



The final location of the road is subject to engineering and design approvals by the City, in liaison with Main Roads WA.

NOTES

1. No single house or other noise-sensitive development within the MRWA 55dB noise line will be approved by the local government unless it is satisfied that the development can achieve the standards for indoor noise levels in *AS/NZS 2107:2016 Acoustics - Recommended design sound levels and reverberation times for building interiors (as amended)*.
2. Habitable buildings are to be surrounded by an asset protection zone, with a size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m². The APZ is to be managed in accordance with the requirements of 'Standards for Asset Protection Zones'.
3. At the time of subdivision/development of lots 6, 7, 8, 9, 13 and 14, late winter geotechnical investigations are to be undertaken to confirm that the minimum required separation distance between ground level and ground water can be achieved.
4. An Urban Water Management Plan will be prepared at subdivision stage. Stormwater management measures may influence alignment and curvature of the south western portion of the internal road.
5. Lots 6 and 7 require shared crossovers with reciprocal access rights over the adjoining battleaxe legs.
6. The internal road is to be ceded and constructed at the first stage of subdivision.
7. Notifications on the title are required at subdivision stage advising of nearby agricultural activities, Albany Ring Road and Albany Speedway noise buffer.

LEGEND

-  Structure Plan Area (19.9257ha)
-  Building Exclusion Zone
-  Windbreaks / Screening Subject to WAPC APZ Standards
-  MRWA Noise Line 55db (2019)
-  Albany Speedway Special Control Area

STRUCTURE PLAN

Rural Residential Area No. 34
Lot 9000 Lancaster Road, McKail

Plan No. | 20833-04
 Date | 05/11/19
 Drawn | BdR
 Checked | DC
 Revision | B

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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:2500@A3

0 20m 40m 60m

NOTE: This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey

