

Structure Plan Objectives

1. Create a vision for the future development of the Lake Clifton-Herron area that reflects community needs
2. Address planning, environmental and servicing constraints in an integrated manner;
3. Ensure that recreation, community and commercial facilities are appropriately located to ensure that the community needs and aspirations are met in a sustainable manner; and
4. Provide for a robust and integrated local road network and subdivision pattern.

Structure Plan Notes

1. Amendments to Town Planning Scheme No. 3 to rezone Rural Lots to Rural-residential can be considered, provided they are consistent with the objectives of the Structure Plan, provisions of Town Planning Scheme No. 3, and appropriately address any potential adverse environmental impacts.
2. Prior to the rezoning of land for Rural Residential purposes an assessment of the remnant vegetation must be carried out.
The assessment is to detail vegetation type and condition, identify any declared rare flora, threatened ecological communities or fauna habitat and is to assign a level of bushfire hazard in accordance with Planning for Bushfire Protection.
Subdivision Guide Plans should take into account the findings of the vegetation assessment.
3. Subdivision of Rural Residential areas must be in accordance with a subdivision guide plan approved by the Local Government and the WAPC, or has come into effect as part of a town planning scheme amendment.
Further subdivision of the same land, or part thereof, should not be permitted where this would result in an average lot size less than was originally determined.
4. Extent of foreshore on Lot 1 to be reviewed in accordance with Peel Region Scheme recommendations.
5. 'Multiple Use Category' Wetland on-site requires re-assessment by Department of Environment and Conservation.
6. Recreation Focus as per Island Point to Kooljerrenup Management Plan.
7. Future development of Rural Residential areas to consider buffers associated with quarry operations in accordance with the Peel Region Scheme Strategic Mineral and Basic Raw Materials Resource Policy.
8. Future Development Subject To Detailed Environmental Assessment
9. Possible Site for Aboriginal Cultural Purposes (Shire of Waroona)
10. Further subdivision of Lot 2 Sharee Close is permitted to Facilitate the construction of a road connection through to Armstrong Hills Drive subject to the road being constructed and ceded as a public Road reserves and a 2ha minimum lot size being maintained.

LAKE CLIFTON / HERRON STRUCTURE PLAN



Base Cadastre Updated October 2009
Plan Modifications
Version A (Jan 2010): Updated as per WAPC Approval

