

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the Shire of Boddington Local Planning Scheme No. 2.

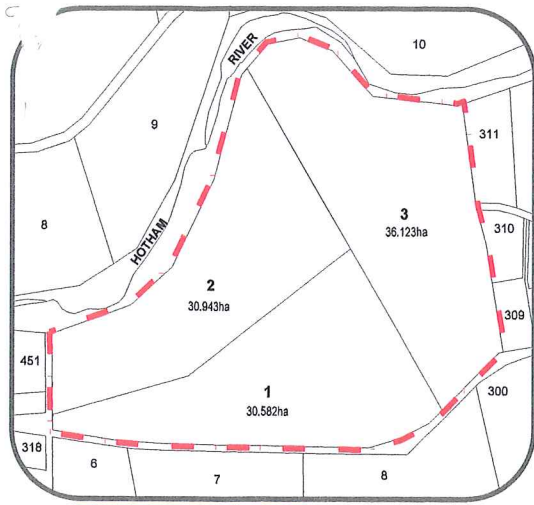
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

16 December 2013

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 October 2035



EXISTING LOT CONFIGURATION (NTS)

Size	LOT YIELD			LOT AREA		
	No. Lots	% Total Lots	Average Size	% of Total Area	Area	
2000m ² - 2500m ²	25	16.78%	2394m ²	7.97%	59855m ²	
2500m ² - 3000m ²	29	19.46%	2714m ²	10.48%	78718m ²	
3000m ² - 3500m ²	40	26.85%	3238m ²	17.25%	129553m ²	
3500m ² - 4000m ²	14	9.40%	3688m ²	6.84%	51353m ²	
4000m ² - 4500m ²	5	3.36%	4207m ²	2.20%	21035m ²	
4500m ² - 5000m ²	4	2.68%	4555m ²	2.43%	18225m ²	
5000m ² - 10000m ²	21	14.09%	9295m ²	26.99%	195195m ²	
10000m ² - 15000m ²	5	3.36%	13420m ²	8.94%	67100m ²	
15000m ² - 20000m ²	2	1.34%	17700m ²	4.71%	35400m ²	
20000m ² +	4	2.68%	23625m ²	12.58%	94500m ²	
Total Number of Lots	149					

Minimum Lot Size 225m² Average Lot Size 5039m²
Maximum Lot Size 2.72ha Total Lot Area 75.0945ha

LOT YIELD TABLE



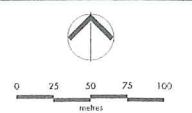
ADOPTION
Following Council endorsement on 16 July 2013 subject to modifications, this Subdivision Guide Plan was adopted under delegation by the Chief Executive Officer under clause 3.4 of the Shire of Boddington Local Planning Scheme No. 2.
[Signature]
CHIEF EXECUTIVE OFFICER
5th September 2013
DATE

ENDORSEMENT
This Subdivision Guide Plan was endorsed by resolution of the Western Australian Planning Commission pursuant to section 14 of the Planning and Development Act 2005 for that purpose.
[Signature]
16.12.2013
DATE

(the spatial group)
planning + design

- Client
- Final Plan
- Revision
- Date
- Scale

Agil Pty Ltd
SCP Rev 0
G
16 AUGUST 2013
REL
1:2,500 @ A1: 1:5,000 @ A3



- 1. All areas and dimensions are subject to survey, engineering and detailed design and may change without notice, subject to gaining necessary approvals from the Shire of Boddington and/or the Western Australian Planning Commission.
- 2. Contingency use discretionary only. The provisions of the Shire of Boddington Local Planning Scheme apply to this Subdivision Guide Plan.
- 3. Dual use paths/footpaths within the subject site to be provided by the developer as outlined on the endorsed Subdivision Guide Plan.
- 4. Buildings are to be located outside of the designated Building Exclusion Areas and not within 10 metres of lot boundaries.
- 5. A detailed plan outlining the dimensions of the Building Exclusion Zones shall be prepared by the proponent, to be reflected on a condition of subdivision approval.
- 6. The width of the frontset reserve expansion area is indicative only, and shall be confirmed on the subdivision stage.
- 7. On site effluent disposal systems shall be provided to the satisfaction of the Shire and the Department of Health. Alternative treatment units may be required for lots adjacent to watercourses or where geotechnical investigations reveal limitations for conventional on site effluent disposal systems.

- Subject Land
- Residential & Rural Residential Lots
- Public Open Space
- Community Purpose Site
- Additional Foreclosure Reserve to be coded (see Note 6)
- Building Exclusion Zone (see Notes 4 & 5)
- Dual Use Path
- Landscape Buffer / Revegetation
- 2m Contours with 10m labels
- Inductive 5m wide track
- Restricted Vehicle Access
- Landscaped Drainage Swale
- Trees with Hollows to be retained in accordance with a 'Trees with Hollows Management Plan'
- Estate Entry