

**ENDORSED STRUCTURE PLAN - SHIRE OF DONNYBROOK-BALINGUP**  
To provide a framework for the future detailed planning at the subdivision and development stage.

Shire of Donnybrook-Balingup delegated under section 3.8 of the Shire of Donnybrook-Balingup Town Planning Scheme No. 4

*J. Allen*  
15<sup>TH</sup> MARCH 2013

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

WAPC delegated under section 18 of the Planning and Development Act 2005

*W. Atkinson*  
7/3/2013

**LOT 108 KELLY ROAD - STRUCTURE PLAN**

**OBJECTIVES**  
To facilitate mixed-use urban development which provides for a wide range of living, employment and leisure opportunities, capable of adapting over time as the community changes and which reflects appropriate community standards of health, safety and amenity.  
To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.  
To maximize land efficiency wherever possible.



**LOT ANALYSIS - OPTION A**

	Hectares
Land Area	27.9576
Lot 108	0.7752
Closed Road Reserve	28.3128
Total Area of Structure Plan (Gross)	2.1817
Foreshore Reserve	26.1311
Net Developable Land	2.6151
10% POS Requirement	0.2615
<b>Lots</b>	
R10	101
R12.5	6
R15	67
R40	2
Total Lots	176
Total Estimated Dwellings	188
Net Density - Dwellings per hectare	7.19
Estimated Population	564
Occupancy rate of 3 persons per dwelling	564
<b>P.O.S./Drainage Reserves</b>	
Area 1 - Foreshore Reserve	2.1817
Area 2	0.1449
Area 3	0.4505
Area 4	0.5911
Area 5	0.4217
Area 6	0.1850
Area 7	1.4505
Total	5.8279
<b>Drainage</b>	
D1	0.1417
D2	0.0799
D3	0.0367
D4	0.1450
Total	0.4233

**LOT ANALYSIS - OPTION B**

	Hectares
Land Area	27.9576
Lot 108	0.7752
Closed Road Reserve	28.3128
Total Area of Structure Plan (Gross)	2.1817
Foreshore Reserve	26.1311
Net Developable Land	2.6151
10% POS Requirement	0.2615
<b>Lots</b>	
R10	121
R12.5	10
R15	28
R40	2
Total Lots	129
Total Estimated Dwellings	133
Net Density - Dwellings per hectare	7.96
Estimated Population	645
Occupancy rate of 3 persons per dwelling	645
<b>P.O.S./Drainage Reserves</b>	
Area 1 - Foreshore Reserve	2.1817
Area 2	0.1449
Area 3	0.4505
Area 4	0.5911
Area 5	0.4217
Area 6	0.1850
Area 7	1.4505
Total	5.8279
<b>Drainage</b>	
D1	0.1417
D2	0.0799
D3	0.0367
D4	0.1450
Total	0.4233



**LEGEND**

- VALLEY LOTS
- LOWER SLOPES LOTS
- HILL SIDE LOTS
- RIVER SIDE LOTS
- POS AREA & NUMBER
- DRAINAGE BASIN
- AREA SUBJECT TO DETAILED AREA PLAN
- DUAL USE PATH (D.U.P.)
- UNIFORM FENCING
- 2m DRINKING SETBACK
- LIFESTYLE VILLAGE SITE - OPTION B
- KELLY ROAD - 20m RESERVE
- SUBDIVISION ROADS - 20m RESERVES

**STRUCTURE PLAN MAP - SHEET 1 OF 2**  
**LIFESTYLE VILLAGE SITE-OPTION B**  
**LOT 108 KELLY ROAD**  
**DONNYBROOK**

--- SUBJECT LAND  
EXISTING CADASTRE  
PROPOSED CADASTRE  
CONTOURS

1:2000 (A1, B, 1:4000 (A2) ALL DIMENSIONS IN METRES

NO	REVISION	DESCRIPTION	DRAWN	DATE
1				
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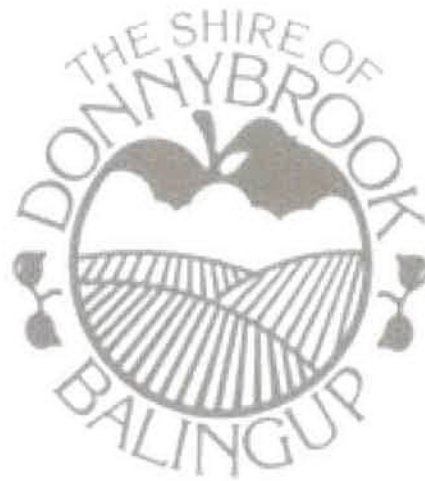
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ORIGINAL PLANNER: D.L.  
ORIGINAL DRAFTER: M.A.  
CREATED DATE: 24.02.2011  
AERIAL DATA:  
CADASTRAL DATA: MSA  
TOPOGRAPHIC DATA:



06035P-SP-02





**AMENDMENT NO. 1**

**TO THE**

**LOT 108 KELLY ROAD, DONNYBROOK**

**STRUCTURE PLAN**

## RECORD OF AMENDMENTS MADE TO THE LOT 108 KELLY ROAD DONNYBROOK

## STRUCTURE PLAN

Amendment No.	Summary of the Amendment	Date approved by WAPC
1	<ul style="list-style-type: none"><li>• Increase the total area of the Lifestyle Village site by removing four R15 lots and the Public Open Space Area 5;</li><li>• Insert the modified Lifestyle Village lot into the Structure Plan area and remove reference to Option B; and</li><li>• Modify the Structure Plan report and map accordingly.</li></ul>	

**AMENDMENT NO. 1 TO THE  
LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN**

The Shire of Donnybrook-Balingup, pursuant to its Local Planning Scheme No. 7, hereby amends the above Structure Plan by:

1. Modify the Structure Plan Report in the form as contained within **Attachment 1**; and
2. Modify the Structure Plan Map in the form as contained within **Attachment 2**.

This Structure Plan Amendment is prepared under the provisions of the Shire of Donnybrook-Balingup Local Planning Scheme No. 7

**IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 1 TO THE LOT 108  
KELLY ROAD DONNYBROOK STRUCTURE PLAN**

**WAS APPROVED BY**

**RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON**

.....

**Signed for and on behalf of the Western Australian Planning Commission**

.....

**an officer of the Commission duly authorised by the Commission pursuant to section 24 of the  
*Planning and Development Act 2005* for that purpose, in the presence of:**

..... **Witness**

..... **Date** .

..... **Date of Expiry**

## EXPLANATORY REPORT

### AMENDMENT NO. 1 TO THE

### LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN

#### Introduction

The proposed Structure Plan amendment involves a minor extension of the Lifestyle Village site to incorporate additional land to the east to facilitate the future development of a lifestyle village comprising 120 lots, a caravan and boat parking area and recreational facilities including a club house and lawn bowls green. The minor modification will ensure that population and dwelling targets originally planned for within the Structure Plan are exceeded and will maintain the provision of public open space well in addition to the required 10% across the overall site area. The proposed Structure Plan amendment does not involve any substantial changes to the report or mapping and has therefore been assessed as a minor modification which reflects the expectations of both the Council and the landowner in progressing towards the development of a Lifestyle Village over Lot 9504 once the statutory considerations involving the scheme amendment, structure plan amendment and development approval are resolved.

In summary, this amendment to the Lot 108 Kelly Road Donnybrook Structure Plan seeks to:

- a) increase the total area of the Lifestyle Village site by removing four R15 lots and the Public Open Space Area 5;
- b) insert the modified Lifestyle Village lot into the Structure Plan area and remove reference to Option B; and
- c) modify the Structure Plan report and map accordingly.

#### Consideration of Proposed Modifications

The current Lot 108 Kelly Road Donnybrook Structure Plan under Option B shows the land subject of this Structure Plan amendment as predominantly Lifestyle Village with four single R15 allotments and an open space area. The amendment to the Structure Plan is sought to facilitate the development of a Lifestyle Village development over one contiguous land parcel. The site containing the Lifestyle Village designation is Lot 9504 Kelly Road, Donnybrook and is currently serviced by Kelly Road along its western boundary. The landowner intends to progress with a Lifestyle Village development on this land and will seek to initially provide access to the development from Kelly Road until such time that the local road network within the Structure Plan area is developed as a result of the subdivision of neighbouring residential lots.

