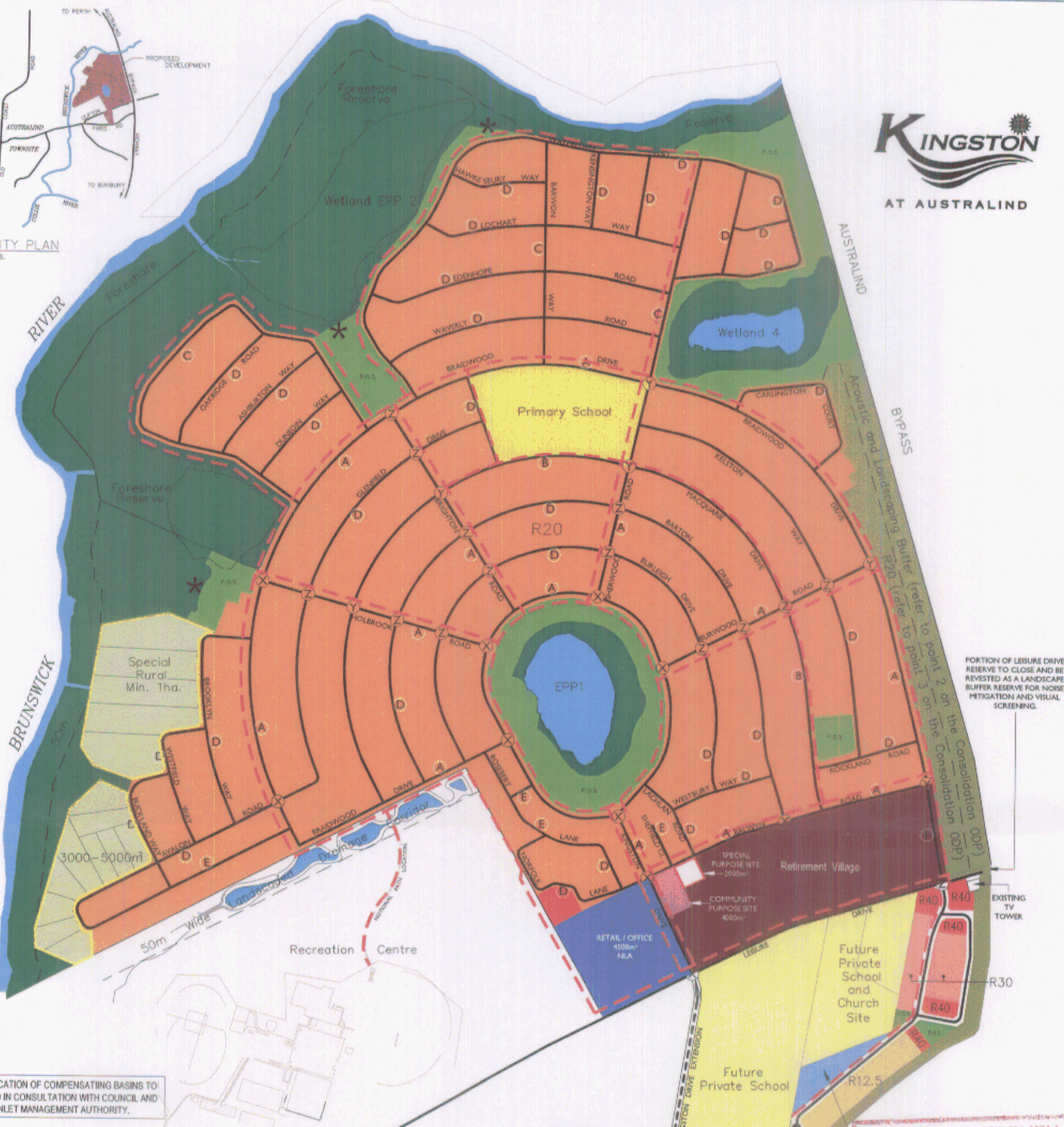




KINGSTON
AT AUSTRALIND



NOTE: FINAL LOCATION OF COMPENSATING BASINS TO BE DETERMINED IN CONSULTATION WITH COUNCIL AND LESCHENAU INLET MANAGEMENT AUTHORITY.

