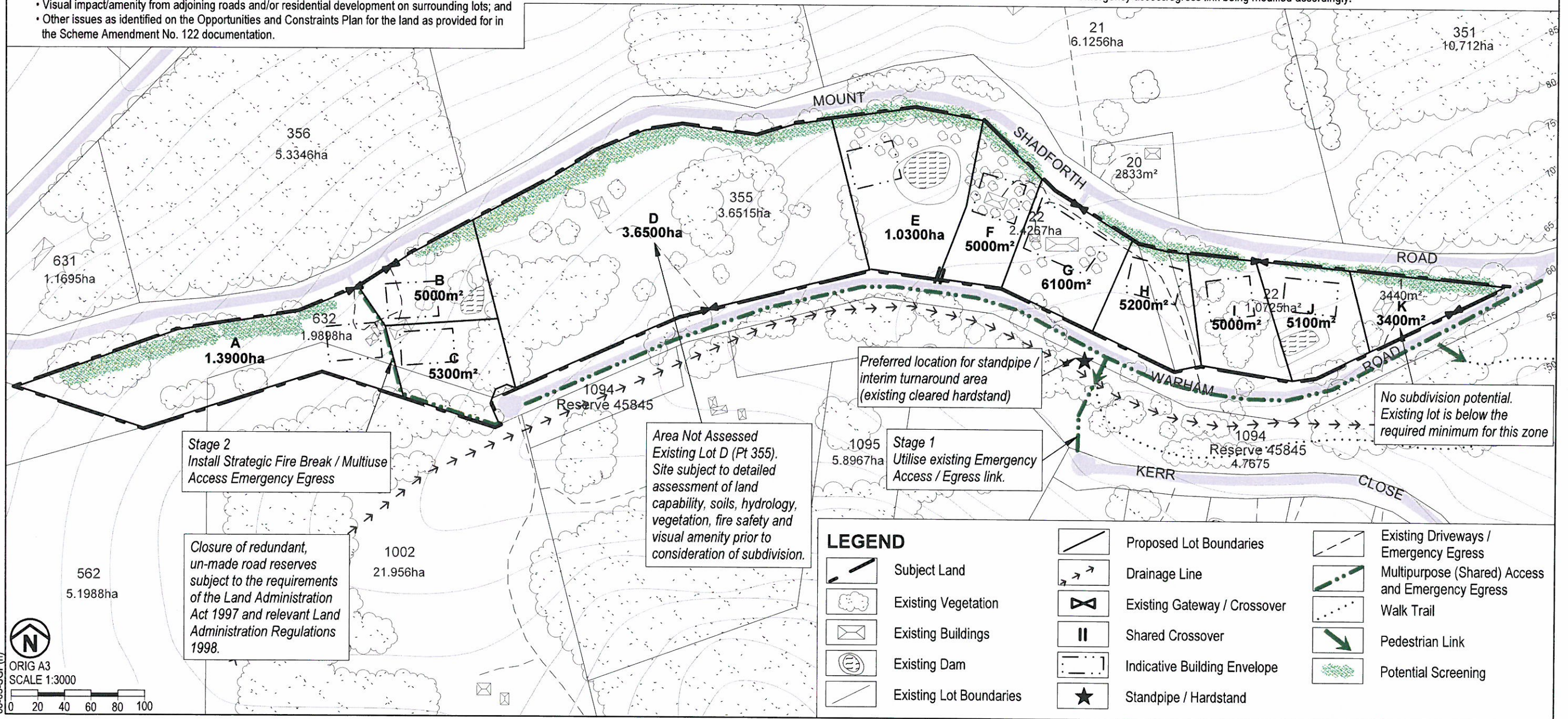


1. Minimum lot size 5000m².
2. Council shall require all buildings to be designed and constructed in accordance with the construction requirements of Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas for the determined BAL.
3. The Building Envelopes nominated on the SGP are indicative and subject to survey.
4. Building Envelopes should generally be as per the Subdivision Guide Plan. Proposals seeking to vary the location of the building envelopes need to at least have regard to the following:
 - All buildings and effluent disposal systems shall be located within a defined building envelope of no larger than 1000m².
 - A minimum setback of 8m from the Warham Road lot frontage;
 - A minimum setback of 10m from the rear of the lot (i.e. Mount Shadforth Rd);
 - A minimum setback of 5m from the side boundaries;
 - Development (excluding fences) to have a minimum setback of 30m from Millars Creek;
 - Existing remnant vegetation on site;
 - Visual impact/amenity from adjoining roads and/or residential development on surrounding lots; and
 - Other issues as identified on the Opportunities and Constraints Plan for the land as provided for in the Scheme Amendment No. 122 documentation.

