

**SPECIAL CONDITIONS (PLANNING POLICY STATEMENTS)**

- The Development Guide Plan (DGP) provides a framework for future subdivision and development of the land. Variations to the DGP can be considered through the subdivision process and requires the approval of the Western Australian Planning Commission (WAPC).
- Proposed structures:
  - Lot 22: existing structures to have reduced setbacks on eastern boundary to nil. Any additional development to comply with the provisions of PG 29.
  - Lot 23: existing structures to have reduced setbacks on eastern boundary to nil. Any additional development to comply with the provisions of PG 29.
  - Lot 24, 25, 26, 27, 28, 29: reduced rear setbacks to 3 metres. Lot 29 to have western boundary setback of 1 metre for existing structure.
  - Lot 29, 30, 31, 32, 33, 34: to have a rear setback of 10 metres.
  - Lot 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34: to have a rear setback of 10 metres to incorporate existing structures.
  - Lot 24 to have rear setbacks of 10m to incorporate existing structures.
  - Lot 26 & 27 to have nil setbacks on the common boundary for existing structures.
  - Lot 28, 29, 30, 31, 32, 33, 34: to have nil setbacks on the common boundary for existing structures.
  - Lot 1 - 5: Biddle Road Substation to be in accordance with the "Building setback line" indicated on the DGP. Landscaping of the substation to be undertaken by the subdivision of the Site.
- Lot 25, 26 and 29 (total under 1000m<sup>2</sup>) to be approved as required in the DGP.

- Fire Management Plan
  - The Fire Management Plan shall be read in conjunction with the Fire Management Plan developed by the Shire.
  - Landowners are responsible for the costs of the Fire Management Plan, which is to be undertaken to the satisfaction of the Shire of Ellenbrook FESA.
  - All lots to be the subject of an assessment in accordance with the Fire Management Plan.

No development or clearing shall occur in the "Vegetation Protection Building Exclusion" and "Revegetation / Landscape Buffer" Areas.

The subdivision is to be serviced by underground power.

No fencing to be permitted along creek lines, within reveget/buffer, building exclusion zones and strategic fire break locations.

Approved access arrangements to be implemented to the access leg for lots 18 and 17.

No further subdivisions shall be permitted.

Investigation of the provision for the location of a dual use zone along the Biddle Road frontage of the subject land. Any zoning of the dual use path is to be undertaken in cooperation with the subdivision process.

The Development Guide Plan shall be read in conjunction with the Local Water Management Strategy adopted by the Shire and endorsed by the Department of Water.

The Development Guide Plan is to be read in conjunction with both the Western Regional Pastoral Migration Plan and the Western Dry Conditions Management Plan that is to be prepared and implemented to the satisfaction of the Shire.

Lot 1 and 13 to be designated for liability and inclusion in the remediation program of other the Department of Environment and Conservation in the Northern Trust of Arnhem (NT) prior to subdivision Commencement date.

This is the Development Guide Plan adopted by Council pursuant to District Planning Scheme No. 20 on 25/11/2007.

*[Signature]*  
 Chief Executive Officer  
 Date: 29/11/2009

**ENDORSED STRUCTURE PLAN**  
 To provide a framework for future subdivision and development of the land.  
 0210 9/14/2009  
 Planning & Development Act 2007

- NOTES**
- Lot 1, 29 & 30: Child development permitted on Lots 1, 29 & 30 in accordance with the following:
    - Lot 1: A maximum of 6 credits.
    - Lot 29: A maximum of 6 credits.
    - Lot 30: A maximum of 6 credits.
  - Lot 1, 29 & 30: Additional uses to be permitted in accordance with Schedule 4 of TFS 20.
  - Council to assist for community consultation / involvement in the remediation program of other the Department of Environment and Conservation in the Northern Trust of Arnhem (NT) prior to subdivision Commencement date.
    - Approved the substation maps to be prepared and implemented to the satisfaction of the Shire.
    - Relocation and extend the existing AOT use in the north - west corner of the DGP area to include all of proposed Lot 1.

