

TECHNICAL APPENDIX

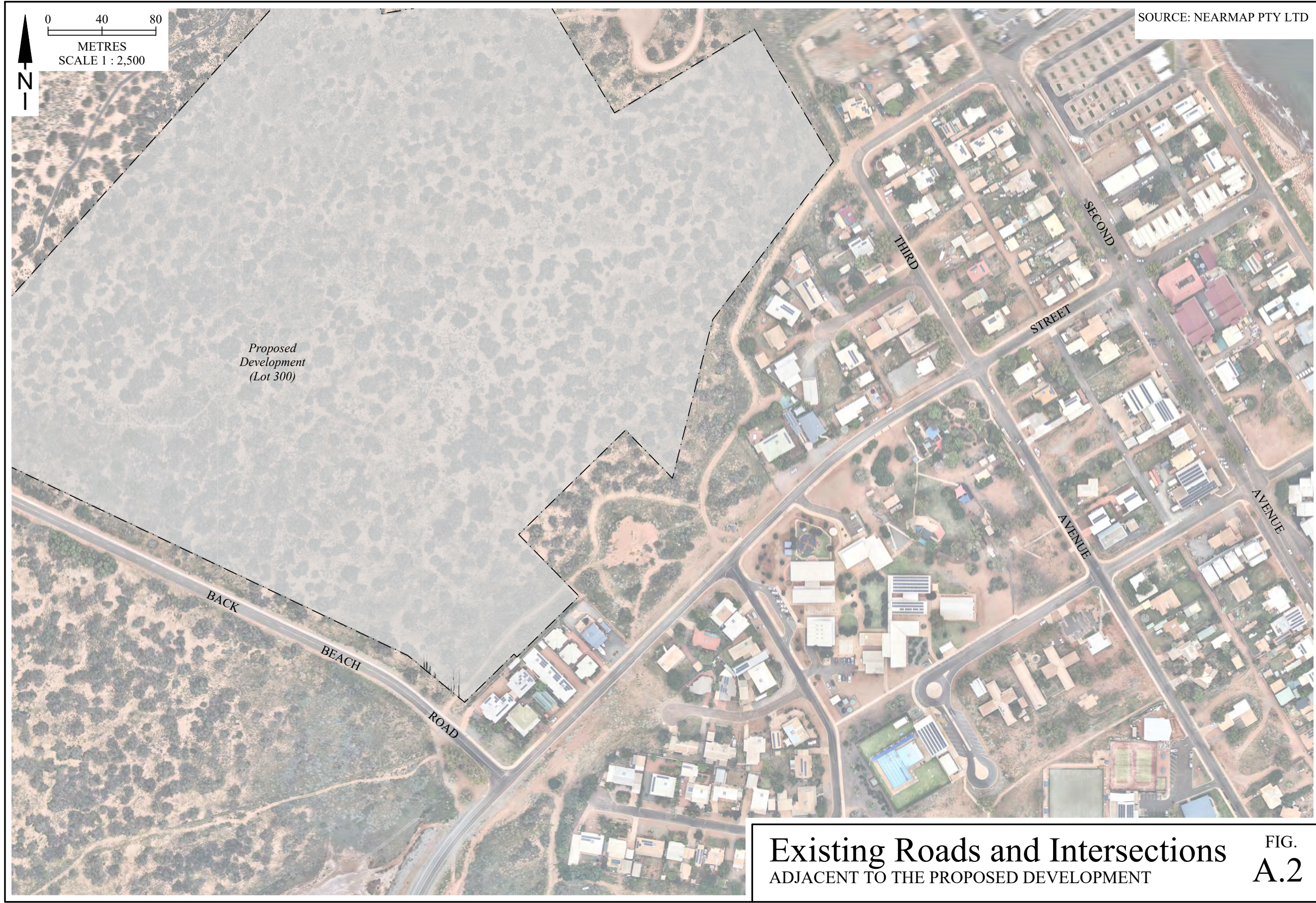
The Technical Appendix documents the existing situation and the Townsite Expansion Structure Plan, as well as the proposed development plan and swept path diagrams.

A.1 EXISTING SITUATION

Figure A.1 shows the existing situation in the vicinity of the proposed development site, while Figure A.2 shows the existing roads and intersections immediately adjacent to the site.

Figure A.3 then shows the existing footpaths in the vicinity of the proposed development.







Existing Footpaths
IN THE VICINITY OF THE PROPOSED DEVELOPMENT **FIG. A.3**

A.2 OVERALL STRUCTURE PLAN

Figure A.4 shows the Onslow Townsite Expansion Structure Plan, as endorsed by Western Australian Planning Commission in 2016.

