



Freehold Subdivision

Lot 1 on Deposited Plan 422087
Bremer Bay Road, Bremer Bay



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PLANNING & SURVEY SOLUTIONS



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1 INTRODUCTION

1.1 Objective

This report forms the basis of the subdivision application for the proposed seventeen (17) lot green title subdivision over Lot 1 on Deposited Plan 422087 Bremer Bay Road, Bremer Bay (the 'subject land').

The purpose of this Subdivision Report is to provide planning justification for the subdivision in order to assist decision-makers and service authorities to consider this application in detail and provide a positive recommendation for determination.

This application has been prepared by Harley Dykstra and seeks to achieve the following outcomes:

- Create seventeen (17) residential lots compliant with the provisions of the R15/30 residential coding; and
- Create seventeen (17) lots which are generally consistent with the previous subdivision approval issued to the west of the subject land and generally consistent with the approved Detailed Area Plan.

The proposed Subdivision has been substantially justified within this application along with the following supporting technical report:

- A Bushfire Management Plan prepared by *Bushfire Works*;

1.2 Subdivision/ Subject Land History

This subdivision application seeks to apply for subdivision approval over Lot 1 which has been subject to previous applications being:

- WAPC reference 131320 which resulted in the creation of 33 residential lots to the west and a balance of title; and
- WAPC reference 146869 which resulted in the separation of the balance of title into 2 separate parcels.

The landowner of Lot 1 wishes to pursue a subdivision over this land parcel in accordance with the previous approvals and approved Outline Development Plan. The proposed subdivision seeks to create similar residential lots to those previously created located to the west of the site.

1.3 Subdivision Design

The subdivision design has been guided by the previously approved applications and in accordance with the approved Detailed Area Plan which is demonstrated in **Figure 3**. the subdivision design considers access, servicing, bushfire management, environmental impact and the provision of regular lot shapes and sizes.



2 BACKGROUND AND SITE CONTEXT

2.1 Location

Lot 1 is located within the Shire of Jerramungup and approximately 500m due east of the Bremer Bay town centre. The site is adjacent to Bremer Bay Road which links the Bremer Bay townsite with the South Coast Highway, 58km due west. An aerial location map has been included at **Figure 1** to provide a visual reference for the location of the site and surrounding areas.

