- 1.7.2 The Structure Plan applies to that land that is bounded by the Australind Bypass Road to the north, the Port Access Road to the east, the South Western Highway (including portion of Picton Road) to the south and the Relief Floodway to the west. It is to be noted that the Relief Floodway may be rescinded as an outcome of flood studies being carried out at the time of compilation of this document.

Notes:

1. The boundaries of the Structure Plan Area are incorporated within and subject to the Glen Iris – Moorlands Local Area Plan.
2. The Structure Plan Area is also subject to the City of Bunbury Town Planning Scheme No. 7 (TPS7).

## 1.8 Application of Structure Plan

- 1.8.1 The Structure Plan applies to applications for subdivision, planning approval and/or building licence on land within the Structure Plan Area, as defined by section 1.7 Structure Plan Area above.
- 1.8.2 The provisions relating to Land Use & Development Requirements under section 2 of this Structure Plan only apply to that area designated as “Glen Iris Structure Plan Area”.
- 1.8.3 Where a provision of the Structure Plan is inconsistent with the Scheme or Residential Design Codes, the provision of the Scheme prevails.

Notes:

1. The City of Bunbury Town Planning Scheme No. 7 sets out the procedure and matters to be addressed in the preparation and approval of a Structure Plan within the “Development Zone - Residential” by way of clauses 5.9.12 and 5.9.13 of the Scheme.
2. With the adoption of the Structure Plan by the Local Government and its endorsement by the Western Australian Planning Commission (WAPC), clause 5.9.12.3 of the Scheme provides for the subdivision and development of land in accordance with the Structure Plan, without the requirement for

further rezoning.

3. Notwithstanding, the Scheme anticipates, through clause 5.9.12.4, that the Local Government will at an appropriate time incorporate the proposals detailed in the Structure Plan into its Scheme Map by way of a Local Planning Scheme Amendment.
4. The provisions relating to Land Use & Development Requirements of this Structure Plan apply only to that area designated as "Glen Iris Structure Plan Area". Subsequent structure planning will be required to permit further subdivision and development within the balance of the Structure Plan Area (land designated as subject to further investigation as per note 12 on the structure plan map). As such, it is envisaged that this Structure Plan will be updated to incorporate the rest of the Structure Plan Area.

## 1.9 Meaning of Terms

1.9.1 Unless the context otherwise requires, words and expressions used in this Structure Plan have the same meaning as they have -

- (a) in the Planning and Development Act 2005; or
- (b) if they are not defined in that Act -
  - i. in the Dictionary of Defined Words and Expressions in Schedule 1 of the City of Bunbury Town Planning Scheme No. 7; or
  - ii. in the Residential Design Codes; or
  - iii. Building Code of Australia; or
  - iv. in a relevant Australian Standard.

1.9.2 If there is a conflict between the meaning of a word or expression in the Structure Plan and the meaning of that word or expression in the Scheme, then the Scheme shall prevail.

1.9.3 The meaning of other specific words and expressions relevant to this Structure Plan are given below:

**"Accessway"** means the area used for vehicle access to a dwelling, incorporating the driveway and adjoining landscaped or setback areas. In the case of a development with a central driveway, the accessway includes that area between the dwellings located on either side of the driveway. In the case of a development incorporating a side driveway to rear dwelling(s), the accessway includes that area between dwellings and the side boundary of the lot. In both cases, the accessway is inclusive of the driveway and adjoining landscaped or setback areas to dwellings.

**"Average Recurrence Interval (ARI)"** means the statistical estimate of the average period in years between the occurrences of a flood of a given size or larger. Therefore a 1 in 100 year flood event is expressed as a 100 year Average Recurrence Interval, or is represented as the 100 year ARI. This means that a flood event of this level has a 1% chance of occurring in any given year.

**"Building Code of Australia"** means the Building Code of Australia 1996, along with any subsequent amendments.

**"Building envelope"** means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the

lot must be contained.

**“Detailed Area Plan”** (or “DAP”) means a plan compiled in accordance with the guidelines provided in Liveable Neighbourhoods and in addition, is to apply to the areas set out by and subject to the requirements of Section 2.2 of this Structure Plan.

**“Development Impact Statement”** means a report or study that describes and explains existing site conditions, potential impacts resulting from a development proposal, management strategies and design statements and any other explanatory material and details as necessary to provide the Local Government with sufficient understanding of the scope, purpose and intent of proposed development outcomes. The Local Government may require a proponent to undertake the preparation of a Development Impact Statement in support of an application for subdivision or planning approval, with respect to any relevant matters such as traffic and parking, character and heritage, environmental, engineering or urban design.

**“Floodplain”** means that area of land subject to flooding during a 1 in 100 year flood event and includes both the Floodway and Flood Fringe Area, as designated on floodplain mapping produced by the Water and Rivers Commission.

**“Floodway”** means that area of the river channel and portion of the Floodplain that forms the main flow path where a significant volume of water flows during a flood event.

**“Flood duration”** means the length of time land remains inundated during a single flood event.

**“Flood Fringe Area”** means that area of land subject to flooding during a 1 in 100 year flood event outside of the Floodway.

**“Flood risk”** refers to the level of risk of potential loss of life or injury and potential economic loss (flood damage) caused by a future flood event.

**“Landscape works”** means all landscaping, including hardscape and softscape, treatments of the ground surface on a lot/development site external to any buildings. This may include both public and private open space areas and road reserves for the purposes of enhancing amenity and functionality.

For the purposes of this definition -

- (a) Hardscape treatments or elements means the design and construction of areas external to buildings on a lot/development site, comprising of –
  - i. hard surfacing (including paved areas, pedestrian paths and cycleways); and
  - ii. built form such as water features, pergolas, park/street furniture and public facilities, walls, fences, entry statements, signage, outdoor lighting, subsoil drainage and irrigation.
- (b) Softscape treatments or elements means the design and construction of areas external to buildings on a lot/development site, comprising of –
  - i. garden beds and all other areas where the topsoil layer of a site is disturbed and resurfaced with a growing media such as topsoil;
  - ii. turfed or grassed areas;
  - iii. mulching, seeding; and

- iv. all new plantings and rehabilitation work, including incorporation of existing vegetation and any associated irrigation.

**“Landscaped area”** means that area of a lot/development site within which landscape works are required as part of a proposed or approved development or use of land.

**“Public authority”** means, for an application for planning approval for -

- (a) an entity prescribed under an Act or Regulation which, under the authority of any Act, administers or carries on the functions of planning assessment, approval or enforcement, or if the functions of the entity in relation to the application have been devolved or delegated to another entity, the other entity.
- (b) any additional entity nominated by the Local Government -
  - i. for an application requiring referral, in an information request; or
  - ii. for development requiring a Development Impact Statement, in the terms of reference for the Development Impact Statement.

