
MODIFIED STRUCTURE PLAN
LOT 6, Pt. WELLINGTON LOC. 568
DARDANUP WEST
SHIRE OF DARDANUP

June 2017

This structure plan is prepared under the provisions of the Shire of Dardanup Town Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

30 March 2010

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

Amendment No.	Amendment summary	WAPC endorsed date
1	Modifying the Subdivision Guide Plan in the Shire of Dardanup Amendment No. 149	24-July-2017

IMPLEMENTATION

1. Structure Plan

This Structure Plan applies to the land identified on the Structure Plan Map (attached).

2. Operation

This Structure Plan comes into effect on the date it is approved by the WAPC.

3. Staging

Not applicable. This will be determined by the landowner.

4. Subdivision and development requirements

Subdivision and development shall be in accordance with the Structure Plan and the associated notes contained within.

5. Local Development Plans

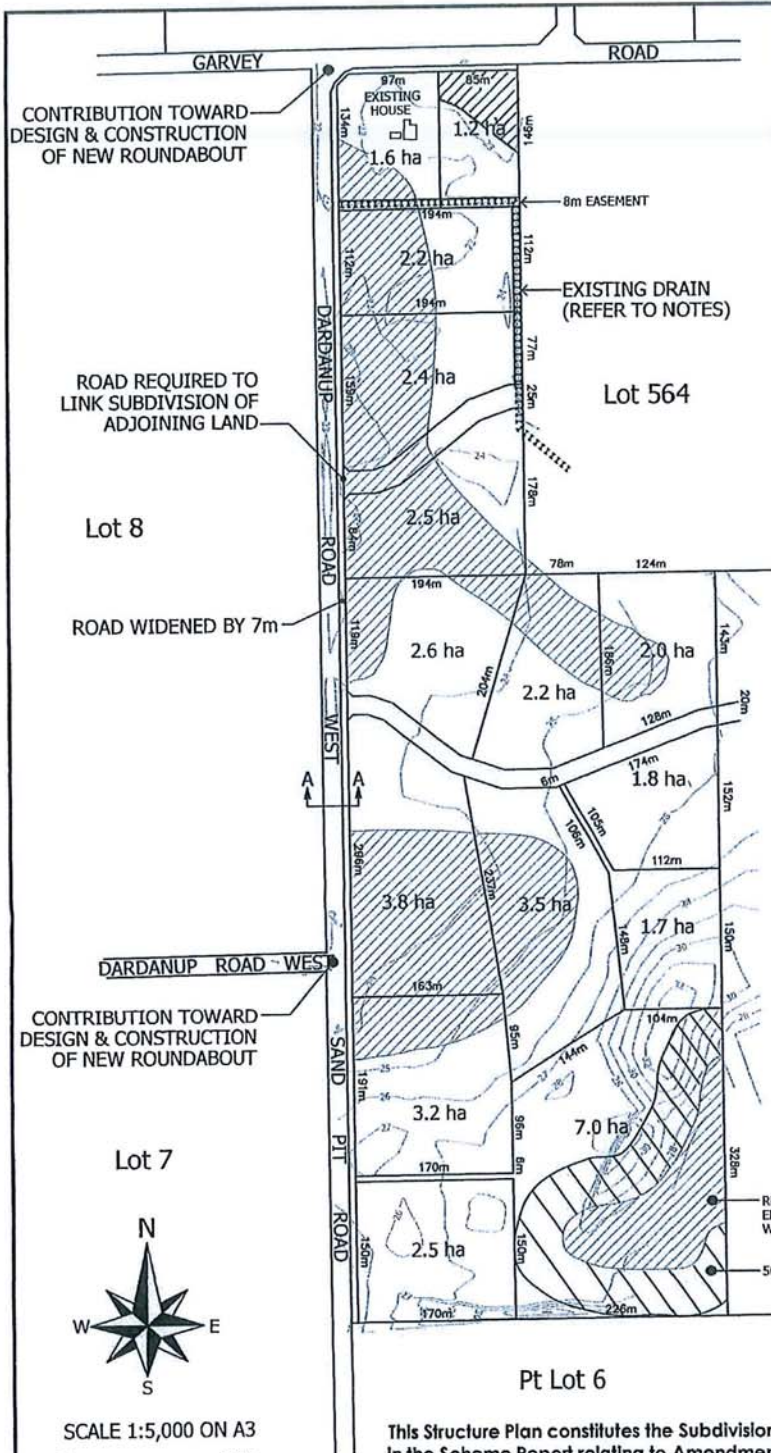
No Local Development Plans are envisaged to be required.

