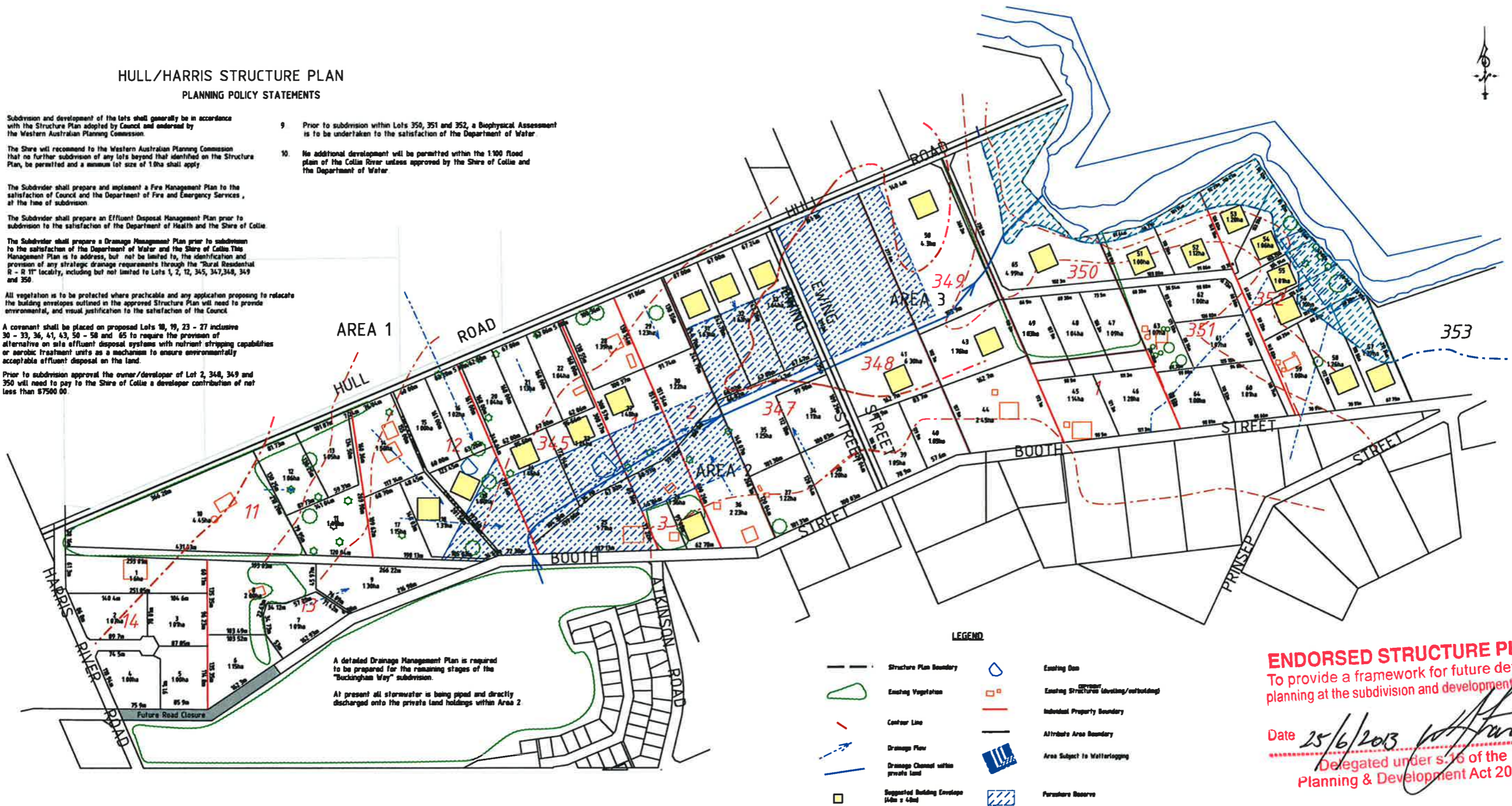


HULL/HARRIS STRUCTURE PLAN
PLANNING POLICY STATEMENTS

1. Subdivision and development of the lots shall generally be in accordance with the Structure Plan adopted by Council and endorsed by the Western Australian Planning Commission.
2. The Shire will recommend to the Western Australian Planning Commission that no further subdivision of any lots beyond that identified on the Structure Plan, be permitted and a minimum lot size of 1.0ha shall apply.
3. The Subdivider shall prepare and implement a Fire Management Plan to the satisfaction of Council and the Department of Fire and Emergency Services, at the time of subdivision.
4. The Subdivider shall prepare an Effluent Disposal Management Plan prior to subdivision to the satisfaction of the Department of Health and the Shire of Collie.
5. The Subdivider shall prepare a Drainage Management Plan prior to subdivision to the satisfaction of the Department of Water and the Shire of Collie. This Management Plan is to address, but not be limited to, the identification and provision of any strategic drainage requirements through the Rural Residential R - R 11 locality, including but not limited to Lots 1, 2, 12, 345, 347, 348, 349 and 350.
6. All vegetation is to be protected where practicable and any application proposing to relocate the building envelopes outlined in the approved Structure Plan will need to provide environmental, and visual justification to the satisfaction of the Council.
7. A covenant shall be placed on proposed Lots 18, 19, 23 - 27 inclusive 30 - 33, 36, 41, 43, 50 - 58 and 65 to require the provision of alternative on site effluent disposal systems with nutrient stripping capabilities or aerobic treatment units as a mechanism to ensure environmentally acceptable effluent disposal on the land.
8. Prior to subdivision approval the owner/developer of Lot 2, 348, 349 and 350 will need to pay to the Shire of Collie a developer contribution of not less than \$7500.00.
9. Prior to subdivision within Lots 350, 351 and 352, a Biophysical Assessment is to be undertaken to the satisfaction of the Department of Water.
10. No additional development will be permitted within the 1:100 flood plain of the Collie River unless approved by the Shire of Collie and the Department of Water.



A detailed Drainage Management Plan is required to be prepared for the remaining stages of the "Buckingham Way" subdivision.
 At present all stormwater is being piped and directly discharged onto the private land holdings within Area 2.

LEGEND

	Structure Plan Boundary		Existing Dam
	Existing Vegetation		Existing Structures (existing/outbuilding)
	Centre Line		Individual Property Boundary
	Drainage Plan		Alternate Area Boundary
	Drainage Channel within private land		Area Subject to Matorrigging
	Suggested Building Envelope (40m x 60m)		Parkure Reserve

ENDORSED STRUCTURE PLAN
 To provide a framework for future detailed planning at the subdivision and development stage.
 Date 25/6/2013
 Delegated under s.16 of the Planning & Development Act 2005

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 E Reference: Combined Structure Plan Rev3

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HULL/HARRIS STRUCTURE PLAN
NORTH COLLIE
 FOR : BRIGGS (ET ALL)

A3		SCALE 1:700
Level Datum N/A Horizontal Datum ASSUMED		
JOB NUMBER 0708.019	REV 8	