**“Sensitive use”** means a land use which may be adversely impacted upon or affected by potential impacts or hazards to environmental quality, public health and safety through exposure to noise, odour, air pollution (ash, dust, fumes, smoke, steam, soot, or vapour), vibration and light. Such uses may include, but are not limited to, residential, motel, hotel or hostel, age or dependant person’s complex, childcare premises, educational establishment, medical centre or hospital; but does not include a caretaker’s dwelling.

**“Traffic and Parking Management Plan”** means a plan that indicates vehicle, cycle and pedestrian layouts, accessway widths, parking areas and traffic control measures and can be incorporated as part of a Detailed Area Plan.

1.9.4 Notes, and instructions printed in italics, including header, footer, footnote and endnote text are for advice only and are not part of the Structure Plan.

## 2 LAND USE & DEVELOPMENT REQUIREMENTS

### 2.1 Subdivision & Land Use

- 2.1.1 The subdivision, development and use of land included in the Structure Plan Area is to be in accordance with the general standards for land use and development of the Scheme, the Residential Design Codes, and the following requirements and/or conditions of the Structure Plan to the satisfaction of both the Local Government and the Western Australian Planning Commission (WAPC).
- 2.1.2 The subdivision, development and use of land within the Structure Plan Area will be in accordance with Map 2 – Glen Iris Structure Plan Map.
- 2.1.3 The permissibility of land uses within the Glen Iris Structure Plan Area is as designated according to Table 1.

Table 1: Permissible Uses Classes with the Structure Plan Area.

Structure Plan Zonings & Reserves	Permissible Use Classes
Areas designated as either: <ul style="list-style-type: none"> <li>• “Residential (R20)”;</li> <li>• “Residential (R30)”;</li> <li>• “Residential (R40)”;</li> <li>• “Residential (R80)”;</li> </ul>	All land uses permitted within the “Residential Zone”, in accordance the Zoning Table under the Scheme.
Areas designated as “Neighbourhood Centre” -	The Neighbourhood Centre is divided into two components: <ol style="list-style-type: none"> <li>1. Retail Convenience Shopping The primary function is to provide for local convenience shopping needs.</li> <li>2. Mixed Use To provide for retail, non-retail and Residential R80 uses that are complementary to the primary function of the Neighbourhood Centre.</li> </ol>
Areas designated as “Gateway Commercial” -	The main role of the Commercial Gateway Precinct is to enable the land to be developed for general commercial uses that do not normally locate within commercial centres.
Areas designated as “Local Open Space” -	Unrestricted public open space for passive and active recreational uses, in accordance with Part 3 – Reserves under the Scheme.
Areas designated as “Buffer Area” -	Landscape buffer for the purposes of protecting sensitive land uses or natural environments from identified impacts in order to maintain public health or ecological values, in accordance with Part 3 – Reserves under the Scheme.

	May be used as restricted public open space for the purposes of aesthetic landscaping and incidental passive recreation and/or pedestrian linkage.
Areas designated as “Drainage” -	Natural drainage, stormwater management and flood mitigation, in accordance with Part 3 – Reserves under the Scheme.  May have a restricted dual use function as public open space for passive recreation and/or pedestrian linkage.
Areas designated as “Education” -	Educational establishment use, in accordance with Part 3 – Reserves under the Scheme.
Areas designated as “Water Treatment Plant” -	Public utility use for the purposes of water supply infrastructure, in accordance with Part 3 – Reserves under the Scheme.

## 2.2 Detailed Area Plans

- 2.2.1 The Local Government shall require the preparation and submission of a Detailed Area Plan for the Gateway Commercial (Australind Bypass and Vittoria Road) and Neighbourhood Centre (Jeffrey Road and Vittoria Road), to be adopted by Council and endorsed by WAPC prior to any subdivision or planning approval being granted.
- 2.2.2 The Local Government shall require the preparation and submission of a Detailed Area Plan for medium density and high density (R30 and higher) residential precincts, to be adopted by Council and endorsed by WAPC prior to any subdivision or planning approval being granted.
- 2.2.3 The Detailed Area Plan is to be prepared in accordance with Liveable Neighbourhoods and the Residential Design Codes, and must show such detail to the satisfaction of the Local Government that the development of land within the development site is consistent with orderly and proper planning and the achievement of the highest appropriate level of amenity.
- 2.2.4 The Detailed Area Plan may include information or detail dealing with, but not be limited to, the following –
- (a) standards and requirements for development site planning and building design;
  - (b) lot layout of subdivision design and building envelopes;
  - (c) extent of land uses in accordance with the Zoning Table of the Scheme;
  - (d) interface and buffer treatments between the surrounding residential uses and the development site;
  - (e) residential densities where residential use is permissible;
  - (f) urban design treatment of streetscapes and residential interfaces;
  - (g) traffic management, including accessways and internal circulation;
  - (h) vehicle parking and circulation areas and treatments;

- (i) pedestrian access and movement;
- (j) building height and scale;
- (k) development setbacks from boundaries;
- (l) landscaping within setback areas and between buildings; and
- (m) views to and from the site (e.g. with regard to inland residential areas).

## **2.3 Development Impact Statement & Sustainability Implementation Report**

- 2.3.1 The Local Government may require a Development Impact Statement to be prepared by the proponent and submitted as part of any applications for planning approval which addresses the terms of reference specified by Clause 10.2 of the Scheme.
- 2.3.2 The subdivider is to submit, together with any subdivision application, a 'Sustainability Implementation Report', which details the targets and methods of delivery in respect to 'sustainability outcomes' including:
- on-site power generation;
  - on-site water capture and re-use;
  - re-use of grey water; and
  - correct housing orientation for passive heating and cooling.

A condition of subdivision may be imposed in order to achieve implementation of the agreed outcomes.

## **2.4 Land & Infrastructure Contributions**

- 2.4.1 Subdividers/developers shall be required to contribute to shared cost items for infrastructure, as detailed in the Glen Iris Structure Plan and determined by the Local Government, as a condition of subdivision and prior to development.
- 2.4.2 That land shown on the Structure Plan Map designated for the purposes of a road reserve, shall be shown on any plan of subdivision as road reserve in accordance with the designated local road hierarchy, and shall be vested in the Crown under section 152 of the Planning and Development Act 2005. Such land is to be ceded free of cost and without any payment of compensation by the Crown.
- 2.4.3 That land shown on the Structure Plan Map designated as Local Open Space shall be shown on any plan of subdivision as "Parks and Recreation", and shall be vested in the Crown under section 152 of the Planning and Development Act 2005. Such land is to be ceded free of cost and without any payment of compensation by the Crown. The Local Government will accept the 'Management Orders' for this land following any maintenance period by the subdivider.
- 2.4.4 That land shown on the Structure Plan Map designated for the purposes of drainage, shall be shown on any plan of subdivision as "Public Purposes – Drainage", and shall be vested in the Crown under section 152 of the Planning and Development Act 2005. Such land is to be ceded free of cost and without any payment of compensation by the Crown.

