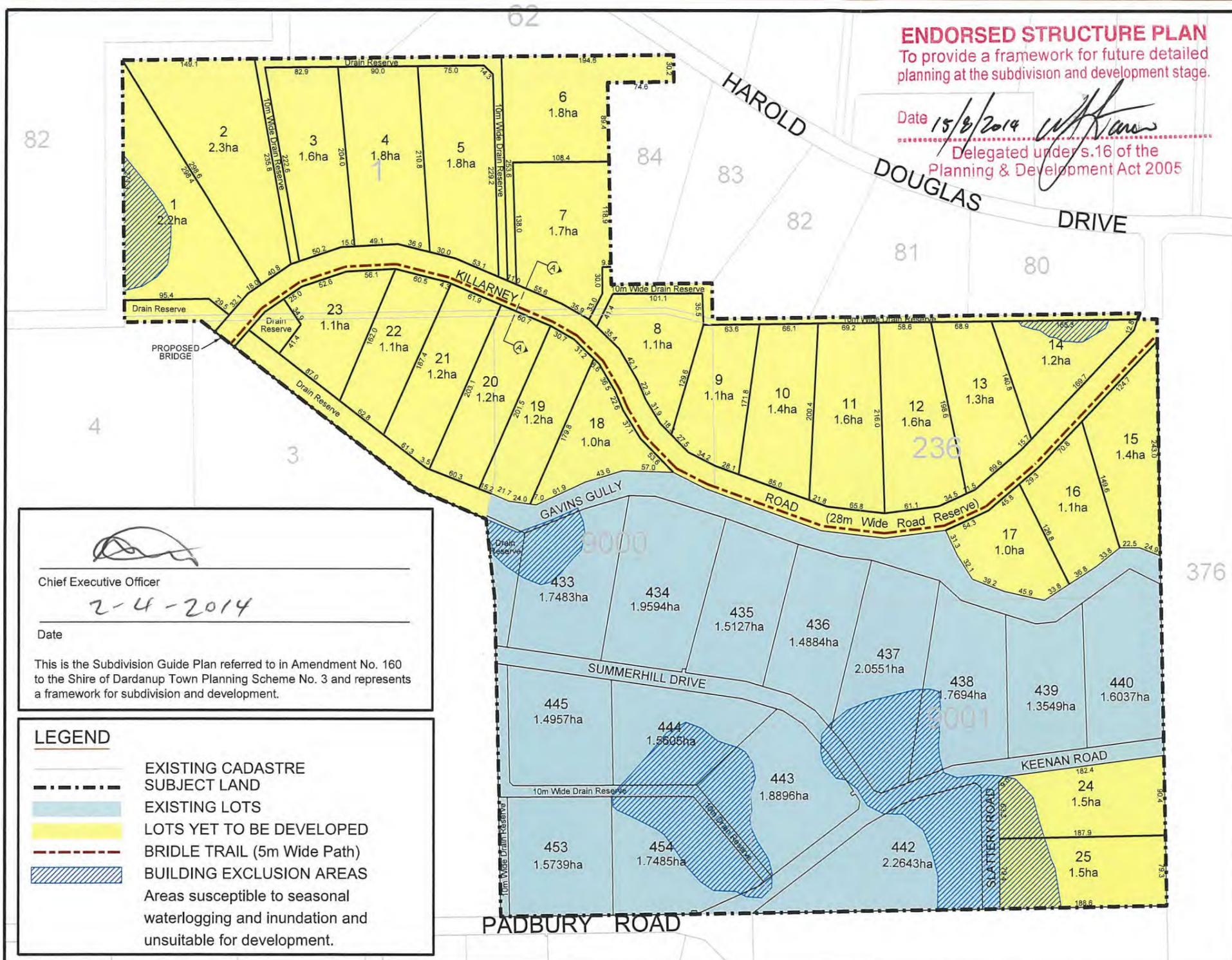


ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

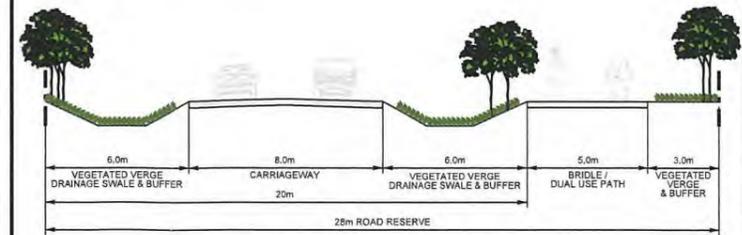
Date 15/8/2014 *[Signature]*
Delegated under s.16 of the Planning & Development Act 2005



Notes:

At Subdivision stage Local Government shall request the Western Australia Planning Commission impose the following (but not limited to) as conditions of subdivision:

- Section 70A notification on title advising land owners that all dwellings shall be constructed to have a minimum finished floor level of 500mm above the nearest adjoining road level or 600mm above natural ground level, whichever is the greater, as determined by a licensed surveyor;
- Section 70A notification on title advising land owners that the area is subject to seasonal mosquito infestation;
- Section 70A notification on title advising land owners that the area may be subject to seasonal inundation;
- Preparation and Implementation of a landscaping plan;
- Preparation and Implementation of an acid sulphate soils management plan;
- All buildings, structures and on site effluent disposal systems on each lot shall conform with the minimum setbacks as follows:
 - 20 metres from any road;
 - 50 metres from line edge of any wetland (sumpland) or natural vegetation line, man made water bodies or waterway;
 - 10 metres from all side boundaries;
 - Be outside of all "Building Exclusion Areas" as identified on the endorsed Subdivision Guide Plan.
- The reserve over the Gavin's Gully Drain shall have a minimum width of 20.0m, increased as necessary to provide a minimum 5.0m clearance from the top of the bank on either side;
- The proposed bridge over Gavin's Gully shall be fully funded and constructed by the subdivider/ developer whom first undertakes subdivision of the land contained within amendments 160 and 161 to the Shire of Dardanup Town Planning Scheme No.3.
Note: The Planning and Development Act 2005 Div. 4 allows for recovery of road costs.
- Implementation of an Urban Water Management Plan to the satisfaction of the Local Government and Department of Water.
- Section 70A notification on title advising land owners that they may be impacted upon by noise levels above the normal assigned level for night time but within the bounds of the noise regulation 17 approved.



SECTION A-A: INDICATIVE ROAD CROSS SECTION
SCALE: N.T.S.

Chief Executive Officer

2-4-2014

Date

This is the Subdivision Guide Plan referred to in Amendment No. 160 to the Shire of Dardanup Town Planning Scheme No. 3 and represents a framework for subdivision and development.

LEGEND

- EXISTING CADASTRE SUBJECT LAND
- EXISTING LOTS
- LOTS YET TO BE DEVELOPED
- BRIDLE TRAIL (5m Wide Path)
- BUILDING EXCLUSION AREAS
Areas susceptible to seasonal waterlogging and inundation and unsuitable for development.

**PROPOSED MODIFICATIONS
SUBDIVISION GUIDE PLAN
LOTS 1, 236, 9000 & 9001 PADBURY ROAD
DARDANUP WEST**



1:2500 @ A1 or 1:5000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C			
B			
A	ANNOTATION MODIFICATION AND CROSS SECTION ADDED	TDB	21.03.2014

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ORIGINAL PLANNER:	KS
ORIGINAL DRAFTER:	GB
CREATED DATE:	29.11.2013
AERIAL DATA:	NEARMAP
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



13334P-SP-01