



Our ref:

00006-2017 - Job 163121

Objective ID: A8559101

Enquiries: Phone: (08) 6552 4647 Fax: (08) 6552 4417

Email: ron.pumphrey@lands.wa.gov.au

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:

- 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.

	AND SURROUNDS ed vesting/management back to Crov	vn							Timet
perty Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Opportunities	Lime
60	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
						3.5061		investigate opportunity to hand back to Crown	2019
46	Lot 426 River Rd	Parks and Recreation	Parklands and Recreat	vegetation		3,3001			
65	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	I as Address to the break Rd	Priority Agriculture	Recreation	Vegetation		9.945	2 lots	investigate opportunity for hand back to Crown	2019
71	Lots 442/443 Boyup brook Rd	Priority representate:	[Distribution]						2019
74	Lot 349 Beelerup Rd Beelerup	Priority Agriculture	Gravel Pit	Mostly cleared		5,7794		investigate opportunity to rehabilitate and hand back to Crown	2019
56	Lot 5343 Upper Capel Rd	Public Purposes??	Quatry	Cleared and mined		4.4747	Leased to RUSO PTY LTD	investigate status and need for rehabilitation	2019
	- Indiana - Indi					1 7375	used as pound	potential to reduce area under shire management	2019
39	Lot 11802 Goodwood Rd	General Agriculture	Sanitary Depot	Vegetation/Structures?		3,6373	ased as produc		
ange Vesting	Potential							Delivery plan	Time
perty Reference	Lot 555 Grown Reserve	Zoning Tourist	Vesting Caravan Park	Improvements Vacant part vegetation	Land use		abutts A3323 (arboretum)	investigate opportunities for change in vesting	2015
23	Lots 556/567 South western Hwy	Parks and Recreation	Parklands	Parklands		3.8612	2 lots contains arboretum (abutts 3024)	investigate opportunities for change in vesting	201
13	lot 598 South Western Hwy	Public Purposes	Tourist purposes	Carparks a/ Vegetation		1.2334		investigate opportunities for landswap to make freehold	201
14	Lot 597 Collins St	Public Purposes	Recreation/ Tourism	Playgrounds /carparking		0.0891	CONTAMINATED (Apple Fun Park and to the So	investigge opportunies for landswap to make freehold funding available for upgrading/investigate opportunity for adjoining	701
12	Lot 600 South Western Hwy	Public Purposes	Tourist purposes	Vacant part vegetation		0.0891		Turkong avanaule for open some messagate opportunity in separa	
38	Lot 498 Victory Lane	Residential	Drainage	outbuilding vegetation		0.0101	Check shed on section	investigate opportunity to change to road reserve	201
			Bulkin Berry	Vacant/ Vacantation		2 435	Water tank on central parcel	investigate opportunity to rationalise extent of reserve/possible for	201
65	Lot 1802 Goodwood Rd	Parks and Recreation General Agriculture	Public Recreation Sanitary Deput	Vegetation Vegetation			used as pound	potential to reduce area under shire management	20
	ARCO ARROW, SCHOOL TO SEE TON	I de la constitución de la const							
	VIII TATA					I	ľ.		
asing Opportu	unities Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery plan	Tir
perty Reference	Latto Decision								
12	Lot 600 South Western Hwy	Public Purposes	Tourist purposes	Vacant part Vegetation		0.0891		funding available for upgrading/investigate opportunity for adjoint	120
49	Lot 521 Marmion St	Light Industry	Recreation	Approx half tilled/ Vegetation			old bmx track and agriculture	investigate opportunity to lease/purchase	20
27	Lot 483 Camilleri St	Public Purposes Civic	water supply	Approx half tilled/ Vegetation		0.3642	Being used for agriculture	investigate opportunity to lease	20
			Recreation and draina	Sea Containers and machinery to east.		0.9384	being used agriculture/storage equipment	investigate opportunity to lease/or purchase	20
26	Lots 28/29/260/261/262/263 Steere 5t Lots 461 + 467 South Western Hwy	Parks and Recreation Caravan Park	Caravan Park	Vacant and trees		U.E.F.	2 Lots	investigate opportunity to expand vesting opportunities/purchase,	14 20
						0.201		investigte opportunity to widen vesting opportunities and leasing	20
15	Lot 603 South Estern Hwy	Tourist	Tourist purposes	Vacant		0.391	Machinary West stores equipment/includes ever	Investigle opportunity to widen vesting opportunities and leasing	100
99	Lot 209 Lukis Street, Balingup Lots 27 and 29 Steere Street, Balingup Lot 8145 Poberts Street, Balingup	Recreation Recreation Recreation	parks and recreation Parklands	vacant/bushlend vacant/gravel track vacant	vacant vacant	9257m2 1176m2	used for access to adjoining property	investigate options to hand back to Crown investigate options to hand back to Crown investigate options for Crown to reduce area	2
55	Lot 332 Waters Road, Balingup	Recreation	recreation	vacant/water course	vacant	8832m2		investigate options to hand back to Crown	20
nge vesting	Lot 8144 Brockman Street, Balingup	Recreation	parklands	avenue of honour/MHI	U A AVA	1.7983ha	investigate potential to include road reserve	investigate change in vesting	20
•									
ggerup and S serty Reference	Land Details	Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	T
40	Lut 5772 Boyup Brook Road, Noggerup	Recreation	gravel	vacant/vegetation	vacant	8.1ha			2
53	Lot 2561 Boyup Brook Road, Noggerup	Recreation	rubbish disposal water and access	rehabilited site vacant/vegetation	rehabilited site/	4477m2		investigate opportunities to extract graval	1
32	Lot 3174 Boyup Brook Road, Noggerup Lot 8 Macquarie Street, Noggerup	Public purpose General Agriculture	recreation	vacant/water course	100	1366m2		Investigate opportunities to hand back to Crown/State Forest	2
35	Lot 35 Macquarie Street, Noggerup	General Agriculture	community purposes		vacant	1.61ha		investigate opportuniteis to hand back to Crown/State Forest review need/cost and demand for maintaining half	2
105	Lot 36 Macquirie Street, Noggerup	General Agriculture	recreation	community hall and oval				review need/cost and deritation for maintaining main	1
up and surro					To a contract of	T.	I District	Delivery Plan	Ti
erty Reference	Land Details Lot 10 SW Hwy, Kinup	Zoning General Agriculture	Water Supply	Improvements vacant/veg	Land use vacant/bushland	Area d 12.62ha	notes	investigate opportunity to join with abutting State Forest	į
07	Lot 101 SW Hwy, Kirup	General Agriculture	recreation	sports oval and buildings	oval and building	g 8.04ha			-
17	Lot 153 SW Hwy, Kirup	General Agriculture	Landscape Protection	shade structures and play ground equip vacant/vegetation	m informal play	1.92ha 2.036ha	skate park proposed	retain Investigate opportunity to join with abutting State Forest	1
15	Lot 124 SW Hwy, Kirup Lot 68 SW Hwy, Kirup	General Agriculture Residential R10	Caravan Park recreation	building (shed)		2.35ha	Abuts A3343	retain	Ī
43	Lat 57 SW Hwy, Kirup	Residential R10	Agricultural Hall	hall	community hall		MHI and abutts A3345	retain retain	+
11	Lot 135 Baxter Street, Kirup Lot 42 Capel Street, Kirup	Residential R10 Recreation	drain hall and ambulance d	vacant/possible informal drain le toilet block, playground and war memo	ri toilet block, pla	0.3989h		retain	1