- 2.4.5 That land shown on the Structure Plan Map designated for the purposes of cycleways, dual use paths and footpaths shall be constructed at the cost of the subdivider/developer to the specification and satisfaction of the Local Government and in accordance with Development Control Policy DC 1.5 - Bicycle Planning and Development Control Policy DC - 2.6 Residential Road Planning. Alternatively, the Local Government may exercise its discretion in accepting the payment to the City of Bunbury for the cost of such works, as estimated by the Local Government, giving an assurance to the City that the works will be completed within a time period acceptable to the Local Government.
- 2.4.6 All lots are required to be serviced by reticulated water and sewer mains, as well as telecommunications, electricity and gas services at the subdivider/developer's cost and according to an approved plan of subdivision.
- 2.4.7 Subdividers/developers shall be required to make provision for easements, as required by the relevant public authority or utility provider, for existing and/or future utilities and infrastructure services, and shall be granted free of cost to that body.

## 2.5 Residential Development

- 2.5.1 Multiple dwelling development is not permitted on land zoned for residential purposes where the residential density code (R-Code) is less than or equal to R30.
- 2.5.2 Planning approval is required from the Local Government for any dwelling (either single house or grouped dwelling) on lot(s) less than 350 square metres and/or where the lot is in an area subject to a Detailed Area Plan.

## 2.6 Open Space

- 2.6.1 The provision of public open space (POS) is to:
- (a) accord with the Structure Plan Map;
  - (b) be developed/landscaped to a standard of 'fair average quality' associated with residential areas;
  - (c) contribute to integrated local and regional open space planning outcomes for both conservation and active/passive recreational uses;
  - (d) accommodate more than one use where identified as a 'dual use' area (e.g. combined for recreation and drainage);
  - (e) link to surrounding regional and local open space areas and pedestrian/bikeway networks; and
  - (f) demonstrates the achievement of best management practice standards for Water Sensitive Urban Design and Waterwise landscaping.

### Notes: **Open Space Design Criteria**

Subject to Element 4 – Public Parkland requirements of the WAPC's operational policy Liveable Neighbourhoods (Edition 4), the following design criteria set out common standards for POS provision for local parks and recreation reserves (but do not apply to Regional Open Space or foreshore reserves). The following open space criteria also have regard to Council's Integrated Open Space Strategy

(IOSS), adopted as a Local Planning Policy in December 2004.

- (a) Land reserved under a gazetted or draft Region Scheme for “Regional Parks and Recreation” is not generally an acceptable substitute for the provision of local parks and recreation reserves, as it is usually provided for a different purpose or function (e.g. conservation of ecological values).
- (b) Any area of POS reserve for parks and recreation should be not less than 5,000m<sup>2</sup> in area (i.e. equivalent to a local park in size) exclusive of any land utilized for drainage functions (section 3 of the IOSS).
- (c) Public Open Space reserves for parks and recreation should be of a regular quadrilateral shape, and the minimum dimension of any boundary of an area of POS for parks and recreation should be at least 50 metres in continuous length / street frontage.
- (d) All POS reserves for parks and recreation should have the ability to accommodate at least one site with minimum dimensions of 50 metres x 50 metres to allow for a playground.
- (e) All POS reserves for parks and recreation should desirably have four street frontages, but in some instances may have a minimum of three street frontages (generally no more than a 25 percent portion of its perimeter), such that common boundaries with residential properties are avoided. Requirement 12 (Element 4, R12) of Liveable Neighbourhoods however indicates that “in some instances it may be acceptable to front lots onto and overlooking public open space, where a footpath and front fencing is provided that allows buildings to overlook the open space, and where the need for visitor parking is addressed”.
- (f) The maximum acceptable grade for POS reserves for parks and recreation is as follows:
  - i. Regional and district (senior) sports fields = 1:250 (perimeter = 1:21).
  - ii. Junior sports fields = 1:70 (perimeter = 1:21).
  - iii. Active areas (e.g. playgrounds) = 1:21 (to permit use by people in wheelchairs; however, a lesser ratio of around 1:14 with rest stops every 5 metres may be permissible where space is limited).
  - iv. Passive areas = 1:10 (other banks are a maximum of 1:6, provided development treatment is undertaken to reduce maintenance and permit public use, e.g. stabilisation by landscaping of banks, irrigation and level path for access). Passive areas for conservation are unrestricted.
- (g) Consideration should be given to providing on and off street car parking adjacent to those reserves designated to be used for active recreational purposes at the time that the subdivision is being developed.
- (h) Any area of POS reserves for parks and recreation should be no further than 400 metres from any residential lot, and the subdivision layout should ensure that convenient, direct and safe pedestrian access from all residences within a 400 metre radius of a POS reserve is maintained (p3, Liveable Neighbourhoods).

2.6.2 The Local Government shall require an Integrated Open Space Plan (incorporating a Landscape Plan) as part of any application for subdivision. The Integrated Open Space Plan must incorporate statements detailing –

- (a) the intent and primary (including any secondary or dual use) function of all proposed public open space areas; and
- (b) treatment strategies for each identified open space area.

2.6.3 Upon completion of the development of the public open space reserves, the

subdivider/developer shall be required to maintain the reserve(s) for a period as determined by the Local Government, but which shall not be less than two years. The subdivider/developer shall lodge with the Local Government a Bank Guarantee sufficient to cover the maintenance budget for the period set by the Local Government.

- 2.6.4 Where stormwater detention basins are proposed as dual use areas for inclusion within public open space reserves for the purposes of parks and recreation, the drainage function shall be designed such that it can be readily integrated with the balance of the POS reserve and the extent of the area affected by the basin is required to be grassed, landscaped and reticulated to the specification and satisfaction of the Local Government.
- 2.6.5 Drainage facilities within public open space reserves for parks and recreation shall be located and designed so that use of the POS is not prejudiced when it is not inundated. A maximum of 25% of the total site area of any POS dedicated for parks and recreation may be covered by any body of water at a frequency of inundation of 1 in 10 years (10 year ARI). The area of a water body shall be defined by its maximum water surface area.

Note: While it is acknowledged that dual use POS should be designed to fulfil a dual use function, they are however primarily for stormwater management/flood mitigation and therefore their design, construction and management must be aligned to this ultimate intended purpose.

