

SHIRE OF DENMARK

SCHEME AMENDMENT REQUEST

LOT 2 LANTZKE RD, DENMARK



Prepared by:

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Attachment 8.1.1

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1. INTRODUCTION

The owners of Lot 2 Lantzke Road ("the Site") are seeking to update the existing Subdivision Guide Plan for Special Rural Zone No.10 to form part of Shire of Denmark's Town Planning Scheme No.3 ("the Scheme"). The proposed Subdivision Guide Plan (see *Attachment 5*) has been prepared in accordance with the Shire's 'Settlement Strategy for Denmark (1998)', draft 'Local Planning Strategy (2006)', State Planning Policies and principles of sustainable development.

The existing Subdivision Guide Plan was created by the current landowners and submitted to Council in 1993 to form part of the Scheme when it was gazetted in 1994. Detailed strategies for the land were not investigated at that time, and the intention for the Guide Plan was to maintain the development which had been occurring on the land. The current Subdivision Guide Plan has never fulfilled its purpose as a Guide Plan as it has reflected the land's existing lot boundaries since its adoption.

The intention for the proposed Subdivision Guide Plan is to allow for sustained growth of the site by allowing its subdivision. The following Scheme Amendment Request provides background information on the site and reasons for supporting this request.

2. LOCATION, AREA & ZONING

The Site is situated approximately 3.5km north of the Denmark townsite and consists of five owner-occupied lots. The landowners have developed and carried out various individual hobby farming and small business pursuits on the land over the past several decades. The total land area for the Site is 55hA, with lot sizes varying from 4.4hA to 15.4hA. Vehicle (and legal) access to the properties is from Lantzke Road to the west.

The land is currently zoned 'Special Rural' and its development is guided by Subdivision Guide Plan No. 93/7/1 included as *Attachment 1*, and Scheme text provisions included as *Attachment 2*.

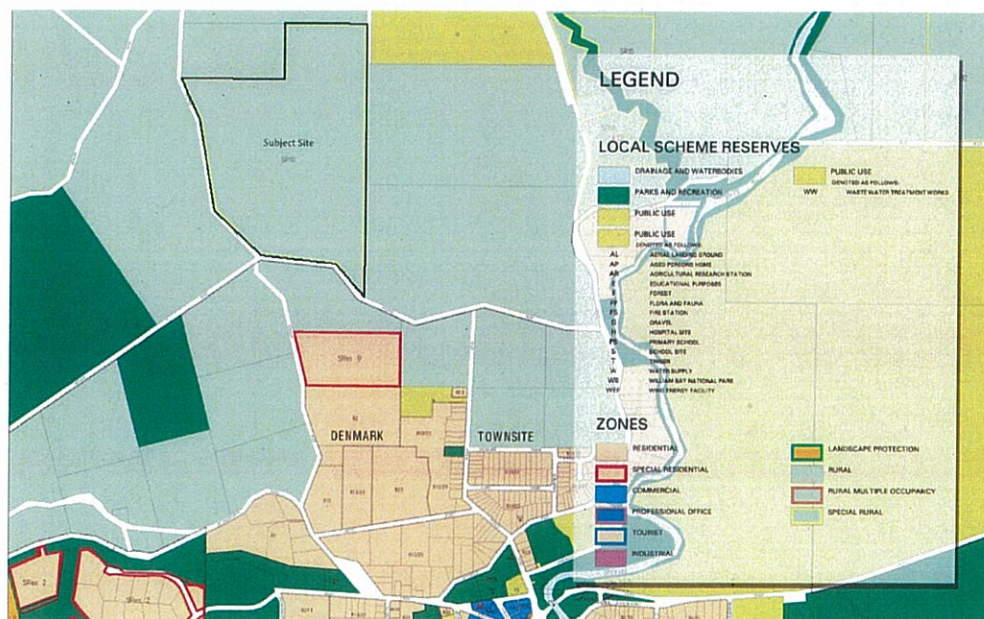


Figure 1: Zoning Context

3. SITE DESCRIPTION

Natural Features

The land slopes in a valley formation from east to west with a fall of approximately 70m from south to north over a distance of 1km. The dominant soil type across the land is karri loam with an underlying sandy-clay, clay base. The majority of the loam extends to a depth of 1m - 1.5m. Lower slopes of the valley exhibit sandy soils typically associated with Jarrah and Karri communities. A seasonal creek forms in the lower slopes during winter months and is managed through the retention of spines of natural vegetation.

Natural vegetation on the land is predominantly Jarrah-Marri on the upper ridges of the valley, extending to a scattered Karri-Marri mix on the lower slopes, which are cleared and used for perennial horticultural and viticultural developments. Some remnant vegetation exists and the current landowners have planted more than 1,000 native trees on the land which has assisted in protecting privacy between properties, whilst also being a proactive measure to avoid problems associated with salinity and erosion.

Land Use & Development

Historically the land was used as one of the largest orchards in the district, supplying fruit to various areas in the region. During this time a variety of fruit trees were planted including apples, pears, stonefruit, and many varieties of nut trees.

