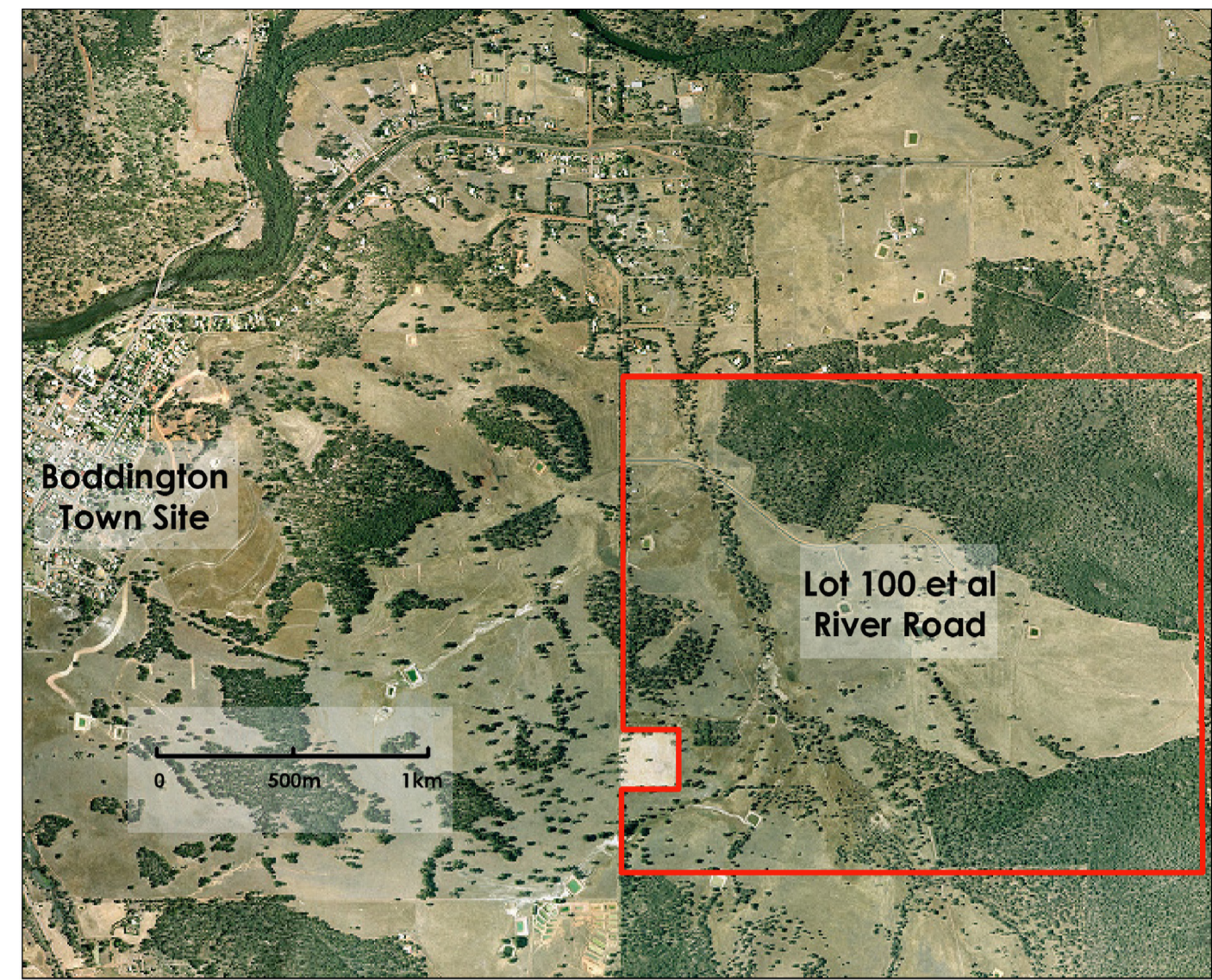


PO Box 477
Dunsborough WA
6281

Ph: 0437 204 595

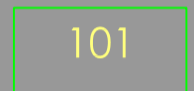
E-mail:
impactud@inet.net.au

ABN: 69 142 676 030

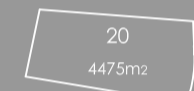


LEGEND

Existing Lots



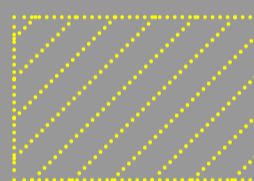
Proposed Lots



Proposed Lots to be Constructed as Part of Existing Subdivision Approval.



Refuse Site Buffer (Lots in this area to be created following remedial works and demonstration to Council's satisfaction that any contamination has been satisfactory addressed).



Building Envelopes



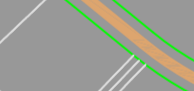
Existing Roads



Proposed Roads



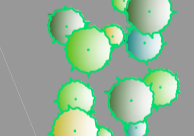
Indicative Subdivision



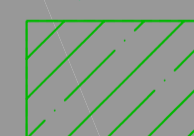
Development Exclusion Zone (30/50 metre buffer to waterways)



Public Open Space/Rehabilitation



Conservation Covenant.



DETAILS

Existing Zoning: Rural

Proposed Zoning: Special Residential/Rural Residential.

