



Department of Planning,
Lands and Heritage

GOVERNMENT OF
WESTERN AUSTRALIA
Land Use Management Division

COPY

Our ref: 00006-2017 - Job 163121
Objective ID: A8559101
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7 November 2017

Chief Executive Officer
Shire of Donnybrook-Balingup
Post Office Box 94
DONNYBROOK WA 6239

Attention: Mr Damien Morgan, Manager Works and Services

Registered Post

Dear Sir

**PORTION OF LOT 177 ON DEPOSITED PLAN 232725 – SHIRE OF
DONNYBROOK-BALINGUP
NOTICE OF ENTRY ON TO LAND FOR THE PURPOSE OF PUBLIC WORKS -
PURSUANT TO SECTION 186 LAND ADMINISTRATION ACT 1997 PROPOSED
CONSTRUCTION OF A ROAD**

In accordance with section 186(1) of the *Land Administration Act 1997 (LAA)*, the Minister for Lands has authorised the Shire of Donnybrook-Balingup by its employees or authorised agents, contractors and subcontractors (**Shire**) to enter on the land described in the Schedule below (**Land**) to:

1. do anything necessary as preliminary or ancillary to the construction of the road including, without limitation, undertaking investigations with respect to statutory approvals and clearing the land; and
2. carry out the construction of the road (**Purpose**).

Entry is authorised subject to the issue of a notice under section 186(3) of the LAA to the registered proprietor of the Land described in the Schedule.

A copy of the notice issued to the registered proprietor under section 186(3) is attached for your information.

RESERVES

DONNYBROOK AND SURROUNDS

Potential to hand vesting/management back to Crown

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Opportunities	Timeframe
A3360	Lots 63/66/212/213/341/342/343/344 Baxter St	Parks and Recreation	Recreation	Vegetation see note		0.8096	Flood prone. Contains water corp pump station	investigate potential to hand over to Water Corporation	2019/20
A3346	Lot 426 River Rd	Parks and Recreation	Parklands and Recreat	Vegetation		3.5061		investigate opportunity to hand back to Crown	2019/20
A3465	Lot 5837 Howlett Ramble	Parks and Recreation	Public Recreation	Vacant/ Vegetation		2.435	Water tank on central parcel	investigate opportunity to rationalise extent of reserve/possible for	2019/20
A3371	Lots 442/443 Boyup brook Rd	Priority Agriculture	Recreation	Vegetation		9.945	2 lots	investigate opportunity for hand back to Crown	2019/20
A3324	Lot 349 Beelerup Rd Beelerup	Priority Agriculture	Gravel Pit	Mostly cleared		5.7794		investigate opportunity to rehabilitate and hand back to Crown	2019/20
A5056	Lot 5343 Upper Capel Rd	Public Purposes??	Quarry	Cleared and mined		4.4247	Leased to RUSO PTY LTD	investigate status and need for rehabilitation	2019/20
A3339	Lot 11802 Goodwood Rd	General Agriculture	Sanitary Depot	Vegetation/ Structures?		3.2375	used as pound	potential to reduce area under shire management	2019/20

Change Vesting Potential

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery plan	Timeframe
A3024	Lot 555 Crown Reserve	Tourist	Caravan Park	Vacant part vegetation		1.3718	abuts A3323 (arboretum)	investigate opportunities for change in vesting	2019/20
A3323	Lots 556/567 South Western Hwy	Parks and Recreation	Parklands	Parklands		3.8612	2 lots contains arboretum (abuts 3024)	investigate opportunities for change in vesting	2019/20
A4013	lot 598 South Western Hwy	Public Purposes	Tourist purposes	Carparks a/ Vegetation		1.2334		investigate opportunities for landswap to make freehold	2019/20
A4014	Lot 597 Collins St	Public Purposes	Recreation/ Tourism	Playgrounds/ carparking		1.87	CONTAMINATED (Apple Fun Park and to the Sou	investigate opportunities for landswap to make freehold	2019/20
A4012	Lot 600 South Western Hwy	Public Purposes	Tourist purposes	Vacant part vegetation		0.0891		funding available for upgrading/investigate opportunity for adjoining	2019/20
A3438	Lot 498 Victory Lane	Residential	Drainage	outbuilding vegetation		0.0101	Check shed on section	investigate opportunity to change to road reserve	2019/20
A3465	Lot 5837 Howlett Ramble	Parks and Recreation	Public Recreation	Vacant/ Vegetation		2.435	Water tank on central parcel	investigate opportunity to rationalise extent of reserve/possible for	2019/20
A3339	Lot 11802 Goodwood Rd	General Agriculture	Sanitary Depot	Vegetation/ Structures?		3.2375	used as pound	potential to reduce area under shire management	2019/20

Leasing Opportunities

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery plan	Timeframe
A4012	Lot 600 South Western Hwy	Public Purposes	Tourist purposes	Vacant part vegetation		0.0891		funding available for upgrading/investigate opportunity for adjoining	2019/20
A3449	Lot 521 Marmion St	Light industry	Recreation	Approx half tilled/ Vegetation		2.0234	old bmx track and agriculture	investigate opportunity to lease/purchase	2019/20
A3427	Lot 483 Camilleri St	Public Purposes Civic	water supply	Approx half tilled/ Vegetation		0.3642	Being used for agriculture	investigate opportunity to lease	2019/20
A3477	Lots 28/29/260/261/262/263 Steere St	Parks and Recreation	Recreation and drainage	Part tilled		0.9384	being used agriculture/storage equipment	investigate opportunity to lease/or purchase	2019/20
A3326	Lots 461 + 467 South Western Hwy	Caravan Park	Caravan Park	Vacant and trees		2 Lots		investigate opportunity to expand vesting opportunities/purchase/	2019/20
A4015	Lot 603 South Estem Hwy	Tourist	Tourist purposes	Vacant		0.391	Machinery West stores equipment/includes even	investigate opportunity to widen vesting opportunities and leasing	2019/20

OTHER TOWNSITES AND SURROUNDS

Balingup and Surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	Timeframe
Hand back to State									
A3261	Lot 209 Lukis Street, Balingup	Recreation	no vesting	vacant /bushland	vacant	9257m2		investigate options to hand back to Crown	2018/19
A3299	Lots 27 and 29 Steere Street, Balingup	Recreation	parks and recreation	vacant/gravel track	vacant			investigate options to hand back to Crown	2018/19
A3367	Lot 8145 Roberts Street, Balingup	Recreation	Parklands	vacant	vacant	1176m2	used for access to adjoining property	investigate options for Crown to reduce area	2018/19
A3455	Lot 332 Waters Road, Balingup	Recreation	recreation	vacant/water course	vacant	8832m2		investigate options to hand back to Crown	2018/19
Change vesting									
A3366	Lot 8144 Brockman Street, Balingup	Recreation	parklands	avenue of honour/MHI		1.7983ha	investigate potential to include road reserve	investigate change in vesting	2019/20

Noggerup and Surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	Timeframe
A3340	Lot 5772 Boyup Brook Road, Noggerup	Recreation	gravel	vacant/vegetation	vacant	8.1ha		investigate opportunities to extract gravel	2020/21
A3353	Lot 2561 Boyup Brook Road, Noggerup	Recreation	rubbish disposal	rehabilitated site	rehabilitated site/b	2.02ha			
A3355	Lot 3174 Boyup Brook Road, Noggerup	Public purpose	water and access	vacant/vegetation		4477m2		investigate opportunities to hand back to Crown/State Forest	2018/19
A3632	Lot 8 Macquarie Street, Noggerup	General Agriculture	recreation	vacant/water course	vacant	1366m2		investigate opportunities to hand back to Crown/State Forest	2018/19
A3335	Lot 35 Macquarie Street, Noggerup	General Agriculture	community purposes	vacant - former school site	vacant	1.61ha		investigate opportunities to hand back to Crown/State Forest	2018/19
A2705	Lot 36 Macquarie Street, Noggerup	General Agriculture	recreation	community hall and oval				review need/cost and demand for maintaining hall	2019/20

Kirup and surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	Timeframe
A3304	Lot 10 SW Hwy, Kirup	General Agriculture	Water Supply	vacant/veg	vacant/bushland	12.62ha		investigate opportunity to join with abutting State Forest	2018/19
A3407	Lot 101 SW Hwy, Kirup	General Agriculture	recreation	sports oval and buildings	oval and building	8.04ha			
A3617	Lot 153 SW Hwy, Kirup	General Agriculture	Landscape Protection	shade structures and play ground equipm	informal play	1.92ha	skate park proposed	retain	
A3414	Lot 124 SW Hwy, Kirup	General Agriculture	Caravan Park	vacant/vegetation		2.036ha		investigate opportunity to join with abutting State Forest	2018/19
A3345	Lot 68 SW Hwy, Kirup	Residential R10	recreation	building (shed)		2.35ha	Abuts A3343	retain	
A3343	Lot 57 SW Hwy, Kirup	Residential R10	Agricultural Hall	hall	community hall	0.2ha	MHI and abuts A3345	retain	
A3431	Lot 135 Baxter Street, Kirup	Residential R10	drain	vacant/possible informal drain		0.3989ha		retain	
A3328	Lot 42 Capel Street, Kirup	Recreation	hall and ambulance de	toilet block, playground and war memori	toilet block, play	0.1214ha	MHI	retain	

Mullalyup and Surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	Timeframe
A3331	Lot 34 SW Hwy, Mullalyup	Residential R10	Recreation/emergency	fire shed		3.91ha		retain	
A3303	Lot 9 Blackett road, Mullalyup	Residential	Memorial Park	war memorial	war memorial	0.4034ha	MHI	retain	
A3332	Lot 12 SW Hwy, Mullalyup	Commercial	Agricultural Hall	toilet, BBQ gazebo		0.4401ha		retain	

agricultural and remote areas

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	Timeframe
A3307	Lot 272 Brookhampton Road, Charley Creek	Priority Agriculture	Recreation Purposes	Brookhampton Hall		4.0975ha		review need/cost and demand for maintaining hall	2019/20
A3639	Lot 404 Thomson Brook Road, Thomson Brook	Priority Agriculture	not stated but purpose	shed?		0.1650ha		retain	
A3549	Lot 314 Wade road, Brookhampton	Rural Residential	Landscape Protection	vacant/vegetation		4.46ha		retain	
A3365	Lot 3784 Upper Capel Road, Kirup	Priority Agriculture	Historical School Site	vacant		0.667ha		investigate opportunity to hand back to Crown	2018/19
A3249	Lot 300 Lowden Grimwade Rd, Lowden	Priority Agriculture	Cemetery	cemetery		2.0234ha		retain	
A3397	Lot 4521 Capel Donnybrook Road, Donnybrook	Priority Agriculture	Recreation	shed		1.2088ha		retain	
A3067	Lot 0 Lowden Grimwade Road, Lowden	Priority Agriculture	Bushfire Brigade Shed	fire shed		0.5926ha		retain	
A3297	Lot 21 Hinde Street, Yabberup	Priority Agriculture	Recreation	vacant		6.07ha		retain	
A3420	Lot 350 Hearle Road, Mumballup	Recreation	Rubbish tip site	shed		1.9015ha		retain	
A3389	Lot 359 SW Hwy, Newlands	General Agriculture	hall	hall		2.0234ha	septic system damaged	investigate need for hall	2019/20
A3255	Lot 52 Thomson Brook Road, Thomson Brook	Priority Agriculture	public utility	vacant		1.1288ha		investigate opportunity to hand back to Crown	2018/19
A3476	Lot 12622 Wilga West	General Agriculture	gravel	vegetated		1.214		retain	
A2994	Lot 2883 Chapman Street, Yabberup	Priority Agriculture	not stated but Yabberu	hall				investigate need for hall	2019/20

