



09/02445

S000001 (7)

Direct Line:
(08) 9729 0343Our File: S000001
Enquiries: Mr. Steve PotterWA Planning Commission
6th Floor, Bunbury Tower
61 Victoria Street
BUNBURY WA 6230

Dear Sir/Madam,

RE: DETAILED AREA PLAN – KINGSTON ESTATEPlease be advised that at its meeting held on 2nd December 2008, Council resolved the following:*"That Council;*

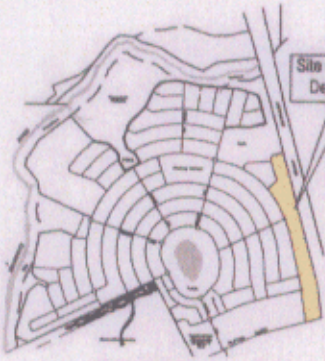
- 1. Approves the proposed Detailed Area Plan and design guidelines for the Braidwood Drive Precinct adjoining the Australind Bypass in Kingston Estate, subject to the inclusion of a notation on the Detailed Area Plan under "special provisions to guide future subdivision applications", requiring a Section 70A to be placed on the Certificate of Title advising of noise impacts.*
- 2. Forwards the proposal to the Western Australian Planning Commission for final endorsement."*

On this basis, the detailed area plan is forwarded to the commission for consideration. Please contact Council's Planning Department on 9729 0343 for any further enquires.

Yours faithfully,

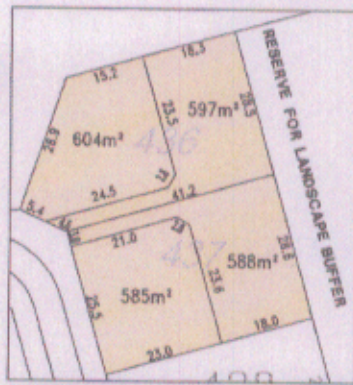
JAKE DAVIDSON
MANAGER OF PLANNING SERVICES27th January 2009

