

**GENERAL STATEMENTS**

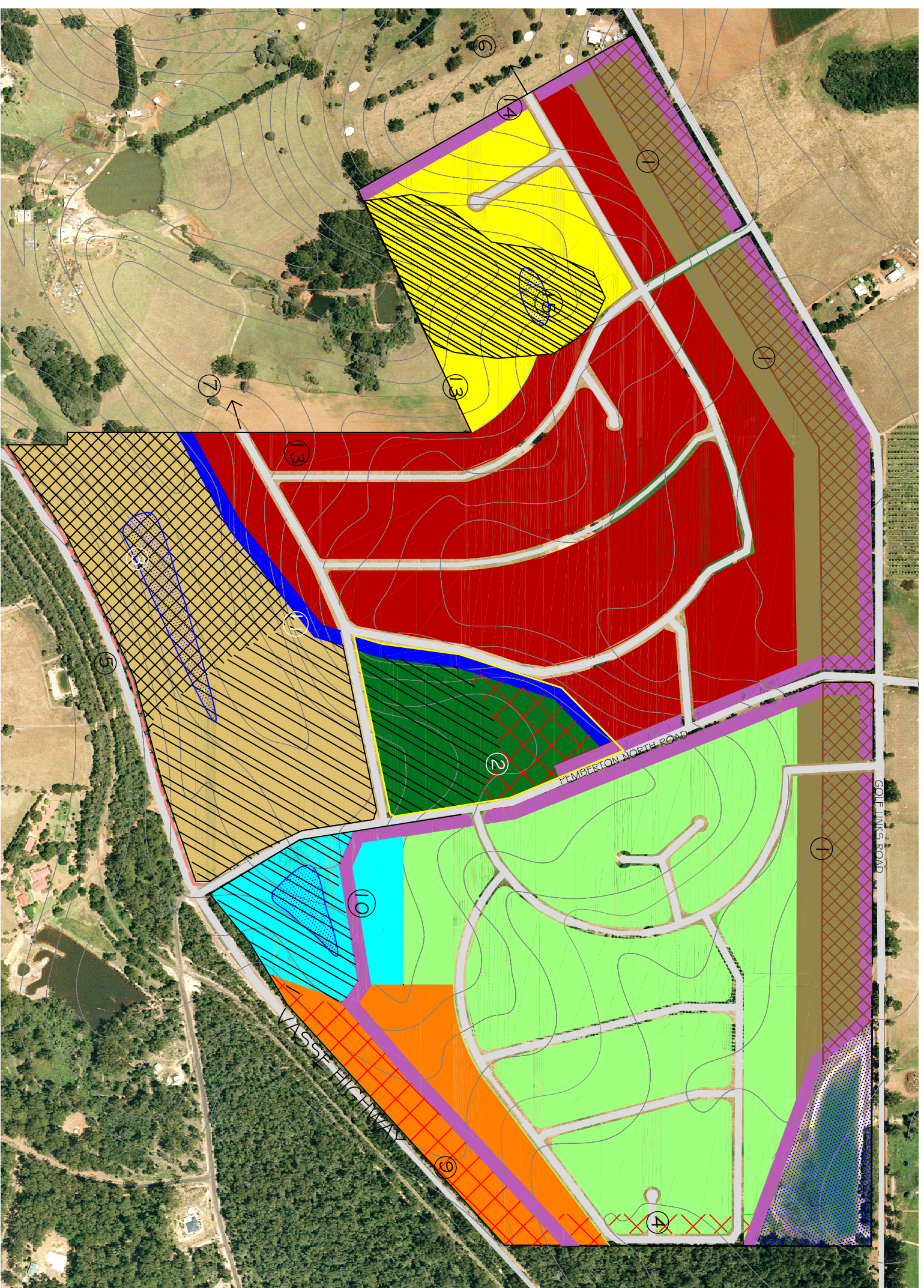
This Subdivision and Development Concept Plan provides a framework for the future subdivision and development of the land. Subject to the consent of the Shire and the WAPC, a Structure Plan or subdivision may vary from this Subdivision and Development Concept Plan. Such variations may include adjustments to road configurations, landscape setbacks, lot density and public open space boundaries, providing the variations do not compromise the fundamental principles of this Subdivision and Development Concept Plan, or the Agricultural, Landscape, Drainage or Effluent Assessments undertaken.

- The proponent is responsible for the preparation of specific studies as set out in the Scheme Provisions and include but not limited to the detailed assessment of:
- drainage;
  - access;
  - fire protection;
  - agricultural impact issues;
  - visual management; and
  - landscape management.

