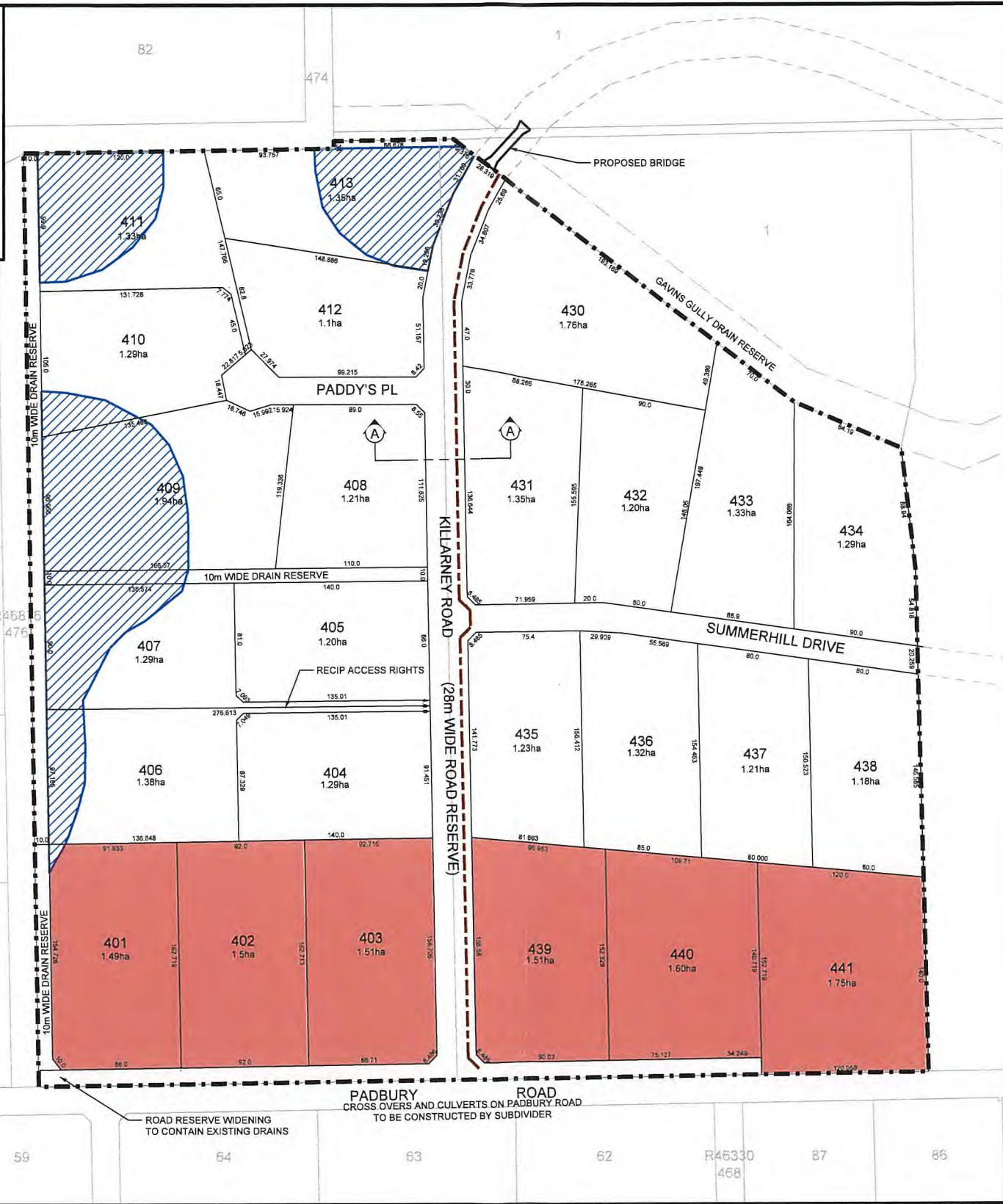


**ENDORSED STRUCTURE PLAN**  
To provide a framework for future detailed planning at the subdivision and development stage.

Date 18/6/2015 *[Signature]*  
Delegated under s.16 of the Planning & Development Act 2005

**LEGEND**

- EXISTING CADASTRE
- - - SUBJECT LAND
- PROPOSED CADASTRE
- - - FUTURE ROAD RESERVE
- - - FUTURE GAVINS GULLY DRAIN RESERVE
- BUILDING EXCLUSION AREAS  
Areas susceptible to seasonal waterlogging and inundation and unsuitable for development
- LOTS CURRENTLY BEING DEVELOPED
- PROPOSED BRIDGE
- - - PROPOSED BRIDAL PATH (5.0m WIDE PATH)



**SUBDIVISION AND DEVELOPMENT REQUIREMENTS**

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

- 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, which ever 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;
  - 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.
  - The Padbury Rd road reserve widening is to be ceded free of cost as a condition of subdivision.
  - Prior to subdivision a bushfire hazard assessment and Fire Management Plan shall be prepared. If required in a Fire Management Plan, as approved by the Department of Fire and Emergency Services, habitable buildings are to conform with the specific standards of Australian Standards 3959 for the respective lots. Any part of the Plan area identified through a bushfire hazard assessment may be designated Bushfire Prone Area for the purposes of the Building Code of Australia.
  - Section 70A notification of the title advising landowners that a Fire Management Plan applies to the land.
- Development**
- 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 man made water body or waterway or drain including the Gavin's Gully Drain Reserve;
    - 10 metres from all side boundaries;
    - Be outside of all "Building Exclusion Areas" as identified on the endorsed Subdivision Guide Plan.

*[Signature]*  
Chief Executive Officer

Date 2/4/2014

This is the subdivision Guide Plan referred to in Amendment No. 161 to the Shire of Dardanup Town Planning Scheme No. 3 and represents a framework for subdivision and development.

**PROPOSED MODIFICATIONS  
SUBDIVISION GUIDE PLAN  
LOTS 3 & 4 PADBURY ROAD  
DARDANUP WEST**



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C			
B	MODIFICATION TO SUBDIVISION AND DEV REQUIREMENTS	KS	26.05.2015
A	ANNOTATION MODIFICATION AND CROSS SECTION ADDED	TDB	21.03.2014

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ORIGINAL PLANNER:	GB
ORIGINAL DRAFTER:	TDB
CREATED DATE:	29.01.2014
AERIAL DATA:	N/A
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A

**13342P-SP-01B**