OPTIONS FOR FREEHOLD LOTS

Potential Landswap options

Property Reference	Land Details	Zoning	Improvements	Land use	Area	Delivery Plan	Timeframe
A162	Lot 52 Reserve Street, Donnybrook	Parks and Recreation	cricket Oval, netball courts and building, sheds	recreation		investigate Landswap options	2019/2020
A684	Lot 12 Trigwell Street East, Donnybrook	Recreation	local park	local park		investigate landscap options	2019/2020
A746	Lot 13 Trigwell Street East, Donnybrook	Recreation	local park/small play ground	local park		investigate landscap options	2019/2020
A844	Lot 100 SW Hwy, Balingup	Recreation	recreation centre, lawn bowls, tennis courts			investigate landscap options	2019/2020

Potential to review/leases

Property Reference	Land Details	Zoning	Improvements	Land Use	Area	Delivery Plan	Timeframe
A77	Lot 58 South Western Hwy, Donnybrook	Commercial	Bendigo Bank	bank	1126m2	review options prior to lease expiring (expires June 2018)	2018/2019
A2050	Lot 20 South Western Hwy, Donnybrook	Commercial	two buildings (dentist)	dentist		review options prior to lease expiring (expires June 2020)	2020/2021
A1255	Lot 3122 Boyup Brook Road, Beelerup	General Agriculture	pony club, old club room and toilets		18.52ha	review options (lease expired in 2017)	2018/2019
A4476	Lot 20 Bentley Street, Donnybrook	Public Purpose	scout hall	scout hall	2025m2	rezone to residential and review options prior to leasing expiring (expires June 2019 with 5 year addition option)	rezone 2018/2019
A198	Lot 3 Allnut Street, Donnybrook	Residential R30	child care, consulting rooms community radio			review options prior to lease expiring/potential subdivision/redevelopment (Lions club June 2021)(community radio ?)	2020/2021

Potential Sales

Assessment Number	Address	Zoning	Status	Area	Delivery Plan	Timeframe
Vacant Agricultural Lots						
A1177	Lot 5 South Western Hwy, Donnybrook	Priority Agriculture	vacant	2760m2	vacant unused land/uncomplicated sale	2018/2019
A1177	Lot 6 South Western Hwy, Donnybrook	Priority Agriculture	vacant	3720m2	vacant unused land/uncomplicated sale	2018/2019

Vacant Residential lots

A1330	Lot 107 Steere Street, Donnybrook	Residential R20	vacant	approx 1020m2	vacant unused land/uncomplicated sale	2018/2019
A1358	Lot 229 Streere Street, Donnybrook	Residential R20	vacant	approx 1020m2	vacant unused land/uncomplicated sale	2018/2019

Mead Street Property - on market

A3435	Former Lot 500 Mead Street	Residential R30	disposing of lots (four lots remaining)			in process of selling/no further action required
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Residential zoned lots abutting each other/constrained due to access and flood prone

A959	Lot 2 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant		investigate option for disposal (seek interest from adjoining owners)	2019/2020
A1043	Lot 3 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant			2019/2020
A1079	Lot 4 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant			2019/2020
A1095	Lot 1 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant			2019/2020

Residential Zoned lots abutting each other

A391	Lot 72 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant		review development potential due to flood prone status	2018/2019
A213	Lot 73 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	1012m2	review potential for landswap as fall back option	2018/2019
A797	Lot 70 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant			2018/2019
A749	Lot 71 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant			2018/2019
A664	Lot 69 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant			2018/2019
A395	Lot 68 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	745m2		2018/2019

A3849	Lot 142 Bridge Street, Donnybrook	Residential R30/SCA1	vacant/unstabilised fill	vacant		investigate rezoning option following outcome of affordable housing project	2019/2020
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A1286	Lot 21 Reserve Street, Donnybrook	Residential R40	footpath/road reserve	footpath	approx 620m2	retain as limited potential for return on investment	no further action
A439	Lot 20 Spencer Street, Balingup	Special Use	vacant	vacant	1745m2	sold - sale completed	

Victory Lane Precinct

A892	Lot 16 Emerald Street, Donnybrook	R30	vacant			Prepare Business Case for package together for sale following advice of Dept of Water and Environmental Regulation	2018/2019
A201	Lot 18 Emerald Street, Donnybrook	R30	Historical Society museum				
A1013	Lot 14 Emerald Street, Donnybrook	R30	vacant				
A1226	Lot 7 Emerald Street, Donnybrook	R30	vacant				
A3776	Lot 13 Emerald Street	PP and Residential	Solders Memorial Hall and old depot				
A215	Lot 1 Bentley Street	R30	SES building				
A178	Lot 1 Bentley Street	public purposes	Administration Centre				
A4529	Lot 500 Collins Street	public purposes	Council chambers				

Pending future review Aged Care facilities

Assessment Number	Address	Zoning	Status	Area	Delivery Plan	Timeframe
A343	Lot 479 South Western Hwy, Donnybrook	Commercial	Aged care units Minnipup cottages units 9 to 12	Aged units 809m2	Review following Council decision on direction of providing aged care facilities	
A404	Lot 487 South Western Hwy, Donnybrook	Commercial	aged units Minnipup cottages units 1-4	Aged units 1020m2		
A476	Lot 486 South Western Hwy, Donnybrook	Commercial	aged units Minnipup cottages units 5-8	aged units 955m2		
A147	Lot 100 South Western Hwy, Donnybrook	Residential	aged units Langley Villas 9 units	Aged units 4102m2		

The Land to which this notice refers is the area shown hachured blue on the attached plan and identified on the land acquisition plan, being more particularly described in the schedule as follows:

Land Description
Portion of Lot 177 on Deposited Plan 232725 Certificate of Title Volume 1638 Folio 276

If you have any queries please contact Ron Pumphrey, Manager – Case Management, South West and Great Southern on (08) 6552 4647 or by email to ron.pumphrey@lands.wa.gov.au.

Yours sincerely



Matt Darcey
Acting Assistant Director General

FREEHOLD ASSETS OWNED BY SHIRE								
Property Reference	Land Details	Zoning	Improvements	Land use	Area	notes	Alignment with Strategic Plan	property values
A343	Lot 479 South Western Hwy, Donnybrook	Commercial	Aged care units Minninup cottages units 9 to 12	Aged units	809m2		Outcome 3.2: Actions 3.2.1.2	85000
A404	Lot 487 South Western Hwy, Donnybrook	Commercial	aged units Minninup cottages units 1-4	Aged units	1020m2		Outcome 3.2: Actions 3.2.1.2	110000
A476	Lot 486 South Western Hwy, Donnybrook	Commercial	aged units Minninup cottages units 5-8	aged units	955m2		Outcome 3.2: Actions 3.2.1.2	100000
A77	Lot 58 South Western Hwy, Donnybrook	Commercial	Bendigo Bank	bank	1126m2		Outcome 1.2: Actions 1.2.1.1	120000
A2050	Lot 20 South Western Hwy, Donnybrook	Commercial	two buildings (dentist)	dentist			Outcome 1.2: Actions 1.2.1.1	85000
A706	Lot 605 Collins Street, Donnybrook	Commercial	portion of carpark and vacant			forms part of Apple Fun park and near rail heritage precinct	Outcome 1.2: Actions 1.2.1.1	140000
A148	Lot 50 SW Hwy, Donnybrook	Commercial	road carriageway, parking and footpath			potential for land swap/contains easement	Outcome 1.2: Actions 1.2.1.1	100000
A1255	Lot 3122 Boyup Brook Road, Beelerup	General Agriculture	pony club, old club room and toilets		18.52ha	infrastructure old, contains some old "heritage" rail infrastructure	Outcome 1.2: Actions 1.2.1.1	83000
A162	Lot 52 Reserve Street, Donnybrook	Parks and Recreation	cricket Oval, netball courts and building, sheds	recreation			Outcome 1.2: Actions 1.2.1.1/1.2.1.2	
A1177	Lot 5 South Western Hwy, Donnybrook	Priority Agriculture	vacant	vacant	2760m2		Outcome 1.2: Actions 1.2.1.1	26000
A1177	Lot 6 South Western Hwy, Donnybrook	Priority Agriculture	vacant	vacant	3720m2		Outcome 1.2: Actions 1.2.1.1	as above
A4476	Lot 20 Bentley Street, Donnybrook	Public Purpose	scout hall	scout hall	2025m2		Outcome 1.2: Actions 1.2.1.1	
A684	Lot 12 Trigwell Street East, Donnybrook	Recreation	local park	local park		A684 and A746 abutt each other	Outcome 1.2: Actions 1.2.1.1	16000
A746		Recreation	local park/small play ground	local park		A684 and A746 abutt each other	Outcome 1.2: Actions 1.2.1.1	16000
A844	Lot 100 SW Hwy, Balingup	Recreation	recreation centre, lawn bowls, tennis courts				Outcome 1.2: Actions 1.2.1.1	41000
A364	Lot 32 Middleton Street, Donnybrook	Residential R20	vacant/drainage line	drainage	1012m2	A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	71000
A147	Lot 100 South Western Hwy, Donnybrook	Residential	aged units Langley Villas 9 units	Aged units	4102m2		Outcome 3.2: Actions 3.2.1.2	210000
A832	Lot 22 Shortell Street, Donnybrook	Residential R20	vacant/drainage line	drainage		A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	71000
A888	Lot 26 Middleton Street, Donnybrook	Residential R20	vacant/drainage line	drainage		A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	71000
A906	Lot 27 Middleton Street, Donnybrook	Residential R20	vacant/drainage line	drainage		A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	71000
A1330	Lot 107 Steere Street, Donnybrook	Residential R20	vacant	vacant	approx 1020m2	abuts A1358	Outcome 1.2: Actions 1.2.1.1	
A1358	Lot 229 Steere Street, Donnybrook	Residential R20	vacant	vacant	approx 1020m2	Abuts A1330	Outcome 1.2: Actions 1.2.1.1	110000
A959	Lot 2 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant		A959, A1043, A1079, A1095 abutt each other	Outcome 1.2: Actions 1.2.1.1	28000
A1043	Lot 3 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant		A959, A1043, A1079, A1095 abutt each other	Outcome 1.2: Actions 1.2.1.1	41000
A1079	Lot 4 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant		A959, A1043, A1079, A1095 abutt each other	Outcome 1.2: Actions 1.2.1.1	46000
A1095	Lot 1 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant		A959, A1043, A1079, A1095 abutt each other	Outcome 1.2: Actions 1.2.1.1	24000
A1124	Lot 152 Sharp Street, Donnybrook	Residential R30	13 aged persons units	Aged units	1.1526ha	potential to finish an additional 4 units	Outcome 1.2: Actions 1.2.1.1	400000
A3435	Former Lot 500 Mead Street	Residential R30	disposing of lots (five lots remaining)			in process of selling	Outcome 1.2: Actions 1.2.1.1	
A198	Lot 3 Allnutt Street, Donnybrook	Residential R30	child care, consulting rooms community radio			used by local community groups	Outcome 1.2: Actions 1.2.1.1	170000
A391	Lot 72 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant		A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1.2: Actions 1.2.1.1	
A213	Lot 73 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	1012m2	A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1.2: Actions 1.2.1.1	71000
A797	Lot 70 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant		A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1.2: Actions 1.2.1.1	71000
A749	Lot 71 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant		A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1.2: Actions 1.2.1.1	as above
A664	Lot 69 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant		A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1.2: Actions 1.2.1.1	as above
A395	Lot 68 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	745m2	A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1.2: Actions 1.2.1.1	34000
A3849	Lot 142 Bridge Street, Donnybrook	Residential R30/SCA1	vacant/unstabilised fill	vacant		rear of lot flood prone	Outcome 1.2: Actions 1.2.1.1	250000
A1286	Lot 21 Reserve Street, Donnybrook	Residential R40	footpath/road reserve	footpath	approx 620m2	adjoining land 1012m2, adding 100m2 increases yield to 5 units	Outcome 1.2: Actions 1.2.1.2	28000
A439	Lot 20 Spencer Street, Balingup	Special Use	vacant	vacant	1745m2	in process of being sold to Vintage Homes (aged units)	Outcome 1.2: Actions 1.2.1.1	42000

