

**SPECIAL RURAL ZONE
AREA 1B - STRATHAM**

LAND USE AND MANAGEMENT PLAN

JUNE 2013

ADDENDUM

This addendum is provided as a result of lot number changes that have occurred during the clearance stage of two of Stratham Park Estate.

The below supersedes the relevant sections within the June 2013 document.

PAGE 3

4.0 Water Supply and Effluent Disposal

Reference to lot 227 within the table is to be deleted and replaced with lot 244

PAGE 6

9.0 Vegetation

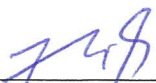
- An east/west wildlife corridor is to be established on those lots 244, 228-231 along the southern boundary, linking Lot 242 and the 80m Highway Protection Area for fauna habitat and to provide corridors for fauna movement.

APPENDIX 1

Development Envelope Plan – an updated plan is inserted into Appendix 1.

Date of endorsement: 8/9/15






PURSUANT TO DELEGATION 207

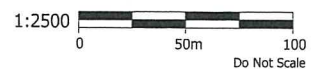
Signed: 

EXECUTIVE MANAGER
ENGINEERING AND DEVELOPMENT SERVICES



MODIFICATIONS ADOPTED
 PURSUANT TO DELEGATION 207
 2/4/15
 EXECUTIVE MANAGER DATE
 ENGINEERING AND DEVELOPMENT SERVICES

-  BUILDING ENVELOPE
-  NO CLEARING ZONE
-  DWELLINGS REQUIRE PACKAGE A NOISE ATTENUATION TREATMENT REFER LAND USE PLAN
-  DWELLINGS REQUIRE PACKAGE B NOISE ATTENUATION TREATMENT REFER LAND USE PLAN
-  AREA UNSUITABLE FOR EFFLUENT DISPOSAL UNLESS EARTHWORKED REFER LAND USE PLAN



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**DEVELOPMENT
 ENVELOPE PLAN
 LOTS 242 & 244**

Client: FINEFIELD PTY LTD
 Project: STRATHAM PARK

Drawing Number: 10-102-06
 Original Size: A3

Revision A

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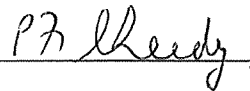
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Adopted by resolution of the Council at the ordinary meeting on 26 June 2013.



Paul Sheedy
Chief Executive Officer

EXECUTIVE SUMMARY

Landowners need to become aware of the variety of land use, development and management controls which apply to the Stratham Park Estate. In particular it is to be noted that the preparation of and lodgement of Building Permit Applications are required to comply with the following:

Development Envelope Plan

Each lot has an approved Development Envelope location. The envelope is to contain the proposed buildings, effluent disposal systems and rainwater tank.

Effluent Disposal

Lots will require site specific soil testing to determine the type of effluent disposal and treatment device for the development.

Water Supply

A 92,000 litres water storage system is required and siting details are to be shown on plans submitted with reference to fire fighting hose connection points. A Building Permit Application is required for the installation of this water tank.

Fire Management

A site feature survey plan is to be provided showing the analysis undertaken to determine building site locations. The Building Permit application is required to include a written statement/certificate from the building designer and building contractor to confirm that the relevant components of the AS3959 have been complied with.

Lots abutting Bussell Highway – Lots 231 to 240

These lots will experience traffic noise and specific housing design will be required to reduce this impact. The Building Permit application for a dwelling is required to include a written statement/certificate from an Acoustics Consultant and the building contractor to confirm that the relevant components of the AS2107 have been complied with.

Lot 242

The conservation values of this lot are protected by a conservation covenant lodged on the title of the lot, binding present and future owners to comply with the terms of the covenant.

Lot 221

This lot contains a number of heritage significant buildings. Planning Consent will be required prior to any development on this lot.

Rural Pursuits

Any rural use of the lots including grazing will require Planning Consent.

Clearing of Vegetation

No person shall clear natural vegetation and revegetated areas on any part of a lot internal or external to the Development Envelope, except for the purpose of establishing firebreaks, driveways and areas for approved development works.

1.0 Introduction

Stratham Park Estate is located on Fishermans Road, Stratham, approximately 20 kilometres south of the Bunbury CBD and 9 kilometres north of the Capel Townsite

This Land Use Plan (LUP) has been prepared to provide landowners with an overview of the activities that can be undertaken on the lots and the philosophy and conditions under which the subdivision of the land has been approved.

This Land Use Plan is prepared and adopted pursuant to Special Provision 23 of Special Rural Zone Area 1B and forms part of the Shire of Capel Town Planning Scheme No.7

2.0 Landuse

The Estate is zoned 'Special Rural (Area No. 1B)' under the Shire of Capel Town Planning Scheme No.7.

The principle intent of the zoning is to allow for rural residential development consisting of a single dwelling on each lot, with associated outbuildings.

Activities associated with rural residential development that may be considered include Ancillary Accommodation and Home Occupations. Any person contemplating these uses should make inquiries to the Shire of Capel to determine the guidelines and planning consent requirements for these uses.

The Shire of Capel has specific Town Planning Policies relating to different land uses and activities which may impact upon the development of any individual lot. For example the Council will require outbuildings, where the floor area exceeds 100m² to be constructed of non reflective materials such as colourbond metal cladding. The maximum allowable outbuilding floor space is restricted to 200m² and a maximum wall height of 5 metres.

The use of the land for rural pursuits will only be approved within specific instances where it can be demonstrated that the use will not affect the amenity of the residents, that vegetation is protected and that a water supply is available to any intended use. Applicants may be required to submit a Water Usage Strategy and advice will be requested from the Department of Water and Department of Agriculture and Food in assessing a planning consent application.

3.0 Development Envelope Plan

The Development Envelope Plan shown at Appendix 1 has been prepared giving regard to site development constraints and to attain a reasonable level of amenity between neighbouring lots.

All development on lots is to be contained within the Development Envelopes shown on the Development Envelope Plan. This includes a single house, associated outbuildings, effluent disposal systems and rainwater tank.

No person shall clear natural vegetation, including revegetated areas on any part of the lot internal or external to the development envelope, except for the purpose of establishing firebreaks, driveways and areas for approved building works without the written approval from the Shire of Capel.

Variations to the shape or location of the Development Envelope area will not be permitted.

4.0 Water Supply and Effluent Disposal

Water Supply

There is no reticulated water supply within the Estate and individual owners are responsible for providing their own water supply by a bore or via a rainwater storage system with a minimum capacity of 92,000 litres, or a combination of either to the satisfaction of the Council. In respect to any intentions to establish a bore, land owners must firstly make enquiries with the Department of Water and obtain the required bore licence.

