



NOTES:

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.
- 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.
- A portion of the site has been declared 'Bushfire Prone'; compliance with AS3959 will be required.

Vegetation

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

Requirement for Structure Planning

The surrounding land in Lot 9500 Borden Bremer Bay Road, Bremer Bay is zoned 'Residential Development'. No further subdivision or development will be considered until a Structure Plan has been prepared in accordance with the requirements of Local Planning Scheme No.2.

LOCAL PLANNING POLICY 21
SUBDIVISION GUIDE PLAN
Templetonia Road, Bremer bay
Shire of Jerramungup