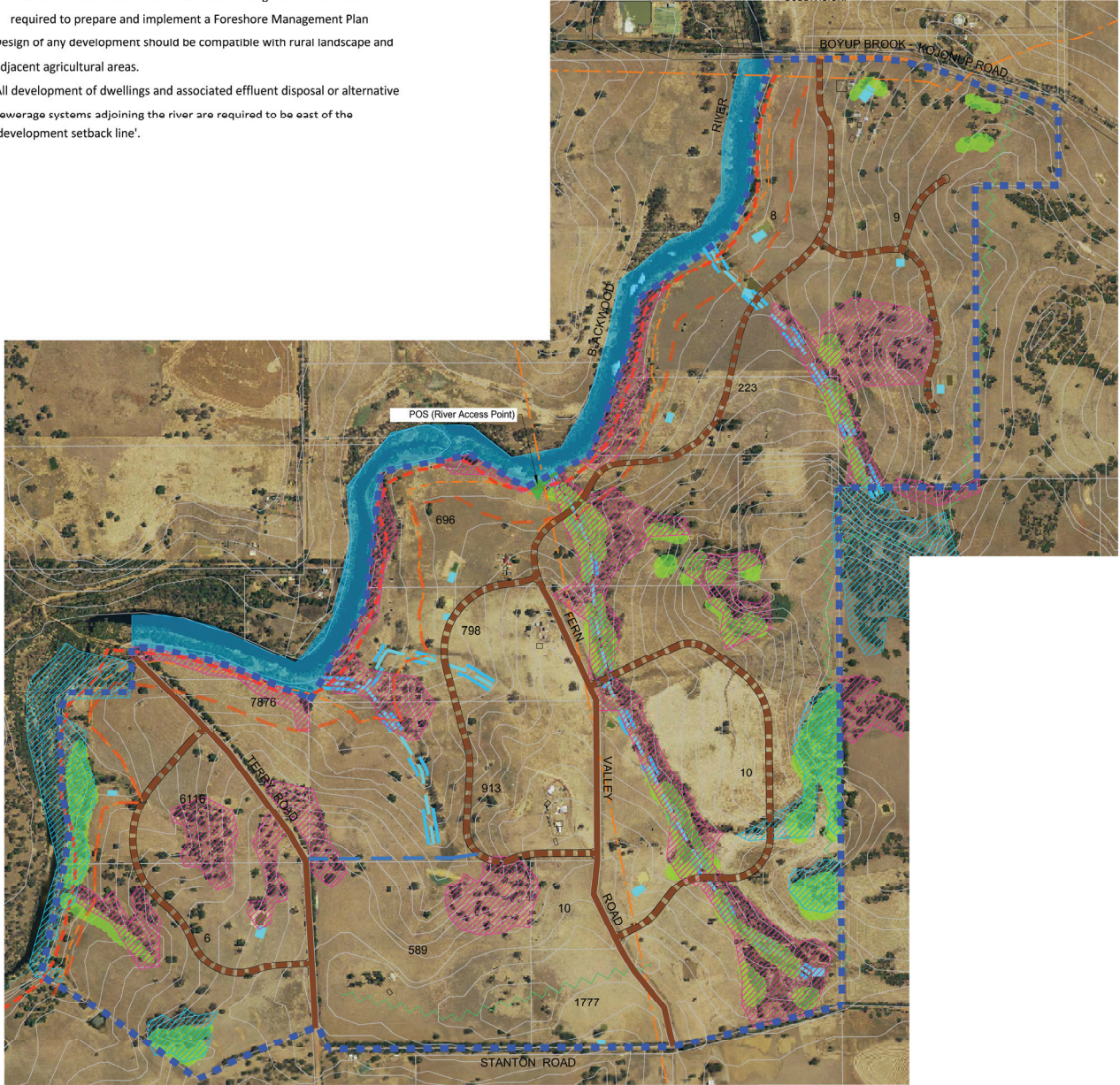




PROVISIONS

1. This Structure Plan is prepared, approved and operated pursuant to Section 10.1 of the Shire of Boyup Brook Town Planning Scheme No.2. As such, the 'Operation of Structure Plan' provisions pursuant to clause 10.1.7 apply including, but not limited to, any Reserves or Zones applied to the Structure Plan. Further, these standards and requirements form scheme provisions pursuant to clause 10.1.7.3 (e) of the Scheme.
2. The rural small holdings subdivision, land use and development provisions do not apply until such time as the subject land is included in the Rural Small Holdings Zone.
3. A 'Detailed Structure Plan' is to be prepared and approved for each individual Rural Small Holdings zone in accordance with the Structure Plan Area No. 4 and is to include the following:
 - The standard of the intersection with Kojonup Road for the ultimate development in SPA4 and any associated land requirements for this;
 - External road construction standards, upgrading and contributions as outlined in the Road Contributions Plan; and
 - A biophysical assessment to identify an accurate foreshore protection area to the Blackwood River. Those lots fronting the river are also required to prepare and implement a Foreshore Management Plan
4. Design of any development should be compatible with rural landscape and adjacent agricultural areas.
5. All development of dwellings and associated effluent disposal or alternative sewerage systems adjoining the river are required to be east of the 'development setback line'.

ROAD WIDENING FOR INTERSECTION
ROAD WIDENING AREA TO BE CREATED AS SEPARATE
