

Council

SUBDIVISION APPLICATION WAPC 202022 – LOTS 1522 & 9000 HAMBLEY STREET, MOUNT BARKER

A – Location Plan

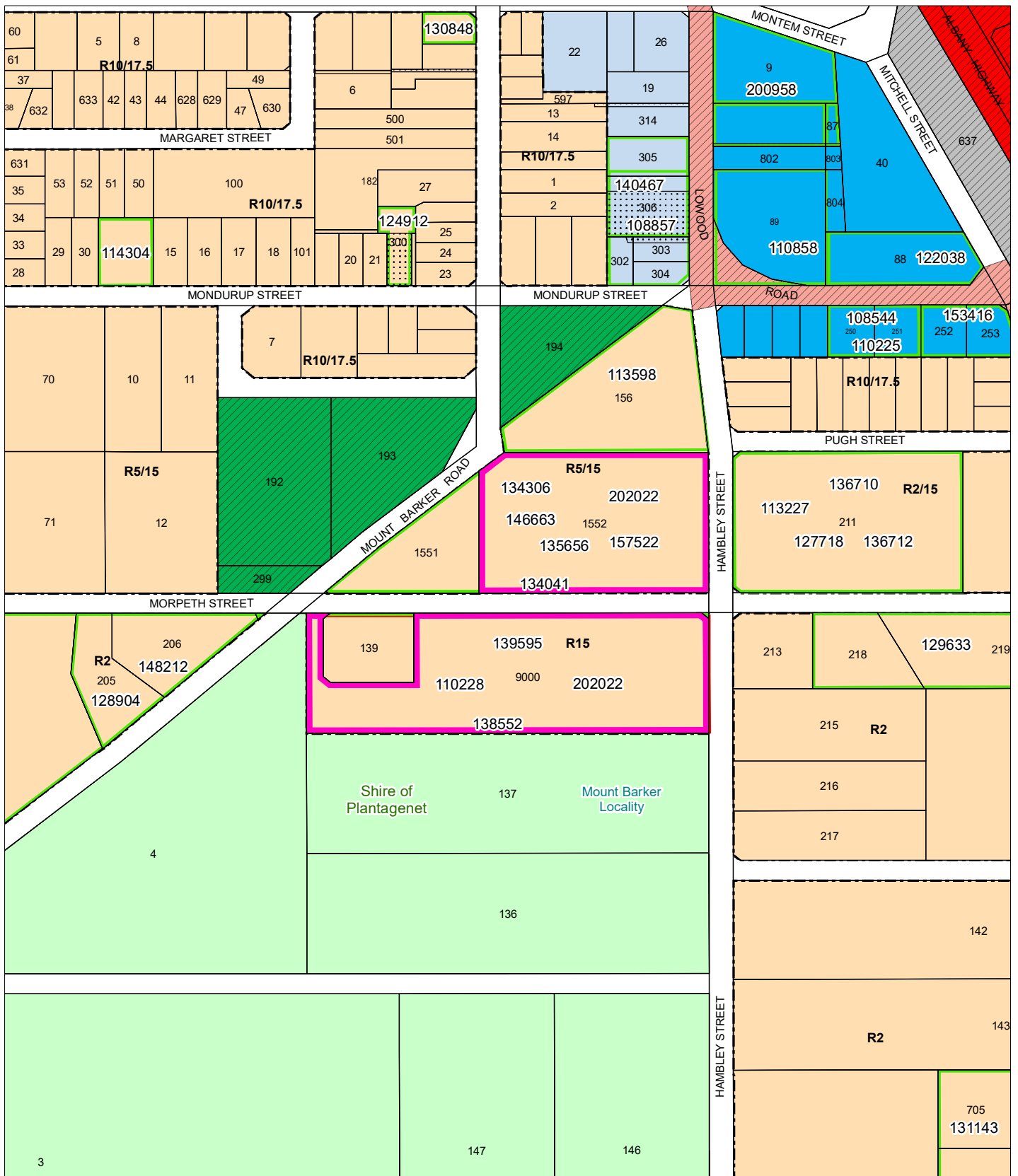
B – Proposed Subdivision Plan

C – Bushfire Attack Level (BAL) Contour Plan

D – Proposed Conditions & Advice Notes

Meeting Date: 26 August 2025

Number of Pages: 8



Location Plan for: Subdivision Application

This data is to be used only for the processing of a
Subdivision Application

Application Number: **202022**

Decision: **Outstanding**

Printed: **25/07/2025**



Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by
Western Australian Land Information Authority SLIP 1447-2023-1