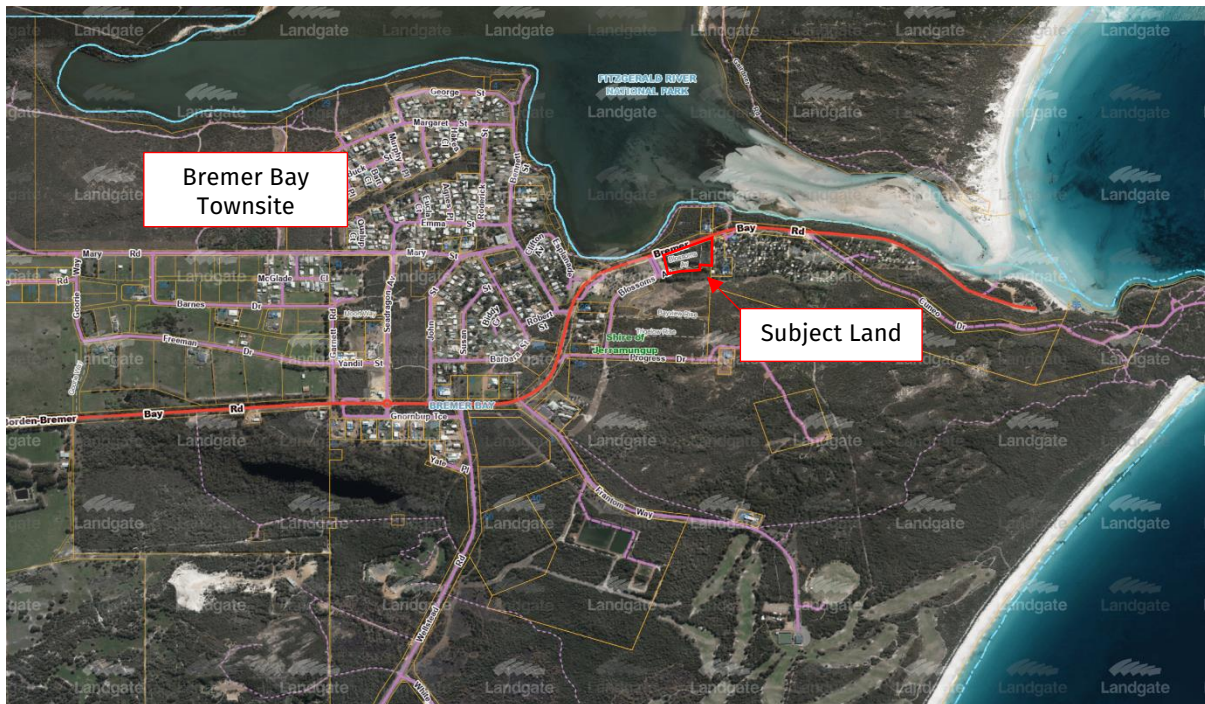


FIGURE 1: Satellite Location Map

2.2 Property Details

The property details for Lot 1 on Deposited Plan 422087, Bremer Bay Road, Bremer Bay are as follows:

LOT NUMBER:	DEPOSITED PLAN:	VOLUME/FOLIO:	LOT AREA:	REGISTERED PROPRIETOR:
1	DP 422087	4031/663	1.2480ha	BVA INVESTMENTS PTY LTD

A copy of the certificate of title has been submitted along with the subdivision application.

2.3 Existing Buildings, Structures and Vegetation

The subject land currently does not accommodate any existing structures or buildings. The Site does accommodate vegetation which has been identified as a *hind dune low Agonis flexuosa* woodland in a vegetation assessment of the site as part of previous planning investigations. The study concludes that this area has virtually no understorey as a result of grazing and weed invasion. This land also is identified to accommodate various mature *Agonis flexuosa* (peppermint trees) which provide an



overstorey canopy within this portion of the study area. An aerial image of the subject land has been included in **Figure 2**.



FIGURE 2: Aerial Imagery of the Subject Land

2.4 Existing Use

The land does not currently accommodate any significant land uses. Historically the site has been used for grazing and other agricultural land uses. Currently, access to and from the site is derived Blossoms Avenue and Bremer Bay Road. As a result of this proposal, Blossoms Avenue will be extended to reconnect to Bremer Bay Road.

2.5 Land Capability

Based on the premise that the land has been earmarked for development and approval for development has been previously granted, the land is considered to be capable of accommodating its intended development, and a subdivision of this nature.

2.6 Topography

Landgate and Esinet mapping demonstrate that the site is relatively flat with an approximate height of 2mAHD. Lots located to the east and west of the subject land also accommodate similar topographical features and site levels.



3 PLANNING FRAMEWORK

3.1 Shire of Jerramungup Local Planning Scheme No. 2

The Shire of Jerramungup Local Planning Scheme No.2 (LPS2) dictates the required development requirements and zoning of land within the Shire boundaries. The Subject land has been zoned 'Residential' under LPS 2. In addition to this zone, the Lot accommodates a special control area more specifically defined as a Special Design Area.

LPS 2 presents a number of objectives associated with the residential zone. These objectives are as follows:

- *"To retain the single house as the predominant form of residential development in a town.*
- *To provide for lifestyle choice in and around a town with a range of residential densities.*
- *To allow for the establishment of non-residential uses subject to local amenities not being adversely affected."*

The proposed subdivision seeks to create 17 additional lots for the purpose of single residential housing in accordance with the approved subdivision guide plan to promote the existing lifestyle choice associated with the Bremer Bay Townsite. In this manner, the proposed development is considered to appropriately reflect the objectives of the residential zone.

As previously mentioned, the subject land is identified to be located within a Special Design Area. Section 6.3 of LPS 2 indicates the requirements associated with Special Design Areas. The purpose of these areas is to provide for co-ordinated development that has regard for environmental considerations and infrastructure requirements.

LPS 2 dictates that the Local Government shall not consider recommending subdivision or development of land unless an approved structure plan has been prepared and adopted and endorsed by the WAPC.

A Detailed Area Plan (DAP) has been prepared and approved by the WAPC which covers the extent of the site. Further detail on the DAP has been included in Section 3.4 of this report.

3.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 *Planning in Bushfire Prone Areas* (SPP3.7) dictates the planning requirements for the development of land within bushfire prone areas. The objectives of SPP3.7 is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

Lot 1 has been wholly identified as bushfire prone under the Department of Fire and Emergency's Bushfire Prone mapping. In accordance with the requirement of SPP 3.7, any development of land within a bushfire prone area requires a Bushfire assessment to be undertaken to identify the bushfire risk posed to future development opportunities on the site.

A Bushfire Management Plan (BMP) has been prepared and completed for the site by Bushfire Works, with a copy of the BMP included as a part of this application.

PROVIDE DETAIL ON RESULTS OF THE BMP



3.3 Development Control Policy 1.1 – Subdivision of land – General Principles (DC 1.1)

The proposal meets the general subdivision principles outlined in WAPC DC Policy 1.1, including:

- Section 3.1 as it plans for the long term use of the land for suitable residential purposes;
- Section 3.2 as the application provides a level of detail covering both site and context issues;
- Section 3.5 as it is lawful development;
- Section 3.6 as all public utility services will be connected to the proposed lots; and
- Section 3.7 as all lots will front constructed public roads.

3.4 Detailed Area Plan 231 Bremer Bay Road

A detailed area plan has been prepared and approved over the subject lot. An extract of which is shown in **Figure 3** (overleaf). The objectives of the DAP are as follows:

- *“To achieve a high standard of subdivision and residential development in keeping with the character and amenity of the site*
- *To encourage subdivision construction and residential development that maintains the natural contours of the land and onsite vegetation*
- *To create an attractive street scape and encourage usable back yard space*
- *To limit the location, height and materials of earthworks and retaining walls*
- *To provide guidance for dwelling design to minimise earthworks and retaining walls*
- *To control fencing and residential development to provide a high level of surveillance of public open space.”*

The DAP indicates the subject land has the capacity to accommodate a total of 19 lots. The proposed subdivision seeks to subdivide Lot 1 into 17 new lots.

It is considered that through the provision of fewer lots it allows the other lots to accommodate larger lot sizes to assist in meeting the objectives of the DAP, specifically by providing usable backyard space. The provision of larger lots is also reflective of the intent of the residential zone in relation to LPS 2 in assisting in preserving the ‘single dwelling’ lifestyle associated with the Bremer Bay townsite.



FIGURE 3: Detailed Area Plan Excerpt

3.5 Local Planning Policy No. 3 – Design Guidelines and Detailed Area Plan

The Shire of Jerramungup Local Planning Policy No. 3 – *Design Guidelines and Detailed Area Plan* (LPP 3) complements the Residential Design Codes to provide a basis for the assessment for all residential development purposes within the area generally bound by the foreshore reserve, Esplanade Road and Bremer Bay Road, Bremer Bay.

The objectives of LPP 3 are detailed as follows:

- *“To achieve a high standard of residential development and subdivision outcomes for the Shire in appropriate locations based on sound planning principles.*
- *To facilitate a harmonious and attractive living environment which can be appreciated by both residents of the Precinct and the wider community.*
- *To prevent direct vehicular access to Bremer Bay Road to facilitate safe and efficient vehicular movement.”*

LPP 3 further dictates the site-specific Scheme requirements relating to the land within the Detailed Area Plan (DAP). The land is zoned residential with an r coding of R-15/30. Under this flexible coding, the base code of R-15 applies, however council may use discretion to approve a density coding of



up to the R-30 coding. The requirements to achieve the higher density coding of R-30 have been addressed in LPP3 and summarized in **Table 1** below.

