

Verso Consulting: Provision of specialist advisory services for Boddington Council.

June 2022







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Site 1 - test 2

Site 1 - test 3

Site 1 - test 4

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Site 1 - test 6

Site 2

Site 2 - test 1

Site 2 - test 2

Site 2 - test 3

Site 3

Site score card

### Site photographs

Site 1

Site 2

Site 3

On approach to Boddington - Forrest Road Boddington township photos and report scope

#### Contact: David Faircloth

Strategist | Advocate & Managing Director | Data forecast

E: Doug@verso.com.au M: 0418 118 566







### CONTEXT:

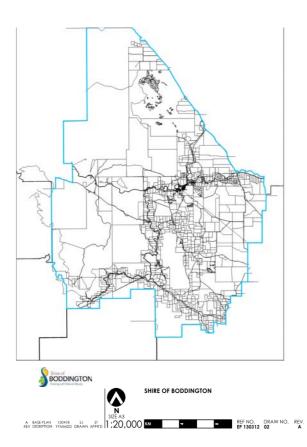
In 2012 the Shire of Boddington's commissioned Verso to develop an Aged Care Plan that facilitated a successful older person's housing development.

In 2021 the Shire again engaged Verso to:

- Assess the continued relevance of the recommendations contained in the 2021 report in light of the significant changes that have occurred in the Australian aged care system since (including the shift to consumer directed care and the Royal Commission into Aged Care)
- Update the supply and demand data (a critical factor in determining current future viability
- Undertake a review of non-traditional models of residential aged for their suitability to Boddington with a focus on providing leading practice dementia care
- Recommendations relating to a suitable model, its expected viability (and assumptions) and with the an implementation pathway
- Scan the marketplace for approved providers with whom a delivery partnership may be possible.

The Shire has accepted the Aged Care Accommodation and Services Strategy developed by Verso. As a result of accepting the report Juliet Grist (a consultant engaged by the Shire) collaboratively worked with Verso to 'feel out' interest from Approved Providers. Three approved providers have expressed positive interest and in addition other potential Approved Providers have been sounded out; some of them want to know more. The offer of land and the quality of evidence produced by Boddington are factors that have supported the interest.

The Shire has through Verso engaged Simon Drysdale to undertake a site visit and to prepare a report to determine the options and principles for site selection for a future development of a residential aged care facility comprising 45 residences.





### **KEY CONSIDERATIONS**

#### A focus on dementia care

The community has identified the acute need for residential aged care with a particular focus on dementia care and mental health needs of people requiring high and complex care. The strategic report highlights that incoming residents to the proposed Residential Aged Care Facility will include complex care needs (100% of incoming residents) and support and care associated with the management of behaviours associated with dementia and mental health (82% of incoming residents). These insights support the community's firm commitment to realise a vision that supports these needs and does so providing leading practice.

#### Small scale and Homelike Residential Aged Care

The brief for the Aged Care Accommodation and Services Strategy required Verso to research and to score the viability and suitability of existing models that provided leading practice in residential aged focused on care dementia care in a more homelike setting. The background and well evidenced rationale for the homelike facilities is that through the combination of the care model and the built form people living with dementia mental health (including anxiety and depression) will experience superior (compared to the common residential aged care setting) health and wellbeing and are likely to require less resources to manage the behaviours of concern.

#### A Vision for Leading Practice

The vision is to deliver a residential aged care facility that is home like and embodies leading practice in dementia care. It is a key consideration for the Shire of Boddington to find an approved provider who shares the vision. For the community there is strength of conviction and passion to see this vision realised without compromise.

#### Building a value proposition for the Shire

The body of evidence detailed in the Aged Care Accommodation and Services Strategy and the planning and design thinking embodied in the 'Site Advisory and commentary' supports the Shire to advance this project in a manner that ensures in negotiating a partnership with an approved provider that the optimal outcomes are achieved. It could be a risk that without clear evidence and a principled approach that the provider's alternate priorities and vision could dominate the partnership negotiation and alternately what is developed.

The quality of design thinking and planning aims to ensure that the project facilitates the economic benefits of retaining populations through supporting the full continuum of positive ageing and aged care and also by attracting people to the community. The design thinking also considers how the development enhances the amenity of the adjoining areas and builds a precinct of interrelated services with enhanced access and a precinct that concentrates the required skilled workforce. Our design thinking also embraces the importance of considering opportunities for future interrelated positive ageing and aged care infrastructure, and service responses.

Contemporary design thinking considers how elements such as a café, community rooms, child care, palliative care, respite, short term restorative care, therapy services (eg hydro therapy) and older persons housing could be developed in association with a residential aged care development. This approach enhances the business case return on investment and also creates additional options for workforce development and career advancement. The land usage and footprint planning detailed in this report will enable these elements to be considered as part of a negotiation delivering both community and provider benefits

The footprint of the homelike residential aged care sits within milieu of design elements articulated in this report all of which build the value proposition of Boddington as a location and the Residential Aged Care development. The project will enable Boddington Shire to articulate mandated planning and design parameters that will aid the quality of partnership and the project realisation while fully meeting community expectations. The process of design thinking will also enable Boddington Shire to cast the net wider to increase the partnership options.

#### For a Provider

The unusual investment and commitment of Boddington Shire to the development of residential aged care supported by advanced and comprehensive evidence is a 'stand out' feature supporting engagement with a wide range of prospective Approved Provider organisations. The contemporary evidence, community support, local authority support, leadership, the economic case and the offer to provide land are all elements that will support providers to consider the way this project represents value to them. In addition the model will be a standout exemplar of leading practice that will provide the prospective approved provider with kudos and enable them to transfer the prototype learnings into new development and the broader operations.

#### Telling the Story

Provider Organisations are often starved of the opportunities of reimagining their model. The immediate past has been dominated by operational issues and fiscal impact of COVID 19. The refreshing opportunity to work with the Shire to develop a better model will require the Shire to be able to get 'cut through' which the visuals and graphic presentations that this report will aid. The 'cut through' is also embodied in the confidence of the Shire, in the economic proposition of population retention and attraction, employment creation and improved ageing and aged care. Getting the story telling right in preparation for provider negotiation will be embed in the value proposition for both the provider and the community.





IDENTIFIED SITES REVIEWED AT SCALE

CURRENT SCHEDULING ALLOWANCES APPLIED

AS BUILT EXEMPLARS IDENTIFIED AND APPLIED

**CONFIRM PREFERENCES** 

PART A: CONSULTANTS







**IMPLEMENTATION** 

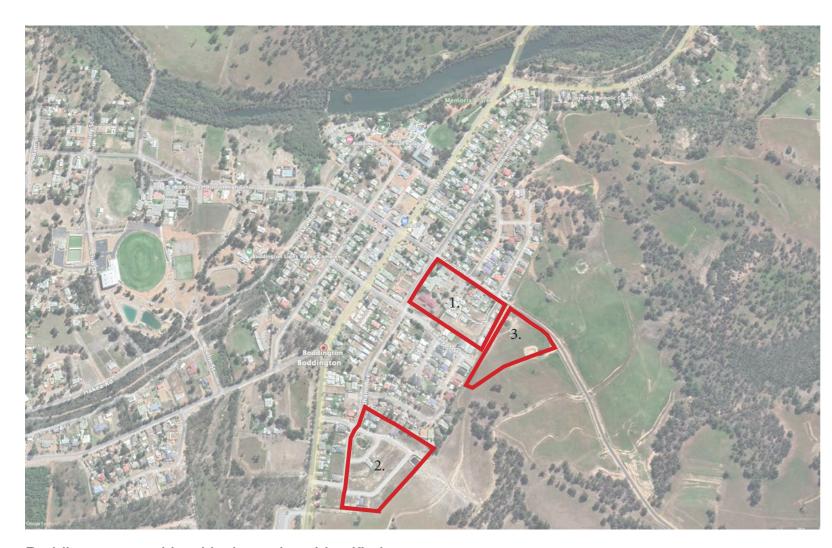
PART B: CONSULTANTS





### ABOUT BODDINGTON. WESTERN AUSTRALIA

- Town in Western Australia
- Boddington is a town and shire in the Peel region of Western Australia, located 120 kilometres south-east of Perth. The town sits on the road from Pinjarra to Williams on the Hotham River. The population of the town was 1,844 at the 2016 Census. Wikipedia
  Weather: 18 °C, Wind N at 18 km/h, 81% Humidity weather.com
- Postal code: 6390
- Location: 123 km (76 mi) from Perth; 93 km (58 mi) from Mandurah
- Population: 1,844 (2016 census)
- LGA(s): Shire of Boddington



Boddington township with site options identified





Site1





Site3

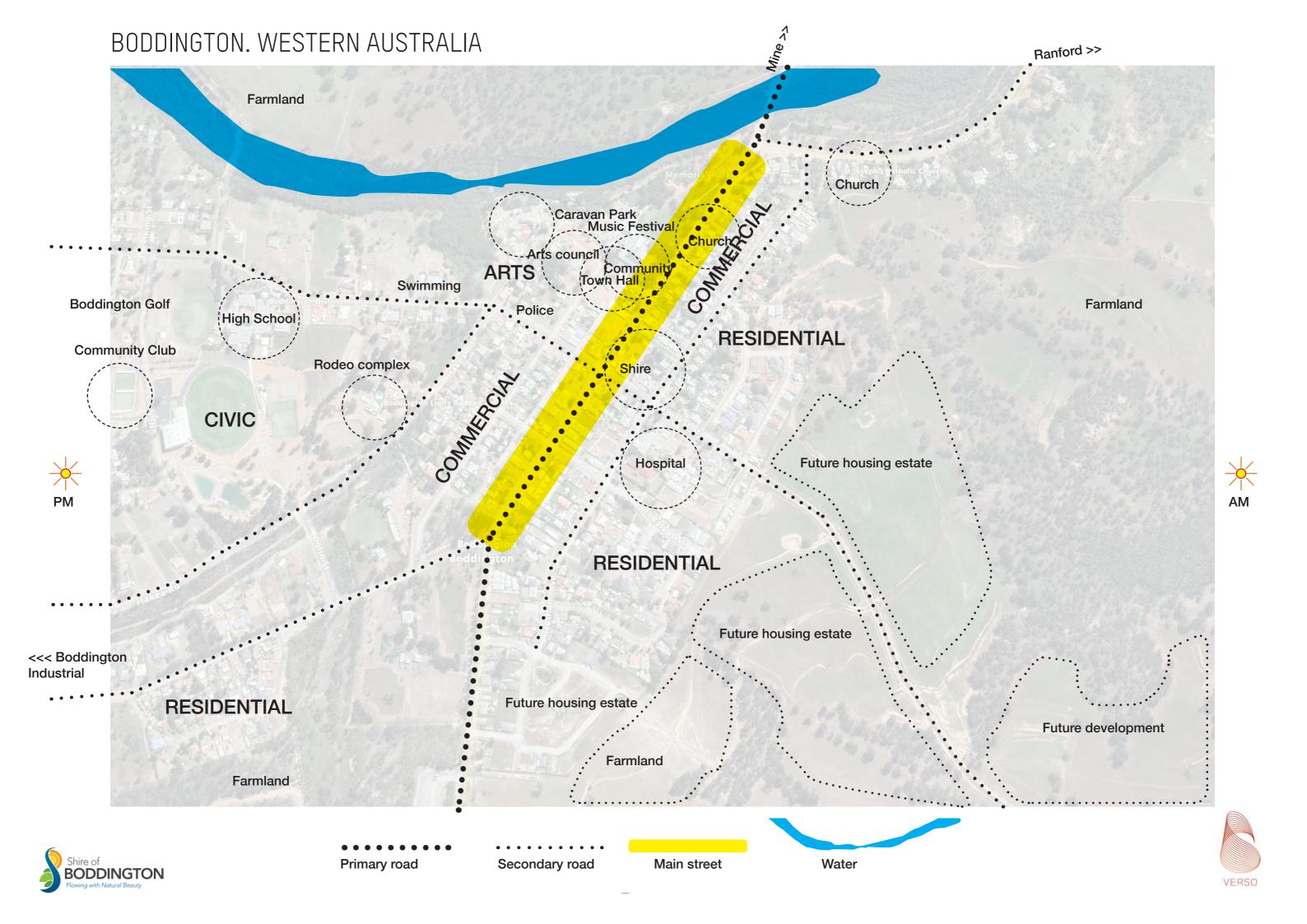


# SITE ANALYSIS: TOWNSHIP / WALK-ABILITY / WEATHER









### CLIMATE



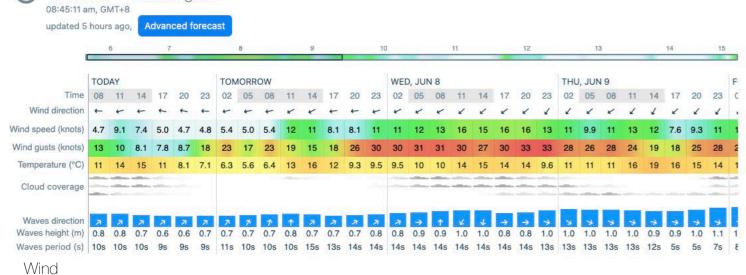
### Boddington township

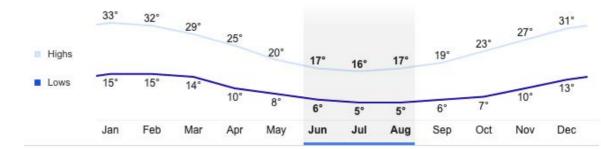


Wind

€ 4.7 knots

Boddington





Temperature



Rainfall



Source: NOAA

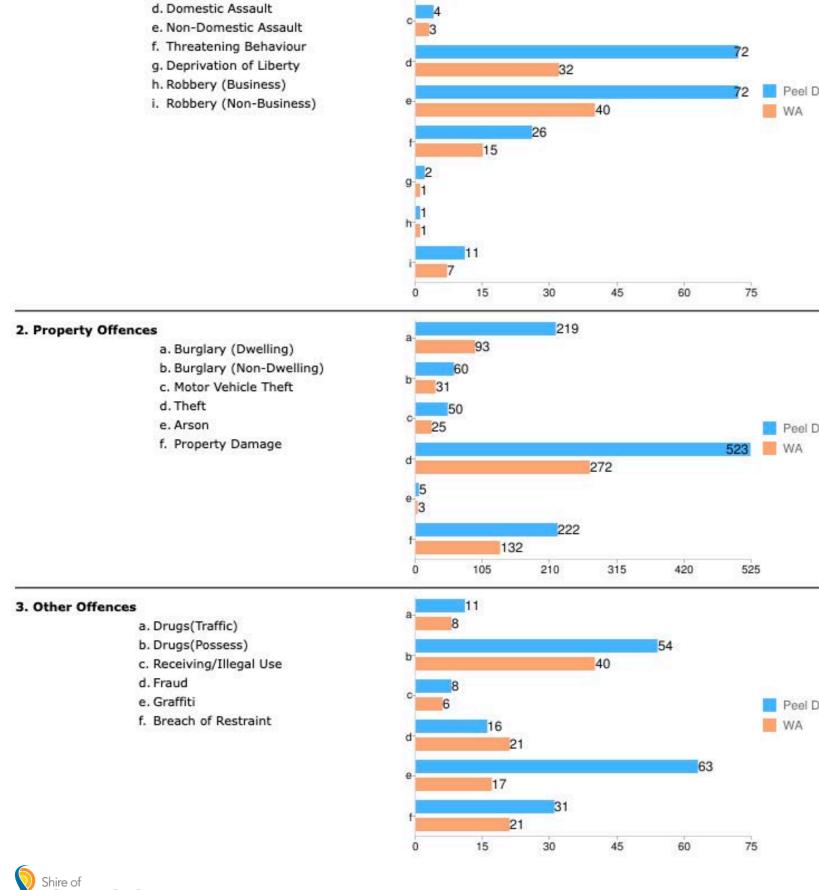
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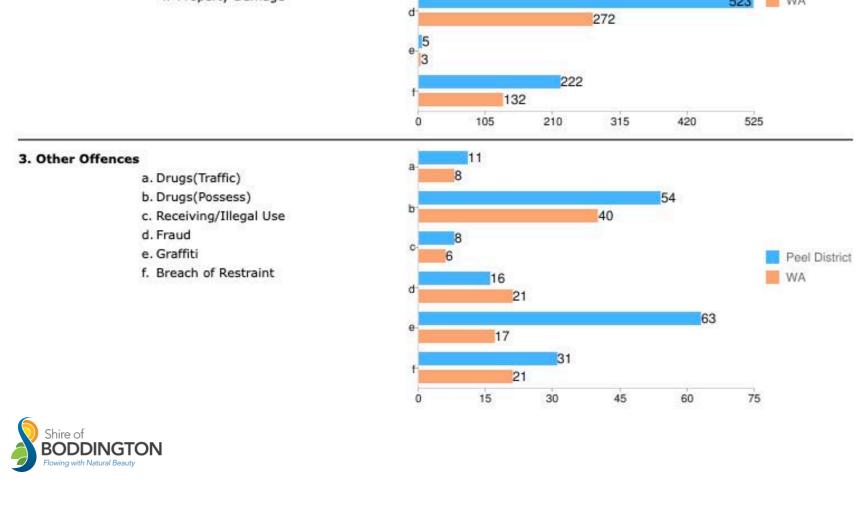


