



Adopted by Resolution of the City of Bunbury
 at the Ordinary meeting of the Council
 held on the 27th day of August 2013
 Mayor.....
 CEO.....

Date 24/2/2014
 Delegated under s.16 of the
 Planning & Development Act 2005
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- NOTES:**
- Proposed road access to be constructed to the satisfaction of Main Roads Western Australia (MRWA) and is to include:
 - Left in, left out vehicular movements only
 - Extension to South Western Highway traffic island
 - Protective railing between cul-de-sac head and South Western Highway to prevent future access
 - One dwelling per lot is permitted. Additional lots/dwellings are subject to negotiation with MRWA and the City of Bunbury
 - For further Structure Plan provisions, refer to the following page (Page 2 of 2)

ENDORSED STRUCTURE PLAN
 To provide a framework for future detailed planning at the subdivision and development stage.

STRUCTURE PLAN
 LOTS 58-62 SOUTH WESTERN
 HIGHWAY, GLEN IRIS

- LEGEND**
- Structure Plan Area
 - Existing Boundaries
 - Indicative Boundaries
 - Existing Vegetation
 - Development Area
 - Zoning:
 - Regional Open Space
 - Residential R15

REV	DESCRIPTION	DATE
A	Original Drawing	02/08/13
B	Revised Boundaries	28/12/13
C	MRWA Transfers	28/12/13

DRAWING NO. 13428-06C.dgn
 DRAWN Bdr 18/12/13
 QA CHECK LB 18/12/13
 AUTHORISED LB 18/12/13

LOT 58 - 62 ON P 2075
 SOUTH WESTERN HWY
 GLEN IRIS

A.R. GRAHAM



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STRUCTURE PLAN

LOTS 58-62 SOUTH WESTERN HIGHWAY, GLEN IRIS

STRUCTURE PLAN PROVISIONS

Subdivision and Development Requirements

1. Subdivision and development is to be generally in accordance with a Structure Plan endorsed by the City of Bunbury and the Western Australian Planning Commission.
2. Land identified as Regional Open Space is to be ceded free of cost to the Crown without any compensation.

Subdivision - As conditions of subdivision approval, relevant authorities may request the WAPC to impose conditions relevant to the following matters:

3. Access onto South Western Highway and protective railing is to be constructed to the satisfaction of Main Roads WA.
4. Lots to be filled as a minimum to the same level as the top of the existing flood levee bank prior to development, to the satisfaction of the Local Government.
5. Installation of an appropriate interface between the private lots and the Preston River foreshore (e.g. open style fencing).
6. Revegetation to occur on the portion of the site between the southern toe of the levee bank and the Conservation Category Wetland boundary to the satisfaction of the Department of Parks and Wildlife.
7. A Foreshore Management Plan to be prepared and implemented to the satisfaction of the Department of Water.
8. A geotechnical investigation is to be undertaken by a suitably qualified person(s) to an appropriate depth into natural soil, in order to certify that the fill onsite is free of contaminants and to determine its geotechnical stability and suitability for development. The geotechnical investigation is also to determine the likelihood of acid sulphate soil disturbance occurring during future development. The investigation is to be undertaken to the satisfaction of the local government.
9. Significant trees contained within the area of the Structure Plan are to be marked and retained prior to subdivision occurring on site. A plan detailing location of these trees is to be provided to the City to the satisfaction of the Manager Planning and Development Assessment.
10. A Noise Management Plan is to be prepared and implemented to address traffic noise mitigation measures consistent with SPP 5.4, which includes quiet house design criteria, to the specification of Main Roads WA.
11. A Fire Management Plan is to be prepared and implemented to the specifications of the Department of Fire and Emergency Services.

Development - subsequent to subdivision only.

12. Dwellings are to meet quiet house design criteria as recommended by the applicable Noise Management Plan.
13. Dwellings are to comply with AS3959 building standards as recommended by the applicable Fire Management Plan.

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Mayor

CEO