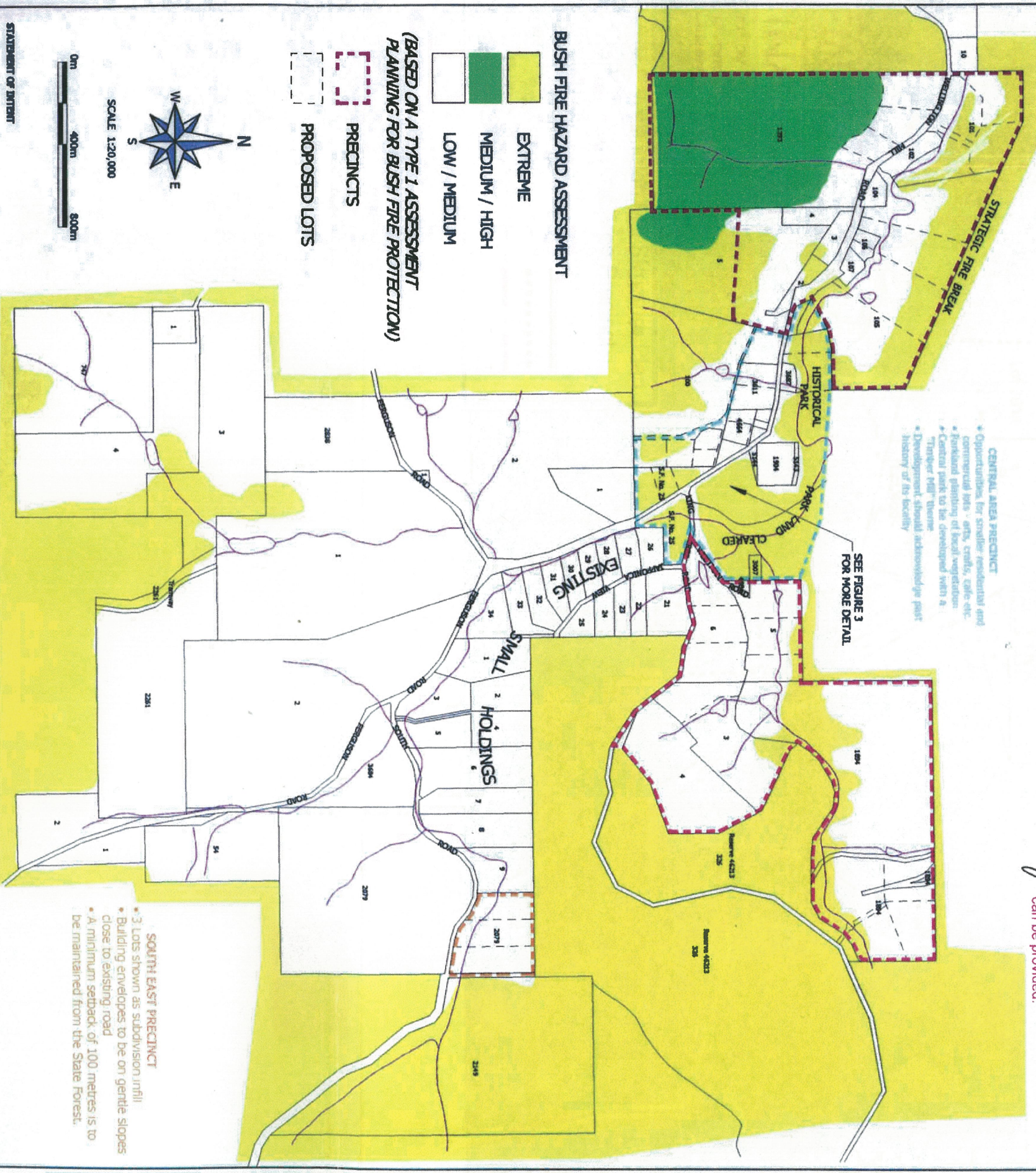


- NORTH WEST PRECINCT**
- Housing envelopes on gentle sloping land
  - No subdivision will be permitted until legal access to proposed lots can be provided.
  - Subdivision of lots 101, 105, 5 and 1393 subject to satisfactory chemical spray controls from existing agricultural pursuits
  - Building Envelope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

- 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.

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



**BUSH FIRE HAZARD ASSESSMENT**

- EXTREME
- MEDIUM / HIGH
- LOW / MEDIUM

**PRECINCTS**

**PROPOSED LOTS**

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

**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 gentle sloped land and on sites 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 3.1.4.1(b) 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 effects 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 the precincts and 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

Delegated under s.16 of the Planning & Development Act 2005

ADOPTED BY THE SHIRE OF DARDANUP AT ITS ORDINARY MEETING HELD ON 24-5-07

CHIEF EXECUTIVE OFFICER

ENDORSED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 9th DAY OF August 2007

**WELLINGTON MILL STRUCTURE PLAN**  
SHOWING AN INDICATIVE SUBDIVISION DESIGN

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

DRAWING No: S0D 114-05 Rev 7  
PREVIOUSLY No: S0D 092-03  
AUTHORISED: ROBERT QUINN  
DRN: T & P DESIGN  
DATE DRN: 11-07-07