


- LEGEND**
- Outline Development Plan Boundary
  - Uniform Fencing
  - Restricted Access
  - Dual Use Path
  - Residential (R25)
  - Public Open Space
  - Floodway

- Development Standards**
1. Uniform fencing shall be provided on the northern boundary of Lot 14, prior to final subdivision approval (refer Note 1). Fencing shall be located on top of retaining walls made of impermeable (solid) materials, and not less than 1.8 metres above finished ground level (as measured from Lot 14).
  2. Boundary fencing adjoining floodway or public open space shall be visually permeable above 1.2 metres.
  3. A 6 metre minimum rear boundary setback applies to all habitable buildings on lots adjoining the northern boundary of the ODP area with boundaries less than 20 metres in length.
- Public Open Space**
4. The public open space is to be provided generally in accordance with the ODP. Any shortfall in public open space can be addressed in the form of a cash in lieu payment as a condition of subdivision approval.
- General**
5. The road layout, intersection, treatment and public open space boundaries are indicative only and are subject to detailed design at subdivision stage and relevant approvals.
  6. The finished habitable floor levels of the development will be constructed to a minimum of 3.25m AHD.
  7. Vehicular access to the lots shall be in accordance with the vehicular access restrictions as shown on the plan.
  8. A mosquito management plan shall be prepared and implemented as a condition of subdivision approval to the satisfaction and specification of the Shire of Murray.
- Road Infrastructure**
9. Contributions for any upgrading of Murray River Drive are to be established at the time of subdivision. Any upgrading requirements will be subject to agreement between the proponent and the Shire of Murray. Formalisation of this agreement shall be reflected as a condition of subdivision approval.
  10. The westbound lane of Murray River Drive adjacent to the proposed intersection is to be widened to allow for westbound traffic to bypass right turning traffic into Lot 14. The detailed design of such road widening is to be determined at the time of subdivision, and shall take into account any upgrading that may be required as part of CI 4.4.1.
  11. A Safe Intersection Sight Distance (SISD) of 141 metres is to be provided to the west of the proposed intersection in accordance with Austroads 4A Guidelines. Any necessary truncations or building restrictions required in order to maintain the SISD are to be determined at the time of subdivision following detailed design of road carriageway and site levels.
  12. A dual use path shall be provided within the verge adjacent to the portion of the site addressing Murray River Drive to the satisfaction and specification of the Shire of Murray.

**APPROVED / ENDORSED**  
**BY THE WESTERN AUSTRALIAN PLANNING**  
**COMMISSION ON 29/11/2011**



**OUTLINE DEVELOPMENT PLAN**  
 Lot 14 Murray River Drive, South Yunderup  
 Shire of Murray

plan no: **2163-12H-01**  
 scale: 1:1000 @ A3  
 date: 07.11.2011

COMMISSION ON 29/11/2011

This plan is issued in accordance with the provisions of the Planning and Development Act 2005. The plan is subject to the provisions of the Act.