28	THE TA COURT ACCES, KIND	White leave in a	The state of the s				Pleasant Dispared Surveyor		_[
W. V.									
Illalyup and S		Zoning	Vesting	Improvements	Land use	Area	notes	Delivery Plan	
makes Bord	Lot 34 SW Hwy, Mullalyup	Zoning Residential R10	Recreation/emergence			3.91ha		retain	1
	Lot 9 Blackett road, Mullalyup	Residential	Memorial Park	war memorial	war memorial	0.4034h		retain	+
31 03	Lot 12 SW Hwy, Mullalyup	Commercial	Agricultural Hall	toilet, BBQ gazebo		D,44UIN			1
31	and the second s	of the same of the			12		1		
11					To a constant			Dalkiese Oles	T
os os os ricultural and	d remote areas				Land use	Area 4,0975h	notes	Delivery Plan review need/cost and demand for maintaining hall	
31 03 32 ricultural and perty Reference	d remote areas	Zoning	Vesting Personal	Improvements Brookhampton Hall					-
31 03 32 ricultural and perty Reference 07	d remote areas Land Details Lot 272 Brookhampton Road, Charley Creek	Priority Agriculture	Vesting Recreation Purposes not stated but purpo	Brookhampton Hall		0.1650h	a .	retain	-
31 03 32 ricultural and serty Reference 07 39 49	I remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 494 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton	Priority Agriculture Priority Agriculture Rural Residential	Recreation Purposes not stated but purpo Landscape Protection	Brookhampton Hall se shed? vacant/vegetation		0.1650h 4.46ha		retain	
on an analysis of the control of the	d remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 404 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton Lot 3744 Upper Capel Road, Kirup	Priority Agriculture Priority Agriculture Rural Residential Priority Agriculture	Recreation Purposes not stated but purpo Landscape Protection Historical School Site	Brookhampton Hall se shed? vacant/vegetation vacant	cemetery	0.1650h 4.46ha 0.667ha			
31 03 32 ricultural and perty Reference 107 139 149 165	I remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 494 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton	Priority Agriculture Priority Agriculture Rural Residential Priority Agriculture Priority Agriculture	Recreation Purposes not stated but purpo Landscape Protection Historical School Site Cemetery Recreation	Brookhampton Hall sq shed?) vacant/vegetation vacant cemetery shed	cametery	0.1650h 4,46ha 0.667ha 2.0234h 1.2088h	4	retain investigate opportunity to hand back to Crown retain retain	2
31 03 32 ricultural and perty Reference 07 39 49 665 49 997	I remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 404 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton Lot 3784 Upper Capel Road, Kirup Lot 300 Lowden Grimwade Rd, Lowden Lot 4521 Capel Donnybrook Road, Donnybrook Lot 0 Lowden Grimwade Road, Lowden	Priority Agriculture Priority Agriculture Rural Residential Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture	Recreation Purposes not stated but purpo Landscape Protection Historical School Site Cametery Recreation Bushfire Bridgade Sh	Brookhampton Hall be shed? yeacant/vegetation yeacant cemetery shed on fire shed		0.1650h 4,46ha 0.667ha 2.0234h 1.2088h 0.5926h	4	retain retain retain retain retain retain	
331 332 332 332 332 334 339 349 349 349 349 349 365 349 367 379 379	I remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 404 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton Lot 3784 Upper Capel Road, Kirup Lot 300 Lowden Grimwade Rid, Lowden Lot 4521 Capel Donnybrook Road, Donnybrook Lot 0 Lowden Grimwade Road, Lowden Lot 11 Hinde Street, Yabberup	Priority Agriculture Priority Agriculture Rural Residential Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture	Recreation Purposes not stated but purpo Landscape Protection Historical School Site Cemetery Recreation Bushfire Bridgade Sh Hecreation	Brookhampton Hall sq shed?) vacant/vegetation vacant cemetery shed		0.1650h 4,46ha 0.667ha 2.0234h 1.2088h	3 a a a a a a a a a a a a a a a a a a a	retain investigate opportunity to hand back to Crown retain retain	
perty Reference 331 303 303 302 ricultural and perty Reference 107 309 449 449 455 249 197 207 207 207 208 208 208 208 208 208 208 208 208 208	I remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 404 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton Lot 3784 Upper Capel Road, Kirup Lot 300 Lowden Grimwade fid, Lowden Lot 4521 Capel Dennybrook Road, Dennybrook Lot 0 Lowden Grimwade Road, Lowden Lot 21 Hinde Street, Yabberup Lot 350 Hearle Road, Mumballup Lot 350 W Hwy, Newlands	Priority Agriculture Priority Agriculture Rural Residential Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture	Recreation Purposes not stated but purpo Landscape Protection Historical School Site Cemetery Recreation Bushfire Bridgade Sh Recreation Rubish tip site hall	Brookhampton Hall he shed?) vacant/vegetation vacant cemetery shed of lire shed vacant shed hall		0.1650h 4.46ha 0.667ha 2.0234h 1.2088h 0.5926h 6.07ha 1.9015h 2.0234h	a a septic system damaged	retain investigate opportunity to hand back to Crown retain retain retain retain retain retain	
31 03 32 ricultural and perty Reference 07 39 49 49 49 997 97	I remote areas Land Details Lot 272 Brookhampton Road, Charley Creek Lot 404 Thomson Brook Road, Thomson Brook Lot 314 Wade road, Brookhampton Lot 3784 Upper Capel Road, Kirup Lot 300 Lowden Grimwade Rid, Lowden Lot 4521 Capel Donnybrook Road, Donnybrook Lot 0 Lowden Grimwade Road, Lowden Lot 21 Hinde Street, Yabberup Lot 350 Hearle Road, Mumballup	Priority Agriculture Priority Agriculture Rural Residential Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture Priority Agriculture Recreation Recreation	Recreation Purposes not stated but purpo Landscape Protection Historical School Site Cemetary Recreation Bushfire Bridgade Sh Recreation Rubish tip site	Brookhamptori Hall is shed?) vacant/vegetation vacant cemetery shed of ire shed vacant shed		0.1650h 4.46ha 0.667ha 2.0234h 1.2088h 0.5926h 6.07ha 1.9015h	a a a a septic system damaged	retain investigate opportunity to hand back to Crown retain retain retain retain retain retain	

OPTIONS FOR FREEHOLD LOTS

