

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:

19 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

PLANNING POLICY STATEMENTS

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.28.
2. The subdivider shall take appropriate measures to ensure prospective owners of lots are made aware of the presence of the approved Fire Management Plan and its requirements in relation to fire management of individual lots.
3. The subdivider shall provide an opportunity for the Department of Water to provide input into the drainage management framework for the site.
4. The subdivider shall prepare a geotechnical report on the suitability of each of the lots to accommodate on-site effluent disposal and development as a condition of subdivision to the satisfaction of the local government and relevant State government authority. This report will be used to determine the type and location of an on-site effluent disposal system for each lot.
5. Lots 7, 8, 9 and 11 are to employ a nutrient-stripping alternative on-site effluent disposal system or aerobic treatment unit to the satisfaction of the local government.
6. The subdivider shall prepare and implement a flora and fauna report to the satisfaction of the relevant State government authority as a condition of subdivision. The purpose of the report is to identify the presence of any declared rare fauna or flora species, in particular but not limited to fish species *Neomethanops bakewellii* (Bakewell's Pygmy Perch) and *Galaxias nigrostriata* (Black - Striped Minnow). Should any rare flora or fauna species be found on the site, appropriate measures are to be taken in the location of roads, drainage, building envelopes, boundaries and other land clearing to protect these species to the satisfaction of the local government and relevant State government authority.
7. All development on lots 7, 9, 12 and 19 - 29 is to be contained within the defined building envelope. Building envelopes are to be surveyed as a condition of subdivision. Development on lots without a defined building envelope is to be setback in accordance with the Scheme.
8. Use and development of stream protection areas is to be in accordance with the requirements of the Scheme.
9. A 10m-wide road widening of Pemberton Northcliffe Road is to be provided to the relevant State government authority at the subdivision stage.

POTENTIAL RURAL RESIDENTIAL AREA (SUBJECT TO REZONING AND STRUCTURE PLAN)



LEGEND

- Application Boundary
- Drainage Basin (Dam)
- Building Envelopes
- ATU (Alternative On-site Effluent Disposal Unit Required)
- 20 m Wide Vegetation Buffer
- Stream Protection Area
- Winter Waterlogging Area
- 0.565 ha Community Service Site
- Fire Fighting Water Supply
- Fire Control Access Route
- Emergency Access Way
- Future Road Widening

ENDORSED STRUCTURE PLAN

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

Date 4/6/2015
Delegated under s.10 of the
Planning & Development Act 2005

This Structure Plan is adopted in accordance with Clause 6.4.5.15 of Shire of Manjimup Local Planning Scheme No.4 and replaces the Structure Plan endorsed by the WAPC on 7th August 2013.

Chief Executive Officer

Date

REV	DATE	DESCRIPTION	DRAWN	SURV	APPROVED
A	4.12.13	Issued for preliminary comments	SBS	SBS	SBS
B	6.12.13	issued for submission to Shire of Manjimup	SBS	SBS	SBS
C	11.4.14	with vegetation map overlay	SBS	SBS	SBS
D	26.7.14	Amend Provision 6 from Drainage Management	SBS	SBS	SBS
		Plan to Urban Water Management Plan			
E	28.7.14	with vegetation map overlay - removed	SBS	SBS	SBS
F	9.6.15	Update planning policy statements	SBS	SBS	SBS



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STRUCTURE PLAN
RURAL RESIDENTIAL AREA 28
PEMBERTON - NORTHCLIFFE ROAD
NORTHCLIFFE
SHIRE OF MANJIMUP

Job No.
P1301

Plan No.
P1301 - 01

Scale:
1 : 700 @ A3

Revision:
F