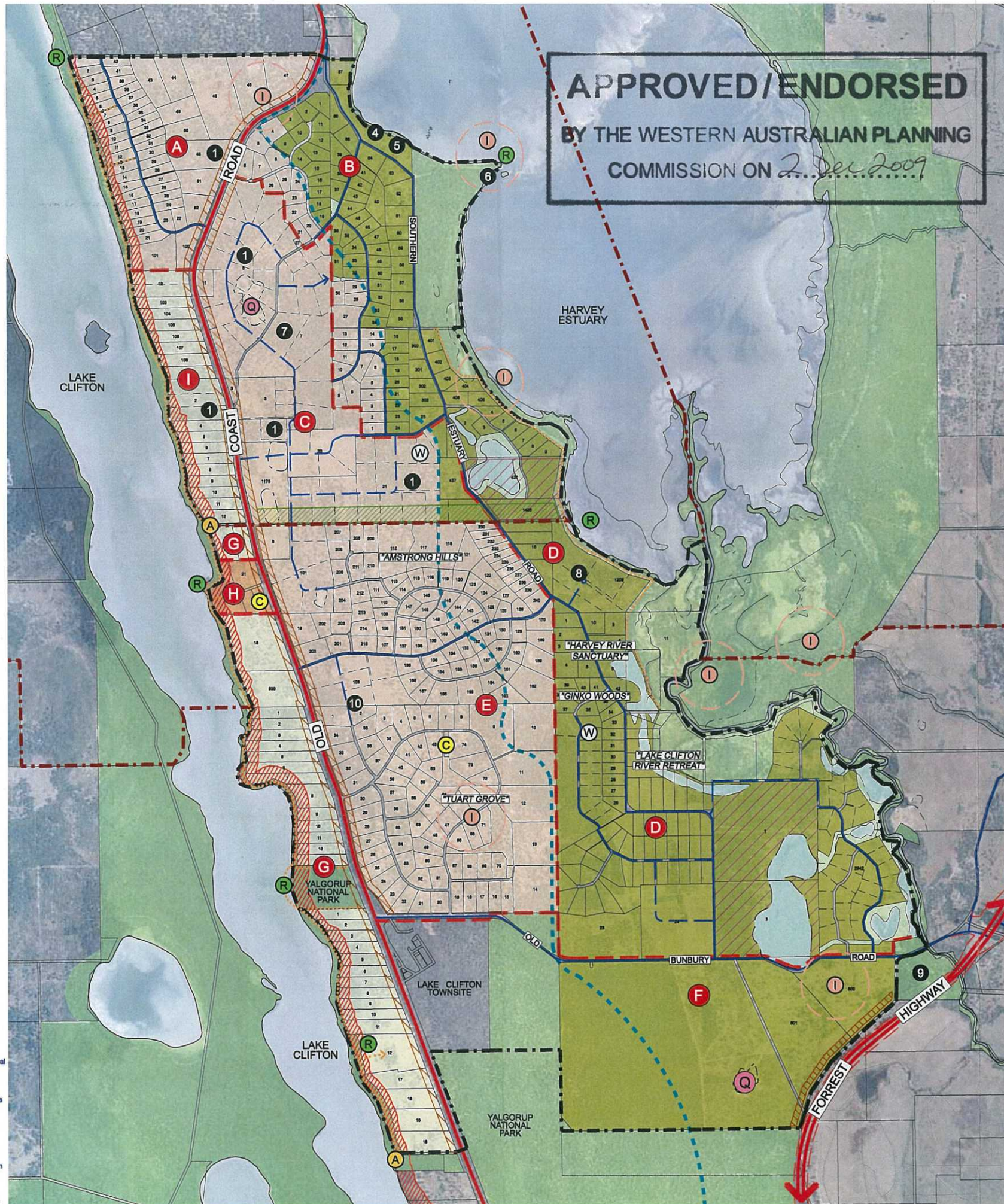
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Purpose of plan is to provide guidance in the assessment of rezoning and Subdivision Guide Plans as required under town planning schemes.

All details are indicative only. Final design and lot layouts are subject to refinement at subsequent planning process upon receipt of relevant details.

Final Structure Plan adapted from Koltasz Smith Plan (Plan No 30040.2006; Dated 1 Sept 2006)

Plan to be read in context with Structure Plan report.



Structure Plan Legend

Reserved Land / Public Open Space

- Regional Open Space
- Local Open Space
- Waterways

Indicative Land Use / Zoning Category

- Commercial / Tourist Node
- Rural Residential A (2ha Minimum; 3ha Average Lot Size)
- Rural Residential B (2ha Minimum; 5ha Average Lot Size)
- Rural Small Holdings (5ha Minimum and Average Lot Size)

Access and Road Network

- Primary Regional Road
- Key Existing Local Roads
- Potential New Roads (Provided via new subdivisions)
- Possible Walk Trails

Structure Plan Overlays

- Conservation Category Wetland (Indicative Locations)
- Wildlife Corridor (Lots Subject to 5ha Minimum Lot Size)
- Environmental Assessment Required (as part of future rezoning under TPS)
(This does not preclude the need for environmental assessment elsewhere within the Structure Plan area depending on the environmental values present, and the proposed action/development)
- Visual Impact Management Area (Minimum 50m in width)
- 150m Building Setback Area (Measured from High Water Mark of Lake Clifton; as defined by edge of saltwater wetland dependant vegetation)

Structure Plan Information

- Passive Recreation Node
- Community / Commercial Node
- Access Point
- Potential Indigenous Heritage Site (Detailed Studies Required to Confirm)
- Possible Water Tank Site
- Existing Quarry / Extractive Industry Site

Structure Plan Boundaries

- Lake Clifton Catchment Boundary
- Sub-Precinct Boundary
- Local Government Boundary
- Structure Plan Boundary

