

PLAN NOTATIONS

- A. Prior to Lodgement of Subdivision**
- The Local Water Management Plan shall be finalised to the satisfaction of the Shire and the Department of Water.
 - The Fire Management Plan (FMP) shall be finalised to the satisfaction of the Shire and the Department of Fire and Emergency Services (DFES)
- B. Subdivision Requirements**
- Subdivision and Development shall be generally in accordance with this endorsed Local Structure Plan.
- At subdivision approval stage, the Council will recommend to the Western Australian Planning Commission that conditions be applied which:
- Requires a contribution to the upgrade of that portion of Kevill Road East immediately adjacent to the Local Structure Plan area to a 6.0 metre wide pavement.
 - Requires battleaxe legs and driveway crossovers to newly created lots to be constructed to Council standards and specifications at the subdivision stage.
 - Requires a Landscaping and Rehabilitation Plan for the areas inductively shown to be prepared and implemented at subdivision stage taking into account the documentation accompanying this Local Structure Plan including the endorsed FMP.
 - Requires the endorsed FMP to be implemented at subdivision stage to the satisfaction of Council and DFES.
 - Requires imposition of a section 70a notification on new titles advising of the requirement to comply with the endorsed FMP.
 - Requires a section 70a notification on new titles advising that due to proximity to forested areas, new habitable development on proposed lots numbered 6, 7, 8, 15, 17, 28, 29, 32, 46, 49, 50, 51, 52, 54, 57, 58, 59, 100, 101, 102 and 103 will require construction to a higher standard in accordance with Australian Standard AS 3959 as specified in the endorsed FMP.
 - Requires the subdivision of Lot 2, 20, 21, 22 or 26 (Culhane Drive / Zani Place) to be preceded by the implementation of a 50,000 litre water tank with appropriate fittings for fire fighting purposes. As indicated on this Local Structure Plan the location is to be in the excised portion from Lot 2 Zani Place which is to be ceded as road reserve, unless an alternative location is approved by the Council in consultation with DFES.
 - Requires prior to clearance of subdivision of Lot 35, 36, 37, 38, 39, 40, 41, or 42 (Ironstone Place), a 50,000 litre water tank with appropriate fittings to be supplied by the subdivider for fire fighting purposes within the road reserve at the existing cul de sac head of Ironstone Place as indicated on the Local Structure Plan unless otherwise approved by the Council in consultation with DFES. As an alternative to a tank, a fire hydrant supplied by reticulated water service at Ironstone Place will be accepted.
 - Requires construction of new roads to be the responsibility of individually affected landowners under private arrangements.
 - Requires accesses over creeklines to be to the satisfaction of Council and to the approval requirements of the Dept of Water.
- C. Development Requirements**
- Effluent disposal shall be with onsite methods and achieve setbacks in excess of 30 metres from intermittent drainage/creeklines. For development on proposed lots numbered 11 and 38 use of an alternative treatment unit will be required. On proposed lots 4, 5, 7, 8, 10, 17, 19, 24, 32, 35, 39, 42, 43, 44, 45, 49, 50, 52, 58, 59, 60 and as indicated on this Local Structure Plan, the use of an alternative treatment unit may be required.
 - To improve accessibility for fire tenders and the movement of wildlife, new lot owners are encouraged to fence building envelopes only. Fencing of new boundaries will require the planning approval of Council in accordance with clause 4.21.7 of the Scheme and installation of gates to improve accessibility. Due to the vegetated nature of proposed lots 6, 7, 8, 16, 17, 102 and 103 there is a presumption against boundary fencing of these lots.