With the proposed removal of Public Open Space Area 5, the total provision of public open space, inclusive of the foreshore and drainage reserves is maintained at 20% of the total (gross) Structure Plan area. The total area of Lot 9504 inclusive of the closed road is 4.6893ha. Under Clause 18 of Division 5 of the *Caravan Parks and Camping Grounds Regulations 1997*, a Lifestyle Village is required to provide at least 10% of the site area for recreational space, two thirds of which must be in one area. Therefore, a total of 4,689m<sup>2</sup> is required to be set aside for recreational space within the Lifestyle Village. The Public Open Space Area 5 has an area of 4,217m<sup>2</sup> and therefore the total open space provision per square meter of land across the

Structure Plan area would increase as a result of this proposed modification. The broader Structure Plan area still provides surplus unrestricted public open space relative to the 10% open space requirement.

With the proposal to construct the Lifestyle Village at Lot 9504, this Structure Plan amendment includes the consolidation of the Structure Plan Map by removing reference to "Option 2" and including the Lifestyle Village designation as part of the main map (refer **Attachment 2**). This modification has also resulted in amendments to the analysis tables within the Structure Plan which have been reflected in **Attachment 1**.

Finally, on the basis that this amendment to the Structure Plan does not introduce any new provisions to the Structure Plan, the option is open to Council to adopt this amendment without advertising. It is noted that subsequent to the Structure Plan amendment application, the landowner intends to submit a development application for the proposed Lifestyle Village development and therefore any efficiencies available to the applicant in progressing these administrative aspects will ultimately assist in the timely delivery of the proposal and the availability of the village to residents in the Donnybrook-Balingup locality to the benefit of both the Council and the broader community.

### **Consideration of the Current Planning Framework**

#### ***Shire of Donnybrook-Balingup Local Planning Scheme No. 7***

Since adoption of the Structure Plan in 2013, the zoning of the Structure Plan area has changed and now reflects the intent of the Structure Plan to develop a well planned sustainable subdivision that is responsive to its physical and social setting.

Under the Shire's Local Planning Scheme No. 7 (LPS7), the Structure Plan area is now zoned "Residential". The purpose of the Residential zone are set out under Clause 3.2.1 of the Scheme as follows:

*The purpose of the Residential zone is to cater for the adequate provision of suitably located land in a varied urban residential environment to meet the needs of the community and to promote the amenity of residential areas. In particular, to provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.*

The Structure Plan area is also designated Special Control Area No. 8 (SCA8) 'Structure Plan Areas' and is included in Schedule 11 (Structure Plan Areas) as SPA16. The purpose of SCA8 is to coordinate land use and development through structure planning as follows:

*5.9.2.1 To identify areas requiring comprehensive structure planning prior to subdivision and development.*

*5.9.2.2 To coordinate subdivision, land use and development in areas requiring comprehensive planning.*

Further, the provisions of SPA16 within Schedule 11 of the Scheme notes the following for the subject land:



*Subdivision and development shall be in accordance with the endorsed Structure Plan.*

It is also noted that the land to which this proposed Structure Plan amendment relates is also currently subject to an amendment to LPS7 to introduce an "Additional Use" to Lot 9504 while retaining the underlying "Residential" zone. The proposed "Additional Use" zone is intended to insert an additional use of "Park Home Park" as a permissible use over the land to maintain consistency with the currently adopted Structure Plan which anticipates a Lifestyle Village use as a permitted use. Once finalised, the scheme amendment will enable Council to assess future planning applications for a Lifestyle Village development on Lot 9504. This proposed Structure Plan amendment is therefore entirely consistent with the ultimate zoning of the land under LPS7 that has been supported by Council and will ensure that consistency is achieved between the Structure Plan and LPS7.

### ***Planning and Development (Local Planning Schemes) Regulations 2015***

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) were gazetted on 25 August and came into effect on 19 October 2015. Schedule 2, Part 4, clause 15 of the Regulations outlines that a structure plan may be prepared for an area that is identified in a local planning scheme as being suitable for urban development.

A Structure Plan has been prepared for the land and provides a basis for zoning (including residential density) and subdivision of the land. The proposed Structure Plan amendment does not seek to introduce any new provisions into the Structure Plan and only modifies the boundaries of the Lifestyle Village lot to reflect the current boundary of Lot 9504. As previously noted, the minor modification to the public open space calculation arising from this amendment still retains the overall provision of open space exceeding the minimum 10% within the Structure Plan area. It is also noted that with the Lifestyle Village development, the dwelling and population targets are maintained across the Structure Plan area.