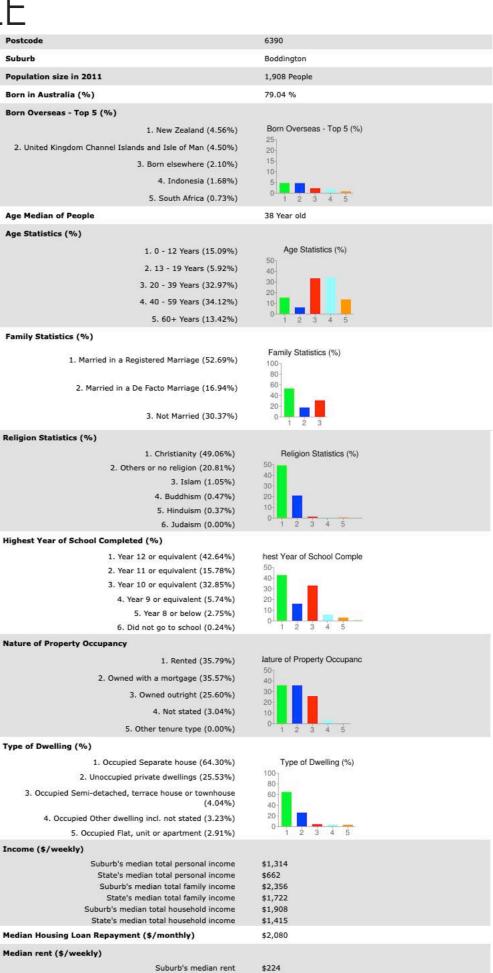


### TOWNSHIP PROFILE

### 1. Offences/Person a. Homicide b. Recent Sexual Assault c. Historical Sexual Assault d. Domestic Assault e. Non-Domestic Assault f. Threatening Behaviour g. Deprivation of Liberty 32 h. Robbery (Business) Peel District i. Robbery (Non-Business) 40 WA 15 30 45 60 75 219 2. Property Offences 93 a. Burglary (Dwelling) b. Burglary (Non-Dwelling) c. Motor Vehicle Theft d. Theft e. Arson Peel District f. Property Damage WA 272 5 222 132 105 210 315 420 525 3. Other Offences a. Drugs(Traffic) b. Drugs(Possess) 40 c. Receiving/Illegal Use d. Fraud e. Graffiti Peel District f. Breach of Restraint WA 63 21 30 45 60 75





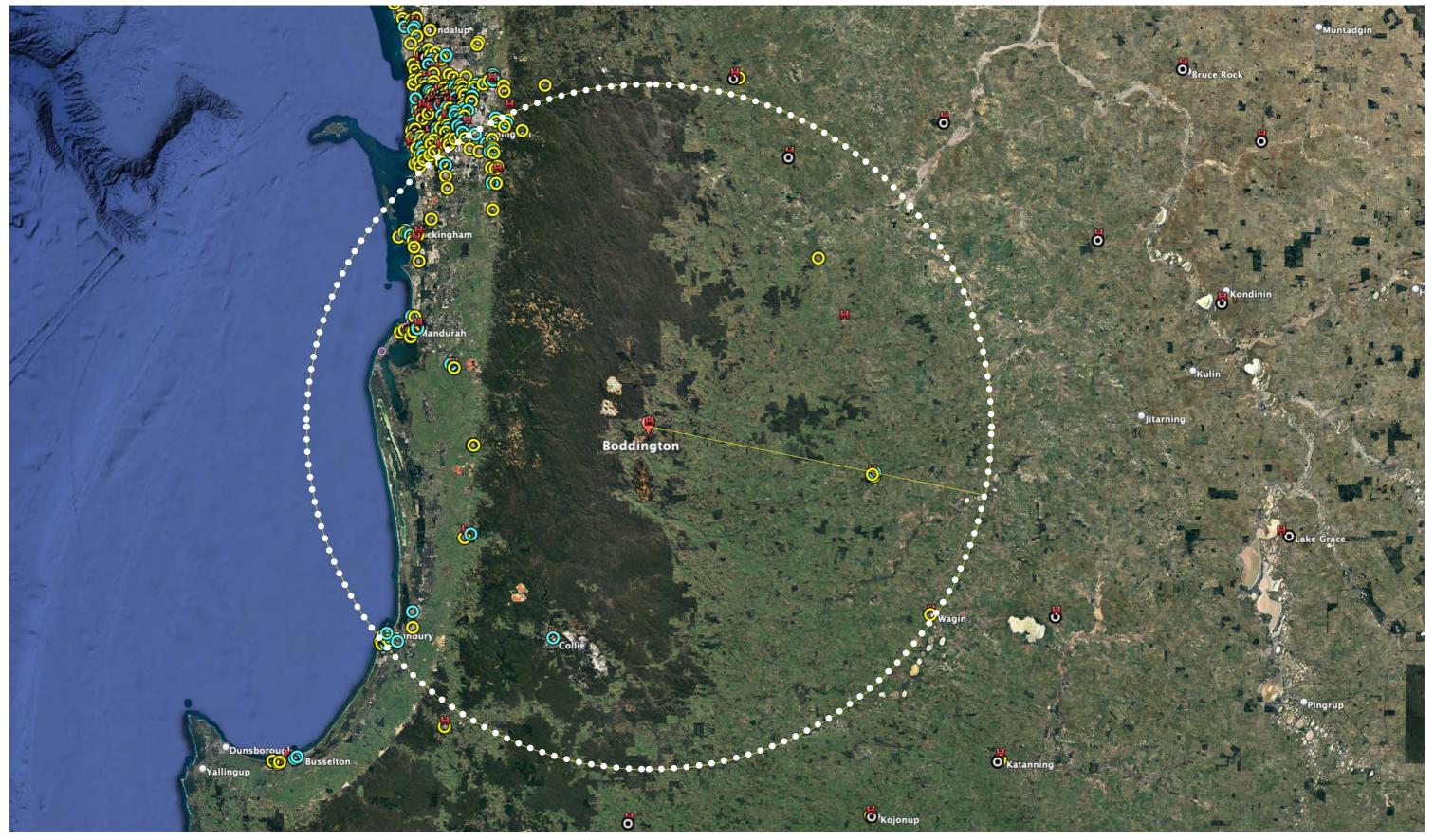


The demographics information are compiled from a variety of sources including the Australian Bureau of Statistics (2011 Census). Copyright in ABS

State's median rent



# CARE SUPPLY 100k/m FROM BODDINGTON









# FAST FACTS (W.A) CURRENT STATEWIDE 40-50bed RAC SECTOR

48 46 <b>94beds</b>	Aegis Aged Care Group Pty Ltd Aegis Aged Care Group Pty Ltd	50 40 46 <b>136beds</b>	Fresh Fields Aged Care Pty Ltd Fresh Fields Management (NSW) Pty L Fresh Fields Projects (WA) No.1 Pty Ltd	
48 <b>48beds</b> 45	Air Force Association (Western Australian Division) Incorporated  ALINEA INC.	41 50 <b>91 beds</b>	Jacqueline Elizabeth Dillon Business P Jacqueline Elizabeth Dillon Business P	
<b>45beds</b>	Amana Living Incorporated	45 50	Mercy Human Services Limited Mercy Human Services Limited	
40 40 40 40	Amana Living Incorporated Amana Living Incorporated Amana Living Incorporated Amana Living Incorporated	<b>95beds</b> 41 50	Mt La Verna Retirement Village Inc Narrogin Cottage Homes Inc	
48 47 299beds	Amana Living Incorporated Amana Living Incorporated Amana Living Incorporated	<b>91 beds</b>	Quambie Park Waroona (Inc)	
40 47 <b>87beds</b>	Bansley Pty Ltd Bansley Pty Ltd	<b>45beds</b> 40 <b>40beds</b>	Shire of Donnybrook Balingup	Lowest # operator in the 40-50 sector
43 40 46	Baptistcare WA Limited Baptistcare WA Limited Baptistcare WA Limited	43 40 <b>93beds</b>	Southern Cross Care (WA) Inc Southern Cross Care (WA) Inc	
<b>129beds</b> 50 <b>50beds</b>	Brightwater Care Group Limited	40 <b>40beds</b>	St Bartholomew's House Inc	
47 <b>47beds</b>	Burswood Care Pty Ltd	50 <b>50beds</b>	The Bethanie Group Incorporated	
47 <b>47beds</b>	Casson Homes Incorporated	40 50 42 46	Uniting Church Homes Uniting Church Homes Uniting Church Homes Uniting Church Homes	Highest # operator in the 40-50 sector
40 42 <b>82beds</b>	Catholic Homes Incorporated Catholic Homes Incorporated	42 42 46	Uniting Church Homes Uniting Church Homes Uniting Church Homes	NOTE: This is an extracted list from
40 42 44 <b>126beds</b>	City of Bayswater City of Canning City of Rockingham	308beds 40 48 49	WA Country Health Service WA Country Health Service WA Country Health Service	statewide record of all RACF in Western Australia. This is a limite list captures all 40-50 bed facilities.
44 44b - de	Curtin Heritage Living Inc.	137beds	AL DEDC 0004	

2214 RESIDENTIAL BEDS 2021



## BODDINGTON IS FRAMED BY EXPRESSIVE HILLS AND CONTOUR LINES







### EDGE PLANNING RESPONSE

"The proposed facility is called a 'residential aged care facility' in the Local Planning Scheme. This development/use is possible on all 3 sites subject to a Development Application submitted to the Shire. The Shire is required to seek comments on the DA for at least 14 days.

Building setbacks are fairly flexible, particularly side and rear setbacks.

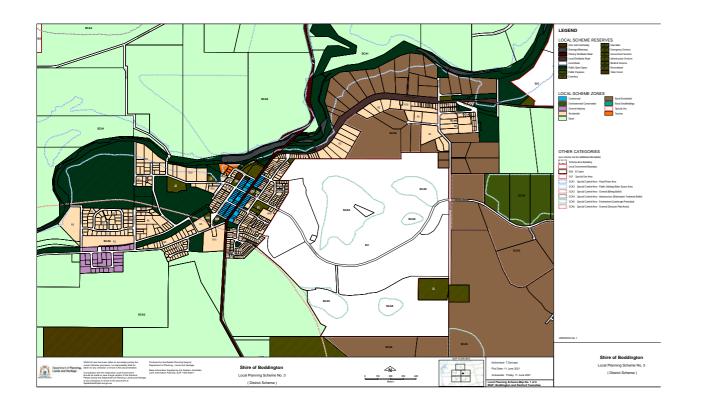
Page 37 in the Scheme text outlines car parking requirements. Given I expect many residents may no longer be driving, I expect most car parking bays will relate to staff and visitors.

All sites are outside of the designated bushfire prone area at https://maps.slip.wa.gov.au/landgate/bushfireprone/

From memory, all sites have a similar gradient and I would expect they may have similar soil types. There is a need to detain stormwater for most rainfall events before connection into the Shire's drainage network."

Steve Thompson





SITE #1

PRO

- The matters you have raised
- Shire ownership
- Outside of mining buffer
- Opportunity to provide an integrated complex with a range of housing and associated facilities
- Adjacent to existing hard infrastructure
- Opportunity to acquire adjoining No. 67 Hotham Avenue

SITE #2

**PRO** 

• Existing hard infrastructure

SITE #3

PRO

Greenfield site

### CON

- Review change of ground levels/ retaining walls
- Forrest Street will, in time, be a busy road (relative to a county town)

### CON

- Not owned by Shire
- Existing dwellings interspersed

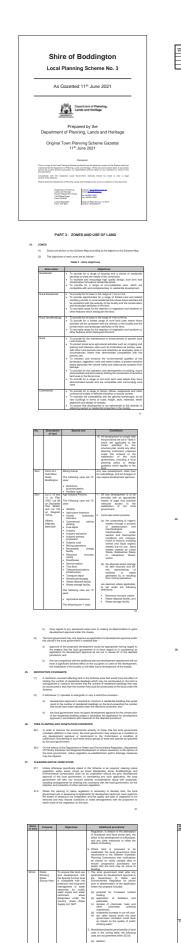
   would these be acquired for aged care? Otherwise land use compatibility with neighbours
- Existing road layout dissects the property – lack of security as they are public roads. Linkages needed to undeveloped land to the east via East Link
- Within mining buffer
- Further from town centre and facilities

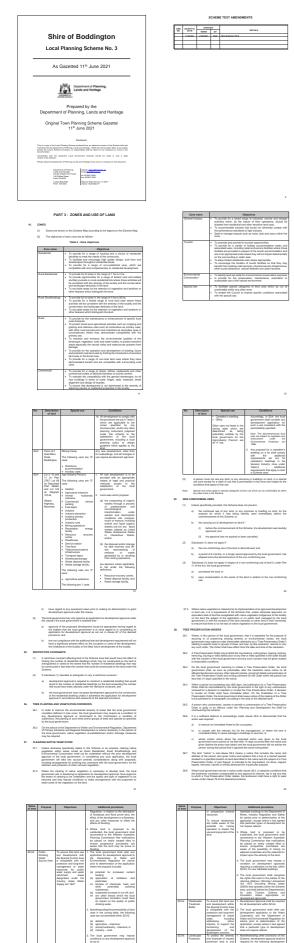
### CON

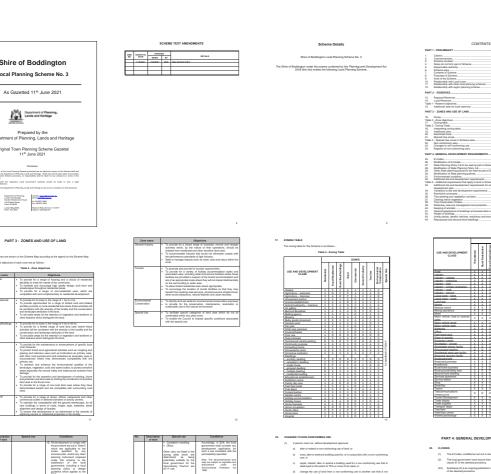
- Large sections will be required for stormwater management (retention basins) for future subdivision to the east (see attached structure plan)
- Not owned by Shire
- Service extension required timing and cost considerations
- The land is subject to a structure plan review which has timing implications











a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or

or programme relevant traditions beloning to the Outgoment of Monte, Solarly Sogations and Silver. To extract involvations to report to the Control of the C

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The local government may impose condition on development approvinguising a notification on the site, with SCA3, for new habitable buildings.



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USE AND DEVELOPMENT CLASS	midysial	1	und Breathook rigs	Brad	oran arcid	4 Victority	Tourism	Dry to reservation Conservation	Spedd Use
	ž	Paratres	Rural 84	ľ	80	General	ř	Gorn	8
Hotel	×				A			X	
Industry Industry - cottage	X	X	ŏ	â			Ä	ă	
Industry - control is	Ŷ	Ŷ	Ÿ	4	Ÿ	Ÿ	Ŷ	Ÿ	
Industry - John	X	Х	Х	A	X	0	Х	х	
Industry - primary production	х	Х	A	A	ž	0.0	ž	Х	
Industry - rural Industry - sandra	ž	×	0	4	÷	9	ě	×	
Liquor store - large	Ŷ	÷	Ÿ	Ŷ	÷	Ÿ	Ŷ	÷	
Liquor store - small	Ŷ	ŵ	â	â	6	ŵ	Â	ŵ	
Lunch bar	х	Х	Х	Х	0	0	Х	Х	
Market Market centra	ž	š	÷	÷	0	÷	÷	ž	
Medical centre Mining operations	X	X	X	X	0	X	X	X	
Motel	÷	Ŷ	×	×	6	×	6	Ŷ	
Motor vehicle, boat or caravan sales	х	Х	х	х	٥	٥	х	х	
Motor vehicle repair	х	Х	Х	A	х	0	Х	Х	
Motor vehicle wash Nichtclub	X	X	X	X	À	0 4	X	X	
Nightclub Office	÷	ě.	ě.	ě	Α.	4	ě	ě.	
Park home gark	À	X	X	X	X	×	A	Ŷ	
Place of worship	A	A	A	A	0	A	Х	х	
Reception centre	х	Х	A	A	0	Х	0	X	
Recreation - private Renewable energy facility	ž	š	A	٨	0	ô	0	×	
Regurgosed dwelling	0	Ď.	0	0	0	÷	â	÷	
Residential aged care facility	À	X	X	X	0	X	Х	×	
Respurce recovery facility	х	X	Х	À	х	A	Х	X	
Restaurant/cafe	X	X	A	A	0	X	0	X	
Restricted premises Roadhouse	×	X	X	X	X	A	X	X	
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	×	P	P			×	0	0	
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Service station Shop	×	X	X	Ą.	A	Ą.	Α.	X	
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Telecommunications infrastructura	٥	٥	٥	٥	٥	٥	٥	D	
Tourist Development	X	Х	A	A	٥	Х	0	X	
Trade display	×	X	A	0	0	0	X	X	
Trade supplies Transport depot	×	X	Α.	0	0	0	X	X	
	×	×	A	0	7		X	Α.	
Veterinary centre	X	×	Α.	Α.	0	0	Х	×	
Warehouse storage	X	Х	Х	Х	٥	٥	Х	X	54