LEGEND

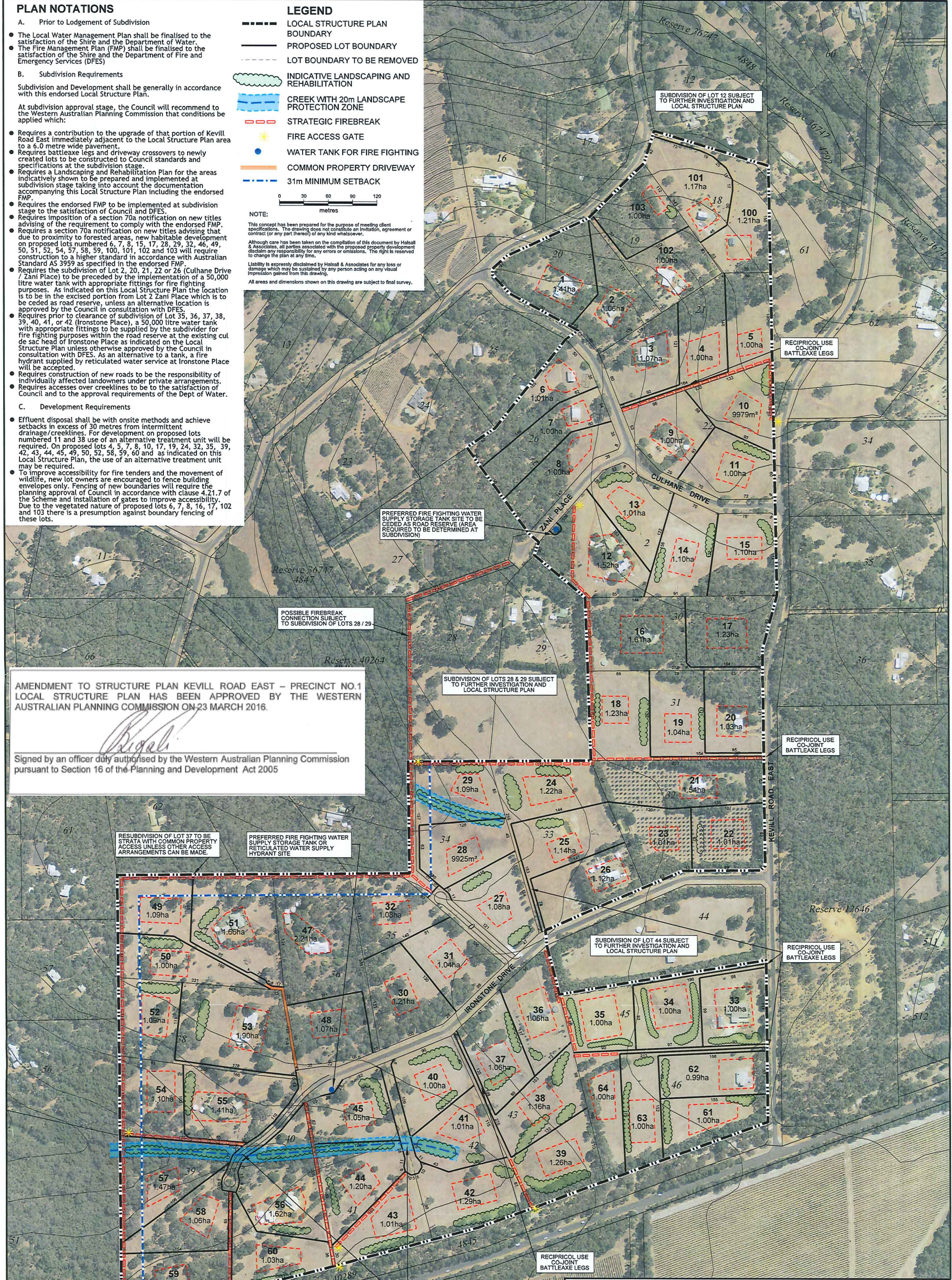
- LOCAL STRUCTURE PLAN BOUNDARY
- PROPOSED LOT BOUNDARY
- LOT BOUNDARY TO BE REMOVED
- INDICATIVE LANDSCAPING AND REHABILITATION
- CREEK WITH 20m LANDSCAPE PROTECTION ZONE
- STRATEGIC FIREBREAK
- FIRE ACCESS GATE
- WATER TANK FOR FIRE FIGHTING
- COMMON PROPERTY DRIVEWAY
- 31m MINIMUM SETBACK

NOTE:
This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.
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All areas and dimensions shown on this drawing are subject to final survey.

AMENDMENT TO STRUCTURE PLAN KEVILL ROAD EAST - PRECINCT NO.1
LOCAL STRUCTURE PLAN HAS BEEN APPROVED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 23 MARCH 2016.

Rigali

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005



HALSALL & ASSOCIATES
Town Planning Consultants

Title: KEVILL ROAD EAST - PRECINCT NO.1 LOCAL STRUCTURE PLAN

Figure: 1 Scale: 1:3,500 @ A2 Revision No: 1 Drawn: BL
Date: FEBRUARY 2016 Designer: MH Job No: - E Reference: nov 10