Application Status

- Approved
- Refused
- Outstanding

Existing LPS Zones and Reserves

- R Code boundaries
- Commercial
- Local distributor road
- Local road
- Primary distributor road
- Public open space
- Railways
- Residential
- Rural
- Service commercial

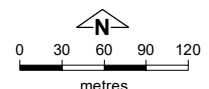
Easements and Referrals

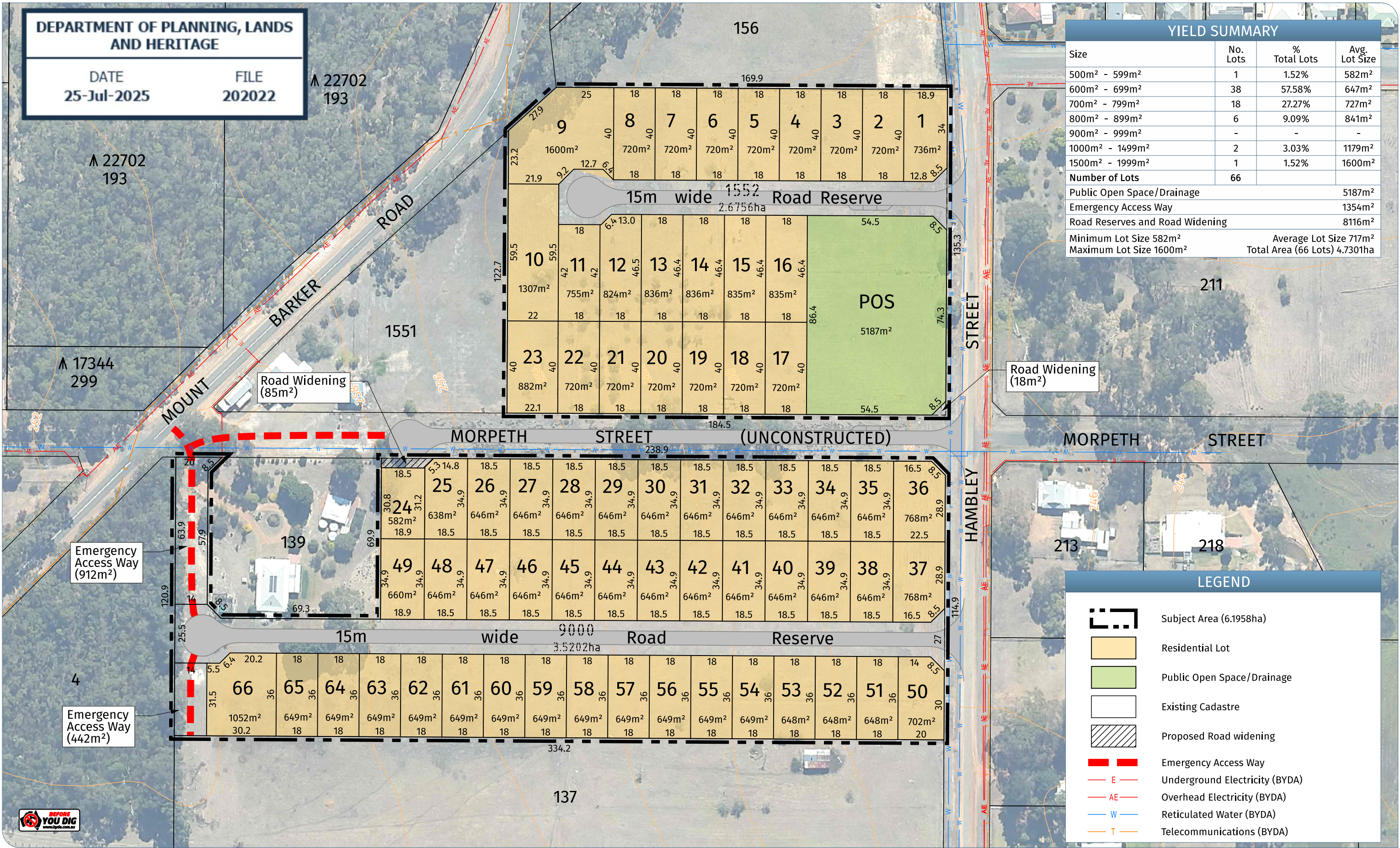
- Easements

Region Scheme Reserves

Localities & Local Government Boundaries

- Local government boundary
- Locality





FREEHOLD SUBDIVISION

Lots 1552 on DP56085 and 9000 (No. 26) Hambley Street,
MOUNT BARKER

ATTACHMENT B - PROPOSED SUBDIVISION PLAN

Plan No. | 21679-07
Date | 08/07/2025
Drawn | TJ
Checked | SJ
Revision | A

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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:1500@A3
0 20m 40m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