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USE AND DEVELOPMENT CLASS	Residented	Pural Residential	Rural Breathobargs	Rund	Commercial	General Industry	Youten	Sevisorental Conservation	Special Use
Hotel		×	ě			×		×	_
Industry	X	Х	Х	À	х	0	Х	X	
Industry - cottage			0				A	-0-	
industry - extractive	х	š	ž	A	х	Х	ž	Х	
Industry - Soft Industry - release renduction	ž	ě.	×	4	ž	0	ě	×	
industry - crimary production	÷	÷	4	4	÷	0	÷	÷	
Indicate: continu	Ŷ	÷	Ŷ	4	Ŷ	ŏ	Ŷ	÷	
Liquor store - large	Ŷ	÷	Ŷ	Ŷ	÷	Ÿ	Ŷ	÷	
Liquor store - small	Ŷ	÷	Ŷ	Ŷ	0	÷	â	÷	
	х	X	X	X	0	0	Х	X	
Market	X	X	A	A	0	A	A	X	
	х	X	X	X	0	X	X	X	
Mining operations	٨	Α.	0	0	٨	0	A	A	
Motel	X	Х	Х	Х	0	Х	0	Х	
Motor vehicle, boat or caravan sales	х	Х	х	х	٥	٥	х	Х	
Motor vehicle repair						0		X	
Motor vehicle wash							X	X	
Natschib	X						X	X	
Otice	X						X	X	
Park home cark Place of worship	٨	X	X	X	X	X	٨	х	
	٨	٨	۸	۸	00	٨	ă 0	X	
Reception centre Recreation – private	X	X	A	A	ő	Ä	ö	×	
Renewable energy facility	Ŷ	ŵ	Ŷ	Â	×	ŵ	×		
Repurposed dwelling	â	8	ô	0	ô	ŵ	ô	0	
Residential aged care facility	À	X		X	0			X	
Resource recovery facility	X	X		A	X	A	Х	X	
Restauranticale	X			A	0			X	
Restricted premises		Х	Х			A	Х	Х	
Roadhouse	X	Х	X O	A O	XXX	A	Á	X	
Acadhouse Rural home business Rural pursuit hobby farm Second hand deeling Senicad apartment Senica station	X	X	0	0	X	X	Х	×	
Rural pursuit hobby farm	X	0	9	9	X		000	0	
Second hand dwelling	9	×	é	ó		A.		9	
Serviced apparament	÷	÷	+	4	9	- 1	9	÷	
Shop	÷	÷	÷	÷	8	÷	2	÷	
Small Day	÷	÷	÷	÷	Ť		2	÷	
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Telecommunications infrastructure	0	D	D	٥	٥	٥	٥	٥	
			Α	Α				×	
Trade display	X	Х	A	0	0	0	Х	X	
	×	×					×	×	
Transport depot	X						Х	X	
Tree farm	X	Х		0	X	Х	Х	À	
Veterinary cardine	Х	Х	A	A	ō	ö	Х	X	
	X	Х	Х	Х	0		Х	X.	56

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USE AND DEVELOPMENT CLASS	Residented	Baral Residential	Rural Breathobsings	Runi	Commercial	General Industry	Yoursen	Dryto resertal Conservation	Special Use
Hotel	×		X		A			X	
industry	×	X	X	۸	X	0	X	X	
Industry - cottage Industry - extractive	0	â	X	A	X	N X	A	0	
Industry - Soft	Ŷ	×	â	Â	Ŷ	ô	×	Ŷ	
	X	X	Ą	À	х		Х	X	
Industry - rural	х	Х	A	A	х	0	Х	Х	
Industry - service	X	X	X	A	X	0	X	X	
Liquor store - large Liquor store - small		X	X	X	ô	-	Â	-	
Lunch bar	÷	×	â	â	ő	ô	Ŷ	÷	
Market	×	X	A	A			A	X	
Medical centre	X	Х	х	х	0	Х	Х	Х	
Mining operations		Α.	0	0	٨	0	A	A	
Motor vehicle, boat or caravan	X	X	Х	Х	0	X	0	X	
tricior venice, boat or caravan	×	х	ж	ж	0	0	х	х	
Motor vehicle repair	×	×		A	х	0	х	х	
Motor vehicle wash	X	X	Х	Х	Á	0	Х	X	
Nidtrickb	х	š	ž	ž	A	A	ž	Х	
Office Park home cark	X	ě.	ě	ě	9	÷	X	×	
Place of worship	1	-	4	4	÷	-	Ŷ	÷	
Parantina nantra	Ŷ	Ŷ	4	4	0	Ŷ	â	÷	
Recreation - private	×	X	A	A	0	A	0	X	
Renewable energy facility	×	X	Х	À	х	X	Х	X	
Recursosed dwelling	0	0	0	0	0	Х	0	0	
Residential aged care facility Respurps recovery facility	Å	X	X	Ä	O X	Ä	X	X	
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Restricted premises	Ŷ	×	×	×	×	Â	×	Ŷ	
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Rural home business	×	Х	0	0	X	Х	Х	Х	
Rural pursuit hobby farm Second hand diveling	X	P	9	9	Ä	X	Ö	0	
Second hand dwesting Senioad apartment	×	×	×	×	ő	A.	ő	×	
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Shop	- 2	×	X	×	0	×	Α.	8	
Small Rar	×	Х	Х	Х	٨	Х	A	Х	
Taiem	X	Х	Х	A	A	Х	A	X	
Telecommunications infrastructure	0	0	0	0	0	0	0	0	
Tourist Development		v			0	v	0		
Trade display	â	â	Â	6	ŏ	ô	X	â	
Trade supplies	X	Х	A	0	0	0	Х	X	
	X	Х	A	0	A	٥	Х	X	
Tree farm.	X	Х	A	0	X	Х	Х	À	
veterinary cartine									
Tree form Veleninary centre stranshouse/strange	X	X	Ŷ	Ŷ	0	0	X	X	54

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Hotel		×	×	X	X		×	A	×	г
industry	_	X	X	X	A	×	0.0	X	X	
Industry - cottage Industry - surrorties		÷	0	9	9	9	9	0	8	
100/05/ - 6003/256		÷	÷	+	4	+	0	÷	÷	
150/dty - 50%	-	÷	÷	4	4		2	+	0	
Industry - company or	ogumen	÷	÷	4	4		2	+	0	
Industry - service	-	Ŷ	÷	Ŷ	4	÷	ŏ	Ŷ	÷	
Liquor store - large	-	¥	¥	Ÿ	¥	1	Ÿ	¥	¥	
Liquor store - small	-	х	×	Х	X	0	X	A	×	
Lunch bar	-	х	×	Х	X	0	0	Х	×	
Market		Х	X	À	À	0	A	A	X	
Medical centre	$\neg$	Х	X	Х	Х	0	Х	Х	X	
Mining operations	$\overline{}$		A	0	0		0	A .	A	
Motel		X	X	Х	Х	0	Х	6	X	
Motor vehicle, bost	or caravan	х	х	ж	ж	0	٥	х	х	
Motor vehicle repair	-	Y	×	х	A	v	0	Y	v	
Motor vehicle wash	-	×	â	â	×	Â	6	â	Ŷ.	
Noteclub	-	×	â	â	â	Â	Ä	â	Ŷ.	
Ottor	-	х	×	Х	X	0		Х	×	
Park home park		A	X	Х	Х	X	X	A	Х	
Place of worship	-	À	A	À	À	0	A	X.	X	
Reception centre	_	X	X	A	A	0	X	0	X	
Recreation - private	-	X	X	A	A	0	A	0	X	
Renewable energy t	scilly	X	X	X	۸	X	X	Х	X	
Recursosed dwelling Residential aged car			N X	X	X	8	X	X	0	
Resource some of		Ŷ	â	â	Â	×	Â	â	â	
Restauranticale	_	×	â	Â	Â	6	×	0	÷	
Restricted premises	-	×	â	×	×	×	Â	Ÿ	â	
Southouse	-	-	- 1	7	A	1	-	-		
Rural home business	-	×	×	0	0	- 2	×	X	×	
Rural pursub hobby	Sarre .	×	P	P	P	×	×	0	ö	
Second hand dwelling	ig I	0	ò	0	0	0	Х	0	0	
Seniced spartners	$\overline{}$	X	×	Х	Х	0	Х	0	×	
Senice station	$\overline{}$	X	X	X			A	A .	X	
Shop		X	X	Х	Х	0	Х	A	X	
Small Rar		X	X	X	X	Ŷ	X	A	X	
Taiem	_									
Telecommunications intrastructure		0	0	0	0	0	0	0	0	
Tourist Developmen	-		×			-		-		
Trade display	-	×	- X	Ä	6	0	6	×	1 â	
Trade supplies	-	×	×	A	0	- 5	- 6	X	×	
	-	×	×	A	0	Ā	- 6	X	×	
Tree farm	-	X	×	A	0	×	Х	Х	Α.	
Veterinary centre Highelicute/storage	-	X	X	A	A	0	0	X	×	

use; or

quagati reballs; alser or extend a building used for a non-conforming use that is
descripted to the extend of 27% or more of its value; or

discount of the sum of loss for the sum of loss value; or

permised by the Schema

(2) An application for development appointed for the purposes of this clause must be
advertised an accuracy with Clause of of the development provisions.

(2) A local government may only grant development approval for a change of use of land referred to in subclause (1) d) if, in the opinion of the local government, the proposed

where the statement of the desired of the state (specified to the state)

1. In the statement of the state of the state (specified to the state)

1. Search 1. Search

(i) If the local government proposes a regime under subclause (1) the local government - at most what the resumes that the regime is leave to yet one of the regime is published in accordance with clause \$57 of the deep dipositions.
(IA) Subclause \$52 of the deeped positions.
(IA) Subclause \$52 of the deeped positions.

28.3 The power conflored on the long power one in prevaeum of the cases and so cases and so cases are supported to the case and so cases are supported to the case and the cas

29.2 In considering any development which may have an impact on any waterway including rivers, creeks, drainage lines, swamps and other wetlands, the local government shall have recard for.

have signed bit.

all managing water balance;

all managing water was possible enhancing water quality;

discouraging water consensation; and

disminished good where possible enhancing water related environmental values,
reconstitute and outbust values.

1 Stocking rates shall not exceed those recommended in the Department of Primary Industries and Regional Development's Stocking rate guidelines for rural small holdings, Swan Cossell Plain and Darling Scarp and surrounds, Western Australia (2000) as amended.

(2000) as amended.

40.2 This keeping diver graning solvands shall generally be settled a reliability 150 metree. This may exercise for, or as considered pippinguise by the local government, and this area shall be forected the be satisfacted of the local generation notes, other or purpose publishes not all exercises the seathfaction of the local generation notes, other or explandation or local generation.

41. GENERAL APPEARANCE OF BUILDINGS AND PRESERVATION OF AMENTY
The local government may place conditions on any development approval granted to ensure
the development will not have an adverse repeat on the character of the area or the amenity
and landacep quality of the locality. In adding to the local government staff have regard for.

The structure plan prepared for Lot 200 Adam Street, Boddington is to ensure that subdivision or development proposals provide a suitable buffer or insertace with the adjoining industrial land.

ndustry		×	×	×	Α.	v	Α		
	÷.	÷	9	1.0	Ŷ	8	Ŷ	÷	
industry - cottage	A	A	0	0	0	0	A	0	
ndustry - extractive	X	Х	Х	A	х	Х	Х	X	
industry – Sale	X	X	×		×	0	Х	X	
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ndulary - rurae	1.0	- 0	0			2	0	-	
inury etwa herea	10	÷	9	9	1.	Ÿ	Ŷ	÷	
Jour store - small	×	×	×	×	0	X	A	X	
unch bar	X	X	×	×	0	0	Х	×	
Rarket	X	X			0	A	A	X	
ifedical centre ifining operations	X	X	×	×	0	X	X	X	
atring operations	1.0	â	×	ž.	6	×	8	÷	
incles Motor vehicle, boat or caravan	×	×	X	X	0	0	X	X	
Motor vehicle repair	×	v	v		×	0	v	¥	
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Park home park	A	Х	Х	Х	х	Х	A	Х	
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Recurposed dwelling	8	6	6	0	6	â	â	8	
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Respurce recovery facility	X	×	×	A	X	A	X	X	
Sestauranticale	X	X	A	A	0	X	0	×	
Restricted premises	X	X	Х	Х	X	A	Х	X	
Roadhouse Sural home husiness	X	X	X	A	A	A	A	X	
Rural home business Rural pursubhobby farm	X	X	0	0	X	Х	Х	X	
eura pursue nozoy tarm. Second hand dwelling	1.0	6	6	6	6	A.	ő	8	
Seniord apartners	Ť	Ť	Ť	Ť	ŏ	â	ŏ	Ť	
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		×	X	X	X	A.		Ŷ.	×	- 1					and is being used	by a spongraphen	DOLLARS .			
_	unications									- 1										
	LINCSONS LINE	٥	D	D	D	0	D	D	D	- 1			(2)	A specific u	se class referred	to in the zoning t	able is excluded	from any other	ruse dass	
ō.	ure velopment	×	×	Α.	Α.	0	- X	0	×	- 1				described a	nore general to	erra.				
	stay	X	Х	Α.	0	0	0	X	X	- 1			(4)	The incel or	overnment may.	named of au	a that is not one	er Errally radium	of this the	
	ples	X	Х				0			- 1			1-0	zonina tabi	e and that canno	t reasonably be	determined as	taling within a	use class	
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	RT 4: GENERA	L DE	VEL	OPM	ENT	REQU	JIREI	MEN	TS			22.	ADDIT	Table 5 set out in the R	AND DEVELOR to out requirement Codes, precinc	ts relating to de-	elapment that a	re additoral t	o those set se or local	
	The R-Codes, modifie	dass	et out in	clause	25. 2	e to be	med as	ont o	reis Sc					planning po	ricies. Iditional require	name that sood	on land in Sci			
	The local government	nus	engure i	tuctor	R-Cod	des are ;	publishe	edina	ccordano	e with		No.	I Des	criation of			pulrement		_	
	clause 97 of the deem	ned pro	wisions											Land			-			
	Subclause (2) is an on of the deemed provision		publicat	tion req	pirete	nt for the	pupo	ses of	dause E	1S(N)		1	Resid	Sential 20ne	(b) Non-reside requiremen		et shall me	t the follow	ing ste	
	The coding of land to superimposed on a pa on the Scheme Map.	r the p	urpose r area :	s of the contain	e R-Co red with	des is s in the b	hown b oundari	by the dies of t	coding n he area	umber shown					Maximum Plot Ratio 0.5	Frant 6	Side Ni one side (average 2)	Rear 5	1	
	The R-Codes apply to	an ar	ait-												(b) Where land	in the Residenti	al zone has an F	R-Coding and	obera the	
	a) the area has subclause (2)	a o	ding n	unber	superi	imposed	I an it	in ac	cordano	with					apply when	subject to a Spe development is wellings. This	for the purpose	of aged and d	ispendent	
	b) a provision of	nis S	hene	provide	s that t	te R-Co	des ap	ply to t	the area.			2	Rusi	Residential	tal Subdivision	this reticulated a and developme	rt shall general		mor with	
os	CATION OF R-CODE	s										-	2016		an approve	d Structure Plan				
ne :	are no modifications to	the R	Codes.													nt for non-resid elopment appro-				
CTS	PLANNING POLICY	3.6 TO	28 20	EAD AS	SPART	OF SC	неме								20ne, unles	s a single dwelfin stage of the deve	greakits on the lo	at, or is to be as	network	
	State Planning Policy set out in clause 28, is						ar infras	dudu	re, modil	led as					developme	rwise specified t plan, the build	by an approveding serbacks from	d structure pla n lot boundarie	n or local sidual be	
	The local governmen accordance with claus						policy Policy	261	s publis	ted in					il time	at: tes from road bo	underine:			
	Subclause (2) is an on of the deemed provision		publicat	sion req	pirene	nt for the	pupo	ess of	clause Si	1500						res from other b				
os	CATION OF STATE R	PLANE	ENG P	aucy	2.6										(ii) Some	res from a boun ed for conservat	dary with State I ion purposes.	Forest, or rese	ned land	
ne :	are no modifications to	200	Plannin	g Paliq	y 26.								1		(d) Where a lo	has frombor to	two roads, the li	col soverne	nt may at	
10	R STATE PLANNING P	POLIC	ESTO	95.85	EAD AS	PART	OF SC	HENE							its decreti	n reduce the s a minimum of 10	wback require	sect to the s	econdary	
ne :	are no other State plan	ning p	sicies t	hat are	to be n	ead as p	part of t	te Sch	ete.				1		(a) A reduction	of the serbacks o	equirements ma	y be permitted	where, in	
os	CATION OF STATE R	PLANE	ENG P	ouce	3										location or	of the local gove shape of the lot	are such as to	make achieren	ce to the	
re :	are no modifications to the Scheme.	a Sta	te plans	ning po	sicy tha	E, under	clause	29, 1	to be n	ad as						practical, and is of the Scheme		otherwise in	est the	

No.	Description of		Ŕ	quirement		_				
_	Land Residential zone	tal Non-residential				4				
	Hassdering Jone	(a) Non-resource in requirements	avecpn	er run nee	the tolowing	-				
		Mainun I	100	mun Seback in		,				
		Plot Ratio From		Tipe	I Saar	1				
		0.5	6	Nil one side (average 2)	5	1				
			_		_	1				
		(b) Where land in the land is not subject	Resident	lal zone has an P	-Coding and who a coding and 99	re the				
		apply where devel	comers is	for the purpose	of aged and depe	nder				
		persons' dwelling	p. This	is subject to f	e development finn	being				
2	Rural Residential	(a) Subdivision and d	e-sign-	est shall generally	be in accordance	a mili				
	2016	an approved Structure Plan.								
		<ul> <li>(b) Development for non-residential purposes will generally not be granted development approval on any lot within the Rural Residential</li> </ul>								
		granted development approval on any for within the Rural Residential zone, unless a single dwelling exists on the lot, or is to be constructed as the first stace of the development proposal.								
		as the first stage of	d the dev	elapment proposi	4.					
		(c) Unless otherwise specified by an approved structure plan or local development plan, the building settacks from lot boundaries shall be								
		development plan, a minimum of:	the build	ing settacks from	or boundaries of	sali be				
		G 15 metres to	m road b	oundaries:						
		(ii) 10 metrus to	n other b	oundaries; and						
		(ii) Si metres to	m a bour	don with Come I	count or meaning	ef lane				
		managed for	consens	ion purposes.						
		(d) Where a lot has b its decretion red	ontage to	two roads, the lo	cal government r	nay a				
		fortage to a mini			ent to the sec	nan				
		(e) A reduction of the r								
		the opinion of the	local gove	emment, the topo	graphy, soli cond	Stone				
		location or shape setback impracts								
		requirements of th								
	1	(1) Boundary fencing								
	1	strand wire, 1.0 to	13 met	se high, or post	and ring look or	della w 10				
	1	or pickets shall n	ot be per	mitted on bound	aries and shall o	nly be				
	1									
2	Rusi									
	Smalholdings zone	an approved Struc	sum Plan							
						_				
						- 2				
3	Smallholdings	strand wire, 1.0 to approved by the II or pickets shall in permitted in pro- determines that it	1.3 met scal gove at be per simily to self-not as	ms high, or post miners. Solid for mitted on bound buildings where bearsely affect the or shall research	and ring look or ding such as su sies and shall o the local gover aments of the s					

INTERPRETING ZONING TABLE

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-relevance between the list of use classes on the list-hand side of the zoning table and the list of zones at the too of the conjunct table.

