

ATTACHMENT 1

HULL/HARRIS RIVER ROAD
STRUCTURE PLAN

(DEVELOPMENT INVESTIGATION AREA 5)

COLLIE



HULL/HARRIS STRUCTURE PLAN PLANNING PROVISIONS

A detailed Subdivision Guide Plan is required, for each individual Area, to be approved by the Shire of Collie prior to rezoning.

The Subdivision Guide Plan is required to address the following issues:

- No lot is to be less than 1.0ha in area. Lot sizes may be larger than 1.0ha where vegetation protection or site conditions (slope, water logging etc) require,
- A detailed Geotechnical and Drainage Management Plan is required to be undertaken to the satisfaction of the Department of Environment and Conservation, Department of Water, Department of Health and Shire of Collie in accordance with clause 6.2.3 of Local Planning Scheme No 5 at the time of preparing a Subdivision Guide Plan,
- All existing vegetation is to be retained where possible. Should development be proposed within any vegetated area a Spring Floristic survey is required to be undertaken to the satisfaction of the Department of Environment and Shire of Collie to determine whether there are any Declared Rare Flora, Threatened Ecological Communities or significant ecological linkages within the site,
- No additional development will be permitted within the 1.100m flood plain of the Collie River unless approved by the Shire of Collie and the Department of Water,
- A Biophysical Assessment is required to be undertaken within Lots 351, an 352, in accordance with the requirements of the Department of Water, prior to subdivision.
- The clearing of native vegetation within 30m of the centreline of any creek line or defined drainage line is prohibited,
- A detailed Fire Management Plan is required to be prepared at the time of subdivision, and

No development to occur within the 1.100 ARI flood plain as mapped by the Department of Water.

This Land may be Reserved for Foreshore Protection.

No additional development to occur within the 1.100 ARI Flood Plan as mapped by the Department of Water.

Subdivision not recommended until Spring Floristic Survey undertaken.

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Stormwater intake from adjoining "Buckingham Way" Subdivision.



LEGEND

- Structure Plan Boundary
- Existing Vegetation
- Orchard
- Contour Line
- Drainage Flow
- Existing Dam
- Existing Structures (dwelling/building)
- Attributes Area Boundary
- Area Subject to Waterlogging
- 1.100 Flood Plain
- Foreshore Reserve - Area subject to Biophysical Assessment
- Future Roadway
- Possible Strategic Firebreak
- Easement

DISCLAIMER
The concept has been prepared in accordance with the planning provisions of the Shire of Collie. It is not intended to constitute an offer of any land subdivision. All rights are reserved. The right is reserved to change the plan at any time.
Liability is expressly disclaimed by Planning South West Pty Ltd for any loss or damage which may be sustained by any person acting on any result or impression gained from this drawing.

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Hull/Harris Structure Plan Rev 3

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STRUCTURE PLAN
HULL/HARRIS RIVER ROAD
STRUCTURE PLAN
(DEVELOPMENT INVESTIGATION
AREA NUMBER 5)
COLLIE
FOR : BRIGGS (ET. ALL)

A3	SCALE 1:1500
Level Datum N/A Horizontal Datum ASSUMED	
JOB NUMBER 0708.019	REV 3