For further information contact the Department of Water or visit their website: www.water.wa.gov.au

Ground water bores are not allowed to be closer than thirty (30) metres to an effluent disposal system which includes effluent disposal areas on adjoining properties.

Effluent Disposal

The Estate is divided into 3 distinctly different soil type areas that have individual requirements for the disposal of effluent.

Purchasers of lots are advised to refer to the Development Envelope Plan at **Appendix 1** of this report and the following table to determine specific effluent disposal requirements for each lot.

Category	Effluent Disposal Requirement	Lots
1	Alternating subsoil irrigation ATU with a minimum of 1m of fill above any clay layer within the disposal area.	201, 216, 217 and 229
2	ATU with phosphorus removal capacity.	228, 231, 232, 233, 234, 235, 236, 239, 240, 241 & 243
3	ATU that shall not be constructed within the area defined as being unsuitable for effluent disposal on the Development Envelope Plan.	202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 230, 237, 238 and 242

In respect to Category 3 lots shown in the above table it is to be noted that site specific testing will be required to determine the applicable type of effluent disposal and treatment device needed. This testing will be required to be undertaken by the company proposing to supply the effluent disposal system.

The site specific testing shall include soil permeability, soil absorption, and depth to clay material, depth of sand and soil phosphorus retention index (PRI). The type of system shall be included with all Building Permit applications, inclusive of test results and confirmation of compliance to WA Department of Health requirements. It should be noted that in some instances the modification of the existing landform, inclusive of filling may be required to achieve an acceptable level of effluent treatment on some lots.

It is to also be noted that no septic/effluent disposal system is to be located outside the approved Development Envelope.

5.0 Fire Management

The subdividing owner of Stratham Park Estate has as a condition of subdivision been required by the Western Australian Planning Commission(WAPC) to prepare a Fire Management Plan (FMP) which is to be provided to purchasers/owners of lots separately to this Land Use Plan(LUP).

The subdivider has engaged independent consultant Bio Divers Solutions to prepare the FMP dated 16th May 2013.The Fire and Emergency Services Authority (DFES) has certified that the FMP is in compliance with the States *Planning for Bush Fire Protection Guidelines edition 2 May 2010*.

The Shire of Capel acknowledges that the DFES certification has confirmed that this subdivision area has been rated as Moderate to Extreme fire risk due to the presence of remnant Tuart Forest. The Planning for Bush Fire Protection Guidelines edition 2 prepared by the WAPC and DFES states that any areas consisting of this hazard level are Bush Fire Prone Areas. Appendix 2 attached to this document provides a copy of the Fire Plan with indicative BAL levels for each lot.

The Shire of Capel has not endorsed the FMP and the actions setout therein however in view of the above and pursuant to the adoption of the LUP under Town Planning Scheme No. 7 this subdivision area is deemed a Bush Fire Prone Area for the purpose of the implementation of the *Australian Standard AS3959 Construction of Buildings in Bush Fire Prone Areas* referenced under the Building Code of Australia.

The Shire of Capel requires Land Owners to comply with the following:

- Land owners are required to comply with the annual Bush Fire Order Notice.
- Land owners are to select the siting of buildings to minimise the bush fire risk to life and property. Undertaking such action may also result in reduced construction costs.
- The FMP endorsed by DFES has undertaken a broad level assessment of BAL Bush Fire Attack Level building design requirements for each lot which enables land owners to have an understanding of potential building standard requirements.

The Shire of Capel however requires Land owners to engage an accredited Fire Management Consultant to assist in the determination of siting of buildings and to determine the appropriate BAL level for their building design compliance with Australian Standard 3959.

- At the time of submitting a Building Permit application for all development a site feature survey plan is to be provided showing the analysis undertaken to determine building site locations, how BAL levels were established, compliance with Hazard Separation and Building Protection Zone requirements, location of fire breaks and how vegetation protection is best achieved to satisfy the conservation requirements of this subdivision area.
- The Building Permit application will also need to demonstrate that the relevant components of the AS3959 have been complied with. A written statement/certificate from the building designer and builder is to be include to confirm this.
- It is to be noted in undertaking BAL assessment that there are a number of areas within the subdivision which are subject to revegetation or replanting and these areas may potentially create future fire hazards.

- Land owners should refer to Section 5.3.1 and 5.3.2 of the FMP in respect to guidance on how to maintain Hazard Separation and Building Protection Zones. For the purpose of this LUP these sections form part of this LUP.
- All lots (except for the lot 242 reference below) are to maintain a perimeter 3 metre wide firebreak inside and along the external boundaries of the lot except where a “Variation of a Firebreak” is applied for and granted by the Shire of Capel to save significant trees or in respect to revegetation areas.
- Individual houses are to be provided with a minimum of 92,000 litre water tank with an outlet at the base of the tank for fire fighting water supply infrastructure connection (75mm Stortz fitting with gate valve).
- Fencing is not a requirement of the subdivision and lots should remain unfenced where practical to enable quick and safe emergency access. Where fencing does occur gates should link with neighbouring lots.
- There is an existing easement for Western Power with a firebreak along the western edge of lot 242. While this existing firebreak is maintained by Western Power there will be no requirement for further firebreaks in the Conservation Lot. Should the easement by Western Power be revoked or no longer maintained by Western Power, the Shire of Capel may enforce the requirement for a firebreak. Approval would need to be sought by the owner of lot 242, from the Shire of Capel, for a “Variation of a Firebreak” as the fence line is uncleared along the western edge of the lot 242 boundary.

Hazard reduction burning is to be carried out in the Conservation Covenant area to maintain a maximum of 8T/ha ground fuels on any internal remnant vegetation. Prescribed burning should be carried out in consultation with DFES and the Shire of Capel.

6.0 Lots Abutting Bussell Highway

For those lots abutting Bussell Highway, direct access onto the highway is prohibited and a Restrictive Covenant will be placed on the Certificates of Title of affected lots.

Purchasers of lots 231 to 240 adjacent to the Bussell Highway will experience traffic noise and are required to undertake housing design to reduce this impact in accordance with the *Australian Standard 2107 for Acoustics – Recommended design sound levels and reverberation times for building interiors*.

These dwellings will require either Package A or Package B Architectural treatments as explained in summary at Appendix 1 and Appendix 3 depending on the distance to the highway. Notifications will be placed on the Certificates of Title of those affected lots.

