

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:













18 NOVEMBER 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:

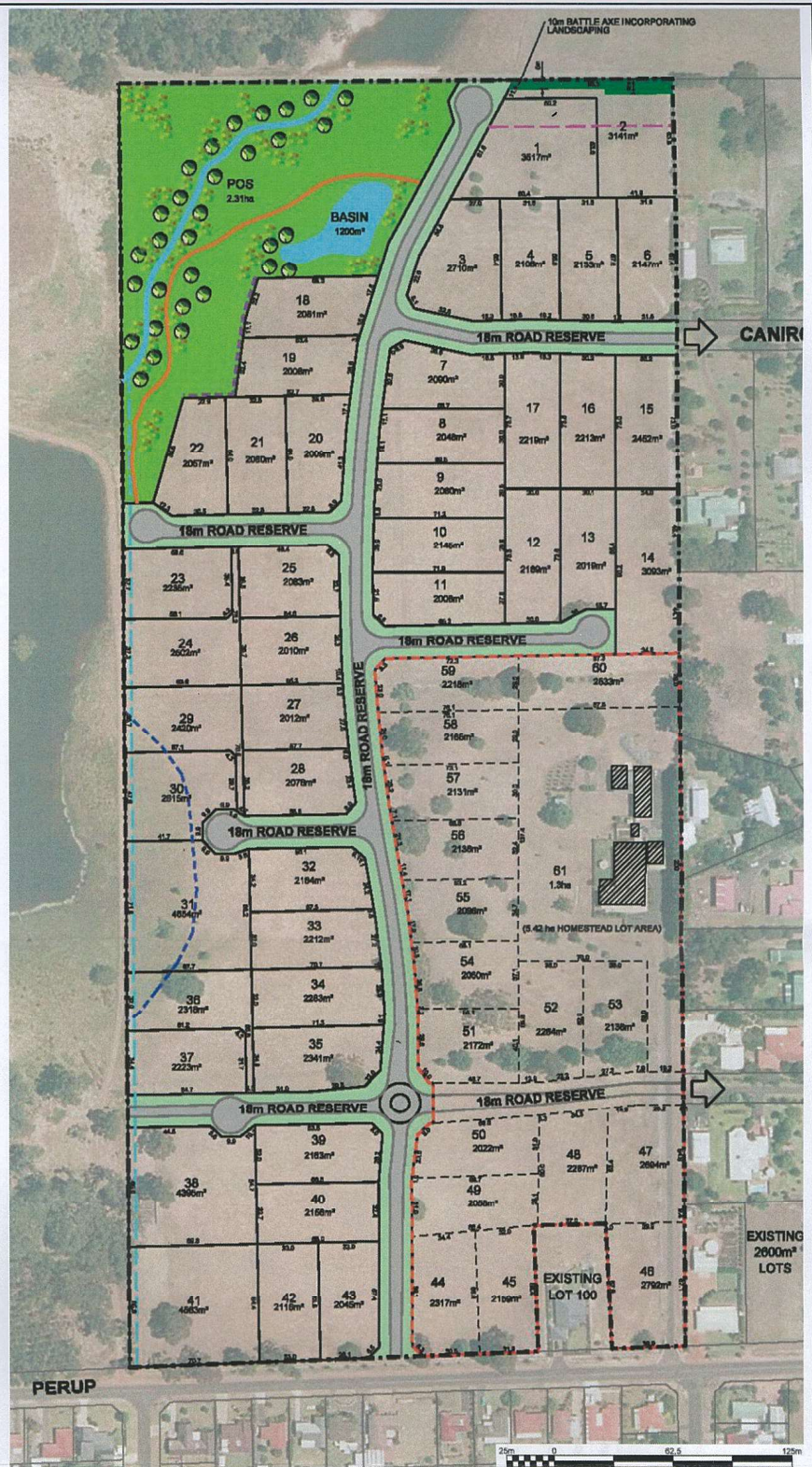
18 NOVEMBER 2027

LEGEND

-  SUBJECT LAND
-  EXISTING BUILDINGS
-  PROPOSED CADASTRE
-  HOMESTEAD LOT BOUNDARY FUTURE STAGE
-  4m DRAINAGE EASEMENT
-  DUAL USE PATH
-  DRAINAGE BASIN
-  LIVING STREAM
-  UNIFORM OPEN FENCING
-  PUBLIC OPEN SPACE
-  HIGH GROUNDWATER AREA
-  25m DWELLING SETBACK

REQUIREMENTS

- Subdivision and development of Lot 200 Perup Road, Manjimup 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 the Residential Zone and the R5 density.
- The subdivider shall prepare and implement the following management plans as conditions of subdivision and to the satisfaction of the local government in consultation with relevant agencies:
 - Subdivision Staging Plan;
 - Urban Water Management Plan;
 - Landscape Master Plan and Management Plan; and
 - Sustainability Implementation Strategy.
- On site waste-water disposal is to be implemented in accordance with Department of Health Guidelines and AS/ NZS 1547 *On-site Domestic Wastewater Management* as per 'Report on Geotechnical Study' (Galt Geotechnics 12 February 2015) and as follows:
 - Effluent disposal systems are not permitted within the High Groundwater Area
- All effluent disposal systems are to be setback:
 - A minimum of 30m from Balbarrup Brook; and
 - A minimum of 6m from swale drains.
- All lots created north of the extension of Canirolen Court are to include a notification on the certificate of title pursuant to section 165 of the *Planning and Development Act 2005* advising of the presence of operating market garden / intensive agricultural activities upon Lot 433.
- Notwithstanding the *Residential Design Codes*, dwellings are to have a minimum setback of 25m from any boundary to Lot 433.
- All lots backing onto the public open space are to have uniform visually-permeable fencing installed as a condition of subdivision.
- No buildings or effluent disposal systems will be permitted by the local government within drainage easements.
- Notwithstanding provision 1, and the applicable R5 density coding, residential development on Lots 31, 38 & 41 shall be limited to a single dwelling.




Adopted by the Shire of Manjimup in accordance with Clause 6.4.5.15 of Shire of Manjimup Local Planning Scheme No 4.

CEO  Date 18/11/15

WAPC ENDORSED STRUCTURE PLAN

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

 Date 1/12/2015

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

FIGURE 1
LOT 200 PERUP ROAD MANJIMUP
STRUCTURE PLAN MAP



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THIS PLAN HAS BEEN PREPARED FOR PLANNING
PURPOSES AREAS, CONTOURS AND DIMENSIONS
SHOWN ARE SUBJECT TO SURVEY.

| REV | DESCRIPTION | AUTHOR | DATE |
|-----|--------------------|--------|------------|
| F | | | |
| E | | | |
| D | | | |
| C | WAPC Modifications | GL | Nov 2015 |
| B | Adoption | GL | March 2014 |
| A | Draft | GL | Jan 2013 |



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