Potential Landswap of	ptions				T		Timeframe
Property Reference	Land Details	Zoning	Improvements	Land use	Area	Delivery Plan	2019/2020
162	Lot 52 Reserve Street, Donnybrook	Parks and Recreation	cricket Oval, netball courts and building, sheds	recreation		investigate Landswap options	2013/2020
				Invaliants		investigate landrean entions	2019/2020
684	Lot 12 Trigwell Street East, Donnybrook	Recreation	local park	local park		investigate landscap options	2019/2020
	Lot 13 Trigwell Street East, Donnybrook	Recreation	local park/small play ground	local park	-	investigate landscap options	2019/2020
844	Lot 100 SW Hwy, Balingup	Recreation	recreation centre, lawn bowls, tennis courts			investigate landscap options	acas, acas
1016 Saliki - 20 Algo Waldel							
Potential to review/le			N	Land Use	Area	Delivery Plan	Timeframe
	Land Details	Zoning	Improvements	bank	1126m2	review options prior to lease expiring (expires June 2018)	2018/2019
A77	Lot 58 South Western Hwy, Donnybrook	Commercial	Bendigo Bank	dentist	11201112	review options prior to lease expiring (expires June 2020)	2020/2021
A2050	Lot 20 South Western Hwy, Donnybrook	Commercial	two buildings (dentist)	dentist		Teview options prior to lease expiring (expires anne 2020)	
			pony club, old club room and toilets		18.52ha	review options (lease expired in 2017)	2018/2019
A1255	Lot 3122 Boyup Brook Road, Beelerup	General Agriculture	pony clab, old clab footh and tollets		ID:DZIIG	To the option of the control of the	
		Dublic Overage	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,
A4476	Lot 20 Bentley Street, Donnybrook	Public Purpose	Scout Hall	Scottian			Mary I - Section
4100	Lat 7 Allautt Street Donnibrook	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
A198	Lot 3 Allnutt Street, Donnybrook	Residential RSO	Child Care, Consulting rooms community room				
otential Sales							
ssessment Number	Address	Zoning	Status	Tall Brayers		Delivery Plan	Timeframe
ssessment Number acant Agricultural Lo		Lonning		V NEGO	// Talentie in the		Ant Material
1177	Lot 5 South Western Hwy, Donnybrook	Priority Agriculture	vacant	vacant	2760m2	vacant unused land/uncomplicated sale	2018/2019
1177	Lot 6 South Western Hwy, Donnybrook	Priority Agriculture	vacant	vacant	3720m2	vacant unused land/uncomplicated sale	2018/2019
411//	Lot o south western nwy, bonnybrook	Tributty Agriculture					
/acant Residential lot			- Page Committee	A DELEASE			THE STATE OF THE PARTY OF THE P
A1330	Lot 107 Steere Street, Donnybrook	Residential R20	vacant	vacant	approx 1020m2	vacant unused land/uncomplicated sale	2018/2019
A1358	Lot 229 Streere Street, Donnybrook	Residential R20	vacant	vacant		vacant unused land/uncomplicated sale	2018/2019
41336	Lot 225 Street Street, boiling brook	The state of the s		TO I THE R	on the large or		
Mead Street Property	r - on market		A PERSONAL PROPERTY OF THE PERSON AND PROPERTY O	ofe training			
A3435	Former Lot 500 Mead Street	Residential R30	disposing of lots (four lots remaining)			in process of selling/no further action required	- méire
13433	Torner corporation			LIVERY EN			
Residential zoned lots	s abutting each other/constrained due to acce	ess and flood prone			Marie San		
A959	Lot 2 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant	A The second	investigate option for disposal (seek interest from adjoining owners)	2019/2020
A1043	Lot 3 Bridge Street, Donnybrook	Residential R20	vacant - flood prone	vacant	CANSTO FAIL		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
				and the second	10.5		SELECTION AND ADDRESS.
Residential Zoned lots	s abutting each other	STORY ALL REPORTS	The second of the second secon				2040/2040
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	87 199	A CONTROL OF THE STATE OF THE S	2018/2019
A749	Lot 71 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant		The second secon	2018/2019
A664	Lot 69 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	Carried Control		2018/2019
A395	Lot 68 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	745m2		2016/2019
				WOUND TO SERVICE			2019/2020
A3849	Lot 142 Bridge Street, Donnybrook	Residential R30/SCA1	vacant/unstabilised fill	vacant		investigate rezoning option following outcome of affordable housing project	12019/2020
							no further a
A1286	Lot 21 Reserve Street, Donnybrook	Residential R40	footpath/road reserve	footpath	approx 620m2	retain as limited potential for return on investment	no turner a
A439	Lot 20 Spencer Street, Ballingup	Special Use	vacant	vacant	1745m2	sold - sale completed	AL ALE EN P.
250 11 25 12 19		Service VIIII					
Victory Lane Precinct		The second second	w parent and received the			The state of the s	2018/2019
A892	Lot 16 Emerald Street, Donnybrook	R30	vacant	VI, Paret	The state of the s	Prepare Business Case for package together for sale following advice of Dept of Water and Environmental Regulation	2010/2019
A201	Lot 18 Emerald Street, Donnybrook	R30	Historical Society museum	The state of	1	Company of the second control of the second	
A1013	Lot 14 Emerald Street, Donnybrook	R30	vacant		-		
1226	Lot 7 Emerald Street, Donnybrook	R30	vacant	4			
A3776	Lot 13 Emerald Street	PP and Residential	Solders Memorial Hall and old depot	111111111111111111111111111111111111111			-
1215	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				
			The state of the s				
Pending future review	w Aged Care facilities						Timeframe
Assessment Number		Zoning	Status			Delivery Plan	timetrame
A343	Lot 479 South Western Hwy, Donnybrook	Commercial	Aged care units Minninup cottages units 9 to 12	Aged units		Review following Council decision on direction of providing aged care facilities	
	Lot 487 South Western Hwy, Donnybrook	Commercial	aged units Minninup cottages units 1-4	Aged units	1020m2		
A404	LOT 487 South Western Hwy, Donnybrook	THE RESIDENCE OF THE PERSON NAMED IN COLUMN NA					
A404 A476	Lot 486 South Western Hwy, Donnybrook	Commercial	aged units Minninup cottages units 5-8 aged units Langley Villas 9 units	aged units	955m2 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

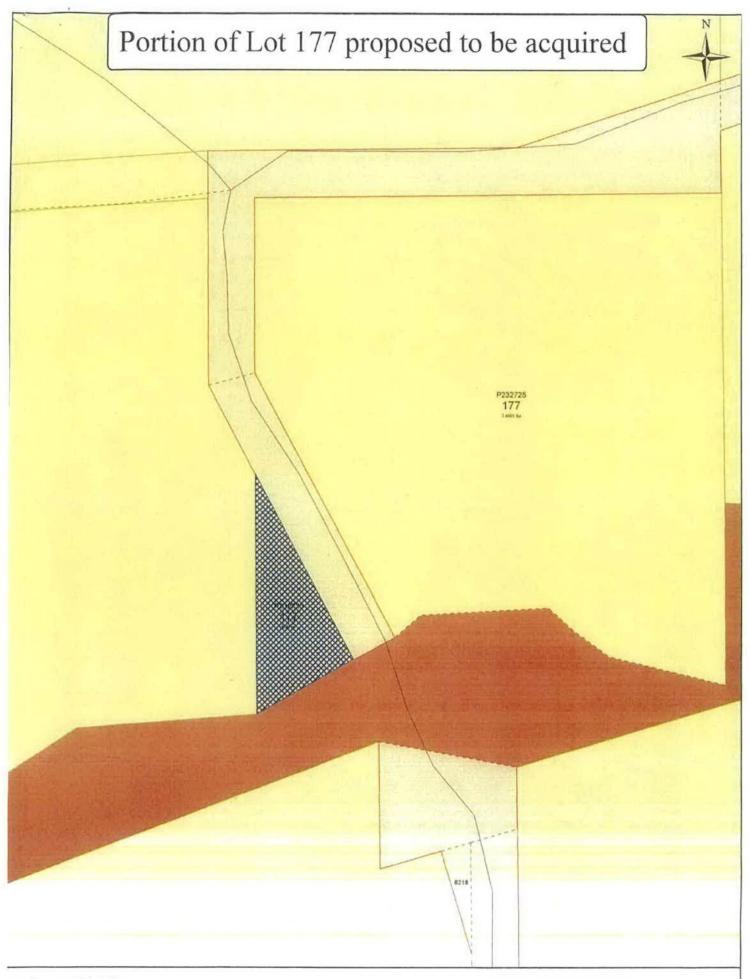
Matt Darcey

