

ATTACHMENT B

RECOMMENDED CONDITIONS – SHIRE OF JERRAMUNGUP – WAPC #148049

No.	WAPC Ref	Condition
1	B9	The landowner/applicant shall provide a written undertaking to the satisfaction of the Western Australian Planning Commission to advise prospective purchasers of the provisions of the local government's local planning scheme that relate to the use and management of the land.
2	D1	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: <ul style="list-style-type: none"> 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.
3	D3	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 to the satisfaction of the Western Australian Planning Commission.
4		The land to be provided with an adequate outlet drainage system at the applicants/owners cost.
5	D5	Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.
6	EN10	A restrictive covenant, to the benefit of the Department of Environment and Conservation, pursuant to Section 129BA of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of proposed Lot 9 advising of the existence of a restriction on the use of the land to protect areas identified for conservation. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The Conservation Covenant is to include a statement that <i>'Boundary fences that prohibit the passage of flora and fauna are not permitted'</i> .
7	EN11	A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: <i>"No development is to take place outside the defined building envelope(s), unless otherwise approved by the local government."</i>
8	F2	A fire management plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's <i>Guideline Planning for Bushfire Protection Edition 2, May 2010 (in particular Appendix 3)</i> to the specifications of the local government and/or the Fire and Emergency Services Authority

9	F3	A notification, pursuant to section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: <i>'The lot(s) is/are subject to a fire management plan.'</i>
10	R2	The 8.3140ha area marked as 'Lot 10' being shown on the diagram or plan of survey (deposited plan) as reserve for conservation of the environment and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i> , such land to be ceded free of cost and without any payment of compensation by the Crown.
11	T1	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(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.
12	T2	Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that 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 to the satisfaction of the Western Australian Planning Commission
13	T3	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, for the provision of shared paths through and connecting to the application area to the satisfaction of the Western Australian Planning Commission
14	D8	Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the <i>Planning and Development Act 2005</i>
15		Prior to construction commencing the applicant/owner is to prepare a construction management plan to be approved in writing by the Shire prior to any on site works.
16	T11	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's <i>DC 2.6 Residential Road Planning</i>
17	W4	A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: <i>'A mains potable water supply is not available to the lot/s.'</i>
18		Arrangements being made with the local government for the upgrading of roads along the southern and western boundaries of Lot 400 to the satisfaction of the local government.
19		Satisfactory road safety treatments being provided for the intersections at the south western corner of Lot 400 and at the northern extent of wellstead Road along the western boundary.
20		The landowner/applicant is to prepare and implement of an Air Quality Management Plan, consistent with the requirements of the Shire of Jerramungup Sand and Dust Local Law 2011, to address potential issues of dust nuisance to adjoining and nearby properties, prior to, during and after commencement of site works and clearing.
21		The landowner/applicant is to prepare and implement of an Erosion Management Plan, consistent with the requirements of the Shire of Jerramungup Sand and Dust Local Law 2011, to address potential issues of sand drift (particularly to Wellstead Road) prior to, during and after commencement of site works and clearing

Footnotes

1	Da1	Condition 3 has been imposed in accordance with <i>Better Urban Water Management Guidelines (WAPC 2008)</i> . Further guidance on the contents of urban water management plans is provided in <i>'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions'</i> (Department of Water 2008).
2		It is recommended that the reserve recommended at condition 10 is to be managed by the Department of Environment and Conservation.
3		<p>The Fire Management Plan required by condition 8 should also be consistent with the findings of the Point Henry Community and is likely to include (but not be limited to):</p> <ul style="list-style-type: none"> • 100m HSZ; • 30m BPZ; • Suitable strategic breaks/access to ensure that there is a secondary exit point in the case of an emergency. This may include agreements/easements over neighbouring lots. These to be constructed to a trafficable standard and width; • Easements in gross in favour of the Shire over strategic breaks/accessways; • BPZ and HSZ slashed and maintained from the time of subdivision; and • Provision of a communal water tank.
4		Condition 12 requires the connection of the two portions of Wellstead Road to the same standard. This may involve the ceding of land free of cost to the Shire of Jerramungup to widen Wellstead Road, in order to create a suitable intersection with the proposed subdivisional road and sight lines with the proposed subdivisional road.
5		Condition 13 requires the upgrading of the existing Wellstead Road path along the frontage of proposed Lot 9 to an asphalt surface to the satisfaction of the local government.
6	Ta2	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.
7		The Air Quality Management Plan referred to in condition 20 is to meet the requirements of the Shire of Jerramungup Dust and Sand Local Law 2011. An Air Quality Management Plan is a written strategy for minimising the negative impact of dust and smoke upon local air quality, incorporating the principles within the latest version of the publication 'Land Development Sites and Impacts on Air Quality—A guideline for the prevention of dust and smoke pollution from land development sites in Western Australia', published by the Western Australian Department of Environmental Protection.
8		The Erosion Management Plan referred to in condition 21 is to meet the requirements of the Shire of Jerramungup Dust and Sand Local Law 2011. An Erosion Management Plan means a written strategy for minimising the likelihood of carriage by water or sand off any lot of land, incorporating the principles within the latest version of the publication 'Erosion and Sediment Control Manual for the Darling Range, Perth, Western Australia', published by the Upper Canning/Southern Wungong Catchment Team.