More than 75% of the fruit trees were removed prior to the sale of the property to the current landowners in the early 1980s. Each of the five landowners have now established various individual developments on their respective properties, summarised as follows:

- Area 1 (15.4hA):** 1 x Dwelling, 1 x Self-Contained Tourist Accommodation Cottage, 1 x Outbuilding, 1 x Small Poultry Area, 4 x Water Tanks, 2 x Waterbodies, 400+Tree Citrus Orchard, Basic Stockyard, Small Number of Cattle
- Area 2 (13.2hA):** 1 x Dwelling, 1 x Outbuilding, 1 x Water Tank, 2 x Waterbodies, ~2hA Berry Vineyard, Small Number of Cattle
- Area 3 (11hA):** 1 x Dwelling, 1 x Ceramics Studio & Showroom, 1 x Outbuilding, 2 x Water Tanks, 3 x Waterbodies, Small Personal Orchard
- Area 4 (8.8hA):** 1 x Dwelling, 1 x Outbuilding, 3 x Water Tanks, 3 x Waterbodies, 300+Tree Avocado Orchard, Small Personal Orchard
- Area 5 (4.4hA):** 1 x Dwelling, 1 x Outbuilding, 2 x Water Tanks, 1 x Waterbody, Small Vineyard, Small Personal Orchard

See *Attachment 3* for a plan view of the Site Characteristics.

Services

Well maintained unsealed roads provide vehicular access to the building envelopes on each property from Lantzke Road to the west. The lots are serviced by overhead electricity and telecommunications, and each property is self-sustained in relation to effluent disposal (septic tanks) and the provision of potable water (rainwater tanks). The properties each exhibit waterbodies for various purposes and are located outside the town's mains deep sewerage and reticulated water systems. The proposal aims to take advantage of the good condition of existing services to allow both a sustainable and feasible subdivision.

4. PLANNING CONTEXT

State Context

The most relevant State Strategic and Policy documents to the proposal include:

- SPP 1 State Planning Framework Policy [Variation No 2] (2006)
- SPP 2 Environment & Natural Resources Policy (2003)
- SPP 3 Urban Growth & Settlement (2006)
- SPP 2.5 Agriculture & Rural Land Use Planning (2005)
- DC 1.1 Subdivision of Land – General Principles (2004)
- DC 3.4 Subdivision of Rural Land (2008)
- Interim Planning for Bushfire Protection Guidelines [Ed. 2] (2010)

The key objectives of these strategies which have been met by this proposal include:

- Build on an existing community with established local and regional economy;
- Appropriately enhance existing infrastructure and services;
- Ensure safe and convenient access to employment and services;
- Provide a variety of lot sizes and housing for the local community;
- Promote a sustainable and liveable neighbourhood form which reduces energy, water and travel demand;
- Create and maintain an identifiable sense of place;
- Coordinate new development with efficient, economic and timely provision of infrastructure and services;
- Provision of appropriate fire management services; and
- Promotion of a high standard of development without compromising local character.

Regional Context

The Lower Great Southern Strategy (2005) (LGSS) guides planning and development in the region, where Denmark is identified as a sub-regional centre. Relevant planning issues for rural settlements in and around Denmark include:

- Managing population growth in and around the town;
- Managing the environmental qualities of Wilson Inlet and other waterways;
- Ageing infrastructure and the cost of upgrades;
- Cost of extending infrastructure;
- Identification and funding of town water resources;
- Availability of water; and
- Constraints to the supply of residential land

The LGSS identifies relevant planning issues for rural settlements and infrastructure provision in regional and rural areas. The strategy recognises that rural-residential development should be consolidated in local planning strategies and located close to existing settlements, rather than being randomly dispersed throughout rural areas. Additional land for rural-residential purposes and rural smallholdings should be located in accordance with SPP 2.5. The proposal meets these requirements.

Objectives and Actions set out in the LGSS relevant to this proposal include:

- Ensure identified settlements develop in a sustainable manner;

- Identify sufficient land in local planning strategies and preparation of conceptual structure plans;
- Promoting water conservation strategies; and
- Identify innovative approaches to supply country towns with water and sewerage services that enhance environmental, social and economic outcomes and performance of current traditional methods.

The proposal is consistent with these objectives ensuring a quality sustainable development outcome for the Shire.

Local Context

The 'Settlement Strategy for Denmark' was adopted by Council as a Local Planning Policy in 1998. The Shire's draft 'Local Planning Strategy' was adopted by Council in 2003 and following advertising and WAPC endorsement in November 2005, was advertised again for final adoption until February 2006. Council considered public submissions and made over 200 modifications to the final document which was adopted by Council in November 2006. It has been resolved to undertake a limited review of the DLPS, which is currently pending.

'Special Rural' zoned land is designated in the Shire's 'Local Planning Strategy' to provide for alternative lifestyle and hobby farm lots in close proximity to the town. 'Special Rural' zones around the Shire act as a transitional buffer between the town and surrounding rural land. The 'Local Planning Strategy' acknowledges that these zones should allow for a limited amount of growth in order to form a logical boundary to the town for the immediate future.

Clause 5.4 of the Scheme states that where land is zoned 'Special Rural', future subdivision shall be in accordance with an approved Plan of Subdivision. The approved Plan of Subdivision forms part of the Scheme. A description of the land together with any special provisions relating to the land is also set forth in Appendix 6 of the Scheme. The Appendix 6 Special Provisions relating to the Site have been included as *Attachment 2* of this report.

As the Appendix 6 Special Provisions relating to the Site are already comprehensive in regulating development on the land, no substantial changes are proposed. The proposed Subdivision Guide Plan includes on the plan itself the necessary provisions required to accommodate the future subdivision and subsequent development of the land. Should Council choose to adopt the proposed Amendment, subdivision and development approval would be required in order for any material changes to the land to occur.