Therefore the proposed Structure Plan amendment does not warrant review of the form and layout of the report, other than to update the area calculations in relation to lot yield, dwelling yield and public open space allocation. These minor modifications are contained within the table at **Attachment 1**.

### ***State Planning Policy 3.7 Planning for Bushfire Prone Areas***

As part of the preparation of the Structure Plan, the Fire and Emergency Services Authority (now Department of Fire and Emergency Services) were contacted in 2009 with regard to the bushfire risk associated with the proposal. At the time it was recognised by FESA that existing pasture within the subject land and on adjoining rural land was classified as having a low fire hazard rating and that the provision of reticulated water supplies, fire hydrants and subdivision roads were acceptable for a bushfire risk minimisation perspective. FESA subsequently issued written correspondence confirming that no formal fire management plan would be required for the proposed development.

A package of planning reforms relating to bushfire throughout Western Australia was introduced in 2015. State Planning Policy 3.7: Planning for Bushfire Prone Areas (**SPP3.7**) and the Guidelines for Planning in Bushfire Prone Areas (**the Guidelines**) were released and took effect on 7 December 2015. SPP 3.7 provides the foundation for land use planning decisions in designated bushfire prone areas. Areas within Western Australia have been designated as



bushfire prone by the Fire and Emergency Services (FES) Commissioner, and the Map of Bushfire Prone Areas which identifies the parts of the State that are designated as bushfire prone came into effect on 8 December 2015. Part of the Structure Plan area is now identified as bushfire prone within the Map of Bushfire Prone Areas. This area comprises of the land within 100m of the existing vegetation along the Preston River forming the western boundary of the Structure Plan area.

As noted previously in this report, the proposed Structure Plan amendment simply seeks to extend the Lifestyle Village site further to the east to incorporate the four R15 lots and the public open space Area 5. As such, there is no further substantial change to the road network layout or access arrangements. Further, the proposed changes do not affect the positioning of any of the proposed residential lots within the Structure Plan area, other than to remove four proposed R15 lots. Therefore, as a result the proposed subdivision layout of the site will remain substantially unchanged.

As such, despite the recognition of portion of the Structure Plan area being designated as bushfire prone, it would be unreasonable for this proposed amendment to trigger the need for review with respect to SPP3.7 and the Guidelines. It is likely that any new subdivision or development that occurs within the areas of the Structure Plan that are now identified as bushfire prone may be required to have regard to the current bushfire planning framework. However, it is likely that the focus of such considerations would be generally to the western side of Kelly Road in the portions of the Structure Plan that are located adjacent to the identified bushfire risk associated with the vegetation within the Preston River foreshore reserve.

For these reasons, assessment against the provisions of SPP3.7 and the Guidelines is not warranted as part of the proposed Structure Plan amendment.

**ATTACHMENT 1**  
**TABLE OF PROPOSED MODIFICATIONS TO**  
**STRUCTURE PLAN REPORT**

ATTACHMENT 1 – TABLE OF PROPOSED MODIFICATIONS TO THE LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN REPORT

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
1	Figure 13	<ul style="list-style-type: none"> <li>Replace Figure 13 with revised Subdivision Concept Plan based on the modified Structure Plan Map at Attachment 2. A revised Figure 13 is included below.</li> </ul>
2	Section 5.1	<ul style="list-style-type: none"> <li>Update Paragraph 1 as follows:                     <p>The proposed development of Lot 108 will potentially provide a total of <del>181</del> <u>131</u> lots <del>which generally range from 600m<sup>2</sup> to 1,500m<sup>2</sup></del> with an estimated population of <del>600</del> <u>645</u> persons. <u>Residential lots will generally range from 600m<sup>2</sup> to 1,500m<sup>2</sup>, with the Lifestyle Village lots averaging approximately 200m<sup>2</sup>.</u></p> <p>The proposed subdivision concept plan is included as Figure 13 and the land / lot yield analysis is shown in Table 3. There is a large foreshore reserve which recognises the 1:100 yr flood levels.</p> </li> <li>Update Paragraph 2 as follows:                     <p>A total of <del>6.2512</del> <u>5.8295</u> hectares of land is set aside for public open space, drainage and foreshore reserve and this represents 20% of the total site area.</p> </li> <li>Update Paragraph 8 as follows:                     <p><del>Two</del> <u>One</u> grouped housing sites <del>have</del> <u>has</u> been identified with a residential design coding of 'R40'.</p> </li> </ul>

