

Shire of Murray
APPROVED
 Murray River 5258
 File Reference: Country Estate
 (design by others)
 Date: 21/12/12
 Officer's signature: [Signature]

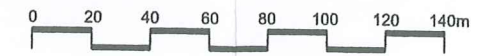
Approved by the Shire of Murray
 Date:
 Approved by the Western Australian
 Planning Commission
 Date:

APPROVED / ENDORSED
 BY THE WESTERN AUSTRALIAN PLANNING
 COMMISSION ON 16/11/2012

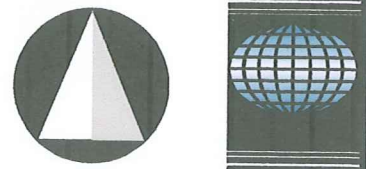
NOTES: THIS ODP INCLUDES 2 PARTS:
 1. THIS PLAN.
 2. CONDITIONS STIPULATED BY
 THE SHIRE OF MURRAY IT WOULD SEEK
 TO IMPOSE ON SUBDIVISION OR
 DEVELOPMENT.

OUTLINE DEVELOPMENT PLAN
 LOTS 1 & 2 PINJARRA ROAD
 WEST PINJARRA
 for Pinjarra Joint Venture and L Pantaleo

ODP Area.....



Scale 1:2500 @ A3 Date: 27th November 2012
 TURNER MASTER PLANNERS AUSTRALIA



**OUTLINE DEVELOPMENT PLAN
LOTS 1 & 2 PINJARRA ROAD, PINJARRA**

CONDITIONS STIPULATED BY THE SHIRE OF MURRAY IT INTENDS TO IMPOSE ON ANY DEVELOPMENT OR RECOMMEND TO BE IMPOSED ON ANY SUBDIVISION IN THE ODP AREA

1. A condition on subdivision requiring the provision of dual use paths within the road verges of Pinjarra Road where it abuts the ODP Area and within the road linking Pinjarra Road to Lot 602.
2. Conditions on subdivision to the effect that:
 - (a) The western intersection to Pinjarra Road be designed as a four-way signalised intersection to the requirements of Main Roads WA and the construction of the intersection channelization, road widening, drainage etc., to be carried out by the owners of the ODP land and the owners of land on the northern side of Pinjarra Road upon subdivision.
 - (b) The subdivider shall conduct a detailed traffic assessment to determine the timing, contribution arrangements and funding for the provision of traffic signals at the western intersection to Pinjarra Road.
 - (c) The eastern intersection to Pinjarra Road to be designed as a left in/left out intersection to the requirements of Main Roads, WA, and the construction of the intersection, including deceleration lane, land requirements, drainage etc to be carried out by the owner upon subdivision.
3. A condition on subdivision requiring that new lots be connected to a reticulated sewerage system.
4. A condition requiring that reasonably direct access driveway through Lot 1 is to be provided to connect the adjacent Lot 250 with the road network within the ODP Area and this driveway is to be protected by an easement in gross in favour of the public at large.
5. A condition requiring that a contribution be made toward a landscape/signage strategy for Pinjarra Road between Beacham Road and Phillips Road.