

PROVISIONS

The provisions addressed below relate to Lot 104 (No. 246) Pickering Brook Road, Pickering Brook and any subsequent lots created from Lot 104.

1. PLANNING

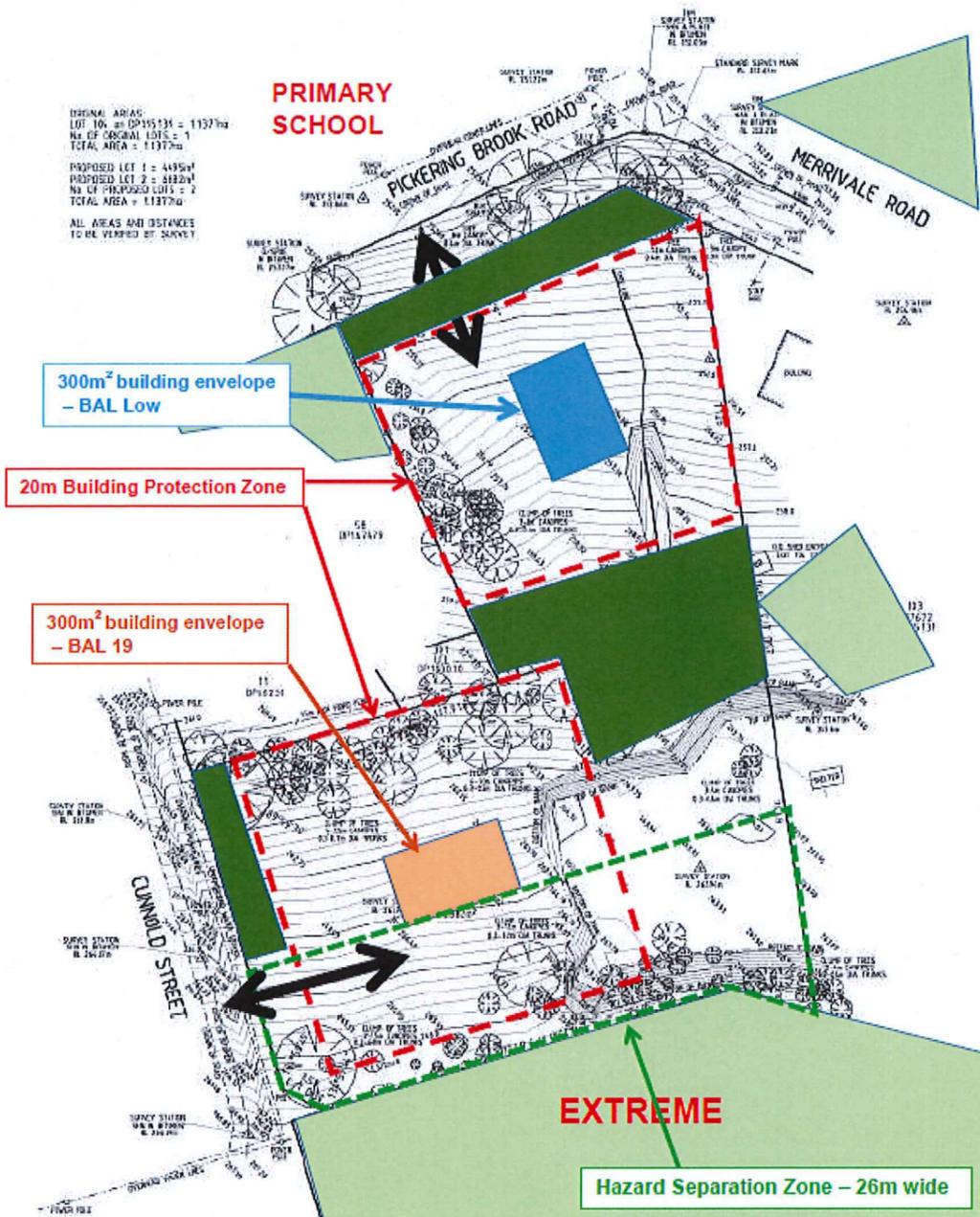
- 1.1 A Bushfire Management Plan has been prepared for Lot 104 and adopted by the Shire of Kalamunda. That Fire Management Plan identifies that Lot 104 is within a Bushfire Prone Area.
- 1.2 The existing vegetation upon Lot 104 represents an "Extreme" bushfire risk to any development(s) that may be undertaken on Lot 104 and to existing developments on lots immediately adjoining Lot 104.
- 1.3 For the purposes of clause 5.9.1(ii) of the Scheme, the area shown as the Building Protection Zone on the Plan shall constitute the building envelope(s) for any development undertaken on Lot 104 and future habitable development(s) shall maintain a 20 metre setback from the outer boundary of the designated Building Protection Zones.
- 1.4 Prior to any development being undertaken on Lot 104, the vegetation within the 26 wide Hazard Separation Zone shown on the Plan shall be removed and maintained thereafter in a low fuel state pursuant to the Bushfire Management Plan and the Shire of Kalamunda Bushfire Notice.
- 1.5 All vegetation within the Building Protection Zone shall be maintained in a low fuel state in accordance with the Bushfire Management Plan and the Shire of Kalamunda Bushfire Notice.
- 1.6 The Proponent shall demonstrate that any habitable building(s) constructed on Lot 104 has been designed and will be constructed in accordance with AS 3959:2009 and the required BAL level identified for the relevant Building Protection Zone, prior to a building permit being issued for the development by the Shire of Kalamunda.
- 1.7 To maintain an urban bushland setting, as viewed from the adjoining road network, the existing vegetation in the locations shown on the Plan shall be maintained in a reduced fire risk state.
- 1.8 The vehicle crossover(s) shall be built at the subdivider's cost prior to an additional lot being created from Lot 104 to the satisfaction of the Shire of Kalamunda.

2. NOTIFICATION TO PROSPECTIVE PURCHASERS

- 2.1 A Section 70A Notification is to be placed on the title for Lot 104 which is affected by this Detailed Area Plan, advising that Lot 104 is located within a Bushfire Prone Area.

3. ADVICE NOTE

- 3.1 Variations to any provision contained in this Detailed Area Plan will only be considered by the Shire of Kalamunda when the applicant can demonstrate at the Planning and Building application stage(s) that the objectives and the relevant provisions of AS3959:2009 can still be achieved.
- 3.2 The Shire of Kalamunda shall have regard to SPP 3.4, SPP 3.7 (currently in draft format) and any legislative changes when considering an application for planning approval to develop Lot 104.



This Detailed Area Plan has been endorsed by Council under Clause 6.2.6 of Local Planning Scheme No. 3

Manager of Development Services
Shire of Kalamunda

Date 15.6.15

DETAILED AREA PLAN
LOT 104 (No. 246) PICKERING BROOK ROAD, PICKERING BROOK
SHIRE OF KALAMUNDA

JOB REFERENCE: PICKE 2015-02-23 Lot104 DAP DATE 24 February 2015

SCALE: NTS



LANDCORP