I means that the use is permised if it is consequent on, or calcularly attaching appendixing or whiching to the predictionar use of the land and it complex with all relevant development excluded and requirement of this Edmand, or means that the use is not permised used the local government has exercised its discretion by granting development approvid.

A means that the use it not permitted unless the local government has exercised its discretion by granting development approval after scheduling the application in scandinos with clause HeI of the deemed provisions: Manufactured with a series of a set advantage parameter.
 X means that the use is not permitted by this Coheren.
 Nativ. 1. The divelopment approach of the book government may be required to carry our works or load in settled to be applicable to the settled blank to remain use of contract or any purpose of the contract of the contract of contract or any purpose of the contract of contract or contract

L		permitted in proximity to buildings where the local government determines that it will not adversely affect the amenity of the area.
3	Rural Small 2009	<ul> <li>(a) Subdivision and development shall generally be in accordance with an approved Structure Plan.</li> </ul>
		2
	(0)	the proposal complies with the provisions of this Scheme and the local government local planning policies relating to development, design and maintenance.
45.	OUTE	ULLDWGS, SHIPPING CONTAINERS AND OTHER RELOCATABLE STORAGE
	45.1	Noneithstanding any other clause in the Scheme, where the Residential Design Code do not apply to land within the Scheme area the setback from boundaries to outbuildings will be in accordance with those specified under Table 5 for deelling applicable to those zonce except as provided for in a boal planning policy.
	46.2	Where a development approval is required for outbuildings, shipping containers of other relocatable strongs units, the local government will have regard to matter including visual impact, sensely, appearance and commitments from the applicant is upgrade the external finish.
46.	USE	OF SETBACK AREAS
	46.1	No person shalf use the setback area between the building line and the street alignmentor any purpose other than one or more of the following:
		a) a means of access;
		a) a means of access; b) the daily parking of vehicles;

47.3 Access driveways between a street alignment and any buildings may be included in the landscaping requirement but other can parking areas and driveways shall not be included.

Scheme Area shall on a permanent or require basis be used for the			di trade display only with the approval of the local government;	
scheine Area shair on a permanent or regular basis be used for the e and/or the disposal of nubbleh, refuse, car bodies, industrial waste olid or any recycled materials or buildings without the development			e) afterco or other uses approved by the local government, and	
government.			f) gerdens and other landscaping.	
r wracking of derelict vehicles or machinery or the storage of any be permitted within any zone, except the industry zone, it is viable there, in the opinion of the local government, of demacts from the scape without the development approval of the local government.		46.2	Outdoor displays, industrial hire services, stronge facilities, depots, lay-down areas and any other open area shall be sealed, paved or landscaped to the satisfaction of local government and maintained in good condition to the satisfaction of the local government.	
ral Residential, Rural Smallholdings or Rural may not be used for other than for produce grown or reserd on the property, without the	a.	LAND	SCAPING	
le local government. Such an approval will only be granted where or interes to be stored are, or are associated with the production or all goods, produce or other items used on the subject land or other if the rife.		47.1	Where landscaping is required by this Scheme it is to be provided in a location and standard to the satisfaction of the local government.	
tall be screened by landscaping, fencing or other means acceptable ment to ensure that such accepts areas are not destinentally mentally on parties or other notices are interested acceptance.		47.2	At the discretion of the local government natural bushland and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces, and other open storage areas shall not be included.	

		the goods, produce or items to be stored are, or are associated with the production or realizeration of manifestatic produce or other items used on the subject land or other land in the vicinity of the site.
	42.4	All stronge areas shall be screened by landscaping, fencing or other means acceptable to the local government to ensure that such stonge areas are not detrimentally exposed to view from nearby roads or other public places as determined appropriate by the local government.
46.	REP	JRPOSED AND SECOND-HAND OWELLINGS
	The I	local government may only approve a development application for the erection of a posed or second-hand deeling on a lot where:
	(24)	in its opinion such deeling is in a satisfactory condition and the design and location of the deeling is to the satisfaction of the local government and will not adversely affect

Deliant of Exact Sections

(c) White is explained of missions of exposent features by table, believe and section of exposent features of table of the section of exposent features of the section of the

	24
	TERMS REFERRED TO IN SCHEME
THERES USED	INTIONS USED IN SCHEME spreasion used in this Scheme is listed in this clause, its meaning is as
building envelope building height	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.  In relation to a building—
Maring Might	(ii) If the building is used for residential purposes, has the meaning gains in the R-Cloder, or (iii) If the building is used for purposes other than residential purposes, research the maximum vertical distance believes the purposes, research the maximum vertical distance believes the excluding mixer projections as that term is delived in the R- Cloder.
cabin	means a dwelling forming part of a tourist development or case an park that is:  (a) an individual unit other than a chaint; and (b) designed to provide shor-term accommodation for guests.
chalet	means a dwelling forming part of a tourist development or caravan park that is -
	(b) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) designed to provide short-term accommodation for guests.
commencement day	means the day this Scheme comes into effect under section \$7(4) of the Act.
commercial vehicle	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 somes including: (c) a utility, ven, stuck, tractor, but or earthmosing equipment, and (d) a vehicle that is, or it designed to be an attachment to a vehicle referred to in paragraph (e).
dam	seems say reservable tribution or economic deligned, and constructed to Terropit councillants and impound water flowing across, thought or understyphen dark includes as off-ensent date, as or-ensent date, a publishment of the control of the seconomic soils and any proclams, economicals to other device designed to all and any proclams, economicals to other device designed to all designed to a control of the seconomic and control of the seconomic across the control of control of the seconomic across the control of the control of the control of the control of the control of the control of control control of control of control of control of control of control of control

W.E.				the provision in necessary in o	of spaces for cycle racks and vehicles for the disabled as considered prelifering a development application.
	pains is required by this Scheme it is to be provided in a location and		49.2	Where land is: a standard or	to be developed or used for purposes not mentioned in Table 6, or where requirement is not specified in the Scheme, the local government shall
no th	e satisfaction of the local government.			regard to the:	sch case the number of spaces to be provided on the land having due
y be	ion of the local government natural builthand and areas under covered included eithin the landscaping requirement, however gattage collection spaces, and other open storage areas shall not be included.				If the proposed development,
tion	ways between a street alignment and any buildings may be included in the			b) number the land	of employees or others likely to be employed or engaged in the use of ;
ing r	requirement but other car parking areas and diveways shall not be			c  anticipa	ted demand for visitor parking, and
ring	required pursuant to this Scheme or pursuant to a development approval and out at the time of the development or at such other time as may be			d orderly.	proper and sustainable planning of the area.
with	to the satisfaction of the local government and shall thereafter to the satisfaction of the local government.		493	on the site the opvernment, it	provisions of this claum, the car parking requirements shall be provided subject of the proposed development or, with the approach of the beauting to the immediate vicinity thereof provided that arrangements for the ention of that parking can be set in place to the satisfaction of the local
	×				26
	has meaning given in the Suilding Code.	DIVISIO	ON 2 -	LAND USE TER	MS USED IN SCHEME
	in relation to a building -	SI.	LAND	USE TERWS U	SED
	<ul> <li>If the building is used for residential purposes, has the meaning given in the R-Codes; or</li> </ul>		I na	Scheme releast of use is as talk	to a category of land use that is listed in this provision, the meaning of
	<ul> <li>if the building is used for purposes other than residential ourspaces, means the line where a road reserve and the form of</li> </ul>		aban		means premises used commercially for the staudhtering of snimals.
	a lot meet and, if a lot abuts 2 or more road reserves, the one to which the building or proposed building faces.		L	where-	for the purposes of consumption as food products.  The purposes used for the realing of stock or order including
	means a use of premises which is consequent on, or naturally		este	ngive	outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive.
	attaching, appertaining or relating to, the predominant use.  That the meaning diven in the Mining Act 1978 section 811.		agric inter	ulture -	means premises used for commercial production purposes, including outbuildings and earthworks associated with any of the
	has the meaning guest in the satisfy ACT to research (in).  There are an all all foors within the internal finished surfaces of				following -
a or	means the area of an noors within the interior instinct authorit or permanent wash but does no include the following areas = (a) stakes, takes, cleaner's cuptoseds, lift shafts and notor nooms, escalators, was nooms and plate rooms, and other service areas; (b) libbles between this facing other lifts serving the same foor;				<ul> <li>the production of grapes, wagetables, Sowers, exotic or native planes, or half or native (b) the establishment and operation of plant or that numerics;</li> <li>the development of land for intigated fadder production or intigated passure (including land farms).</li> </ul>
	<ul> <li>areas set aside as public space or thoroughtens and not for the seriorise use of counters of the floor or building.</li> </ul>		200	sement pariour	(d) aquaculure.
	<ul> <li>areas set aside for the provision of facilities or services to the foor or building where those facilities are not for the exclusive use of occupiers of the foor or building.</li> </ul>				(s) that are open to the public; and (b) that are used predominantly for amusement by means of anusement machines including computen; and
	has the meaning given in the Planning and Development Act 2005 section 172.	ĺ	anim	al establishmen	<ul> <li>(c) where there are 2 or more amusement machines.</li> <li>means premises used for the breeding, boarding, training or caring.</li> </ul>
	means the ratio of the foor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.	i			of animals for commercial purposes but does not include animal husbandry - Intensive or veterinary cerebs.
	means a definable area where particular planning policies, guidelines or standards apoly.	1	anim inter	al husbandry – sive	means premises used for keeping, rearing or fattering of sipaces, beef and dairy cattle, goats, pigs, poultry (for either egg or mean
	or standards apply.  means the primary use of premises to which all other uses carried our on the premises are incidental.	1			production), rabbits (for either mest or fur production), sheep or other livestock in feediots, sheds or rotational pens. Does not include agriculture-extensive.
	means the sale or hire of goods or services to the public.	1	atg	allery	means premises that are open to the public and where attention are displayed for viewing or sale.
	means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods strating	1	bed:	and breakfast	means a dwelling -
	more than 3 months in any 12 month period.				<ul> <li>(a) used by a resident of the dealing to provide short-term accommodation, including breakfast, on a commercial basis</li> </ul>
	If the building is used for residential purposes, has the meaning given in the R-Codes; or     If the building is used for purposes other than residential				for not more than 4 adult persons or one tamily; and (b) containing not more than 2 guest bedrooms.
	purposes, means the vertical distance from the natural ground level of the boundary of the property that is closed to the wall to the point where the wall meets the roof or parages.			ng agency	neans on office or stalligator agency established under the Racing and Wagering Western Australia Act 2003.
	means the sale of goods or materials to be sold by others.	1	brew	ery	means premises the subject of a producer's Toerce subtorking the production of beer, cider or spirits granted under the Liquor Control &~ +000
resp	ression that is not defined in this Scheme -		_		~
s the	meaning it has in the Planning and Development Act 2005, or				
in no	of defined in that Act - has the same meaning as it has in the R-codes.				

						Plan approved by the West Australian Plan Commission.
					2	An Urban Water Manager Plan is to be prepared to satisfaction of the government and Department of Water Environmental Regulation implemented prior to creation of titles.
					4.	A Bushfire Management is to be prepared pric subdivision being support
					5	The structure plan is to do how the design requirem for buildings should addressed to ensure the buildings are compable and combale to the de amenity of the loc including whether preparation of any subsequencing instruments required.
					6.	No trees or substa vegetation shall be remi or felled except where:
						(a) traces are dead, does or despensive, or despensive to a building of the control of a building or (d) an areas up to one in width brint purposed of the control of the c
No.	Descrip	ation of		Requi	recte	ME .
			1	reduction of the selbacks require opinion of the local governs ocation or shape of the lot asserback impractical, and the equirements of the Scheme.	nert,	the topography, soil condit h as to make adherence to
				Development applications for supported by an Agricultural In povernment determines otherwi-		r-ogricultural uses are to di Assessment unless the
				The local government may online that the control of the Run sectares in area, the land is no outliers, or education purpos ingaged in those specified pre-	nana es a domi	ne, provided the lot exceed aged for agricultural product and where the occupants nant land uses or activities.
			١ ١	Other considering an applicametaker's dwelling, the local p	pve	mment will have regard to:
			1	<ul> <li>the size of the subject land and</li> </ul>	and	its capacity to operate as a f
			1	<ul> <li>(i) the landscape values of the upon these values.</li> </ul>	279	a and any impact of the prop

encourage, direct and control quality and orderly development in the Scheme area so as to promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area; by process suminable development that integrans consideration of concents, social and environmental gash to the Schema ass;

(a) provide a sufficient supply of environd and subtable hand for housing, small bling, connected and inclumin similar solution, community building, connected and inclumin similarities, community building, considerated open space;

assist employment and economic growth by facilitating the timely provision of suitable land for resal, commercial, industrial and traular development, as well as providing apportunities for home-based employment;

apparametes for nome-based employment;

seek to minimize land use conflict between current mining activities and areas identified as being prospective for minerals with sensitive land uses;

maximize the local benefit of mining activities that occur within the Scheme area; support rational decisions being made in regard to land use and that the assessment and dasafization of land resources is made on the basis of hard capability and land

(h) manage the use and development of land by means of zoning and development controls to achieve compatibility between land uses, and the preservation and where possible the enhancement of amenity for urban and rural uses;

position for the contract of t

No. Description Special use Conditions of land development defined by the

development defined by the Residential Design Codes. Accordingly, development proposals for literally villages are to be assessed as 'park' home park'.

conserve existing local Acongrase anto-research recovery.

maintain and enhance the positive aspects of a country literapile epipoyed by the
inhabitant of the Scheme area through appropriate control over the layout and design
of developed areas by foreign a distinctive character based on good design principles;

PART 1 - PRELIMENTY

COLDING
The base of primary planes in the Bland and Statistical Loss of Blands and A. S.

COMMERCEMENT

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a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

emplaced by the Local government, or and advertise under the same may be considered with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an applicable to development approval for the use of the back; or clause of the control of the control of the control of the control of the clause of the control of the control

(i) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approach for that use in that zone but may require works that are to be undertaken in connection with that use to have development approach.

(6) If the zoning table does not identify any permissable uses for land in a zone the local government may, in considering an application for development approach in and with the zone, have due regard to any of the following plans that apply to the landaj a structure plan; bj a local development plan.

Table 4 - Special or many is Storm seen.

Table 1 - Special or many is Storm seen.

The contract of the contra

No. Description of Land State 1 or no received proposes are not to be unfortised by Land and 1 or no received proposes are not to be unfortable on the land of the

(d) Where a lot has frontage to two roads, the local government may be discretion reduce the setback requirement to the secondar frontage to a relation of 15 netter.

(e) A reduction of the setbacks requirements may be permitted where, the opinion of the local government, the topography, and condition location or shape of the lot are such as to make adherence to the setback interaction, and the proposal otherwise meets the requirement of the Scheme. [7] The sampling of swiscock is only permitted on samply clean Natic. The cleaning of native vegetation is to be undertaken in a with the Environmental Procession Act 1988 and Environmental (Chemical of States Vegetation) Regulations 2005.

(i) Short-term accommodation on loss having areas between 4 hectares and 20 hectares shall not exceed 2 Chalets or Cabins or 4 guest bedrooms.

DISSISTING VISIOLITY PARAMENT

In the Relational Conference on England (but many, making Six, commonate and the conference on the confere

No.	Description of	Requirement
	Land	b) A reduction of the setbacks requirements may be permitted where, in
	l	the opinion of the local government, the topography, soil conditions,
	l	location or shape of the lot are such as to make adherence to the setback impractical, and the proposal otherwise meets the
		requirements of the Scheme.
	l	(c) Development applications for non-agricultural uses are to be
		supported by an Agricultural Impact Assessment unless the local government determines otherwise.
		(d) The local government may only grant development approval for a
	l	caretaler's dwelling in the Rural zone, provided the lot exceeds 40 hectares in area, the land is managed for agricultural production.
		tourism, or education purposes and where the occupants are engaged in those specified predominant land uses or activities.
		lei When considering an application for an ancillary dwelling or
		caretaker's dwelling, the local government will have regard to:
		<ul> <li>the size of the subject land and its capacity to operate as a farm;</li> <li>and</li> </ul>
		<ul> <li>the landscape values of the area and any impact of the proposal upon these values.</li> </ul>
		(f) Nonlithstanding the zoning table, the local government may consider, if accordance vastilled by the applicant artifold develop on
	l	a lot where one of the existing dwellings forms part of a herbage
	l	protected place and where there is a suitable agreement, to the satisfaction of the local government (in consultation if appropriate
	l	with the Heritage Council, to conserve and appropriately maintain
		the herbage significance of the dwelling.
		(g) The following provisions shall apply to short-term accommodation uses in the Rural zone:
		<ul> <li>Short-term accommodation will only be approved on lots having an area of 4 hectares or greater.</li> </ul>
		<ul> <li>Short-term accommodation on lots having areas between 4 hectans and 20 hectans shall not exceed 2 Chalets or Cabins or 4 guest bedrooms.</li> </ul>
		<ul> <li>Short-term accommodation on lots having greater than 20 factures shall not exceed 6 Challets or Cabins or 12 guest bedrooms.</li> </ul>
		(h) The above provisions do not preclude the local government from contidering proposals for workforce accommodation in the Runal
ž	Commercial cone	(a) All son-residential development shall provide for the separation of
		vehicles and pedestrians and for off-street car parking, loading
		tadities and traffic management devices where required by the local government.
		(b) Non-residential development in the Commercial zone shall accord with the foliosing standards:
		(i) maximum Por Ratio is 2.0;
_		
		2

	other off-str	the demand for the number of parking spaces specified in Table 6, or that wet parking facilities are available and that these facilities can be shared by land use, the local government may vary this standard.
	developmer and the pro-	loading and access areas shall be constructed prior to occupation of the if or at such time as may be agreed in writing between the local government powers. Such areas shall be maintained by the landowner to the satisfaction government.
49.5	may accept	local government is satisfied that an application for development approval did the infoliment our parking requirements on site, the local government a cash permet in les of the provision of our parking spaces, subject to its specified by a local planning policy.
		Table 6: Car parking requirements
Use		Minimum Number of Parking Spaces to be Provided
Caravan Park		1.25 per unit, bay or tent site
Clvic Use		1 per 40m² Gross Floor Area (GFA)
Club-Premine	_	1 per 50m² GFA, or where Scensed: 1 per 5m² and other activity area
Consulting Ro Medical Centr	oms/	4 per practitioner for the first practitioner and 2 bays for each practitioner themselver.
Family Day Co		1 per staff member + 2 extra spaces for the picking up and setting down
,,		of persons
Fast Food Ou	Sec	1 per 4 seated patrons
Recreation - 1	rivabe	1 per 40th GFA
HOM		1 per Sm* public area + 1 per bedroom
industry		1 per 100m² GFA
Light & Service	e industry	1 per S0m* GFA
Liquor Store		1 per 40m² GFA
Motel		1 per unit + 1 per 25m² service area
Chena/thea		1 per 40m² GFA
Public Worshi		1 per 4 seats provided
Panis more	-	As per the Residential Design Codes
Seminar		1 nac 4 nations
Service Statio	1	1 per 200m² gross site area
Shop		1 per 40th GFA
Bulky goods s	howroom	1 per S0m* GFA
Tourist Develo		1 per unit or dwelling + 1 space per staff member
Taven		1 per Sm" public area
Veterinary Ce		4 per practitioner 5 per 100er CCA
Warehouse / s Other Uses N		I per 100er' GEA.  Determined by the local government after consideration of the parking.
Own Jane N	in Leading	need generated by the use and/or outlined in a Local Planning Policy.
_		
SS. DEVEL OR AC	OPMENT C	IF LAND WITHOUT CONSTRUCTED/DEDICATED ROAD FRONTAGE
uncone	sidering a trucked road wernment in	development application for any development on land abutting as or a lot or location which does not have frontage to a dedicated road, the ay:
(6)	place cond and/or acce	tions on any development approval granted requiring the construction of as by means of a dedicated road is provided; or
	movin of	or local ampropriate to be made by nemerated large process to the

local	government may:	
94	place conditions and/or access by	on any development approval granted requiring the construction of means of a dedicated road is provided; or
(8)		pi arrangements to be made for permanent legal access, to the local government, or
		3
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bulk abu	ky geods written	cent proteins of the good and of the goods and accomplished of the goods and accomplished to the good and accomplished to the good and accomplished to the good accomplishe

bulky goods	mean premises
showroom	
	<ul> <li>(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic ourspass.</li> </ul>
	tolowing types than are principally used for domestic purposes -
	(i) automotive parts and accessories;
	(ii) camping, outdoor and recreation goods;
	(ii) electric light fittings;
	<ul> <li>(iv) animal supplies including equestrian and pet goods;</li> <li>(v) floor and window coverinos;</li> </ul>
	(v) furniture, beddings, furnishings, fabrics, manchester and
	honeways:
	(vii) household appliances, electrical goods and home
	entertainment goods;
	(vii) party supplier; (vi) office equipment and supplier;
	(v) bables' and children's goods, including play equipment and
	(ki) aporting, cycling, leleure, fitness goods and accessories;
	(kii) swimming pools.
	~
	-
	(b) used to sell goods and accessories by retail it
	<ul> <li>a large area is required for the handling, display or storage of the coods; or</li> </ul>
	(ii) vehicular access to the premises is required for the purpose
	al collection of purchased goods.
caravan park	means premises that are a caravan park as defined in the Caravan Parks and Camping Grounds Act 1985 section 5 (1).
caretaker's dwelling	means a dwelling on the same site as a building, operation or plant
-	used for industry and occupied by a supervisor of that building.
	operation or plant.
car park	means premises used primarily for parking vehicles whether
	open to the public or not but does not include -
	<ul> <li>any part of a public road used for parking or for a taxi rank; or</li> <li>any premises in which cars are displayed for sale.</li> </ul>
child care prenises	means premises where -
	(a) an education and care service as defined in the Education and
	<ul> <li>(a) an education and care service as defined in the Education and Care Services National Law (Western Australia) section S(1).</li> </ul>
	other than a family day care service as defined in that section is
	provided; or
	(b) a child care service as defined in the Child Care Services Acr
	2007 section 4 is provided.
cinematheatre	means premises where the public may view a motion picture or
	theatrical production.
civic use	means premises used by a government department, an
	instrumentality of the State or the local government for administrative,
	recreational or other purposes.
	means premises used by a legally constituted dub or association or
club premises	

10	conserve, protect and enhance the biodiversity (genetic, species and ecosystem disensity, environmental values and natural heritage) of the Scheme area and its environs by ensuring that land use and development is undersion sustainably with biodiversity values at the fore-floot of decision-making;

diversity environs blodiven	by en	suring ti	nat land	<b>USB 30</b>	nd develo	opmen	t is unde	Scheme I raken sud	rea and sinably s	in in
recognis	e and,	where ;	possible,	take	account	of the	adverse	cumulative	impacts	on

bolivests, and endomental and feetings values.

In impose the most classes into and must the Scheme area and to resure the safe and convolved movement of payin including positionists, cycles and motions.

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avoid impacting mineral resources (noting that there is a need for sequential land use of extracting minerals, where possible, prior to subdivision and intensive development;

of changing content, when produce, point a production of the security of the changing content and changing changin

No. Description Special use Conditions of land

Discourage plan awas for Subdiscourage plan accordance for Subdiscourag

(d) For residential or mixed use development which includes a residential component in the Commercial zone an R Code of Ré-shall apply.

[] require a development approval for subsequer

(c) The front setback area of a lot and the side setbacks of cor shall only be permitted to be used for the following purposes:

(c) when dedicated road access is available, grant development approval subject to a condition require (the applicant to pay a term of noise) for the cost at constructing the conditional forward or content for such to the load government's road construction conditional.
CARANIAN PARISS – PERMANENT COCUPANCY

The local government may permit the permanent occupancy of not more than 15% of caravan-shar within a caravan-park, where the applicant can demonstrate, to the statistics of the local government, that the primary bursts accommodation purpose of the park will not be comportised, and that adequate services and facilities exist to service the permanent population.

Head included to the case guestion for the six exceptions or indicated by the case guestion for the six exception of the case guestion of the great of the land guestion of the case guestion of the case

Commente empresamente en estado de la solicitar de la solicitaria de la solicitaria del solicitario del solici

S. BULLONG ENVELOPES AND BRILDING SCICLUSION ZONES

S1. Where he local government requires building envelopes or building exclusion zones in a Structure Plenor as a condition of authoritors approved, these shall be defined so as to attain the maximum fleatibility for the source dublishing, but subject to:

Uses from closure—

(ii) any part of a public read used for pasking or for a taxif reads; or
(ii) pasking of commercial whichis incidented to the presiminant
and if he land.

Commercially purpose
Indication, reads or recognized of antiquited primarily for the provision of
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means premises used by no more than 2 health practitions same time for the investigation or treatment of human in aliments and for general outpatient care.

means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to numbers in a form search in the eater.

neans premises used for the storage and sale in bulk or

that deput process and the state of the content part of the half of state of the content part of the conte

ASE CONNECTION FOR RESIDENTIAL DEVELOPMENT

In the interest of landscape and soil preservation, no trees or substantial vegetation shall be nerowed or felled except where:

Table - Seasone dejustives

Season souns

Pablic Open Space

\* To see usine seem for pablic open space, particularly front established with the Phonology and Development Act 2005 S.

\*To provide for a range of action and openation encountries used pushing and development and associated car painting and development and associated car painting and development and associated car painting and development. Stone Forest 1 To Underly press of Stone Forest.

Figure 2 Stone S No. Description Special use Conditions of land eracine and maintaining a fence line; or (e) a clearing permit has been issued or the clearing in exempt from requiring a clearing name.

vegetation species by the developer at the time subdivision and maintained to

 Vegetation shown for retent on the Structure Plan is a permitted in he removed. A Vegetation Management Plan shall be prepared and implemented as a condition of subdivision approval to the satisfaction of the local government.

A Bushfire Management Plan to be prepared prior subdivision being supported.

quavelegement in the General Industry point shall have a minimum of 10% of the seal interdiscipate in a position determined by the local powerment and shall generally be established and maintained in the first selection and a lot and the lines selection of a lot and the lines selected or the selection of the lot of lot of the lot selection of the lot of lot of the lot of lot of the lot of lot

 on areas not occupied by access driveways or car parking minimum depth of 3 metres from the property boundary; a (iii) other landscaping may be nequired when associated with conserving an important feature, where a large car passing area is proposed, and other situations as desermined by the local government.

Where a proposed industry involves the discharge of effluent, than that associated with staff soler facilities, then either: (i) the premises must be connected to a resculated sew system; or

Where a caretaker's dwelling is proposed in the Ger

a caretaker's dwelling is to have a total floor area that descred 100 square metres measured from the external

(ii) where the contrast includes a cause the right to copy the prevailer and the contrast includes a cause the right to copy the prevailer and the copy to the copy of the cop

c) located to comply with building setback requirements of the Scheme unless appropriately justified by the proponent to the satisfaction of the local covernment and d) where possible, position any building envelope to maximize the separation distance to adjoining agricultural land.

carrying our of the business, service or occupianon — [9] does not invested employing man than 2 people who are play will not cause injury to or adversely affect the amenity of will not cause injury to or adversely affect the amenity of [9] does not coupy an area greater than 50 m²; and [9] does not coupy an area greater than 50 m²; and [9] does not should the seal asse, display or hite of any unless the side, display or his is done only by means of

Internet; and does not result in traffic difficulties as a result of the inadeq of parking or an increase in traffic volumes in the neighbourh

(i) does not involve employing a person who is not a member of the compain's household; and compain's household; and compain's household; and compain and the compaint of the member of the compaint o

require a greater number of parking as required for a single dwelling or
 result in an increase in traffic volume in

and
(vii) does not invoke the presence, use or calling of a vehicle
than 4.5 somes tree weight; and
(viii) does not have been to the fueling, repair or mains
of motor withcles; and
(vii) does not invoke the use of an exemnal service that is,
than the use normally required in the zone in which the diis located.

(a) is solely within the dwelling; and (b) does not estall client or customers travelling to and from welling; and (c) does not involve the display of a sign on the premiser; and (d) does not require any change to the external appearance of dwelling.

The local government may with discretion approve the relocation of abuilding envelope
 It is usafied that the amenity of the area, the privacy of adjacent properties and the
 landscape or environment of the area will not be detrimentally affected.

Inducings or environment of the area will not be destinentally affected.

54. MINING

In concidering proposals to commercially extract minerals, the local government may exercise
as discretions to altern the Minister for Minister for Periodic gin writing that the
act of the Local Periodic ginstance. "The Ginders for Periodic gins writing that the
act of the Local Periodic ginstance," proposed testers in compay to the provision of the Ginders
and the Local Periodic ginstance.

(iv) open verandahs may be permitted but must not be enclosed than y means unless the total floor area sensains within the till square metres referred to in criteria (iii); and

Department of Main Roads means the department principally assisting in the artisticisment on the Main Deach Art 1930

No. Description Special use Conditions 6. AForeshore Management F addressing, but not restrict, nevegetal fancing, stack con-pediestrian access nestrictions on vehicular acc shall be prepared implemented as a condition subdivision approves.

(i) be located to minimips the cleaning of bushland and any other detrimental impacts to environmental and local landscape values; and (2) To the extent that a requirement referred to in subclause (1) its inconsistent with requirement in the IR-Codes, a precinct structure plan, a local development plan or Series a local development plan or provided the plan of the plan of the plan or the 23. ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS FOR AREAS STRUCTURE PLAN OR LOCAL DEVELOPMENT PLAN

clauses 22, 23, and 36-65.
The local government may approve an application for a development approval that does not comply with an additional site and development requirements.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local covernment considers appropriate. (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will make that the development is likely to adversely affect any overnet or occupies to the general coulty or in an axea adjoining the site of the development the local government must.

a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions and

SPECIAL CONTROL AREAS
 Special control areas are marked on the Scheme Map according to the legend of Scheme Map.

(2) The purpose, objectives and additional provisions that apply to each special commol area it set out in Table 7 and apply in addition to the provisions that apply to the undelying zone.

Table 7 - Special control areas in Schame area.

Name
of aria
Purpose
Cépetives
Additional provisions
SCA1
Food Prove
To manage and prevent 1. Development accepts shall be required. is the effect of the crocosed development on the efficiency and capacity of the Stockey's carry and clerkage food winer.

(a) the stately of the proposed consistency of the stately of the proposed consistency of the proposed c proposer's could be considered as proposer's could a proposer's could not could not cover out a development unitaria. (a) when no works have been cased out to peace the land from footing the foot of any develop or other cased an almost of COP officer and cased an almost of COP officer and proposer of the case, the Louis policy of the case, the Louis adopted measures from lates to other case, and adopted measures from takes to other basis placed footing on the development comments.

means premises the subject of a hotel licence other than a small be or town licence granted under the Liquor Costnol Act 1988 includes any betting agency on the premises. means premises used for the manufacture, diamenting, process assembly, treating, testing, servicing, maintenance or repairin goods, products, articles, manefalls or substances and inci-tacilities on the onemises for any of the following suproses — (a) the storage of goods; (b) the work of administration or accounting; (c) the selling of goods by wholesale or retail; (d) the provision of amenities for employees; (a) incidental numbers.

(a) does not cause lyjury to or adversely affect the amenity of the (1) when operated in a residential zone, does not employ any person-other han a number of the compar's household; (i) is conducted in an out-building which is compatible with the production of the conducted in an out-building which is compatible with the product of the conducted in an out-building which is compatible with the production of the conducted in a conducted in Innerenty proposition

(a) the processing of two materials including crushing, screening, washing, blending or grading:
(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, laiding, transportation, maintenance and administration.



