



Notes:

1. The floor levels of development within the flood fringe shall be a minimum of 500mm above the 1 in 100 year flood level.
2. A Fire Management Plan has been prepared in support of the ODP. Implementation of the requirements of the Fire Management Plan applicable to each stage of development or subdivision shall be required as a condition of Approval.
3. Preparation and Implementation of a foreshore management plan shall be required as a condition of Development / Subdivision Approval
4. Ceding of the foreshore reserve, generally being the land reserved for Regional Open Space under the Peel Region Scheme is intended to occur in one stage. The timing of these arrangements shall be determined in consultation with the Shire of Murray, having regard to the stage of completion of drainage and foreshore management works associated with subdivision and or development within the ODP area.
5. Stormwater management shall be undertaken in accordance with the Shire of Murray Water Sensitive Urban Design Policy.
6. The location and alignment of the public road is indicative only and subject to survey and detailed design.
7. The location and alignment of the Pedestrian Foreshore Link is indicative only and subject to survey and detailed design.
8. Land use permissibility shall be in accordance with the zoning table set out in the Shire of Murray Town Planning Scheme No. 4.
9. Prior to development and/or subdivision of land identified as requiring further planning, more-detailed planning will need to be prepared for the whole area so identified. This planning will need to address the extension of the road adjacent to the foreshore and its eventual connection with Bedingfeld Road and coordinate development across both landholdings.

APPROVED / ENDORSED
BY THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON ..8/1/2015..

OUTLINE DEVELOPMENT PLAN
 Lots 11-14, 123 & 16 Bedingfeld Road
 PINJARRA

DRAWN AR 14 January 2015
 DRAWING No 12962-ODP-P1&F5-121129-D
 SCALE AT A3 1:2500

REV A DESCRIPTION Original Drawing DATE 29-11-12

0 20 40 60 80 100 120
 ALL DISTANCES ARE IN METERS

LEGEND

Zones and Reserves

- Residential R40
- Local Open Space

Other

- ODP Area (4.53ha)
- Residential Aged Care Facility

- Pedestrian Foreshore Link (Indicative Alignment)
- Flood Fringe
- Extent of Flood Way
- Subject to Further Planning
- Existing Water Infrastructure
- Existing Sewer Infrastructure

Plan 1

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