

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Swan
Local Planning Scheme No.17

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

27 JUNE 2014

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 2030



| LOT YIELD | TOTAL |
|-----------------|----------------------------------|
| R5 | 51 LOTS |
| R20 | 1090 LOTS |
| R25 | 60 LOTS |
| R40 | 25 LOTS |
| R50 | 22 DUS |
| R100 | 70 DUS |
| COMMERCIAL | 4 LOTS |
| PRIMARY SCHOOL | 1 LOT |
| P.O.S. SUPPLIED | 10.4836ha |
| TOTAL | 1318 LOTS/ DWELLING UNITS |



LEGEND

- O.D.P. BOUNDARY
- EXISTING BUILDINGS
- R5 CODING
- R20 CODING
- R25 CODING
- R40 CODING
- R50 CODING
- R100 CODING

- PUBLIC OPEN SPACE
- VILLAGE CENTRE/ COMMERCIAL SITE
- SCHOOL SITE
- COMMUNITY PURPOSE SITE
- LANDOWNERS NOT INCLUDED IN BEECHBORO LAND SYNDICATE

NOTE: DWELLING CONSTRUCTION IN R5 ZONE NOT PERMITTED IN WESTERN POWER EASEMENT

| | Lot Area | 10% POS Required | Land Provided | Over(+) / Under(-) Provision |
|-------------------|-----------------|------------------|----------------|------------------------------|
| Cracovia (Lot 55) | 2.3330 | n/a | | |
| Lot 47 | 1.6399 | 0.1640 | 0.9342 | +0.7702 |
| Lot 49 | 2.1939 | 0.2194 | | -0.2194 |
| Lot 52 | 2.2103 | 0.2210 | | -0.2210 |
| Lot 4 | 2.0815 | 0.2081 | 0.2081 | |
| Lot 3 | 2.0835 | 0.2084 | | -0.2084 |
| Lot 103 | 0.7577 | 0.0758 | | -0.0758 |
| Lot 102 | 0.6895 | 0.0689 | | -0.0689 |
| Lot 101 | 0.3070 | 0.0307 | | -0.0307 |
| WC Res. | 0.1175 | 0.0118 | | -0.0118 |
| Non-Participating | 12.0808 | 1.2081 | 1.1423 | -0.0658 |
| Citi Fidelity | 93.4129 | 9.3413 | 9.3413* | |
| TOTALS | 105.4937 | 10.5494 | 10.4836 | -0.0658 |

* Citi Fidelity also provides 0.5170ha comp basin @ 50% 0.2585ha which increases the provision to 9.5998ha on the plan.

Cash in lieu of required POS will be a condition of subdivision as and when subdivision of this property occurs and will be used to compensate the over provision of POS on Lot 47 and for betterment of POS areas within the estate