- 2.6.6 As a condition of subdivision, the proponents will cede, free of cost, to the Crown all wetlands within the site in recognition of these features being a community asset. In addition, the Urban Water Management Plan required by Clause 2.13.2 and the Landscape Plan required by Clause 2.7.1 will incorporate measures to enhance the environmental value of the wetlands to create a community focal point for the neighbourhood and meet environmental protection objectives.

## **2.7 Landscape & Streetscape**

### **2.7.1 Landscape Planning**

- 2.7.1.1 Subject to the Scheme and the City of Bunbury Local Planning Policy – Landscaping, the Local Government shall require a Landscape Plan as a condition of subdivision and prior to development, which shall address but is not limited to the following matters to the satisfaction of the Local Government -
- (a) visual buffering to the Australind Bypass road;
  - (b) interfaces between public open space and residential lots;
  - (c) integration with drainage features;
  - (d) layout and integration of pathway and cycleway networks;
  - (e) protection of remnant wetlands;
  - (f) measures for rehabilitation of native vegetation and natural drainage areas;
  - (g) vegetation management (e.g. control of weeds, retention of protected and significant flora, maintenance, etc);

- (h) water quality management (e.g. drainage sediment, erosion control, water quality, existing stormwater works if relevant, etc);
- (i) best management practice standards for Water Sensitive Urban Design and Waterwise landscaping; and
- (j) bushfire hazard/risk management, if the land within or contiguous to the Structure Plan Area is considered a bushfire hazard/risk by either the Local Government and/or the WAPC.

**Note:** The Landscape Plan should be prepared in conjunction with an Integrated Open Space Plan that encompasses all POS types/areas created. The Landscape Plan is required prior to the approval of any detailed subdivision design works. This is to ensure coherent design, construction and management processes and outcomes are achieved that protect ecological and recreational values. The Landscape Plan must be prepared in accordance with the City of Bunbury Local Planning Policy – Landscaping.

2.7.1.2 The Landscape Plan must detail the maintenance program for both the ‘on-maintenance’ and ‘off-maintenance’ periods of the development; and shall include the provision of landscaping, reticulated irrigation and any other softscape and/or hardscape treatments that may be required. The approved Landscape Plan shall then be implemented at the subdivider's/developer's expense to the specifications and satisfaction of the Local Government.

**Notes: Specifications for a Landscape Plan**

1. Landscape Plans need to be prepared in a manner that is responsive to the arrangement of existing and proposed open spaces, both public and private. The need for Landscape Plans, as urban streetscapes function as potential ecological linkages/corridors between open space areas, and also function as important open space areas for recreational and civic activities in addition to their transport function. Open space needs to be configured to optimise its functionality and usability according to:
  - (a) the City's desire for parkland to have a minimum size of 5,000m<sup>2</sup>, a regular shape and continuous frontage to adjoining public streets along at least three sides;
  - (b) the need for open spaces (both public & private) to form an integral part of the total landscape/urban design of the development; and
  - (c) the need for open spaces to be designed and constructed as quality environments for safe and convenient pedestrian and faunal/floristic movement (corridors).
2. Landscape Plans provide detailed design drawings for all landscape works, including site works, proposed as part of an application for planning approval to permit the development or use of land in the City.
3. A Landscape Plan must be drawn to scale and contain sufficient information and detailed design drawings to enable assessment and construction. Landscape Plans are to be prepared for the entire site, and are to include but are not limited to the following information -
  - (a) natural and finished ground levels (contours and spot heights);
  - (b) all existing vegetation and trees, indicating those to be retained;
  - (c) location of proposed plant species, notation and numbers of all species proposed;

- (d) construction layout and dimensions;
- (e) surface treatments, including softscape areas (e.g. turfing and vegetation), hardscape areas (e.g. paving), edge treatments and mounding;
- (f) building footprints showing location of major openings;
- (g) location and dimensions of outdoor living areas; and
- (h) location and details of any fencing, pedestrian/bike paths, retaining walls, gates, seats, bollards, bins, lights, water features, pools, signage and irrigation infrastructure.

### 2.7.2 **Landscape Works**

Landscaping works are to be in accordance with the adopted Landscape Plan, and must demonstrate and achieve the following outcomes to the specifications and satisfaction of the Local Government -

- (a) Existing significant vegetation and topographical features, such as but not limited to the following –
  - i. natural waterways;
  - ii. drainage channels;
  - iii. overland flows paths; and
  - iv. stormwater detention basins,
 are identified and indicated on the Landscape Plan and are preserved and incorporated, wherever possible, into the landscape design works as part of any approved Landscape Plan for the Structure Plan ( 1) Area.
- (b) Landscaping contributes to the soil stability and minimises sediment and erosion activity during the construction and operational phases of the development to a predevelopment standard.
- (c) Existing indigenous vegetation is identified and retained as part of the overall landscape theme where practicable.
- (d) New landscaping incorporates indigenous plant species, where appropriate for habitat, aesthetic and cultural purposes. New plantings reflect the species, forms and growth habits of existing remnant vegetation of the locality.
- (e) Landscaping in POS (parks and road verges) and setback areas with frontage to a street, provides for shaded environments with enhanced microclimate for pedestrians.
- (f) Landscaping in public and high use areas or facilities is located and maintained in a way that does not create unsafe environments by blocking surveillance, creating concealment spots and reducing sightlines. Plantings allow for a clear line of sight between 0.75 metres and 2 metres above the finished surface level where located -
  - i. adjacent to accessways (driveway) truncations and on road verges; and
  - ii. in setback areas between the street and building entrances/major openings; and
  - iii. within any common or communal open space areas, public/private open space areas accessed by the general public and pedestrian accessways/pathways.

- (g) Landscaping promotes water conservation and the efficient use of water through appropriate –
  - i. selection of drought tolerant plant species;
  - ii. irrigation management systems; and
  - iii. layout and design of the landscaped area,
 which minimises the demand for use of potable water from the City's water reticulation system
- (h) Plant species utilised in Landscape Work in streetscapes and public open space areas minimise the need for high intensity landscape maintenance.
- (i) Landscaping in POS (or that open space to be dedicated as part of the POS contribution) must provide for effective management of the landscape of the site during construction, at 'on' and 'off' maintenance and for future ongoing maintenance regimes.
- (j) Landscaping is designed, constructed and maintained in accordance with a Landscape Plan for the Structure Plan as part of the approved operational works.
- (k) Rehabilitation plantings and works restore the area to be rehabilitated to as near as is practical to the previous naturally occurring composition of species and are to consider the habitat requirements of fauna.

A statement of rehabilitation intent may be required under the terms of reference for the Landscape Plan, where specified by the Local Government, which may then require as a condition of approval the preparation/submission of a detailed Landscape Plan for the development (or stage) as part of the approved operational works. The statement of rehabilitation intent should address such matters as -

- i. species to be planted;
- ii. soil medium, mulching and fertilization types;
- iii. planting density;
- iv. layout of planting;
- v. weed control methods; and
- vi. irrigation, fencing and other long-term plant support mechanisms.

## 2.8 Changes to Ground Level

- 2.8.1 Any development within 100 m of the Preston River Levee shall be in accordance with Council's 'Local Planning Policy - Development Within 100m from the Toe of the Preston River Levee'.

Notes: The Structure Plan Area is situated on the Preston River Flood Plain and is located within 100 metres of the toe of the Preston River Flood Protection Levees.

- 2.8.2 Lots shall be graded compacted and stabilised against the generation of dust or loss of soil generally, at the Subdivider's/developers' cost to the specification and satisfaction of the Local Government. The subdivider/developer is to provide a Geotechnical Report, prepared by an accredited person at the subdivider's/developer's cost, addressing the following -

- (a) detailing the soil type, profile and conditions of the site;
- (b) an assessment of existing and potential groundwater levels and measures necessary to ensure that -
  - i. sufficient separation between maximum winter groundwater levels and finished ground levels is maintained, and
  - ii. no increase to water tables on adjoining properties;
- (c) certifying that the site is physically capable of development;
- (d) certifying that any filling or backfilling has been adequately compacted to the satisfaction of the City of Bunbury; and
- (e) certifying the site classification of the subdivision area in accordance with Australian Standards AS3798-2007: Guidelines on Earthworks for Commercial and Residential Developments and AS2870-1996: Residential slabs and footings - Construction.

2.8.3 As a condition of subdivision, the subdivider will be required to complete an acid sulphate self assessment form, and if required as a result of the self assessment, an acid sulphate soils report and acid sulphate soils management plan for approval of the Department of Environment and Conservation and subsequent implementation by the subdivider.

## 2.9 Roadways

2.9.1 Lots not fronting an existing road designated on the Scheme Map as -

- (a) "Access Road Reserve"; or
- (b) "Local Distributor Road Reserve"; or
- (c) "District Distributor Road Reserve",

shall be provided with a frontage to a constructed subdivisional road in accordance with the Structure Plan Map, and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specification and satisfaction of the Local Government.

Note: As an alternative, the City of Bunbury may be prepared to accept the subdivider paying to the City the cost of such works as estimated by the City providing a written undertaking to the City that the works will be completed within a reasonable period acceptable to the Local Government.

2.9.2 Road geometry and layout shall be in accordance with the WAPC –

- (a) Development Control Policy DC 2.6 – Residential Road Planning;
- (b) Guidelines for the Design and Geometric Layout of Residential Roads (1998); and
- (c) Liveable Neighbourhoods.

2.9.3 Street frontage lot corners are to be truncated to the standard truncation of 8.5 metres. Truncations of 4.2 m are acceptable at laneways where these provide access to the rear of properties. Truncations are to be shown on an approved plan of subdivision, and are to be ceded to the crown free of cost.

## 2.10 Accessways

- 2.10.1 Shared vehicle accessways servicing grouped dwellings are to be configured to provide for the following -
- (a) vehicles to enter and leave in a forward gear; and
  - (b) unrestricted access to emergency services vehicles.
- 2.10.2 Accessway and driveway geometry and layout shall be in accordance with the WAPC Statement of Planning Policy No. 3.1 Residential Design Codes (R-Codes).
- 2.10.3 The design and construction of crossovers, accessways and cul-de-sac heads shall be to the satisfaction of the Local Government. The accessway(s), parking areas(s), turning area(s) shall be constructed, kerbed, formed, graded, drained, line marked and finished with a sealed or paved surface or equivalent by the developer to an approved design to satisfaction of the City Engineer. Once constructed, the access way(s), parking area(s) and turning area(s) shall be maintained at all times to the satisfaction of the Local Government.

Note: Design and construction shall be in accordance with the City of Bunbury Engineering Design and Construction Standards, Austroads Part 11 Guide to Traffic Engineering Practice: Parking, Australian Standard AS2890.1-2004 Off-street Car Parking, and Australian Standard AS2890.2-2002 – Off-street Commercial Vehicle Facilities.

- 2.10.4 The subdivision of lots with a shared accessway along property boundaries are to be shown on a Detailed Area Plan, submitted with the plan of subdivision indicating the location of the shared accessway, direction of egress and the point of cross-over.
- 2.10.5 At the time of subdivision, a condition will be requested relating to shared accessways to protect reciprocal rights of access via common property or easement requirements.
- 2.10.6 Subdividers/developers shall be required to construct and maintain vehicle crossovers to the development. Existing crossovers not required for the proposed development shall be removed, the verge made good and kerbing reinstated, immediately upon completion of the building.

Note:

1. Crossovers shall be in accordance with Council's Standard Drawings MISC-01-03; MISC-01-04, MISC-01-05 or approved alternative design.
2. Crossovers shall not vary from the standard designs without written approval from the City Engineer. Pedestrian access across the crossover shall be free of tripping hazards (e.g. no raised kerbing).
3. Paths shall take priority over crossovers.
4. In accordance with the City's Local Planning Policy – Vehicle Crossovers, Councils crossover rebate will only be issued where construction has been completed in accordance with the standard drawings.

## **2.11 Building Design, Orientation & Setbacks**

- 2.11.1 New buildings with frontage to an access road are to orientate to the access road as the primary street in accordance with the Residential Design Codes.
- 2.11.2 New buildings accessed by a shared accessway are to front the accessway as the primary street, and are to be setback from the accessway in accordance with the Residential Design Codes.
- 2.11.3 New buildings that do not have frontage to an access road, but which do have frontage to public open space are to orientate to the public open space in accordance with the Residential Design Codes.
- 2.11.4 Existing buildings that form part of a grouped dwelling development shall comply with the requirements of the Residential Design Codes pertaining to grouped dwelling development, including the provision and construction of -
  - (a) two on-site car parking bays (including crossover and driveway);
  - (b) a permanent enclosed storage area;
  - (c) adequate open space and outdoor living areas; and
  - (d) adequate building setbacks from boundaries.
- 2.11.5 Car parking structures (carports), where forward of the building line, are designed and constructed of materials and finishes that are matching with the style and character of existing or proposed development.
- 2.11.6 Residential dwellings provide for at least one (1) covered car parking bay per dwelling.

## **2.12 Fencing**

- 2.12.1 Fences are designed and constructed to ensure a high aesthetic standard, using materials and finishes that complement or enhance the streetscape character and amenity of the locality; taking account of the need to provide acoustic and visual screening to residential premises.
- 2.12.2 Front walls and fences are to comply with the requirements of the Residential Design Codes.

## **2.13 Stormwater & Drainage**

- 2.13.1 The Local Government shall require the preparation and submission of a Local Water Management Strategy prior to the subdivision of land within the Structure Pan Area. The Local Water Management Strategy is to be prepared in accordance with State Planning Policy No. 2.9 Water Resources and the Better Urban Water Management (October 2008, as amended) document to the satisfaction of the relevant public authorities. The Local Water Management Strategy must take account of the Preston River Flood Mitigation Study to the satisfaction of the Department of Water.
- 2.13.2 The Local Government shall request the preparation and submission of an Urban Water Management Plan as a condition of subdivision approval. The Urban Water Management Plan is to be prepared in accordance with the WAPC's Better Urban

Water management (October 2008).

- 2.13.3 The land shall be filled and/or drained at the subdivider's/developer's cost to the satisfaction and specifications of the Local Government, and any easements and/or reserves necessary for the implementation thereof, being provided free of cost.

Note: Subsoil drainage to the satisfaction of the City of Bunbury may be required where filling is placed adjacent to property boundaries.

- 2.13.4 All stormwater on a lot must be disposed of on-site in accordance with the Residential Design Codes and Local Planning Policy – Stormwater Disposal from Private Property. Plans and specifications relating to the disposal of stormwater and groundwater for development shall be submitted and approved by the Local Government prior to the granting of planning approval or issue of a building licence.

Note: The subdivider/developer is to provide 2m<sup>3</sup> of underground stormwater storage for each 65m<sup>2</sup> of impervious area, including parking, driveways, other paved and sealed areas and roof areas. Minimum of 50% of storage shall be underground and above the annual average maximum groundwater level, with the balance of the storage on the surface.

- 2.13.5 All lots are required to be connected to the district drainage system at the subdivider's/a developer's cost to the satisfaction of the Local Government. Site stormwater overflow shall be connected to the City's stormwater drainage system to the satisfaction of the City Engineer. Plans and specifications are to be submitted and approved by the City Engineer prior to the issue of a building licence (refer to Local Planning Policy - Connection to the City's Stormwater Drainage System).
- 2.13.6 Subdividers/developers shall be required to construct and maintain on-site subsoil drainage connected to the City's stormwater drainage system along the property boundaries where the subject property is being filled. Plans and specifications are to be submitted and approved by the City Engineer prior to the issue of a building licence.

Note: Subsoil drainage is required to prevent any increases to groundwater table levels on adjoining properties.

## 2.14 Remnant Vegetation

- 2.14.1 Existing remnant vegetation that is shown as 'Vegetation To Be Retained' on the Structure Plan map is to be retained. Notwithstanding, all other remnant vegetation is to be retained where possible, to the satisfaction of the City.
- 2.14.2 Subject to section 9.2 (accompanying material to development applications) of the Scheme, the Local Government may require a Development Impact Statement to be prepared by the proponent and submitted as part of any application for planning approval that addresses the terms of reference specified by the Local Government.
- 2.14.3 Any supporting Development Impact Statement report may describe and explain existing site conditions, potential impacts resulting from the development proposal, management strategies and design statements; and any other explanatory material and details as necessary to provide the Local Government with sufficient

understanding of the scope, purpose and intent of the proposed development outcomes.

Note: Any clearing that is proposed outside of the approved building envelope may also require a permit from the Department of Environmental Protection (DEC).

### 3 VARIATION TO A DEVELOPMENT REQUIREMENT

- 3.1 Subject to section 5.5 of the Scheme, the Local Government may approve a variation to a development requirement prescribed under this Structure Plan, with or without conditions, based on the merits of the development proposal and site specific conditions, and must have regard to the following -
- (a) the streetscape character and amenity of the subject site, adjacent properties and surrounding local area;
  - (b) adequacy of local open space provision;
  - (c) proximity to activity centres, public transport, local services and community facilities;
  - (d) level of exposure to vehicle noise;
  - (e) efficiency and functionality of vehicular and pedestrian traffic movement on the road network; and
  - (f) safety of road users and pedestrians.
- 3.2 In exercising any discretion the Local Government must ensure that the variation will not contravene the following provisions of the Scheme -
- (a) section 1.6 The Aims of the Scheme;
  - (b) section 4.2 Objectives and the planning intent for the Zone; and
  - (c) section 10.2 Matters to be considered by Local Government.

Note: Refer to section 5.5 and relevant provisions of each zone with respect to the applicable matters for consideration and scope of variations permitted under the Scheme for the development or use of premises in the “Residential Zone”.

## **4 STRUCTURE PLAN IMPLEMENTATION**

### **4.1 Subsequent Structure Planning**

- 4.1.1 The Land Use & Development Requirements under section 2 of this Structure Plan only apply to that area shown on Map 1: Glen Iris Structure Plan Area as “Glen Iris Structure Plan Area”. Therefore, subsequent structure planning shall be required prior to any further subdivision and/or development of land within the balance of the Glen Iris Structure Plan Area. Structure Plans shall be required to be adopted by the Local Government and endorsed by the Western Australian Planning Commission (WAPC) prior to the approval of any application for subdivision and/or planning approval, and such approvals shall comply with the relevant adopted and endorsed Structure Plan.
- 4.1.2 Subsequent stages of the Structure Plan shall be in accordance with the intent of the Glen Iris – Moorlands Local Area Plan: Study (as amended) and any associated Local Planning Policy.

### **4.2 Subsequent Scheme Amendments**

The Scheme Map will be amended by the Local Government, at the appropriate time, to reflect the adopted Structure Plan pursuant to clause 5.9.13 of the Scheme and in accordance with the Planning and Development Act 2005.

