

LOT 370

- ROAD LINK TO BE PROVIDED BETWEEN McLEAN ROAD AND KEARSLEY ROAD.
- POS ON LOTS 369 & 370 TO PROTECT STAND OF KARRI TREES IN SOUTH WEST CORNER OF LOT 370 AND THE NORTH - WEST CORNER OF 369.
- REMNANT VEGETATION AND MATURE KARRI TREES TO BE PROTECTED IN McLEAN LEAN ROAD RESERVE.
- LANDSCAPE BUFFER (RESIDENTIAL BUILDING EXCLUSION) CLEARANCE TO VINEYARD TO SATISFACTION OF DEPARTMENT OF ENVIRONMENT
- SUITABLE VEGETATION IS TO BE PLANTED AND PROTECTED WITHIN THE BUFFER TO INTERCEPT POTENTIAL SPRAY DRIFT FROM ADJACENT LAND USES
- DEVELOPMENT ENVELOPES ON NORTHERN LOTS TO ENSURE ADEQUATE SEPARATION FROM VINEYARD ACTIVITIES
- STRATEGIC FIREBREAKS TO BE DEVELOPED IN ACCORDANCE WITH AN APPROVED BUSH FIRE MANAGEMENT PLAN.
- LAND CAPABILITY ASSESSMENT TO BE CONDUCTED FOR LAND.
- FEATURE SURVEY OF THE LAND TO BE PROVIDED.