Acting Assistant Director General

FREEHOLD ASSETS O	OWNED BY SHIRE	1		\top				
Property Reference	Land Details	Zoning	Improvements		Area	notes	Alignment with Strategic Plan	property values
A343	Lot 479 South Western Hwy, Donnybrook	Commercia1	Aged care units Minninup cottages units 9 to 12	Aged units			Outcome 3.2: Actions 3.2.1.2	8500
A404	Lot 487 South Western Hwy, Donnybrook	Commercial	aged units Minninup cottages units 1-4				Outcome 3.2: Actions 3.2.1.2	11000
A476	Lat 486 South Western Hwy, Donnybrook	Commercial	aged units Minninup cottages units 5-8	aged units	9 <u>55m2</u>		Outcome 3.2: Actions 3.2.1.2	10000
A77	Lot 58 South Western Hwy, Donnybrook	Commercial	Bendigo Bank	bank	1126m2		Outcome 1.2: Actions 1.2.1.1	12000
A2050	Lot 20 South Western Hwy, Donnybrook	Commercial	two buildings (dentist)	dentist	į		Outcome 1.2: Actions 1.2.1.1	8500
A706	Lot 605 Collins Street, Donnybrook	Commercial	portion of carpark and vacant		Τ	forms part of Apple Fun park and near rail heritage precinct	Outcome 1.2: Actions 1.2.1.1	14000
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	10000
A1255	tot 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	
	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
A1177	Lot 20 Bentley Street, Donnybrook	Public Purpose	scout hall	scout hall	2025m2	 -	Outcome 1.2: Actions 1.2.1.1	
A4476		Recreation	local park	local park		A684 and A746 abutt each other	Outcome 1.2: Actions 1.2.1.1	1600
A684	Lot 12 Trigwell Street East, Donnybrook	Recreation	local park/small play ground	local park		A684 and A746 abutt each other	Outcome 1.2: Actions 1.2.1.1	1600
A746	- Constitution Delivery	Recreation	recreation centre, lawn bowls, tennis courts	, and a part of	 		Outcome 1.2: Actions 1.2.1.1	4100
A844	Lot 100 SW Hwy, Balingup	Residentia R20	vacant/drainage (ine	drainage	1012m2	A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	7100
A364	Lot 32 Middleton Street, Donnybrook	Residential	aged units Langley Villas 9 units	Aged units			Outcome 3.2: Actions 3.2.1.2	21000
A14 <u>7</u>	Lot 100 South Western Hwy, Donnybrook	Residential R20	vacant/drainage fine	drainage	7202	A832, A888, A905, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	7100
A832	Lot 22 Shortell Street, Donnybrook		vacant/drainage line	drainage	_	A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	7100
A888	Lot 26 Middleton Street, Donnybrook	Residential R20		drainage		A832, A888, A906, A364 form part of drainage line	Outcome 1.2: Actions 1.2.1.1	7100
A906	Lot 27 Middleton Street, Donnybrook	Residential R20	vacant/drainage line	vacant	approx 1020m2		Outcome 1.2: Actions 1.2.1.1	
A1330	Lot 107 Steere Street, Donnybrook	Residential R20	vacant	vacant	approx 1020m2		Outcome 1.2: Actions 1.2.1.1	11000
A1358	Lot 229 Streere Street, Dannybrook	Residential R20	vacant	vacant	approx 1020m2	A959, A1043, A1079, A109S abutt each other	Outcome 1.2: Actions 1.2.1.1	2800
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	4100
A1043	Lot 3 Bridge Street, Donnybrook	Residential R20	vacant - flood prone		-	A959, A1043, A1079, A1095 abutt each other	Outcome 1.2: Actions 1.2.1.1	4600
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	2400
A1095	Lot 1 Bridge Street, Donnybrook	Residential R20	vacant - flood prone		1.1526ha	potential to finish an additional 4 units	Outcome 1.2: Actions 1.2.1.1	40000
A1124	Lot 152 Sharp Street, Donnybrook	Residential R30	13 aged persons units	Aged units	1.1526Па		Outcome 1.2: Actions 1.2.1.1	
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	17000
A198	Lot 3 Alinutt Street, Donnybrook	Residential R30	child care, consulting rooms community radio		+	used by local community groups	Outcome 1.2: Actions 1.2.1.1	
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	7100
A213	Lot 73 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	yacant	1012m2	A391, A213, A797, A749, A664, A395 abutt each other	Outcome 1,2: Actions 1,2,1,1	7100
A797	Lat 70 Boulder Street, Dannybrook	Residential R30/SCA1	vacant	vacant		A391, A213, A797, A749, A664, A395 abutt each other		as above
A749	Lot 71 Boulder Street, Donnybrook	Residential R30/SCA1	vacant	vacant	-	A391, A213, A797, A749, A564, 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	3400
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	25000
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	2800
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	4200
A439	Lot 20 Spencer Street, Ballingup	Special Use	vacant	vacant	1745m2	in process of being sold to Vintage Homes (aged units)	Outcome 1.2: Actions 1.2.1.1	

Donnybrook a	Land Details	Zoning	Vesting	Improvements	Land use	Area	nutes
13250	Lot 524 Porteus Cres Luits 152/153/154/345/386/387/	Parks and Recreation	Recention.	Vacant/Vegetation		58.3002	
	418/419/420/421/422/423/470/471/481						
3393	Chapman St. Luc S47 Chapman St.	Parks and Recreation	Recreation Drainage	gulf course Vacant/ Vegetation		57.0926 1.3808	17 (uts
764	Lot Secil Leschenauthia	Residential	Recreation	Playeround Vegetation		0.7	created as part of subdivision
466	io15811 Railway St	Residential	Drumage	Vacant part vegetation	Direction 19	0.0299	created as part of subdivision abuts A3323 (arboretum)
323	Lot 555 Crown Reserve Luts 556/567 South western Hwy	Tourist Parks and Recreation	Caravan Park Parklands	Vacant part vegetation Parkings		3.8612	2 luta contains arboretum (abutts 3024)
433	Lot 5243 Pairmer St.	Public Recreation	Recreation	Vegetation along river		0.4589	
3461 1013	Lut 539 Palmer St lot 598 South Western Hwy	Residential Public Purposes	Crainage Tourist purposes	Vegetation Carparks a/ Vegetation		0.0429	
1014	Lot 567 Collins St	Public Purposes	Recreation/Tourism	Playgrounds /carparking		1.87	CONTAMINATED [Apple Fue Park and to the South]
4012	Let 600 South Western Hwy	Public Purposes	Tourist purposes	Vacant part vegetation		0.0891	
3359	Lots 441/477/480/488/18527 South Western Hwy	Parks and Recreation	Recreation	Amphitheatre/ Vegetation		7.4465	HERITAGE INVENTORY 5 lints
3430	Lot 498 Victory Lane	Residential.	Dramage	outbuilding vegetation			Check shed on section
