

Lot 74 Beddingfield Street, Davenport Structure Plan

LEGEND

- - - - AREA
- - - - FLOODWAY LIMIT
- - - - EXTENT OF 100 YEAR ARI FLOOD
- - - - 18m ABOVE GROUND POWER EASEMENT
- - - - REGIONAL OPEN SPACE
- - - - PRECINCT 1: Development Site Area
- - - - PRECINCT 2: Balance Title - Subject to a further Structure Plan

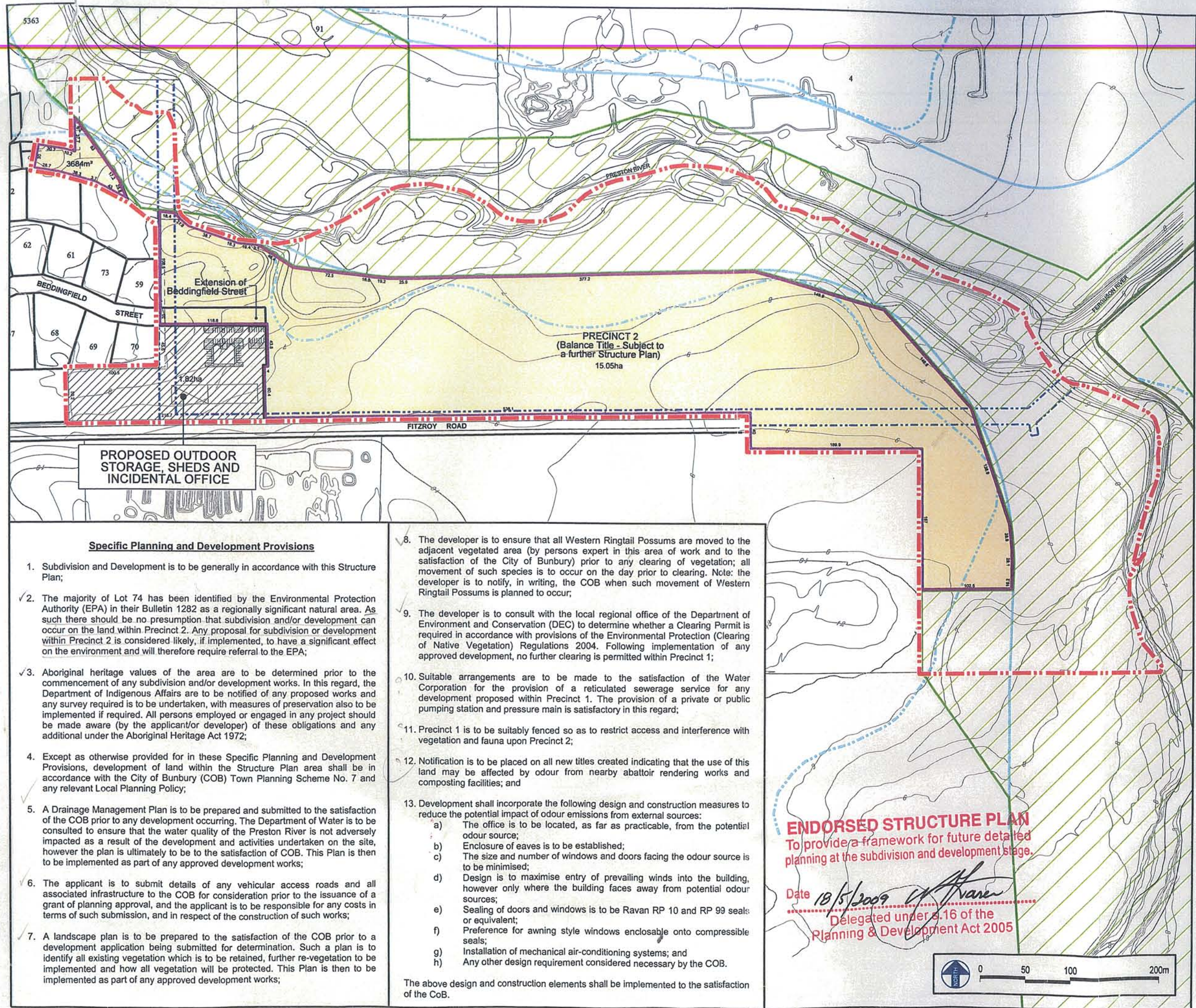


Adopted by Resolution of the City of Bunbury at the Ordinary meeting of the Council held on the 14 day of April 2009
 Mayor [Signature]
 CEO [Signature]

