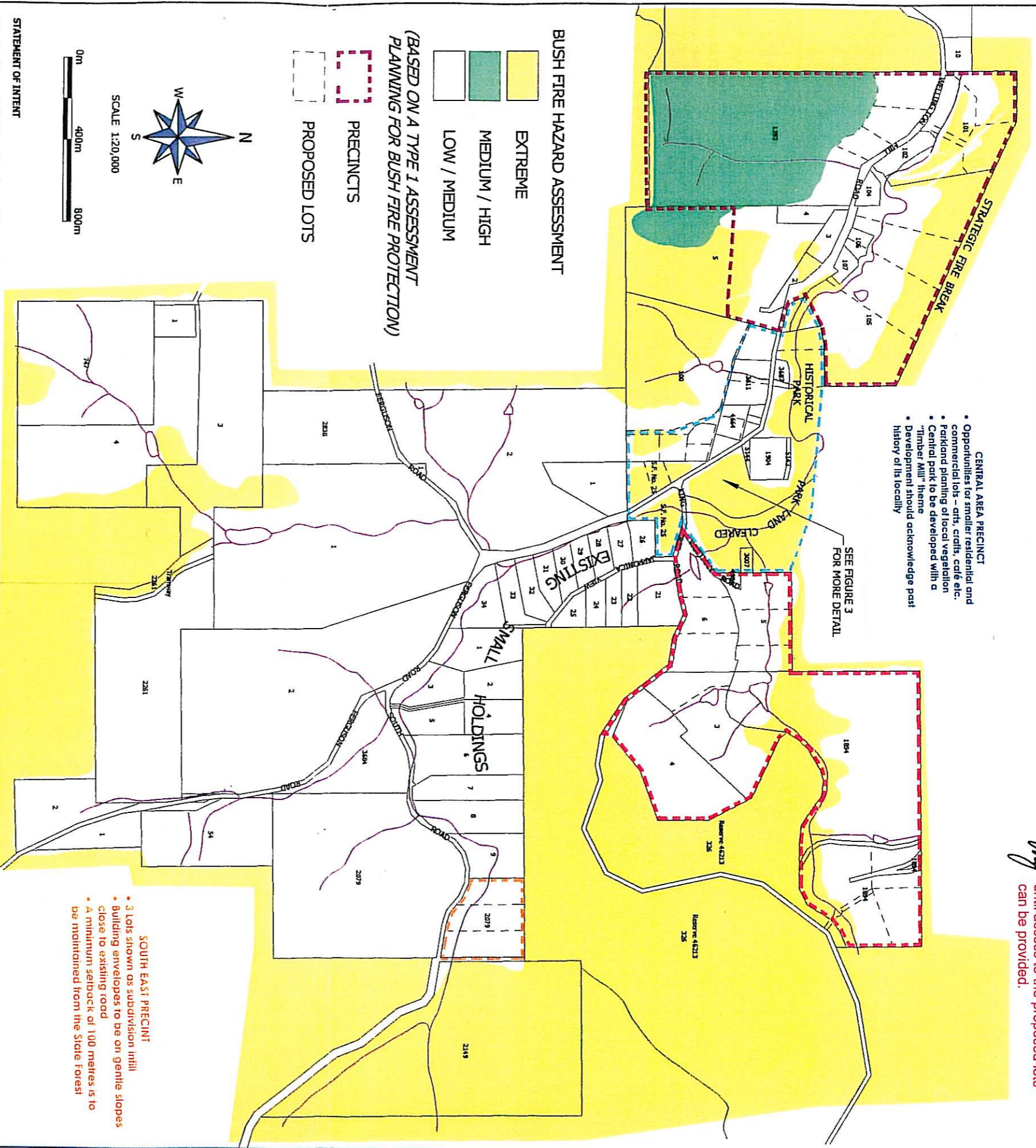


- NORTH WEST PRECINCT**
- Housing envelopes on gentle sloping land
 - No subdivision will be permitted until legal access to proposed lots can be provided.
 - Subdivision of lots 101, 105, 5 and 1393 subject to satisfactory chemical spray controls from existing agricultural pursuits
 - Building Envelope Plans submitted at rezoning stage are to show envelopes outside extreme fire risk areas
 - Any subdivision and development will be subject to further investigation (extreme fire risk area).
 - Lot 101 lot layout and building envelope location shall comply with FESA requirements.

- CENTRAL AREA PRECINCT**
- Opportunities for smaller residential and commercial lots - arts, crafts, cafe etc.
 - Parkland planting of local vegetation
 - Central park to be developed with a "Timber Mill" theme
 - Development should acknowledge past history of its locality

- NORTH EAST PRECINCT**
- Subdivision in precinct subject to satisfactory chemical spray controls from existing agricultural pursuits
 - No subdivision will be permitted until access to the proposed lots can be provided.