With the Shire's recent adoption of the Kearsley Road Structure Plan immediately to the south of the site, adoption of this proposal will provide a legal basis for Council to allow steady growth to the north in the future. Whilst the current five long-term landowners remain in ownership of the land this proposal offers a rare opportunity for a modest, co-ordinated and sustainable subdivision of the Site.

5. SUBDIVISION GUIDE PLAN

The Site Characteristics and Opportunities and Constraints Plan (see *Attachments 3 and 4*) have informed the design of the proposed Subdivision Guide Plan included as *Attachment 5*.

In accordance with the standards prescribed in the Scheme, the proposed Subdivision Guide Plan includes contours, water and natural drainage courses, physical features to be conserved, lot sizes, dimensions, building envelopes, means of access to building envelopes, areas of vegetation preservation and strategic firebreaks. Any new buildings will be required to be constructed inside building envelopes and no development is to take place within 30m of the Creekline Protection Area.

The proposal aims to take advantage of available infrastructure. Lots will be serviced by mains power, telecommunications, water bodies, water tanks and high quality unsealed roads.

Land Capability

The Land Capability Assessment was prepared to assess the capability of the Site for housing, road construction and utilising standard on-site effluent disposal systems using the Department of Agriculture and Foods guidelines and information from the Scheme. The following tables describe the land quality criteria and assessment results:

Housing & Road Construction		
Land Quality	Risk	Rating
Water erosion	Low	1
Wind erosion	Low	1
Ease of excavation	Low	2
Waterlogging/Inundation	Moderate	3
Foundation Stability	Moderate	3
Slope Instability	Low	2
OVERALL RATING	Low/Moderate	3
On-Site Effluent Disposal		
Land Quality	Risk	Rating
Microbial Purification Ability	Very low	1
Water Pollution Risk		
By subsurface damage	Low	2
By overland flow	Low	2
Ease of excavation	Moderate	3
Soil Absorption Ability	Low	1
OVERALL RATING	Low/Moderate	3

The land capability assessment shows the site is capable of sustaining the proposed development.

Fire Management

Currently a 10m Strategic Fire Break traverses each property around the perimeter of the Site. The current width for strategic access for firefighters is sufficient and in accordance with the Interim Planning for Bushfire Protection Guidelines Edition 2 (2010). Additional strategic access is in the form of existing and proposed private access roads. The proposal will provide for additional water sources for fire management through incorporating rainwater tanks for the newly created lots, which will be required to be fitted with Fire Hose connection valves to the satisfaction of the Fire Authority.

Local Stormwater Management

The Site is well drained through the retention of spines of naturally occurring hydrophilic vegetation which runs parallel to the seasonal watercourse within a 10m – 20m radius. In addition, the soil across the land directly drains large quantities of stormwater without any evidence of waterlogging. The seasonal creek forms from stormwater runoff and naturally occurring landform. There are currently no nutrient runoff issues due to significant setbacks of horticulture/viticulture developments (at least 200m) to the seasonal watercourse.

Should a subsequent landowner wish to develop a horticulture/viticulture/market garden or expand an existing orchard, development approval would be required by Council and stormwater issues associated with the specific proposal can be addressed at this stage.

The existing roads are drained by trenches dug on both sides where practicable. These trenches have effectively managed stormwater for the private access roads on the Site for the past 30 years. Low lying hydrophilic vegetation develops seasonally in the trenches which assist with soaking capacity and natural stormwater drainage in accordance with principles of water sensitive design.

Roads

The proposal does not create any new public roads, and utilises existing private access roads where possible. Proposed private access roads and crossovers to service the lots are summarised as follows:

- Lot 1 Existing crossover (proposed to be shared with Lot 3), 50m length of new private access road, utilising 450m of existing established private access road (proposed to be shared with Lot 3);
- Lot 2 New crossover (exclusive use), 20m length of new private access road to accommodate required building envelope setback from Lantzke Road (exclusive use);
- Lot 3 Existing crossover (proposed to be shared with Lot 1), existing private access road (proposed to be shared with Lot 1);
- Lot 4 New crossover (exclusive use), 20m length of road to accommodate required building envelope setback from Lantzke Road (exclusive use);
- Lot 5 New crossover (proposed to be shared with Lot 6), partially realign existing private access road alongside southern boundary (proposed to be shared with Lot 6);
- Lot 6 New crossover (proposed to be shared with Lot 5), extend existing private access road 60m (proposed to be shared with Lot 5);
- Lot 7 New crossover (exclusive use), 20m length of road to accommodate required building envelope setback from Lantzke Road (exclusive use);
- Lot 8 Existing crossover (proposed to be shared with Lots 9 and 11), existing private access road (proposed to be shared with Lots 9 and 11);
- Lot 9 Existing crossover (proposed to be shared with Lots 8 and 11), 80 length of new private access road, utilising 170m of existing established private access road (proposed to be shared with Lots 8 and 11);
- Lot 10 New crossover (exclusive use), 20m length of road to accommodate required building envelope setback from Lantzke Road (exclusive use);
- Lot 11 Existing crossover (proposed to be shared with Lots 8 and 9), existing private access road (proposed to be shared with lots 8 and 9);
- Lot 12 New crossover (exclusive use), 250m length of private access road to access new building envelope (exclusive use); and
- Lot 13 Existing crossover, existing private access road (exclusive use).