**VERSO** 

# SPACE ALLOCATIONS / SITE NARRATIVES

nome store	means a shop attached to a dwelling that –  (a) has a net letable area not exceeding 100m²; and (b) is operated by a person residing in the dwelling.
hospital	means premises used as a hospital as defined in the Health Services Act 2016 section 6(4), but does not include a nursing home.
hotel	means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1999 including any betting agency on the premises.
industry	means premises used for the manufacture, dismanding, processing, assembly, treating, session, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –
	(a) the storage of goods; (b) the work of administration or accounting; (c) the saling of goods by wholesale or retail; (d) the previous of amendas for employees; (e) incidental purposes.
industry - cottage	means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which
	Ial does not cause injury to or adversally affect the amenity of the neighbourhood or an extensive control or an extensive control or an extensive of the property of the real nember of the compare's household.  In property of the compare of the compare's household or the compare's household or the compare's household or the compare of
industry - estractive	means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ipping, blasting or dwdging and may include facilities for any of the following purposes –
	(a) the processing of raw materials including crushing, screening, washing bineding or grading: (b) activities associated with the extraction of basic raw materials including wasterwater treatment, strongs, nebabilisation, loading, transportation, maintenance and administration.
industry - light	means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.
industry - primary production	means premises used:   a  to carry outs primary production business as that term is defined in the income Tax Assausment Act 1997 (Commonwealth) section 996-1; or a workshop servicing plant or equipment used in primary production businesses.

industry - rural	means - (a) an industry handling, treating, processing or packing products; or (b) a workshop servicing plant or equipment used for rural purpor
industry - service	means —  (a) an industry-light carried out from premises which may he read shop front and from which goods manufactured or permises may be sold; or  (b) permises having a retail shop front and used as a deport receiving goods to be senticed.
Squor store - large	means premises the subject of a liquor stone license granted u the Liquor Control Act 1966 with a net lettable area of more 300m <sup>2</sup> .
Squor store - small	means premises the subject of a liquor stone license granted in the Liquor Control Act 1988 with a net lettable area of not more 300m*.
lunch bar	means premises or part of premises used for the sale of takes food (in a form ready to be consumed without further prepara within industrial or commencial areas.
market	means premises used for the display and sale of goods from stall independent vendors.
medical centre	means premises other than a hospital used by 3 or more in practitioners at the same time for the investigation or treatme human injuries or aliments and for general outpatient care.
mining operations	means premises where mining operations, as that term is define the Mining Acr 1978 section 8(1) is carried out;
m otel	means premises, which may be licensed under the Liquor Control 1989 –  (a) used to accommodate guests in a manner similar to a hotel (b) with specific provision for the accommodation of guests motor vehicles.
motor vehicle, boat or caravan sales	means premises used to sell or hire motor vehicles, boar caravans.
motor vehicle regair	means premises used for or in connection with –  (a) electrical and mechanical repairs, or overhauls, to vehicles of than panel beating, scray painting or chassis reshabilities.
	vehicles; or (b) repairs to tyres other than recapping or retreading of tyres.
motor vehicle wash	(b) repairs to tyres other than recapping or retreading of tyres. means premises primarily used to wash motor vehicles.
nightchub	(b) repairs to tyres other than recapping or retreading of tyres, means premises primarily used to wash motor vehicles. Teams premises the subject of a night-dub license granted under Liquor Control Act 1988.
	(b) repairs to tyres other than recupping or retreading of tyres. means premises primarily used to wash motor vehicles. means premises the subject of a nightdub scense granted under

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to people who see that met aged and which, as well assumedation, reclaim appropriate stating one with the similar people and stating one with the similar people and the people and the similar people and the
accommodator, includes appropriate staffing to meet the number, personal can need of relicioner, make and cleaning sent brainburgh, bushness and explanate thing also obtained to the commodate of the bushness of the control of the commodate section belongs, bushness and explanate they are supplied or propried makes premises of the date of the control of the commodate of the makes premises primarily years for the preparation, said and makes premises primarily years for the preparation, as not serve of the date of date in the consumption on the premises by customers whom assing is provided, including premises that are licenced un the Lipur Court Act 1988.
personal care needs of residence, masks and disenting savid humidings, furnishes and equipment. Bigs also includes resides resigns (professor care but does not include a hospital or psychi- bicilly.  The personal control of the professor care of the professor care of management of the personal care of the programming of the management of the professor care of the programming of the personal care of the personal care of the programming of the short care of the personal care of the programming of the short care of the personal care of the personal care of the personal care of the short care of the personal care of the personal care of the personal care of the
regals (phoretomic care but does not include a hospital or psychia bodily.  means premises other than a water disposal facility used for mounty of resources from water.  means province primarily used for the preparation, sea and sea of flood and disks for consumption on the persistest by outsiness whom seating is provided, including premises that are licenced un than Liquor Commit Art field.
table). The means premises other than a vaste deposal facility used for recovery of resources from warrs.  means premise primarily used for the preparation, sale and service of bod and delike for consumption on the premises by outcomes whom seating it provided. Notuling premises that are licenced until the Liquer County Art field.
recovery of resources from waste.  means premises primarily used for the preparation, sale and sen of food and dirinks for consumption on the premises by customers whom seating a provided, including premises that are licenced until the Liquer Control Act 1998.
means premises primarily used for the preparation, sale and ser- of load and dinks for consumption on the premises by customers whom seating is provided, including premises that are licenced on the Liquor Control Act 1988.
of food and drinks for consumption on the premises by customers whom seating is provided, including premises that are licenced un the Liquor Control Act 1988.
whom seating is provided, including premises that are licenced un the Liquor Control Act. 1988.
means premises used for the sale by retail or wholesale, or the o
for hire, loan or exchange, or the exhibition, display or delivery of
(a) publications that are classified as restricted under
Classification (Publications, Films and Computer Games) 1995 (Commonwealth): or
(b) materials, compounds, preparations or articles which are u
or intended to be used primarily in or in connection with any for of sexual behaviour or activity; or
(c) smoking-related implements.
means premises that has direct access to a State road other tha
treeway and which provides the services or facilities provided b
freeway service centre and may provide any of the following facility reporture -
(s) a full range of automotive repair services; (b) wrecking, gazel beating and spray painting services;
(c) transport depot facilities:
(d) short-term accommodation for guests;
<ul> <li>(a) facilities for being a muster point in response to accide natural disasters and other emergencies; and</li> </ul>
<ul> <li>dump points for the disposal of black and/or grey water to recreational vehicles.</li> </ul>

nural home business	means a feeding or tend amount a feeding used by an occupion of the complex of the feedings and the feedings are the feedings and the feedings
rural pursuit / hobby fave	means any premises, other than premises used for registables electrical or against minimised, that are used by an occupier of the premises to carry out any of the bibliowing activities it carrying out of the activity deem to have been appropriate and a premise who is not a member of the occupier's household:— (i) The sales gainment, stabling or missing of animals; (ii) The sales ground grown solely on the premises.
second hand dwelling	means a dwelling that has been in a different location, and has beer dismanfied and transported to another location, but does not include a modular home or transportable-dwelling.
serviced apartment	meant a group of units or spartments providing—  (a) self-contained short stay accommodation for guests; and  (b) any associated reception or recreational facilities.
senice station	means persions other than persions used for a transport depo- panel baseling, spray painting, melor regards or wrecking, that are use for— (a) the read sale of persionary products, motor vehicle accessories and goods of an incidental or convenience returns, and/or (b) the second of the incidental or convenience returns, and/or mpains to matter vehicles.
shop	means premises other than a bulky goods showroom, a liquor store large or a liquor store—small used to sell goods by retail, to his goods or to provide services of a personal nature, including haldfressing o beauty therapy services.
small bar	means premises the subject of a small har licence granted under the Liquor Control Act 1986.
tavern	means premises the subject of a tavem licence granted under th Liquor Control Act 1988.
telecommunications infrastructure	means premises used to accommodate the infrastructure used by o in connection with a selectromeurications network including any line equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or othe structure related to the network.

tourist development	means a building, or a group of buildings forming a complex, of than a bed and brasikfast, a caravan park or holiday accuminodati
	used to provide -
	(a) short-tern accommodation for guests; and (b) onsite facilities for the use of guests; and
trade display	(c) tacilities for the management of the development.  means premises used for the display of trade cooks and equipment.
trace-display	for the purpose of advertisement.
trade supplies.	means premises used to sell by wholesale or netal, or to his assemble or manufacture any materials, tools, equipment, machine or other goods used for the following purposes including goods whill may be assembled or manufactured off the premises:
	(a) automotive regain and servicing: (b) building including regain and maintenance; (c) lodustry; (d) landscape gardening; (e) provision of medical services; (f) primary production; (ii) use the conventment descriments or assencies, including lost
	government disparament of agenties, recounty to
transport depot	means premises used primarily for the parking or garaging of 3 more commercial vehicles including –
	(a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by tho vehicles; and (c) the transfer of goods or persons from one vehicle to another.
tree farm	treams land used commercially for tree production where trees a planted in blocks of more than one hectaw, including land in resp- orlands. acation right is registered under the Carbon Rights Act 20 section 5.
veterinary centre	means premises used to dagnose animal deesees or deorders, surgicely or medically treat animals, or for the prevention of anim deesees or deorders.
warehouseldorage	means premises including indoor or outdoor facilities used for -
	(b) the storage of goods, equipment, plant or materials; or (b) the display or sale by wholesale of goods.
waste disposal facility	means premises used -
	(a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste.
waste storage facility	means premises used to collect, consolidate, temporarily store or a waste before transfer to a waste disposal facility or a resour recovery facility on a commercial scale.
winery	means premises used for the production of vilicultural produce and associated sale of the produce.





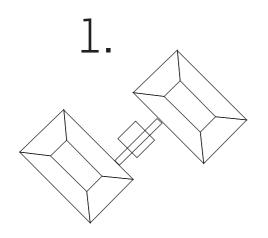
ss, domestic animal enclosure, bird enclosure or a cubby th does not exceed 3.0 metres in helidit above natural ground		associ	or the purposes or w sted with a lawful land a dam is not within 10:
loss not have any part of its structure located within 1.0 metre iden with an adjacent lot;	Clause 61(2)(g)	the use of land in a reserve, or vested in a Public Author	
se which, as a structure, does not exceed 3.0 metres in height, see a floor area greater than 4.0m² and is constructed in a		purpos	the Scheme or, in the e for which such land
If used solely for residential purposes;	Clause 61(2)(h)	a chan	ge of use in the Comm
which does not exceed 6.0 metres in height above natural st;		0	the general use clar floorspace is propose
tower or device used solely for the purpose of providing filing which is constructed on a lot used solely for residential and is no more than 6.0 memors in height above natural ground		R	the proposed use w additional oar parking
		(4)	the proposed use re- environmental impact
6		94	no additional floor so
K.		(94)	no additional toor ap

	(46)	effluent disposal systems, air conditioning systems and LPG gas tanks where they comply with the requirements of the Scheme;				
10		mying out of works ungently required for public safety or for the safety or gruid plant or equipment used in the provision of maintaining or for essential is;				
10	tainea	der fanks;				
0	aquac works	ulture proposals involving the use of existing dams where no structural are proposed;				
9	the cir	rating of vegetation, subject to the requirements of clause 37, where:				
	0	the cleaning is exempt under the Environmental Protection (Cleaning of Native Vegetation) Regulations to gain a cleaning permit; or				
	(4)	vegetation is non-native; or				
	(4)	vegetation is commercial in nature such as an orchard; or				
	(M	the classing of rather vegetation, subject to the provisions of the Environmental Protection (Distancy of Native Vegetation (Paparlation 2004, is unbrotated under the Bustilleas Act 1956 (as amended), is in accordance with a loss gloverment approved durative Nativegera Plan, late the purpose of removing vegetation that is dead, classased or diseases, or is within a supproved budding envirope, or				
	641	the trees are not listed or protected in the Municipal Heritage Inventory, a Local Planning Policy or located within is heritage-protected place or crowed by a "The Preservation Clidit" or a specific scheme provision;				
0	Telegra	mountained in the attention which is littled as the impact in the immunications to impact Scalibles betweenings of the date date, appear theses to that Determination unless located within a haritage-prosected				
9	20ne i associ	vollapment of a date in the Russil, Russil Smallholdings, or Russil Russilandings, for the purposes of water callection, except, except, and use that is directly lead-of-this levelal land use or to provide a downself-owner supply, provided to dank in our sillar TO benetice of a lat boundary or ratiosal voluntary.				
20	the use of lood in a reserve, where such lood is vessed in the local government or vessed in a PuBLE Authority for the purpose for which the load is reserved under the Edwares or, in the case of land vessed in a public authority, for any purpose for which which are may be leading used by me authority;					
10	a char	ge of use in the Commercial and General Industry zones where:				
	0	the general use class category remains the same and no additional floorspace is proposed (e.g. shop to shop);				
	R	the proposed use will have reduced our parking requirements and no additional our parking spaces are required (e.g. from shop to office);				
	60	the company use require in no solvense official traffic management and				

in the opinion of the local government, no material change to the appearance of the building is proposed; and	ADOPTION		
there is no need to significantly improve public services and infrastructure.	Adopted by resolution of the local government held on 17 Septemb	vernment of the Shine of Boddington at the meeting of tember 2013.	
	G VENTRIS	13 April 2021	
	SHIRE PRESIDENT	Date	
	G STANLEY	13 April 2021	
	AICHIEF EXECUTIVE OFFICER	Date	
	FINAL APPROVAL		
	local government held on the 20 August 20	of the Shire of Boddington at the meeting of the 200, and the Seal of the Municipality was pursuant by the authority of a resolution of the local	
	G VENTRIS	13 April 2021	
	SHIRE PRESIDENT	Date	
	G STANLEY	13 April 2021	
	AICHIEF EXECUTIVE OFFICER	Date	
	RECOMMENDED/SUBMITTED FOR FIN	AL APPROVAL	
	C MEAGHAN	13 April 2021	
	Delegated under s.16 of the Planning and Development Act 2005	Date	
	FINAL APPROVAL GRANTED		
	R SAFFIOTI	20 May 2021	







### Juniper

Northram

Wheatbelt

### 50 beds

Uniting Church

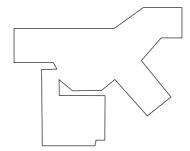
Religious

### Inner Regional



Overall site area RACF Couryards (2) 10,252m2 3,027m2 626m2

# EXEMPLAR (W.A) 2.



### Pam Corker House

Waroona

Metro South West

### 45 beds

Quambie Park Inc

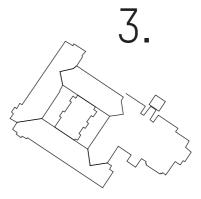
Community NFP

### Inner Regional



Overall site area RACF

13,015m2 3,620m2



### Baptistcare Mirrambeena

Magaret River

South West

### 46 beds

Baptist Care WA Limited

Religious

### Inner Regional

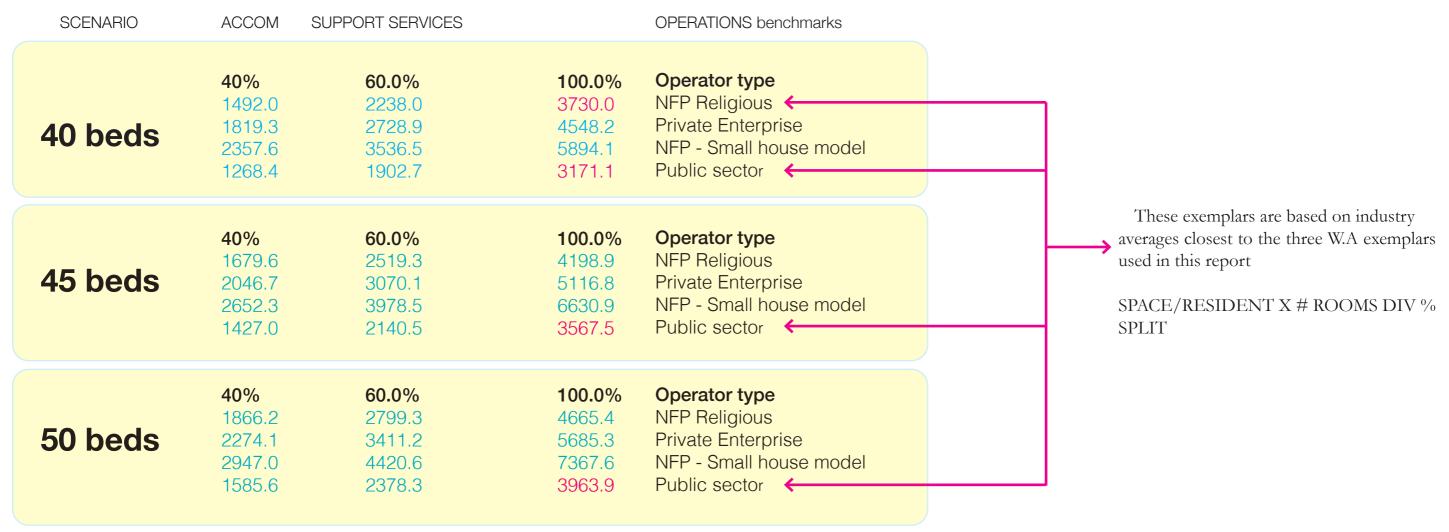


Overall site area RACF Couryards (2) 13,289m2 3,190m2 330m2





### SCHEDULES



INDUSTRY STANDARD 40:60% FOH/BOH SPLIT

### FAST FACTS (W.A) 40-50bed RAC OPERATIONS

**50** operators offering 40-50 beds. Within this supply band **3** operators offer home care that total **28** packages. These 3 are State Government operated facilties

### Operations breakdown

7/50 operators are charitable NFP

4/50 operators are community NFP

**4**/50 operators are Local Government

**10**/50 operators are private enterprises

22/50 operators are religious

**3**/50 operators are State Government

### Operations Locations

**5** Inner Regional

**38** Major City

7 Outer Regional

1 Very remote

#### Government funded contribution

\$1,261,617.64 smallest \$4,333,352.83 largest





## AS BUILT EXEMPLAR AREA SCHEDULING -source VIC

ORG TYPE	SPACE per RESIDENCE			NUMBER of	rooms	
	bedroom size	ensuite	M2/resident	40.0	45.0	50.
NFP Religious	22.3	15.1	37.3	1492.9	1679.6	1866.2
Private Enterpris	25.5	20.0	45.5	1819.3	2046.7	2274.
NFP - Small house model	25.7	33.3	58.9	2357.6	2652.3	2947.
public sector	23.0	8.7	31.7	1268.4	1427.0	1585.6

	B.O.H	STAFF	COMMON AREAS	SERVICES+ PLANT	SUPPORT TOTALS	CIRC%
NFP Religious	370.6	134.1	1000.0	450.0	1954.7	18%
Private Enterpris	419.5	144.4	1500.0	450.0	2513.9	21%
NFP - Small house model	126.2	48.4	1750.0	450.0	2374.5	20%
public sector	645.0	229.0	774.0	450.0	2098.0	21%

### SPACE per RESIDENT X # ROOM + SUPPORT TOTALS

### CIRCULATION % OF SCENARIOS

	CIRCULATION M2			SCENARIOS - room + support
	40.0	45.0	50.0	40.0 45.0 50.0
NFP Religious	624.0	657.8	691.6	3447.6 3634.3 3820.9
Private Enterpris	910.0	957.7	1005.5	4333.2 4560.6 4788.0
NFP - Small house model	946.4	1005.4	1064.3	4732.2 5026.9 5321.6
public sector	707.0	740.3	773.5	3366.4 3525.0 3683.6

### CIRCULATION + SCENARIOS

TOTALS	40.0	45.0	50.0
	4071.7	4292.0	4512.4
	5243.2	5518.3	5793.5
	5678.6	6032.2	6385.9
	4073.4	4265.3	4457.1

NOTE: The above data set has been extracted from delivered and now occupied R.A.C.F's to compare against equivalents in Western Australia





