



SCHEME PROVISIONS

The following provisions shall apply:

GENERAL

- Subdivision and development of the site to be generally in accordance with this Subdivision Guide Plan as signed by the Chief Executive Officer along with any variations as may be approved by Council.
- All signage for the proposed development to be subject to the prior approval of Council in accordance with Scheme requirements, any relevant local law and policy.

SERVICES

- No direct access will be permitted to Albany Highway.
- Storm water drainage shall be accommodated on-site to Council's satisfaction. As part of a planning application a Drainage, Nutrient and Irrigation Management Plan will be prepared to the satisfaction of the City of Albany and the Department of Water.
- The development is to be connected to the Water Corporation reticulated water system prior to occupation.

EFFLUENT DISPOSAL

- Effluent disposal shall be undertaken to the satisfaction of Council and the Health Department of Western Australia with approved effluent disposal systems. It is advised that Alternative Treatment Unit systems will be required to service the proposed development.

LANDSCAPING AND FENCING

- At the development stage, a landscaping plan shall be prepared and implemented to the satisfaction of Council.
- The applicant to retain existing mature trees on site where practical.
- No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If boundary fencing is utilised it shall be of rural construction such as post and strand to the satisfaction of Council. Restricted use of colourbond fencing may be approved for service areas and private courtyards in close proximity to the residence.

FIRE MANAGEMENT

- Council may require the preparation and implementation of a Fire Management Plan to the satisfaction of the City of Albany and the Fire and Emergency Services Authority of WA as part of any application for Planning Approval.
- Areas to remain under pasture shall be maintained in a low fuel condition.
- Individual firebreaks and emergency exits being constructed to the requirements of the Fire and Emergency Services Authority of Western Australia and should be available for usage at all times.

BUILDING LOCATION, DESIGN AND CONSTRUCTION

- All habitable buildings shall be setback a minimum of 80m from Albany Highway.
- All other setbacks shall be as indicated on the Development Guide Plan along with any variations as may be approved by Council.

ALL DIMENSIONS SUBJECT TO SURVEY

No.	DATE	DESCRIPTION	APPROVED

CLIENT	Loughton Patterson Pty Ltd P.O.Box 398 South Perth 6951 08 94742126
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REFERENCES	DESIGNED / DRAWN -
TYPE OF GROUND SURVEY:	VERIFIED -
DATE OF CAPTURE:	DIRECTOR -
ACCURACY:	
RELEVANT PROJECT GRID:	

FILE NUMBER	
APPROVED	



SHAWMAC PTY. LTD.
P.O. Box 937. SOUTH PERTH
Phone: 9355 1300 Fax: 9355 1922
Email: shawmac@upnaway.com

ADOPTION
Adopted by resolution of the Council for the City of Albany at the Ordinary Meeting of the Council held on the _____ day of _____ 2011 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of;

MAYOR

CHIEF EXECUTIVE OFFICER

DATE

LOCAL GOVERNMENT AUTHORITY
Shire of Albany

Lot 2 Gunn Road
Albany
Subdivision Guide Plan
Version 2

DRAWING TYPE: **Plan**
DRAWING NUMBER: **0602-SGP03**
AMEND.:

SCALE
A
1



Enquiries: Don Parker on 9892 0559
 Our Ref: 04/13070-12 D11#77155
 Your Ref: AMD270/PA4209, ICR7035588



ABN: 50 860 676 021

4 April 2011



Chief Executive Officer
 City of Albany
 PO Box 484
 ALBANY WA 6331

City of Albany Records
 Doc No: ICR1134004
 File: AMD270
 Date: 07 APR 2011
 Officer: SPLAN2

AMD270
 SPLAN2

ATTENTION: Jan Van Der Mescht
 Senior Planning Officer

Attach.
 Box
 Col.
 Box+Vol.

Dear Sir,

SUBDIVISION GUIDE PLAN FOR DEVELOPMENT OF LOT 2 GUNN ROAD, DROME.

Thank you for your letter dated 29 March 2011 seeking Main Roads comment on the proposed Subdivision Guide plan for Lot 2 Gunn Road.

Main Roads agrees in principal to this proposal but will seek to ensure that land development adjacent to Albany Highway will not significantly impact the safe and efficient operation of this important regional highway and for this reason Main Roads impose the following conditions upon this development.

1. Access into this development is to be from Gunn Road only to reduce traffic conflict points on the Albany Highway.
2. A point to point Restrictive Covenant for the benefit of Main Roads WA being registered on the Certificates of Title of all Lots fronting the Albany Highway pursuant to section 129BA of the Transfer of Land Act, to prohibit vehicular access from these lots onto Albany Highway and notice of this restriction to be placed on the Diagram or Plan of Survey (Deposited Plan) at the expense of the applicant.
3. Suitable turn treatments which have been approved by Main Roads are to be installed at the intersection of Albany Highway and Gunn Road. The intersection treatments must comply with the requirements of the AUSTRROADS Guide to Traffic Engineering Practice – Part 5: Intersections at Grade. All associated works would be at the proponents cost. To limit conflict points, Link Road shall not be considered a future connecting access, unless the proponent is intending to upgrade the Link Road /Albany Highway intersection. Link Road may be closed to future traffic, with access to Link Road via Gunn Road.
4. No stormwater is to be discharged from this development into the Albany Highway drainage system.
5. A suitable noise abatement buffer and buffer zone shall be provided by the proponent along the Albany Highway. The design and effectiveness must meet Main Roads standards as applied to the Albany Ring road.

6. Gunn Road shall be sealed to a minimum of 200m to mitigate dust blowing across the Albany Highway causing a traffic hazard. The City of Albany should require the proponent to seal Gunn Road from the Albany Highway to the subdivision entrance.

Main Roads has undertaken a traffic demand assessment as part of the Albany Ring Road planning design. The assessment has shown that local traffic demand as a result of proposed residential development adjacent to the Ring Road has the potential to prevent the Ring Road from fulfilling the intended primary function as an uninterrupted heavy transport route to the Port of Albany, instead, becoming a congested urban distributor road. Main Roads opposed the amendment to the planning scheme.

If you require any further information please contact Don Parker on (08) 9892 0559. In reply please quote file reference 04/13070-12.

Yours sincerely



ARJ Duffield

REGIONAL MANAGER