The Building Permit application for a dwelling is required to include a written statement/certificate from an Acoustics Consultant and the building contractor to confirm that the relevant components of the AS2107 have been complied with.

7.0 Conservation Covenant – Lot 242 Only

Lot 242 is located on the western boundary of the estate and is considered suitable for nature conservation due to the presence of significant fauna, significant ecological linkages, and the presence of a vegetation type that is less than 30% pre European extent which is not well represented in local or regional conservation reserves. The conservation values of this lot are protected by a conservation covenant lodge on the title of the lot, binding present and future owners to comply with the terms of the covenant. Ownership and control of the property remains with the owner.

The owner is also advised that pest and weed management of Lot 242 will be undertaken in accordance with Department of Environment and Conservation approved Pest and Weed Management Plan which forms part of the covenant requirements for Lot 242.

8.0 Fencing

Boundary fencing of lots is to consist of post and 8 strand minimum, 15cm square, ring lock or hinge joint wire or similar product.

It is recommended that gates be provided at boundaries to link fire breaks with adjoining properties which will facilitate improved fire fighting and emergency access and egress.

Cellulose fibre cement, metal sheeting or wooden pickets or similar solid fencing will not be permitted as boundary fencing.

Fencing of a 80m wide highway revegetation buffer and a 10m wide revegetation buffer along the southern boundary of the subdivision is required to provide vegetation planting protection. This fencing will be erected by the developer. This fencing is to be maintained by the new owners of affected lots and is not to be removed unless approval is sought and received from the Department of Environment and Conservation.

9.0 Vegetation

The developer has been required to undertake revegetation in the following parts of the subdivision:

- Revegetation in the 80m highway buffer on lots 231-240 adjacent to Bussell Highway to provide for fauna habitat and visual amenity improvement for lot owners and commuters on Bussell Highway.
- An east/west wildlife corridor is to be established on those lots 228-231 along the southern boundary, linking Lot 242 and the 80m Highway Protection Area for fauna habitat and to provide corridors for fauna movement

Purchasers are to acknowledge that it will be necessary for the Developer to access the revegetated areas for a minimum of 5 years post construction to undertake audits and infill planting as required.

The lot owners will be responsible for future maintenance of the revegetated areas after this five year term.

Individual lot revegetation outside the above areas to be undertaken by lot owners is to be kept to a minimum and where required should consist of fire resistant/fire retardant plants.

It is recommended that lot owners should undertake a web search of “fire retardant trees western Australia” and seek out south west tree suppliers for advice.

Revegetation should also be to the following standards:

- trees (crowns) a minimum of 10m apart (no continuous crowns).
- shrubs / trees should be no higher than 5-10m.
- Planting should not be in the clumps or within the Building Protection Zone as described under section 4.0 of this report.

No person shall clear natural vegetation, including revegetated areas on any part of the lot internal or external to the development envelope, except for the purpose of establishing firebreaks, driveways and areas for approved building works without the written approval from the Shire of Capel.

10.0 Fauna

The following listed protected species are known to inhabit or utilise the estate to some extent:

- Western Ringtail Possum (WRP)
- Carnaby’s (or Short-billed) Black Cockatoo (CBC)
- Baudin’s (or Long-billed) Black Cockatoo (BBC)

The Habitat Plan shown at Appendix 4 shows the location of trees known to be important habitat for these species and no development will be permitted to impact on these trees or result in their removal. Tree species consist of a variety of Tuart, Marri, Jarrah and Banksia. Building Permit application plans submitted for these affected lots will be required to include a detailed feature vegetation survey to demonstrate the siting of structures/buildings do not put at risk the protected habitat trees.

In order to assist in the protection of these fauna species, landowners are requested to ensure:

- There is to be no disturbance of trees with possum dreys (nests) or hollows within the Estate area.
- Dogs are to remain on leashes when in public and contained within fenced areas when on private property.
- Cats are controlled in accordance with Shire of Capel Cats Local Laws.

11.0 Grazing

The keeping of livestock on the individual allotments must be done in a sustainable manner that protects and enhances the residential amenity and vegetation of the estate. Any rural use of the lots including grazing will require an application to be made for Planning Consent.

It should be noted that opportunities to undertake grazing on lots is in most cases extremely limited due to the size of the land and vegetation protection restrictions. Specifically it should be noted that no stock will be allowed within the 80m Highway Protection Area, the 10 metres wide landscape protection strip along the southern boundary of the estate or within Lot 242.

Stocking densities proposed by land owners will be determined in accordance with the publication “*Stocking Rates guidelines for Rural small Holdings*” (Agriculture WA) 2000 (the Guidelines).

These guidelines can be found at the following Web site link:

http://www.agric.wa.gov.au/objtwr/imported_assets/content/fm/small/mp2_2000.pdf

The Guidelines define stocking rates for numbers and types of stock that can be kept on pasture all year round with minor additional feed and causing no environmental degradation. Environmental degradation includes a number of factors such as water and wind erosion, tree decline, increasing nutrient levels in groundwater/waterways, spread of weeds into adjoining bushland and soil structure decline.

If irrigated pastures are desired, as stipulated in the Guidelines, approval is first required by the Department of Water for access to the groundwater supply (as noted previously under Section 4.0 – Water Supply). If groundwater is not available then irrigated pasture may not be possible and therefore desired stock numbers cannot be achieved.

The primary concerns with the keeping and grazing of livestock on any of the allotments is to ensure there is no dust, soil erosion, odour, fly problems, or groundwater contamination whilst protecting existing vegetation. As stated above, the keeping of livestock on any allotment will require prior approval of the Shire of Capel and any application must demonstrate consideration of the above concerns as well as information requirements set out in the Guidelines.

12.0 Heritage – Lot 221 Only

Lot 221 contains a number of historic buildings displaying heritage significance including the remnants of the original c1850 Stratham Park Homestead; c1887 Stratham Park Homestead (second building) and c1940 Prisoner of War hut. Surrounding these buildings also appears to be original Stratham School site. The property has cultural heritage significance and is hereby included on the Shire of Capel Town Planning Scheme Heritage List as a Category 3 “retain and conserve” to ensure that any future development proposals are assessed with specific reference to the manner and degree to which they impact on the significant fabric. Planning consent from the Shire will be required prior to any development of this lot.

13.0 Mosquito Management

This subdivision is in close proximity to known mosquito breeding areas, with a large breeding area to the west of the estate that may impact on residents. The predominant mosquito species may carry Ross River Virus and other diseases such as Barmah Forest Virus.