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
		<p><del>These</del> <u>This</u> sites <del>have</del> <u>has</u> been strategically located to take advantage of the public open space network and to minimize access points near and onto busy sections of road within the development. The <del>two</del> sites <del>has an combined have an</del> area of <del>7140m<sup>2</sup></del> <u>1500m<sup>2</sup></u>.</p> <ul style="list-style-type: none"> <li>Update Paragraph 9 as follows: <p><del>As identified on the Structure Plan, an Option B has been proposed for the northern portion of the subject site. This Option B identifies a third R40 site which would be developed as</del> A Lifestyle Village site <u>has also been included</u> to cater for and provide accommodation opportunities for the aging community in and around the Donnybrook town site. <del>As indicated Option B would still retain the Public Open Space area referred to as No. 5 and incorporates four (4) residential R15 lots on the north eastern edge of this area.</del></p> </li> <li>Delete Paragraph 10.</li> <li>Update Paragraph 13 as follows: <p>In summary, land set aside in the Structure Plan for residential purposes is expected to yield <del>188</del> <u>131</u> dwellings.</p> </li> </ul>



Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description																																													
3	Table 3	<ul style="list-style-type: none"> <li>Update Table 3 as follows:</li> </ul> <table border="1" data-bbox="698 464 1891 1369"> <thead> <tr> <th data-bbox="698 464 1483 512">Site Area</th> <th data-bbox="1483 464 1691 512"></th> <th data-bbox="1691 464 1891 512"></th> </tr> </thead> <tbody> <tr> <td data-bbox="698 512 1483 560">• Lot 108</td> <td data-bbox="1483 512 1691 560">22.5576</td> <td data-bbox="1691 512 1891 560"></td> </tr> <tr> <td data-bbox="698 560 1483 608">• Closed road reserve</td> <td data-bbox="1483 560 1691 608">0.7752</td> <td data-bbox="1691 560 1891 608"></td> </tr> <tr> <td data-bbox="698 608 1483 655"><b>Total Site Area</b></td> <td data-bbox="1483 608 1691 655"></td> <td data-bbox="1691 608 1891 655"><b>28.3328</b></td> </tr> <tr> <td data-bbox="698 655 1483 703">Less deductions</td> <td data-bbox="1483 655 1691 703"></td> <td data-bbox="1691 655 1891 703"></td> </tr> <tr> <td data-bbox="698 703 1483 751">• Foreshore Reserve to be ceded</td> <td data-bbox="1483 703 1691 751">2.1817</td> <td data-bbox="1691 703 1891 751"></td> </tr> <tr> <td data-bbox="698 751 1483 799">• Dedicated drainage reserve D2</td> <td data-bbox="1483 751 1691 799">0.1449</td> <td data-bbox="1691 751 1891 799"></td> </tr> <tr> <td data-bbox="698 799 1483 847"><b>Net Site Area</b></td> <td data-bbox="1483 799 1691 847"></td> <td