5. All lots shall be connected to the WA Water Corporation reticulated water supply scheme.
6. On-site effluent disposal shall be the responsibility of the individual landowner and shall involve the use of on-site Alternate treatment Units or other on-site treatment units approved by the Council in accordance with the Health Department of WA Regulations and Guidelines.
7. Effluent disposal area to have a minimum setback of 30m upstream from all dams and watercourses.
8. Retention of crossovers onto Mount Shadforth Road only where it provides access to existing development.
9. All new lots to gain access off Warham Road (lot frontage).
10. Restricted access onto Mount Shadforth Road for newly created lots for emergency purposes only in order to comply with Element 2.3 Cul-de-sacs of Planning for Bush Fire Protection Guidelines (May 2010).
 - Access and egress locations may be altered should Pt Lot 355 be proposed for subdivision; and
 - Final access and egress locations to satisfy requirements of an endorsed Fire Management Plan.

11. The upgrade of Warham Road to the satisfaction of the Shire of Denmark, generally as per the following:
 - The road is to be two coat sealed;
 - The road alignment and pavement width are to be designed such that remnant vegetation retention within the road reserve is maximised (i.e. reduced pavement widths with use of passing bays where required);
 - An appropriately sized cul-de-sac/turn area is to be provided; and
 - Final road design is to satisfy requirements of an endorsed Fire Management Plan.
12. The upgrade of the intersection of Mount Shadforth Road and Warham Road to the satisfaction of the Shire of Denmark.
13. The subdivision layout as currently provided for on Lots 22 & 632 may alter depending on the outcome of the road closure process.
14. The Fire Management Plan for the area may result in the location of the standpipe and/or emergency access/egress link being modified accordingly.



12 November 2013 - Attachment 8.1.2a

**SCHEDULE OF SUBMISSIONS: PROPOSED CLOSURE OF UNMADE ROAD
RESERVE THAT BISECTS NO. 191 (LOT 22) MOUNT SHADFORTH ROAD, DENMARK**

#	Submitter's Name & Address	Verbatim Submission
G1	Telstra	<p>Thank you for your communication dated 24/07/13 in respect to the locations specified above. Telstra's plant records indicate that there are Telstra assets in the vicinity. Subject to your compliance with the below conditions, Telstra have NO OBJECTIONS to the proposed closure.</p> <p>We note that our plant records merely indicate the approximate location of the Telstra assets and should not be relied upon as depicting a true and accurate reflection of the exact location of the assets. Accordingly, if you haven't already done so please contact Dial Before You Dig for a detailed site plan and a list of Telstra Accredited Plant Locators (APL) to establish the exact location of Telstra assets (phone 1100 or visit www.1100.com.au).</p> <p>The network located by a Telstra Accredited Plant Locators may ensure the network is located within the proposed closure. In the event Telstra's assets require relocation, please engage Telstra's Asset Relocation team to obtain a quote to relocate the assets from the location in question. The relocation of the assets would be carried out at your cost, however the relocation would ensure that the land/s and its projected use would not be hindered or restricted by easements. The existing network on this road cannot be built over.</p> <p>Please phone 1800 810 443 (opt 1) or email F1102490@team.telstra.com to arrange for asset relocation at the property. As these assets comprise an essential component of the Telstra network, we take this opportunity to highlight Telstra's rights and requirements to ensure that they are understood. The following is stated for your information:</p> <p>(1) Telstra's existing facilities are grandfathered under the 1997 Telecommunications Act. This enables such facilities to legally occupy land in perpetuity for the duration of that facilities use.</p> <p>(2) Part 1 of Schedule 3 of the Telecommunications Act 1997 authorises a carrier to enter land and exercise any of the following powers:</p> <ul style="list-style-type: none"> - inspect the land - install a facility - maintain a facility <p>In the case of installation and planned maintenance a notification will be afforded and such work will generally proceed during business hours. However, from time to time, certain activities need to be carried out without delay in order to protect the integrity of the network. Such activities may require vehicular access without notice and at any time of the day or night. 24/7 access for maintenance must be maintained.</p> <p>(3) If at any time in the future it becomes necessary, in the opinion of the carrier because of a subdivision of any land to remove, or alter the position of a facility, the carrier may enter the land and do anything necessary or desirable for that purpose. The person who proposes to subdivide the land is liable to pay the carrier the reasonable cost of anything reasonably done by the carrier in this regard.</p> <p>(4) If at any time in the future it becomes necessary, in the opinion of the carrier or the land owner to remove, or alter the position of any Telstra assets, the carrier may enter the land and do anything necessary or desirable for that purpose. If the land owner is contemplating carrier relocation of these assets, then the land owner is liable to pay the carrier the reasonable cost of anything done in this regard.</p> <p>(5) All individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructors/land owner's responsibility to anticipate and request the nominal location of Telstra plant in advance of any construction activities in the vicinity of Telstra's assets. All enquires for plant locations should be made through Dial Before You Dig's freecall "1100" enquiry number. On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/land owner is responsible for potholing and physical exposure to confirm the actual plant location before</p>