3361	Lot 126 Union St. Lots 424/425/460/489 Mend St	Public Purposes Parks and Recreation	Public Littley Sports Ground	Mostly vacant Tracks and vegetation		0 1972 60 area gf	Buildings to north may discreach 2 Little Endengered Plants 4 Lists
3432	Lot 5.38 Palmer St	Residential	Drainage	Vacant		0.0825	
3467	Lots 581t/ 5817 Marmion It	Parks and Recreation	Recreation	Vacant/ Vegetation			created as part of subdivision
3425	Lot 549 Steere St Lot 493 Steere St	Parks and Recreation Parks and Recreation	Public Recreation Recreation	Rec Centre vegetation Footy oval tennic courts			rec centre recently renovated. filling address PO Box 197
3440	Lot 501 Goldfreids Rd Upper Capel	Residential	Dramage	Vacant		0.0091	Emerald Street (Adjacent Totthi Place)
3441	Lot 500 Goldfields Rd	Residential	Public Recreation Recreation	Approx half tilled/ Vegetation			Emerald Street (Elliott St north) old bern track and agriculture
3449	Lot \$21 Marmion St Lot 483 Camilleri St	Light Industry Public Purpoves Ciric	water supply	Approx half tilled/ Vegetation			Being used for agriculture
				Sea Containers and machinery to east.			THE RESERVE THE PARTY OF THE PA
3477	Lots 28/29/260/281/262/263 Steers St Lots 461 + 467 South Western Plwy	Parks and Recreation Caravan Park	Recreation and drainag	Part silled Vacant and trees		0.9384	being used agriculture/storage equipment
3462	Lot 540 Castle Pt	Residential	Dramage	Vacant/ Vegetation		0.0236	
3471	Lot 580 South Western Hwy	Parks and Recreation	Pararell	Vegetation/ cleared/ buildings		0.8831	
3360	Lots 63/66/212/213/541/342/345/344 Bainter St	Parks and Recreation	Recreation	Vegetation see note	Wildle St	0.80%	
3363	Lut 398 Cherrydale way	General Industry	Sand pit Depot site	Deput/ cleared and vegetated		9.966	Council depot
3457	Lot 538 Sandhills Lot 536 Sandhills rd	General Industry General Industry	Booster Pumping Statio Drainage	Unclear Vegstation		0.0081	
3450	Lut 536 Sandhills 73 Lut 426 River 8d	Parks and Recreation	Parklands and Recreati	Vegetation		3.5061	
4015	Lot 603 South Estern Hwy	Townst	Trurist purposes	Vacant	CONTRACTOR OF THE PARTY	0.991	Machinary West stores equipment/includes events notice
A658	Lot 619 South Western Hwy Lut 64 Dawson Pl	Public Purposes: Residential	Formhore Managemer	Wallsway access to bridge Vacant/ Vegetation	1000	0.5077	created as part of subdivision
3465	Lot S#37 Howlett Rumble	Parks and Reception	Public Recreation	Vacant/Vegetation		2.435	Water tank on Central parcel
4095 4706	Lot 146 Myrtle Ridge Rd Lot 500 Marshall Rd	Rural Residential Rural Residential	Public Recreation Fire Station site	Vacant/ Vegetation water Tank		0.0393	
3371	Lots 442/443 Boyup brook Rd	Priority Agriculture	Recreation	Vegetation		9.945	2 lots
3924	Lat 349 Berlerup Hd Berlerup	Priority Agriculture	Gravet Pit	Mostly cleared		5.7794 22.0128	went as quarry
5056	Lot 5668 Upper Capel Rd Lot 5343 Upper Capel Rd	Public Purposes Public Purposes 77	Recreation Quarry	Quarter cleared/ vegetation Cleared and mined		4.4747	
3474	Lot 3790 South Western Hwy		Rest Stop?	Vegetation		1.3785	
3270	Lots 28/464/465 South Western Hwy	Parks and Recreation Parks and Recreation Plus Priority	Landscape Protection	Vegetation		29.777	
1475	Lut 363 Thomson Rd	Agriculture	Recreation	Sand Ph/Vegmation	1 173		Northern Parcel Zoned Parks and Rec. Southern Parcel Prority.
3339	Lot 11802 Goodwood Rd	General Agriculture	Sanitary Depot	Vegetation/Structures?	THE PARTY NAMED IN	3.2375	used as pound
3464 2348 1261	Lot 13490 Lot 198 Walter Street, Balingup Lot 209 Lubs Street, Balingup	Recreation Recreation	show grounds no vesting	vacant soccer ovel/sheds and chib room vacant /bisNand	sports facility vacant	3.2356ha 9257m2	forms part of Ballogup Recreation centre and surmina
3261	Lot 209 Luios Street, Ballingup	Recreation		ARCBM/ April Market		DATE ALIEN	likely was created as part of subdivision.
3406	Lots 136, 748 and 135 Teede Street, Ballingup	Recisiation	parts and recreation	vacant	wacant		March and Charles at Sect - 1
3406	Lots 135, 748 and 135 Teeds Street, Ballingup Lots 250 and 247, Brockman Street, Ballingup	Public Purpose	war memorial	war memorial and access	war memorial.	1846m2	
3402 3298	Lots 136, 748 and 135 Tendo Street, Ralingup Lots 250 and 247, Brockman Street, Ballingup Lot 11 South Western Highway, Ballingup		war niemorial council Office Agricultural Hall	war memorial and access depot		1846m2 1998m2	
3298 3260 3299	Lots 136, 748 and 135 Teede Street, Balingup Lots 250 and 247, Brockman Street, Balingup Lot 11 South Western Highway, Balingup Lot 134 Jayes Roard, Balingup Lots 27 and 29 Steen Street, Balingup	Public Purpose Public Purpose Public Purpose Recrussion	war memorial council Office Agricultural Hall parts and recreation	war memorial and access depot library and community half/MH vacant/gravel track	war memorial depot vacant	1998m2	
3432 3298 3260 3299 3367	Lots 136, 748 and 135 Feede Street, Ralingup Lots 250 and 247, Brock Man Street, Balingup Lots 115 South Western Highway, Balingup Lots 134 Fayes Road, Balingup Lots 27 and 29 Steem Street, Balingup Lots 245 Roberts Street, Balingup	Public Purpose Public Purpose Public Purpose Recrustion Recrustion	war memorial council Office Agricultural Hall parks and recreation ParMands	war memorial and access depot library and community half/MHI	war memortal depot		used for access to adjoining property.
3402 3298 3260 3299 3367 3724 A366	Lots 136, 748 and 135 Teede Street, Ballingup Lots 250 and 247, Bros bran Steet, Ballingup Lot 135 oodth Western Highway, Ballingup Lot 134 Jayes Road, Ballingup Lots 27 and 29 Steern Street, Ballingup Lot 8145 Roberts Street, Ballingup Lot 8146 Brockman Street, Ballingup Lot 8146 Brockman Street, Ballingup	Public Purpose Public Purpose Public Purpose Recreation Recreation Comments al/vecreation/public surpose Recreation	war niemorial council Office Agricultural Halt parks and recreation Parklands dramage purposes purblands	war Hemorial and access depot! Bitrary sind community hall/Mril Vacant/gravel track vacant avenue of honour/MHI	war memortal depot vacant vacant vacant	1398m2 1176m2 6644m2 1.7988hz	used for access to adjoining property.