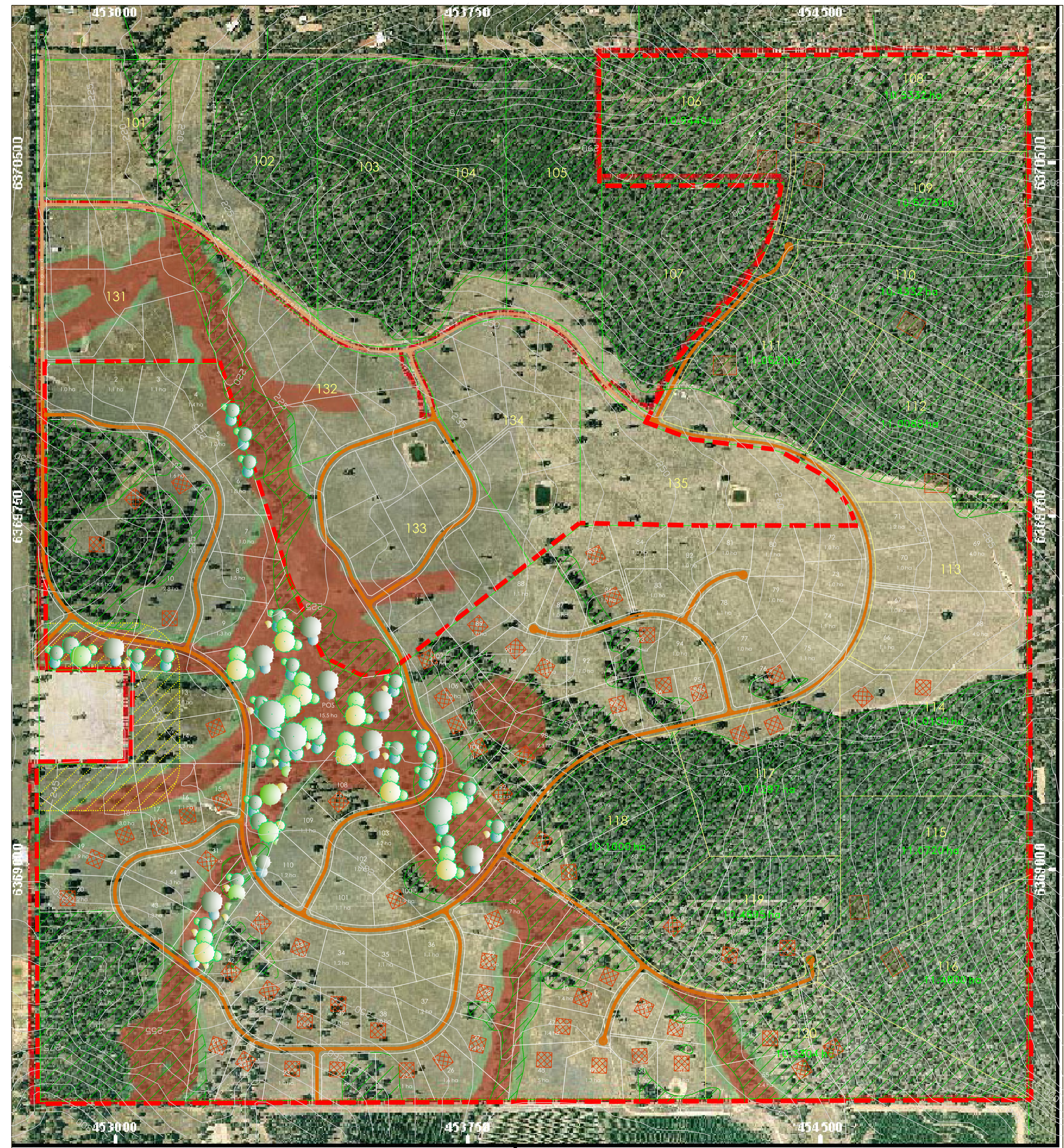
Minimum Lot Size: 1 ha

Average Lot Size: 2.24 ha

Lot Yield	
1 - 2 ha	89
2 - 4 ha	13
4 - 10 ha	8
10 ha +	8
Total	118

PROVISIONS

- Subdivision shall generally be in accordance with the approved Subdivision Guide Plan or any variation approved by the Western Australian Planning Commission.
- Council's prior approval to commence development is required for all development including a Residential Dwelling.
- Not more than one single dwelling house per lot shall be erected.
- Intensive agricultural pursuits and the keeping or breeding of animals for commercial gain is not permitted.
- A person shall not construct or erect or cause to be constructed or erected:
 - a building within 10 metres of any boundary of a lot.
 - outside of a designated building envelope.
 - a dwelling house having an internal floor area of less than 120m².
 - a building in a manner or of materials that, in the opinion of Council, would be detrimental to the amenity of the area.
- In accordance with the Conservation Covenant, an area of 2000m² may be cleared from lots 104, 108-112, 115 and 116 for the purpose of a building envelope and essential services.
- Prior to conditional subdivision approval being granted, the proponent shall demonstrate to the satisfaction of the Shire of Boddington that the amount of land likely to be cleared for the construction of Dwellings, associated outbuildings and essential services does not exceed the clearing restrictions of the Conservation Covenant.
- A flora survey shall be undertaken in vegetated areas prior to finalising the location of building envelopes.
- Proposed lots 8,9 and the lots closest to the former rubbish tip site shall have a notification on title advising of potential ground water contamination.
- In the event that a reticulated water supply cannot be provided, a notification to this effect shall be placed on the title of each new lot.
- A notification shall be placed on the title of each new lot abutting the plantation, advising of plantation operations.



IMPACT
U R B A N
D E S I G N

Stone Developments Pty Ltd

Subdivision Guide Plan

Lot 100 River Road and Lot 135 Mitchell Crescent, Boddington

CERTIFICATION

This is to certify that this Subdivision Guide Plan forms part of Amendment No 15 to the Shire of Boddington Town Planning Scheme No 2 as outlined in Appendix 6 of the Scheme and referred to as 'RR'.

Chief Executive Officer

Date



Scale: 1:5000

@ A1

All areas and dimensions are subject to survey

Client

Stone Developments Pty Ltd

Dwg No.

T002/09/Rev B

Date

November 2008