The proposed shared private access roads traversing existing Areas 1, 2, 3 and 4 (Areas 3 and 4 currently have shared access) are proposed to be managed in the form of Agreements bound to the Certificates of Title for the land. The Agreements will require the relevant users to undertake regular maintenance and upkeep of their respective shared private access road. Maintaining unsealed access legs ensures the character of the land is not lost through introducing a new road surface material. This is considered a reasonable, more feasible alternative than sealed roads given the rural nature of the site and very low traffic volumes. Requiring sealed private access roads would be detrimental to the amenity of the locality. The owners of the new lots will be required to maintain the private access roads under the Strata Titles Act 1985, which could form a condition of subdivision approval or be included with this Scheme Amendment at Council's request.

It is not appropriate to provide any vehicle access from the east of the Site given the dense vegetation and existing road to the west which can provide adequate, well maintained access. Significant vegetation would require clearing for a road to be established from the east, and this is considered undesirable given the alternative offered by this proposal.

Electricity & Communications

Existing electricity and telecommunications lines can be extended to service the development. The existing transmission line traversing the Site from north to south is protected by an access easement in favour of the service provider.

Water Supply

The Site is not serviced by reticulated water. Residents are self sufficient and rely on individual rainwater harvesting and storage for potable water. This is supplemented by roof catchment systems and gravity systems on several of the properties. Waterbodies (dams) have been established on each of the lots, providing a fresh water source for horticulture, viticulture and personal orchard developments as well as domestic gardens. There will be significant space on the newly created lots to establish waterbodies to service the activities occurring.

Based on the current average rainfall for the locality, a development with 175m² of roof catchment and 50,000L storage has 98% reliability of providing 450L of water per day (sufficient for 3+ persons). With a minimum roof catchment area of 200m² together with rainwater storage tanks with at least 92,000L per lot, households can safely be deemed self-sufficient in terms of water supply, both at present and into the future. This is the proposed storage capacity, nearly double that considered necessary for household use. Each individual subdivider shall provide the water storage tanks as a condition of subdivision approval.

From a sustainability perspective it is also considered that water is more efficiently used when there is a finite supply controlled by the individual. Rainfall levels within the area are well in excess of the minimum needed to provide a sufficient supply from roof runoff especially with Scheme requirements for minimum roof area and storage capacity. The existing dwellings within the Site demonstrate the above by surviving the past 30 years with substantially more than a sufficient quantity of potable water that lasts annually, through use of roof catchment and gravity systems.

Domestic Effluent Disposal

The Site is located outside the town's system of deep sewerage infrastructure. All new lots will be required to be fitted on-site domestic effluent disposal systems (septic tanks), to be provided by the subdivider as a condition of approval. The land capability

assessment demonstrates that the land is capable of sustaining on-site effluent disposal systems.

Staging

The proposal has been designed to ensure orderly and proper planning, allowing the five landowners to subdivide their property either individually or collectively depending on each individual's preference.

6. INTEGRATION WITH ADJOINING LAND

Being located on the upper and northern side of a ridge sloping away from the Denmark Townsite, the Site is a somewhat discrete land parcel. The site is not visible from the Townsite (due to landform) and the eastern/western aspects (due to dense vegetation). The site is also largely obscured from the northern aspect due to remnant vegetation and landform.

Given the modest nature of the proposal there will be minimal impact on adjoining land in relation to an increase in traffic, the visual landscape, noise, odour or dust.

Any material changes to the land in the form of horticulture, viticulture, pastoral, or building developments will require approval by Council. Public concerns can be addressed at the time of any proposed material change to the land depending on the specifics of the development.

7. PRECEDENT

The mechanisms existing in Appendix 6 of the Scheme (see *Attachment 2*) will apply to the eight new lots created from the Subdivision Guide Plan. This Amendment is only to update an outdated Subdivision Guide Plan for the Site to allow for limited, appropriately controlled rural-residential growth to the north of the Denmark Townsite. Proposed lot sizes range from the existing 4.4hA lot in the south to 3hA - 6hA lots to the north in response to site characteristics.

The Site gives an opportunity for the Shire to provide for several additional 'Rural Residential' lots in close proximity to the town. It is envisaged that the people living on the lots will be able to work in and around the town, whilst having ample land to establish personal horticultural/viticultural/tourism pursuits as a small business/lifestyle choice. The existing zoning for the Site already allows for this form of development, but in the absence of the legal ability to subdivide and allow for steady growth. The proposal has been designed to minimise environmental impact and maximise existing land assets.

8. CONCLUSION

The proposal represents orderly and proper planning and sets a desirable precedent for other Special Rural land in a similar proximity to the Townsite. This is achieved by avoiding overdevelopment and the destruction of the land's natural features, instead establishing a subdivision proposal that responds to site characteristics.

The proposal is consistent with contemporary planning/sustainability principles and objectives contained in relevant Local and State Planning Strategies, in particular:

- Encourage a range of 'hobby farm' rural residential lots;
- Ensuring land is capable of supporting and sustaining development;
- Provision of an appropriate framework to co-ordinate subdivision and development;
- Efficient and appropriate use of infrastructure to protect local character and natural features;
- Encourage revegetation and protection of existing vegetation;
- Adequate fire protection strategy; and
- Suitable local water management.

Vision commend this proposal to Council and look forward to its favourable consideration.

