

## **11.2 Sustainable Development Attachments**

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## **11.2 Sustainable Development**

### **11.2.1 AMENDMENT TO KUDARDUP LOCAL STRUCTURE PLAN**

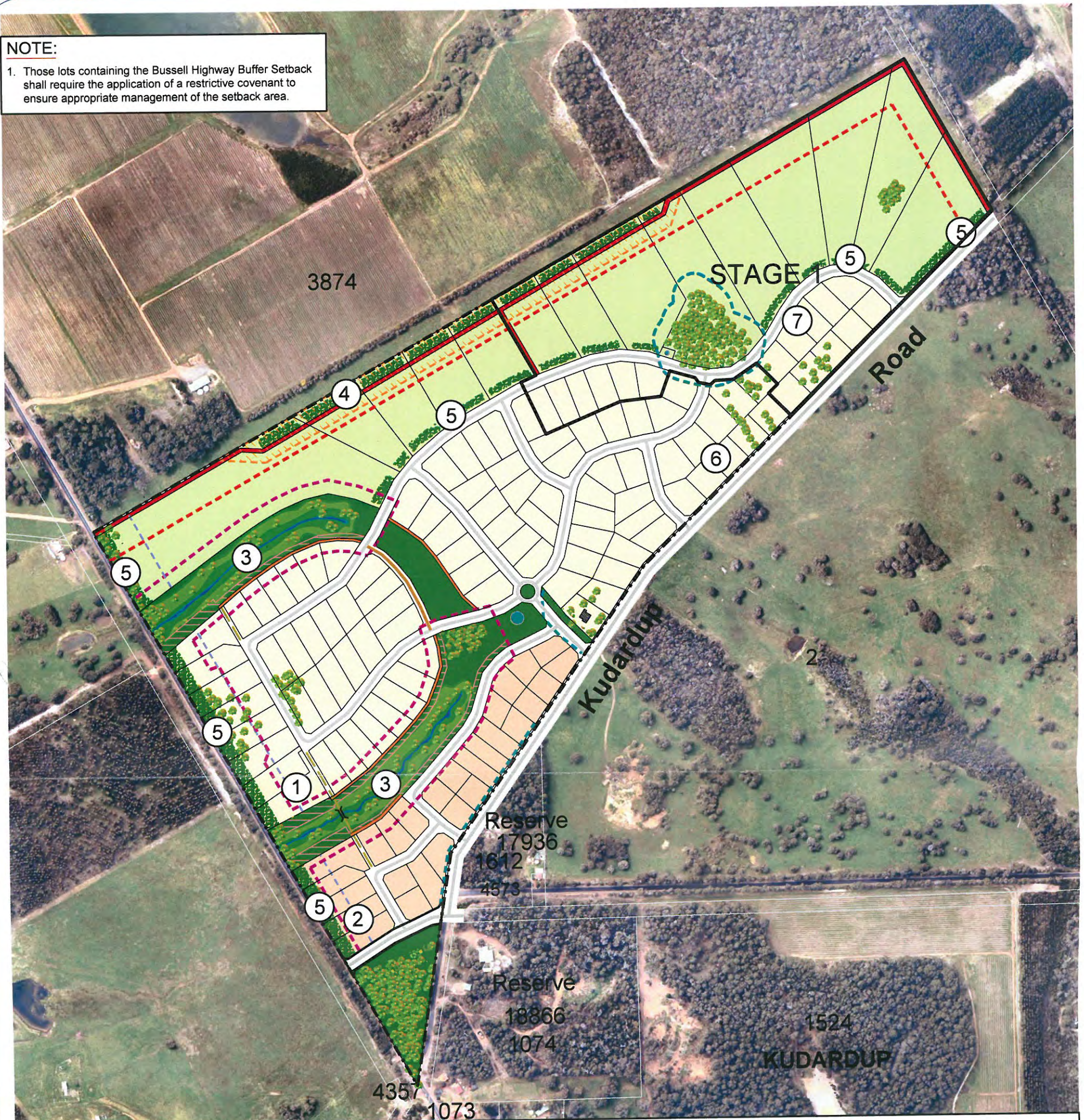
Attachment 1 – Amended Structure Plan

Attachment 2 – Schedule of Submissions



**NOTE:**

1. Those lots containing the Bussell Highway Buffer Setback shall require the application of a restrictive covenant to ensure appropriate management of the setback area.

**LEGEND**

--- Subject Land

--- Existing Cadastral

**ZONES**

Residential R5  
(Minimum lot size - 2,000m<sup>2</sup>)

Residential R10  
(Minimum lot size - 1,500m<sup>2</sup>)

Rural Residential  
(Minimum lot size - 1ha)

**RESERVES**

Public Open Space

**OTHER**

Village Core - Residential and Limited Commercial/Tourism Development (refer to schedule 15 of LPS1)

18m Road Reserves

12m Road Reserves

6m Fire Service Access Route

4m wide Limestone Dual Use Path and Firebreak

PAW/Emergency Accessway

21m Development Setback  
(Fire management)

27m Development Setback  
(Fire management)

50m Development Setback  
(Fire management)

Low Fuel Area

100,000L Water Tank for Fire Fighting

Tree Preservation

Landscape Corridor

Foot Bridge

Existing Dwelling

① 60m Highway Setback

② 50m Highway Setback

③ Creek Line Rehabilitation Areas

④ 40m Agricultural Spray Drift Buffer (with 20m planting zone)

⑤ 20m Proposed Landscaped Corridor Within Lots

⑥ Shared (paired) crossovers for all lots that require access from Kudardup Road

⑦ Subdivision Stage 1



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## MODIFIED STRUCTURE PLAN

### Lot 1 Kudardup Road, Kudardup



Plan No: 08116P-SP-02D

Date: 09.08.2018  
Rev: Orig  
Scale: A1 @1:3000, A3 @ 1:6000  
Co-ords: MGA  
Aerial: Nearmap



**SCHEDULE OF SUBMISSIONS – P218547**  
**Modification to Existing Kudardup Local Structure Plan**  
**Lot 1 Kudardup Road, Kudardup**

SUB-MISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
<b>Government Agencies</b>				
1	Water Corporation	Modifications are minor in nature and don't concern the Water Corporation.	Comments are noted	No change required.
2.	Aboriginal Heritage	The Register of Sites and Objects has been reviewed and there are no reported Aboriginal sites within the area of the proposal.	Comments are noted	No change required.
3.	Department of Water and Environmental Regulation	1. The main risk identified in this amendment relate to stormwater management, where a reduction in the POS is proposed that could be performing a bio-retention function. 2. To mitigate above risk the proponent should quantify what the alteration to stormwater volumes/retention would be and how this could be managed to the Shire's satisfaction.	Noted. The Shires engineering staff have advised that any issues and agreed solutions will be articulated via modifications to the UWMP prior to subdivision.	No change required.
<b>Landowner Submissions</b>				
4.	Ian Ladyman 252 Kudardup Road Kudardup (adjoins subject property at north east boundary)	Object Potential to impact on peaceful enjoyment and ability to conduct farming enterprise.	Agree in part. The additional 3 x 2000m <sup>2</sup> lots are located well away from the submitters property and are unlikely to have any direct impact.	It is recommended that support for the proposal be conditional on there being no change to the number of rural residential lots.