

Mary Road

Mary Rd

Acacia Road

Templetonia Road

Goorie Way

803

817

798

818

797

9000

Potential future lot boundaries at R15 density subject to connection to reticulated sewer.

#### 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 1000m<sup>2</sup>.

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 <sup>2</sup>
110kl	375m <sup>2</sup>
137kl	300m <sup>2</sup>

#### 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