Attachments

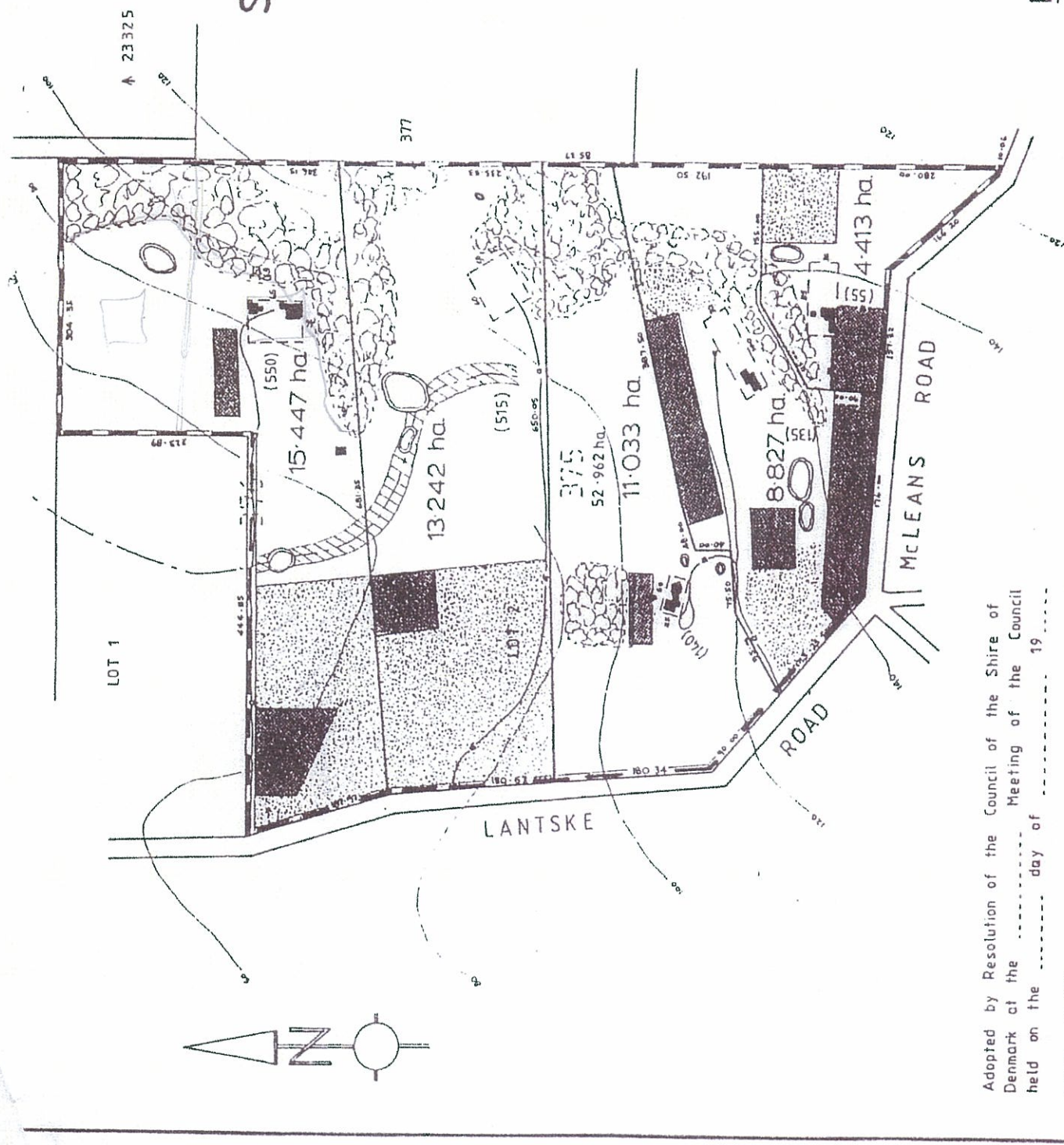
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SPECIAL RURAL ZONE NO 10

SUBDIVISION GUIDE MAP

PLAN N° 93/7/1
Scale 1:5000

- LEGEND**
- EXISTING BUILDINGS.
 - BUILDING ENVELOPES - 3000 m².
 - INTERNAL ACCESS TRACKS.
 - STRATEGIC FIRE BREAKS.
 - EXISTING DAMS.
 - SEASONAL WATERCOURSE / CREEK.
 - 20m WIDE CREEK PROTECTION AREA.
 - (550) DISTANCE TO BOUNDARY FROM BUILDING ENVELOPE.
 - LANDSCAPE PROTECTION AREAS - EXISTING VEGETATION AND GRANITE OUTCROPS - TREE PRESERVATION AREAS.
 - EXISTING ORCHARDS / VINEYARDS.
 - ORCHARDS / VINEYARDS UNDER DEVELOPMENT
 - REMAINING CLEARED AREAS GRAZED BY STOCK.



Adopted by Resolution of the Council of the Shire of Denmark at the Meeting of the Council held on the day of 19