The Shire of Capel promotes mosquito management using the ‘LadyMoz’ and ‘MAP’ (Management of Disease, Acceptance of Area, and Protection of Self) messages as shown at [Appendix 5](#).

Peak breeding times are from August to November so during these times landowners are encouraged to:

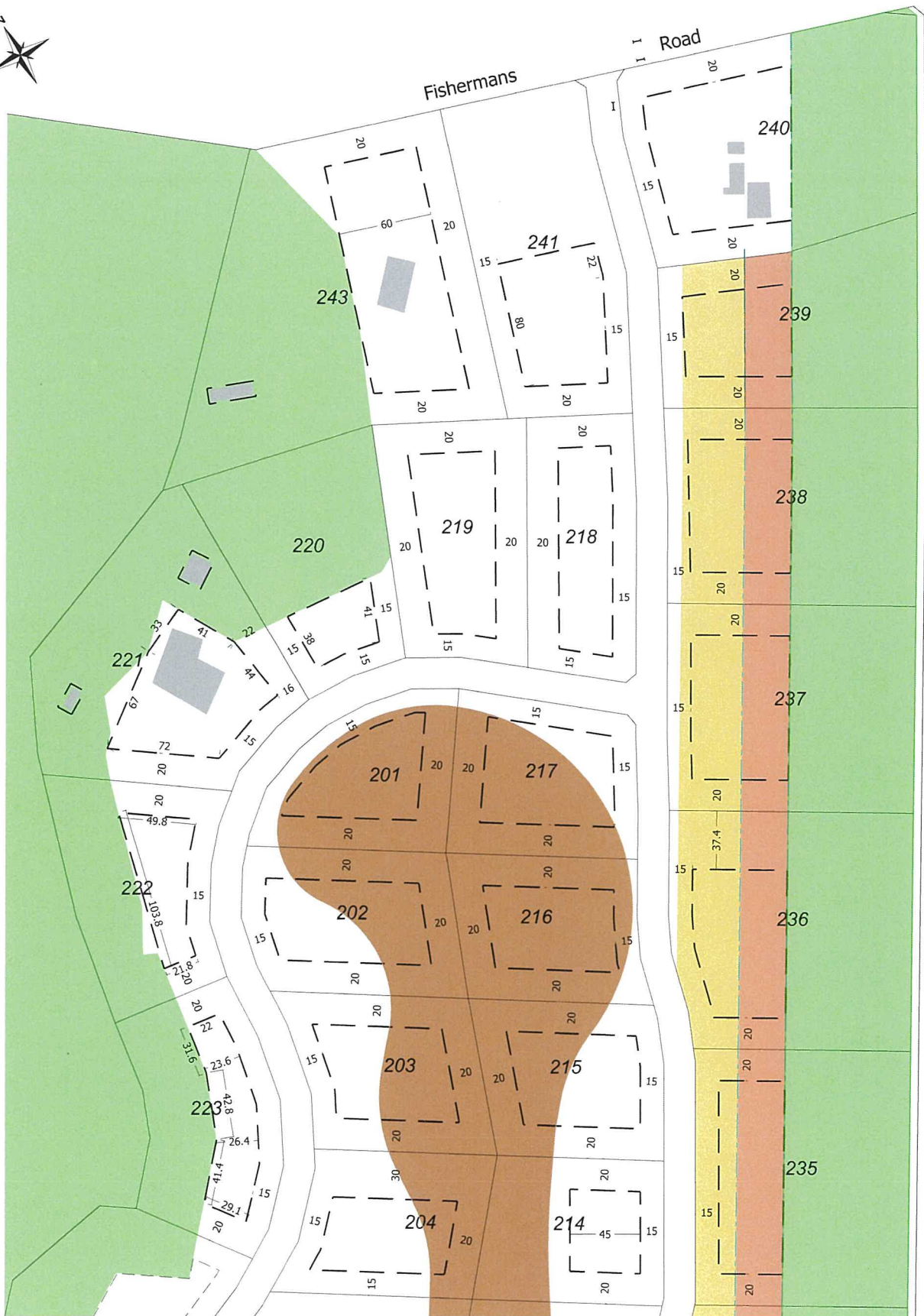
- avoid outdoor activities between dusk and dawn;
- wear suitable protective clothing;
- use insect repellent;
- screen alfresco and patio areas;
- empty out containers that can collect water regularly; and
- remove rubbish and debris from the home.







14.0 National Park

The Estate adjoins a Department of Environment and Conservation managed National Park Forest and some or all of the following activities may occur from time to time:

- prescribed burning for conservation and/or fire hazard reduction purposes;
- baiting with poison, shooting and trapping to control exotic pests;
- application of chemicals for weed and plant disease control; and
- timber harvesting and regeneration.

Appendix 1
Development Envelope Plans



-  BUILDING ENVELOPE
-  EXISTING BUILDINGS
-  NO CLEARING ZONE
-  DWELLINGS REQUIRE PACKAGE A NOISE ATTENUATION TREATMENT REFER LAND USE PLAN
-  DWELLINGS REQUIRE PACKAGE B NOISE ATTENUATION TREATMENT REFER LAND USE PLAN
-  AREA UNSUITABLE FOR EFFLUENT DISPOSAL UNLESS EARTHWORKED REFER LAND USE PLAN