STRUCTURE PLAN REQUIREMENTS

Residential Precinct

- a) The provisions of the Residential Design Codes of Western Australia (R-Codes) shall apply to residential development in this Precinct unless otherwise specified under a Local Planning Policy or Residential Design Guidelines.
- b) Development is to be in accordance with the density coding identified on the Structure Plan.
- c) Sites identified as grouped housing sites as part of any subsequent subdivision applications may be developed to a maximum density of R40 and the Shire may require the preparation of a Local Development Plan (LDP) to be prepared prior to the development of that site.
- d) No development or subdivision shall occur within the Waste Water Treatment Plant buffer until the buffer is removed or reduced.
- e) All use, subdivision and development shall be in accordance with relevant Structure Plan.
- f) In accordance with the EPA Guidance Statement No.3, for any subdivisions within the 500m of the Onslow Salt operations, notifications are to be placed on the certificate of title of each new subdivided lot to notify prospective purchasers of the potential noise impacts.
- g) In accordance with the EPA Guidance Statement No.3, for any new dwellings within 1km of the Onslow Salt operations, the facades of the buildings fronting or perpendicular to the Onslow Salt operations are to incorporate architectural treatments to minimise noise impacts.

Watson Drive Precinct

- a) For the Watson Drive Precinct development standards are defined in Part A, section 4.1.2.1 of the Structure Plan report.

Large Live Work Lot Precinct

- a) The development of the residential portion of the lot that faces a residential area in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Residential Design Codes of Western Australia (R-Codes) unless otherwise specified in this section.
- b) The development of the non-residential portion of the lot that faces non-residential areas in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Home Business Standards under the Shire of Ashburton Scheme in regards to employment, amenity, vehicles and car parking and servicing needs.
- c) Non-residential development in the Large Live-Work Lot Precinct shall be adequately landscaped and screened to maintain a lifestyle land use appearance as opposed to a commercial or industrial land use appearance.
- d) A Local Development Plan (LDP) shall be prepared identifying basic design requirements within this precinct, including building envelopes, types of land uses etc.

Public Open Space and Drainage

- a) The size and location of public open space shall be in accordance with the Structure Plan.
- b) The design of public open space areas shall assist in the protection and enhancement of indigenous and european heritage sites (where applicable).
- c) The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
- d) The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- e) The design of these areas shall maximise the provision of shading to enhance amenity and promote social capital and walkability.

Education

- a) The development of the Education Precinct shall be in accordance with the meaning of an Education Establishment as defined under the Shire of Ashburton Local Planning Scheme.
- b) The external frontages of the Education Precinct shall be developed to a standard consistent with adjacent residential areas with regards to bulk and scale, streetscape, setbacks and landscaping.
- c) The architectural style of any proposed buildings within this precinct are to be reflective of the Onslow Vernacular.

Area Subject to Further Investigation

- a) The provisions of the Residential Design Codes of WA (R-Codes) and Clause 4.1.1 of this report shall apply to areas suitable for residential development in this Precinct subject to approval of the Shire of Ashburton and WAPC
- b) For areas not suitable for development in this Precinct the provisions of the Public Open Space and Drainage Precinct shall apply including:
 - i. The design of public open space areas shall ensure the protection and enhancement of indigenous heritage sites.
 - ii. The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
 - iii. The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- c) The area within the WWTP Buffer shall be subject to a Local Development Plan (LDP) being prepared to the satisfaction of the Shire, prior to any development.

