

Notes:

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

1. Section 70A notification on files advising land owners that all dwellings shall be constructed to have a minimum finished floor level of 300mm above the nearest adjoining road level as determined by a licensed surveyor.
2. Section 70A notification on files advising land owners that the area is subject to seasonal mosquito infestation.
3. Section 70A notification on files advising land owners that the area may be subject to seasonal inundation.
4. Section 70A notification on relevant files advising land owners that this lot supports native wildlife including threatened Western Ringtail Possum and Black Cockatoo species. Lot owners are encouraged to retain, maintain and/or plant local endemic shrubs and trees suitable for Western Ringtail Possum and Black Cockatoo habitat.
5. Preparation and implementation of a landscaping plan.
6. Preparation of an Acid Sulfate Soils Self-Assessment. Subject to the results of the self-assessment, an Acid Sulfate Soils Report and Acid Sulfate Soils Management Plan shall be submitted to and approved by the Department of Environment and Conservation before any site works are commenced. Where an Acid Sulfate Soils Management Plan is required to be submitted, site works shall be carried out in accordance with the approved management plan.
7. 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 the edge of any walland (surpland) or natural vegetation line, man-made water bodies or waterways; and
  - 10 metres from all lot boundaries and 25 metres of all 'Building Exclusion Areas' as identified on the endorsed Subdivision Guide Plan.
8. Implementation of an Urban Water Management Plan to the satisfaction of the Local Government and the Department of Water.
9. The Resource Enhancement Wetland is to be provided with a 50 metre buffer which is to be fenced to restrict access by livestock and is to be revegetated to the satisfaction of the Department of Environment and Conservation.
10. A wetland rehabilitation plan shall be prepared and implemented for the walland in the south western corner of Lot 5 Garvey Road to the satisfaction of the Department of Environment and Conservation.
11. Significant stands of remnant vegetation as determined by the Department of Environment and Conservation shall be fenced to restrict livestock access and grazing.
12. A Fire Management Plan shall be prepared and implemented to the satisfaction of the Local Government and the Department of Fire and Emergency Services.