6. Other Requirements

Nil

7. Additional Information

Nil



STRUCTURE PLAN MAP
Lot 6 Pt. Wellington Location 568
Dardanup West

DRG No: BUSH01-A-10	REVISION F	DATE: 09/03/2016
AUTHORISED: GRAHAM HOUGHTON		

- NOTES:**
- At subdivision stage Local Government shall request the Western Australian Planning Commission impose the following (but not limited to) as conditions of subdivision:
- Section 70A notification on title advising land owners that all dwellings shall be constructed to have a minimum finished floor level of 500mm above the nearest adjoining road level as determined by a licenced surveyor;
 - Section 70A notification on title advising land owners that the area is subject to seasonal mosquito infestation;
 - Section 70A notification on title advising land owners that the area may be subject to seasonal inundation;
 - Preparation and implementation of a landscaping plan;
 - Preparation and implementation of an acid sulphate soils management plan;
 - All buildings, structures and on-site effluent disposal systems on each lot shall conform with the minimum setbacks as follows:
 - 20 metres from any road,
 - 50 metres from the edge of any wetland (sumpland) or natural vegetation line, man-made water bodies or waterways;
 - 10 metres from all side boundaries and be outside of all "Building Exclusion Areas" as identified on the endorsed Subdivision Guide Plan
 - Upgrading and widening to 30 metre reserve of Dardanup West Road and Sand Pit Road
 - Easement to be created over existing and future alignment of drain. Nominal width of 8 metres
 - Implementation of an Urban Water Management Plan to the satisfaction of the Local Government and the Department of Water
 - The Resource Enhancement Wetland is to be provided with a 50m buffer which is to be fenced to restrict access by livestock, and is to be revegetated to the satisfaction of the Department of Environment and Conservation.
 - At the development stage, geotechnical details are to be provided demonstrating a minimum 500mm separation from HGWL to the base of the effluent disposal system (disposal field).

BUILDING EXCLUSION AREAS
 Areas susceptible to seasonal waterlogging and inundation and unsuitable for development

CONTRIBUTION TOWARD DESIGN & CONSTRUCTION OF NEW ROUNDABOUT

ROAD REQUIRED TO LINK SUBDIVISION OF ADJOINING LAND

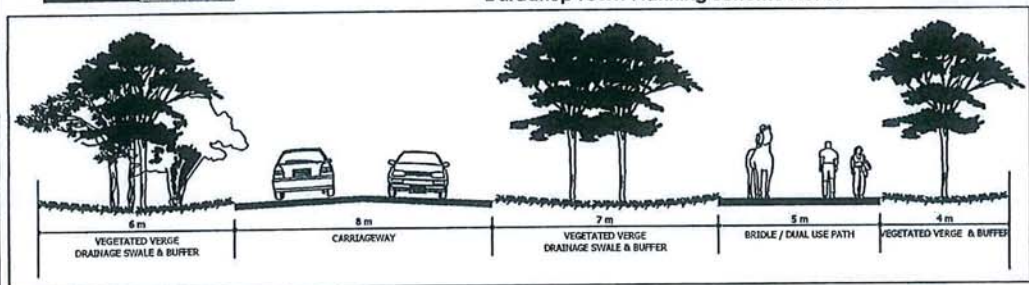
ROAD WIDENED BY 7m

CONTRIBUTION TOWARD DESIGN & CONSTRUCTION OF NEW ROUNDABOUT



SCALE 1:5,000 ON A3
 0m 200m

This Structure Plan constitutes the Subdivision Guide Plan referred to in the Scheme Report relating to Amendment No. 149 to the Shire of Dardanup Town Planning Scheme No. 3.



Contours interpolated from spot heights and regional contours.
 AREAS AND DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

INDICATIVE ROAD CROSS SECTION ALONG A - A (NOT TO SCALE)

EXPLANATORY REPORT

This Structure Plan modifies the Subdivision Guide Plan in the Shire of Dardanup Amendment No. 149. The modification is for the lot on the corner of Garvey Road and Dardanup West Road, now Lot 301.

The modification proposes two lots. One is approximately 1.6ha (with existing house and sheds) and the other is approximately 1.2ha. There is a 20 metre side boundary setback to the house.

The proposed lots are larger than the minimum of one hectare. This only reduces the average lot size over the whole of the Lot 6 development from 2.87ha to 2.68ha.

On-Site Effluent Disposal

To ensure that on-site effluent disposal systems (alternative systems) can operate effectively it is important to have at least 500mm of unsaturated soil.

Landform

The lot has a sandy ridge running through it that is 600mm to 1000mm higher than the rest of the land in the lot. The existing house and sheds are located on this ridge (see Figure 1).

Soil Assessment

The soil/landform of the lot is typical of much of the Dardanup West locality as described in the land resources information prepared by Agriculture Western Australia in 1998. The dominant soil/landform is the Pinjarra Plain which on Lot 301 consists of shallow pale sands overlying clay. This is the land that is susceptible to water-logging and designated as a Building Exclusion Area.