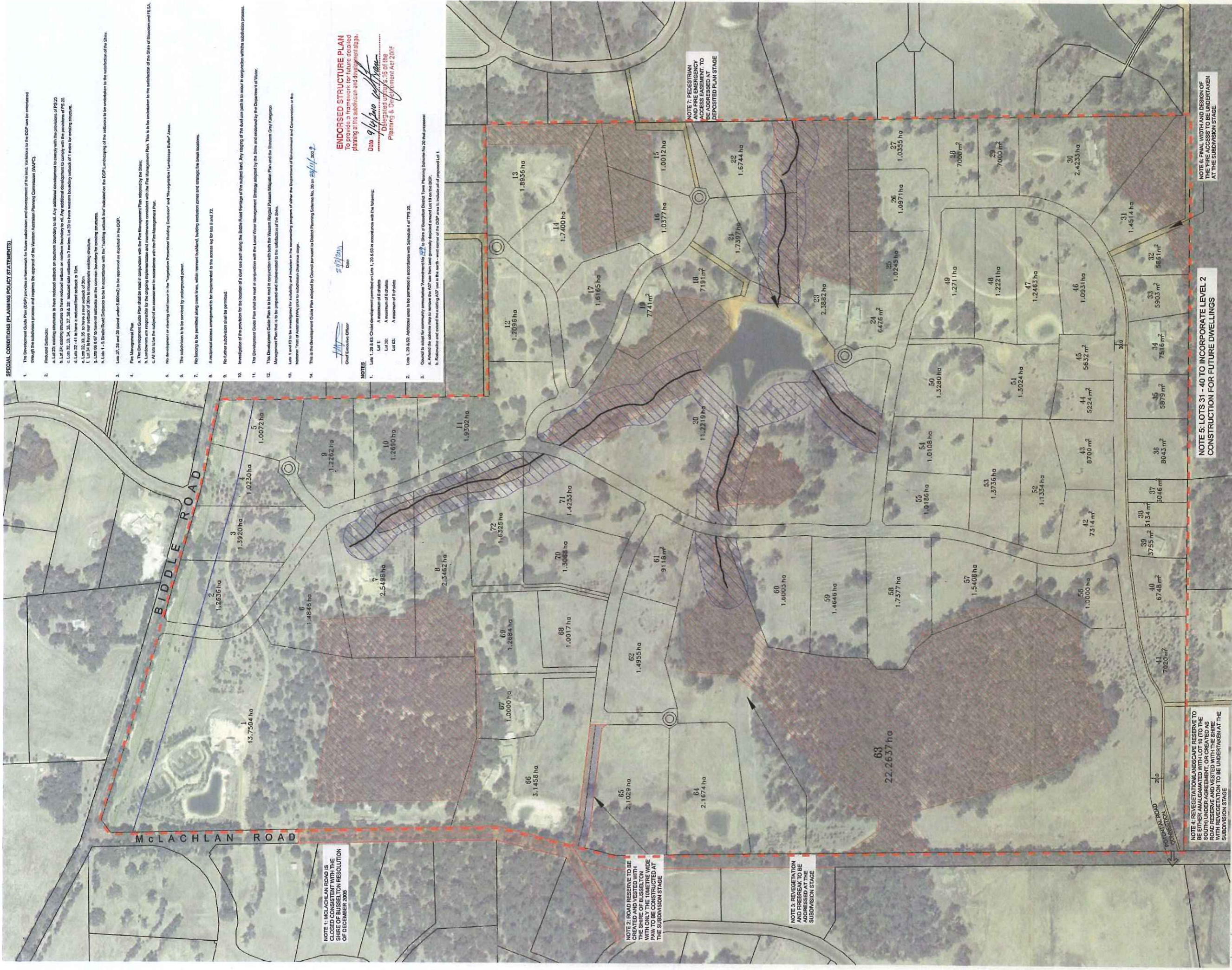
**NOTE 7: PEDESTRIAN ACCESS AND EMERGENCY ACCESS RESERVE TO BE ADDRESSED AT DEPOSITED PLAN STAGE**

**NOTE 4: REVEGETATION AND SCAPESERVE TO BE EITHER AMALGAMATED WITH LOT 10 (TO THE SOUTH) UNDER AGREEMENT, OR CREATED AS ROAD RESERVE AND VESTED WITH THE SHIRE. THIS IS TO BE UNDERTAKEN AT THE SUBDIVISION STAGE.**

**NOTE 3: REVEGETATION AND FIREBREAK TO BE SUBDIVISION STAGE**

**NOTE 2: ROAD RESERVE TO BE CREATED AND VESTED WITH THE SHIRE OF BUSSETTON. THE FIREBREAK AND PAW TO BE CONSTRUCTED AT THE SUBDIVISION STAGE.**

**NOTE 6: FINAL WIDTH AND DESIGN OF THE FIRE ACCESS TO BE UNDERTAKEN AT THE SUBDIVISION STAGE.**



- Legend**
- Pedestrian Access Way or Strategic Fire Break
  - 30 Metre Revegetation Buffer / Effluent Disposal Setback
  - Building Exclusion
  - Building Setback / Landscape buffer
  - Subject Site
  - 20m Revegetation / Landscape Buffer

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