

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

15m wide vegetated corridor using local native species to the specification of Department of Parks and Wildlife.

1208
104.63ha

LEGEND

- Existing Lot Boundaries
- Proposed Lot Boundaries
- Lot Boundaries to be realigned
- Stage 1
- Possible Future Lot Boundaries at R15 Density
- Indicative Building Envelope
- Building Envelope Subject to Verification
- Existing Roads
- Proposed Roads
- Existing Dams
- POS / Drainage
- Proposed Vegetation
- Access to Borden - Bremer Bay Road Prohibited



ORIG A3
SCALE 1:5000

0 25 50 75 100 125

312
149.29ha

96
40.48ha

BORDEN - BREMER BAY ROAD

Beautification provision of landscape screening to Borden - Bremer Bay Road to Council satisfaction.

Vehicular Access onto Borden - Bremer Bay Road is prohibited.

Design and installation of relocated intersection for Goorie Way and Borden - Bremer Bay Road to the specification and satisfaction of Main Roads WA.

50
425.94ha

NOTES:

Subdivision

- The minimum lot size shall be 4000m².
- Subdivision shall generally be in accordance with this Subdivision Guide Plan.
- Further subdivision of the lots to R15 Density is subject to connection to reticulated water and sewer.

Development

The following requirements apply to development within the Subdivision Guide Plan area and should be read in conjunction with the Shire of Jerramungup Town Planning Scheme No 2 and associated Local Planning Policies.

Buildings and Fences

- All structures are to be within a single Building Envelope not exceeding 1000m². The Building Envelope is to be determined by the owner and approved by the local government, unless otherwise designated on an approved plan. The local government may permit a variation to the Building Envelope, if it is shown that the proposed location will not be detrimental to the landscape or the environment. In those areas "subject to verification", further site testing, filling and/or use of amended soils may be required to achieve 30cm separation from clay sub-soil. On those lots where possible subdivision to R15 Density is nominated, the siting of Building Envelopes is to take account of indicative boundaries so as not to jeopardise future subdivision.
- The relevant requirements of the Residential Design Codes at R15 are applicable. Accordingly, the following minimum setbacks apply:
 - Front - 6m;
 - Secondary street - 1.5m;
 - Other/rear - as per Tables 2a and 2b/6m.
- The use of natural colours and material is encouraged for all development.
- Fencing of lot boundaries shall not impede surface or groundwater flows. Use of solid uninterrupted subterranean structures is not supported.

Water Supply

- A dwelling is not to be occupied unless potable water supply is installed comprising storage tank/s of a minimum storage capacity and corresponding roof catchment area as set out below, or to the specification of the Department of Agriculture and Food.

Tank Size	Roof Area
92kl	415m ²
110kl	375m ²
137kl	300m ²

Waste Water

- Waste water disposal shall be by way of an approved on-site effluent system. Inverted leach drains, amended soils and/or Evapo-transpiration/absorption mounds and irrigation areas may be appropriate, in response to low permeability and shallow depth to sub-surface clay in some areas.

Fire safety

- The requirements set out in the endorsed Fire Management Plan and the Shire of Jerramungup Annual Fire Regulation Notice apply.

Vegetation

- Rear and side setbacks are to be landscaped, making allowance for any Building Protection Zone recommendations. Use of indigenous, low fire risk vegetation and water-wise planting is encouraged in domestic gardens.