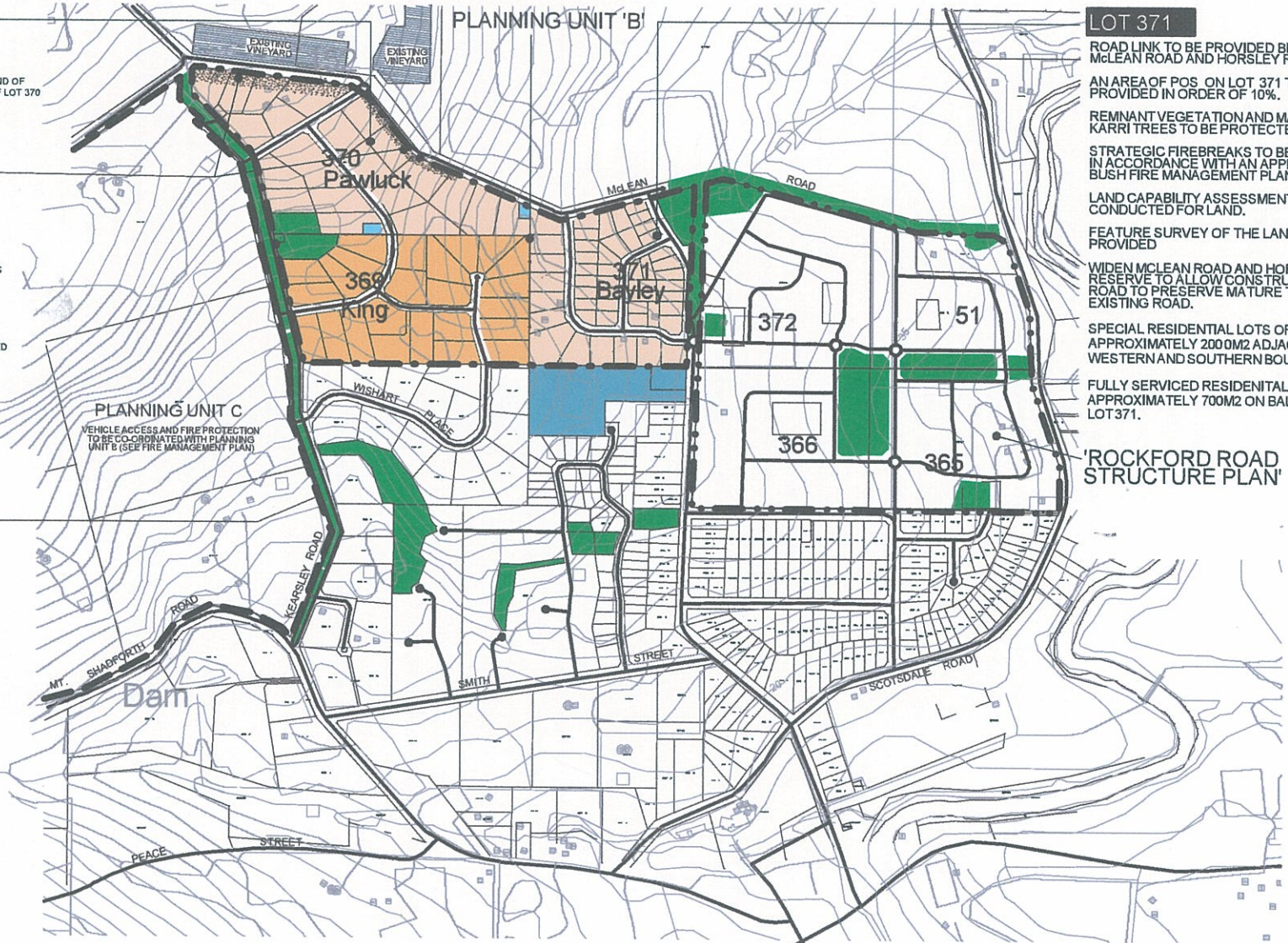
LOT 369

- KEARSLEY ROAD ALIGNMENT TO ENSURE RETENTION OF MATURE TREES WEST OF EXISTING SURVEYED RESERVATION.
- POS ON LOT 369 TO PROTECT THE STAND OF TREES IN THE NORTH WEST CORNER OF THE LOT
- ALTERNATIVE ROAD CONNECTION TO McLEAN ROAD IF REQUIRED.
- DEVELOPMENT ENVELOPES ARE REQUIRED ON SUBDIVISION GUIDE PLAN FOR LOTS ABUTTING THE EXISTING RESIDENTIAL LOTS TO THE SOUTH THAT HAVE FRONTAGE TO WISHART PLACE.
- REFER TO SUBDIVISION GUIDE PLAN FOR DETAIL.
- SUBDIVISION CRITERIA
 - Min. lot area 3000m² unless connected to scheme sewer.
 - Scheme Water.
 - On site effluent disposal systems.
 - Subdivision Guide Maps required with rezonings of each of lots 369, 370 & 371.

LOT 371

- ROAD LINK TO BE PROVIDED BETWEEN McLEAN ROAD AND HORSLEY ROAD.
- AN AREA OF POS ON LOT 371 TO BE PROVIDED IN ORDER OF 10%.
- REMNANT VEGETATION AND MATURE KARRI TREES TO BE PROTECTED.
- STRATEGIC FIREBREAKS TO BE DEVELOPED IN ACCORDANCE WITH AN APPROVED BUSH FIRE MANAGEMENT PLAN.
- LAND CAPABILITY ASSESSMENT TO BE CONDUCTED FOR LAND.
- FEATURE SURVEY OF THE LAND TO BE PROVIDED
- WIDEN McLEAN ROAD AND HORSLEY ROAD RESERVE TO ALLOW CONSTRUCTION OF ROAD TO PRESERVE MATURE TREES IN EXISTING ROAD.
- SPECIAL RESIDENTIAL LOTS OF APPROXIMATELY 2000M² ADJACENT TO WESTERN AND SOUTHERN BOUNDARY.
- FULLY SERVICED RESIDENTIAL LOTS OF APPROXIMATELY 700M² ON BALANCE OF LOT 371.

'ROCKFORD ROAD STRUCTURE PLAN'