# BODDINGTON. WESTERN AUSTRALIA Site 1 preferred site













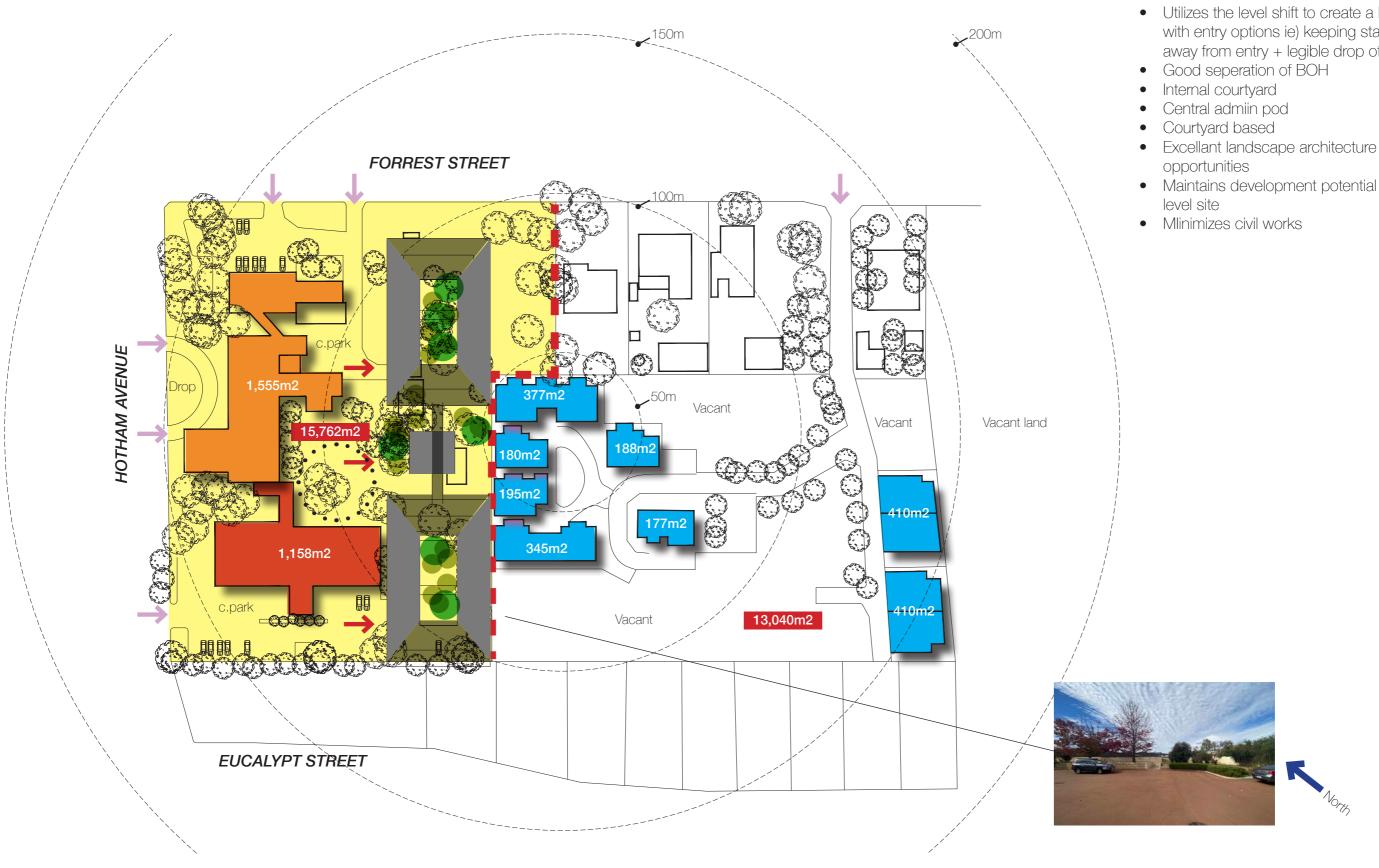
sensiive interface





### BODDINGTON. WESTERN AUSTRALIA Site 1+ concept 1 + exemplar 1x

**BODDINGTON** 





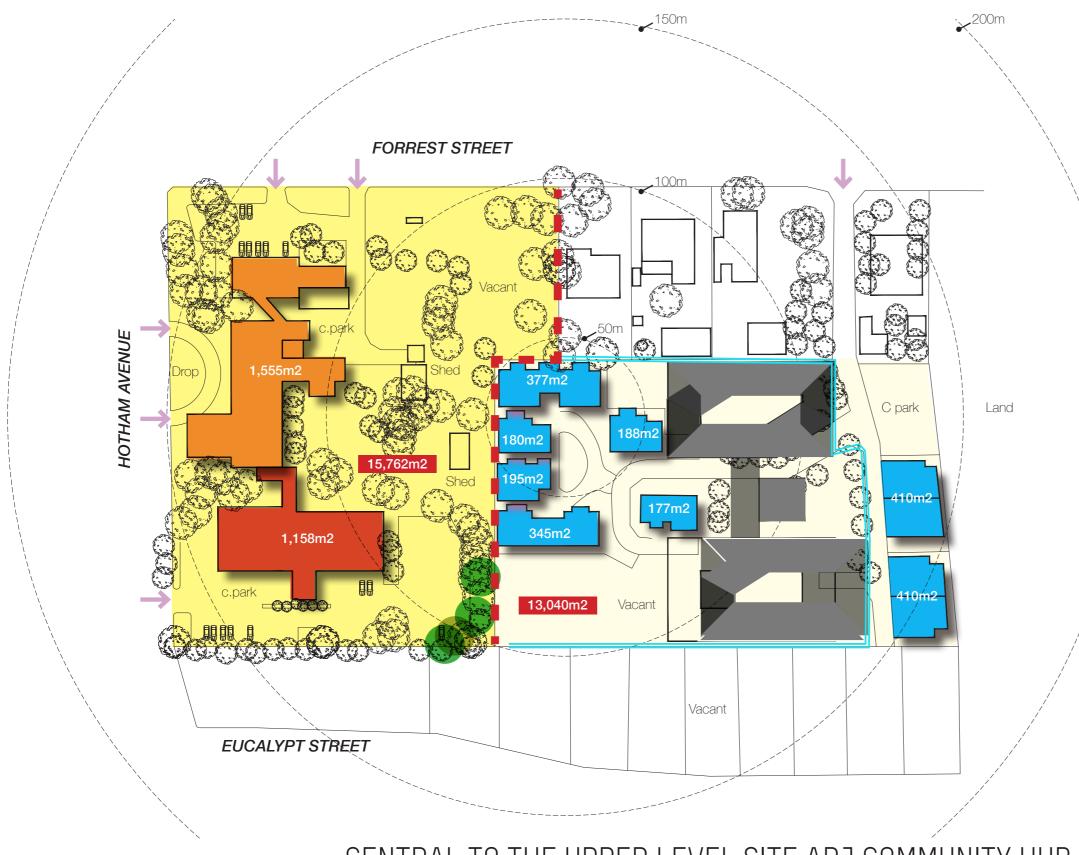
- Segregates the overall site into zones enhancing the location into a COMMUNITY CARE PRECINCT
- Utilizes the level shift to create a RACF with entry options ie) keeping staff carpark away from entry + legible drop off
- Maintains development potential for upper



LENGTHWISE ALONG LOWER GROUND SITE

### BODDINGTON. WESTERN AUSTRALIA Site 1+ concept 2 + exemplar 1

**BODDINGTON** 





#### NOTES:

- Utilises vacant land as possible car park
- Central admiin pod located opp communiyt hub
- Retains vacant sth west corner for possbile productive landscape
- Clear and legible drop zone
- Courtyard based
- Excellant landscape architecture opportunities
- Maintains development potential for upper level site
- Mlinimizes civil works
- Retains hospital and allied health zone independance
- co-locates ILU and RAC ensuring good transition and family support opportuniities

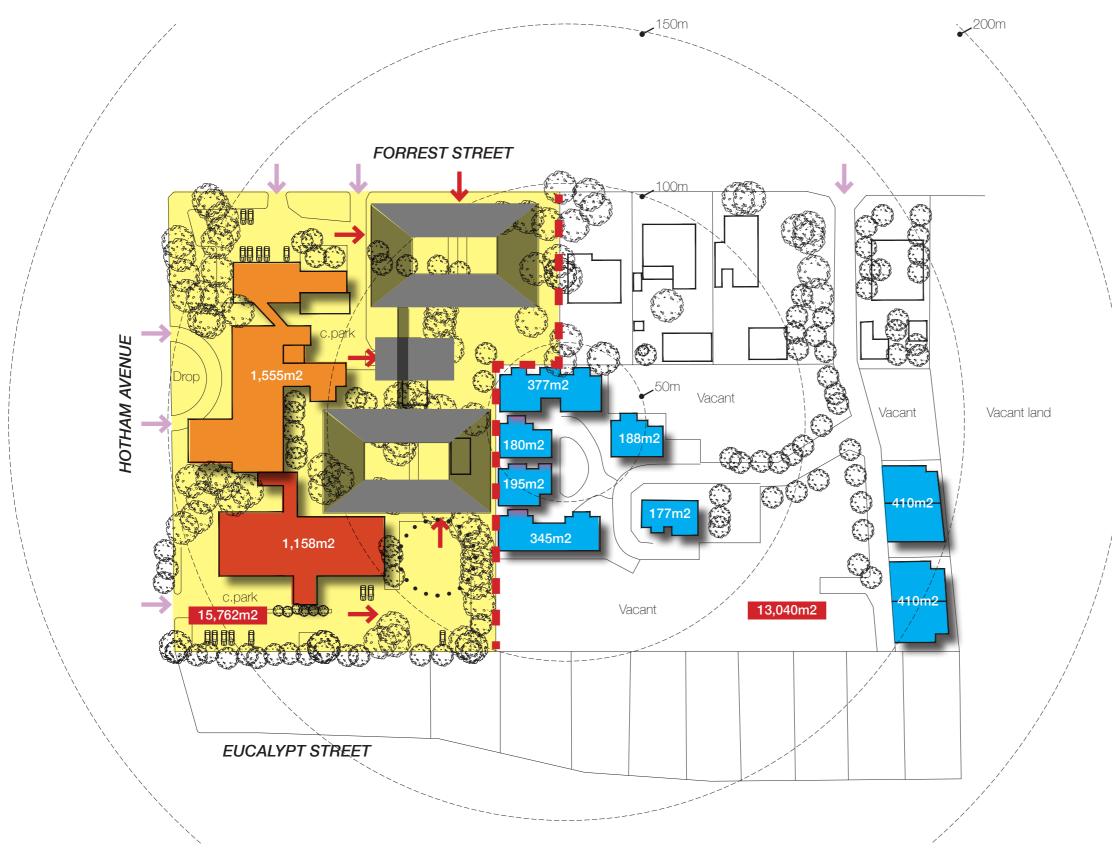




CENTRAL TO THE UPPER LEVEL SITE ADJ COMMUNITY HUB

### BODDINGTON. WESTERN AUSTRALIA Site 1+ concept 3 + exemplar 1

**BODDINGTON** 





### NOTES:

- Centralizes the admin area and frames that with courtyards
- Excellent BOH access
- Maintains courtyards as landscape theme
- Maintains upper level site for future development and expansion
- good walkabillity
- Creates a series spaces connected but different sizes.

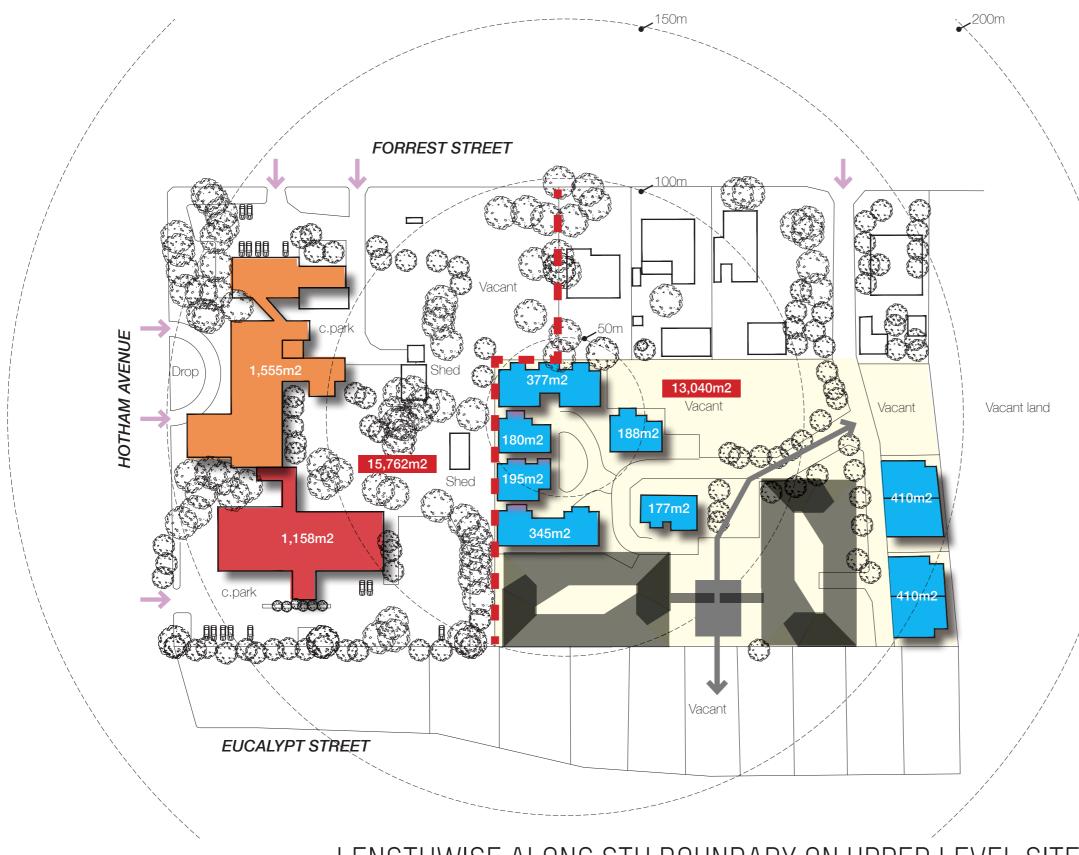






### BODDINGTON. WESTERN AUSTRALIA Site 1+ concept 4 + exemplar 1

**BODDINGTON** 





#### NOTES:

- Utilises vacant land as possible car park
- Central admiin pod located opp communiyt hub
- Retains vacant Nth East corner for possbile productive landscape
- Clear and legible drop zone
- Courtyard based
- Excellant landscape architecture opportunities
- Maintains development potential for upper level site
- Mlinimizes potetial civil works
- Retains hospital and allied health zone independance
- co-locates ILU and RAC ensuring good transition and family support opportuniities
- Frames access to community hub, admin area via the adjacent vacant land.
- BOH location options