Table 1: R-30 Density Requirement Criteria

R-30 Density Criteria	Proposed Subdivision compliance
Adequate connection to reticulated sewer is available;	Section 4 of this report details that reticulated sewer services can be adequately extended to service each new lot.
In the opinion of the local government the lot is suitably located close to services and facilities;	Section 4 of this report details the location of all services in relation to the Lot. The required services can be appropriately extended to service the development.
The local government after following the advertising procedures in clause 9.4 is satisfied that there will be no adverse impacts on local amenities;	Given that a previous subdivision has been approved over this lot, it is considered that this proposed subdivision will not significantly adversely affect the local amenities of the area.
The local government considers the design of the development will enhance the amenity of the local area;	Given that a previous subdivision approval has been granted over the lot, it is assumed that the proposed subdivision will enhance the amenity of the area and provide additional residential opportunities within the Town of Bremer Bay.
The development is compatible with the surrounding land uses and development.	The development seeks to extend the residential development located west of the subject land. Therefore, this proposal is considered to be compatible with the surrounding land uses.

The proposed subdivision is generally in accordance with the Detailed Area Plan as discussed in Section 3.4 of this report. The proposed subdivision provides seventeen (17) lots ranging in lot size from 478m² – 673m² with an average lot size of 582m². The minimum and average lot sizes comply with the R-15/30 density coding and meet the objectives of the requirements for a higher density coding as outlined in Table 1. It should be noted that the previously approved subdivision facilitated lot sizes ranging from 452m² – 643m² with an average lot size of 521m². The proposed subdivision is considered to more appropriately reflect the design and character of the area and Bremer Bay Townsite.

3.6 Aboriginal Sites and Heritage Places

Lot 1 has been identified as being a site with Aboriginal significance under the Aboriginal Heritage registrar. The site forms a part of place-id 5000 John Cove 1. Online mapping indicates that this location has been identified to potentially hold scattered artifacts. In conjunction with previous approvals a Section 18 notice has been approved which provides authority to undertake site works in accordance with a number of conditions from the Hon Michelle Roberts, Minister for Indigenous Affairs. A copy of the Section 18 notice approval has been provided within this application. It is considered that the proposed subdivision can be undertaken in accordance with this notice and that no further investigative works are required to facilitate the implementation of the subdivision.



4 SERVICING

3.7 Power

Underground reticulated power services are currently located within the road reserves along Bremer Bay Road, Peppy Avenue and Blossoms Avenue. At Subdivision implementation stage these existing power services can be extended to provide an underground connections to each new lot. Detailed design will be coordinated with Western Power once a subdivision approval has been granted.

3.8 Reticulated Water

Reticulated water services are currently located within the road reserves along Bremer Bay Road, Peppy Avenue and Blossoms Avenue. During subdivision implementation these existing water services can be extended to provide a connection to water to each new lot.

3.9 Reticulated Sewer/Effluent Disposal

Reticulated sewer services are located within the road reserves along Bremer Bay Road, Peppy Avenue and Blossoms Avenue. During subdivision implementation stage the existing sewer services can be extended to provide sewer connection to each new lot.

3.10 Telecommunications

Existing Telecommunication services are currently located within the road reserves along Bremer Bay Road, Peppy Avenue and Blossoms Avenue. During subdivision implementation stage these services can be extended and provide new connections to each lot.



5 CONCLUSION

Subdivision approval is respectfully sought for a seventeen (17) green title residential lots as detailed within this report and outlined within the attached plan of subdivision. The proposed subdivision is justified as follows:

- The proposed subdivision meets the intent of the Shire of Jerramungup's Local Planning Scheme and Policies, and the relevant State Planning Policies;
- The Subdivision Design is generally in accordance with the approved Detailed Area Plan, and meets the objectives and requirements of the DAP.
- Each proposed lot has the capacity to be connected to the required reticulated sewer, water and power connections
- The proposed subdivision is a continuation of the residential development to the west of the subject land.

On the basis of the description and rationale provided within this report, it is therefore respectfully requested that the Western Australian Planning Commission review this application and approve the proposed subdivision on Lot 1 on Deposited Plan 422087 Bremer Bay Road, Bremer Bay.