Land Use Permissibility

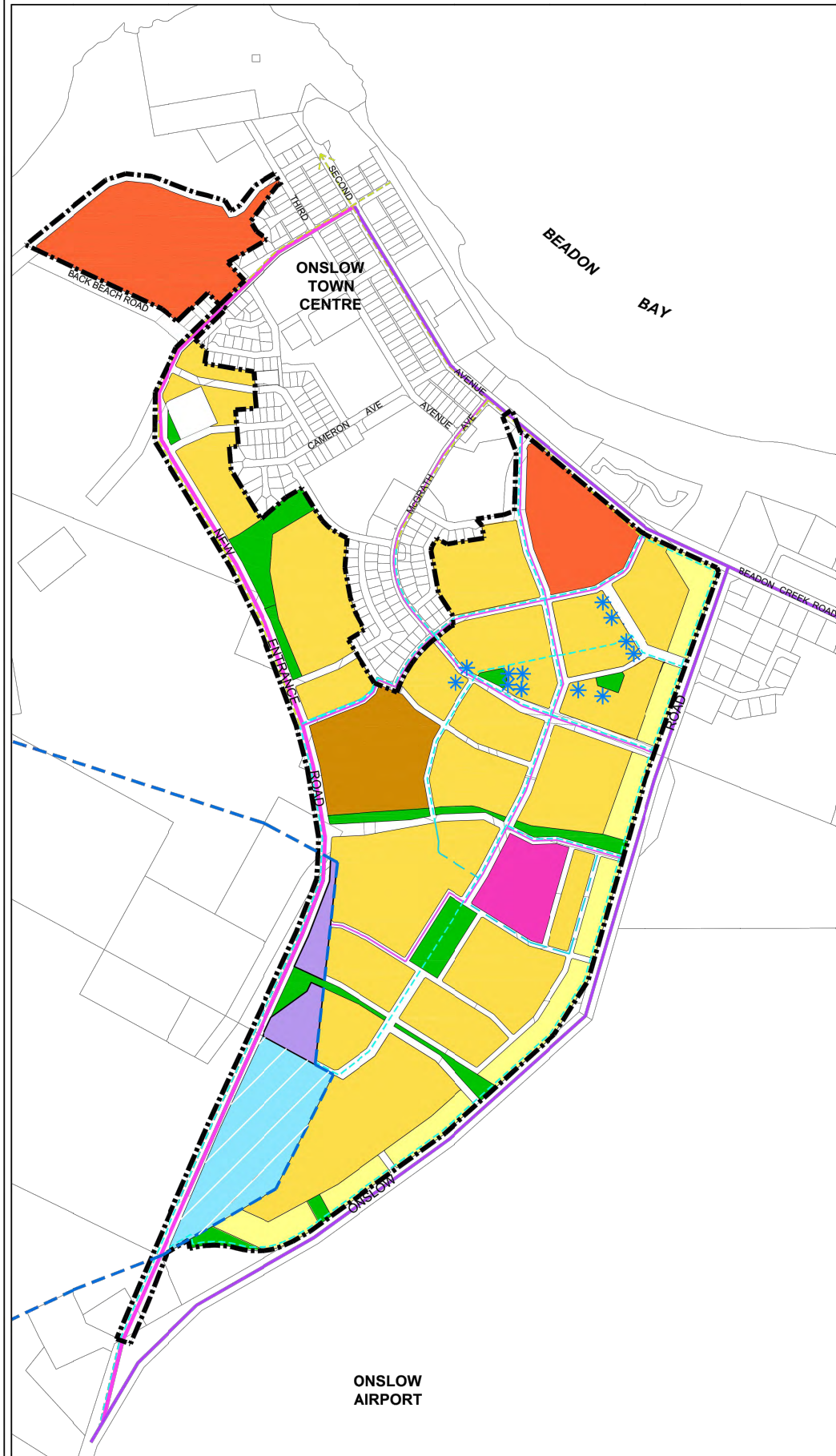
Land use permissibility shall generally be in accordance with the Land Use Permissibility Table, as shown in Part A of the Onslow Townsite Expansion Structure Plan report.

Local Development Plans

A LDP may be required (by the developer, an owner of the land or the Shire) by Council prior to any subdivision and/or substantial development and used as the basis for the determination of all development applications to the Shire of Ashburton.

The LDP will enhance, elaborate and expand the details and provisions contained in this Part as well as supplement the provisions of the Scheme and the R-Codes. LDP's are required to address the following:

- a) building envelopes;
- b) setbacks;
- c) interfaces with public open space and drainage areas;
- d) distribution of land uses within a lot (Large Residential Lifestyle lots);
- e) vehicular access and parking;
- f) loading and unloading areas, storage yards and rubbish collection closures;
- g) the location, orientation and design of buildings and the space between buildings; and
- h) such other information considered relevant by the Shire of Ashburton. Variations to the provisions of the R-Codes other than density shall be allowed.



CERTIFICATION OF STRUCTURE PLAN

This Structure Plan is prepared under the provisions of the Shire of Ashburton Town Planning Scheme No. 7

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

Date.....

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

.....

an Officer of the Commission duly authorised by the Commission pursuant to Section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

Witness.....

Date.....

Date of Expiry.....

LEGEND		OVERALL YIELDS	
	STRUCTURE PLAN AREA	199.1363ha	100%
	RESERVE (PARKS, RECREATION & DRAINAGE)	10.1354ha	5.0%
	EDUCATION	4.7324ha	2.4%
	SPECIAL USE (WATSON DRIVE PRECINCT)	9.0000ha	4.5%
	SPECIAL USE (LARGE LIVE WORK LOTS)	14.0680ha	7.1%
	RESIDENTIAL R30	91.9028ha	46.1%
	AREA SUBJECT TO FURTHER INVESTIGATION	21.8990ha	11.0%
	AREA SUBJECT TO FURTHER INVESTIGATION - NON RESIDENTIAL	3.4960ha	1.8%
	RESERVE (INFRASTRUCTURE) - WATER CORP UTILITIES SITE COMPATIBLE LAND USES ONLY	10.7086ha	5.4%
	ROADS	33.1941ha	16.7%
	BUFFER FROM TOWN WWTP	N/A	N/A
	EXISTING CADASTRE	N/A	N/A
TOTAL		199.1363ha	100%
ROAD HIERARCHY			
	ARTERIAL/ PRIMARY		
	NEIGHBOURHOOD CONNECTOR		
	ACCESS STREET (HIGHER ORDER)		
	GROUP HOUSING SITES		
PEDESTRIAN AND CYCLE PATHS			
	SHARED PATH NETWORK AND FOOTPATH		
	FOOTPATH BOTH SIDES		
	SHARED PATH NETWORK BY OTHERS		

FIG. A.4

ONSLOW TOWNSITE EXPANSION STRUCTURE PLAN

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

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