

Lot 75 has a conditional subdivision approval (WAPC Ref: 140173). If not developed within timeframe of current approval dated 16 October 2009, then the principles of this ODP will be required to be incorporated into future subdivision design, in particular north - south road connectivity

Potential environmentally sensitive areas subject to further investigations as to appropriate land management measures (including re-vegetation) to address water quality and nutrient management

Potential for trafficable fire emergency access track (easement) with lockable gate to provide additional link between Lot 75 and Lot 1492 subject to further investigation

Section of Bukenerup Road road reserve to be further investigated for closure and reserved for conservation and drainage purposes to create a biodiversity corridor for protection of existing fauna and flora found within the road reserve remnant vegetation. Shire to initiate appropriate action under Land Administration Act.

Indicative subdivision of land within the Precinct subject to further detailed investigation including land capability assessment, flora survey, environmental considerations, road planning and servicing requirements

Intersection of new road with Paterson Road to be solely on Lot 382 in order to retain the existing dwelling on Lot 1. New road to be partially on Lot 1 to provide minimum 32 ha area on Lot 382 for 4 new lots.

Existing tree lined gravel track to be used as public right-of-way (10m wide) for alternative and emergency fire access

Building envelopes should be orientated away from the major rail transport corridor

Road widening to provide for trafficable emergency access track (gravel) east of road reserve to provide for retention of vegetation

No further subdivision permitted south of Paterson Road as per the Shire of Esperance Local Planning Strategy

Proposed road "hard edge" adjacent to Crown Reserve for fire emergency access and to provide an adequate interface with bushland

Subdivision applications need to detail measures to address the environmental aspects of Special Control Area 5 "Wetlands of Significance and Lake Warden Recovery Catchment" in the Shire of Esperance's Local Planning Scheme No. 23

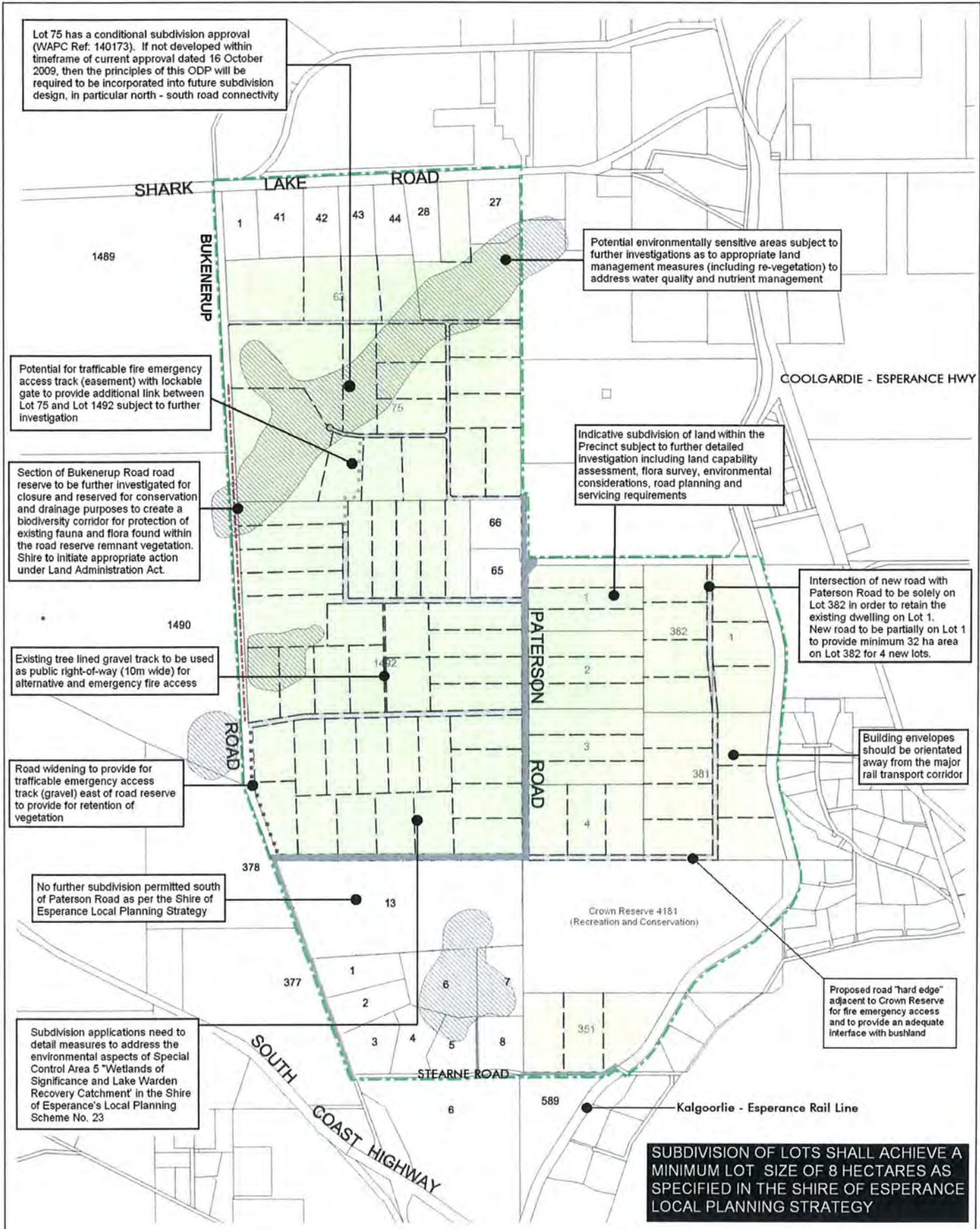
SUBDIVISION OF LOTS SHALL ACHIEVE A MINIMUM LOT SIZE OF 8 HECTARES AS SPECIFIED IN THE SHIRE OF ESPERANCE LOCAL PLANNING STRATEGY