data-bbox="1691 799 1891 847"><b>26.1511</b></td> </tr> <tr> <td data-bbox="698 847 1483 895"><b>R Codes Density</b></td> <td data-bbox="1483 847 1691 895"><b>No of Lots</b></td> <td data-bbox="1691 847 1891 895"><b>Dwellings</b></td> </tr> <tr> <td data-bbox="698 895 1483 943">R10</td> <td data-bbox="1483 895 1691 943">101</td> <td data-bbox="1691 895 1891 943">101</td> </tr> <tr> <td data-bbox="698 943 1483 991">R12.5</td> <td data-bbox="1483 943 1691 991">6</td> <td data-bbox="1691 943 1891 991">6</td> </tr> <tr> <td data-bbox="698 991 1483 1038">R15</td> <td data-bbox="1483 991 1691 1038"><del>67</del> <u>22</u></td> <td data-bbox="1691 991 1891 1038"><del>67</del> <u>22</u></td> </tr> <tr> <td data-bbox="698 1038 1483 1086">R40</td> <td data-bbox="1483 1038 1691 1086"><del>2</del> <u>1</u></td> <td data-bbox="1691 1038 1891 1086"><del>14</del> <u>6</u></td> </tr> <tr> <td data-bbox="698 1086 1483 1134"><u>Lifestyle Village Site (equivalent residential density of R40)</u></td> <td data-bbox="1483 1086 1691 1134"><u>1</u></td> <td data-bbox="1691 1086 1891 1134"><u>120</u></td> </tr> <tr> <td data-bbox="698 1134 1483 1182"><b>Total</b></td> <td data-bbox="1483 1134 1691 1182"><del>176</del> <u>131</u></td> <td data-bbox="1691 1134 1891 1182"><del>188</del> <u>255</u></td> </tr> </tbody> </table>	Site Area			• Lot 108	22.5576		• Closed road reserve	0.7752		<b>Total Site Area</b>		<b>28.3328</b>	Less deductions			• Foreshore Reserve to be ceded	2.1817		• Dedicated drainage reserve D2	0.1449		<b>Net Site Area</b>		<b>26.1511</b>	<b>R Codes Density</b>	<b>No of Lots</b>	<b>Dwellings</b>	R10	101	101	R12.5	6	6	R15	<del>67</del> <u>22</u>	<del>67</del> <u>22</u>	R40	<del>2</del> <u>1</u>	<del>14</del> <u>6</u>	<u>Lifestyle Village Site (equivalent residential density of R40)</u>	<u>1</u>	<u>120</u>	<b>Total</b>	<del>176</del> <u>131</u>	<del>188</del> <u>255</u>
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Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description			
		Net density – dwellings per hectare		7.19	
				<u>9.00</u>	
		Estimated population (occupancy rate of 3 persons per dwelling <u>for standard residential and 2 persons per dwelling for lifestyle village</u> )		564	
		<b>POS and Drainage</b>			
		Map Reference	<b>POS</b>	<b>Drainage</b>	<b>Total</b>
		Area 1 – Foreshore	2.1817		2.1817
		Area 2 – D3	0.1449	0.0367	0.1816
		Area 3	0.4505		0.4505
		Area 4 – D2	0.5931	0.0799	0.6730
		Area 5	<del>0.4217</del>		<del>0.4217</del>
		Area 6	0.3855		0.3855
		Area 7 – D1 & D4	1.6505	0.3067	1.9572
		<b>Total</b>	<b>5.8279</b>	<b>0.4233</b>	<b>6.2512</b>
			<u>5.4062</u>		<u>5.8295</u>
4	Section 5.4	<ul style="list-style-type: none"> <li>Update Paragraph 2 as follows:</li> </ul>			