RESERVES BY GENERAL LOCATION/TOWNSITE

Donnybrook and surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	Notes
A1250	Lot 524 Portman Cres Lots 152/153/154/186/187/ 418/419/420/421/422/423/470/471/481 Chapman St	Parks and Recreation	Recreation	Vacant/Vegetation	Vacant	58.3002	
A3393	Lot 547 Chapman St	Public Purpose	Recreation	golf course	Vacant	57.0926	17 Lots
A3479	Lot 5808 Eschenauville	Residential	Recreation	Vacant/Vegetation	Vacant	1.3808	
A3466	lot 5811 Railway St	Residential	Recreation	Playground/Vegetation	Vacant	0.7	created as part of subdivision
A3024	Lot 555 Crown Reserve	Tourist	Recreation	Vacant part vegetation	Vacant	0.0296	created as part of subdivision
A3323	Lots 556/567 South Western Hwy	Parks and Recreation	Parklands	Parklands	Vacant	1.9718	about A3323 (arbutus)
A3433	Lot 5243 Palmer St	Public Recreation	Recreation	Vegetation along river	Vacant	3.8612	2 lots contains arbutus (adults 3023)
A3463	Lot 529 Palmer St	Residential	Recreation	Vegetation	Vacant	0.4588	
A4013	lot 508 South Western Hwy	Public Purpose	Tourist purposes	Carparks x/ Vegetation	Vacant	1.2334	
A4014	Lot 597 Collins St	Public Purpose	Recreation/Tourism	Playground/carparking	Vacant	1.87	CONTAMINATED (Apple Fun Park and to the south)
A4012	Lot 600 South Western Hwy	Public Purpose	Tourist purposes	Vacant part vegetation	Vacant	0.0811	
A3359	Lots 441/477/480/488/18527 South Western Hwy	Parks and Recreation	Recreation	Amphitheatre/ Vegetation	Vacant	7.4465	HERITAGE INVENTORY 5 lots
A3438	Lot 498 Victory Lane	Residential	Recreation	outbuilding vegetation	Vacant	0.0101	Check shed on section
A3361	Lot 126 Union St	Public Purpose	Public Utility	Mostly vacant	Vacant	0.1972	Buildings to north may encroach 2 Lots
A3395	Lots 424/425/460/489 Mead St	Parks and Recreation	Sports Ground	Tracks and vegetation	Vacant	no area g	Endangered Plants 4 Lots
A3432	Lot 538 Palmer St	Residential	Recreation	Vacant	Vacant	0.0625	
A3467	Lots 5416/ 5817 Marmon St	Parks and Recreation	Recreation	Vacant/Vegetation	Vacant	3.7696	created as part of subdivision
A3475	Lot 549 Steers St	Parks and Recreation	Public Recreation	Rec Centre vegetation	Vacant	3.8613	rec centre recently demolished
A2928	Lot 493 Steers St	Parks and Recreation	Recreation	Footy oval tennis courts	Vacant	7.048	Billing address PO Box 197
A3440	Lot 501 Goodfellow Rd Upper Capel	Residential	Recreation	Vacant	Vacant	0.0093	Emerald Street (Adjacent Torris Place)
A3441	Lot 500 Goodfellow Rd	Residential	Public Recreation	Vacant	Vacant	0.0067	Emerald Street (Block 30 north)
A3449	Lot 521 Marmon St	Light Industry	Recreation	Approx half tiled/ Vegetation	Vacant	2.0234	old bus track and agriculture
A3477	Lot 483 Cambell St	Public Purpose/ Clock	Public Purpose	water supply	Vacant	0.3642	Being used for agriculture
A3477	Lots 28/29/260/261/262/263 Steers St	Parks and Recreation	Recreation and drainage	Part tiled	Vacant	0.9384	being used agriculture/storage equipment
A3326	Lots 461 - 467 South Western Hwy	Caravan Park	Caravan Park	Vacant and trees	Vacant	2	2 Lots
A3462	Lot 540 Castle Pt	Residential	Recreation	Vacant/Vegetation	Vacant	0.0236	
A3471	Lot 580 South Western Hwy	Parks and Recreation	Prunet	Vegetation/ cleared/ buildings	Vacant	0.8811	
A3360	Lots 63/66/712/713/341/342/343/344 Baxter St	Parks and Recreation	Recreation	Vegetation see lots	Vacant	0.8099	float prime. Contains water corp pump station
A3363	Lot 398 Chernysdale way	General Industry	Sand pit/ Depot site	Depot/ cleared and vegetated	Vacant	9.966	Council depot
A3457	Lot 538 Sandbills	General Industry	Booster Pumping Station	Unclear	Vacant	0.0081	
A3450	Lot 536 Sandbills rd	General Industry	Recreation	Vegetation	Vacant	0.018	
A3340	Lot 426 River Rd	Parks and Recreation	Parklands and Recreational	Vegetation	Vacant	3.5061	
A4015	Lot 603 South Western Hwy	Tourist	Tourist purposes	Vacant	Vacant	0.381	Machinery West stores equipment/ includes events notice
A486	Lot 619 South Western Hwy	Public Purpose	Recreation and Historic	Walkway access to bridge	Vacant	0.0455	
A4658	Lot 64 Dawson Pl	Residential	Foreshore Management	Vacant/Vegetation	Vacant	0.5077	created as part of subdivision
A3485	Lot 5837 Howlett Bumble	Parks and Recreation	Public Recreation	Vacant/Vegetation	Vacant	2.485	Water tank on central parcel
A4095	Lot 148 Myrtle Ridge Rd	Rural Residential	Public Recreation	Vacant/Vegetation	Vacant	0.3022	
A4706	Lot 500 Marshall Rd	Rural Residential	Fire Station site	water tank	Vacant	0.0383	
A3371	Lots 442/443 Boyup Brook Rd	Priority Agriculture	Recreation	Vegetation	Vacant	9.945	2 lots
A3324	Lot 348 Boyup Brook Rd	Priority Agriculture	Recreation	Vegetation	Vacant	5.7284	
A3358	Lot 3668 Upper Capel Rd	Public Purpose	Recreation	Quarter cleared/ vegetation	Vacant	22.0328	used as quarry
A2056	Lot 5343 Upper Capel Rd	Public Purpose/ Quarry	Quarry	Cleared and mined	Vacant	4.4747	Leased to RUSO PTY LTD
A3474	Lot 3790 South Western Hwy	Public Purpose	Rest Stop?	Vegetation	Vacant	1.9785	
A3270	Lots 28/484/485 South Western Hwy	Parks and Recreation	Landscape Protection	Vegetation	Vacant	29.777	
A3475	Lot 363 Thomson Rd	Agriculture	Recreation	Sand Pit/Vegetation	Vacant		Northern Parcel Zoned Parks and Rec. Southern Parcel Priority Ag
A3339	Lot 11802 Goodwood Rd	General Agriculture	Lanitary Depot	Vegetation/ Structures?	Vacant	1.2375	used as pound

Balingup and Surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	Notes
A3480	Lot 13350	Recreation	Recreation	Vacant	Bushland		likely created as part of subdivision of adjoining Rural Res estate
A3464	Lot 13480	Recreation	Recreation	Vacant	Vacant		Farms part of Balingup Recreation centre and surrounds
A3348	Lot 198 Walker Street, Balingup	Recreation	Recreation	show grounds	vacant	1.2356ha	
A3261	Lot 209 Lamb Street, Balingup	Recreation	Recreation	no vesting	vacant	3757m2	
A3406	Lots 136, 248 and 135 Trade Street, Balingup	Recreation	Recreation	vacant	vacant		likely was created as part of subdivision.
A3403	Lots 250 and 247, Brockman Street, Balingup	Public Purpose	Recreation	war memorial	vacant		
A3398	Lot 11 South Western Highway, Balingup	Public Purpose	Council Office	depot	vacant	1846m2	
A3260	Lot 114 Jayes Road, Balingup	Public Purpose	Agricultural Hall	library and community hall/MIH	vacant	1998m2	
A3299	Lots 27 and 29 Steers Street, Balingup	Recreation	Recreation	vacant/gravel track	vacant		
A3367	Lot 8145 Roberts Street, Balingup	Recreation	Parklands	vacant	vacant	1376m2	used for access to adjoining property
A3724	Lot 260	Community/recreation/public purpose	Recreation	vacant	vacant	6644m2	
A3366	Lot 8144 Brockman Street, Balingup	Recreation	Parklands	avenue of honour/MIH	vacant	1.7981ha	investigate potential to include road reserve
A3430	Lot 11262 Brockman Street, Balingup	Recreation	Recreation	vacant/ creek line	vacant	4.73ha	
A3344	Lot 13658 South Western Hwy, Balingup	Recreation	Recreation	golf links	vacant	6.23ha	
A3278	Lot 11799 South Western Hwy, Balingup	Public Purpose	Public Disposal	transfer station	vacant	18.24ha	
A3455	Lot 832 Waters Road, Balingup	Recreation	Recreation	vacant/water course	vacant	8832m2	
A3404	Lot 12728 Alstrop Road, Balingup	Recreation	Recreation	landing ground	vacant	5.76ha	
A4157	Lot 13796	Public Purpose	Public Purpose	former race track MIH/art installation	recreation	45.76ha	
A3428	Lot 13122 South Western Highway, Balingup	Recreation	Recreation	vacant creekline	vacant	8033m2	

Noggerup and Surrounds Reserves

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	Notes
A3380	Lot 5772 Boyup Brook Road, Noggerup	Recreation	Recreation	gravel	vacant/vegetation	8.1ha	
A3353	Lot 2561 Boyup Brook Road, Noggerup	Recreation	Recreation	rubbish disposal	rehabilitated site	2.02ha	
A3355	Lot 3174 Boyup Brook Road, Noggerup	Public Purpose	Public Purpose	water and access	vacant/vegetation	4477m2	
A3632	Lot 8 Macquarie Street, Noggerup	General Agriculture	Recreation	recreation	vacant/water course	1566m2	
A3335	Lot 35 Macquarie Street, Noggerup	General Agriculture	Community purposes	vacant - former school site	vacant	1.61ha	
A2705	Lot 36 Macquarie Street, Noggerup	General Agriculture	Recreation	recreation	community hall and oval		

