

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the Shire of Manjimup
Local Planning Scheme No. 4

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

07 OCTOBER 2015

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2027

ENDORSED STRUCTURE PLAN

To provide a framework for the future detailed planning at the subdivision and development stage.

Date 7.10.15.

Delegated under s.16 of the Planning and Development Act 2005

This Structure Plan is adopted in accordance with clause 6.4.5.15 of the Shire of Manjimup Local Planning Scheme No. 4

Chief Executive Officer DATE 21/9/15

Emergency access point to Main Roads WA satisfaction

No direct access to Pemberton-Northcliffe Road

Subdivision and Development Requirements

1. Subdivision and development of the lots shall generally be in accordance with this Structure Plan and the provisions of Shire of Manjimup Local Planning Scheme No.4 as they relate to Rural Residential Area No. 31. Subdivision - As conditions of subdivision approval, relevant authorities may request the WAPC to impose conditions relevant to the following matters:

2. The existing large dam on Lot 10280 to be available for fire fighting with an easement provided to the satisfaction of local government at the time of subdivision.
3. Areas shown as Fire Service Access Routes on the Structure Plan are to be constructed to the appropriate standard and ceded to the local government at no cost at the time of subdivision.
4. The 50,000 litre water tank is to be situated on land managed by the local government with the tank being provided at no cost to the local government at the time of subdivision.

Development - Development on each lot within the Structure Plan is to be in accordance with the following provisions and the relevant provisions of the Scheme as they relate to the Rural Residential Zone:

5. Notwithstanding clause 5.36.2.3, development is to be setback as follows:
• From internal road minimum of 10 metre setback; and
• From side boundaries minimum of 5 metre setback.
6. Suitable arrangements being made to the satisfaction of the local government requiring nutrient stripping alternative to onsite effluent disposal systems to be placed on the lots marked "ATU".

New intersection located to local government and Main Roads WA requirements

Emergency access point to Main Roads WA satisfaction

Future road connection

10m road widening

Fire service access route using existing firebreak

Railway reserve not operating. Available for cycling, walking and emergency access

Local government reserve (Fire service access route) 0.19ha

Local government reserve (Fire service access route) 1.27ha

Local government reserve (Fire service access route) 3.96ha

0 40 80 120 160 200
1:5000(A3)

STRUCTURE PLAN:
RURAL RESIDENTIAL AREA No. 31
LOTS 10280 & 10281
PEMBERTON-NORTHCLIFFE ROAD
CROWEA, NORTHCLIFFE



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LEGEND	20m REVEGETATION STRIP
5m CONTOURS	STREAM PROTECTION AREA
ROAD RESERVE (20m)	50,000 LITRE WATER TANK
LOT BOUNDARY	ALTERNATIVE TREATMENT UNIT
WATER COURSE	REQUIRED FOR ON-SITE EFFLUENT
DRAINAGE LINES	DISPOSAL FOR NOMINATED LOTS
PROPOSED LOT BOUNDARIES	ROAD WIDENING ALONG PEMBERTON-NORTHCLIFFE ROAD (10m WIDE)
FIRE SERVICE ACCESS ROUTE	EXISTING RESIDENCE
8m WIDE	
NATIVE BUSH	