SHIRE CLERK

Lot 2 - LANTSKE ROAD - DENMARK

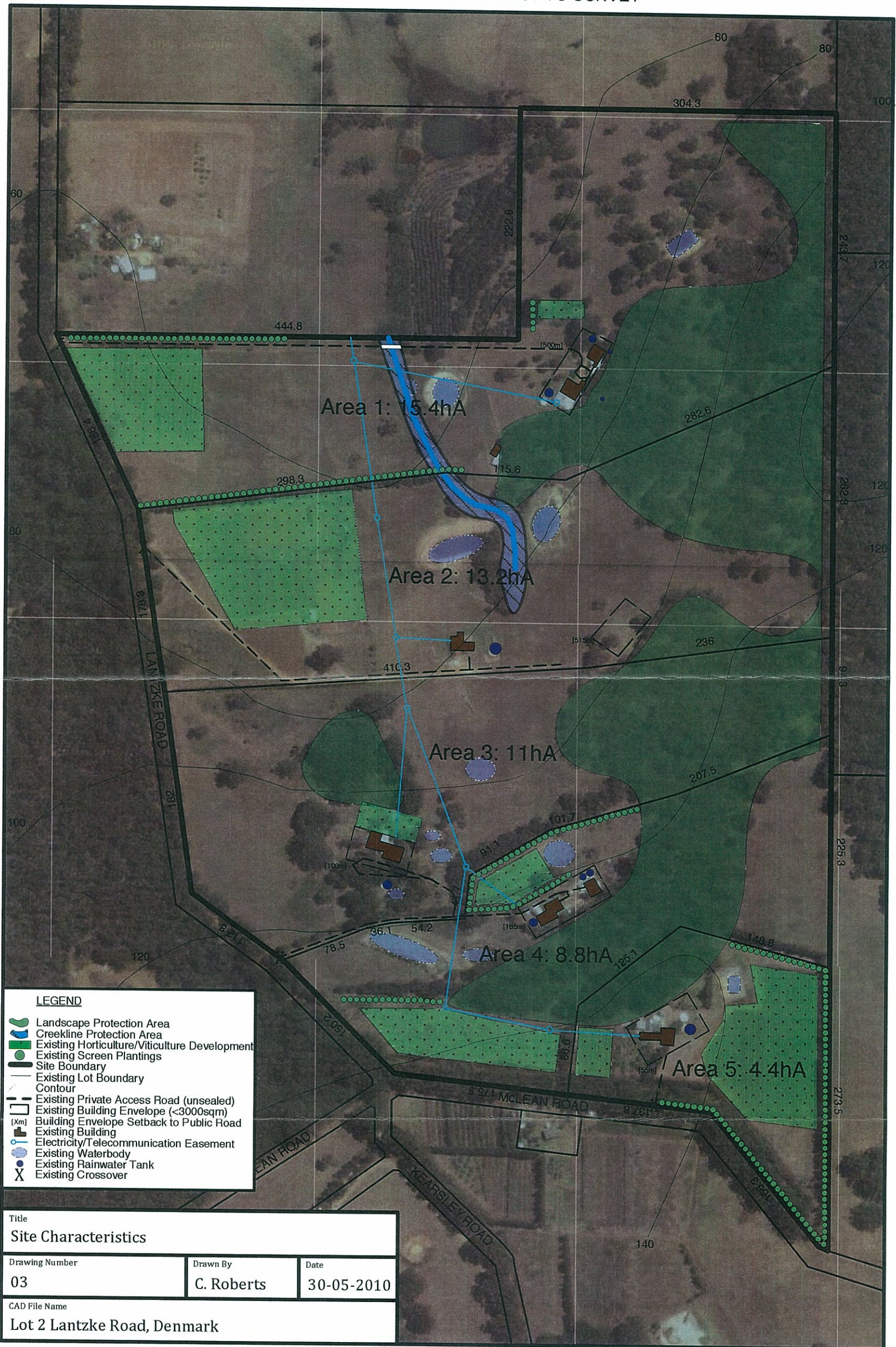
AUGUST 1993.

APPENDIX VI - SPECIAL RURAL ZONE

PROVISIONS RELATING TO SPECIFIED AREAS

PARTICULARS OF THE LAND	PROPOSED USES	SPECIAL PROVISIONS
<p>10. LANTZKE ROAD SPECIAL RURAL ZONE</p> <p>Lot 2 being Pt of Denmark Estate Lots 375 and 376 Lantzke Road</p> <p>AMD 85 GG 3/9/04</p>	<p>Rural Residential</p> <p>Permitted Uses (P): Residential Dwelling House</p> <p>Permitted at Council's Discretion (AA):</p> <p>Cottage Industry Rural Pursuit Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling.</p> <p>Permitted at Council's Discretion Subject to Advertising (SA):</p> <p>Gallery/Restaurant on the basis that it is limited to a maximum floor area of 900m².</p>	<p>(i) Subdivision shall be generally in accordance with the Subdivision Guide Map (Plan No 93/7/1) as signed by the Shire Clerk.</p> <p>(ii) (a) Any building on a lot must be erected within the building envelope defined on the Subdivision Guide Map (Plan No 93/7/1) as adopted by Council. No building envelope is to exceed 3,000 square metres in area.</p> <p>(b) Notwithstanding (ii)(a), Council may permit the construction of non-residential buildings associated with an approved Rural Pursuit or Cottage Industry outside the designated building envelope area if it is shown to the satisfaction of Council that there will be no detrimental impact on the amenity of the zone.</p> <p>(iii) Strategic Firebreaks as nominated on the Subdivision Guide Map, shall be provided as a condition of subdivision and constructed to a standard approved by Council.</p> <p>Council shall require that individual landowners are responsible for the maintenance of a Strategic Firebreak where it crosses the landowners lot.</p> <p>The clearing of Fire Breaks other than for Strategic Firebreak purposes will not be permitted unless for safety reasons to comply with Council and Bush Fires Board requirements.</p> <p>(iv) (a) Within the Tree Preservation Areas defined on the Subdivision Guide Map, no indigenous trees or substantial vegetation shall be felled or removed except where:</p> <ul style="list-style-type: none"> - trees are dead, diseased or dangerous; - the establishment of a fire break is required under a regulation or by-law; - access to a building site is required and approved; - an area up to one metre in width for the purpose of erecting and maintaining a fenceline is required and approved by Council. In these areas the land shall be slashed with a view to preventing soil erosion. <p>(b) The removal of indigenous trees or substantial vegetation for any purpose other than the above exceptions shall require the Consent of Council and as a condition of granting consent, Council may require the planting and maintenance for a period of at least 3 years, endemic native trees of species and in locations approved by Council.</p> <p>(v) With the intention of preventing overstocking, erosion or any other practices detrimental to the amenity within that zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council. The Council may impose limits on stocking or any other conditions in the light of the prevailing seasonal conditions and the need to prevent nutrient run-off to the creek.</p> <ul style="list-style-type: none"> - Council will only permit the keeping of stock and other agricultural pursuits in areas that are already substantially cleared and pastured so as not to conflict with Clause (iv) relating to Tree Preservation Areas. - Council will impose fencing requirements as a condition of its approval to keep stock, in order to protect substantive vegetation in the Tree Preservation Areas as shown on the Subdivision Guide Map. - Council may require the provision of an adequate water supply to the stock as a condition of approval. <p>(vi) Commencement of development within the Creekline Protection Area defined on the Subdivision Guide Map, shall require the prior approval of Council. Development shall be deemed to include preclusion of Riparian rights by damming, diversion or other impediment to water flow, regrading the natural banks, clearing and construction of residences, outbuildings, bridges, or any form of marine structure.</p> <p>(vii) A surveyor's plan (pre-calculated drawing) shall be lodged with Council prior to the clearance of diagrams of survey and show Tree Preservation Areas, Strategic Fire Breaks, Building Envelopes, Creekline Protection Area and roads and drains as proposed and as required by Council for approval.</p>