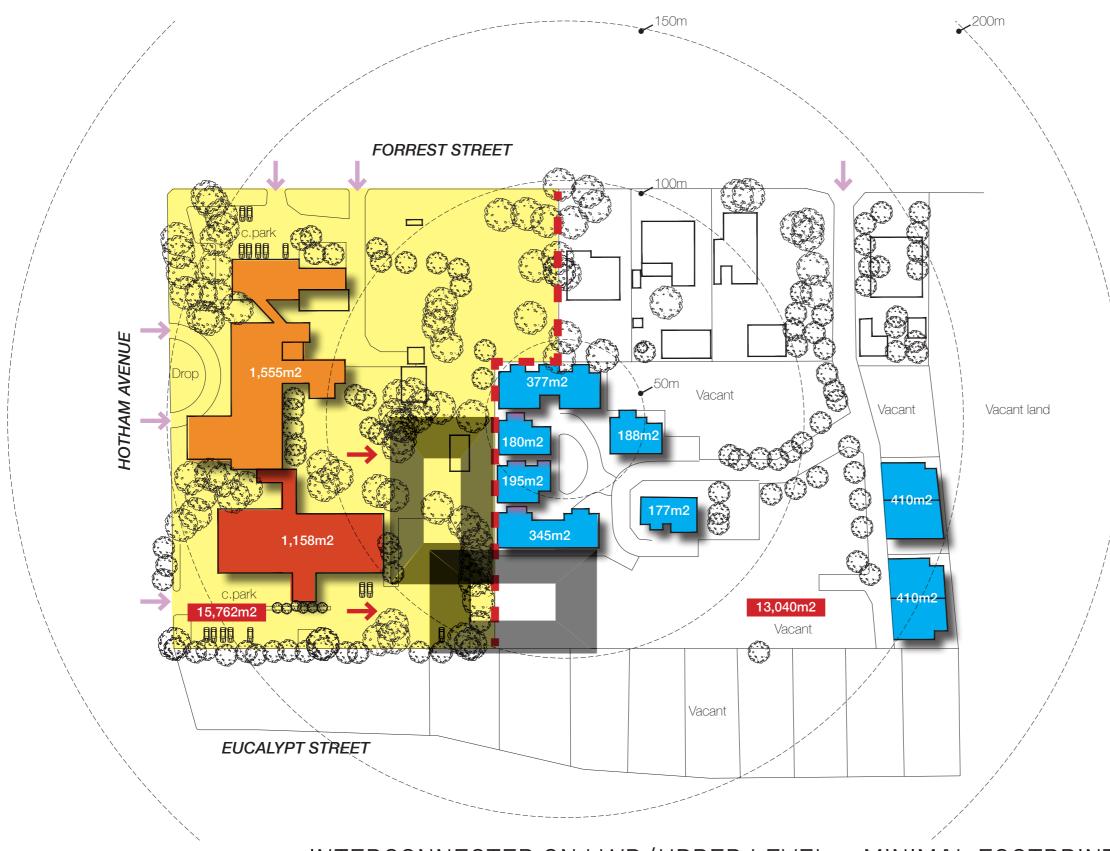




LENGTHWISE ALONG STH BOUNDARY ON UPPER LEVEL SITE

### BODDINGTON. WESTERN AUSTRALIA Site 1+ concept 5 + exemplar 1

**BODDINGTON** 





#### NOTES:

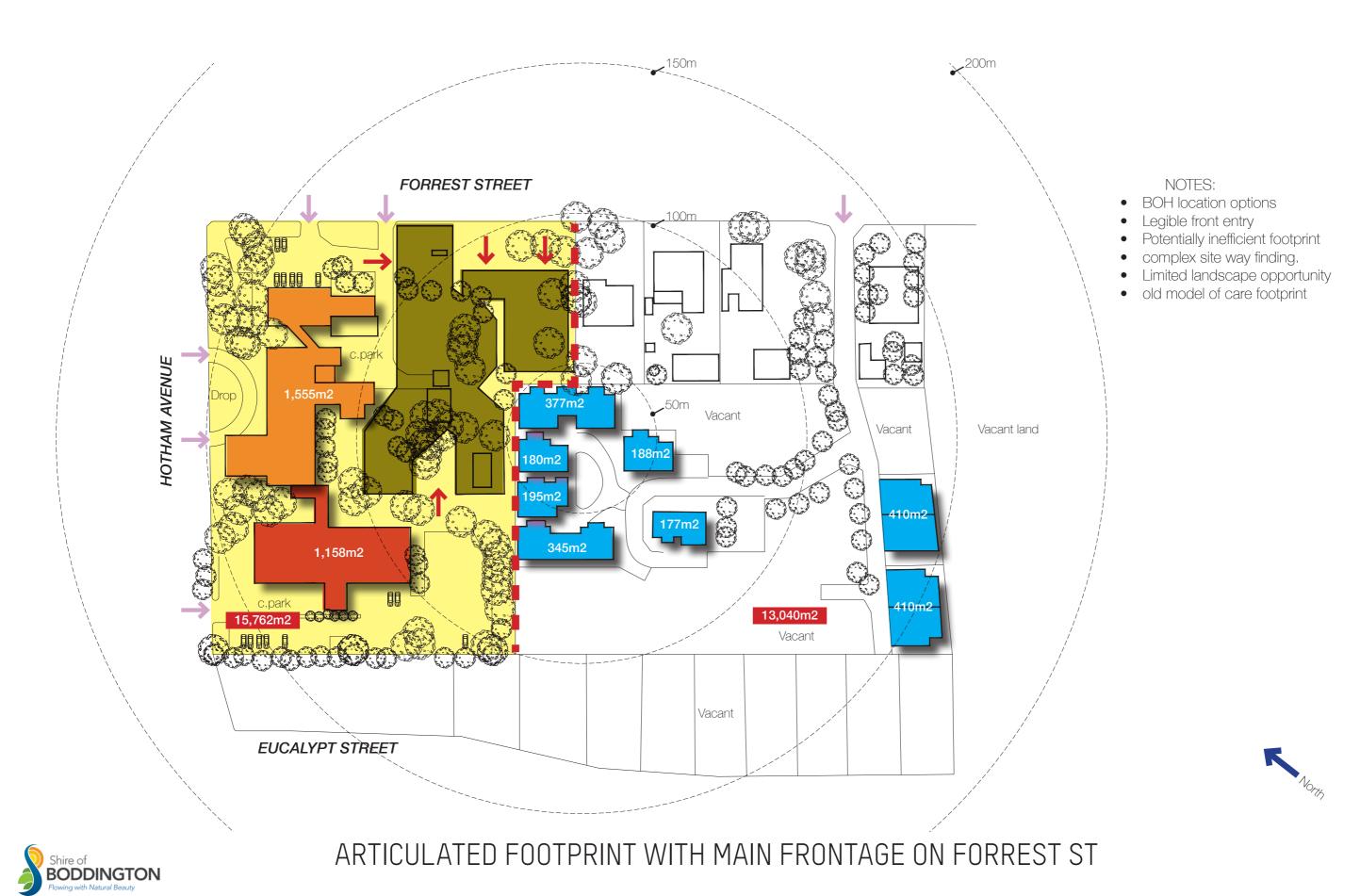
- BOH location options
- Utilizes differnce in levels to create an interconnected efficient form with centrally located lifts, admin and welcome porte crochere
- Models of care can be seperated
- 2 levels
- compressed and efficient footprint
- upper level creates porte crochere
- Maintains openness of Forrest street frontage and most of the upper level site
- Good site legibility





INTERCONNECTED ON LWR/UPPER LEVEL = MINIMAL FOOTPRINT

### BODDINGTON. WESTERN AUSTRALIA Site 1+ concept 6 + exemplar 2



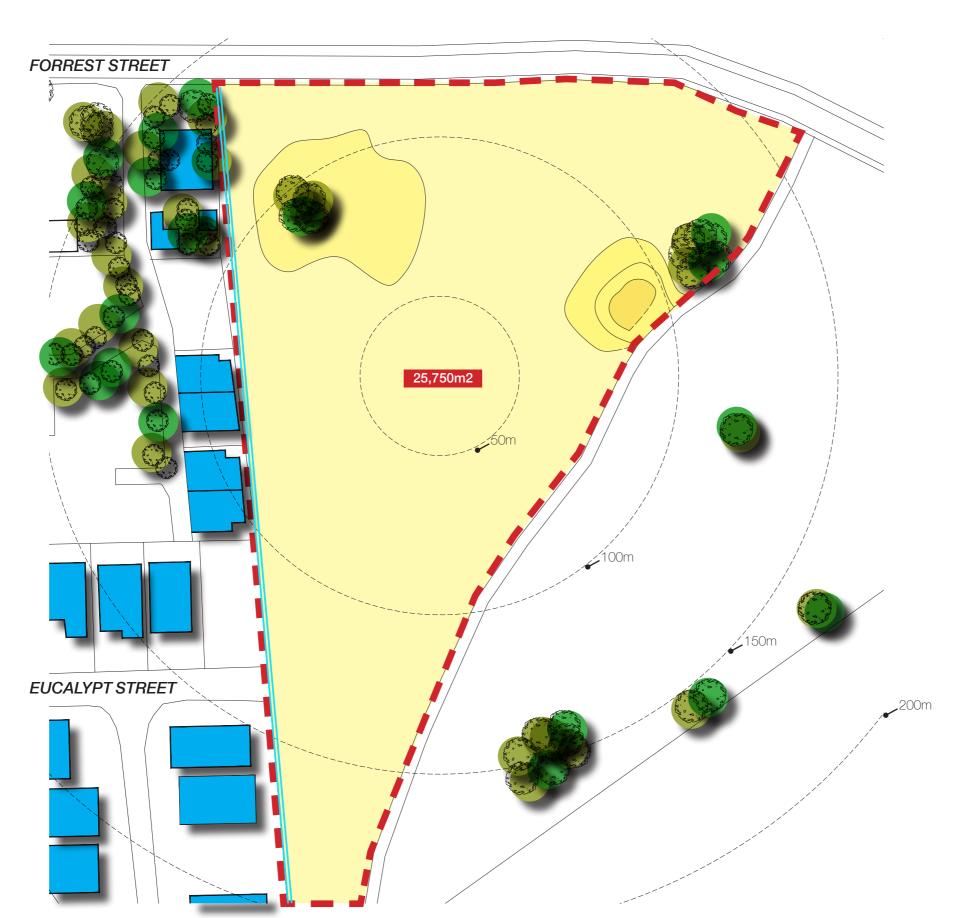


BODDINGTON. WESTERN AUSTRALIA site 2 distance = 675m BANKSIA CRESCENT 3,630m2 PWE GARDENS vacant land . 50m vacant vacant 3,050m2 key ex housing 11,189m2 vacant opportunity boundary  $\rightarrow$ vacant 5,930m2 site access BANKSIA CRESCENT 1,330m2 Shire of BODDINGTON **VERSO** 



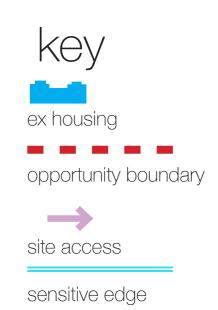








distance = 450m

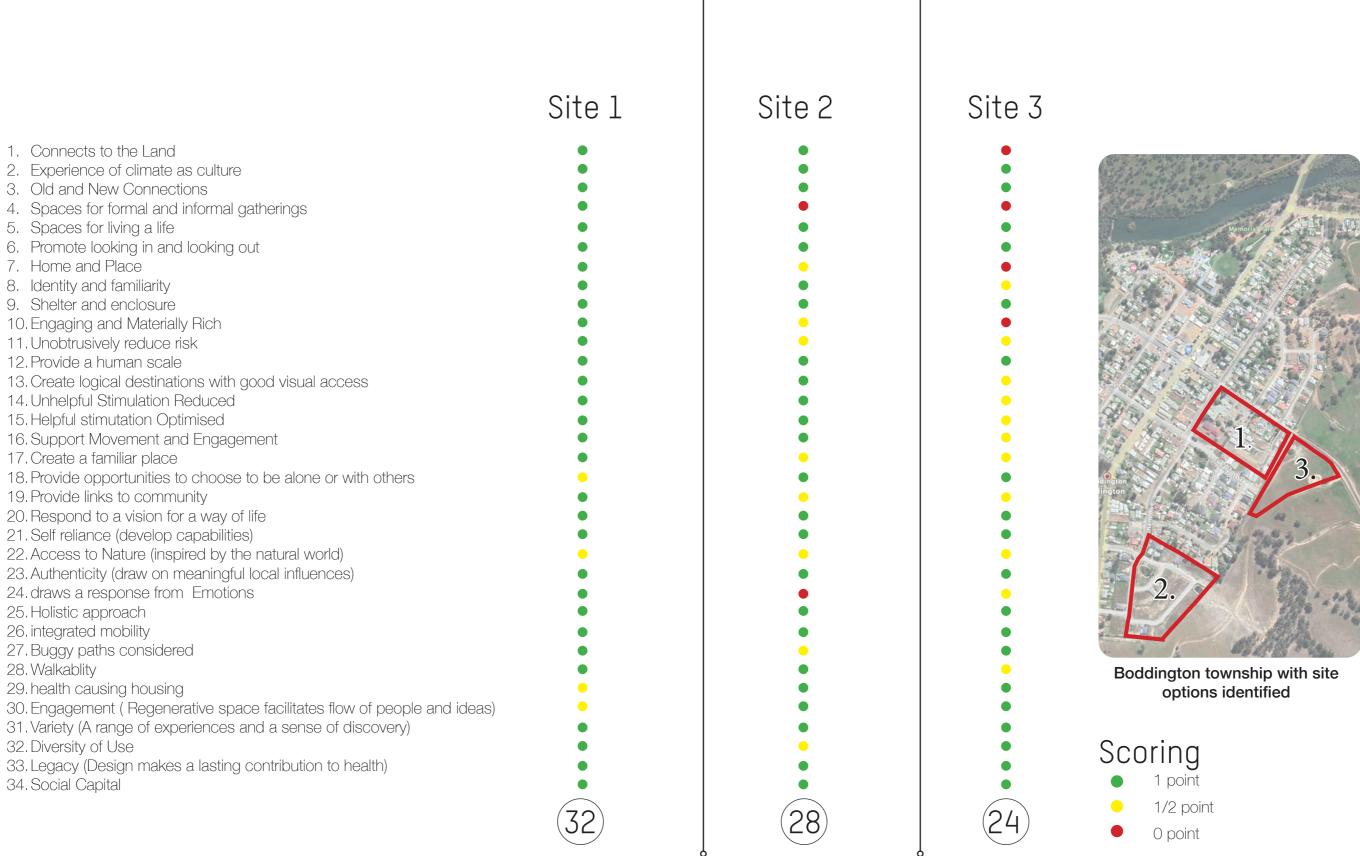








# BODDINGTON. WESTERN AUSTRALIA SITE SCORE







SITE OPTIONS: PHOTOGRAPHS































### BODDINGTON. WESTERN AUSTRALIA Scope













### Scope #2 Site Advisory

2.1 RETURN BRIEF: site advisory tasks and activities

2.1 Master plan scoping of the return brief: Undertake the following:

Site narrative | Co-location S.W.O.T| Development impact commentary (on adjoining properties) | desktop planning policy assessment\* | Existing conditions virtual model (optional extra)

Submission: A covering report using words, supporting diagrammatic information and images (as necessary) that outlines the Why and How. This report will include commentary on the township and surrounds, supply and demand and opportunities to enrich our elders experience with commentary on the different service models of care.

\* Contact with the municipal planning consultant will be necessary. Please provide details

2.2 Site selection review for each site option:

Site Analysis of each site | Prepare development S.W.O.T analysis | Merge land contour review if important\* | Utility supply review | Geotechnical soil testing\*\* | Consultant briefing\*\*\* | community connectedness

- Prepare notation of adjacent land use, road category, landscape, and infrastructure on prepared plans in preparation of forthcoming site analysis
- Prepare aerial imagery and desktop planning information. The site tours will enable base line information to be collected. This will become the foundation to enable future "apples to apples" site comparisons
- The sites tours comprised the 'hospital' site and 2 (at least) other opportunities.
- Ongoing access to a key stakeholder who is knowledgeable in the background discussions and project aspirations is requested.
- Submission: Typically represented using scales 1:100, 1:250 and 1:500 coloured a3 landscape pdf will be submitted. The site analysis of each site will become the "before" scenario. Site analysis influences a range of important design decisions, such as environmental issues, site limitations, site opportunities and existing latent conditions. Identification of community connectedness opportunities noted. Detailed expansion is enclosed.
  - \* Contact with the municipal planning consultant will be necessary. Please provide details
  - \*\* This is not a mandatory requirement but would provide a additional information relevant to building location, basement or excavation works that may be explored/considered
  - \*\*\* It is assumed that this information will be available from the municipal planning consultant

2.3 Return brief to Masterplan key criteria:

Development of the service and model of care diagram | Narrative & schedule of areas | Success performance measures notes | Recommendations

Submission: Exemplar projects sourced (3), with the form of that exemplar tested at scale as an overlay on each site option. Typically represented using scales 1:100, 1:250 and 1:500 coloured a3 landscape pdf will be submitted. The analysis of each site overlay will become the "after" scenario. This methodology will ensure consistency across the site comparisons. The scale will be consistent as will the scheduling categories. Anticipated overlays examples include small house, culturally specific and "standard" home configurations. Explanatory notes will accompany each

#### 2.4 Where to from here road map + recommendations

TASK: We will determine if any sub-consultancy commentary/advisory which may include but not limited to Surveyor / Planning & development / Building Surveyor / Traffic Engineer / Utility supply – Mech + Elec Engineer / Geo-tech

#### 2.5 Conclusions + Milestone submission

Submission: Compiled A3 Landscape oriented colour pdf report





### BODDINGTON. WESTERN AUSTRALIA Scope







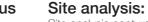






#### Status

(



Site analysis captures site specific conditions that impact on the spatial arangement for the built form on a site. Site analysis will also capture climate and site context. Wega will undertake this process in order to establish a baseline so that the options (3) can be tested and SWOT analysis is more robust. A typical site analysis includes;

#### Site and drawing description:

- Location and clearly defined site boundaries, bearings, legal description and dimensions
- The scale and date of the plans and drawings

#### Site details:

- Topographic elements including contours and levels (0.5m intervals)
- Driveway and cross over locations
- Service locations (water, sewer, electrical, communications)
- Easements
- Setback overlay
- The geotechnical characteristics of the subsurface condition / soil type
- Drainage and overland flow paths
- Any acid sulfate soils, landfill or contamination affectation and, where affected, proposed
- Remediation strategy and statement from a recognised expert that the site can be remediated

#### Site climatic details:

- The orientation of the site, solar path (summer, winter)
- Direction of prevailing winds and weather patterns
- Identified significant heat load directions
- Identified significant shading influences (topography, fences, houses, trees)

- Understand the form and character of adjacentand opposite buildings in the streetscape and adjacent sites, architectural character, front fencing and garden styles
- The location height and use of adjacent and opposite buildings
- The location and distance to adjoining dwellings and their windows, doors, main living spaces, external living areas,
- pools, solar panels, retaining walls and the like
- The location, height and materials of fences and/ or walls built to the site boundary
- Any difference in levels between the site and adjacent and opposite dwellings in plan and sections
- Views to and from the site locally and regionally
- The species, location, height and canopy dimensions of any existing vegetation on the site, or within eight metres of the site, and identified as to be removed or retained
- Any heritage item or conservation area applying to or nearby to the site
- Any environmental attributes such as koala habitat, fauna corridors, bushfire hazards, fire source features, flooding, wetlands, endangered species or the like applying to, or nearby, the site
- Sources of noise nuisance such as flight paths, road noise or other noise pollution sources
- Any key natural features of the site and its surrounds such as rock out crops, cliffs, embankments, foreshores or the like
- Direction and distance to local facilities, local shops, schools, public transport, recreation, open space and community opportunities for

### Design response to site analysis in plan and section:

- Demonstrated cross ventilation and natural sunlight access
- Show the location of vehicular and pedestrian access points
- Nomination of where the proposal may overshadow or overlook or be overshadowed or overlooked by the adjoining
- Dwellings their windows, doors, private open space, pools, solar panels, retaining walls and the like
- Nomination of the best location for landscaping, deep soil zones and outdoor living spaces
- Clearly identify areas where the site analysis indicates a suitable alternative solution to the controls

### END.