NOTES:

- The Outline Development Plan provides a broad framework for more detailed planning to be undertaken at the subdivision and development stage.
- The Australind Bypass Road reserve interface will comprise a separate Crown Reserve for road transport noise mitigation and landscaped visual screening of the dwellings within the estate. An adequate acoustic and landscaping buffer (approximately 40 metres) is required along the Australind Bypass Road to secure the amenity for the residential areas and provide an aesthetic approach to the City of Bunbury. The exact distance and make up of the buffer will depend on the circumstances but can be determined in negotiation with the Western Australian Planning Commission. The detail for all of the above is to be contained in a noise mitigation and landscape management plan.
- The subdivision of lots backing onto the Bypass Road Buffer Reserve is to consist of a range of lot sizes at an overall density which is lower than 20 lots per hectare.
- The Public Open Space (POS) areas surrounding the wetlands are indicative and the final determination on the suitability for recreation use is determined by foreshore management plans as per Commission Policy DC 2.3 requirements and other Commission Policy.

Wetlands and conservation buffer areas to wetlands will be considered for credit as POS in accordance with the Liveable Neighbourhoods Policy.
- Specific Planning Policy Statements relevant to the subdivision and development of Lot 1 Paris Road are shown on the approved local structure plan, as adopted by Council and endorsed by the Western Australian Planning Commission. Notes 3 and 4 do not relate to Lot 1 Paris Road.

LEGEND

- DUAL USE PATHS
- R12.5
- R20
- R25
- R30
- R40
- RETIREMENT VILLAGE
- SPECIAL RURAL
- PRIMARY SCHOOL
- PRIVATE SCHOOL AND CHURCH
- SPECIAL PURPOSE
- COMMUNITY PURPOSE
- RETAIL / OFFICE
- PUBLIC OPEN SPACE
- FORESHORE RESERVE
- DRAINAGE RESERVE
- ACOUSTIC AND LANDSCAPING BUFFER
- RECREATION RESERVE
- COMPENSATING BASIN

SHIRE OF HARVEY
P.O. BOX 500
HARVEY 6220
APPROVED
25/1/14
Chief Executive Officer Date

ROADS

- (A) Type A - 20m Reserve
- (B) Type B - 18m Reserve
- (C) Type C - 16m Reserve
- (D) Type D - 14m Reserve
- (E) Type E - Laneway Reserve
- (F) Type F - 21.4 Reserve
- ROUNDABOUTS
- (X) Type X - 15.0m dia.
- (Y) Type Y - 12.5m dia.
- (Z) Type Z - 11.5m dia.