Kirup and surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	Notes
A3304	Lot 10 SW Hwy, Kirup	General Agriculture	General Agriculture	Water Supply	vacant/bushland	12.62ha	
A3407	Lot 101 SW Hwy, Kirup	General Agriculture	Recreation	vacant/veg	oval and buildings	8.04ha	
A3617	Lot 153 SW Hwy, Kirup	General Agriculture	Landscape Protection	shade structures and play ground equipment	informal play	1.92ha	skate park proposed
A3414	Lot 124 SW Hwy, Kirup	General Agriculture	Caravan Park	vacant/vegetation	vacant	2.046ha	
A3445	Lot 68 SW Hwy, Kirup	Residential R10	Recreation	recreation	building (shed)	2.35ha	Abuts A3343
A3443	Lot 57 SW Hwy, Kirup	Residential R10	Agricultural Hall	hall	community hall	0.2ha	MIH and abuts A3345
A3411	Lot 135 Baxter Street, Kirup	Residential R10	Recreation	vacant/possible informal drain	vacant	0.9889ha	
A3328	Lot 42 Capel Street, Kirup	Recreation	Recreation	hall and ambulance depot	toilet block, playground and war memorial	0.1214ha	MIH

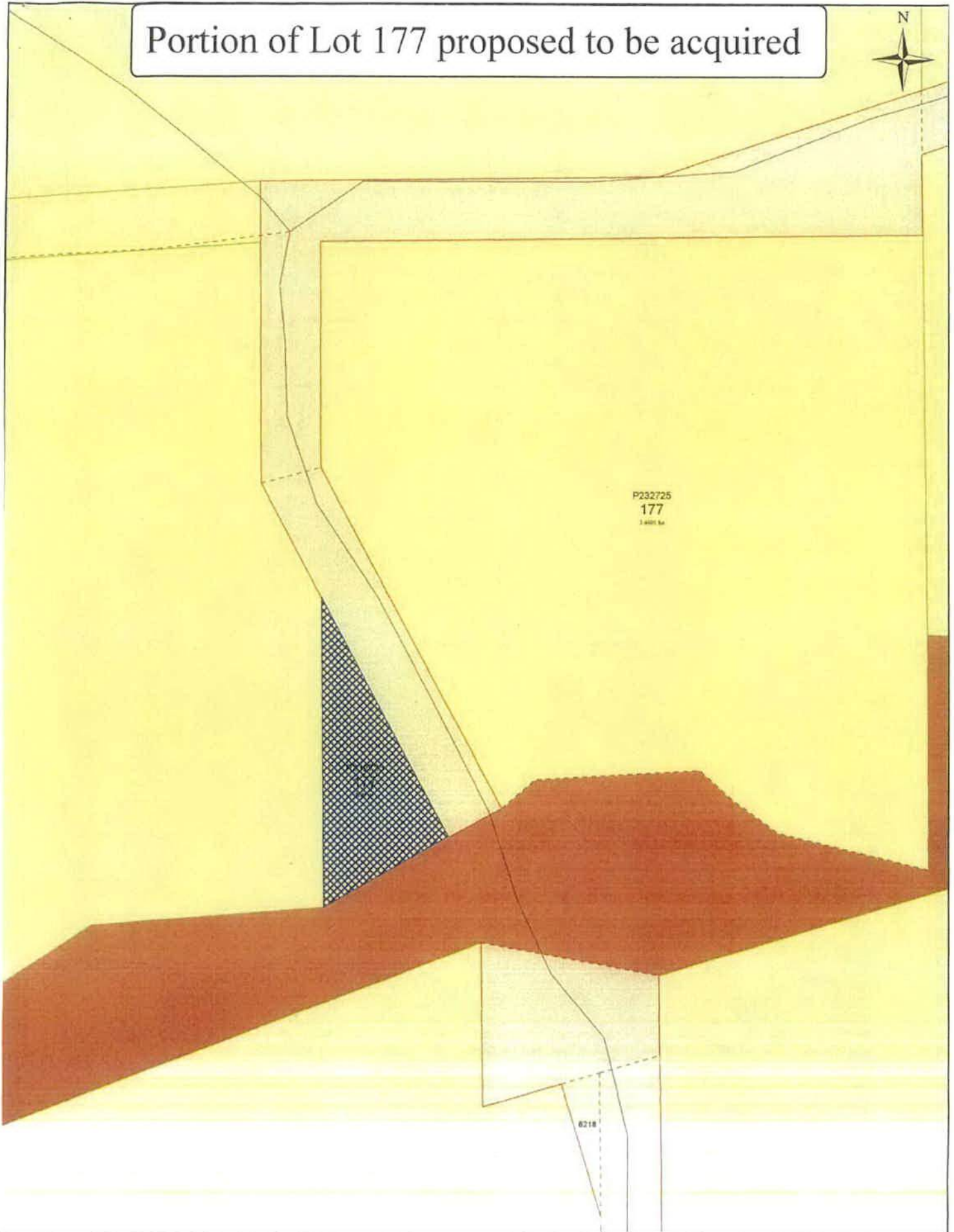
Mullalyup and Surrounds

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	Notes
A3331	Lot 94 SW Hwy, Mullalyup	Residential R10	Recreation/emergency	Recreation/emergency	fire shed	3.92ha	
A3303	Lot 9 Blackett road, Mullalyup	Residential	Memorial Park	war memorial	war memorial	0.4034ha	MIH
A3332	Lot 12 SW Hwy, Mullalyup	Commercial	Agricultural Hall	toilet, BBQ gazebo	vacant	0.4401ha	

agricultural and remote areas Reserves

Property Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	Notes
A3307	Lot 272 Brookhampton Road, Charley Creek	Priority Agriculture	Recreation Purpose	Brookhampton Hall	vacant	4.0975ha	
A3839	Lot 404 Thomson Brook Road, Thomson Brook	Priority Agriculture	not stated but purpose	shed?	vacant	0.1650ha	
A3549	Lot 814 Wade road, Brookhampton	Rural Residential	Landscape Protection	vacant/vegetation	vacant	4.46ha	
A3365	Lot 8784 Upper Capel Road, Kirup	Priority Agriculture	Historical School Site	vacant	vacant	0.667ha	
A3249	Lot 300 Lowden Grimwade Rd, Lowden	Priority Agriculture	Cemetery	cemetery	cemetery	2.0234ha	
A3397	Lot 4521 Capel Donnybrook Road, Donnybrook	Priority Agriculture	Recreation	shed	vegetation	1.2088ha	
A3067	Lot 0 Lowden Grimwade Road, Lowden	Priority Agriculture	Recreation	Bushfire Brigade Shed	fire shed	0.5926ha	
A3297	Lot 21 Hindle Street, Yalbarup	Priority Agriculture	Recreation	vacant	vacant	6.07ha	
A3470	Lot 350 Hearle Road, Manthorpe	Recreation	Recreation	Rubbish tip site	shed	1.9615ha	septic system damaged
A3389	Lot 859 SW Hwy, Newlands	General Agriculture	Recreation	hall	hall	2.0224ha	
A2255	Lot 52 Thomson Brook Road, Thomson Brook	Priority Agriculture	Public Utility	vacant	vacant	1.1288ha	
A3476	Lot 12622 Widgee Way	General Agriculture	General Agriculture	gravel	vegetated	1.714	
A2994	Lot 2888 Chapman Street, Yalbarup	Priority Agriculture	not stated but Yalbarup	hall	vacant		

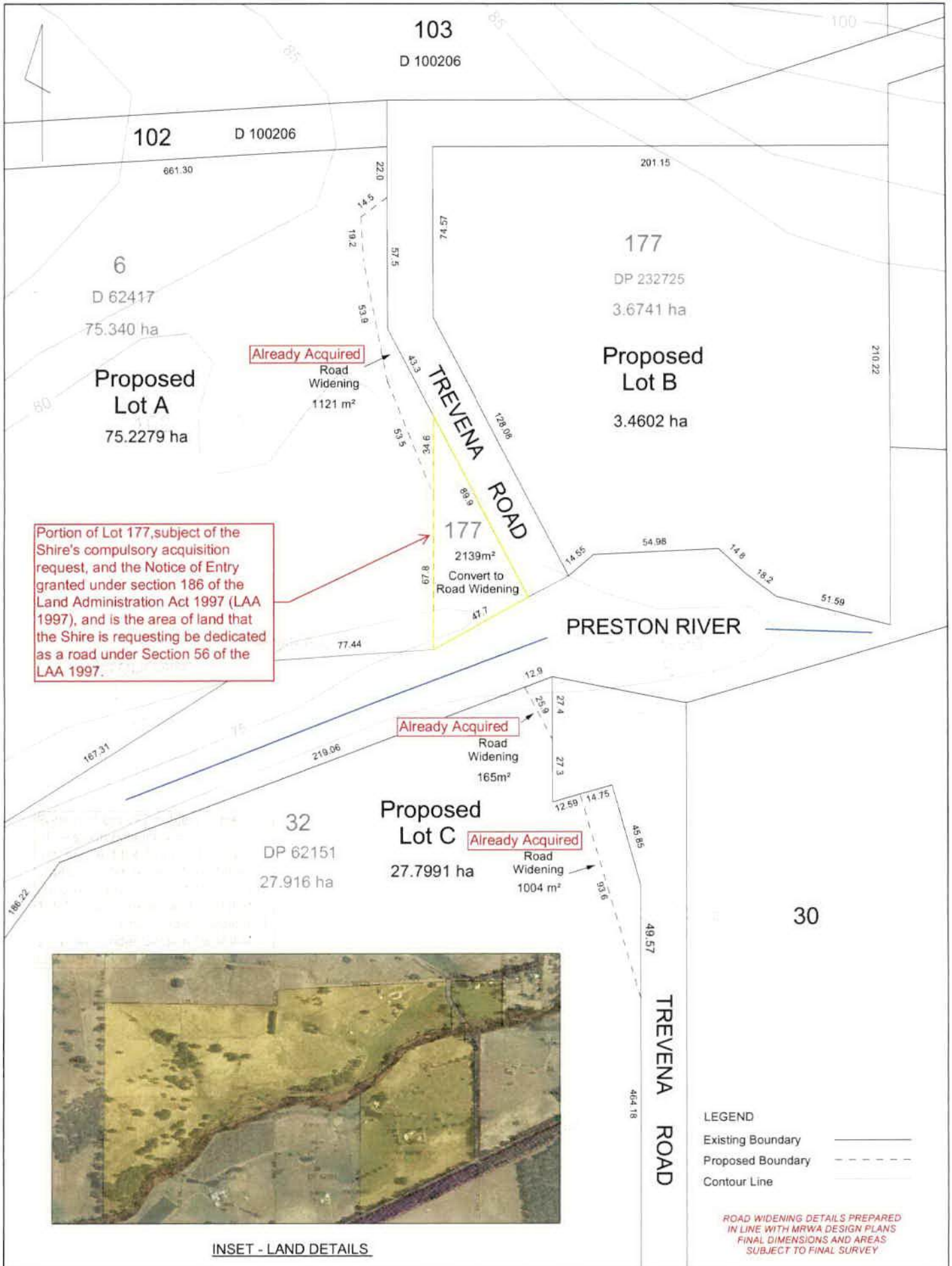
Portion of Lot 177 proposed to be acquired



Scale : 1:1500 (MGA)
MGA SW=399816.376,6288143.404 Zone 50 / NE=400131.307,6288550.566 Zone 50
Lat/Long -33°32'29.887", 115°55'15.368" / -33°32'16.775", 115°55'27.741" H 271mm by W 210mm

Printed 11:41 Mon 1/Aug/2016
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INSET - LAND DETAILS

- LEGEND**
- Existing Boundary ———
 - Proposed Boundary - - - - -
 - Contour Line ~ ~ ~ ~ ~

ROAD WIDENING DETAILS PREPARED
IN LINE WITH MRWA DESIGN PLANS
FINAL DIMENSIONS AND AREAS
SUBJECT TO FINAL SURVEY

CLIENT: SHIRE OF DONNYBROOK				COORDINATE DATUM HORIZONTAL: PD99A VERTICAL AND DATUM INTERVAL: 5m CAD MODEL: R1359-01		NORTH POINT 		LAND ACQUISITION PLAN LOT 32 ON DP62151, LOT 6 ON D62417 & LOT 177 ON DP 232725 TREVENA ROAD, QUEENWOOD		JOB No. R1359	
BAR SCALE: 0 38 75								LICENSED & ENGINEERED SURVEYING CONSULTANTS		PLAN No. R1359-01	
REV	REV DATE	SURV DATE	DESCRIPTION	DRAWN	SURVEYOR	APPROVED	DISCLAIMER (NOT AS APPLICABLE!) This plan has been prepared for building design only. The client should obtain separate advice from a professional engineer for any other use.		SCALE @ A3 1:1500		
A	11/02/2018		INITIAL ISSUE	A. ODOY		A. ODOY			REVISION A		

Home Display Settings

File Systems Search Save Cancel Back Forward Next Last Codes Related Information Searches Tools Spooler Window Help

3396 Full Extent Zoom In Zoom Out Identify Locate Measure Select Length Map Legend

Property Map Enquiry - A3631 2934 BOYUP BROOK RD MUMBALLUP WA 6225

PickList Property Financial Summary Ownership Parcel Memos

Legal flag Non-current

Assess No. 63631 Old No.

2 Owners C LUCIANI

Property Address 2934 BOYUP BROOK RD MUMBALLUP WA 6225

House 2934 Lot 219

Street BOYUP BROOK

Type RD

Suburb MUMBALLUP 6225

Ward 01 DUNNYBROOK/BALING

Area

Locality 07 MUMBALLUP

Zoning F1 GENERAL

Land use 01

VEN Num

Pen

Valuat

Grid

Legend

- Land Usage
- PIN Numbers
- Road Names
- Improved Value
- Aerial Photos
- Aerial_merged.ecw
- Aerial_township_17
- Donnybrook_loads

address_no: A3240 8 LOC 220 BOYUP BROOK RD
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Workflow

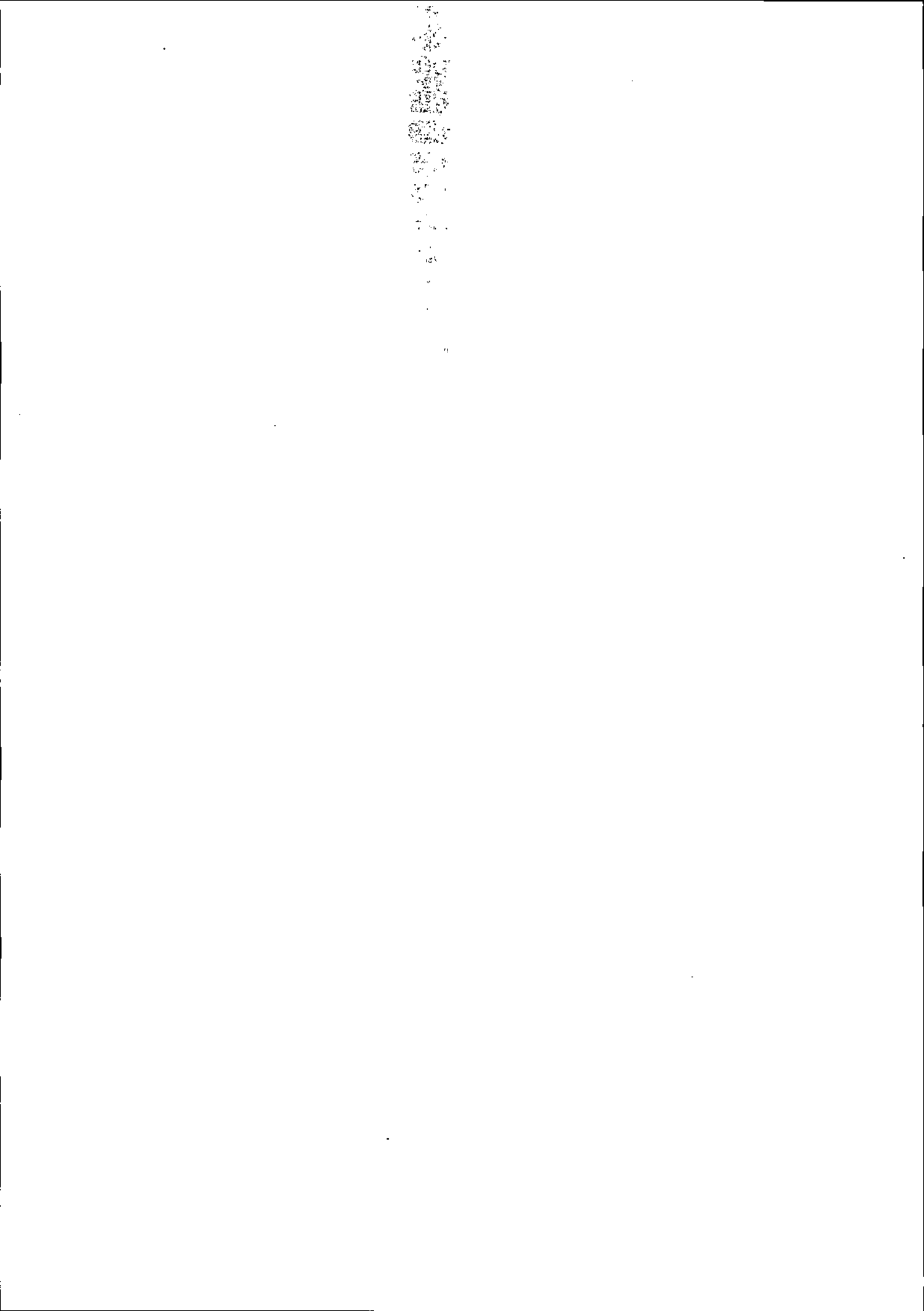
A3631 Items

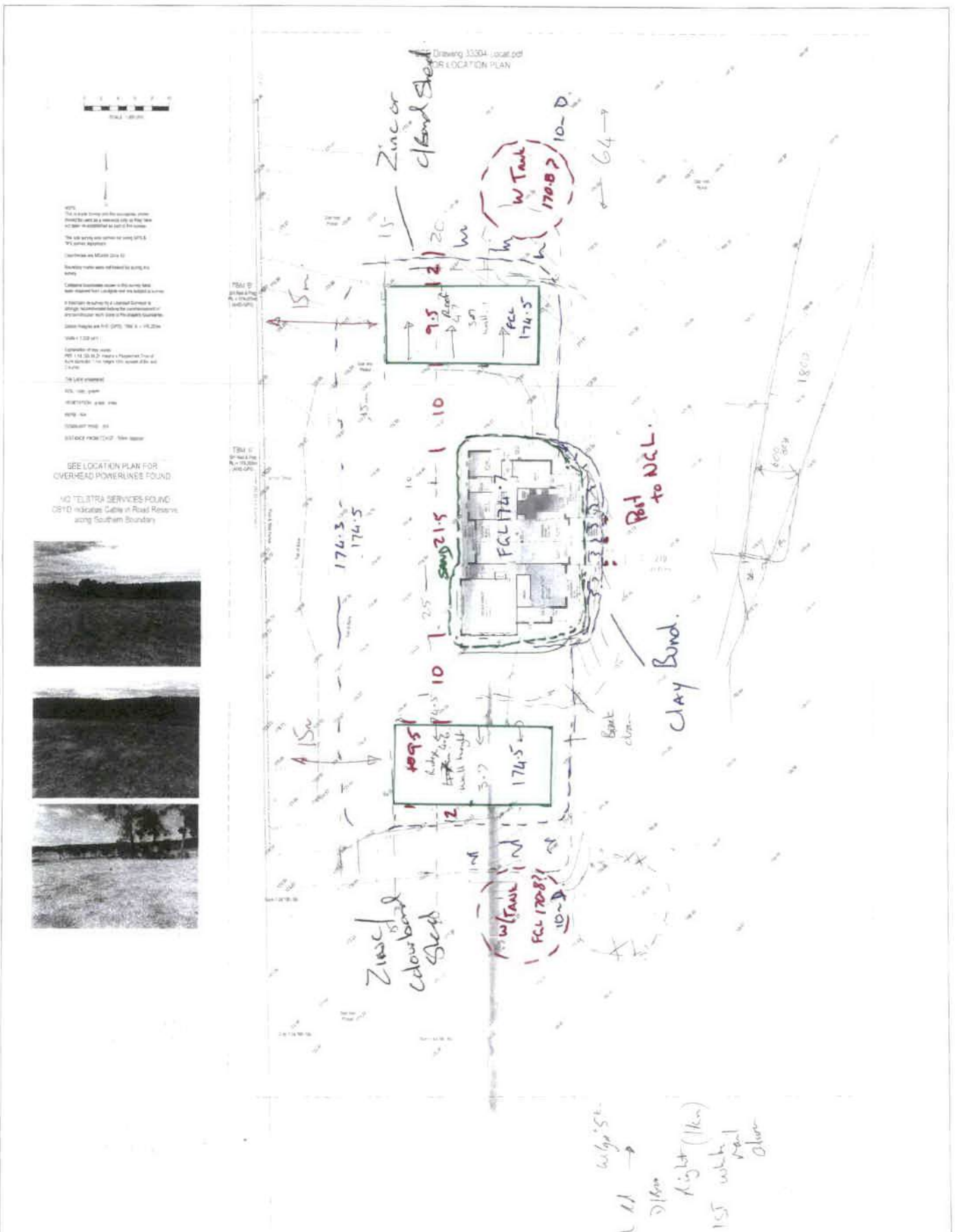
- Process History (0)
- Comments (0)
- Work Items (0)
- Central Records (28)
- 11 Associated Coversheet...
- 17 Associated Attachmen...
- Create New Coversheet I...

My Open Items

Property Map Enquiry A3631

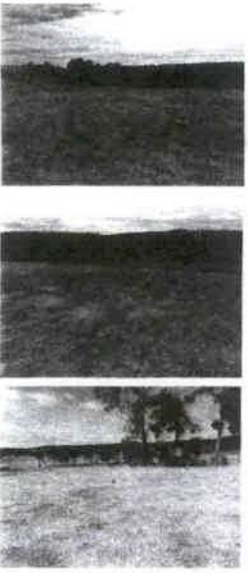
A3631 Items





NOTE:
 This is a plan drawing and the actual site conditions should be verified on the ground prior to construction. The site survey was completed on 11/10/10. The site survey was completed on 11/10/10. The site survey was completed on 11/10/10.