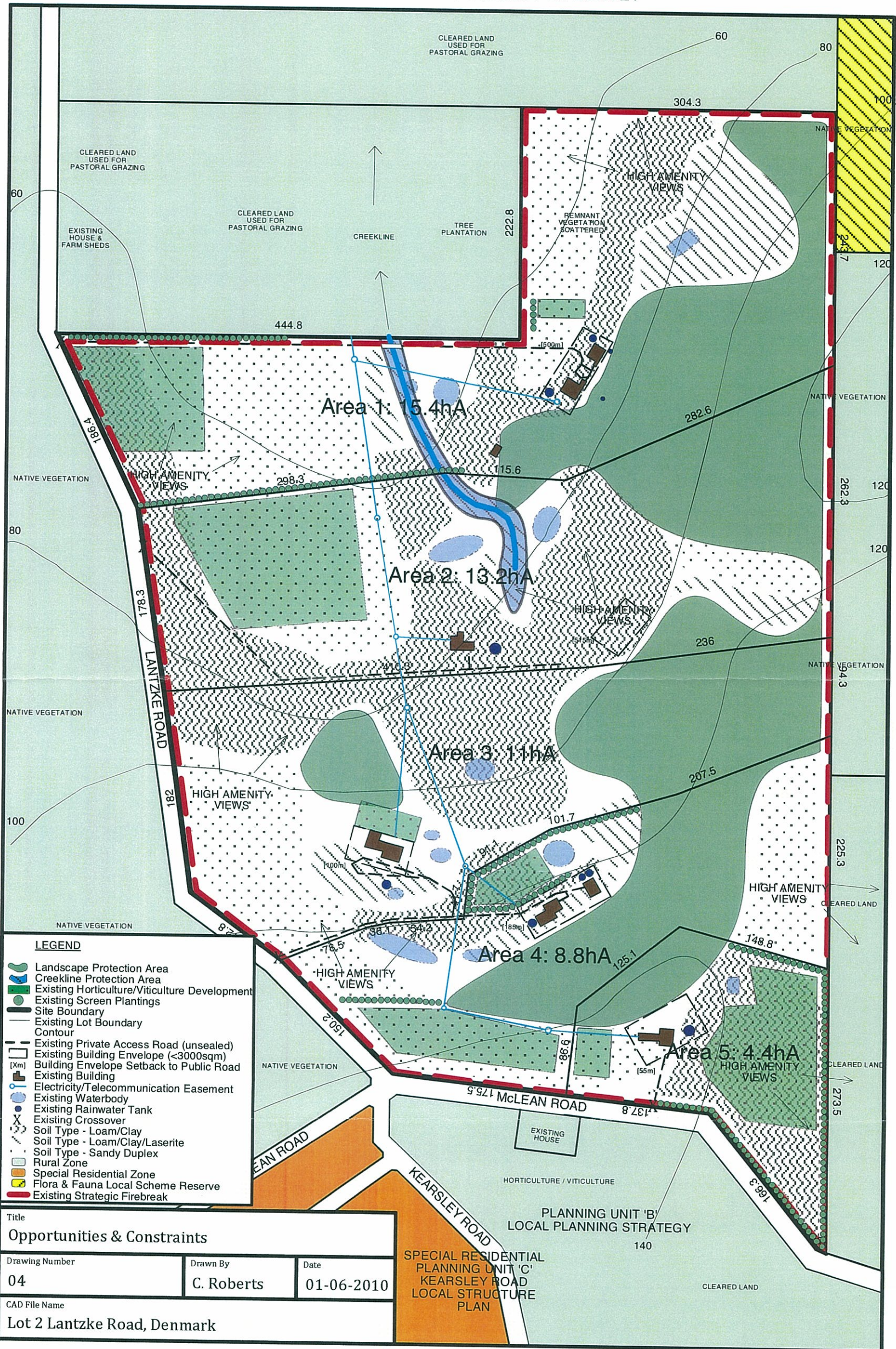
ALL AREAS & DIMENSIONS SUBJECT TO SURVEY