ATTACHMENT C - BAL CONTOUR PLAN

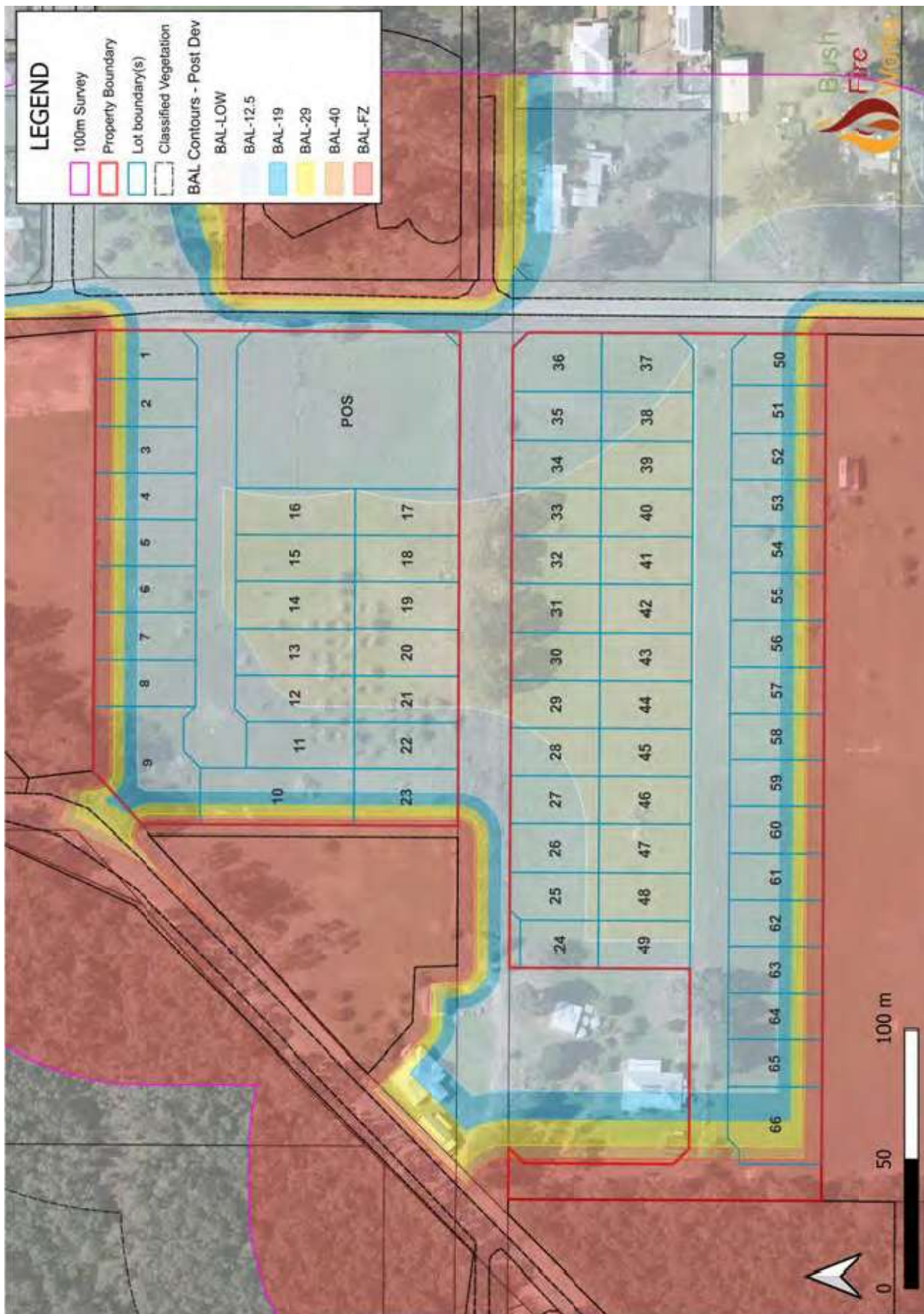


Figure 8: BAL contours after establishment of the APZs to sBAL-29

Attachment D – Proposed Conditions & Advice Notes

Subdivision Application WAPC 202022

Lots 1552 and 9000 Hambley Street, Mount Barker

Conditions

Code	Condition	Clearance	Notes
B2	Uniform fencing/walls being constructed along the boundaries of lots abutting the proposed Public Open Space.	Local Government	
D3	Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission.	Local Government	
D4	The land being filled, stabilised, drained and/or graded as required to ensure that: a) lots can accommodate their intended development; and b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system.	Local Government	
D5	Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and In the event that remediation works are required, the landowner/ applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.	Local Government	
E1	Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision.	Western Power	
F1	Information is to be provided to demonstrate that the measures contained in Section 6 [page 28] of the bushfire management plan [version 1.0 dated 13/06/2025] have been implemented during subdivisional works. This information should include a completed 'Compliance Certificate' prepared by the bushfire planning practitioner.	Local Government	
F2	A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The	WAPC	

	notification is to state as follows: "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".		
F5	<p>A 14m wide emergency access way in accordance with the approved plan of subdivision (attached) is to be provided. The provision of necessary access rights for the emergency access way:</p> <p>a) as an easement under Sections 195 and 196 of the Land Administration Act 1997 in favour of the Local Government and/or public authority for emergency fire purposes and the deed of easement to specify care and management of the easement area is by the Local Government; OR</p> <p>b) vested in the Crown under Section 152 of the Planning and Development Act 2005 and such land to be ceded free of cost and without any payment or compensation by the Crown.</p>	WAPC	The Shire does not support the use of an easement in this instance – the proposed access ways should be ceded to support general pedestrian use. Ceding of land may be cleared by the WAPC.
R2	The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for Public Open Space and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown.	WAPC	
R4	Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.	Local Government	
T1	<p>Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.</p> <p>As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.</p>	Local Government	The Shire is not prepared to construct roads internal to the subdivision on behalf of the landowner/ applicant.
T2	<p>Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:</p> <p>(a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider, and</p> <p>(b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly, and</p> <p>(c) temporary turning areas are provided to those subdivisional roads that are subject to future extension, and</p>	Local Government	