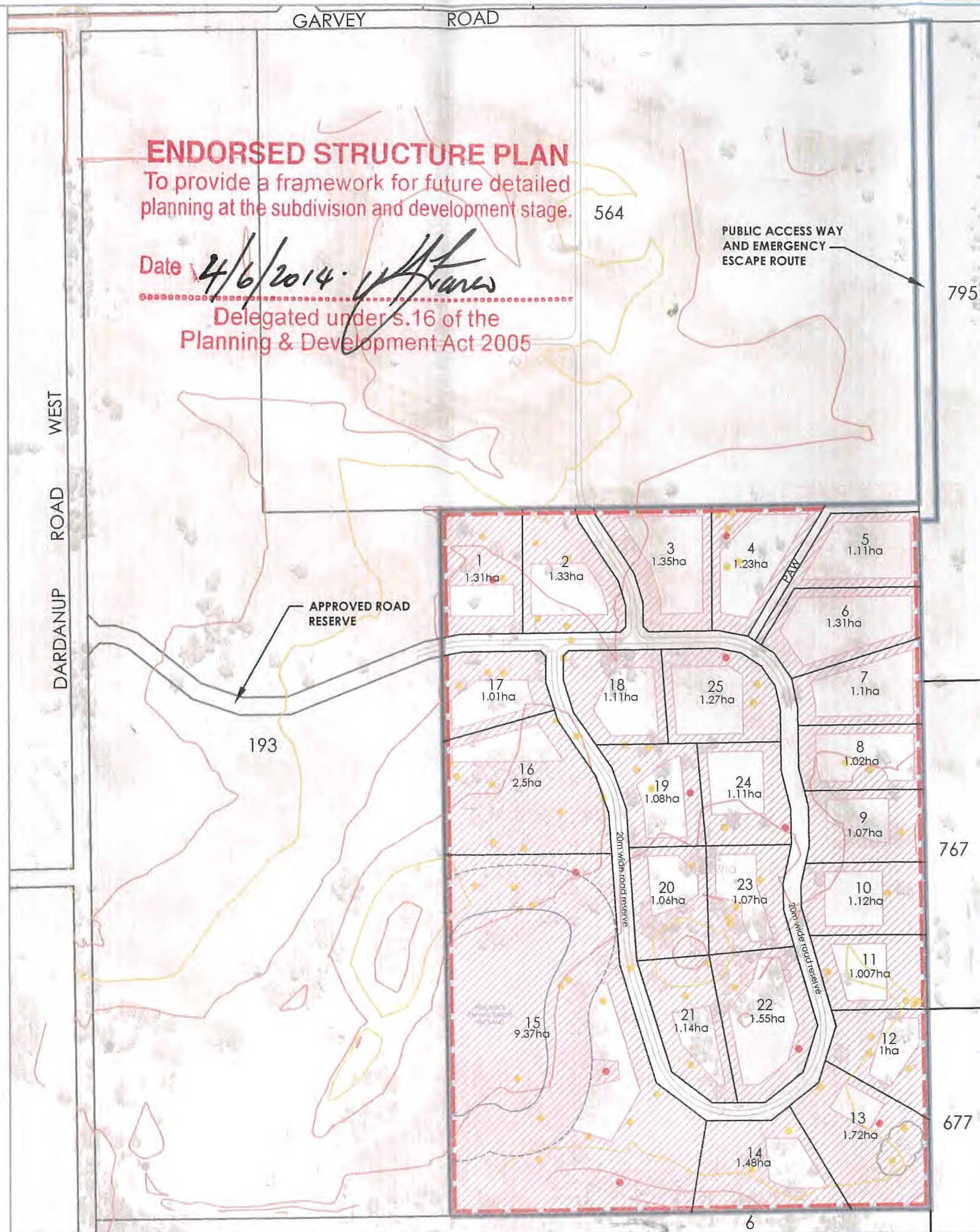
GARVEY ROAD

**ENDORSED STRUCTURE PLAN**

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

Date: *4/6/2014*  
*[Signature]*  
 Delegated under s.16 of the Planning & Development Act 2005

WEST  
DARDANUP ROAD



SUBDIVISION  
GUIDE PLAN  
Lot 5 Garvey Road  
Dardanup West

Legend

- Subject Land
- Proposed Lot Boundary
- Building Exclusion Area
- Strategic Firebreak
- Contours
- Revegetation Area
- 50m wetland buffer zone

Habitat Tree (G. Harewood, Jan 2011)

- Tree >50cm DBH, one or more hollows seen
- Tree >50cm DBH, one of more

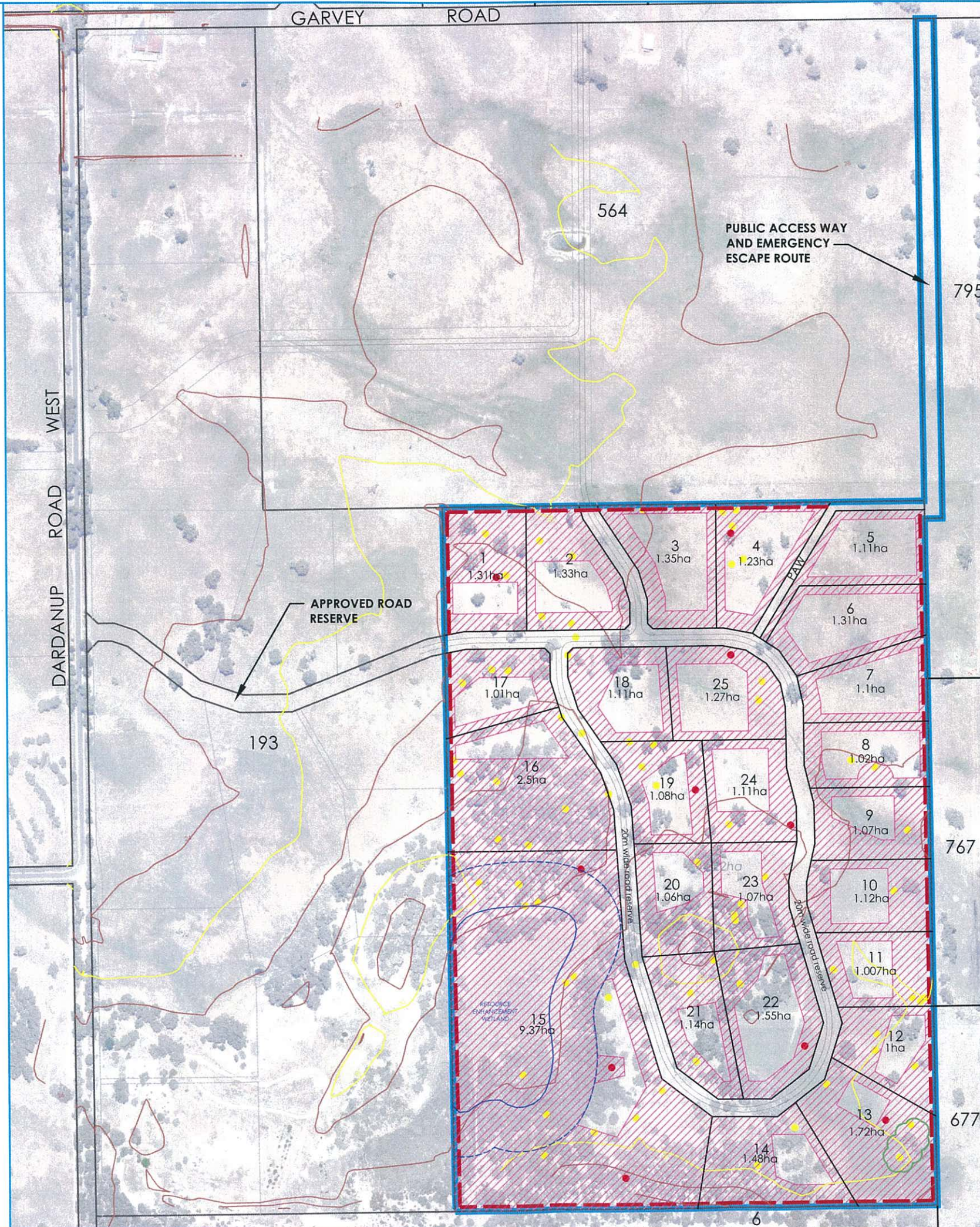
Edge Property Planning & Property  
 100/102 GARDANUP ROAD  
 DARDANUP WEST  
 6271  
 08 9437 1111  
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Notes

