

## **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:

**12 NOVEMBER 2013**

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**



1. Minimum lot size 5000m<sup>2</sup>.
2. Council shall require all buildings to be designed and constructed in accordance with the construction requirements of Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas for the determined BAL.
3. The Building Envelopes nominated on the SGP are indicative and subject to survey.
4. Building Envelopes should generally be as per the Subdivision Guide Plan. Proposals seeking to vary the location of the building envelopes need to at least have regard to the following:
  - All buildings and effluent disposal systems shall be located within a defined building envelope of no larger than 1000m<sup>2</sup>.
  - A minimum setback of 8m from the Warham Road lot frontage;
  - A minimum setback of 10m from the rear of the lot (i.e. Mount Shadforth Rd);
  - A minimum setback of 5m from the side boundaries;
  - Development (excluding fences) to have a minimum setback of 30m from Millars Creek;
  - Existing remnant vegetation on site;
  - Visual impact/amenity from adjoining roads and/or residential development on surrounding lots; and
  - Other issues as identified on the Opportunities and Constraints Plan for the land as provided for in the Scheme Amendment No. 122 documentation.

5. All lots shall be connected to the WA Water Corporation reticulated water supply scheme.
6. On-site effluent disposal shall be the responsibility of the individual landowner and shall involve the use of on-site Alternate treatment Units or other on-site treatment units approved by the Council in accordance with the Health Department of WA Regulations and Guidelines.
7. Effluent disposal area to have a minimum setback of 30m upstream from all dams and watercourses.
8. Retention of crossovers onto Mount Shadforth Road only where it provides access to existing development.
9. All new lots to gain access off Warham Road (lot frontage).
10. Restricted access onto Mount Shadforth Road for newly created lots for emergency purposes only in order to comply with Element 2.3 Cul-de-sacs of Planning for Bush Fire Protection Guidelines (May 2010).
  - Access and egress locations may be altered should Pt Lot 355 be proposed for subdivision; and
  - Final access and egress locations to satisfy requirements of an endorsed Fire Management Plan.

11. The upgrade of Warham Road to the satisfaction of the Shire of Denmark, generally as per the following:
  - The road is to be two coat sealed;
  - The road alignment and pavement width are to be designed such that remnant vegetation retention within the road reserve is maximised (i.e. reduced pavement widths with use of passing bays where required);
  - An appropriately sized cul-de-sac/turn area is to be provided; and
  - Final road design is to satisfy requirements of an endorsed Fire Management Plan.
12. The upgrade of the intersection of Mount Shadforth Road and Warham Road to the satisfaction of the Shire of Denmark.
13. The subdivision layout as currently provided for on Lots 22 & 632 may alter depending on the outcome of the road closure process.
14. The Fire Management Plan for the area may result in the location of the standpipe and/or emergency access/egress link being modified accordingly.