3402 3298 3280 3280 3299 3367 3724 A366 3430	Lots 136, 748 and 155 Teede Meet, Ballingup, Lots 150 and 247, Brickman Bernet, Ballingup, Lot 115 south Western Highwary, Ballingup, Lot 114 Javes Foack, Ballingup, Lots 27 and 25 Steven Street, Ballingup, Lot 8145 Noberts Street, Ballingup, Lot 826 Company Street, Ballingup, Lot 8146 Roberts Street, Ballingup, Lot 1362 Brickman Street, Ballingup,	Public Puspose Public Puspose Public Puspose Racrestion Racrestion Comments alfres restant/public puspose Racrestion Racrestion Racrestion	war niemorial council Office Agricultural Hall parks and recreation Parklands dramage purposes parklands recreation	war memorial and access depot Bisary and community half/Mrel vacant/gravel track vacant vacant	war memorial depot vacant vacant vacant	1998m2 1176m2 6644m2	used for access to adjoining property.
3402 3298 3260 3299 3367 3724 A366 3430	Lots 136, 748 and 135 Teede Street, Ballingup Lots 250 and 247, Bros bran Steet, Ballingup Lot 135 oodth Western Highway, Ballingup Lot 134 Jayes Road, Ballingup Lots 27 and 29 Steern Street, Ballingup Lot 8145 Roberts Street, Ballingup Lot 8146 Brockman Street, Ballingup Lot 8146 Brockman Street, Ballingup	Public Purpose Public Purpose Public Purpose Recreation Recreation Comments al/vecreation/public surpose Recreation	war mismortal cosmit Office Agric othera Hair garks and recreation Farshands dramage purposes parshands mismortal parshands mismortal and mismor	war memorial and access depot fittery and community half/Mrtl vacant/gravel track vacant vacant vacant vacant vacant/creet life vacant/creet life golf course trender vatalion	war memorial depot vacant vacant vacant vacant vacant vacant vacant vacant vacant vacant vacant vacant vacant	1376m2 1176m2 6644m2 1.798 the 4.73he 8.23ha 13.24ha	used for access to adjoining property.
1402 1298 1290 1290 1290 3367 7724 3366 3430 3430 3478 3478	Lots 136, 748 and 135 Teede Steet, Ballingup Lots 150 and 257, Price Share Street, Ballingup Lot 113 Jouth Western Highway, Ballingup Lot 114 Payes Road, Ballingup Lots 17 And 25 Steen's Kreet, Ballingup Lot 8145 Roberts Street, Ballingup Lot 8146 Brockman Street, Ballingup Lot 18146 Brockman Street, Ballingup Lot 18146 South Western Hey, Ballingup Lot 1879 South Western Hey, Ballingup Lot 1879 South Western Hey, Ballingup Lot 1879 South Western Hey, Ballingup	Public Papose Public Papose Public Papose Racruston Ascriation Comment al/recreation/public parpose Recreation Recreation Recreation Patric Papose Recreation Patric Papose Recreation	was memorial council Office Agricultural Hall parks and recreation Parkhands dramage purposes parklands recreation golf inito Rubbish Disposal recreation	war nemorial and access depot Bitary and community half/Mril vacant/gravel track Vacant vacan	war memorial depot vacant vacant vacant vacant golf (oune transfer station vacant	1398m2 1176m2 664m2 1.7983ha 4.73ha 8.23ha 15.24ha 8832m2	used for access to adjoining property.
1402 5298 5298 53299 3367 3724 5366 5360 5344 3472 3472 3472 3472 3472 3472 3472 3	Lots 136, 748 and 135 Teede Street, Bailingup Lots 250 and 247, Brockman Street, Bailingup Lot 13 South Wintern Highway, Bellingup Lot 134 Fayes Road, Bailingup Lots 27 and 25 Steen Street, Bailingup Lot 8145 Roberts Street, Bailingup Lot 8168 Roberts Street, Bailingup Lot 8168 Brockman Street, Bailingup Lot 1365 South Wintern How, Bailingup Lot 1365 South Wintern How, Bailingup	Public Parpose Public Parpose Public Parpose Racression Racression Comment afree reation/public purpose Recreation Recreation Recreation Particles Recreation Patter Recreation	was mismortal council Office Aggiculous I state Aggiculous	war memorial and access depot library and community half/MHI vacant/gravel track vacant/gravel track vacant vacant vacant vacant vacant vacant vacant vacant vacant vacant/creek libra golf course transfer station vacant/water course indiantitip former face track MHI/art installation former face track MHI/art installation.	war memorial deport. Vacant V	1398m2 1176m2 6644m2 1.7983ha 4.73ha 8.23ha 15.24ha 8832m2 3.76ha	used for access to adjoining property.
1407 1298 1298 1299 1367 12724 1386 1430 1430 1430 1430 1430 1430 1431 1435 1444 1455	Lots 136, 748 and 135 Teede Street, Bailingup Lots 250 and 247, Bros Israel, Bailingup Lot 135 ooth Western Highway, Bailingup Lot 134 Jayes Road, Bailingup Lot 247 and 25 Steen Street, Bailingup Lot 2560. Lot 247 and 25 Steen Street, Bailingup Lot 2560. Lot 3148 Brockman Street, Bailingup Lot 1356 South Western Mailingup Lot 1356 South Western May, Bailingup Lot 1356 South Western Hoy, Bailingup Lot 13579 South Western Hoy, Bailingup Lot 13579 South Western Hoy, Bailingup Lot 13579 Martey Road, Bailingup	Public Parpose Public Parpose Public Parpose Racression Racression Racression Racression Recreation Passes of the Passes of the Passes Recreation Recreation Public Parpose Recreation Public Parpose Recreation Recreation	was memorial council Office Agric uturus I Hall parts and recreation Parklands dramage curposes just shands recreation golf sinds Ruthols Disposal recreation landing ground	was memorial and access depot fitery and community half/Mel vacant/gravel trace vacant vacant vacant vacant vacant vacant/creek line golf course transfer vatation vacant/water course ind airtigi	was memorial depot. vacant vacant vacant vacant vacant golf couns transfer station vacant dissend.	1998m2 1176m2 6644m2 1.798 hte 4.73he 8.23ha 15.24ha 8832m2 5.76he	used for access to adjoining property.
14027 12298 12290 12399 13397 1224 1346 1346 1344 1357 1458 1455 1455 1455 1455 1455 1455 1455	Lots 136, 748 and 157 Teede Steet, Ballingup Lots 150 and 257, Bris Ishna Kireet, Ballingup Lot 113 South Western Highway, Ballingup Lot 114 Fayes Road, Ballingup Lot 152 And 25 Seens Kreet, Ballingup Lot 1545 Roberts Street, Ballingup Lot 1656 South Street, Ballingup Lot 11526 Brischman Street, Ballingup Lot 11570 South Western Hey, Ballingup Lot 1570 South Western Hey, Ballingup Lot 1570 South Western Hey, Ballingup Lot 1570 Andrew Road, Ballingup Lot 1570 South Western Hey, Ballingup Lot 1570 South Western Hey, Ballingup Lot 1570 South Western Hey, Ballingup Lot 1570 South Western Highway, Ballingup	Public Papose Public Papose Public Papose Public Papose Racrission Public Papose Racrission Racrission Public Papose racrission Racrission Public Papose racrission	was mismordal council Office Aggicultural Hall pashs and recreation Parklands dramage purposes parklands recreation golf links (Activity of the Council parklands) recreation golf links (Activity of the Council landing ground) Tander drain	war memorial and access depot library and community half/MHI vacant/gravel track vacant/gravel track vacant vacant vacant vacant vacant vacant vacant vacant vacant vacant/creek libra golf course transfer station vacant/water course indiantitip former face track MHI/art installation former face track MHI/art installation.	war memorial deport. Vacant V	1398m2 1176m2 6644m2 1.7983ha 4.73ha 8.23ha 15.24ha 8832m2 3.76ha	used for access to adjoining property.
