

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the Shire of Augusta-  
Margaret River Local Planning Scheme No. 1

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

**29 MARCH 2010**

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**





#### NOTES:

This Structure Plan shall be read in conjunction with the specific provisions for Sussex Location 4192 Cowaramup Bay Road that outlines the permissibility of uses associated with the site and requirements and controls that must be fulfilled prior to or as a condition of subdivision and development of this site. These include:-

- A detailed Traffic Management Plan addressing the location and safety of intersections linking the development site to Armstrong Road and Cowaramup Bay Road will be required prior to subdivision or development. The report is to identify any road upgrade works required, and the road construction standards for internal road network having regard for drainage and servicing requirements. The outcomes of the Traffic Management Plan are to be implemented by the developer during the subdivision stage.
- An Environmental Management Plan for areas of remnant vegetation should be prepared by a qualified consultant in accordance with EPA Guidance Statement No. 33 (June 2005) Environmental Guidance for Planning and Development. The plan should specifically address watercourse restoration and management in relation to existing native vegetation buffers along water courses and include fencing of these areas. The plan should reflect recommendations of the Cowaramup Brook Action Plan and ensure that no riparian vegetation is removed as a consequence of the development.
- The preparation and approval of a Fire Management Plan to the satisfaction of the Shire and FESA.
- Any modifications to creek crossings require the prior approval of the Department of Water.

- Each short stay dwelling shall be connected to a rainwater tank of a minimum 140,000m<sup>3</sup> connected to a roof catchment of no less than 200m<sup>2</sup>.
- All short stay dwelling units, including the relocation of the cellar door and cafe shall incorporate Alternative Treatment Units that must be designed and located in accordance with the onsite effluent disposal report and comply with the Department of Water - WQPN 70 - Wastewater treatment onsite domestic systems.
- The preparation and approval of a Landscaping and Rehabilitation Plan should be prepared which reflects the Structure Plan that incorporates retention of native vegetation and revegetation with appropriate native species, known to naturally occur in the subject area. Revegetation should include species of varying heights and appearance to soften the built form and scale of the development.
- The preparation of an Urban Water Management Plan to address issues including -  
Road drainage design  
Stormwater management  
Protection of waterways and riparian vegetation  
to the satisfaction of the Department of Water and the Shire.

#### LEGEND

- - - Subject Site
- - - Precinct Boundary
- - - Internal Road Network (Former Part of Common Property)
- - - Short Stay Dwelling Sites
- - - Common Property
- - - Agriculture
- - - Cowaramup Brook - Major Flowing Creekline
- - - Unnamed Major Flowing Creekline
- - - Minor Seasonal Drainage Line (Not Proclaimed)
- - - Artificial Drainage Line - Spillway (Was Constructed in Conjunction with Dam)
- - - Minimum Development Setback (30m to Creek / Drainage Lines, 50m to Cowaramup Brook)

#### ENDORSED STRUCTURE PLAN

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

Date: 19/3/2010  
Delegated under s.16 of the Planning & Development Act 2005

This is the Structure Plan forming part of the Town Planning Scheme No. 11 (amendment No. 208) adopted by the Shire of Augusta - Margaret River.  
on the \_\_\_\_ day of \_\_\_\_, 2009

C.E.O.

Date



#### NOTES

Base data supplied by Landgate  
Aerial Photography dated March 2007, accuracy +/- 4m, Projection MGA50

Areas and dimensions shown are subject to final survey calculations.  
All cartographies are shown for illustrative purposes only and are subject to detailed engineering design.

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G.Garside : CLIENT  
1:4,000@A2 : SCALE  
18 March 2010 : DATE  
11014-S-007 : PLAN No  
c : REVISION  
P.G. : PLANNER  
B.L. : DRAWN

Property Description:

SL4192 Cowaramup Bay Road,  
MARGARET RIVER

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## OLIO BELLO - STRUCTURE PLAN

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