Drawings are shown on a grid.
 Boundaries have been indicated by using a survey.
 Current boundaries shown in this drawing have been measured from a survey and are subject to a survey.
 A plan is shown by a dashed line to indicate the location of a structure. It is not intended to show the location of a structure. It is not intended to show the location of a structure.
 Data from the site survey is shown in this drawing.
 10/11/10 1:00 PM
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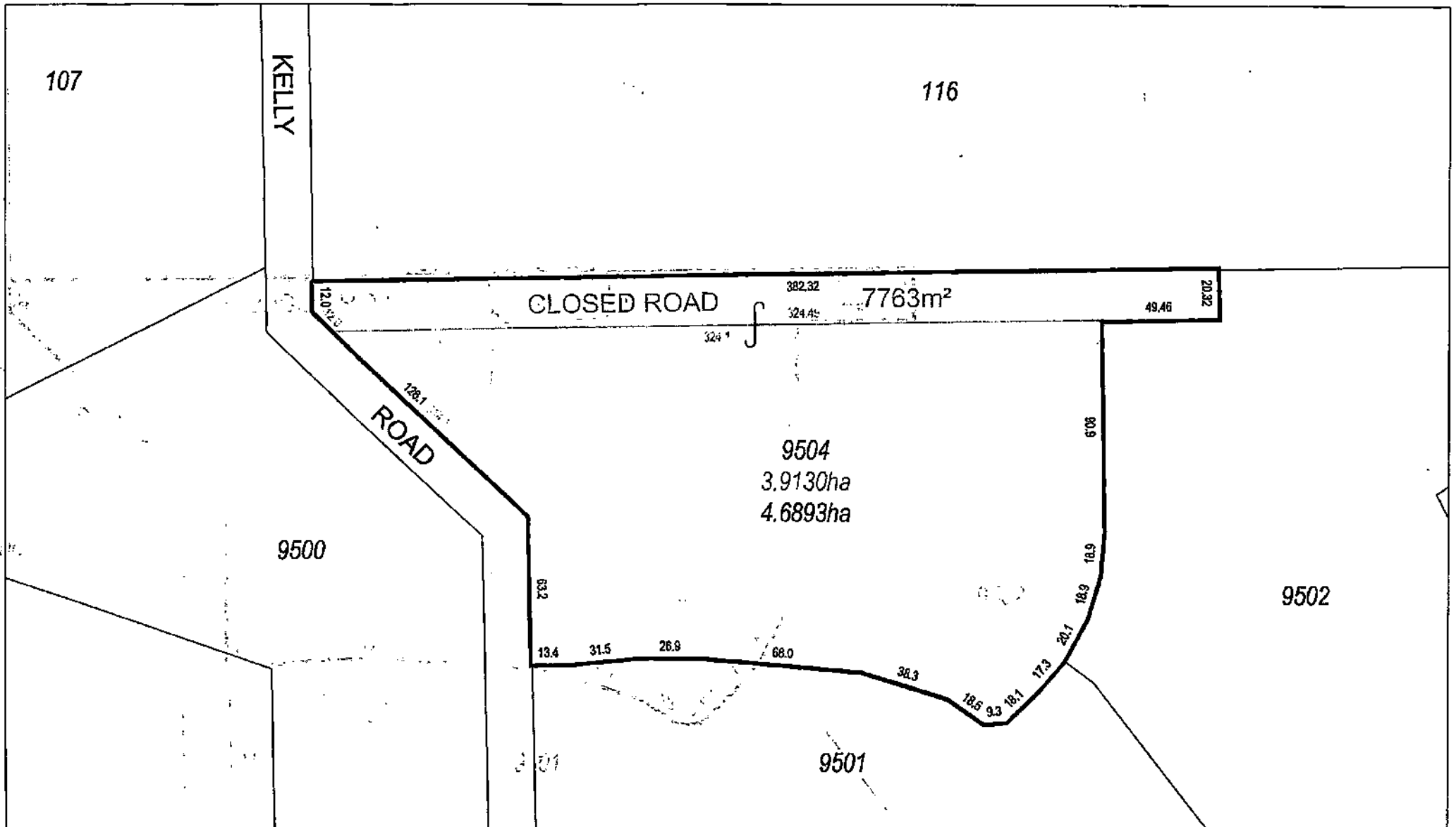


SEE LOCATION PLAN FOR OVERHEAD POWERLINES FOUND.
 NO TELTRA SERVICES FOUND.
 OSD indicates Cable in Road Reserve along Southern Boundary.

BSC Development Consultants

11/10/10
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Right Mendeit 11 →
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<p>PROPOSED ROAD ACQUISITION PLAN</p>	<p>SCALE: 1:1500 ORIGINAL PLAN SIZE: A3</p>	<p>LEGEND:</p> <p>SUBJECT LAND - </p>	<p>Allerding & Associates Town Planners, Advocates and Subdivision Designers</p>
<p>PT CLOSED ROAD AND LOT 9504 KELLY ROAD DONNYBROOK SHIRE OF DONNYBROOK - BALINGUP</p>	<p>JOB CODE: RID KEL GE</p> <p>DATE: 07.02.2018</p>		<p>125 Hamersley Road, Subiaco WA 6008 T: (08) 9482 3000, F: (08) 9482 3005 www.allerdingassoc.com</p>

ENDORSED STRUCTURE PLAN - SHIRE OF DONNYBROOK-BALINGUP
To provide a framework for the future detailed planning at the subdivision and development stage.

Shire of Donnybrook-Balingup envisaged under section 3.6 of the Shire of Donnybrook-Balingup Town Planning Scheme No 4

Date *11st MARCH 2013*

ENDORSED STRUCTURE PLAN - WAPC
To provide a framework for the future detailed planning at the subdivision and development stage.

WAPC envisaged under section 16 of the Planning and Development Act 2005

Date *7/3/2013*

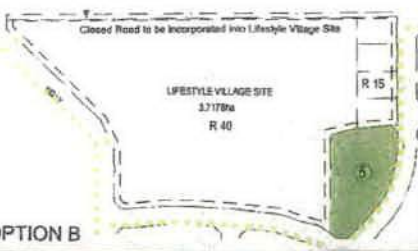
LOT 108 KELLY ROAD - STRUCTURE PLAN OBJECTIVES

To facilitate mixed use urban development which provides for a wide range of housing, employment and leisure opportunities; capable of adapting over time as the community changes and which respects appropriate community standards of health, safety and amenity.

To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.

To maximize land efficiency wherever possible.

P.A.W and Drainage Swale (0.1214ha)



OPTION B



- LEGEND**
- VALLEY LOTS
 - LOWER SLOPE LOTS
 - HILL SIDE LOTS
 - RIVER SIDE LOTS
 - POB AREA & NUMBER
 - DRAINAGE BASIN
 - AREA SUBJECT TO DETAILED AREA PLAN
 - DUAL USE PATH (D.U.P.)
 - UNIFORM FENCING
 - 5m DWELLING SETBACK
 - LIFESTYLE VILLAGE SITE - OPTION B
 - KELLY ROAD - 5m RESERVE
 - SHEDDYCH ROAD - 5m RESERVE

LOT ANALYSIS - OPTION A

Item	Hectares
Land Area	27.5370
Lot 108	0.7752
Closed Road Reserve	26.3320
Total Area of Structure Plan (Gross)	27.1068
Forfeiture Reserve	2.1817
Net Developable Land	24.9251
100% POB Requirement	2.4353
Lots	
R10	101
R12.5	6
R15	67
R40	2
Total Lots	176
Total Estimated Dwellings	188
Plot Density - Dwellings per hectare	7.50
Estimated Population	564
Occupancy rate of 3 persons per dwelling	564
P.O.S / Drainage Reserves	
Area 1 - Forfeiture Reserve	2.1817
Area 2	0.1449
Area 3	0.4509
Area 4	0.5933
Area 5	0.4217
Area 6	0.1855
Area 7	1.4305
Total	5.8278
Drainage	
D1	0.1417
D2	0.0799
D3	0.0367
D4	0.1450
Total	0.4233

LOT ANALYSIS - OPTION B

Item	Hectares
Land Area	27.5370
Lot 108	0.7752
Closed Road Reserve	26.3320
Total Area of Structure Plan (Gross)	26.5568
Forfeiture Reserve	2.1817
Net Developable Land	24.3751
100% POB Requirement	2.4353
Lots	
R10	101
R12.5	6
R15	26
R40	2
Total Lots	135
Total Estimated Dwellings	215
Plot Density - Dwellings per hectare	8.80
Estimated Population	645
Occupancy rate of 3 persons per dwelling	645
P.O.S / Drainage Reserves	
Area 1 - Forfeiture Reserve	2.1817
Area 2	0.1449
Area 3	0.4509
Area 4	0.5933
Area 5	0.4217
Area 6	0.1855
Area 7	1.5400
Total	5.8278
Drainage	
D1	0.1417
D2	0.0799
D3	0.0367
D4	0.1450
Total	0.4233

STRUCTURE PLAN MAP - SHEET 1 OF 2
LIFESTYLE VILLAGE SITE-OPTION B
LOT 108 KELLY ROAD
DONNYBROOK

- SUBJECT LAND
- EXISTING CADASTRE
- PROPOSED CADASTRE
- CONTOURS



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THIS STRUCTURE PLAN MAP IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DEVELOPMENT WITHOUT THE WRITTEN APPROVAL OF THE SHIRE OF DONNYBROOK-BALINGUP.

- ORIGIN. PLANNER: GL
- DESIGN. DRAFTER: MS
- CREATED DATE: 14/03/11
- APPRO. DATE: N/A
- CADASTRAL DATA: N/A
- POPULATION DATA: N/A



06035P-SP-02

Schedule of Submissions – Proposed Road Reserve Closure north of Lot 9504 Kelly Road, Donnybrook

No.	Name & Address	Description of affected property	Summary of Submission	Comments	Council's recommendation
Government Agency Responses					
1	Western Power	n/a	No objections but would like to be kept informed of developments as there is infrastructure near the reserve	Noted	Noted
2	Water Corporation	n/a	No objections.	Noted	Noted
3	Department of Water and Environmental Regulation	n/a	No comments on road reserve	Noted	Noted
4	Department of Fire and Emergency Services	n/a	No comments	Noted	Noted
5	Department of Planning, Lands and Heritage	n/a	No objections are raised. The balance of the reserve east of Lot 9504 should be retained as a reserve as it is identified as a future road in the structure plan	Noted Agree. The extent of the closure should be limited to the extent of the northern boundary of Lot 9504	Noted Agree

(9226)

ENDORSED STRUCTURE PLAN - SHIRE OF DONNYBROOK-BALINGUP
To provide an framework for the future detailed planning at the subdivision and development stage.

Shire of Donnybrook-Balingup delegated under section 3.8 of the Shire of Donnybrook-Balingup Town Planning Scheme No. 4

Date *131 MARCH 2013*

ENDORSED STRUCTURE PLAN - WAPC
To provide an framework for the future detailed planning at the subdivision and development stage.

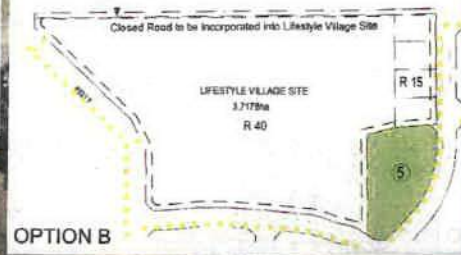
WAPC delegated under section 10 of the Planning and Development Act 2005

Date *7/3/2013*

LOT 108 KELLY ROAD - STRUCTURE PLAN OBJECTIVES

- To facilitate mixed use urban development which provides for a wide range of living, employment and leisure opportunities, capable of adapting over time as the community changes and which reflects appropriate community standards of health, safety and amenity.
- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.
- To maximise land efficiency wherever possible.