13407 1298 1298 1290 1299 13197 1319 13167 1324 1344 1344 1344 1347 1418 1418 1418 1418 1418 1418 1418 14	Lots 136, 748 and 157 Teede Steet, Railingue, Lots 136 and 247, Brischman Kirnet, Railingue, Lot 13 South Western Highwary, Bailingue, Lot 134 Fayes Road, Bailingue, Lot 134 Robert Steet, Railingue, Lot 134 Robert Street, Railingue, Lot 1340 Roberts Street, Bailingue, Lot 1340 Roberts Street, Bailingue, Lot 1352 Brockman Street, Railingue, Lot 1352 Brockman Street, Railingue, Lot 1352 Brockman Street, Railingue, Lot 1359 South Western Hey, Railingue, Lot 1379 South Western Hey, Bailingue, Lot 1370 Abritty Brad, Bailingue, Lot 1370 Robert Western Hey, Bailingue, Lot 1370 Robert Western Hey, Bailingue, Lot 1370 Robert Western Highwey, Lot 1370 Lot 1370 Robert Western Highwey, Lot 1370 Robert Western Highwey, Bailingue, Lot 1372 Boryng Brook Road, Noggene,	Public Purpose Public Purpose Public Purpose Recression Public Purpose Recression Public Purpose recression Public Purpose recression Public Purpose recression	was mismortal council Office Agricultural Hall pasts and recreation Parklands drainage purposes parklands recreation golf inste. Rotholio Disposal recreation landing ground Crobber drain Vesting gravel	war memorial and access depot Beary and community half/MHI vacant/gravel track vacant vacant vacant vacant vacant vacant vacant vacant/vater joil course transfer station vacant/vater course india/strip former face frack.MHI/ars installation vacant/crestline Improvements vacant/vaceptation	war memorital depoil vacant vacant vacant vacant vacant vacant solvectors vacant solvectors vacant	1376m2 1176m2 5644m2 1.798 No 8.73No 12.24No 88.32m2 5.76No 80.13m2 Area 8.10a	used for access to adjoining property.
14452 2298 2298 2299 2299 3367 2724 3366 3430 3440 3472 3472 3472 3472 3472 3472 3472 3472	Lots 136, 748 and 135 Teede Steet, Ballingup Lots 150 and 257, Bris Ishna Branet, Ballingup Lots 131, Joseph Western Highway, Ballingup Lot 131, Jayes Road, Ballingup Lots 27 and 29 Steen Street, Ballingup Lots 136 Roberts Street, Ballingup Lot 1360 Brockman Street, Ballingup Lot 1370 Brockman Street, Ballingup Lot 1370 South Western How, Ballingup Lot 1370 South Western How, Ballingup Lot 1370 South Western How, Ballingup Lot 1370 Road Western How, Ballingup Lot 1370 Road Western How, Ballingup Lot 1370 Road Western How, Ballingup Lot 1370 Brock Road, Ballingup Lot 1370 Brock Road, Ballingup Lot 1370 Lot 1570 Brock Road, Ballingup Lot 1370 Lot 1570 Brock Road, Road Road Lot 1570 Brock Road, Ballingup Lot 1570 Lot 1570 Brock Road, Road Road Lot 1570 Brock Road, Road Road Lot 1570 Brock Road Road, Roagenup Lot 2570 Broop Brook Road, Roagenup	Public Pappose Public Pappose Racrussion Public Pappose Racrussion Public Pappose recrussion Racrussion Racrussion Racrussion Racrussion Racrussion Racrussion Racrussion Racrussion	was mismortal countil Office Agricultural Hall parks and recreation Parklands drawage curposes parksands recreation (polf Web. Rudnish Disposal recreation (landing ground) Tander (if ain) Vesting gravel	war memorial and access depot library and community half/Mel vacant/gravel track vacant vacant vacant vacant vacant vacant vacant vacant vacant resident the poff course transfer station vacant/creek the poff course transfer station vacant creekine library vacant creekine vacant creekine vacant creekine vacant creekine	war memortal thepolt vacant vacant vacant vacant vacant golf course transfer stellen vacant disseed recreation vacant	1376m2 1176m2 1176m2 17983ha 4 75ha 8 23ha 11 24ha 8 23ha 11 24ha 45 76ha 8013m2 Area 9 1ha 2 02ha	used for access to adjoining property.
14622 1298 1260 1260 1279 1367 1724 1366 1430 1430 1430 1430 1437 1437 1437 1437 1437 1437 1437 1437	Lost 186, 748 and 151 Teede Steet, Ballingue, Lost 150 and 257, Bris Ishna Kirest, Ballingue, Lost 11, South Western Highway, Ballingue, Lost 114 Jayes Road, Ballingue, Lost 27 And 25 Steen Street, Ballingue, Lost 27 And 25 Steen Street, Ballingue, Lost 280, Lost 281, Ballingue, Lost 280, Lost 281, Ballingue, Lost 11, 1252 Beachman Street, Ballingue, Lost 12, 1254 Beachman Street, Lost 12, 1254 Bea	Public Papose Public Papose Public Papose Racrassion	was mismortal countil Diffice Agric others that parts and recreation Parklands drawage curposes parklands provided that provided	war memorial and access depot Bitary and community half/Mel variant/gravel track variant/gravel track variant variant variant variant variant variant variant variant variant/creek line golf course transfer station variant/creek line golf course transfer station variant/variant course mis altitup linear race track.Met/ars installation variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants	was recentual deport vacant vacant vacant vacant vacant vacant vacant descent descent descent ancreation vacant descent correction vacant descent correction vacant descent descent correction vacant correlation correlation correlation correlation correlation vacant correlation corre	1998m2 1176m2 16644m2 17989ha 8.73ha	used for access to adjoining property.