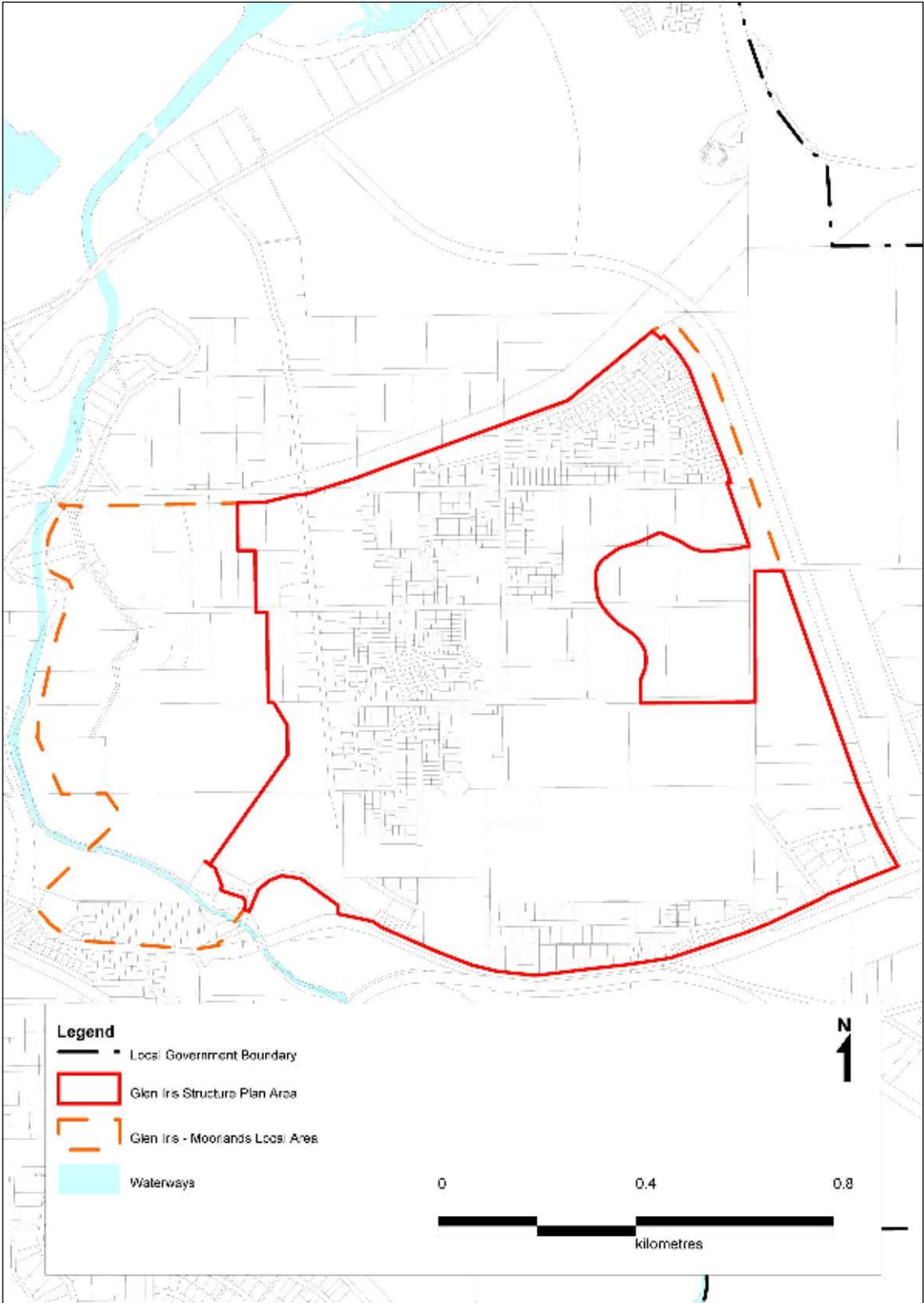
### **4.3 Subsequent Application for Subdivision**

The subdivision of land within the Structure Plan Area shall require further assessment; and any approvals shall be conditioned with respect to the development control of issues of local and regional importance, additional infrastructure requirements to support the scale and nature of proposed development, and more detailed local planning considerations.

**SCHEDULE 1 - CONDITIONS**

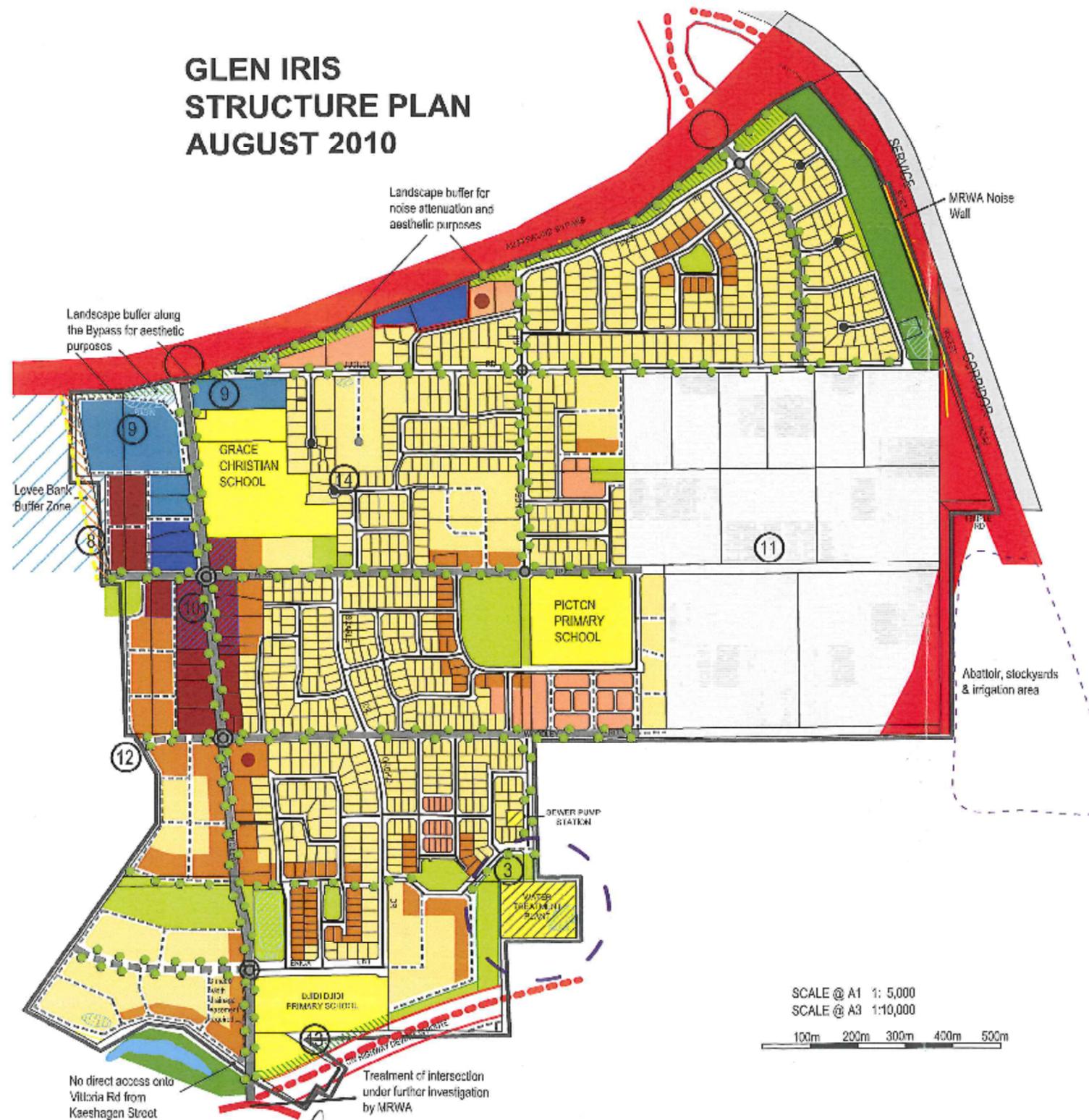
No.	Description of Land	Conditions
1.	Glen Iris Structure Plan Area	Residential and other noise sensitive land uses developed adjacent to the Australind Bypass road reserve must be located designed and constructed in a manner that mitigates existing and expected future traffic noise levels in accordance with <u>Statement of Planning Policy: Road and Rail Transport Noise (Draft)</u> .
2.	Glen Iris Structure Plan Area	No direct vehicle access to or from properties will be permitted to either the Australind Bypass road reserve or to the realigned South West Highway (Picton Road Deviation).

