

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

City of Bunbury delegated under section 11.3.1 of the
City of Bunbury Town Planning Scheme No. 7

Date
200413

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

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

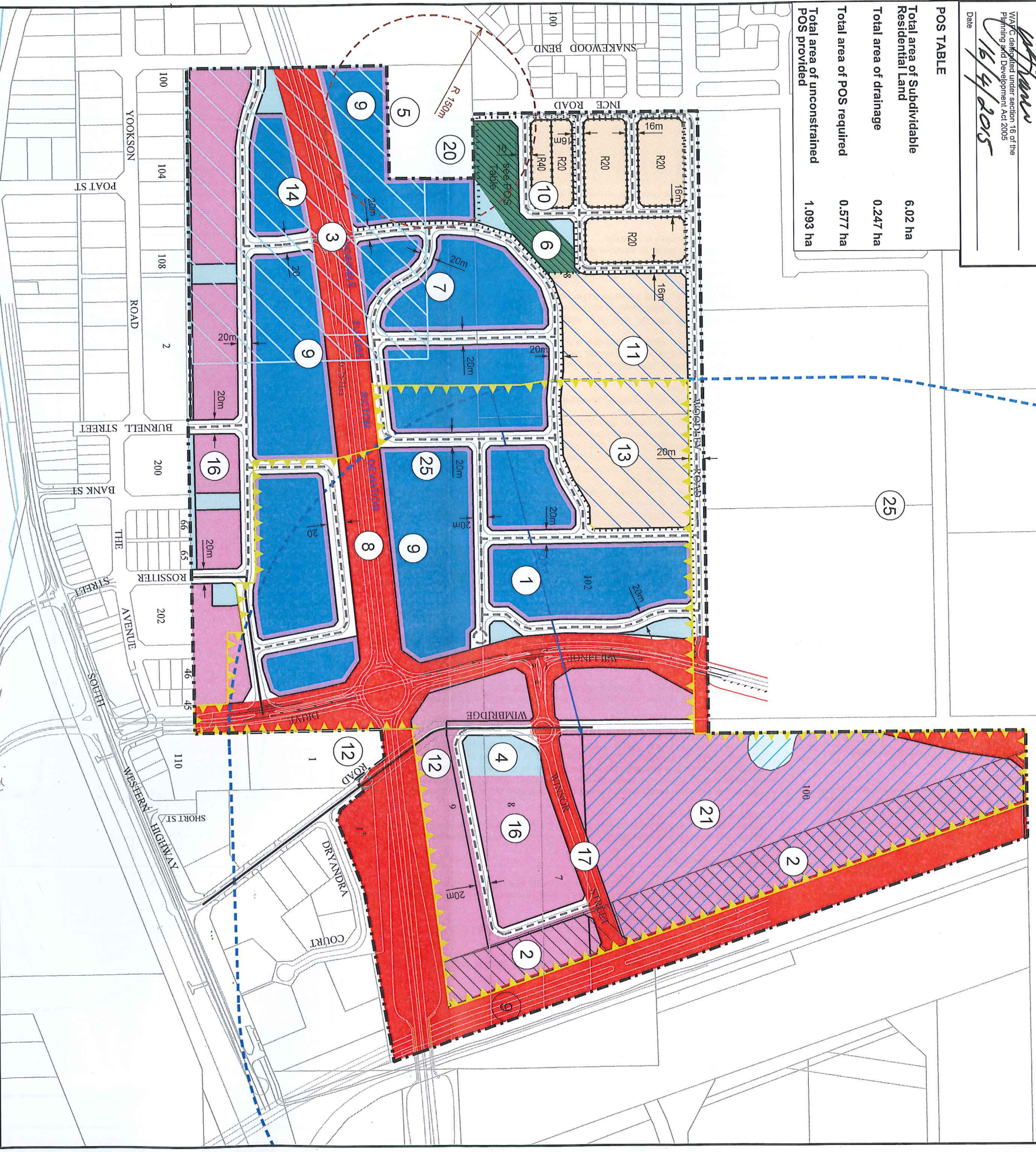
Date
16/4/2015

POS TABLE

Total area of Subdividable Residential Land	6.02 ha
Total area of drainage	0.247 ha
Total area of POS required	0.577 ha
Total area of unconstrained POS provided	1.093 ha