Over this Pinjarra Plain land are low ridges and dunes of the Bassendean Sand system with moderately well to well drained deep bleached grey sands.

MODIFIED SUBDIVISION GUIDE PLAN
Lot 6 Pt. Wellington Location 568
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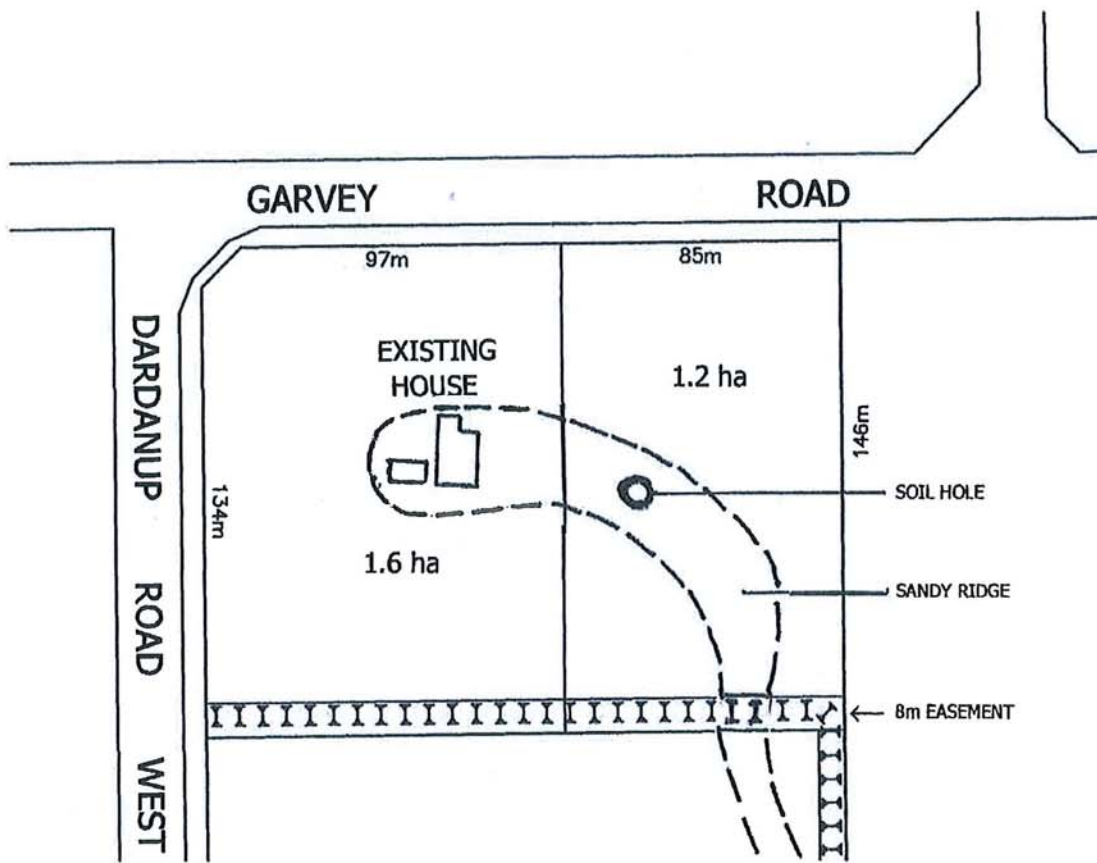
DRG No: BUSH01-A-10

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FIGURE 1



SCALE 1:2,000 ON A4

The lower-lying land to the north and north-east is subject to soil saturation at certain times of the year and is considered unsuitable for the siting of dwellings. It is shown as a Building Exclusion Area on the modified plan.

To determine the depth of unsaturated soil a hole was dug on the sandy ridge on November 1 (Figure 1). From July to October 2015 rainfall had not stopped in this locality although it had become less. At no time did the land dry for a prolonged period.

On October 30 and 31 there was approximately 25mm of rain. A 1000mm hole was dug on November 1, 2015. The first 150mm was white/grey sandy humus and then down to 1000mm was grey sand with a small amount of clay at depth. There was no excessive moisture. No water was found. It is a free draining sandy soil as described in the land resources information mentioned above. Pit 1 in Amendment No.149 was also dug on this ridge and the profile is very similar to the hole dug on November 1.

Rainfall in the Dardanup West locality shows that at no time did the land dry for a prolonged period.

Mean Rainfall 2015

July	142mm
Aug	117.6
Sep	87mm
Oct	31mm

References

1. Land Resources from Harvey to Capel on the Swan Coastal Plain, Western Australia. Sheet 2. B.A. Barnesby, P.D. King, P.J. Tille and M.E. Prouix-Nixon. Agriculture Western Australia, 1998. Local Development Plans