



Further subdivision under Town planning scheme No.4 the subject of consultation between the landowner, the Shire and the parties to the Dardanup Pine Log Sawmill Agreement Act, 1992

NOTES: REFER TO DARDANUP WEST/CROOKED BROOK PLANNING POLICY STANDARDS, WHICH FORM PART OF THIS STRUCTURE PLAN

APPROVED BY SHIRE OF DARDANUP
 CHIEF EXECUTIVE OFFICER
 9-2-06
 DATE

ENDORSED STRUCTURE PLAN TO PROVIDE A FRAMEWORK FOR FUTURE DETAILED SUBDIVISION AND DEVELOPMENT
 CHAIRPERSON
 WEST AUSTRALIAN PLANNING COMMISSION
 7/8/2007
 DATE

Indicative Subdivision Roads And Detention Basins
 Proposed subdivision roads and detention basins are showing indicatively and will be the subject of further assessment at the stage of rezoning and subdivision.

No crossovers onto the Picton-Boyanup Road are permitted

Vegetation screening along Picton-Boyanup Road on created lots along that road

This land has main drains and a Mosaic of landforms that provide opportunities for lots with a range of lot sizes.
 Each proposal will be treated on its merits but in general terms where there is mix of landforms types then lots should be a minimum of 1 ha and an average of 2 ha.
 Revegetation conditions will apply.

Preston River Foreshore
 Foreshore along the Preston River to be determined by the WA Planning Commission in consultation with the Department for Environment and Conservation.

Foreshore Road
 A road is to be provided that abuts the foreshore wherever possible. This road serves access to the Open Space and access for Shire maintenance and for fire fighting vehicles and personnel. Where a public road cannot abut the foreshore then an alternative form of access is to be provided that provides a similar level of access.

No further subdivision of existing lots zoned small holdings will be supported

Acid Sulphate Soils
 Areas where there could be a high risk of acid sulphate soils should be accessed prior to a rezoning application and remedial and planning measures proposed in accordance with the Department for Environmental and Conservation recommendations.

Significant Wetlands (Shown Indicatively)
 Wetlands shown on this plan are to be protected from development and stock. Where necessary, revegetation of the fringing vegetation is to be undertaken to the specifications and satisfaction of the Department for Environment and Conservation.
 No dwelling is to be within 50 metres of the wetlands are fringing vegetation.

This land has opportunities for small lot development but is constrained by remnant native vegetation, wetlands and proximity to Crooked Brook. Proposals for small holding lot development will be considered providing they assist in long-term management of these environmental assets. Lot clustering with small lots and strata management could be considered.

The design of lots fronting established roads is to ensure that vehicle access onto those roads can be carried out safely with suitable driver visibility along the road

The West Australian Planning Commission does not support subdivision of the southern cell contained within the double lines

KEY

- CONSTRUCTED DISTRIBUTOR ROADS
- CONSTRUCTED OTHER ROADS
- PROPOSED DISTRIBUTOR ROADS (indicative)
- PROPOSED OTHER ROADS (indicative)
- SIGNIFICANT WETLANDS
- STRUCTURE PLAN BOUNDARY
- AREAS OF POSSIBLE HIGH RISK OF ACID SULPHATE SOILS
- POSSIBLE SITES FOR DETENTION BASINS
- COMMUNITY PICNIC AREAS INDICATIVE LOCATIONS
- BRIDLE PATHS - EXISTING
- BRIDLE PATHS - PROPOSED

DARDANUP SMALL HOLDINGS STRUCTURE PLAN

THIS PLAN SHOWS AN INDICATIVE FRAMEWORK FOR FUTURE DEVELOPMENT. DETAILED PLANNING, WHICH WILL FORMALISE DEVELOPMENT PROPOSALS, WILL BE UNDERTAKEN AT THE REZONING AND SUBDIVISION STAGE

PREPARED BY GRAHAM HOUGHTON TOWN PLANNING CONSULTANT WITH THE SHIRE OF DARDANUP
 AUTHORIZED: R.QUINN SCALE: AS SHOWN
 DRN-11-07-07 DRG No: T&P026-05
 T & P DESIGN REVISION: B

Figure 6