Refer to Sheet 2

Refer to Sheet 2
for Structure Plan
Provisions



STRUCTURE PLAN AREA

- INDUSTRY
- MIXED BUSINESS
- PARKS AND RECREATION
- DRAINAGE

RESIDENTIAL

- R CODES
- PRIMARY REGIONAL ROADS (GBRS)
- SUBJECT TO FURTHER INVESTIGATION

INDICATIVE ACCESS ROAD

- EXISTING ACCESS ROAD
- FUTURE DUAL USE PATH CONNECTION
- AQWEST TREATMENT SITE BUFFER (150m from centre of tank)

ABATTOIR SITE

- OFF-SITE BUFFER (500m from DBC abattoir site)
- DBC ABATTOIR
- SPECIAL CONTROL AREA 3
- LOCATION OF TEMP DRAINAGE BASIN

*** BALANCE OF LOT 1 OWNED BY MRWA TO BE INCLUDED IN FUTURE ROAD RESERVE**

Sheet 1 of 2
WIMBRIDGE PRECINCT
STRUCTURE PLAN

75m 0 150 300m

1:3000 @ A1 or 1:6000 @ A3
ALL DISTANCES ARE IN METRES

Y	
T	
Q	
P	
O	
N	
M	
L	
K	

REVISION	DESCRIPTION	DRAFTER	DATE
Y			
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ORIGINAL PLANNER:	M.L.
ORIGINAL DRAFTER:	K.S.
CREATED DATE:	19.03.2010
AERIAL DATA:	ECW 2008
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	LANDSAT