P.A.W and Drainage Swale (0.1314ha)



OPTION B

LOT ANALYSIS - OPTION A	
Land Area	Hectares
Lot 108	27.9576
Closed Road Reserve	0.7752
Total Area of Structure Plan (Gross)	28.7328
Foreshore Reserve	2.1817
Net Developable Land	26.5511
100% POS Requirement	2.6151
Lots	
R10	101
R12.5	6
R15	67
R40	2
Total Lots	176
Total Estimated Dwellings	188
Net Density - Dwellings per hectare	7.16
Estimated Population	
Occupancy rate of 3 persons per dwelling	564
P.O.S./Drainage Reserves	
Area 1 - Foreshore Reserve	2.1817
Area 2	0.1449
Area 3	0.4505
Area 4	0.5931
Area 5	0.4217
Area 6	0.3855
Area 7	1.8505
Total	5.8275
Drainage	
D1	0.1417
D2	0.0799
D3	0.0367
D4	0.1850
Total	0.4233

LOT ANALYSIS - OPTION B	
Land Area	Hectares
Lot 108	27.9576
Closed Road Reserve	0.7752
Total Area of Structure Plan (Gross)	28.7328
Foreshore Reserve	2.1817
Net Developable Land	26.5511
100% POS Requirement	2.6151
Lots	
R10	101
R12.5	30
R15	26
R40	2
Total Lots	139
Total Estimated Dwellings	213
Net Density - Dwellings per hectare	7.98
Estimated Population	
Occupancy rate of 3 persons per dwelling	645
P.O.S./Drainage Reserves	
Area 1 - Foreshore Reserve	2.1817
Area 2	0.1449
Area 3	0.4500
Area 4	0.5931
Area 5	0.4217
Area 6	0.3855
Area 7	1.8505
Total	5.8275
Drainage	
D1	0.1417
D2	0.0799
D3	0.0367
D4	0.1850
Total	0.4233



- LEGEND**
- WALLEY LOTS
 - LOWER SLOPE LOTS
 - HILL SIDE LOTS
 - RIVER SIDE LOTS
 - POS AREA & NUMBER
 - DRAINAGE BASIN
 - AREA SUBJECT TO DETAILED AREA PLAN
 - OSM USE PATH (S.U.P.)
 - UNIFORM FENCING
 - 20m DWELLING SETBACK
 - LIFESTYLE VILLAGE SITE - OPTION B
 - KELLY ROAD - 20m RESERVE
 - SUBDIVISION ROADS - 5m RESERVE

* Drainage basin areas are based on indicative calculations and may be subject to change as per of the detailed design for the subdivision area

STRUCTURE PLAN MAP - SHEET 1 OF 2
LIFESTYLE VILLAGE SITE-OPTION B
LOT 108 KELLY ROAD
DONNYBROOK

- SUBJECT LAND
- EXISTING CADASTRE
- PROPOSED CADASTRE
- CONTOURS

Scale: 1:2000 @ A1, 1:4000 @ A2. ALL DISTANCES AND IN METRES.

REVISION: A, B, C, D, E, F, G, H, I, J.

DATE: 24.02.2011

CREATED BY: [Name]

APPROVED BY: [Name]

DATE: [Date]

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DESIGNER: [Name]

CLIENT: [Name]

PROJECT: [Name]

DATE: [Date]

TME

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Property Map Enquiry

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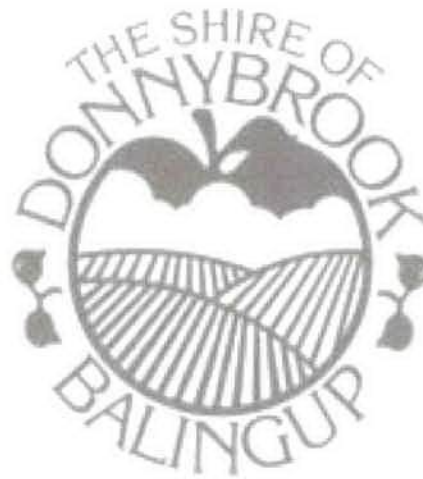
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AMENDMENT NO. 1

TO THE

LOT 108 KELLY ROAD, DONNYBROOK

STRUCTURE PLAN

TO THE

LOT 108 KELLY ROAD, DONNYBROOK

STRUCTURE PLAN

This Amendment to the Structure Plan has been prepared under the provisions of the Shire of Donnybrook-Balingup Local Planning Scheme No. 7

RECORD OF AMENDMENTS MADE TO THE LOT 108 KELLY ROAD DONNYBROOK

STRUCTURE PLAN

Amendment No.	Summary of the Amendment	Date approved by WAPC
1	<ul style="list-style-type: none">• Increase the total area of the Lifestyle Village site by removing four R15 lots and the Public Open Space Area 5;• Insert the modified Lifestyle Village lot into the Structure Plan area and remove reference to Option B; and• Modify the Structure Plan report and map accordingly.	

**AMENDMENT NO. 1 TO THE
LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN**

The Shire of Donnybrook-Balingup, pursuant to its Local Planning Scheme No. 7, hereby amends the above Structure Plan by:

1. Modify the Structure Plan Report in the form as contained within **Attachment 1**; and
2. Modify the Structure Plan Map in the form as contained within **Attachment 2**.

This Structure Plan Amendment is prepared under the provisions of the Shire of Donnybrook-Balingup Local Planning Scheme No. 7

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 1 TO THE LOT 108
KELLY ROAD DONNYBROOK STRUCTURE PLAN

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 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

EXPLANATORY REPORT

AMENDMENT NO. 1 TO THE

LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN

Introduction

The proposed Structure Plan amendment involves a minor extension of the Lifestyle Village site to incorporate additional land to the east to facilitate the future development of a lifestyle village comprising 120 lots, a caravan and boat parking area and recreational facilities including a club house and lawn bowls green. The minor modification will ensure that population and dwelling targets originally planned for within the Structure Plan are exceeded and will maintain the provision of public open space well in addition to the required 10% across the overall site area. The proposed Structure Plan amendment does not involve any substantial changes to the report or mapping and has therefore been assessed as a minor modification which reflects the expectations of both the Council and the landowner in progressing towards the development of a Lifestyle Village over Lot 9504 once the statutory considerations involving the scheme amendment, structure plan amendment and development approval are resolved.

In summary, this amendment to the Lot 108 Kelly Road Donnybrook Structure Plan seeks to:

- a) increase the total area of the Lifestyle Village site by removing four R15 lots and the Public Open Space Area 5;
- b) insert the modified Lifestyle Village lot into the Structure Plan area and remove reference to Option B; and
- c) modify the Structure Plan report and map accordingly.

Consideration of Proposed Modifications

The current Lot 108 Kelly Road Donnybrook Structure Plan under Option B shows the land subject of this Structure Plan amendment as predominantly Lifestyle Village with four single R15 allotments and an open space area. The amendment to the Structure Plan is sought to facilitate the development of a Lifestyle Village development over one contiguous land parcel. The site containing the Lifestyle Village designation is Lot 9504 Kelly Road, Donnybrook and is currently serviced by Kelly Road along its western boundary. The landowner intends to progress with a Lifestyle Village development on this land and will seek to initially provide access to the development from Kelly Road until such time that the local road network within the Structure Plan area is developed as a result of the subdivision of neighbouring residential lots.

With the proposed removal of Public Open Space Area 5, the total provision of public open space, inclusive of the foreshore and drainage reserves is maintained at 20% of the total (gross) Structure Plan area. The total area of Lot 9504 inclusive of the closed road is 4.6893ha. Under Clause 18 of Division 5 of the *Caravan Parks and Camping Grounds Regulations 1997*, a Lifestyle Village is required to provide at least 10% of the site area for recreational space, two thirds of which must be in one area. Therefore, a total of 4,689m² is required to be set aside for recreational space within the Lifestyle Village. The Public Open Space Area 5 has an area of 4,217m² and therefore the total open space provision per square meter of land across the

Structure Plan area would increase as a result of this proposed modification. The broader Structure Plan area still provides surplus unrestricted public open space relative to the 10% open space requirement.

With the proposal to construct the Lifestyle Village at Lot 9504, this Structure Plan amendment includes the consolidation of the Structure Plan Map by removing reference to "Option 2" and including the Lifestyle Village designation as part of the main map (refer **Attachment 2**). This modification has also resulted in amendments to the analysis tables within the Structure Plan which have been reflected in **Attachment 1**.

Finally, on the basis that this amendment to the Structure Plan does not introduce any new provisions to the Structure Plan, the option is open to Council to adopt this amendment without advertising. It is noted that subsequent to the Structure Plan amendment application, the landowner intends to submit a development application for the proposed Lifestyle Village development and therefore any efficiencies available to the applicant in progressing these administrative aspects will ultimately assist in the timely delivery of the proposal and the availability of the village to residents in the Donnybrook-Balingup locality to the benefit of both the Council and the broader community.

Consideration of the Current Planning Framework

Shire of Donnybrook-Balingup Local Planning Scheme No. 7

Since adoption of the Structure Plan in 2013, the zoning of the Structure Plan area has changed and now reflects the intent of the Structure Plan to develop a well planned sustainable subdivision that is responsive to its physical and social setting.

Under the Shire's Local Planning Scheme No. 7 (LPS7), the Structure Plan area is now zoned "Residential". The purpose of the Residential zone are set out under Clause 3.2.1 of the Scheme as follows:

The purpose of the Residential zone is to cater for the adequate provision of suitably located land in a varied urban residential environment to meet the needs of the community and to promote the amenity of residential areas. In particular, to provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

The Structure Plan area is also designated Special Control Area No. 8 (SCA8) 'Structure Plan Areas' and is included in Schedule 11 (Structure Plan Areas) as SPA16. The purpose of SCA8 is to coordinate land use and development through structure planning as follows:

5.9.2.1 To identify areas requiring comprehensive structure planning prior to subdivision and development.

5.9.2.2 To coordinate subdivision, land use and development in areas requiring comprehensive planning.

Further, the provisions of SPA16 within Schedule 11 of the Scheme notes the following for the subject land:

Subdivision and development shall be in accordance with the endorsed Structure Plan.

It is also noted that the land to which this proposed Structure Plan amendment relates is also currently subject to an amendment to LPS7 to introduce an "Additional Use" to Lot 9504 while retaining the underlying "Residential" zone. The proposed "Additional Use" zone is intended to insert an additional use of "Park Home Park" as a permissible use over the land to maintain consistency with the currently adopted Structure Plan which anticipates a Lifestyle Village use as a permitted use. Once finalised, the scheme amendment will enable Council to assess future planning applications for a Lifestyle Village development on Lot 9504. This proposed Structure Plan amendment is therefore entirely consistent with the ultimate zoning of the land under LPS7 that has been supported by Council and will ensure that consistency is achieved between the Structure Plan and LPS7.

Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) were gazetted on 25 August and came into effect on 19 October 2015. Schedule 2, Part 4, clause 15 of the Regulations outlines that a structure plan may be prepared for an area that is identified in a local planning scheme as being suitable for urban development.