**DEVELOPMENT
ENVELOPE PLAN**
LOTS 201-204, 214-223,
235-241 & 243



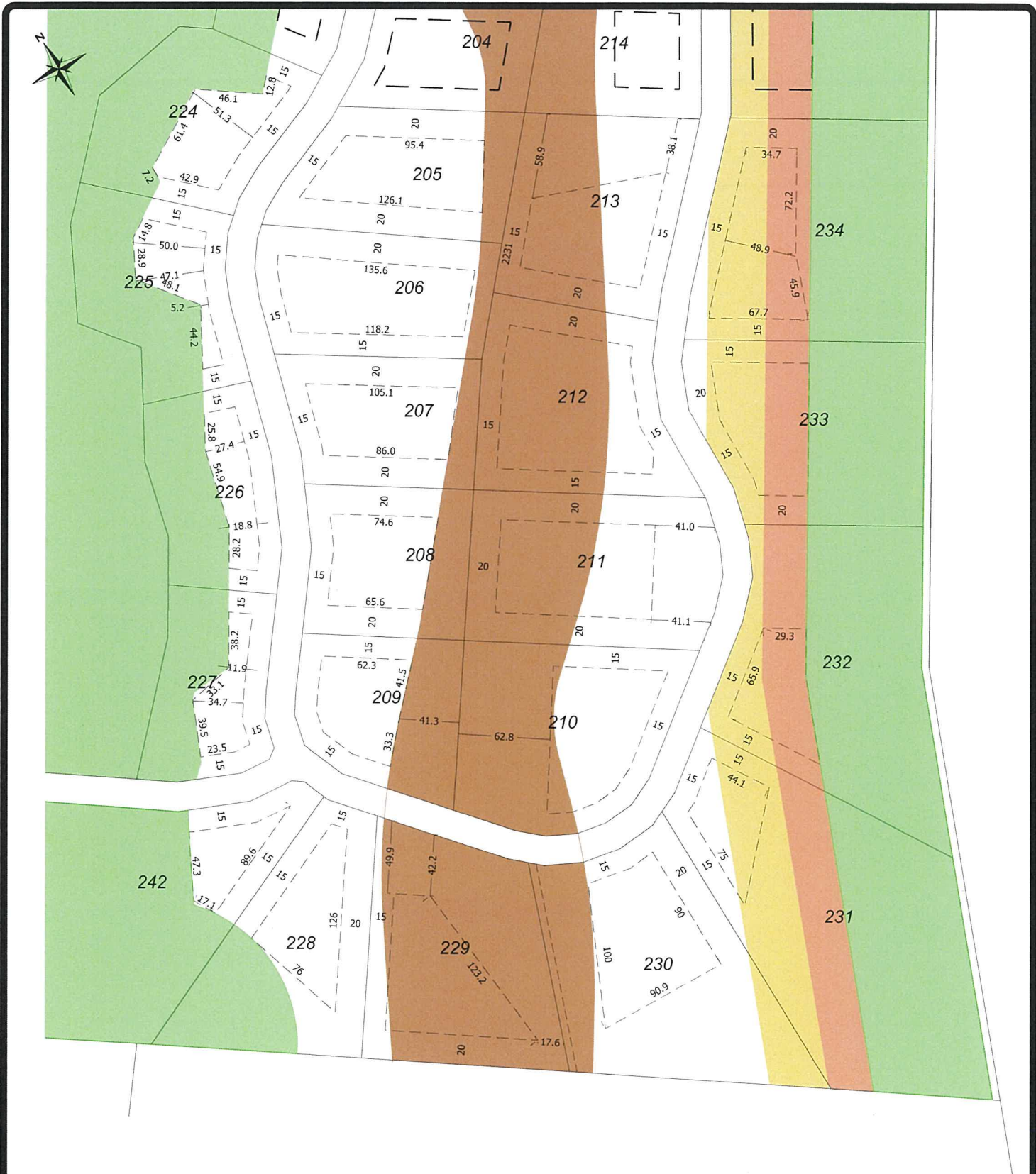
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- BUILDING ENVELOPE
- EXISTING BUILDINGS
- NO CLEARING ZONE
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REFER LAND USE PLAN
- AREA UNSUITABLE FOR EFFLUENT DISPOSAL UNLESS EARTHWORKED
REFER LAND USE PLAN



**DEVELOPMENT
ENVELOPE PLAN
LOTS 205-213, 224-234
& 242**



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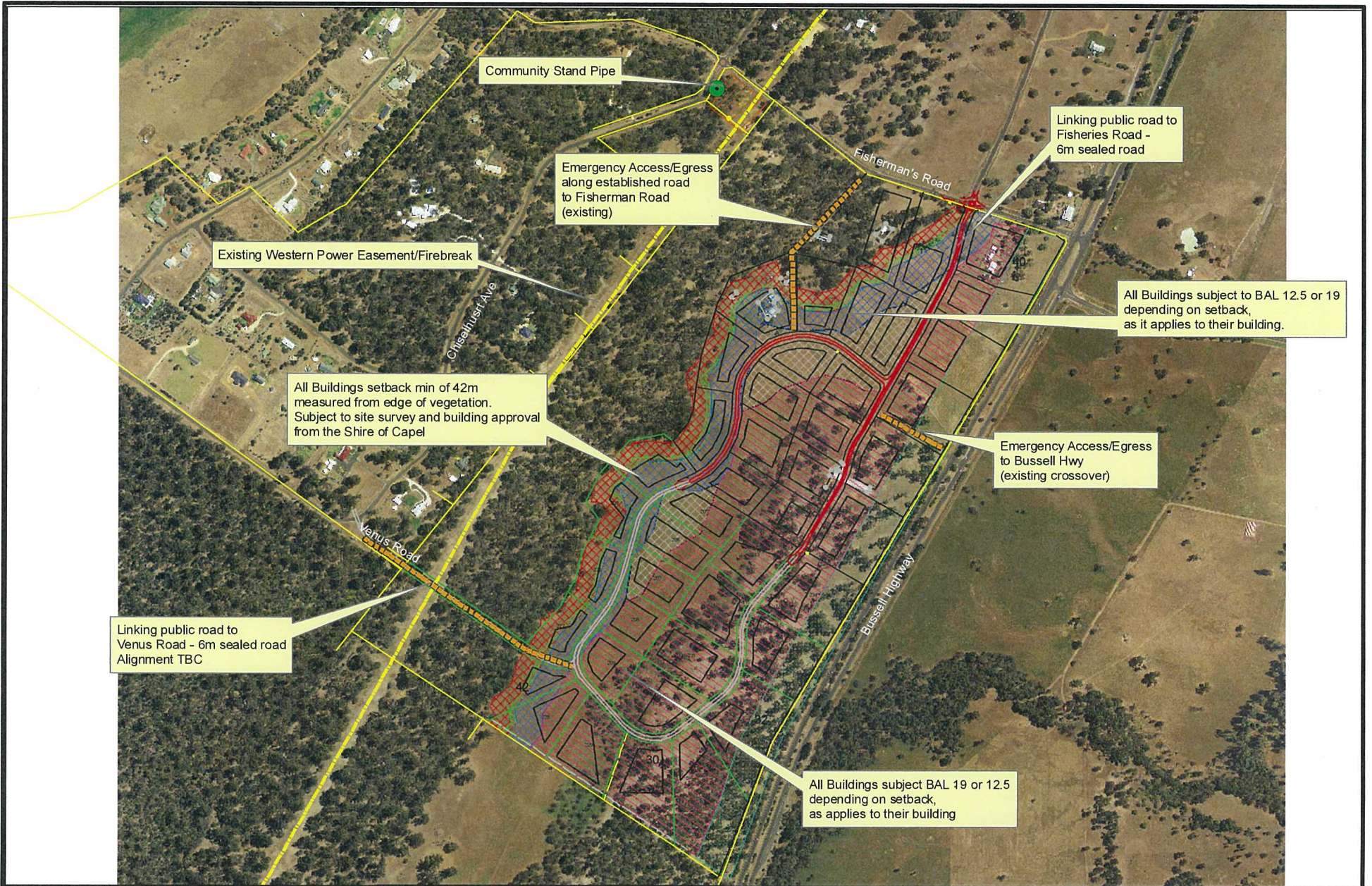
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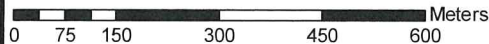
Appendix 2
Fire Plan



