

SPECIAL USE ZONE 1 : STRUCTURE PLAN

Development Provisions

1. Development and Subdivision within the Structure Plan area shall generally be in accordance with the approved Structure Plan.
2. Land uses shall be located generally in the locations designated on the approved Structure Plan.
3. Within Residential designated areas subdivision and development shall generally accord with the following requirements.
 - 3.1 A residential density range of R20 to R40 shall apply with the requirements of the Residential Density Codes to apply in accordance with R Codings as designated in the approved Structure Plan. 3.2 No building shall be constructed of materials or colour which in the opinion of the Council are undesirable for the locality.
 - 3.3 All lots shall be connected to a reticulated water service.
 - 3.4 All lots shall be connected to a reticulated sewer service.
 - 3.5 An Urban Water Management Plan shall be prepared to the satisfaction of the Shire in accordance with the requirements of the Department of Water
4. Within Special Residential designated areas subdivision and development shall generally accord with the following requirements:
 - 4.1 Lots shall be a minimum area of 2000m².
 - 4.2 A Residential density coding of R5 shall apply and development shall proceed in accordance with the standards and requirements of the R5 residential density coding.
 - 4.3 No more than one single dwelling house per lot is permitted.
 - 4.4 No building shall be constructed of materials or colour which in the opinion of the Council are undesirable for the locality.
 - 4.5 All existing trees or groups of trees shall be retained unless their removal is authorised by the Shire for any of the following purposes:
 - Subdivision works.
 - Residential development and associated outbuildings, approved in accordance with the designated residential density coding.
 - Firebreaks and/or fence lines
 - Trees which are dead, diseased or dying and/or are in the opinion of the Council dangerous.
 - 4.6 All lots shall be connected to a reticulated water service.
 - 4.7 All lots shall be connected to a reticulated sewer service.
 - 4.8 A Rehabilitation and Revegetation Management Plan shall be prepared for the creek rehabilitation area located within the Special Residential designated area and implemented to the satisfaction of the Shire.
5. Within Rural Residential designated areas subdivision and development shall generally accord with the following requirements.
 - 5.1 Minimum lot sizes of 1 ha are possible, although larger lot sizes may be necessary in some portions of the site, particularly in the Landscape Protection Area. This will be determined through the subdivision application process, following further assessment of topographic constraints, remnant vegetation and visual impacts.
 - 5.2 Where lots do not contain an existing minimum cleared area of 30m by 30m or are located within Landscape Protection Areas identified in the Structure Plan, building envelopes of this size shall be identified and approved within subdivision application plans to the satisfaction of the Shire and Commission.
 - 5.3 No more than one single dwelling house per lot shall be permitted.
 - 5.4 No building shall be constructed of materials or colour which in the opinion of the Council are undesirable for the locality.
 - 5.5 All lots shall be connected to a reticulated water service. However, in the elevated north-eastern portion of the site, the Commission may be prepared to consider the provision of on-site water supply for rural residential lots, if it can be satisfactorily demonstrated that the provision of reticulated water service in that area would be an unreasonable requirement.
 - 5.6 On site effluent disposal systems shall be provided to the satisfaction of the Shire.
 - 5.7 Where Building Envelopes are required under clause 5.2 above, all buildings, including out-buildings and effluent disposal systems on a lot must be located within the building envelope for that lot shown on the approved subdivision plan.
 - 5.8 The Shire may permit a variation of the building envelope where it is satisfied that for reasons of topography or landscape preservation such variation will not adversely affect the amenity of the area.
 - 5.9 No tree or substantial vegetation may be removed from a Landscape Protection Area shown in the Structure Plan except for the following purposes:
 - Subdivision works.
 - Removal of trees which are dead, dying or diseased and/or which are in the opinion of the Shire unsafe.
 - With the approval of the Shire, if located within an approved Building Envelope, for the purposes of constructing a building, effluent disposal area or a fire protection area surrounding it.
 - 5.10 Within Landscape Protection Areas shown on the Structure Plan, no fencing (including boundary fencing) firebreaks stock or clearing shall be permitted unless in accordance with clause 5.9 above, except that fencing may be provided around and within approved building envelopes.
 - 5.11 For lots within the Rural Residential designated area but outside a Landscape Protection Area shown in the Structure Plan, all existing trees or groups of trees shall be retained unless their removal is authorised by the Shire for any of the following purposes:
 - Subdivision works.
 - Residential dwellings and associated outbuildings approved by the Shire
 - Provision of on-site effluent disposal facilities approved by the Shire.
 - Firebreaks and/or fence lines
 - Removal of trees which are dead, dying or diseased and/or which are in the opinion of the Shire unsafe.
 - 5.12 A Vegetation Management Plan shall be prepared for Landscape Protection Areas identified in the Structure Plan and implemented to the satisfaction of the Shire.
 - 5.13 Prior to conditional subdivision approval being granted, a Type 2 Bush Fire Hazard Assessment shall be prepared by the proponent, to the satisfaction of the Shire of Boddington, in consultation with the Fire and Emergency Services Authority of Western Australia (FESA). This assessment shall be undertaken in accordance with FESA's Planning for Bush Fire Protection (PBP) document. In addition, prior to conditional subdivision approval being granted, the proponent shall submit a report to FESA demonstrating how the proposal will meet the requirements of the PBP document in terms of fire protection, fire suppression, subdivision and development design, access, water supply, and siting of buildings.
 - 5.14 Where Rural-Residential lots contain drainage lines, appropriate buffers shall be identified for on site effluent disposal systems and the location of building envelopes approved within subdivision application plans shall demonstrate compliance with those buffers to the satisfaction of the Shire.
6. A Local Water Management Strategy shall be prepared by the proponent and endorsed by the Department of Water prior to the granting of any conditional subdivision approval. In addition, it is expected that a more detailed Urban Water Management Plan (UWMP) will need to be prepared by the proponent and endorsed by the Department of Water as a condition of subdivision approval(s).



Legend

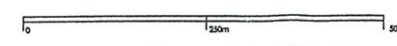
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|---|---|
| Plan Area Boundary | Existing dams to be retained |
| Residential | Landscape Protection Areas |
| Special Residential | Bauxite mining noise buffer |
| Rural Residential | Drainage swales |
| Creek Rehabilitation Area | Existing scoured drainage channel |
| Public Open Space | Road connection to adjoining property and/or residential area and town centre |
| Sewer pumping station site | Possible future road connections |
| Landscape Protection Area - Remnant Vegetation Linkages | |
| Existing Drainage Line | |

**SHIRE OF BODDINGTON TOWN PLANNING SCHEME
SPECIAL USE ZONE NUMBER ONE - STRUCTURE PLAN**

Revised Structure Plan

LOT 8016 BANNISTER-MARRADONG ROAD
BODDINGTON
SHIRE OF BODDINGTON

Structure Plan: Special Use Area 1
Approved by the Council of the shire of Boddington
Date _____, CEO



DISCLAIMER: AREA SUBJECT TO APPLICATION. CURB LANEWAYS ENHANCING ONLY. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FURTHER SURVEY ENGINEERING AND DETAIL DESIGN.
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18/12/07
1:5000@A1
D38ASTR 03C
26/02/08

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revised: 26.02.08