A Structure Plan has been prepared for the land and provides a basis for zoning (including residential density) and subdivision of the land. The proposed Structure Plan amendment does not seek to introduce any new provisions into the Structure Plan and only modifies the boundaries of the Lifestyle Village lot to reflect the current boundary of Lot 9504. As previously noted, the minor modification to the public open space calculation arising from this amendment still retains the overall provision of open space exceeding the minimum 10% within the Structure Plan area. It is also noted that with the Lifestyle Village development, the dwelling and population targets are maintained across the Structure Plan area.

Therefore the proposed Structure Plan amendment does not warrant review of the form and layout of the report, other than to update the area calculations in relation to lot yield, dwelling yield and public open space allocation. These minor modifications are contained within the table at **Attachment 1**.

State Planning Policy 3.7 Planning for Bushfire Prone Areas

As part of the preparation of the Structure Plan, the Fire and Emergency Services Authority (now Department of Fire and Emergency Services) were contacted in 2009 with regard to the bushfire risk associated with the proposal. At the time it was recognised by FESA that existing pasture within the subject land and on adjoining rural land was classified as having a low fire hazard rating and that the provision of reticulated water supplies, fire hydrants and subdivision roads were acceptable for a bushfire risk minimisation perspective. FESA subsequently issued written correspondence confirming that no formal fire management plan would be required for the proposed development.

A package of planning reforms relating to bushfire throughout Western Australia was introduced in 2015. State Planning Policy 3.7: Planning for Bushfire Prone Areas (**SPP3.7**) and the Guidelines for Planning in Bushfire Prone Areas (**the Guidelines**) were released and took effect on 7 December 2015. SPP 3.7 provides the foundation for land use planning decisions in designated bushfire prone areas. Areas within Western Australia have been designated as

bushfire prone by the Fire and Emergency Services (FES) Commissioner, and the Map of Bushfire Prone Areas which identifies the parts of the State that are designated as bushfire prone came into effect on 8 December 2015. Part of the Structure Plan area is now identified as bushfire prone within the Map of Bushfire Prone Areas. This area comprises of the land within 100m of the existing vegetation along the Preston River forming the western boundary of the Structure Plan area.

As noted previously in this report, the proposed Structure Plan amendment simply seeks to extend the Lifestyle Village site further to the east to incorporate the four R15 lots and the public open space Area 5. As such, there is no further substantial change to the road network layout or access arrangements. Further, the proposed changes do not affect the positioning of any of the proposed residential lots within the Structure Plan area, other than to remove four proposed R15 lots. Therefore, as a result the proposed subdivision layout of the site will remain substantially unchanged.

As such, despite the recognition of portion of the Structure Plan area being designated as bushfire prone, it would be unreasonable for this proposed amendment to trigger the need for review with respect to SPP3.7 and the Guidelines. It is likely that any new subdivision or development that occurs within the areas of the Structure Plan that are now identified as bushfire prone may be required to have regard to the current bushfire planning framework. However, it is likely that the focus of such considerations would be generally to the western side of Kelly Road in the portions of the Structure Plan that are located adjacent to the identified bushfire risk associated with the vegetation within the Preston River foreshore reserve.

For these reasons, assessment against the provisions of SPP3.7 and the Guidelines is not warranted as part of the proposed Structure Plan amendment.

ATTACHMENT 1
TABLE OF PROPOSED MODIFICATIONS TO
STRUCTURE PLAN REPORT

ATTACHMENT 1 – TABLE OF PROPOSED MODIFICATIONS TO THE LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN REPORT

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
1	Figure 13	<ul style="list-style-type: none"> Replace Figure 13 with revised Subdivision Concept Plan based on the modified Structure Plan Map at Attachment 2. A revised Figure 13 is included below.
2	Section 5.1	<ul style="list-style-type: none"> Update Paragraph 1 as follows: <p>The proposed development of Lot 108 will potentially provide a total of 181-131 lots which generally range from 600m² to 1,500m² with an estimated population of 600 <u>645</u> persons. <u>Residential lots will generally range from 600m² to 1,500m², with the Lifestyle Village lots averaging approximately 200m².</u></p> <p>The proposed subdivision concept plan is included as Figure 13 and the land / lot yield analysis is shown in Table 3. There is a large foreshore reserve which recognises the 1:100 yr flood levels.</p> Update Paragraph 2 as follows: <p>A total of 6.2512 <u>5.8295</u> hectares of land is set aside for public open space, drainage and foreshore reserve and this represents 20% of the total site area.</p> Update Paragraph 8 as follows: <p>Two <u>One</u> grouped housing sites have <u>has</u> been identified with a residential design coding of 'R40'.</p>

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
		<p>These <u>This</u> sites have <u>has</u> been strategically located to take advantage of the public open space network and to minimize access points near and onto busy sections of road within the development. The two sites has an combined have an area of 7140m² <u>1500m²</u>.</p> <ul style="list-style-type: none"> Update Paragraph 9 as follows: <p>As identified on the Structure Plan, an Option B has been proposed for the northern portion of the subject site. This Option B identifies a third R40 site which would be developed as A Lifestyle Village site <u>has also been included</u> to cater for and provide accommodation opportunities for the aging community in and around the Donnybrook town site. As indicated Option B would still retain the Public Open Space area referred to as No. 5 and incorporates four (4) residential R15 lots on the north eastern edge of this area.</p> <ul style="list-style-type: none"> Delete Paragraph 10. Update Paragraph 13 as follows: <p>In summary, land set aside in the Structure Plan for residential purposes is expected to yield 488 <u>131</u> dwellings.</p>

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description		
3	Table 3	<ul style="list-style-type: none"> Update Table 3 as follows: 		
		Site Area		
		• Lot 108	22.5576	
		• Closed road reserve	0.7752	
		Total Site Area		28.3328
		Less deductions		
		• Foreshore Reserve to be ceded	2.1817	
		• Dedicated drainage reserve D2	0.1449	
		Net Site Area		26.1511
		R Codes Density	No of Lots	Dwellings
		R10	101	101
		R12.5	6	6
		R15	67	67
			<u>22</u>	<u>22</u>
		R40	2	14
			<u>1</u>	<u>6</u>
		<u>Lifestyle Village Site (equivalent residential density of R40)</u>	<u>1</u>	<u>120</u>
		Total	176	188
			<u>131</u>	<u>255</u>

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description			
		Net density – dwellings per hectare		7.19	
				<u>9.00</u>	
Estimated population (occupancy rate of 3 persons per dwelling <u>for standard residential and 2 persons per dwelling for lifestyle village</u>)				564	
				<u>645</u>	
POS and Drainage					
Map Reference		POS	Drainage	Total	
Area 1 – Foreshore		2.1817		2.1817	
Area 2 – D3		0.1449	0.0367	0.1816	
Area 3		0.4505		0.4505	
Area 4 – D2		0.5931	0.0799	0.6730	
Area 5		0.4217		0.4217	
Area 6		0.3855		0.3855	
Area 7 – D1 & D4		1.6505	0.3067	1.9572	
Total		5.8279	0.4233	6.2512	
		<u>5.4062</u>		<u>5.8295</u>	
4	Section 5.4	<ul style="list-style-type: none"> Update Paragraph 2 as follows: 			

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description																														
		<p>There are seven <u>six</u> public open space and drainage areas proposed on the plan. These vary in size from 0.1449 hectares to 2.1817 hectares.</p> <ul style="list-style-type: none"> Update Paragraph 10 as follows: <p>The proposed development provides a total of 3.8879ha <u>3.4662ha</u> of POS of which 3.5013ha <u>3.0796ha</u> is unrestricted. This represents 90% <u>89%</u> of the required ten percent POS contribution for the proposed development.</p>																														
5	Table 4	<ul style="list-style-type: none"> Update Table 3 as follows: <table border="1" data-bbox="689 858 1865 1367"> <thead> <tr> <th data-bbox="689 858 1319 906">Site Area</th> <th data-bbox="1319 858 1592 906"></th> <th data-bbox="1592 858 1865 906"></th> </tr> </thead> <tbody> <tr> <td data-bbox="689 906 1319 954">• Lot 108</td> <td data-bbox="1319 906 1592 954">22.5576</td> <td data-bbox="1592 906 1865 954"></td> </tr> <tr> <td data-bbox="689 954 1319 1002">• Closed road reserve</td> <td data-bbox="1319 954 1592 1002">0.7752</td> <td data-bbox="1592 954 1865 1002"></td> </tr> <tr> <td data-bbox="689 1002 1319 1050">Total Site Area</td> <td data-bbox="1319 1002 1592 1050"></td> <td data-bbox="1592 1002 1865 1050">28.3328</td> </tr> <tr> <td data-bbox="689 1050 1319 1098">Less deductions</td> <td data-bbox="1319 1050 1592 1098"></td> <td data-bbox="1592 1050 1865 1098"></td> </tr> <tr> <td data-bbox="689 1098 1319 1145">• Foreshore Reserve to be ceded</td> <td data-bbox="1319 1098 1592 1145">2.1817</td> <td data-bbox="1592 1098 1865 1145"></td> </tr> <tr> <td data-bbox="689 1145 1319 1193">• Dedicated drainage reserve D2</td> <td data-bbox="1319 1145 1592 1193">0.1449</td> <td data-bbox="1592 1145 1865 1193"></td> </tr> <tr> <td data-bbox="689 1193 1319 1241">Net Site Area</td> <td data-bbox="1319 1193 1592 1241"></td> <td data-bbox="1592 1193 1865 1241">26.1511</td> </tr> <tr> <td data-bbox="689 1241 1319 1289">Open Space Contribution</td> <td data-bbox="1319 1241 1592 1289">Requirement</td> <td data-bbox="1592 1241 1865 1289">Actual Provided</td> </tr> <tr> <td data-bbox="689 1289 1319 1367">10% of net site area</td> <td data-bbox="1319 1289 1592 1367">2.6151</td> <td data-bbox="1592 1289 1865 1367"><u>3.8879</u></td> </tr> </tbody> </table>	Site Area			• Lot 108	22.5576		• Closed road reserve	0.7752		Total Site Area		28.3328	Less deductions			• Foreshore Reserve to be ceded	2.1817		• Dedicated drainage reserve D2	0.1449		Net Site Area		26.1511	Open Space Contribution	Requirement	Actual Provided	10% of net site area	2.6151	<u>3.8879</u>
Site Area																																
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Open Space Contribution	Requirement	Actual Provided																														
10% of net site area	2.6151	<u>3.8879</u>																														

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description			
					<u>3.4662</u>
		May comprise of:			
		• Minimum 80% unrestricted POS	2.0921		3.5013 <u>3.0796</u>
		• Minimum 20% restricted POS	0.5230		0.3866
		POS / drainage	POS Unrestricted	Drainage Restricted	Total
		Area 1 foreshore (excluded)			
		Area 2 drainage (excluded)			
		Area 3	0.4505		0.4505
		Area 4	0.5931	0.0799	0.6730
		Area 5	0.4217		0.4217
		Area 6	0.3855		0.3855
		Area 7	1.6505	0.3067	1.9572
		Total	3.5013 <u>3.0796</u>	0.3866	3.8879 <u>3.4662</u>
		% of Total	90% <u>89%</u>	10% <u>11%</u>	

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
6	Figure 16a	<ul style="list-style-type: none"> Replace Figure 16a with the modified Structure Plan Map at Attachment 2.

Revised Figure 13 – Subdivision Concept Plan



Figure 13 - Subdivision Concept Plan

**ATTACHMENT 2
PROPOSED MODIFICATION TO
STRUCTURE PLAN MAP**

