



NOTES:

At subdivision stage Local Government shall request the Western Australia Planning Commission impose the following (but not limited to) as conditions of 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, whichever ever is the greater, as determined by a licenced 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;
- Section 70A notification on title advising land owners that no vehicle access will be permitted onto Picton - Boyanup Road and Venn Road;
- Preparation and implementation of a landscaping plan;
- Preparation and implementation of an acid sulphate soils 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 waterway;
 - 10 metres from all side boundaries;
 - Be outside of all "Building Exclusion Areas" as identified on the endorsed Subdivision Guide Plan.
- Venn Road to be widened 10.0m to include drain within road reserve;
- 6.0m wide easements to be placed over internal boundary drains as required by the Shire of Dardanup.
- Vegetation to be planted, in accordance with the Indicative Cross-Section Diagram, adjacent the Picton - Boyanup Road reserve boundary sufficient to create an effective visual screen. Planting to be established and fenced prior to subdivision clearances being issued.
- Implementation of an Urban Water Management Plan to the satisfaction of the Local Government and Department of Water.

 BUILDING EXCLUSION AREAS
Areas susceptible to seasonal waterlogging and inundation and unsuitable for development.

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

Date: 29/4/15 
Delegated under s.16 of the Planning & Development Act 2005


Chief Executive Officer

Date: 28/1/14

MODIFIED SUBDIVISION GUIDE PLAN
Lot 27 Venn Road
Plan 202743 ~ Dardanup West

Areas and dimensions approximate and subject to survey

This is the subdivision Guide Plan referred to in Amendment No. 169 to the Shire of Dardanup Town Planning Scheme No. 3 and represents a framework for subdivision and development.



0m  200m