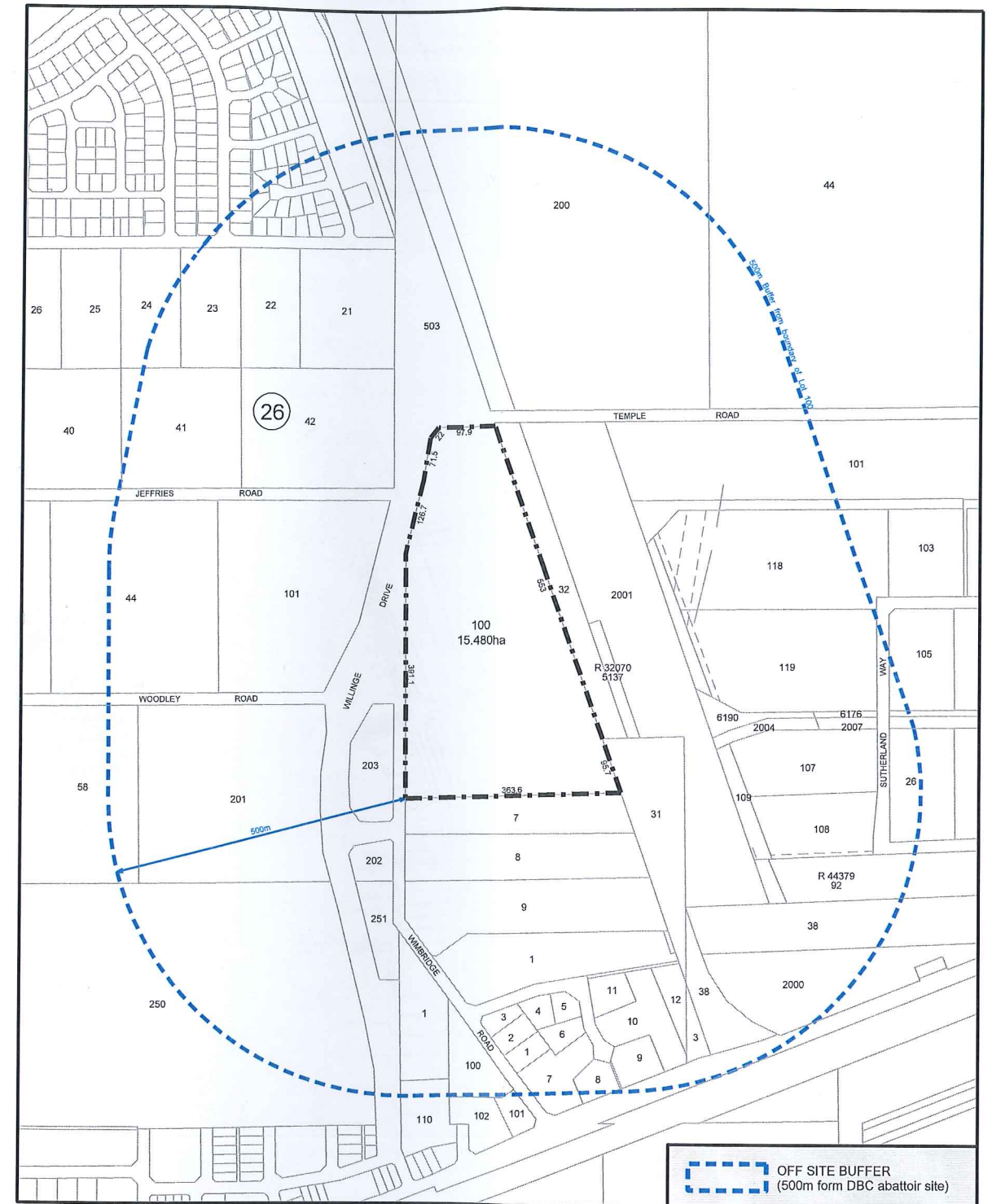
08304P-SP-02M

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES.
AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.

