



LEGEND

- EXISTING CADASTRE
- CONTOURS
5m INTERVALS
- ▭ SUBJECT LAND
- PROPOSED CADASTRE
- INDICATIVE ROAD LAYOUT
- PROPOSED GRAVEL ROAD
- PROPOSED WETLAND VEGETATION
- EDGE OF VEGETATION
- VEGETATION BUFFER
- ▭ DEVELOPABLE AREA
- ▨ BUILDING EXCLUSION ZONE
- ▭ COVENANT AREA
- ▭ PRIVATE DRIVEWAY
- EXISTING MARRI TREE

NOTE

General

1. No more than one dwelling per lot.
2. Except with the prior consent of the Shire, all buildings, structures and on-site effluent disposal systems on each lot shall be located within the "Developable Area" depicted on this plan.
3. In accordance with the current annual firebreak notice and Guidelines for Planning in Bushfire Prone Areas all lots are required to install and maintain 2 metre wide lot boundary firebreaks. Lots 12 to 17 are encouraged to apply for an exemption to the Shire's firebreak notice as a single firebreak around the south western area of vegetation over these lots is recommended.

Prior to Subdivision

The landowner/applicant is to provide the following information prior to or accompanying any subdivision application.

4. An Urban Water Management Plan to the satisfaction of the Local Government and Department of Water and Environmental Regulation.
5. A Site and Soil Evaluation consistent with the requirements of the Government Sewerage Policy.

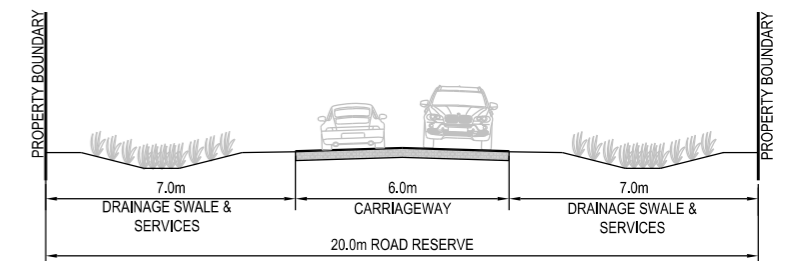
Conditions of Subdivision

At subdivision stage, the Local Government shall request the Western Australian Planning Commission to impose the following (but not limited to) as conditions of subdivision:

6. Implementation of an approved Urban Water Management Plan to the satisfaction of the Local Government and Department of Water and Environmental Regulation.
7. Preparation and implementation of a Wetland Management Plan in consultation with the Department of Biodiversity, Conservation and Attractions.
8. Preparation and implementation of a Wildlife Protection Management Plan in consultation with the Department of Biodiversity, Conservation and Attractions.
9. Final lot boundaries for Lots 12 to 17 to be determined so as to identify, protect and retain vegetation worthy of retention.
10. Preparation and implementation of an Acid Sulphate Soils Management Plan to the satisfaction of Department of Water and Environmental Regulation.
11. Section 70A of the Transfer of Land Act 1893 / Section 165 of the Planning and Development Act 2005 notifications are to be placed on titles advising land owners that:
 - a. The area may be subject to seasonal inundation and significant Building Exclusion Areas apply as indicated on the approved Structure Plan.
 - b. The area is subject to seasonal mosquito infestation.
 - c. All dwellings shall be constructed to have a minimum finished floor level of 500mm above the nearest adjoining road level or 600mm above natural ground level, whichever is the greater, as determined by a licensed surveyor.
 - d. There is to be a minimum vertical separation distance of 600mm from the base of the irrigation area of a Secondary Treatment System with Nutrient Removal to the highest known water table; and
 - e. This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner as is/maybe subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.
12. Implementation of the approved Bushfire Management Plan.
13. A private driveway (with shared reciprocal rights of access) is to be provided to Lots 9-12.
14. Uniform rural style boundary fencing in accordance with Appendix VIII, Area 14, Cl.(o) to be provided to all boundaries of all newly created lots.
15. Secondary Treatment Systems with nutrient removal capabilities shall be used to ensure Phosphorous Retention Index (PRI) requirements are met, unless otherwise recommended by a geotechnical and PRI report, to the satisfaction of the Local Government and the Department of Health.

PROPOSED GRAVEL ROAD TO BE CONSTRUCTED BY THE DEVELOPER AND AT THE DEVELOPER'S EXPENSE, AND IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT AND AUSTRALIAN STANDARDS

PROPOSED GRAVEL ROAD TO CONNECT THROUGH TO POAD ROAD



SECTION A-A: INDICATIVE ROAD CROSS SECTION
SCALE: N.T.S.



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STRUCTURE PLAN

Lot 6 Sand Pits Road, Crooked Brook

Plan No: 18-0007-SP-01A

Date: 04.10.2020
Rev: A
Scale: A1 @1:2 000, A3 @ 1:4 000
Co-ords: MGA 50, GDA 94
Aerial: Geo Ref JPEG