Legend

- Water Point
- Fire Access
- Western Power Easement/Fire Break
- 80m Highway Setback Line
- Plan of subdivision
- 5M Contours
- BAL 12.5 and 19 to apply
- BAL 12.5
- Community Purpose Lot
- No Building Requirement
- 42m Forest Setback

Scale: 1:7500 @ A3



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Fire Plan

STATUS	FILE	DATE
FINAL	MP M003	16/05/2013

Appendix 3
Noise Mitigation Guidelings

Package A: Noise levels within the margin

The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the noise *target* but are within the *limit*.

Area type	Orientation	Package A measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> • 6mm (minimum) laminated glazing • Fixed, casement or awning windows with seals • No external doors • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning²
	Side-on to corridor	<ul style="list-style-type: none"> • 6mm (minimum) laminated glazing • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ³	Facing corridor	<ul style="list-style-type: none"> • 6mm (minimum) laminated glazing • Fixed, casement or awning windows with seals • 35mm (minimum) solid core external doors with acoustic seals⁴ • Sliding doors must be fitted with acoustic seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning
	Side-on to corridor	<ul style="list-style-type: none"> • 6mm (minimum) laminated glazing • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area ⁵	Facing corridor	<ul style="list-style-type: none"> • Minimum 2.0m high solid fence (e.g. Hardifence, pinelap, or Colorbond) • Picket fences are not acceptable
	Side-on to corridor	
	Away from corridor	No requirements

² See section on Mechanical ventilation/airconditioning for further details and requirements.

³ These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".

⁴ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

⁵ The Policy requires that at least one outdoor living area be reasonably protected from transport noise. The protected area should meet the minimum space requirements for outdoor living areas, as defined in the Residential Design Codes of Western Australia.

Package B: Noise within 3 dB above the *limit*

The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where transport noise levels exceed the noise *limit* but by no more than 3 dB (See Table 1 in the Policy).

Area type	Orientation	Package B measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> • 10mm (minimum) laminated glazing • Fixed, casement or awning windows with seals • No external doors • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning⁶
	Side-on to corridor	<ul style="list-style-type: none"> • 10mm (minimum) laminated glazing • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ⁷	Facing corridor	<ul style="list-style-type: none"> • 10mm (minimum) laminated glazing • Fixed, casement or awning windows with seals • 40mm (minimum) solid core external doors with acoustic seals⁸ • Sliding doors must be fitted with acoustic seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning
	Side-on to corridor	<ul style="list-style-type: none"> • 6mm (minimum) laminated glazing • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area ⁹	Facing corridor	<ul style="list-style-type: none"> • Minimum 2.4m solid fence (e.g. brick, limestone or Hardifence)
	Side-on to corridor	<ul style="list-style-type: none"> • Colorbond and picket fences are not acceptable
	Away from corridor	No requirements

⁶ See section on Mechanical ventilation/airconditioning for further details and requirements.

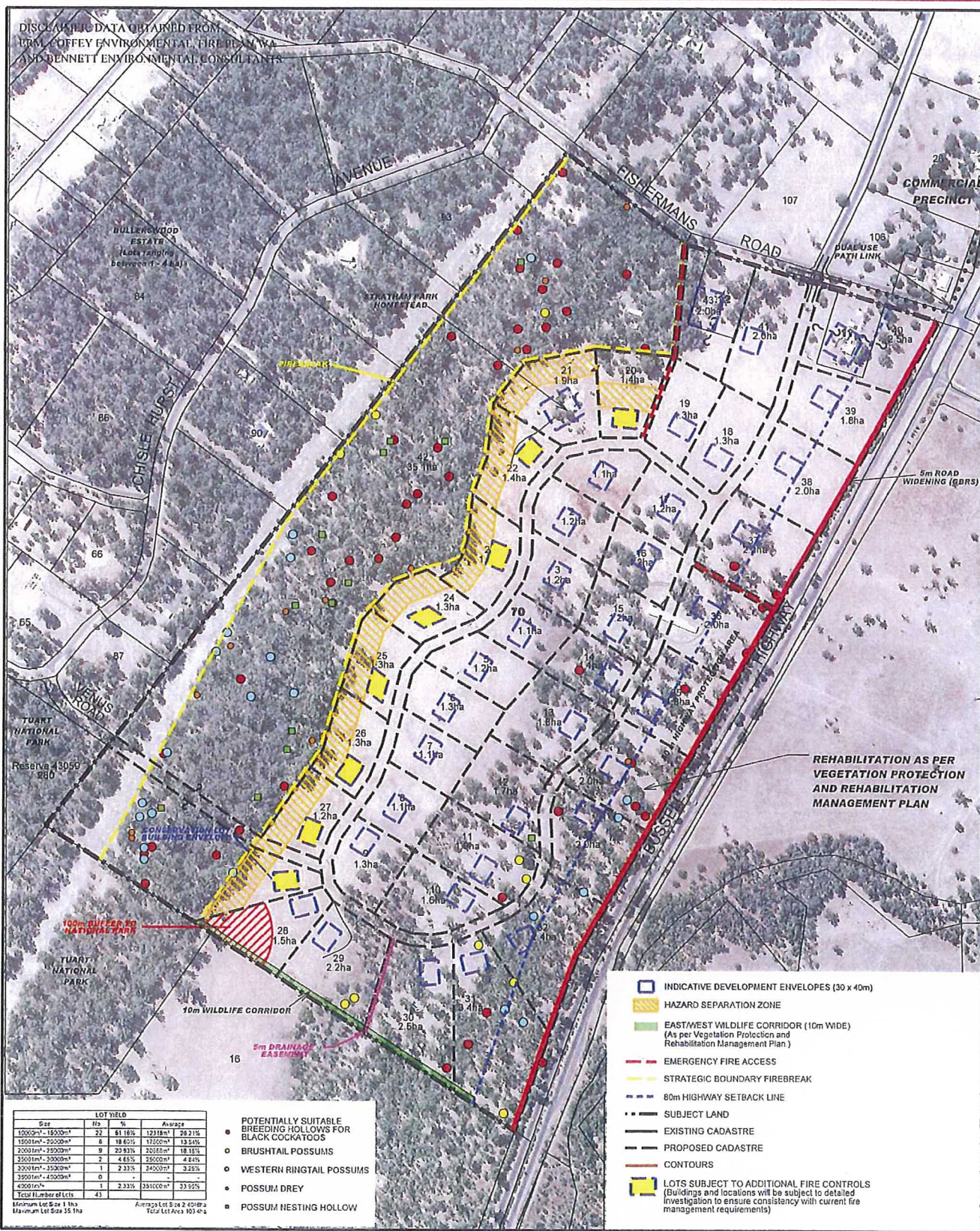
⁷ These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".

