

## **ATTACHMENT 10.3.2 (B)**

### **RECOMMENDED CONDITIONS – SHIRE OF JERRAMUNGUP – WAPC #146864**

1. That Scheme Amendment No.8 to the Shire of Jerramungup Local Planning Scheme No.2 be granted final approval by the WAPC.
2. 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.
3. Prior to the commencement of subdivisional works, a Local Water Management Strategy and detailed drainage design are to be prepared and approved, in consultation with the Department of Water.
4. 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. Engineering drawings and specifications are to be in accordance with the Local Water Management Strategy required by condition 3, to the satisfaction of the Western Australian Planning Commission.
5. The land being filled, stabilised, drained and/or graded as required to ensure that:
  - a) lots can accommodate their intended development; and
  - b) stormwater is contained on-site, or appropriately treated and connected to the local drainage system.
6. 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. (Local Government)
7. Prior to the commencement of subdivisional works a foreshore management plan for the Bitterwater Creek is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan.
8. A fire management plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's Guideline Planning for Bushfire Protection Edition 2, May 2010 (in particular Appendix 3) to the specifications of the local government and the Fire and Emergency Services Authority.
9. A notification, pursuant to section 70A of the Transfer of Land Act 1893 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:  
'The lot(s) is/are subject to a fire management plan.'

10. 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.
11. 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:
  - i) The intersection with Borden-Bremer Bay Road is to be of an asphalt standard;
  - ii) Roads are to be designed to accommodate large articulated vehicles;
  - iii) The construction standards for internal roads are to the satisfaction of the Shire of Jerramungup.to the satisfaction of the Western Australian Planning Commission.
12. The proponent shall design and construct a passing bulge in the section of Borden Bremer Bay Road adjacent to the subdivision entry road. This is to be constructed and drained at the full cost of the landowner/applicant.
13. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's DC 4.1 Industrial Subdivision
14. Pursuant to Section 150 of the Planning and Development Act 2005 and Division 3 of the Planning and Development Regulations 2009 a covenant preventing vehicular access onto Borden-Bremer Bay Road being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to specify: "No vehicular access is permitted from Borden Bremer Bay Road.
15. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 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:
  - *'A mains potable water supply is not available to the lot/s.'*;
  - *'The lot is located in a zone that may permit industrial uses and that from time to time there may be higher levels of noise, dust, light spill, and vibration than would be expected in a rural residential development only'; and*
  - *'A reticulated sewerage service is not available to the lot/s.'*
16. 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.
17. 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 silting of Bitterwater Creek and sand drift (particularly to Borden Bremer Bay Road) prior to, during and after commencement of site works and clearing.

18. The proposed battle axe legs being constructed and drained at the landowner/applicant's cost to the specifications of the local government. The battle-axe access leg shall have a minimum paved width of 5 metres.
19. Revegetation of the areas shown on the Subdivision Guide Plan is to be completed with native endemic species and maintained for a period of at least three years from the release of titles.
20. Preparation and lodgement of a staging plan to the satisfaction of the Western Australian Planning Commission prior to the commencement of site works.

**Advice Notes:**

Bitterwater Creek Foreshore Management Plan required at condition 7 is to include (but not be limited to) the stabilisation of banks, fencing and planting of riparian vegetation.

The Fire Management Plan required at condition 8 should include perimeter firebreak around the entire development, the installation of a 50,000l water tank and rights to access all dams within the subdivision.

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.

The construction standards for the internal roads are to satisfy the IPWEA Guidelines. However, the applicant is encouraged to discuss this with the Shire's Executive Manager Infrastructure Services as there will need to be a balance struck between the industrial and rural residential requirements of the IPWEA Guidelines.

The Air Quality Management Plan referred to in condition (16) 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.

The Erosion Management Plan referred to in condition (167) 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.