

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the City of Albany Local  
Planning Scheme No. 2

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

**15 SEPTEMBER 2009**

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**

#### Building Exclusion Area:

Habitable Buildings and effluent disposal systems generally not supported in these areas due to site characteristics and limitations which may include;

- Proximity to Remnant or riparian Vegetation (to allow for Hazard Separation)
- 1:100 Willyung Creek Floodflow (Landform Research 2009).
- Area possibly subject to winter surface waterlogging.

#### Development Envelope:

Dwellings, associated outbuildings and effluent disposal systems shall generally be confined to the nominated Development Envelope.

The Envelopes nominated on the SGP are indicative and subject to survey; in any case the Development Envelope shall have a minimum dimension of 16m and shall be not less than 800sqm in area.

Fencing, shelters for livestock and structures incidental to Rural Living may be considered outside the Envelope.

#### Minimum Finished Floor Levels:

Recommended elevation of floor levels and road elevations; 0.5m above predicted 100 year flood event (interpreted from GHD 2007 1:100 year flood elevations and flow volume and JKA 2008 surveyed spot elevations).

#### Access:

Access tracks and any earthworks which may impede the flow of water could not be supported within the floodway. Refer to "Predicted Flood Elevations" Landform Research 2009.

It should be noted that the levees, elevated areas and some sections of the flood fringe adjacent to the Willyung Creek, which Landform Research predicts are unlikely to flood in a 1:100yr event, may be inaccessible at times.

#### LEGEND

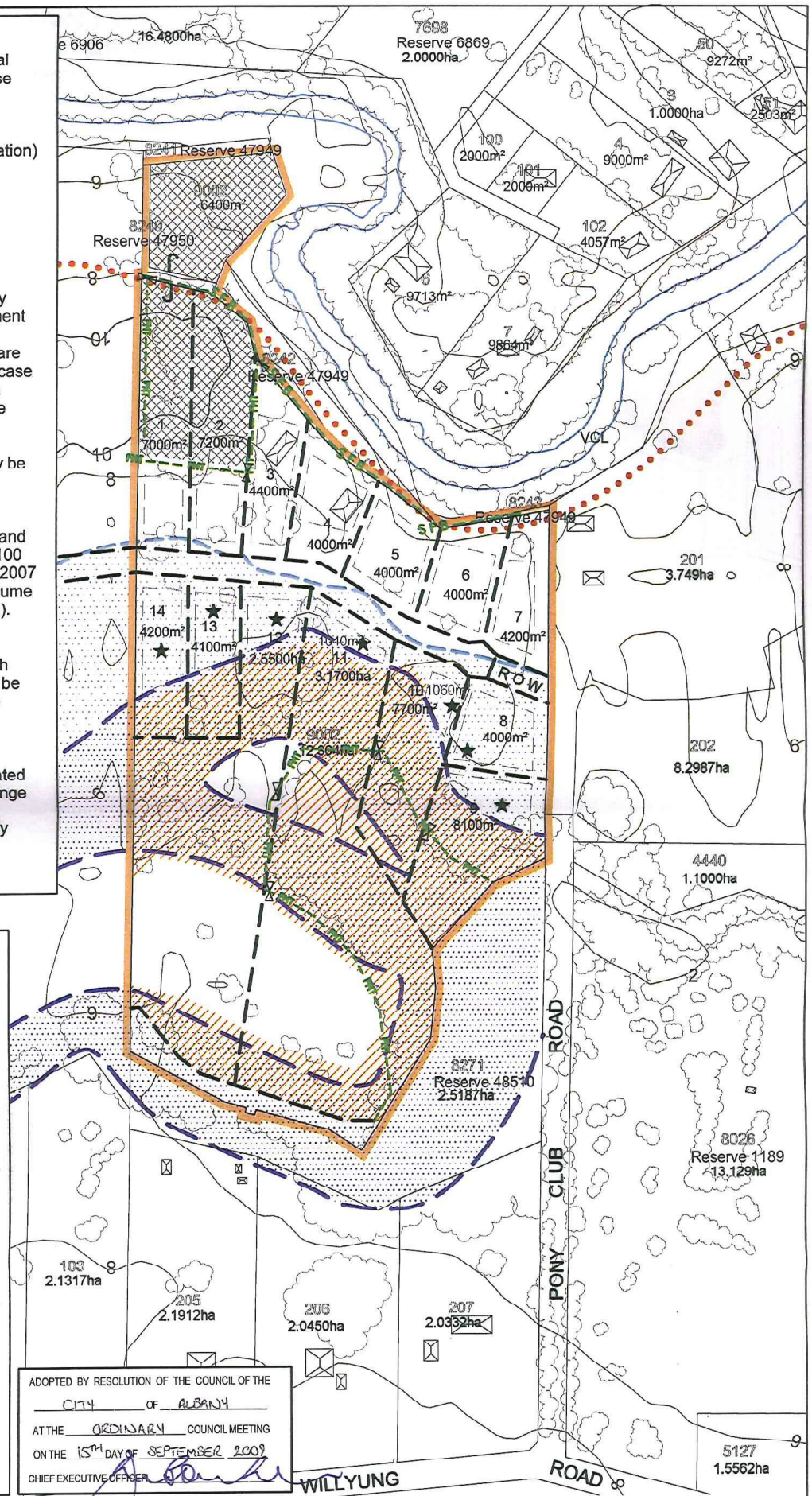
- Subject Land
- Existing Vegetation
- Existing Buildings
- Fire Management Track
- Strategic Fire Break / Multi Use Trail
- Unlocked Fire Gate (to be provided if fence is erected)
- Min FFL Nominated (Refer to Predicted Flood Elevation Plan.)
- Development Envelope
- Building Exclusion Area
- Predicted Limit of 1:100 Year Flood Event
- Extent of Willyung Creek Flood Flow
- 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008



ORIG A3  
SCALE 1:3000

0 15 30 45 60 75

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE  
CITY OF ALBANY  
AT THE ORDINARY COUNCIL MEETING  
ON THE 15<sup>TH</sup> DAY OF SEPTEMBER 2009  
CHIEF EXECUTIVE OFFICER



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