TME Town Planning Management Engineering Pty Ltd (08) 9791 4411 www.tme.net.au

Structure Plan Provisions

1. No residential or other sensitive uses (as defined by EPA Guidance Statement No.3 – Separation Distances Between Industrial And Sensitive Land Uses, June 2005) are to be located on land nominated within the abattoir and Water Treatment Plant Special Control Area.
 2. Land use proposals within Special Control Area 3 - Glen Iris Service Corridor Buffer Area, as identified in the Greater Bunbury Region Scheme, shall be assessed against the following criteria outlined in Division 4 of the Greater Bunbury Region Scheme:
 - the purpose of the Area;
 - planning requirements; and
 - consultation requirements.
 3. The Staged implementation of the intersection of the proposed north south subdivision road with the future Picton Deviation (shown as 3 on the map) is to be negotiated by the developer with Main Roads WA. The subdivision road is allowed to be a continuous road until the Deviation occurs at which time the following arrangements will apply unless agreed otherwise with Main Roads.
 - The southern section of the subdivision road shall be connected to the Picton Deviation via a left in only (from the Highway) arrangement.
 - The northern section of the subdivision road shall be connected to the Picton Deviation via a full Tee junction arrangement.
 4. All development shall incorporate stormwater management systems in accordance with the Drainage Management Strategy and associated Local Water Management Strategy prepared by Thompson McRobert Edgeloe Group. No temporary drainage structures (except for detailed Temp Drainage Basin) will be approved. If any drainage management requirements cross property boundaries, the developer shall negotiate a resolution to the satisfaction of the City of Bunbury prior to any subdivision or development approvals.
 5. Land within the 150m Water Treatment Buffer is excluded from residential and other sensitive (as defined by EPA Guidance Statement No.3 – Separation Distances Between Industrial and Sensitive Land Uses, June 2005) land uses unless otherwise negotiated with Aqwest following a risk management assessment of the final chlorine storage area, and to the satisfaction of the City.
 6. Suitable landscape buffers shall be provided to residential uses to the satisfaction of the City of Bunbury, and all costs shall be the responsibility of the developer.
 7. Prior to the approval of any subdivision or development application, the developer/s shall prepare a Drainage Staging and Contributions Plan to the satisfaction of the City of Bunbury to address the timing, staging, land acquisitions and subdividers' contributions towards the implementation of drainage infrastructure as identified by the 'Drainage Management Strategy'.
 8. South Western Highway proposed realignment to be set aside as a separate lot pending acquisition by Main Roads WA.
 9. Detailed Area Plan/s shall be required as a condition of subdivision for all lots fronting the existing and future primary regional road. Development adjacent to the Bypass must be orientated towards the Bypass in terms of building facades and landscaping as specified in such Detailed Area Plan(s). There shall be no direct access permitted onto the Bypass.
 10. A Detailed Area Plan is required as a condition of subdivision for any land designated as R40 or higher.
 11. Area subject to further investigation. Subject to separate structure planning.
 12. The future Wimbridge Road shall be severed and a cul-de-sac is to be constructed by Main Roads WA when the South Western Deviation is constructed.
 13. Drainage Investigation Area to be in accordance with the Drainage Management Strategy and associated Local Water Management Strategy.
 14. The area marked 'Temp Drainage Basin' shall be subject to a legal agreement naming the City of Bunbury as having an interest in the land as an asset with all associated costs borne entirely by the developer/s. The legal agreement shall be in place prior to any site works or development commencing within the Structure Plan Area, and shall remain in place until the downstream drainage infrastructure, as identified in the 'Drainage Management Strategy', is implemented to the satisfaction of the City of Bunbury. The developer is to demonstrate, to the satisfaction of the City of Bunbury, that the 'Temp Drainage Basin' will satisfy all the requirements as identified in the 'Drainage Management Strategy'.
 15. No development or subdivision approvals will be issued for the area marked for "Temporary Drainage Basin" until such time as the full implementation of the Western Drainage Outlet, as identified in the Drainage Management Strategy, has been achieved.
 16. 'Industry Noxious', 'Industry Port', 'Industry - General' uses are not permitted under the 'Industry' classification on the Structure Plan.
 17. The proposed Winsor Street extension to the Port Access Road is to be set aside as a separate lot pending acquisition by Main Roads WA.
 18. Site contamination investigations are to be undertaken for Lots 58, 100, 201, 202 and 203, as applicable, prior to subdivision application stage.
 19. A Fire Management Plan is to be prepared and endorsed by Department Fire and Emergency Services (DFES) prior to subdivision application stage.
 20. The Water Corporation is intending to acquire land to co-locate a sewer pump station adjacent to the existing Aqwest site which will require a modification to the Structure Plan.
- DEVELOPMENT OF LOT 100**
21. Lot 100 has an 'Additional Use - Abattoir', with an abattoir use defined as follows: 'abattoir' means premises used commercially for the slaughtering of animals for the purpose of consumption as food products.
 22. Prior to submitting an application for development approval, the Local Government may require the proponent to submit an Environmental Management Plan (EMP), prepared by a suitably qualified person to the specifications and satisfaction of the Local Government in consultation with Department Environment Regulation. The EMP is to be based upon sustainability principles demonstrating, among other things, containment of all off-site impacts within the off-site buffer from existing and proposed uses.
 - a) Once approved the EMP shall form part of the conditions of any approval issued for development.
 - b) The EMP shall address but is not limited to criteria, measures and mechanisms to control:
 - i) Noise emissions - including assessment of the need for a detailed noise modelling study.
 - ii) Dust emissions.
 - iii) Stock handling and management.
 - iv) Odour emissions - including assessment of the need for detailed odour modelling study.
 - v) Cleaning and hygiene of animal holding yards.
 - vi) Waste disposal.
 23. Prior to determining any application for the use of Lot 100 as an abattoir, including any upgrading, alteration or extension of the abattoir use, the Local Government may give notice or require the applicant to give notice for the application to be advertised for public comment for a period of not less than 21 days, and will take into account any submissions lodged during the advertising period when determining the application."
 24. In determining any application for an abattoir use, the Local Government shall be satisfied that:
 - a) any alteration or extension of use which cannot reasonably be classified to fall within an abattoir land-use is restricted to uses which are ordinarily classified as being incidental to the abattoir use of the land;
 - b) the application has been referred to the Department Environment Regulation (DER) and any comments or recommendations received, including but not limited to, odour and noise emissions, discharge of contaminants onto land or into groundwater and surface water plus light spill have been taken into account by the Local Government;
 - c) the land-use will not present an unacceptable risk to existing sensitive land uses within the off-site buffer.
 - d) the land-use will not present an unacceptable risk to proposed sensitive land uses outside the off-site buffer.
 25. All proposed lots within 500 metres from Lot 100 (the DBC Abattoir) shall be subject to a Notification on Title advising occupiers that the lot is located within 500 metres of an abattoir and has the potential to be affected by odour and noise.
 26. The 'DBC ABATTOIR SPECIAL CONTROL AREA' and the 'OFF-SITE BUFFER' depicted on the structure plan has been established in accordance with the relevant EPA guidelines and Statement of Planning Policy 4.1 - State Industrial Buffer Policy, and has not been determined through a site specific investigation. Any proposed amendment to the 'DBC ABATTOIR SPECIAL CONTROL AREA' and the 'OFF-SITE BUFFER' as a consequence of a site specific study or modelling, to more accurately determine an appropriate land use buffer to sensitive land uses in the locality, will require the structure plan to be reviewed and amended accordingly.



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29/04/15
Date

Sheet 2 of 2 WIMBRIDGE PRECINCT STRUCTURE PLAN

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

Date 16/4/2015
Delegated under s.16 of the Planning & Development Act 2005



100m 0 250 500m
1 : 5000 @ A1 or 1 : 10000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
V			
U			
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S			
R			
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N			
M	Modification to provisions	KS	14.04.2015

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ORIGINAL PLANNER:	GL
ORIGINAL DRAFTER:	KS
CREATED DATE:	18.03.2015
AERIAL DATA:	
CADAstral DATA:	MGA
TOPOGRAPHIC DATA:	



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