LOTS AT TIME OF SUBDIVISION FOR FUTURE
ACQUISITION BY MAIN ROADS WESTERN AUSTRALIA.
DIMENSIONS AND AREA TO BE CONFIRMED PRIOR TO
SUBDIVISION.



LEGEND

- | | | | |
|--|--|--|---------------------------------------|
| | STRUCTURE PLAN AREA NO. 4 | | 50m MINIMUM EFFLUENT BUFFER |
| | EXISTING ROAD RESERVE | | 188m CONTOUR (1:100 YEAR FLOOD LEVEL) |
| | PROPOSED ROADS | | 20m LANDSCAPE SETBACK |
| | DEVELOPMENT SETBACK LINE/ 100m MAXIMUM EFFLUENT BUFFER
Setback for habitable dwellings and associated alternative sewer systems | | 30m WIDE CREEK SETBACK |
| | POTENTIAL FIRE ACCESS ROUTE | | |
| | EXISTING BUILDINGS | | |
| | EXISTING DAMS | | |
| | DRAINAGE LINES | | |
| | VEGETATION | | |
| | POWER LINES | | |
| | EXISTING ROADS | | |
| | RIDGE LINE | | |
| | MODERATE BUSH FIRE HAZARD | | |
| | EXTREME BUSH FIRE HAZARD | | |
| | PUBLIC OPEN SPACE (River Access Point) | | |

W.A.P.C. ENDORSED
STRUCTURE PLAN

TO PROVIDE A FRAMEWORK TO
FUTURE DETAILED PLANNING AT THE
SUBDIVISION AND DEVELOPMENT
STAGE.

DELEGATED UNDER S146 OF THE
PLANNING AND DEVELOPMENT ACT
2005.

SHIRE OF BOYUP BROOK TPS NO. 2
STRUCTURE PLAN AREA NO. 4



1:10000
(@ A2) 0 100m 200 300 400 500

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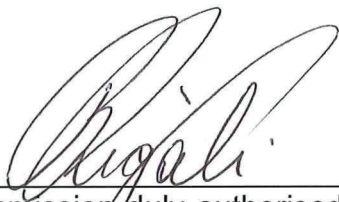
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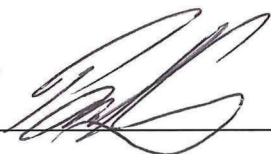
This structure plan is prepared under the provisions of the Shire of Boyup Brook Town Planning Scheme No.2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 4 May 2016

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:



Witness



Date

Date of Expiry : 4 May 2026