⁸ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

⁹ The Policy requires that at least one outdoor living area be reasonably protected from transport noise. The protected area should meet the minimum space requirements for outdoor living areas, as defined in the Residential Design Codes of Western Australia.

**Appendix 4
Habitat Plan**

DISCLAIMER: DATA OBTAINED FROM
 BURN COFFEY ENVIRONMENTAL, FIRE PLAN WA
 AND BENNETT ENVIRONMENTAL CONSULTANTS



REHABILITATION AS PER
 VEGETATION PROTECTION
 AND REHABILITATION
 MANAGEMENT PLAN

- INDICATIVE DEVELOPMENT ENVELOPES (30 x 40m)
- HAZARD SEPARATION ZONE
- EASTWEST WILDLIFE CORRIDOR (10m WIDE)
(As per Vegetation Protection and Rehabilitation Management Plan)
- EMERGENCY FIRE ACCESS
- STRATEGIC BOUNDARY FIREBREAK
- 80m HIGHWAY SETBACK LINE
- SUBJECT LAND
- EXISTING CADASTRE
- PROPOSED CADASTRE
- CONTOURS
- LOTS SUBJECT TO ADDITIONAL FIRE CONTROLS
(Buildings and localities will be subject to detailed investigation to ensure consistency with current fire management requirements)

LOT YIELD			
Size	No.	Average	
1200m ² - 1500m ²	22	61.18%	12318m ² 18.21%
1500m ² - 2000m ²	8	18.60%	12500m ² 13.54%
2000m ² - 2500m ²	9	23.93%	20388m ² 18.18%
2500m ² - 3000m ²	2	4.65%	25000m ² 4.84%
3000m ² - 3500m ²	1	2.33%	34000m ² 3.35%
3500m ² - 4000m ²	0		
4000m ² +	1	2.33%	331000m ² 33.92%
Total Number of lots	43		
Minimum Lot Size 1.1ha		Average Lot Size 2.45ha	
Maximum Lot Size 35.1ha		Total Lot Area 903.4ha	

- POTENTIALLY SUITABLE BREEDING HOLLOWS FOR BLACK COCKATOOS
- BRUSHTAIL POSSUMS
- WESTERN RINGTAIL POSSUMS
- POSSUM DREY
- POSSUM NESTING HOLLOW

SUBDIVISION GUIDE PLAN
LOTS 11, 12 & 70
FISHERMANS ROAD,
STRATHAM

Scale bar: 0 to 300m
 1:2000 (P.A.I. or 1:6000 @ A3)
 ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C			
B			
A			

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ORIGINAL PLANNER	B.W.
ORIGINAL DRAFTER	K.S.
CREATED DATE	30.11.2009
AERIAL DATA	ECW
CADASTRAL DATA	MGA
TOPOGRAPHIC DATA	



06439P-SU-01A

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.

FIGURE 4

Appendix 5
Mosquito Management

LOOK OUT! IT'S **LADY MOZ**

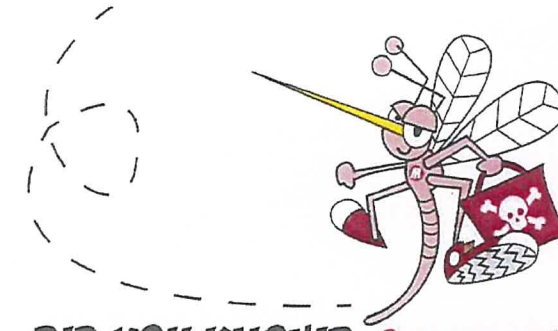
PROTECTION OF SELF

There are ways you can protect yourself and encourage me not to stay.

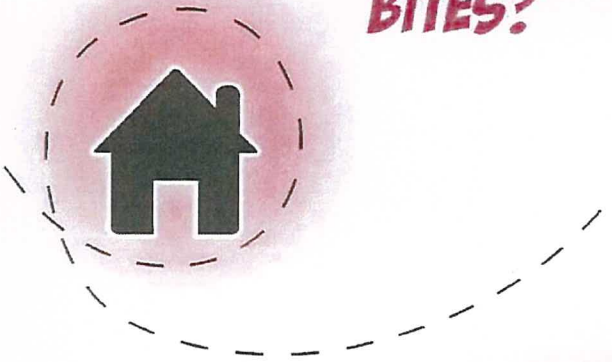
- Empty out containers that can collect water weekly.
- Remove rubbish and debris from around the home, I love old tyres, plant pots and even blocked gutters.
- I hate the taste of insect repellent, it's one hint I do understand.
- Long clothing also helps to reduce the amount of space I can access to have a feed.

MOSQUITO FAST FACTS

1. Only the female mosquito bites.
2. Some species' eggs can dry out over summer and still hatch when inundated with water again.
3. Mosquitoes can't spread AIDS
4. Mosquitoes can breed in the tiniest amount of water.