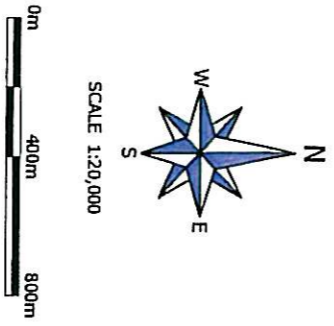


BUSH FIRE HAZARD ASSESSMENT

EXTREME
MEDIUM / HIGH
LOW / MEDIUM

**(BASED ON A TYPE 1 ASSESSMENT
PLANNING FOR BUSH FIRE PROTECTION)**

PRECINCTS
PROPOSED LOTS



STATEMENT OF INTENT

Objective. To provide for future intensive agriculture and small holding lots and recommend other appropriate land uses.

- Development Issues**
1. The existing 12.7kV power supply which services this area is not sufficient to cater for further subdivision. Subdividers should be aware that connection to the 22kV line is to be at subdividers cost.
 2. Except where stated in this Plan the provisions of Town Planning Scheme No.3 shall apply.
 3. Indicative Subdivision Design. The Structure Plan shows an indicative subdivision design of precincts selected after consideration of a range of planning/location issues. At the stage of rezoning to Small Holdings Zone the subdivision should be in accord with the intent of the Plan although the shape of lots may vary subsequent to detailed site assessment.
 4. Lot yields in excess of those shown on the Plan are not permitted.
 5. Further subdivision is not permitted.
 6. Building envelopes should be sited on the gentler sloped land and on soils that are capable of supporting the long term operation of on-site effluent disposal systems. At the rezoning stage a site specific soil capability assessment will have to be conducted. Also when siting a building envelope, consideration should also be given to minimising the visual impact on neighbours and on views from the road, and to any setbacks from watercourses.
 7. Notwithstanding clause 3.14.1(f) of Town Planning Scheme No.3, only one dwelling is permitted on a small holding lot.
 8. This locality is a bush fire prone area. A bush fire prevention plan is to accompany any application for the rezoning of land in accordance with Commission Policy 3.7. All development is to comply with the requirements of "Planning for Bushfire Protection 2001" as amended.
 9. The potential affects of agricultural practices upon small holding subdivision is to be minimised through the siting of building envelopes and the planting of screen vegetation. Evidence of mitigating measures will be required to be demonstrated at the rezoning and subdivision stage.
 10. Memorials are to be placed on the title of all future small holding lots stating that the area may subject to spray drift, odour and noise from the normal farming practices of agricultural activities.
 11. Where appropriate, measures to conserve vegetation are to be implemented prior to subdivision.
 12. Other developments specific to a lot are noted on the Plan.

- Land Use Issues**
13. The following land uses are considered appropriate for this locality and should be carried out in accordance with the development Applications, in accordance with the Precinct Statements
- ENDORSED STRUCTURE PLAN**
To provide a framework for future detailed planning at the subdivision and development stage.
- Date 9/8/2007 *[Signature]*
Delegated under s.16 of the Planning & Development Act 2005
- Small holding lots
 - Single dwelling
 - Agriculture - extensive
 - Agriculture - intensive
 - Rural pursuit
 - Restaurant
 - Shop/convenience store
 - Industry - cottage
 - Home occupation/office/business
 - Community purposes/public utilities
 - Civic use
 - Holiday accommodation (as described in the Rural Strategy)
14. This plan shall be read in conjunction with the Structure Plan Report

- SOUTH EAST PRECINCT**
- 3 Lots shown as subdivision in-fill
 - Building envelopes to be on gentle slopes close to existing road
 - A minimum setback of 100 metres is to be maintained from the State Forest

FIGURE 2

ADOPTED BY THE SHIRE OF DARDANUP
AT ITS ORDINARY MEETING HELD ON

24-5-07

[Signature]
CHIEF EXECUTIVE OFFICER

ENDORSED BY THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON

9th DAY OF August 2007



PREPARED BY GRAHAM HOUGHTON
TOWN PLANNING CONSULTANT
WITH THE SHIRE OF DARDANUP

DRAWING No: SAD 114-05 Rev 7
PREVIOUSLY No: SAD 092-03
AUTHORISED: ROBERT QUINN
DRN: T & P DESIGN
DATE DRN: 11-07-07

WELLINGTON MILL STRUCTURE PLAN
SHOWING AN INDICATIVE SUBDIVISION DESIGN