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description																														
		<p>There are <del>seven</del> <u>six</u> public open space and drainage areas proposed on the plan. These vary in size from 0.1449 hectares to 2.1817 hectares.</p> <ul style="list-style-type: none"> <li>Update Paragraph 10 as follows:</li> </ul> <p>The proposed development provides a total of <del>3.8879ha</del> <u>3.4662ha</u> of POS of which <del>3.5013ha</del> <u>3.0796ha</u> is unrestricted. This represents <del>90%</del> <u>89%</u> of the required ten percent POS contribution for the proposed development.</p>																														
5	Table 4	<ul style="list-style-type: none"> <li>Update Table 3 as follows:</li> </ul> <table border="1" data-bbox="683 850 1865 1359"> <thead> <tr> <th data-bbox="683 850 1317 903">Site Area</th> <th data-bbox="1317 850 1592 903"></th> <th data-bbox="1592 850 1865 903"></th> </tr> </thead> <tbody> <tr> <td data-bbox="683 903 1317 956"> <ul style="list-style-type: none"> <li>Lot 108</li> </ul> </td> <td data-bbox="1317 903 1592 956">22.5576</td> <td data-bbox="1592 903 1865 956"></td> </tr> <tr> <td data-bbox="683 956 1317 1008"> <ul style="list-style-type: none"> <li>Closed road reserve</li> </ul> </td> <td data-bbox="1317 956 1592 1008">0.7752</td> <td data-bbox="1592 956 1865 1008"></td> </tr> <tr> <td data-bbox="683 1008 1317 1061"><b>Total Site Area</b></td> <td data-bbox="1317 1008 1592 1061"></td> <td data-bbox="1592 1008 1865 1061"><b>28.3328</b></td> </tr> <tr> <td data-bbox="683 1061 1317 1114">Less deductions</td> <td data-bbox="1317 1061 1592 1114"></td> <td data-bbox="1592 1061 1865 1114"></td> </tr> <tr> <td data-bbox="683 1114 1317 1166"> <ul style="list-style-type: none"> <li>Foreshore Reserve to be ceded</li> </ul> </td> <td data-bbox="1317 1114 1592 1166">2.1817</td> <td data-bbox="1592 1114 1865 1166"></td> </tr> <tr> <td data-bbox="683 1166 1317 1219"> <ul style="list-style-type: none"> <li>Dedicated drainage reserve D2</li> </ul> </td> <td data-bbox="1317 1166 1592 1219">0.1449</td> <td data-bbox="1592 1166 1865 1219"></td> </tr> <tr> <td data-bbox="683 1219 1317 1272"><b>Net Site Area</b></td> <td data-bbox="1317 1219 1592 1272"></td> <td data-bbox="1592 1219 1865 1272"><b>26.1511</b></td> </tr> <tr> <td data-bbox="683 1272 1317 1324"><b>Open Space Contribution</b></td> <td data-bbox="1317 1272 1592 1324"><b>Requirement</b></td> <td data-bbox="1592 1272 1865 1324"><b>Actual Provided</b></td> </tr> <tr> <td data-bbox="683 1324 1317 1359">10% of net site area</td> <td data-bbox="1317 1324 1592 1359">2.6151</td> <td data-bbox="1592 1324 1865 1359"><u>3.8879</u></td> </tr> </tbody> </table>	Site Area			<ul style="list-style-type: none"> <li>Lot 108</li> </ul>	22.5576		<ul style="list-style-type: none"> <li>Closed road reserve</li> </ul>	0.7752		<b>Total Site Area</b>		<b>28.3328</b>	Less deductions			<ul style="list-style-type: none"> <li>Foreshore Reserve to be ceded</li> </ul>	2.1817		<ul style="list-style-type: none"> <li>Dedicated drainage reserve D2</li> </ul>	0.1449		<b>Net Site Area</b>		<b>26.1511</b>	<b>Open Space Contribution</b>	<b>Requirement</b>	<b>Actual Provided</b>	10% of net site area	2.6151	<u>3.8879</u>
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Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description			
					<u>3.4662</u>
		May comprise of:			
		• Minimum 80% unrestricted POS	2.0921		<u>3.5013</u>
					<u>3.0796</u>
		• Minimum 20% restricted POS	0.5230		0.3866
		<b>POS / drainage</b>	<b>POS Unrestricted</b>	<b>Drainage Restricted</b>	<b>Total</b>
		Area 1 foreshore (excluded)			
		Area 2 drainage (excluded)			
		Area 3	0.4505		0.4505
		Area 4	0.5931	0.0799	0.6730
		Area 5	0.4217		0.4217
		Area 6	0.3855		0.3855
		Area 7	1.6505	0.3067	1.9572
		<b>Total</b>	<b><u>3.5013</u></b>	<b>0.3866</b>	<b><u>3.8879</u></b>
			<b><u>3.0796</u></b>		<b><u>3.4662</u></b>
		<b>% of Total</b>	<b>90%</b>	<b>10%</b>	
			<b><u>89%</u></b>	<b><u>11%</u></b>	



Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
6	Figure 16a	<ul style="list-style-type: none"><li>• Replace Figure 16a with the modified Structure Plan Map at Attachment 2.</li></ul>

Revised Figure 13 – Subdivision Concept Plan



Figure 13 - Subdivision Concept Plan

**ATTACHMENT 2  
PROPOSED MODIFICATION TO  
STRUCTURE PLAN MAP**



**ENDORSED STRUCTURE PLAN - SHIRE OF DONNYBROOK-BALINGUP**  
To provide a framework for the future detailed planning at the subdivision and development stage.

Site of Commonwealth Balingup (designated under section 3.0 of the Shire of Donnybrook-Balingup Town Planning Scheme No. 4)

Date

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

WAPC (designated under section 16 of the Planning and Development Act 2005)

Date

**LOT USE RATIO TABLE - STRUCTURE PLAN AND SUBDIVISION**

To indicate mixed use urban development which provides for a wide range of living, employment and leisure opportunities, capable of adapting over time to the community changes and which reflects appropriate community standards of health, safety and amenity.

To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.

To ensure a land efficiency wherever possible.



**LOT ANALYSIS**

Land Area	Hectares
Lot 108	27,5576
Closed Road Reserve	0,7752
Total Area of Structure Plan (Gross)	28,3328
Foreshore Reserves	2,1817
<b>Net Developable Land</b>	<b>26,1511</b>
10% P.O.S. Requirement	2,6151
<b>Lots</b>	
R10	101
R12.5	6
R15	22
R40	1
Lifestyle Village Site (equivalent residential density of R40)	1
<b>Total Lots</b>	<b>131</b>
Total Estimated Dwellings	255
Net Density - dwellings per hectare	9,00
Estimated Population (Occupancy rate of 3 persons per dwelling for standard residential and 2 persons per dwelling for lifestyle village)	845
<b>P.O.S. / Drainage Reserves</b>	
Area 1 - Foreshore Reserve	2,1817
Area 2	0,1448
Area 3	0,4525
Area 4	0,5031
Area 6	0,3855
Area 7	1,6525
<b>Total</b>	<b>5,4082</b>
<b>Drainage</b>	
D1	0,1417
D2	0,0799
D3	0,0367
D4	0,1850
<b>Total</b>	<b>0,4233</b>

**LEGEND**

- VALLEY LOTS
- LOWER SLOPES LOTS
- HILL SIDE LOTS
- RIVER SIDE LOTS
- POS AREA & NUMBER
- DRAINAGE BASIN
- AREA SUBJECT TO DETAILED AREA PLAN
- DUAL USE PATH (DUP)
- UNIFORM FENCING
- 20m DWELLING SETBACK
- LIFESTYLE VILLAGE SITE
- KELLY ROAD - 20m RESERVE
- SUBDIVISION ROADS - 15m RESERVE

**STRUCTURE PLAN MAP - SHEET 1 OF 2**  
**LIFESTYLE VILLAGE SITE**  
**LOT 108 KELLY ROAD**  
**DONNYBROOK**

- SUBJECT LAND
- EXISTING CADASTRE
- PROPOSED CADASTRE
- CONTOURS

1:200 @ A1 or 1:400 @ A3  
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAWN BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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SERIAL DATA:	
CHECKED DATA:	BDG
TOPOGRAPHIC DATA:	



06035P-SP-02

ATTACHMENT 9.4.1(2)



## SCHEDULE OF SUBMISSIONS – AMENDMENT 1 TO KELLY ROAD STRUCTURE PLAN

### Government Agency Responses:

No.	Name & Address	Description of affected property	Summary of Submission	Comments	Council's recommendation
1	Department of Primary Industries and Regional Development	n/a	No objection as this area has previously been identified for a similar purpose	Noted	Noted
2	Water Corporation	n/a	No objection. The changes appear minor and unlikely to affect the Corporation's ability to plan for servicing of the development area	Noted	Noted
3	Department of Water	n/a	<p>Advises that:</p> <ul style="list-style-type: none"> <li>• The main risk relates to increased volumes of stormwater from an increase in impermeable surfaces due to the increased residential density. The Department considers this a low risk due to the minor change in the amendment and the non-drainage function of the POS and endorsed Local Water Management Strategy (LWMS) that is in place</li> <li>• Notes that a foreshore reserve along the Preston River. As the Foreshore Management Plan (FMP), LWMS and structure plan were prepared prior to the revised State Planning</li> </ul>	<p>Noted.</p> <p>Noted. The amendment site is not located within DFES Bush Fire Prone Areas. The area on the western side of Kelly Road will require further investigation for fire</p>	<p>Noted</p> <p>Noted</p>

			Policy 3.7 Planning in Bushfire Areas. This may require a review of the FMP and LWMS.	management as this land is located within the DFES Bush Fire Prone Areas.	
4	Department of Health	n/a	No objections provided the site is connected to scheme water and sewer.	Agree. Future development will require connection to services.	Agree
5	Russell and Olga Palmer	Lot 115 Kelly Road)	<p>As nearby marron and fruit growers, we use bird fright (gas guns) on ours and neighbouring properties.</p> <p>The introduction of over 55 would likely cause a land use conflict and could likely result in a loss to our livelihood.</p>	<p>Noted.</p> <p>Disagree. The proposed amendment to the structure plan is only for a minor extension to the "lifestyle village". It replaced a limited number of residential lots from the plan and open space. The proposal does not change the existing use rights afforded by the current structure plan which plans for future residential and lifestyle living land use activity. It is possible to add a notice on the titles to address this point so that perspective purchasers are aware of the potential impacts on local amenity. However, the nearest orchard is approximately 1km to the north west of the property and would unlikely have potential to adversely impact a reasonable person.</p>	<p>Noted</p> <p>Disagree</p>