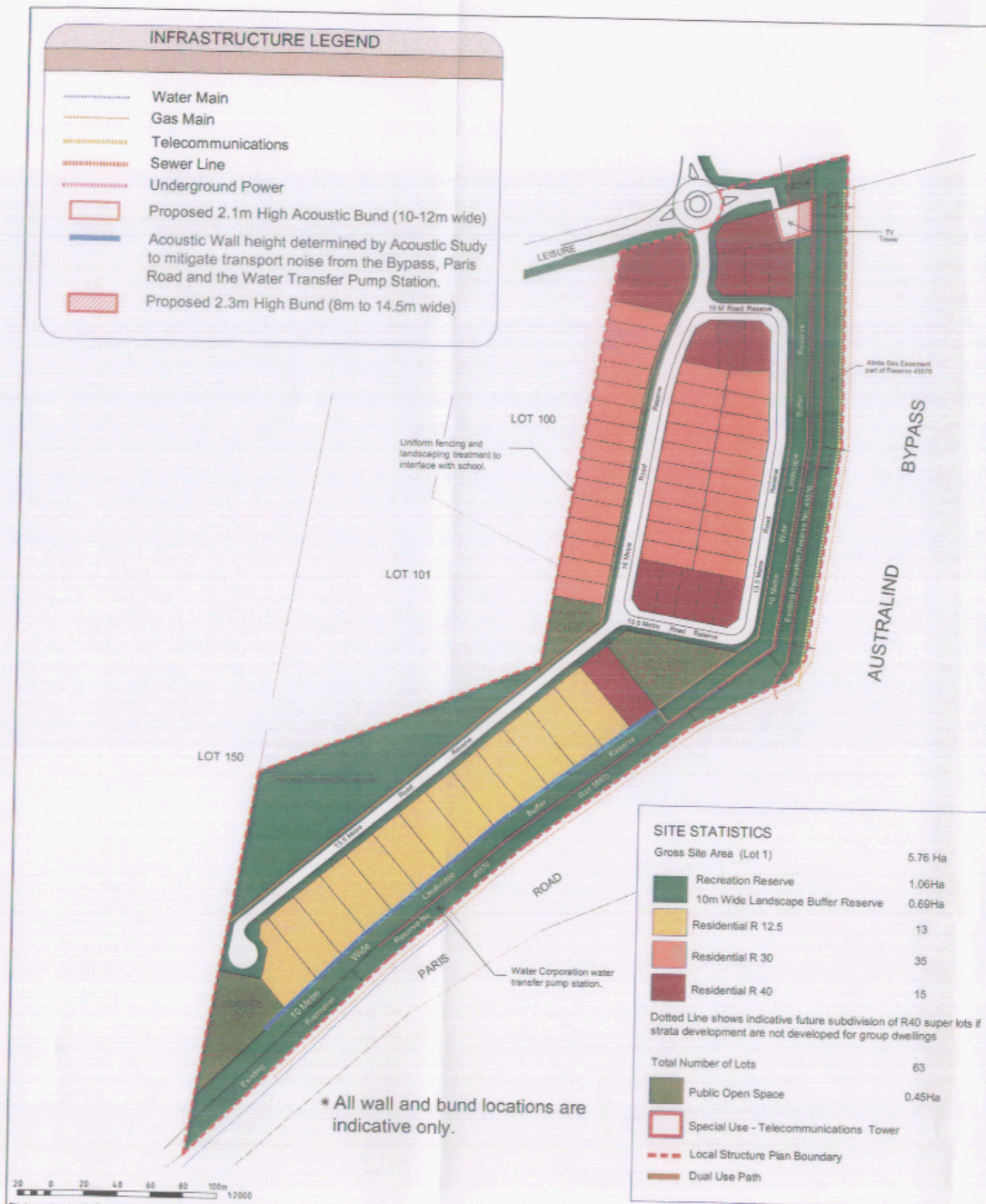
FIGURE 5

KINGSTON STRUCTURE PLAN (MODIFICATION NO.1)
KINGSTON ESTATE
AUSTRALIND



Cardno
11 Harvest Terrace
P.O. Box 447
West Perth 6872
Telephone (08) 9273 3996
Facsimile (08) 9496 2694

DATE: 17.08.14
DESIGNED: FC
DRAWN: FC
LOCAL AUTHORITY: SHIRE OF HARVEY
PROJECT/PHASE/PLAN NUMBER: P97045-30-SK98
SCALE AT A3: 1:7500
CHECKED: LVE
APPROVED: LVE
REVISION: F



Planning Policy Statements

This Local Structure Plan provides a framework for future subdivision and development of the land. Actual subdivision may vary from the Local Structure Plan, and requires approval from the Western Australian Planning Commission. This plan should be read in conjunction with the approved Kingston Structure Plan (Modification No.1)

- Uniform fencing is to be provided by the subdivisor to the specifications of the Shire along the boundaries of all lots abutting Lots 100, 101, 150, TV Tower lot and proposed open space and Landscape Buffer Area. Except for the rear boundary of lots adjacent to the acoustic wall, uniform fencing is to be provided along the boundary of all lots abutting Lots 100, 101, 150, TV Tower lot, and public open space and Landscape Buffer Area, shall be constructed of Colobrand metal sheeting as approved by Council.
- All uniform fencing shall be approved by Council and be of a Colobrand metal sheeting.
- All lots are to be constructed to recirculated water and sewer, underground power, reticulated gas and telecommunications.
- Developer contributions are to be made by the subdivisor as required by the Shire of Harvey and the Shire of Dardanelle Joint Town Planning Scheme No. 1.
- The subdivisor is to prepare and implement a Landscape Plan for Reserve 45576, the Landscape Buffer reserve, Reserve 45120, public open space reserves and portion of the Paris Road road verge area adjacent to the Landscape Buffer reserve. The landscape works are not to adversely affect future road works, existing or future infrastructure (i.e. power, gas, water, sewerage, telecommunications) and fire/evacuation access requirements.
- Dual use paths are to be constructed by the subdivisor in the locations shown on the Local Structure Plan and to the specifications of the Local Government.
- Prior to the commencement of subdivisional works an Urban Water Management Plan is to be prepared and approved to the satisfaction of the Shire of Harvey, in consultation with the Department of Water, consistent with the approved Limited Local Water Management Strategy.
- Prior to lodgement of a subdivision application, the applicant is to complete an updated Acoustic Study and Noise Management Plan, to address issues, but not limited to:
 - location, height, design or noise bunds and noise walls;
 - protection of underground power lines and sewer mains next to noise bunds;
 - protection of water transfer pump station next to noise wall;
 - noise barrier is extended to the Kingston Estate noise bund to the north (on Reserve 50303) with no gaps;
 - Quiet House Design specifications;
 - landscaping of noise bund and Landscape Buffer reserve; and
 - full support from all stakeholder agencies of Shire of Harvey, MRWA, Western Power and Water Corporation.
- The subdivisor is to undertake the implementation of the updated Acoustic Study and Noise Management Plan at the time of subdivision.
- Council will recommend to the Western Australian Planning Commission that no further subdivision of the lots shown on the Local Structure Plan shall be permitted except where it is in accordance with the WAPC Residential Design Codes.
- Direct vehicular access from any part of the subdivision to Paris Road or Australind Bypass, via Reserve 45576 is prohibited. Where the interface of POS reserves and Paris Road is not bounded by an earthbund or a noise wall, the subdivisor will install bollards and/or other measures to prevent unauthorised vehicular access. A Section 165 Notification is to be placed on the title of those lots adjacent to the Australind Bypass.
- "This property is situated within close proximity to the Australind Bypass, therefore it may be affected by transport noise. The second storey of dwellings constructed on this lot will need to incorporate 'Quiet House Design' techniques, as contained in the Acoustic Study and Noise Management Plan.
- A Section 165 Notification is to be placed on the title of those lots adjacent to Paris Road, to read as follows:

"This property is situated within close proximity to Paris Road, therefore it may be affected by transport noise and noise from the Water Transfer Pump Station. Dwellings constructed on this lot will need to incorporate 'Quiet House Design' techniques for both ground floor and first floor levels as contained in the Acoustic Study and Noise Management Plan.
- At the time of the subdivision, the subdivisor is to prepare and implement a fire management plan to the satisfaction of the Department of Fire and Emergency Services, and in consultation with the Shire of Harvey.
- A limited Local Water Management Strategy is to be completed prior to lodgement of a subdivision application and an Urban Water Management Plan, which covers Lot 1, Reserve 45120 and Reserve 45576. The Limited Local Water Management Strategy is to address matters as determined by the Local Government, in consultation with the Department of Water. In this context, this should include the requirement to maintain pre-development low regimes towards remnant vegetation areas to the west of the subject land on Lot 150, which are subject to environmental conditions under the Greater Bunbury Region Scheme, but mitigating against water quality risks from stormwater run-off.
- In consideration of a subdivision referral from the Western Australian Planning Commission, Council may request that a condition be imposed requiring a Local Development Plan to be prepared for all lots designated R40 on the Local Structure Plan.
- Within the structure plan area (Lot 1, Reserve 45576, Reserve 45120), the subdivisor shall contribute a minimum of 10 percent of the gross subdivisible area as public open space, which excludes the proposed Landscape Buffer reserves. Any shortfall in land contribution shall be compensated by a cash-in-lieu payment to be the Shire of Harvey, consistent with WAPC requirements.
- The TV Tower enclosure area is to be excluded from Lot 1 as a separate lot and the interface treatment with surrounding land is to be addressed at the time of subdivision.
- Following part of Leisure Drive road reserve being closed (between the Bypass reserve and the access way for the proposed TV Tower lot) and revealed as a Landscape Buffer reserve, for the purposes of transport noise mitigation and visual screening, the subdivisor is to implement such works at the time of subdivision.
- The following Crown Reserves are to be vested and managed as follows:
 - All Landscape Buffer reserves will be vested with, and managed by, the Shire of Harvey under Section 152 of the Planning Development Act for the purposes of noise mitigation and visual screening.
 - Reserve 45576 be reverted for Landscape Buffer purposes, and vested with, and managed by, the Shire of Harvey; and
 - Reserve 45120 be reverted for Recreation and Drainage purposes and vested with, and managed by, the Shire of Harvey.



FIGURE 4

LOCAL STRUCTURE PLAN
LOT 1, RESERVE NO. 45576 (LOT 5883) AND RESERVE NO. 45120 (LOT 5813) PARIS ROAD
KINGSTON ESTATE, AUSTRALIND



DATE: 8.09.2014 SCALE AT A2: 1:2000
DESIGNED: FC CHECKED: AHS
DRAWN: FC APPROVED: AHS
LOCAL AUTHORITY: SHIRE OF HARVEY
PROJECT/PHASE PLAN NUMBER: P97045-30-SK97
REVISION: J