

Proposed Drainage Reserve (drainage detention area. Refer Ground Work Engineers report)

Planning over the northern area Subject to further investigation regarding the urban zone boundary

NOTE: The POS & drainage area may be adjusted once the northern area has been reviewed

NOTE: No drainage to impact upon Bush Forever Site 294

Bush Forever Site 294

1m minimum front setback to achieve the 20m Building Protection Zone for Fire Management

1. At subdivision stage there will be a requirement for notifications on the relevant certificates of title in accordance with Section 70A of the Transfer and Land Act 1983 advising of the increased building standards in accordance with AS3959 (2009), or equivalent Australian Standard.
2. The 1 metre front setback (shown as Building Exclusion Zone) on the Structure Plan shall not be varied to allow any encroachment of building(s) to achieve a 20 metre Building Protection Zone for Fire Management.
3. Notwithstanding any statement to the contrary within AS3959-2009, (or relevant equivalent) any buildings to be erected on lots that are either partly or wholly within 100 metres of the moderate bushfire risk of the adjacent Bush Forever site shall comply with the requirements of AS3959-2009, or relevant equivalent. The 100 metre setback to the moderate bushfire hazard (Bush Forever site) is shown on this Structure Plan.
4. Development of the R40 site should address the Public Accessway area and provide for visually permeable fencing.
5. No habitable or non habitable buildings including a single house, grouped dwelling, outbuilding, carport or garage shall be permitted in the Building Exclusion zone.
6. This amended Structure Plan has been lodged to correct an error with the earlier approved Structure Plan relating to the front setback requirement for those lots as indicated on the plan, which setback is required in order to achieve the 20m Building Protection Zone for Fire Management purposes.

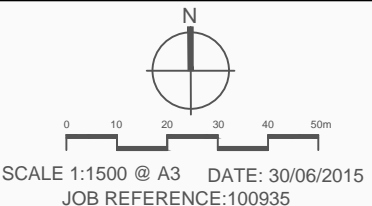
POS CALCULATION:
 Area of Lot: 8.17ha
 Less Rural Area: Net (5.66ha)
 POS required @ 10%: 5660m² (@ 8%: 4528m²)

LOT SUMMARY:
 Total Residential Lot Yield: 90
 Average Lot Size (single R20 lots): 457m²
 Minimum Lot Size (single R20 lots): 390m²
 Average Lot Size (single R25 lots): 407m²
 Minimum Lot Size (single R25 lots): 342m²
 Average Lot Size (single R30 lots): 295m²
 Minimum Lot Size (single R30 lots): 285m²
 Average Lot Size (single R40 lots): 406m²
 Minimum Lot Size (single R40 lots): 275m²

Commonwealth Government Public Purpose Reserve
 8m minimum setback applies to the hatched portion of Lot 284 to achieve the 20m Building Protection Zone for Fire Management

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|---|---|
| Subject Land..... | |
| Building Exclusion Zone.... | |
| Lots affected by increased construction standards under AS3959..... | * |
| INDICATIVE BAL RATINGS | |
| BAL 12.5 | |
| BAL 19 | |

PROPOSED SUBDIVISION PLAN (BAL RATINGS)
 PT LOT 128 NORTH AVENUE
 BULLSBROOK



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Figure 15

THIS PLAN WAS ORIGINALLY PREPARED BY GRAY & LEWIS LAND USE PLANNERS. GRAY & LEWIS HAVE PROVIDED THE NECESSARY AUTHORISATION FOR PETER D WEBB & ASSOCIATES TO USE THIS PLAN FOR ANY FUTURE PLANNING PROPOSALS ASSOCIATED WITH THE DEVELOPMENT OF THE SUBJECT LAND.