cc Cardno BSD

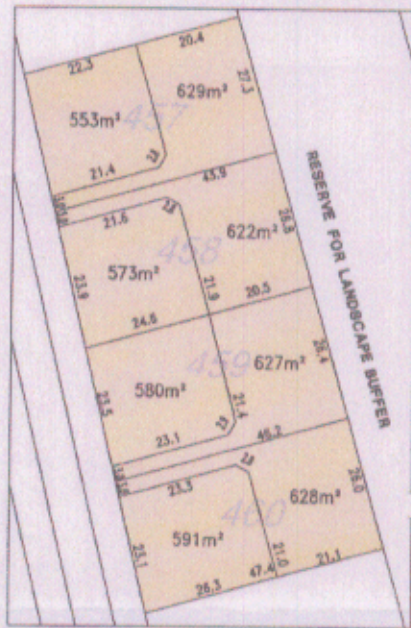


Locality Map

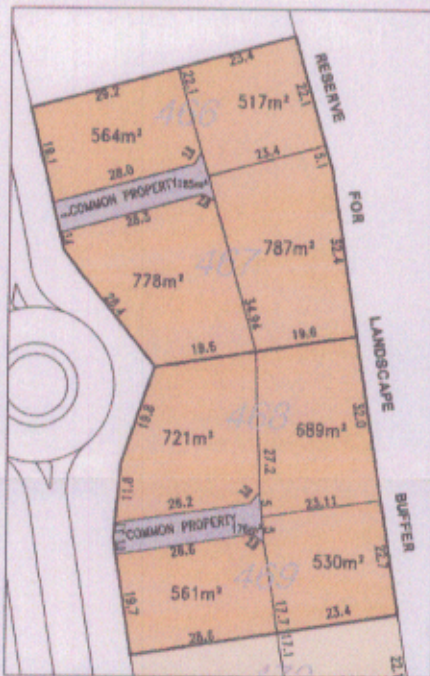
Site of Proposed Development



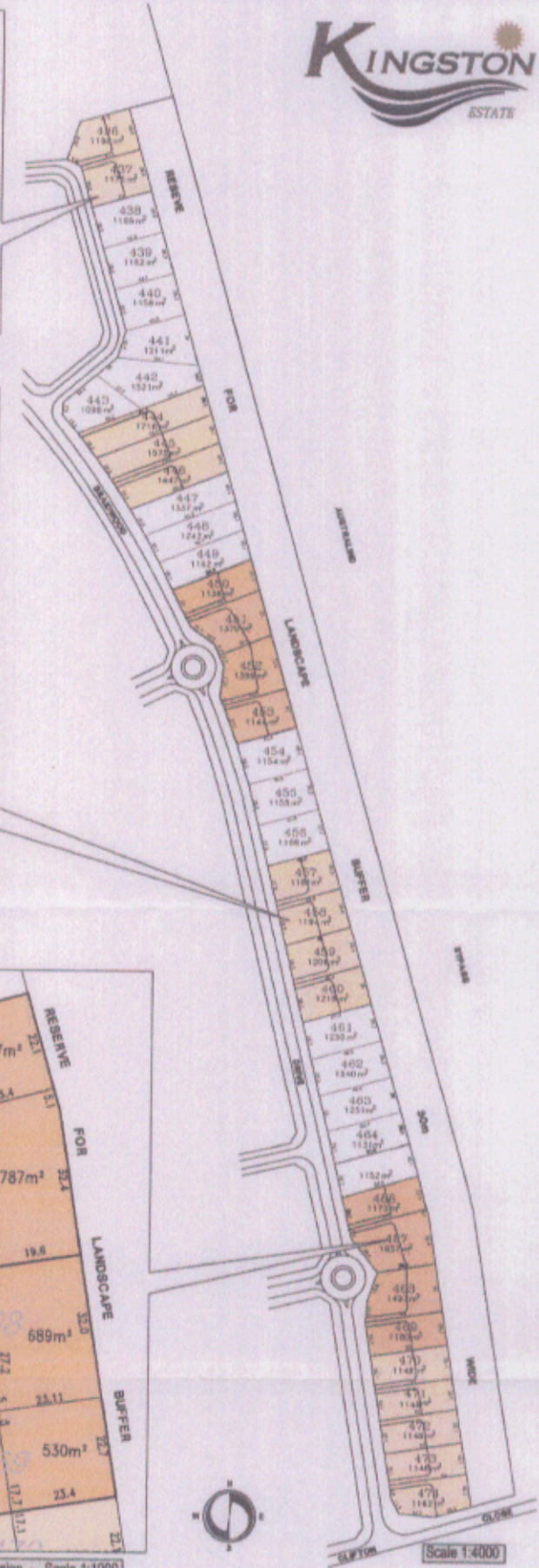
Indicative Freehold Subdivision - Scale 1:1000



Indicative Freehold Subdivision - Scale 1:1000



Indicative Survey Strata Subdivision - Scale 1:1000



Scale 1:4000

All areas and dimensions are subject to detail design survey and subdivision approval.

SHIRE OF HARVEY
P.O. BOX 500
HARVEY 6220
APPROVED

[Signature] 30/1/09
Chief Executive Officer Date

Special Provisions to guide Future Subdivision Applications

1. Preference for further subdivisions will be given to those lots nominated on the Detailed Area Plan. Any subdivision proposals for lots not nominated on the DAP would need to be considered according to the individual merits of the application including the potential impact on adjacent lots, roads and dwellings (if existing).
2. Further subdivisions will generally be in accordance with the design shown on the Detailed Area Plan and can either be freehold or survey-strata. However, subdivisions adjacent to roundabouts as shown on the Detailed Area Plan will need to be survey-strata arrangements in order to restrict crossovers to the nominated common property driveway.
3. Any further subdivision of lots if approved by the WAPC will be subject to a condition notifying purchasers that the lots may be affected by transport noise along the Australind Bypass Road.
4. Any future subdivisions and construction of dwellings on lots to the north of Lot 460 are to retain existing trees, where possible.

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D	DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D
------	-----	---------------------------------	-----	-----	-------	-------	------	-----	---------------------------------	-----	-----	-------	-------

PROJECT KINGSTON ESTATE
DRAWING TITLE ADDENDUM TO KINGSTON ODP-DETAILED AREA PLAN
PRINCIPAL AUSTRALIAN VANGUARD PTY LTD

Cardno
CONSULTING ENGINEERS
TOWN PLANNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
BUILDING DESIGN

Cardno (MAJ) Pty Ltd
Cardno Centre
9 Bayly Road
P.O. Box 968 Subiaco
Western Australia 6004
Telephone (08) 6275 3800
Facsimile (08) 6206 2631

Date: 24.06.08
P.O. Box 716 Rossmore
Newman Australia 5286
Telephone (08) 9754 2387
Facsimile (08) 9752 2471

Date: 24.06.08
Scale: See Above
Designed: DCD
Checked: LVE
Drawn: DCD
Approved: LVE
Level: Activity
Sheet: 01 of 1
Project - Phase - Plan Number: P97045-024-S45

This document is produced by Cardno (MAJ) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retention. Cardno (MAJ) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document. This drawing shall be preliminary only and/or not for construction until signed approval.