**SUBDIVISION AND DEVELOPMENT**

Note: There is a presumption that where possible, trees will be retained (excluding fruit trees). The following Provisions are to be reflected as part of the required Structure Plan process:

1. All houses to have a minimum setback to agricultural land north of Golf Links Road of 170 metres measured from the north side of Golf Links Road reserve.
- Within this buffer, there is need for an 80 metre wide densely planted and continuous landscaping strip to the satisfaction of Council and a strategic firebreak of an appropriate width. The minimum lot size of lots fronting Golf Links Road is 1 hectare. In addition, all lots will be subject to a Section 70A notification pursuant to the Transfer of Land Act that clearly informs prospective purchasers and successors in title of the close proximity of agricultural operations in the locality.
2. A Community Purpose Site is to be provided. The Community Purpose Site and Public Open Space will be given up free-of-cost to the Shire and staged accordingly. In order to ensure that an appropriate facility is established, a Memorandum of Understanding between the proponent and the Shire is undertaken to ensure construction of a community facility at a future date consistent with the Shire's budgetary commitments and residents needs.
3. A landscape/water feature to be designed and located to the requirements of the Shire.
4. Appropriate fire management to the DEC Estate.
5. A dual use path to Pemberton is to be established on an alignment that seeks to :
  - minimize vegetation removal; and
  - avoids water bodies.
 The dual use path is dependant upon the access to land along the selected route.
6. Potential Link to Golf Course/adjoining land.
7. Potential linkage to adjoining land.
8. No direct access to Vasse Highway.
9. No dwellings or buildings are to be located in the Landscape Setback area.
10. The Council and the WAPC seek a clustered approach to development that takes account of landscape features and the area's landscape significance. In this regard, subdivision and development shall not be approved until a detailed landscape assessment is undertaken to the satisfaction of the Council and the Western Australian Planning Commission and that any subdivision and lot size reflects landscape outcomes. Unless agreed by Council, all dwellings and buildings are to be located north of the dense screen planting.
11. Tall screen planting is to be located within the Rural Tourist site.
12. A suitably located 'pocket park' is to be provided on Nelson Location 7256 and identified on the Structure Plan.
13. There is a requirement for a 100 metre dwelling setback (incorporating a 40 metre wide landscaping strip) to the satisfaction of Council and a strategic firebreak of an appropriate width) from the boundary of the amendment site, where it adjoins Nelson Location 7485, until Nelson Location 7485



has been rezoned for special residential/rural living purposes (or similar) or subject to the proponent appropriately addressing buffer issues to the satisfaction of the Council and the WAPC.

14. The Structure Plan is to address risk management associated with wayward golf balls from the golf course.

15. No dwellings or other buildings are to be located on areas containing native vegetation or in areas of Landscape Significance in the north-west section of the site (Lot 1).

16. While minimum lot sizes are identified on the legend and on the Subdivision and Development Concept Plan, there will be a need to ensure that all proposed lots are capable and suitable of development.

Further, the Council and the WAPC expect that a range of lot sizes will be provided to enable a range of lifestyle opportunities and housing choice."

17. Access to individual lots from Golf Links Road and the provision of solid fencing and firebreaks through the landscaped area are to be prohibited.

18. Future Structure Plan(s) are to provide a requirement for house and land packages to be provided on a proportion of the proposed lots, and are to be accompanied by an implementation strategy for the provision thereof.

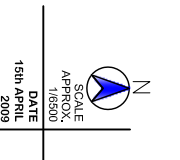
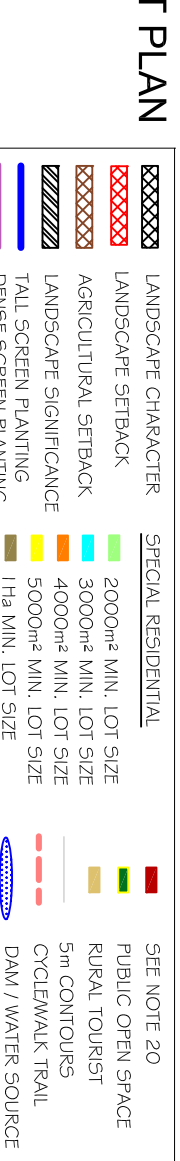
19. An Implementation Plan shall accompany a Structure Plan to

detail targets and method of delivery in respect to sustainability outcomes as: on site power generation, on site water capture and re-use, re-use of grey water, correct housing orientation for passive heating and cooling.

20. Residential Precinct – The minimum and average lot size and overall residential yield is to be established via a further detailed planning by way of further detailed Structure Plan. Lots are to be serviced by conventional means of effluent disposal or alternative means to the satisfaction of the Department of Health and Department of Water.

21. Dual use paths are to be located on land having gentle gradients so as to encourage their use.

**SUBDIVISION AND DEVELOPMENT CONCEPT PLAN  
LOT 1, 200, 201 and LOCATION 7256  
GOLF LINKS ROAD, PEMBERTON  
SHIRE OF MANJIMUP**



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