**DID YOU KNOW? ONLY THE
FEMALE MOSQUITO
BITES?**



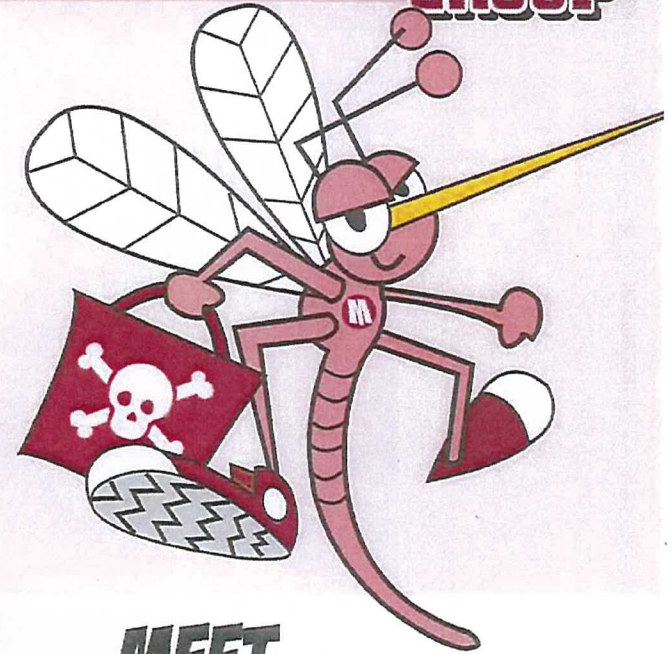
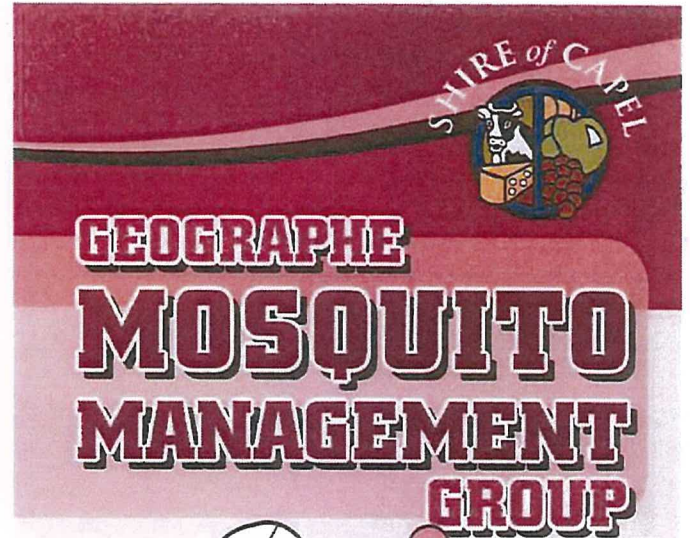
**IF YOU WOULD LIKE TO
SUBSCRIBE TO **MOZZ-E-MAIL****

**PLEASE SEND AN EMAIL TO [INFO@CAPEL.WA.GOV.AU](mailto:info@capel.wa.gov.au)
WITH **MOZZ-E-MAIL** IN THE SUBJECT HEADING.**



Experience the Shire Of Capel

Forrest Road,
PO Box 369, Capel, WA 6271
Ph: 08 9727 0222
Fax: 08 9727 0223
Email: info@capel.wa.gov.au



**MEET
LADY MOZ**

GEOGRAPHE MOSQUITO MANAGEMENT GROUP

I would like to introduce myself; I'm the newest member of the Geographe Mosquito Management Group. I will be helping the Health Services of Busselton and Capel raise awareness of mosquito management. You will see me around more often over the coming months.

Quite frankly I think I'm pretty attractive and an easy going insect, but not everyone is perfect. Alas I do have my flaws, I love blood and I have a huge appetite. I can also sometimes transfer a virus across to my hosts, which I know is not polite. Although being the great sport I am, I'm going to let you into a few secrets that will help to protect you.

I have shortened it all into one word to help you remember, MAP.

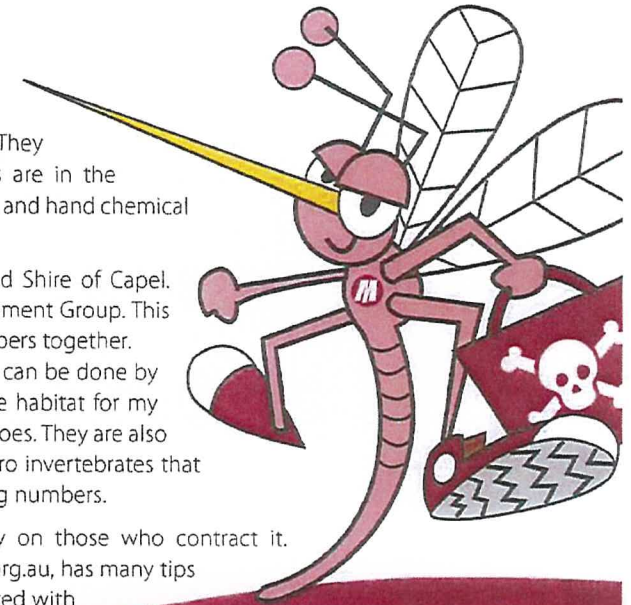
Management of Disease **A**cceptance of Area **P**rotection of Self

MANAGEMENT OF DISEASE

This is what my colleagues do in Capel. They identify major mosquito breeding areas and keep an eye on all my friends. They place adult mosquito traps out to monitor how many of us are in the environment. Then when there are too many of us, they do aerial and hand chemical treatments to reduce our numbers.

This work is a combined effort from the City of Busselton and Shire of Capel. Together they operate under the Geographe Mosquito Management Group. This enables them to combine resources and reduce mosquito numbers together. They also try to encourage natural predators into the area. This can be done by placing bat boxes in areas we like to gather. Bat boxes provide habitat for my nemesis the micro bat, who has a ferocious appetite for mosquitoes. They are also looking into ways to improve water quality in wetlands so macro invertebrates that feed on mosquito larvae have an environment to develop strong numbers.

Ross River Virus and Barmah Forest Virus can impact heavily on those who contract it. The Arthritis Foundation of Western Australia, www.arthritiswa.org.au, has many tips and helpful advice on how to manage the arthritic pain associated with Ross River virus.



ACEPTANCE OF AREA

The Shire of Capel is a wonderful place to live. The natural environment is a credit to the area, but can also cause many problems in regards to mosquito management. As urban areas expand, space becomes limited for development and there are few areas available that don't place you within the proximity of a mosquito breeding area. This does mean that you can enjoy the natural wonders right at your doorstep; the downside is I'm right on your doorstep too!

There are ways to keep me out, so you can enjoy an outdoor life with a reduced risk of contracting a mosquito borne disease. This can be done by screening your alfresco areas and patios, my cousins

in Florida have been screened out of a whole side of a house. Another way is to avoid being outside from dusk to dawn as this is the time when we are most active.

Unlike my relatives in the Peel region, who live in tidal areas, I mainly live in rainfall driven wetlands, so my peak breeding times are from August to November. I can be a right pain during these times but I do calm down and impact less on your life after these times. Try not to make any major plans for outside activity during these times, or if its unavoidable use insect repellents and cover up your skin to reduce the amount of exposed areas.