	(d) embayment parking is provided abutting the proposed Public Open Space.		
T3	Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area to the satisfaction of the Western Australian Planning Commission. The approved shared paths are to be constructed by the landowner/applicant.	Local Government	
T5	Satisfactory arrangements being made with the local government for the partial cost of upgrading of Hambley Street in the locations as shown on the plan dated 25 July 2025 (attached) to a standard of Access Street C.	Local Government	The Shire will accept a financial contribution in lieu of the completion of works.
T9	Morpeth Street being widened in accordance with the approved plan of subdivision/plan dated 25 July 2025 (attached) by the landowner transferring the land required to the Crown free of cost for the purpose of widening Morpeth Street.	WAPC	
T10	The section of Morpeth Street widened in accordance with this approval, is to be constructed and drained at the full cost of the landowner/applicant.	Local Government	
T11	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy.	WAPC	Confirmation of truncation on proposed survey plans in accordance with WAPC policy can be cleared by the WAPC.
T19	All pedestrian access way(s) within the subdivision being constructed and drained at the landowner/applicant cost and shown on the diagram or plan of survey (deposited plan) as such and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown.	Local Government	
W1	Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision.	Water Corporation	
W2	Arrangements being made with the Water Corporation for the provision of a sewerage service to each lot shown on the approved plan of subdivision.	Water Corporation	

Advice Notes:

Code	Advice Note	Related Condition
Ta2	The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.	T1
Ea1	In regard to Condition [E1], Western Power provides only one underground point of electricity supply per freehold lot.	E1

Fa1	The easement is to provide for emergency access in the event of a bushfire emergency and should be constructed to the standards as outlined in the Planning for Bushfire Guidelines.	F5
Ra2	With regard to Condition [R4], the development is to include full earthworks, reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network. Any lighting within the public open space shall comply with the dark sky principles and AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting. Smart lighting should also be installed to ensure that lighting infrastructure is capable of remote operation and/or timing.	R4
Ta2	The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.	T1
Ta3	In regard to Condition [T1, T2, T3], the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.	T1, T2, T3
Ta6	In regard to Condition [T2], the landowner/applicant is advised that to achieve the dark sky principles, new street lighting is to comply with a correlated colour temperature of 3,000 kelvins or less, shielded luminaires and in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting.	T2