FIGURE 3

Vardaro Nominees Pty Ltd : CLIENT
 1:4,000@A3 : SCALE
 18 March 2009 : DATE
 dw-11219-2-002i : PLAN No
 I : REVISION
 K.K : PLANNER
 M.H : DRAWN

Base data supplied by Landgate
 Projection MGA Zone 50
 Areas and dimensions shown are subject to final survey calculations. All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
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PROPOSED OUTDOOR STORAGE, SHEDS AND INCIDENTAL OFFICE

Specific Planning and Development Provisions

1. Subdivision and Development is to be generally in accordance with this Structure Plan;
2. The majority of Lot 74 has been identified by the Environmental Protection Authority (EPA) in their Bulletin 1282 as a regionally significant natural area. As such there should be no presumption that subdivision and/or development can occur on the land within Precinct 2. Any proposal for subdivision or development within Precinct 2 is considered likely, if implemented, to have a significant effect on the environment and will therefore require referral to the EPA;
3. Aboriginal heritage values of the area are to be determined prior to the commencement of any subdivision and/or development works. In this regard, the Department of Indigenous Affairs are to be notified of any proposed works and any survey required is to be undertaken, with measures of preservation also to be implemented if required. All persons employed or engaged in any project should be made aware (by the applicant/or developer) of these obligations and any additional under the Aboriginal Heritage Act 1972;
4. Except as otherwise provided for in these Specific Planning and Development Provisions, development of land within the Structure Plan area shall be in accordance with the City of Bunbury (COB) Town Planning Scheme No. 7 and any relevant Local Planning Policy;
5. A Drainage Management Plan is to be prepared and submitted to the satisfaction of the COB prior to any development occurring. The Department of Water is to be consulted to ensure that the water quality of the Preston River is not adversely impacted as a result of the development and activities undertaken on the site, however the plan is ultimately to be to the satisfaction of COB. This Plan is then to be implemented as part of any approved development works;
6. The applicant is to submit details of any vehicular access roads and all associated infrastructure to the COB for consideration prior to the issuance of a grant of planning approval, and the applicant is to be responsible for any costs in terms of such submission, and in respect of the construction of such works;
7. A landscape plan is to be prepared to the satisfaction of the COB prior to a development application being submitted for determination. Such a plan is to identify all existing vegetation which is to be retained, further re-vegetation to be implemented and how all vegetation will be protected. This Plan is then to be implemented as part of any approved development works;

8. The developer is to ensure that all Western Ringtail Possums are moved to the adjacent vegetated area (by persons expert in this area of work and to the satisfaction of the City of Bunbury) prior to any clearing of vegetation; all movement of such species is to occur on the day prior to clearing. Note: the developer is to notify, in writing, the COB when such movement of Western Ringtail Possums is planned to occur;
9. The developer is to consult with the local regional office of the Department of Environment and Conservation (DEC) to determine whether a Clearing Permit is required in accordance with provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. Following implementation of any approved development, no further clearing is permitted within Precinct 1;
10. Suitable arrangements are to be made to the satisfaction of the Water Corporation for the provision of a reticulated sewerage service for any development proposed within Precinct 1. The provision of a private or public pumping station and pressure main is satisfactory in this regard;
11. Precinct 1 is to be suitably fenced so as to restrict access and interference with vegetation and fauna upon Precinct 2;
12. Notification is to be placed on all new titles created indicating that the use of this land may be affected by odour from nearby abattoir rendering works and composting facilities; and
13. Development shall incorporate the following design and construction measures to reduce the potential impact of odour emissions from external sources:
 - a) The office is to be located, as far as practicable, from the potential odour source;
 - b) Enclosure of eaves is to be established;
 - c) The size and number of windows and doors facing the odour source is to be minimised;
 - d) Design is to maximise entry of prevailing winds into the building, however only where the building faces away from potential odour sources;
 - e) Sealing of doors and windows is to be Ravan RP 10 and RP 99 seal: or equivalent;
 - f) Preference for awning style windows enclosable onto compressible seals;
 - g) Installation of mechanical air-conditioning systems; and
 - h) Any other design requirement considered necessary by the COB.

The above design and construction elements shall be implemented to the satisfaction of the CoB.

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

Date 18/5/2009 [Signature]
 Delegated under s.16 of the Planning & Development Act 2005

