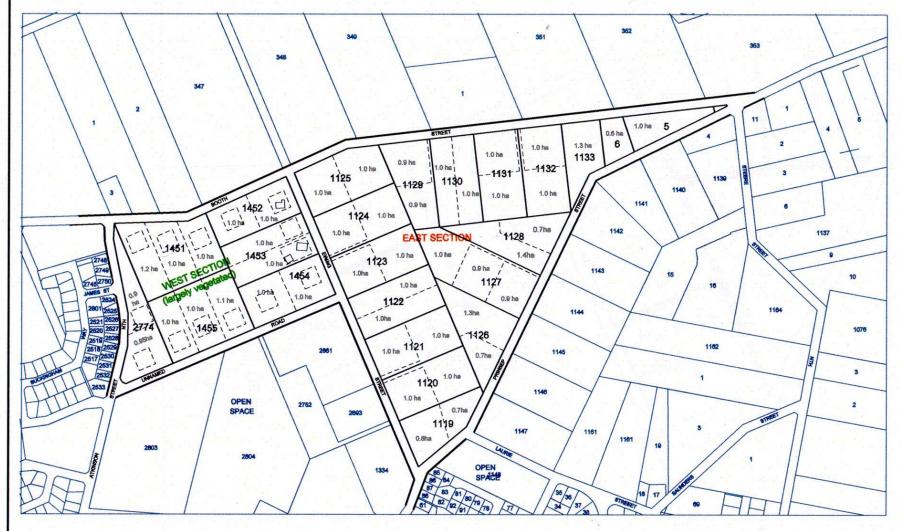
# NORTH COLLIE STRUCTURE PLAN



## SCHEDULE OF PLANNING PROVISIONS

The Structure Plan provides a framework for future detailed planning at the subdivision and development stage.

The Structure Pian and Schedule of Pianning Provisions, provide planning criteria for the purposes of development control under the operative Town

Building Envelopes
 All development on lots containing significant vegetation within the westerm portion of the plan is to be contained within Building Envelopes depicted on this plan.

Building Envelopes may be varied at the approval of the Shire of Collie and can be approved with out the need to vary this Structure Plan.

2. Fire Management Applications for Subdivision are to be submitted with a Fire Management Plan compliant with FESWA and WAPC guidelines - "Planning for Bush Fire Protection"

3. Vegetation Protection The WA Planning Commission may at the subdivision stage impose a condition of approval a Section 70A notification to be lodged on the new titles to protect existing vegetation worthy of protection.

4. Geotechnical Analysis Applications for subdivision within the Structure Plan Area are to be submitted with a Geotechnical Report. demonstrating the capacity of the land to accommodate further development.

Subdivision at a density higher than that depicted by this Structure Plan will require comprehensive structure planning to address future road networks, Infrastructure, and provision of Public Open Space.

## Development Approvals

6. Development Approvals
The Issue of planning consent and building licences within the structure plan area are to be issued by Council with regard to the proposed subdivision boundaries depicted on this plan and should not be located to prejudice the further subdivision of any lot. The building setbacks for those lots east of Ewing Street shall be as per the R2 Code standards of the Residential Design Codes (2002). However, Council may approve a reduced setback where it is satisfied that the reduced setback will not prejudice the further subdividuo of enu let or the further subdividuo. prejudice the further subdivision of any lot or the future road network as depicted on figure 2: 'North Collie Structure Plan Possible Future Road Layouts'.

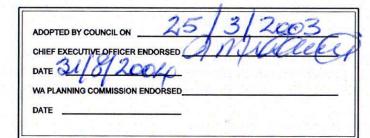
7. Subdivision Approvals: This plan depicts possible subdivision boundaries and should not be construed as subdivision approval. Applications for subdivision approval are required to be lodged with the WA Planning Commission.

Full Scheme Contributions
 Lots proposed to be 1ha or greater in area will be subject to the full cost of connecting to Water Corporation Services.

## 9. Road Construction

at the subdivision stage, landowners of lots 1455 and 1454 will be required to contribute towards the construction of the unmade road reserve in order to provide the newly created lots with frontage to a constructed road. Road construction is to be of a standard to the satisfaction of the Shire

10. Battleaxe Lots Alternative lot configurations to those shown on this Structure Plan which obviate the need for the creation of battleaxe lots will be encouraged. Consideration should be given at the subdivision stage to providing road frontage to lots via potential subdivision stage to providing road frontage to lots via potential subdivisional roads shown on Figure 2 - 'Possible Future Road Layouts' to eliminate the reliance upon battleaxe lot configurations.



# **ENDORSED STRUCTURE PLAN**

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

Delegated under/s.20 of WAPC Act 1985



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Designer: Drawn: E Reference: nthcolliesp5.dgn

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NORTH COLLIE STRUCTURE PLAN SHIRE OF COLLIE

SCALE A 2 1:1200

Level Datum Horizontal Datum ASSUMED

COUNCIL REF: LUP/005 WAPC REF: 801-6-8-2

JOB NUMBER 0405.012

REV