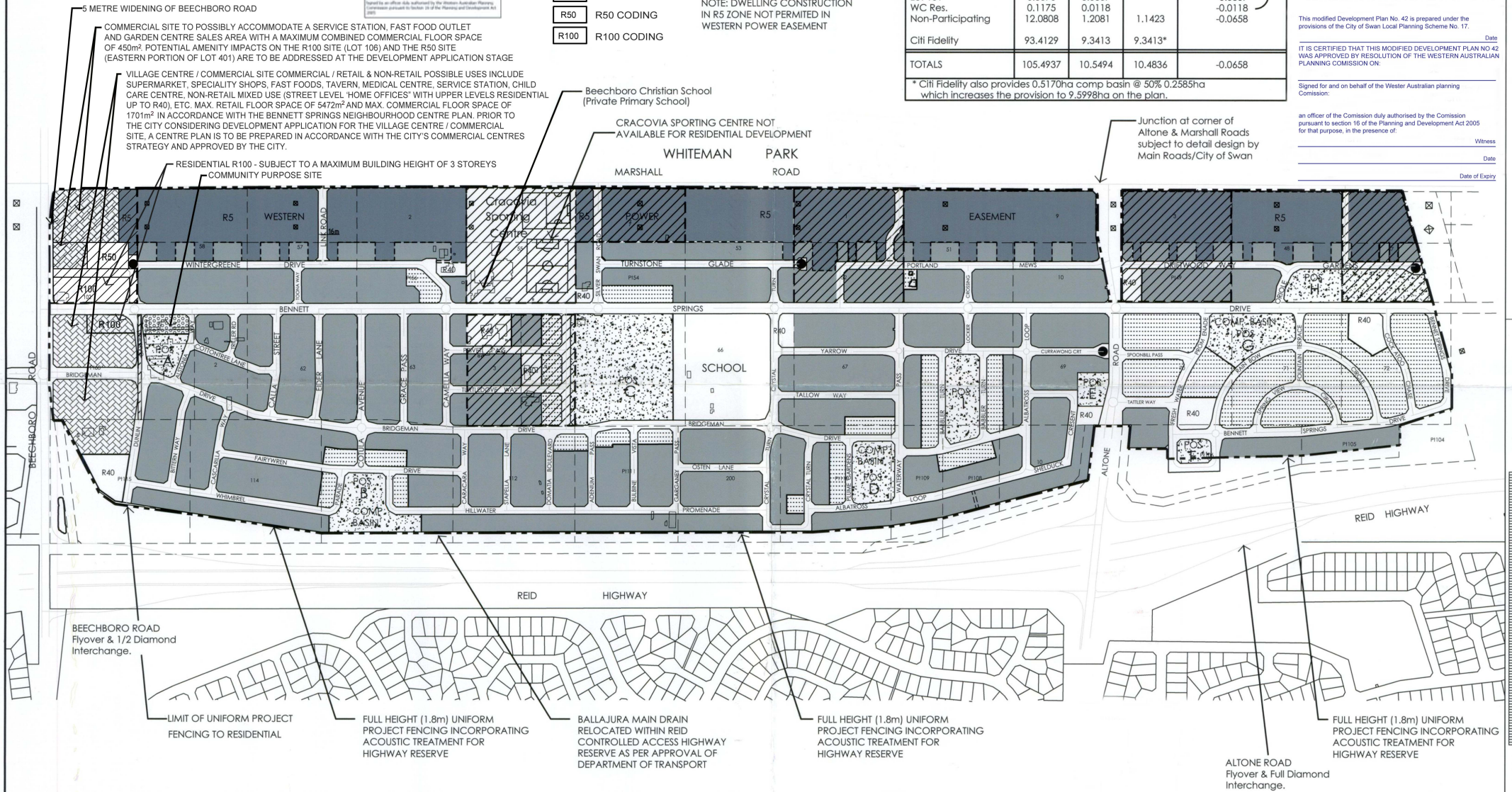
This modified Development Plan No. 42 is prepared under the provisions of the City of Swan Local Planning Scheme No. 17.

IT IS CERTIFIED THAT THIS MODIFIED DEVELOPMENT PLAN NO 42 WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

Signed for and on behalf of the Western Australian planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 15 of the Planning and Development Act 2005 for that purpose, in the presence of:

Witness
Date
Date of Expiry



| DATE | No. | ACTIVITY - REVISION DESCRIPTION | DES | DRN | CHK'D | APP'D |
|----------|-----|---|-----|-----|-------|-------|
| 15.12.05 | H | Modifications required by WAPC | PLJ | SB | JLS | JLS |
| 20.11.07 | I | References to Rail line removed | SVR | SB | SVR | SVR |
| 11.11.08 | J | Modification to Village Centre notation | LVE | DCD | LVE | LVE |
| 06.07.04 | D | General Modifications | PLJ | SP | PLJ | PLJ |
| 07.02.05 | E | General Modifications, Street Names and Link Road Added | PLJ | SB | JLS | JLS |
| 19.04.05 | F | Remove notation 'Regional Velway' | PLJ | SB | JLS | JLS |
| 12.08.05 | G | Modifications made as per council request | PLJ | SB | JLS | JLS |

PROJECT

BEECHBORO LAND SCHEME

DRAWING TITLE

ODP No. 42 - PROPOSED REVISION DEVELOPMENT PLAN FOR THE SCHEME AREA

PRINCIPAL

CITI FIDELITY NOMINEES CO. PTY. LTD.

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ORIGINAL
A2

BSD CONSULTANTS

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ENVIRONMENTAL CONSULTANTS

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Date 05.11.02
Scale 1:5000

Designed PLJ
Checked DRJ
Drawn NAP
Approved PLJ

Local Authority
CITY OF SWAN

Project Number
P9274-004 P644-C01

Sheet 1 of 1
Drawing Number
Revision

| Amendment No. | Amendment summary | WAPC endorsed date |
|---------------|--|--------------------|
| 1 | To increase the density code of a lot from R40 to R100 subject to a maximum building height of 3 storeys. | 20-June-2019 |
| 2 | To replace 'Residential R5', 'Residential R20' and 'Existing Building' classifications with 'Residential R5', 'Residential R50' and 'Commercial' classifications | 01-November-2019 |
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