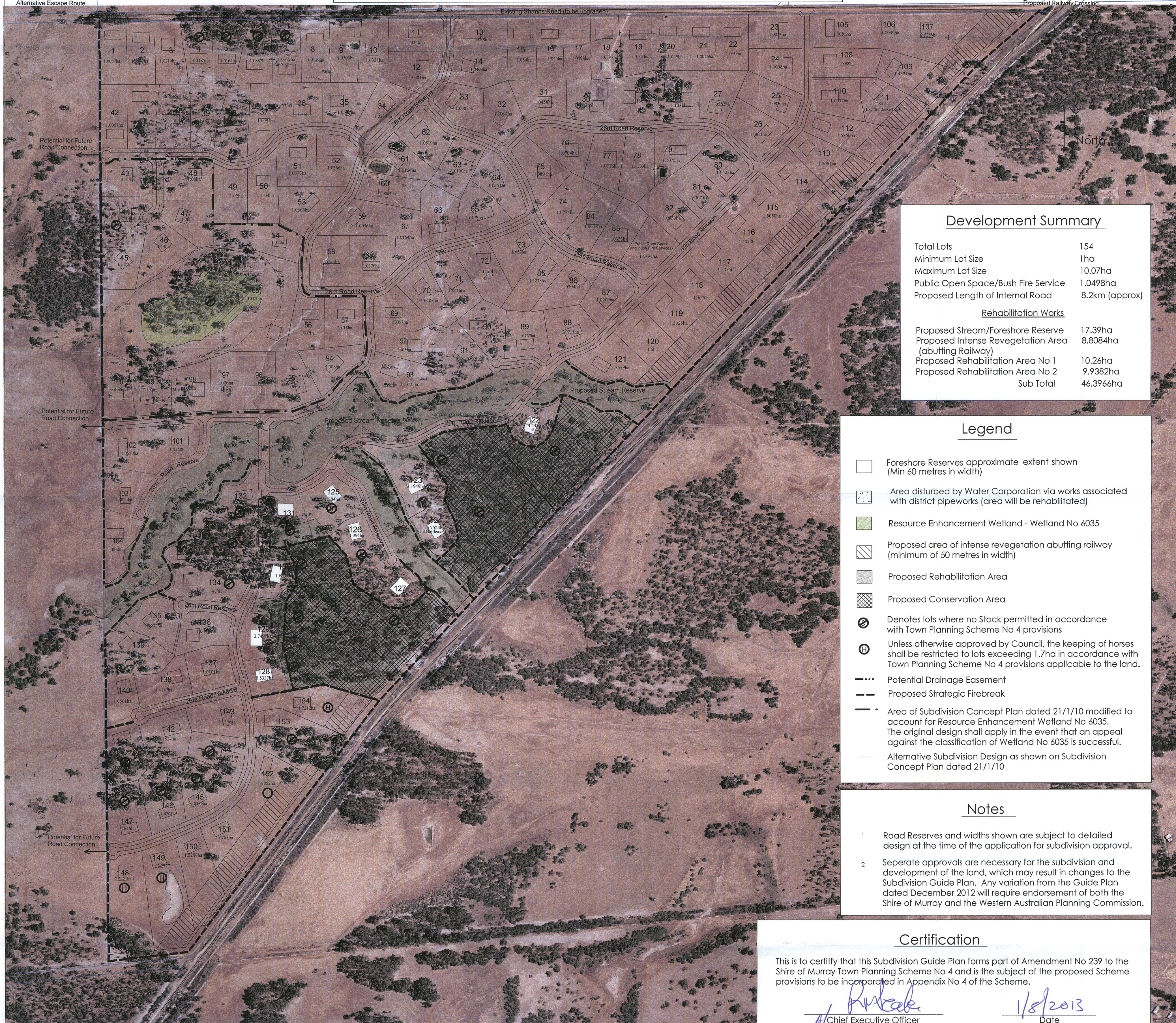


Subdivision Guide Plan Blue Ranges Special Rural Estate

Potential for Future Road Connection/
Alternative Escape Route

Proposed Railway Crossing



Development Summary

Total Lots	154
Minimum Lot Size	1ha
Maximum Lot Size	10.07ha
Public Open Space/Bush Fire Service	1.0498ha
Proposed Length of Internal Road	8.2km (approx)

Rehabilitation Works

Proposed Stream/Foreshore Reserve	17.39ha
Proposed Intense Revegetation Area (abutting Railway)	8.8084ha
Proposed Rehabilitation Area No 1	10.26ha
Proposed Rehabilitation Area No 2	9.9382ha
Sub Total	46.3966ha

Legend

- Foreshore Reserves approximate extent shown (Min 60 metres in width)
- Area disturbed by Water Corporation via works associated with district pipeworks (area will be rehabilitated)
- Resource Enhancement Wetland - Wetland No 6035
- Proposed area of intense revegetation abutting railway (minimum of 50 metres in width)
- Proposed Rehabilitation Area
- Proposed Conservation Area
- Denotes lots where no Stock permitted in accordance with Town Planning Scheme No 4 provisions
- Unless otherwise approved by Council, the keeping of horses shall be restricted to lots exceeding 1.7ha in accordance with Town Planning Scheme No 4 provisions applicable to the land.
- Potential Drainage Easement
- Proposed Strategic Firebreak
- Area of Subdivision Concept Plan dated 21/1/10 modified to account for Resource Enhancement Wetland No 6035. The original design shall apply in the event that an appeal against the classification of Wetland No 6035 is successful.
- Alternative Subdivision Design as shown on Subdivision Concept Plan dated 21/1/10

Notes

- Road Reserves and widths shown are subject to detailed design at the time of the application for subdivision approval.
- Separate approvals are necessary for the subdivision and development of the land, which may result in changes to the Subdivision Guide Plan. Any variation from the Guide Plan dated December 2012 will require endorsement of both the Shire of Murray and the Western Australian Planning Commission.

Certification

This is to certify that this Subdivision Guide Plan forms part of Amendment No 239 to the Shire of Murray Town Planning Scheme No 4 and is the subject of the proposed Scheme provisions to be incorporated in Appendix No 4 of the Scheme.

Chief Executive Officer

Date

Blue Ranges Revised Subdivision Guide Plan

Lot 401 Shanns Road, North Dandalup

Scale 1:5000

Drawn By: B Robinson

Dated: December 2012