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

- Section 70A notification on titles advising land owners that all dwellings shall be constructed to have a minimum finished floor level of 500mm above the nearest adjoining road level as determined by a licensed surveyor.
- Section 70A notification on titles advising land owners that the area is subject to seasonal mosquito infestation.
- Section 70A notification on titles advising land owners that the area may be subject to seasonal inundation.
- Section 70A notification on relevant titles advising land owners that 'This lot supports native wildlife including threatened Western Ringtail Possum and Black Cockatoo species. Lot owners are encouraged to retain, maintain and/or plant local endemic shrubs and trees suitable for Western Ringtail Possum and Black Cockatoo habitat'.
- Preparation and implementation of a landscaping plan.
- Preparation of an Acid Sulfate Soils Self-Assessment. Subject to the results of the self-assessment, an Acid Sulfate Soils Report and Acid Sulfate Soils Management Plan shall be submitted to and approved by the Department of Environment and Conservation before any site works are commenced. Where an Acid Sulfate Soils Management Plan is required to be submitted, site works shall be carried out in accordance with the approved 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 the edge of any wetland (sumpland) or natural vegetation line, man-made water bodies or waterways; and
  - 10 metres from all side boundaries and be outside of all 'Building Exclusion Areas' as identified on the endorsed Subdivision Guide Plan.
- Implementation of an Urban Water Management Plan to the satisfaction of the Local Government and the Department of Water.
- The Resource Enhancement Wetland is to be provided with a 50 metre buffer which is to be fenced to restrict access by livestock, and is to be revegetated to the satisfaction of the Department of Environment and Conservation.
- A wetland rehabilitation plan shall be prepared and implemented for the wetland in the south western corner of Lot 5 Garvey Road to the satisfaction of the Department of Environment and Conservation.
- Significant strands of remnant vegetation as determined by the Department of Environment and Conservation shall be fenced to restrict livestock access and grazing.
- A Fire Management Plan shall be prepared and implemented to the satisfaction of the Local Government and the Department of Fire and Emergency Services.



# SUBDIVISION GUIDE PLAN

## Lot 5 Garvey Road

### Dardanup West

- Legend
- Subject Land
  - Proposed Lot Boundary
  - Building Exclusion Area
  - Strategic Firebreak
  - Contours
  - Revegetation Area
  - 50m wetland buffer zone

- Habitat Tree (G. Harewood, Jan 2011)
- Tree >50cm DBH, one or more hollows seen
  - Tree >50cm DBH, one of more

REV	DESCRIPTION	YYMMDD	DRAWN	APPRVD
F	EXCLUSION AND TEXT MODS	130228	SJ	ST
E	EXCLUSION AREA MODS	120704	SJ	ST
D	ADD HABITAT TREES	120701	SJ	ST
C	MINOR GRAPHIC MODS	111108	SJ	ST
B	VARIOUS MODS TO SGP	111005	SJ	ST
A	SGP	110929	SJ	ST

**edge** PLANNING & PROPERTY

SCALE 1:5000 SHEET A3

200m

100

0

DRAWING NUMBER: SB 110514-02

REV: F

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