

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the Shire of Denmark Local Planning Scheme No. 3.

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






**26 AUGUST 1997**

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 2028**

## LEGEND

-  CREEKLINE
-  TREE PLANTING AREA
-  TREE PRESERVATION AREA
-  STRATEGIC FIREBREAK
-  BUILDING ENVELOPE

## NOTES

- Discharge of drainage to be clarified at time of subdivision through detailed engineering phase. Council will request the Western Australian Planning Commission impose a standard drainage condition on the subdivision approval.
- As part of the subdivision approval process and approval to detailed engineering drawings, Council will set appropriate design and construction standards for all internal roads.
- Council will request the Western Australian Planning Commission impose as a condition of subdivision the suitable upgrading of external roads and junctions including the intersection with the South Coast Highway.
- Council will require all new road reserves to be replanted following construction.
- Crossovers and crossings for strategic firebreaks will be required in the locations depicted in the Subdivision Guide Plan.
- As a condition of subdivision, Council will require the provision of a standpipe and 25,000 litre water tank to be provided by the subdivider. Fuel reduction within treed areas may be required.
- Council may require new lot owners at the time of seeking a building licence, undertake a hydrogeological assessment to support the proposed location of their on-site effluent disposal system and to examine site drainage. Based on the findings of the assessment, Council may require the use of an alternative treatment unit.
- Minimum front setback is 20 metres. Side and rear setbacks to be determined by Council.

ALL AREAS AND DIMENSIONS  
SUBJECT TO SURVEY

SCALE N.T.S.

DATE 12 November 1996

Adopted by Resolution of the Council of the Shire  
of Denmark at the Ordinary meeting of the Council,  
held on the:-

26<sup>th</sup> day of August 1997  
Chief Executive Officer *[Signature]*

## SUBDIVISION GUIDE PLAN