# Map 1: Glen Iris Structure Plan Area



# Map 2: Glen Iris Structure Plan

## GLEN IRIS STRUCTURE PLAN AUGUST 2010



	STRUCTURE PLAN BOUNDARY		PROPOSED DRAINAGE BASIN (subject to existing local drainage)		PRIMARY REGIONAL ROAD
	PROPOSED LEVEE BANK (2015 Floodplain Management Policy)		WATER TREATMENT PLANT BUFFER		EXISTING NEIGHBOURHOOD COMMERCIAL ROADS
	LEVEE BANK BUFFER ZONE (2015 Floodplain Management Policy)		PROPOSED TRAFFIC SIGNALS		EXISTING ACCESS ROADS
	RELIEF FLOODWAY		EXISTING ROAD ROUTES		FUTURE PRIMARY REGIONAL ROAD
	PUBLIC PURPOSES		PROPOSED ROUNDABOUTS		INDICATIVE ACCESS ROADS
	EDUCATION		NEIGHBOURHOOD CENTRE (Retail convenience shopping)		FUTURE NEIGHBOURHOOD COMMERCIAL ROADS
	COMMUNITY USE		NEIGHBOURHOOD CENTRE (Mixed Use)		RAILWAY
	PEDESTRIAN PATHWAYS & STREETSCAPE IMPROVEMENTS		GATEWAY COMMERCIAL		RESIDENTIAL (R20)
	LOCAL OPEN SPACE		SERVICE STATION		RESIDENTIAL (R30)
	REGIONAL OPEN SPACE				RESIDENTIAL (R40)
	LANDSCAPE BUFFER				RESIDENTIAL (R50)

### NOTES:

- Residential subdivision and development is not to commence on lots designated R30 and above unless a Detailed Area Plan is first approved by Council.
- Land within the 500m buffer to the Abattoir and associated Irrigation Area and Stockyards (or as designated by the Environmental Protection Authority) is not supported for residential and other sensitive land uses.
- Land within the 150m Water Treatment Plant buffer area is not supported for residential and other sensitive land uses.
- Provision of local drainage basins on land designated Relief Floodway is not permitted. Local drainage basins on land designated as Regional Open Space are also generally not permitted, unless they are consistent with the approved management plan for the reserve, supported by the Department of Water and the Department of Environment and Conservation and addresses the requirements of the Greater Bunbury Region Scheme.
- Developers of land that contains remnant native vegetation should contact the Department of Environment and Conservation for advice regarding clearing permits prior to compiling plans of subdivision.
- Proposed access roads are indicative only and can be varied at subdivision design stage.
- Setbacks to wetlands (i.e. EPP Lake, Conservation Category Wetland or Resource Enhancement Wetland) should be confirmed with the EPA and DEC prior to any subdivision plans being submitted.
- Land designated Relief Floodway north of Jeffrey Road, is to be developed by the Department of Water for floodplain strategy requirements. Land designated flood levee bank buffer area or zone is not supported for development unless approved by the WAPC and DoW in accordance with the Greater Bunbury Region Scheme Floodplain Management Policy. The future use of the land south of Jeffrey Road which was formerly required for Relief Floodway will be determined by structure planning for Moorlands.
- The uses permitted in the Gateway Commercial Precinct are as determined by a scheme amendment to a special use zone to accommodate commercial uses that are primarily of a non-retail nature and that do not compete with the local convenience shopping function of the Neighbourhood Centre. This precinct will cater for the wider Greater Bunbury area.
- The Neighbourhood Centre is subject to a scheme amendment and the preparation of an Activity Centres Plan to accommodate shopping and non-retail uses. Retail floorspace is limited to a maximum of 4,500 square metres. The primary function of the "Retail convenience shopping" component of the Neighbourhood Centre is to provide for local convenience shopping needs. The "Mixed use" component is to provide for retail, non-retail and Residential R80 uses that are complementary to the primary function of the Neighbourhood Centre.
- This land is subject to further environmental investigations to identify the suitable and appropriate use of the land, whilst achieving sound environmental outcomes. The investigations shall consider the quality of existing wetlands, remnant vegetation, fauna habitats, regional road networks, buffers to the abattoir and the surrounding and merging settlement pattern. Planning solutions that may be explored including land swaps with degraded land in adjoining Regional Open Space and other possible environmental offsets. This area is subject to a separate structure plan.
- No residential lot is to adjoin the western boundary of the Glen Iris Structure Plan unless supported by the structure plan for Moorlands. In the absence of any endorsed structure plan for Moorlands, the interface should comprise of public roads or pedestrian access ways or local open space.
- Area subject to further investigation due to affects of the future South Western Highway route.
- Lot 41 Columbine Terrace to act as a temporary drainage basin until a drainage connection becomes available through the subdivision/development of Lot 32 Jubilee Road.
- The subdivider will be required to contribute to shared cost items for infrastructure as required under the Glen Iris Structure Plan.

SCALE @ A1 1:5,000  
SCALE @ A3 1:10,000

**ENDORSED STRUCTURE PLAN - CITY OF BUNBURY**  
To provide a framework for future detailed planning at the subdivision and development stage

29.09.10  
Date

City of Bunbury delegated under section 5.9.13 of the City of Bunbury Town Planning Scheme No.7

**ENDORSED STRUCTURE PLAN - WAPC**  
To provide a framework for future detailed planning at the subdivision and development stage

28/9/2010  
Date

WAPC delegated under section 16 of the Planning and Development Act 2005



August 2010