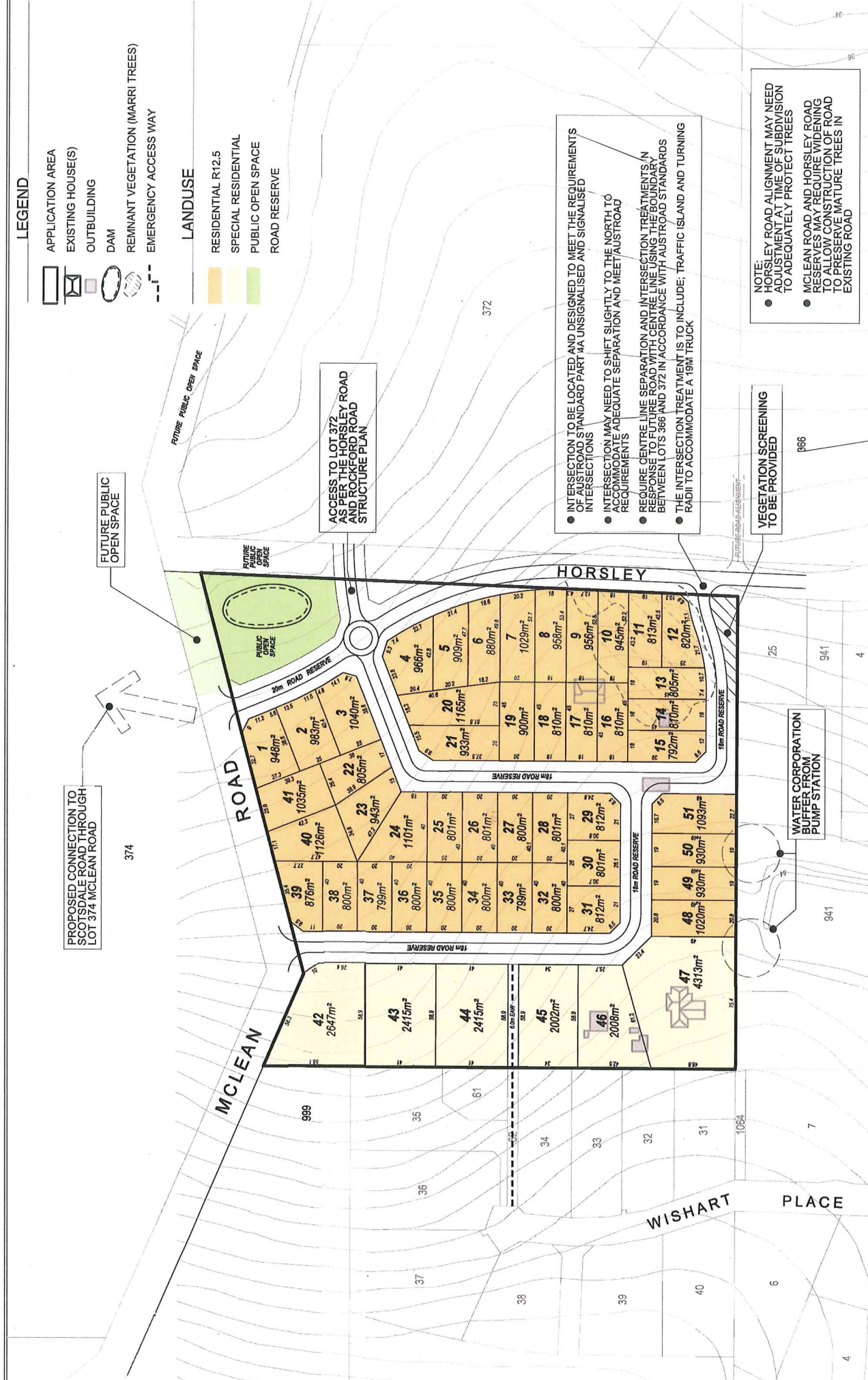
SHIRE OF DENMARK - PLANNING UNIT 'B' WISHART PLACE STRUCTURE PLAN

PROJECT	CLIENT	DRAWN	ALTERNATION	DATE	APPROVAL

DATE	PLAN NUMBER	SCALE
Feb 2006	05-16-21.WR	1:7500



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LEGEND

- APPLICATION AREA
- EXISTING HOUSE(S)
- OUTBUILDING
- DAM
- REMNANT VEGETATION (MARRI TREES)
- EMERGENCY ACCESS WAY

LANDUSE

- RESIDENTIAL R12.5
- SPECIAL RESIDENTIAL
- PUBLIC OPEN SPACE
- ROAD RESERVE

ACCESS TO LOT 372 AS PER THE HORSLEY ROAD AND ROCKFORD ROAD STRUCTURE PLAN

INTERSECTION TO BE LOCATED AND DESIGNED TO MEET THE REQUIREMENTS OF AUSTRAL STANDARD PART 4A UNSIGNALISED AND SIGNALISED INTERSECTIONS
 INTERSECTION MAY NEED TO SWIFT SLIGHTLY TO THE NORTH TO ACCOMMODATE ADEQUATE SEPARATION AND MEET/AUSTRAD REQUIREMENTS
 REQUIRE CENTRE LINE SEPARATION AND INTERSECTION TREATMENTS IN RESPONSE TO FUTURE ROAD WITH CENTRE LINE USING THE BOUNDARY BETWEEN LOTS 366 AND 372 IN ACCORDANCE WITH AUSTRAD STANDARDS
 THE INTERSECTION TREATMENT IS TO INCLUDE, TRAFFIC ISLAND AND TURNING RADI TO ACCOMMODATE A 19M TRUCK

VEGETATION SCREENING TO BE PROVIDED

NOTE:
 HORSLEY ROAD ALIGNMENT MAY NEED ADJUSTMENT AT TIME OF SUBDIVISION TO ADEQUATELY PROTECT TREES
 MCLEAN ROAD AND HORSLEY ROAD RESERVES MAY REQUIRE WIDENING TO ALLOW CONSTRUCTION OF ROAD TO PRESERVE MATURE TREES IN EXISTING ROAD

FIGURE 1 - STRUCTURE PLAN MAP

LOT 371 HORSLEY ROAD, DENMARK

NB: This Structure Plan replaces Subdivision Guide Plan 01-041SUB(c) Dated June 2008

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 scale - 1:2000 @ A3

