

Thomson Street, Donnybrook

The following information has been prepared ahead of Lots 130-135 Thomson Street being placed on the market. All lots appear to be low lying and may be subject to overland flows and inundation at various times of the year. Lots 134 and 135 do not have access to a constructed, all weather legal access. Refer to the Shire's information sheet [Unconstructed Road Reserves and Access to Properties](#)

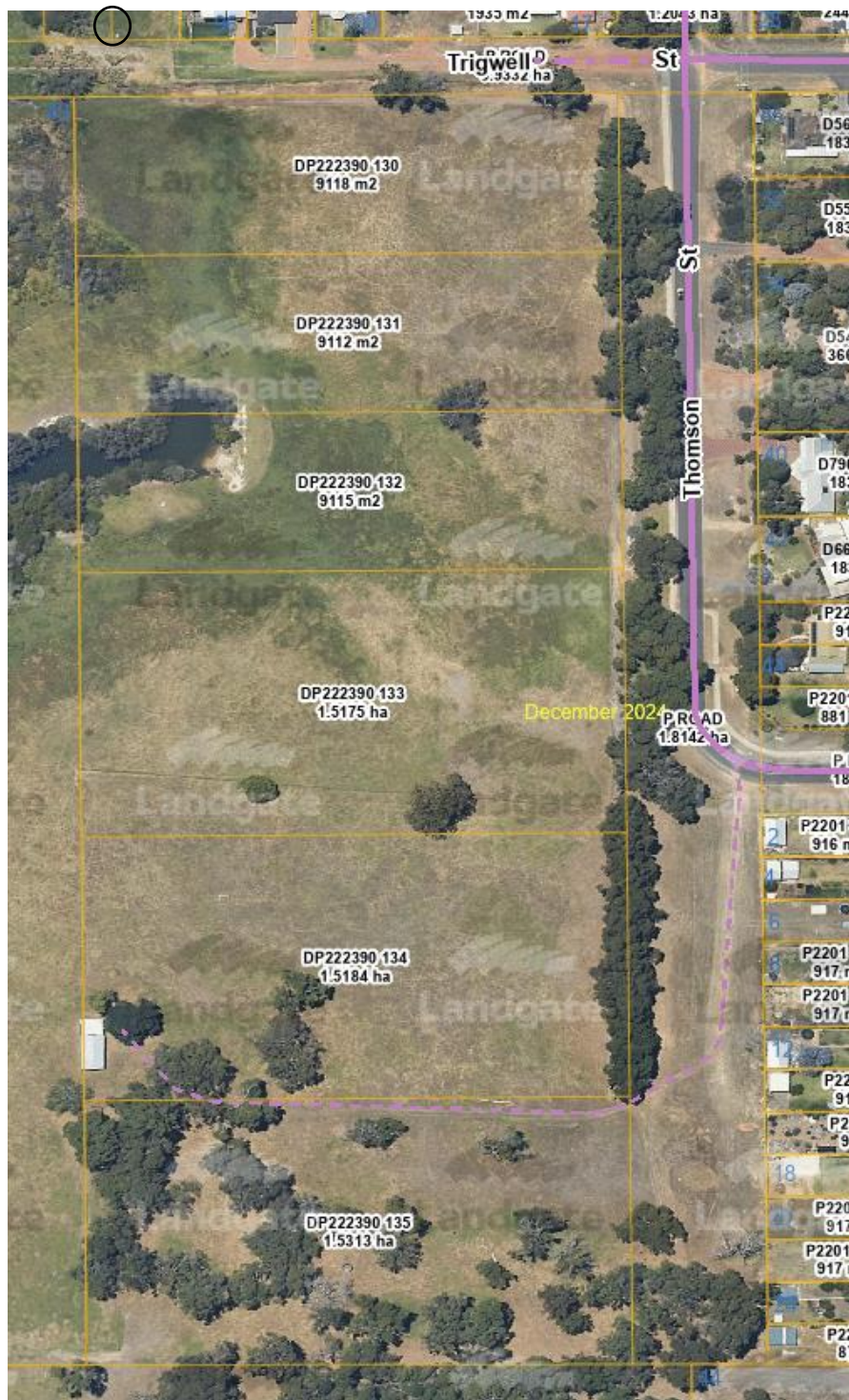


Image source: Landgate

The lots are zoned Residential with a R20 density code under the Shire of Donnybrook Balingup Local Planning Scheme Number 7 (the Scheme). Under the Scheme the lots are impacted by:

- Special Control Area - SCA6 – Plantation exclusion area
- Special Control Area - SCA2 – Public drinking water source protection
- Special Control Area - SCA8 – Structure plan area
- Structure Plan Area 6 (SPA6) provisions

The scheme provisions under SPA6 requires a structure plan to be prepared for Lots 130-135 prior to development or future subdivision. The structure plan would need to address the following:

- Appropriate access from the existing road network.
- The interface between the proposed development and existing townsite including pedestrian access.
- Design for contemporary urban water management.
- Buffers to adjoining agriculture land.
- Development contributions.

The Shire recommends prospective owners contact a planning consultant to assist with the preparation of a structure plan.

Can any development occur on these lots without a Structure Plan?

Where an applicant can demonstrate that a proposal is of a minor nature and will not adversely affect the future subdivision or development of the land and the lot has access to a constructed road, development may be approved. A development application would need to be lodged with the Shire for consideration and approval prior to a building application for a dwelling being lodged.

A site and soil evaluation (SSE) would need to be prepared and lodged with the development application for consideration of the application.

Lots 134 and 135 are in a designated Bushfire Prone Area. Development in a Bushfire Prone Area will need to comply with AS 3959 Construction of Buildings in Bushfire Prone Areas relevant to the Bushfire Attack Level (BAL) Assessment as determined by an accredited consultant. A Bushfire Attack Level Assessment must accompany a development application for these lots.

If access is to be constructed within the existing unconstructed road reserve, it is likely that it will need to be built to a public road standard, as it is a formal road reserve. The standard will need to be determined through the development application process once the full extent of the development is understood. Details on typical public road standards can also be found via the link below:

<https://www.wa.gov.au/system/files/2021-07/GD-SDV-Local-government-subdivisional-guidelines.pdf>