ATTACHMENT 3 - Site Characteristics



ALL AREAS & DIMENSIONS SUBJECT TO SURVEY



ATTACHMENT 4 - Opportunities & Constraints

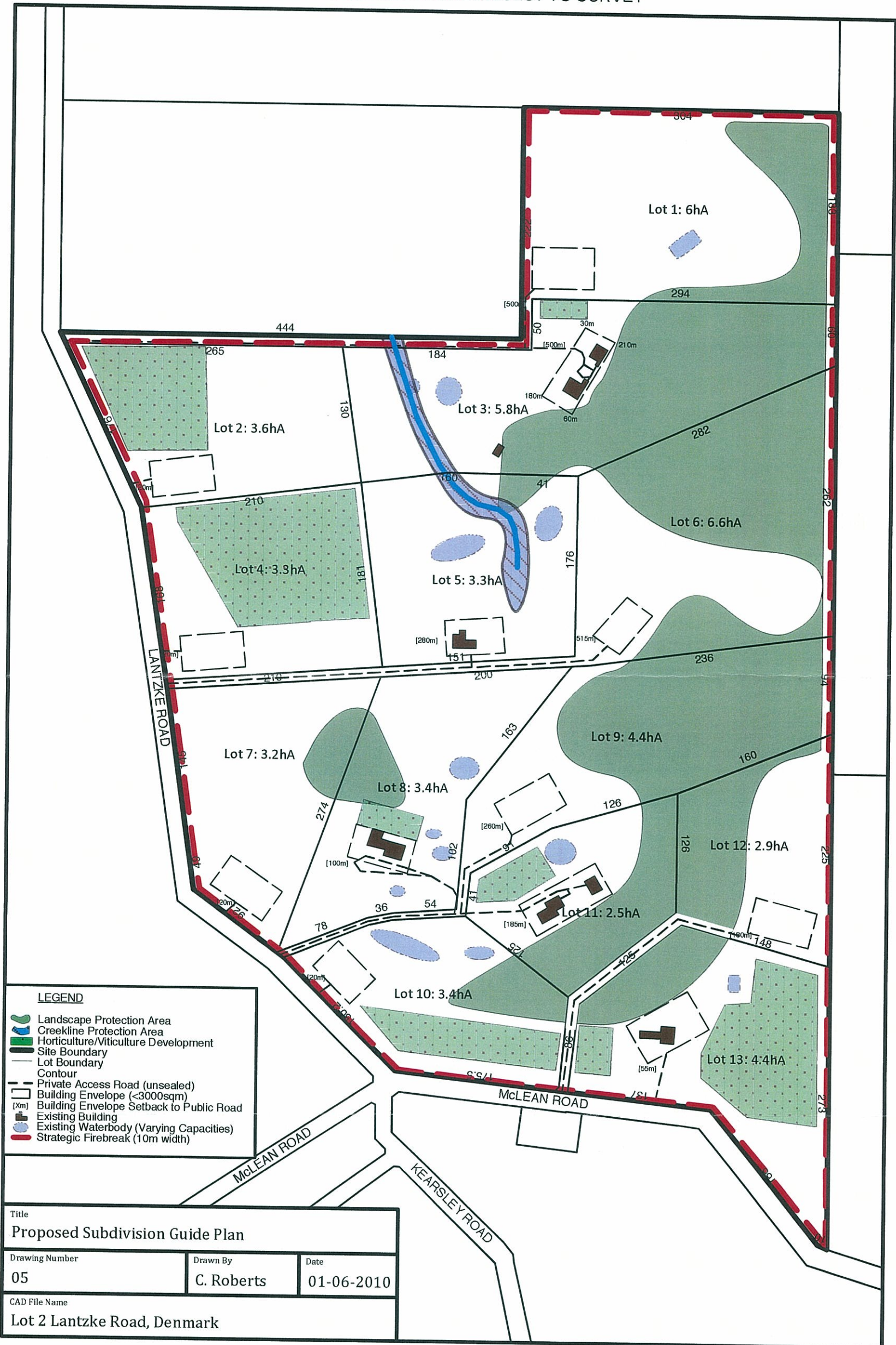
- LEGEND**
- Landscape Protection Area
 - Creekline Protection Area
 - Existing Horticulture/Viticulture Development
 - Existing Screen Plantings
 - Site Boundary
 - Existing Lot Boundary
 - Contour
 - Existing Private Access Road (unsealed)
 - Existing Building Envelope (<3000sqm)
 - Building Envelope Setback to Public Road
 - Existing Building
 - Electricity/Telecommunication Easement
 - Existing Waterbody
 - Existing Rainwater Tank
 - Existing Crossover
 - Soil Type - Loam/Clay
 - Soil Type - Loam/Clay/Laserite
 - Soil Type - Sandy Duplex
 - Rural Zone
 - Special Residential Zone
 - Flora & Fauna Local Scheme Reserve
 - Existing Strategic Firebreak

Title		
Opportunities & Constraints		
Drawing Number	Drawn By	Date
04	C. Roberts	01-06-2010
CAD File Name		
Lot 2 Lantzke Road, Denmark		

SPECIAL RESIDENTIAL PLANNING UNIT 'C' KEARSLEY ROAD LOCAL STRUCTURE PLAN



ALL AREAS & DIMENSIONS SUBJECT TO SURVEY



ATTACHMENT 5 - Proposed Subdivision Guide Plan

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Scale 1:4000 @ A3