LEGEND



- Precinct Boundary
- Potential Environmentally Sensitive Areas
- Restricted Vehicular Access
- Indicative Future Lots
- Existing Cadastral Boundaries
- Proposed upgrading and/or construction of existing roads
- Proposed new subdivision roads

BUKENERUP RURAL SMALLHOLDINGS PRECINCT NO. 30
OUTLINE DEVELOPMENT PLAN
SHIRE OF ESPERANCE



No vehicular access permitted with Shire to investigate the potential closure of a portion of Bukenerup Road road reserve for purpose of setting aside the land for conservation purposes

LOC. 1491

Potential trafficable link with adjoining property for fire emergency access (i.e. gravel track with lockable gates) with registered easement over future lots subject to further investigation

All lots within the Outline Development Plan are to have a minimum area of 8.0 hectares in accordance with the Shire of Esperance Local Planning Strategy

Geotechnical assessment required to support the location of future dwellings and on-site effluent disposal. Assessment to include details of any proposals for "amended earth" (i.e. any excavation and importation of suitable fill to increase phosphorous retention of soils) A geotechnical assessment is to be lodged as part of planning applications for development on-site

Existing tree lined gravel track to be retained and used for alternative access route

All new roads to be bitumen sealed

Proposed development outside of [blue] exclusion areas subject to setback requirements under the Shire's Local Planning Scheme No. 23

Easement to Western Power 11.0m either side of transmission line. No new development within easement. Existing residence/outbuildings within easement accepted

No buildings permitted in this area due to fire separation distance from Crown Reserve 4181 (100m fire buffer)

Common law riparian rights apply for shared dams

Buildings setback 50m from western boundary for fire separation hazard

Section of Bukenerup Rd between Paterson Rd and new internal subdivision road to be constructed as a trafficable fire emergency access to the satisfaction of the Shire with road widening where necessary to retain remnant vegetation

Paterson Road to be upgraded and constructed by developer to the Shire's satisfaction (i.e. bitumen sealed road)

No building or development within [blue] areas which are identified for pastoral rehabilitation due to seasonal waterlogging

Livestock restrictions apply to certain lots due to environmental rehabilitation. Refer to Livestock Management Plan and Rehabilitation Management Plan

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 Sheet Name: 13281-3
 Scale: 1:7500 @ A3
 Date: 09 March 2010
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 Checked by: JEP
 File: s:\projects\1313281\planning\drafting & design\design\13281\3 subdivision.dwg
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LEGEND

BUILDING EXCLUSION AREAS

Areas identified for pastoral rehabilitation - No development permitted

Conservation of existing native vegetation re-growth

ENVIRONMENTAL

Livestock restrictions apply to these lots so as to meet rehabilitation and remediation objectives

Refer to Lot 1492 Paterson Road Livestock Management Plan and Rehabilitation Management Plan

No vehicular access

**OUTLINE DEVELOPMENT PLAN
 LOT 1492 PATERSON ROAD
 ESPERANCE**



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