

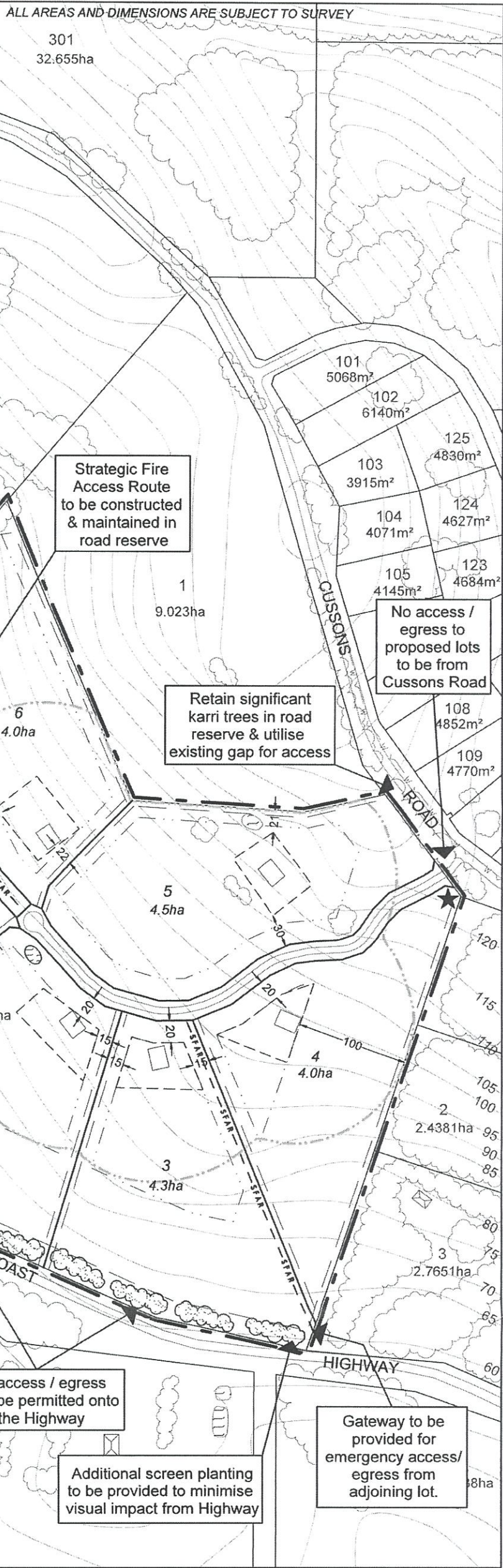
LEGEND

- Subject Land
- Existing Lot Boundaries
- Proposed Lot Boundaries
- Existing Vegetation
- Existing Buildings
- Existing Dams
- Drainage Line
- Vegetation Protection Area
- Landscape Screening
- Setbacks (also refer to Special Provision iv)
- Indicative Building Envelope (maximum 3,000m²)
- Indicative House Site
- Indicative Hazard Separation Zone
- Fire Breaks
- Strategic Fire Access Route
- Drainage Basin
- Preferred Stand Pipe Location

ORIG A3
SCALE 1:4000
0 20 40 60 80 100
April 2015

NOTES

- Minimum lot size 4ha.
- Building envelope (maximum 3000m²) subject to scheme provisions; generally as per the Subdivision Guide Plan.
- Any variations to building envelopes are subject to Scheme Provisions.
- Reticulated sewer and water are not available. All lots to be self sufficient.
- All single houses to be constructed to AS 3959 - 2009 Construction of Buildings in Bush Fire Prone Areas (as amended) with no building requiring greater construction rating than BAL - 29.
- The subdivisional road off Cussons Road to be designed and constructed in conformity with the Shire's requirements. Design will be subject to detailed geotechnical assessment & surveying at the development stage.
- The drainage line to be fenced at the subdivision stage of development.
- Revegetation of proposed house sites may be required by council at the development stage in order to help blend development into the landscape.



AYTON BAESJOU
PLANNING
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE
Shire OF Denmark
AT THE Ordinary COUNCIL MEETING
ON THE 11 DAY OF November 2014
CHIEF EXECUTIVE OFFICER

SUBDIVISION GUIDE PLAN
Lot 402 Myers Road
Shadforth

12-39-SGP(1)