		<p>site civil work begins. Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.</p> <p>Telstra would also appreciate due confirmation when this proposed acquisition proceeds so as to update its Cadastre records. Information regarding acquisition of the land would be of benefit to us and should be directed to the following location: Telstra - Cadastre Updates PO Box 102 Toormina NSW 2452 Attention: - Sally Cameron F1103453@team.telstra.com F1103452@team.telstra.com</p> <p>Please pass all information contained in this communication to all parties involved in this proposed process. Any difficulties in meeting the above conditions, or questions relating to them, please do not hesitate to contact Telstra Plan Services; email F0501488@team.telstra.com</p>
G2	Department of Planning – Albany	<p>Thank you for the opportunity to comment on the proposed closure of the above road reserve, as outlined in your letter dated 24 July 2013.</p> <p>I wish to advise that the Department of Planning does not object to the proposed road closure, subject to the closed portions being amalgamated into adjacent Lot 22, as proposed.</p>
G3	Water Corporation	<p>The Water Corporation has no objection to the abovementioned proposal as no Assets are affected.</p> <p>Please find attached a copy of our services in the vicinity.</p>
G4	Department of Mines & Petroleum	<p>Thank you for your letter of 24th July 2013 requesting comment on the proposal to close an unmade road reserve that bisects No. 191 (Lot 22) Mount Shadforth Road, Denmark. And further, that the adjoining landowner would be offered the opportunity to purchase the subject land.</p> <p>The Geological Survey of Western Australia has assessed the proposal on behalf of the Department of Mines and Petroleum with respect to access to minerals and petroleum resources, geothermal energy and basic raw materials.</p> <p>There are no mining tenements over, or nearby, the area of concern. Further there are no known mineral resources within the proposal area. Thus the Department of Mines would have no concerns regarding the road closure.</p>
G5	Western Power	<p>Western Power does not have any specific comments at this time to the above proposal, however we would appreciate being kept informed of developments. As there are overhead powerlines and/or underground cables, adjacent to or traversing the property the following should be considered, prior to any works commencing at the above site/development/property or if any alignments, easements or clearances are encroached or breached.</p> <p>Working in proximity to Western Power Distribution Lines All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below:</p> <p>http://www.westernpower.com.au/safety/WorkingAroundPowerLines/working_near_electricity.html http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.au http://www.commerce.wa.gov.au/WorkSafe/</p> <p>If you require further information on our infrastructure including plans, please complete a request for Digital Data</p> <p>Please note:</p>

		<p>Western Power must be contacted on 13 10 87, or complete the attached DQA form, if your proposed works involve:</p> <ul style="list-style-type: none">A) Any changes to existing ground levels around poles and structures.B) Working under overhead powerlines and/or over underground cables. <p>Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>
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