14402 1 2298 1 2298 1 2298 1 2299 1 2299 1 2399 1 249	Lots 136, 748 and 135 Teede Steet, Railingup, Lots 136 and 247, Brickman Rivert, Railingup, Lot 135 outh Western Highwary, Bailingup, Lot 134 Javes Roade Bailingup, Lot 134 Javes Roade Bailingup, Lot 137 And Steet Steet, Railingup, Lot 1340 Roberts Street, Railingup, Lot 1350 Steet Street, Bailingup, Lot 1350 Brockman Street, Railingup, Lot 1350 Brockman Street, Railingup, Lot 1350 Stock Western Hey, Railingup, Lot 1370 Stock Western Hey, Railingup, Lot 1372 Roade South Western Hey, Railingup, Lot 1372 Stock Western Highway, Bailingup, Lot 1372 Boyup Brook Road, Noggerup, Lot 2561 Boyup Brook Road, Noggerup, Lot 356 Manya Brook Road, Noggerup, Lot 357 Mangaria Street, Noggerup, Lot 358 Mangaria Street, Noggerup	Public Purpose Public Purpose Public Purpose Public Purpose Racrission Racrission Racrission Racrission Recrission Recrission Recrission Recrission Recrission Public Purpose Recrission Public Purpose recrission Public Purpose recrission Public Purpose recrission Racrission Public Purpose recrission Public Purpose recrission Racrission Public Purpose recrission Public purpose General Agriculture General Agriculture	was mismortal countil Office Agricultural Hall pasts and recreation Parklands drawage purposes parklands recreation golf links (mismation) water and access recreation) community parposes	war memorial and access depot literary and community hall/Met vacant/gravel trace vacant vacant vacant vacant vacant vacant vacant/creek line golf course transfer station vacant creekline limprovements vacant creekline limprovements vacant/vegetation	war memorital depoil vacant vacant vacant vacant vacant vacant solvectors vacant solvectors vacant	1376m2 1176m2 6644m2 1.798.9hs 6.73hs 1.798.9hs 8.23hs 15.24hs 88.52ms 45.76hs 80.13m2 Area 8.1hs 2.02hs 44.77m2	used for access to adjoining property seventigate potential to include road (every)
13402 1298 1298 1290 1290 1290 1299 1319 1340 1430	Lost 186, 748 and 151 Teede Steet, Ballingue, Lost 150 and 257, Bris Ishna Kirest, Ballingue, Lost 11, South Western Highway, Ballingue, Lost 114 Jayes Road, Ballingue, Lost 27 And 25 Steen Street, Ballingue, Lost 27 And 25 Steen Street, Ballingue, Lost 280, Lost 281, Ballingue, Lost 280, Lost 281, Ballingue, Lost 11, 1252 Beachman Street, Ballingue, Lost 12, 1254 Beachman Street, Lost 12, 1254 Bea	Public Papose Public Papose Public Papose Racrassion	was mismortal countil Diffice Agric others that parts and recreation Parklands drawage curposes parklands provided that provided	war memorial and access depot Bitary and community half/Mel variant/gravel track variant/gravel track variant variant variant variant variant variant variant variant variant/creek line golf course transfer station variant/creek line golf course transfer station variant/variant course mis altitup linear race track.Met/ars installation variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants variant/variants	was recentual deport vacant vacant vacant vacant vacant vacant vacant descent descent descent ancreation vacant descent correction vacant descent correction vacant descent descent correction vacant correlation correlation correlation correlation correlation vacant correlation corre	1998m2 1176m2 16644m2 17989ha 8.73ha	used for access to adjoining property.
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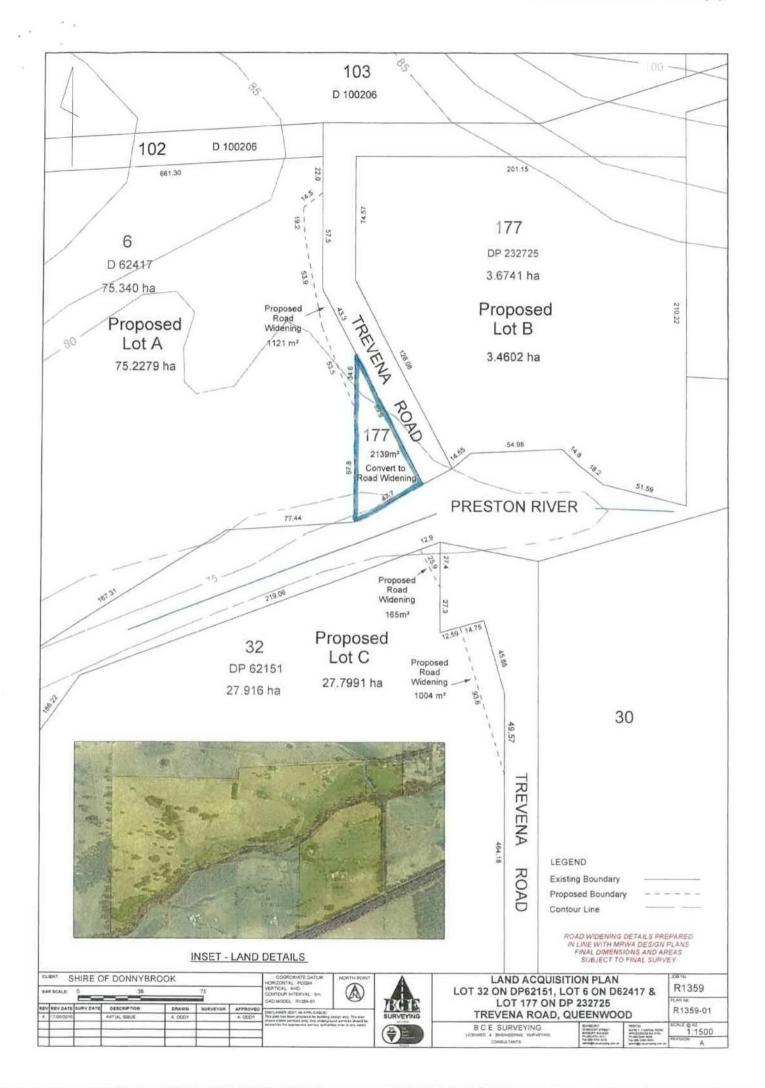
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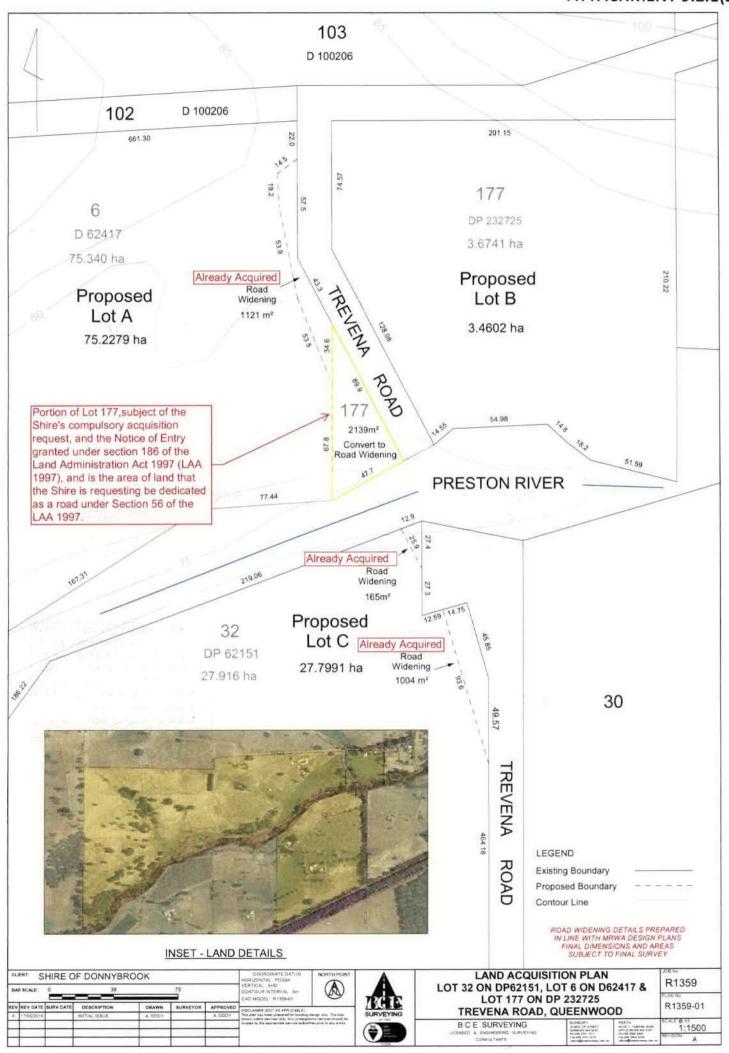


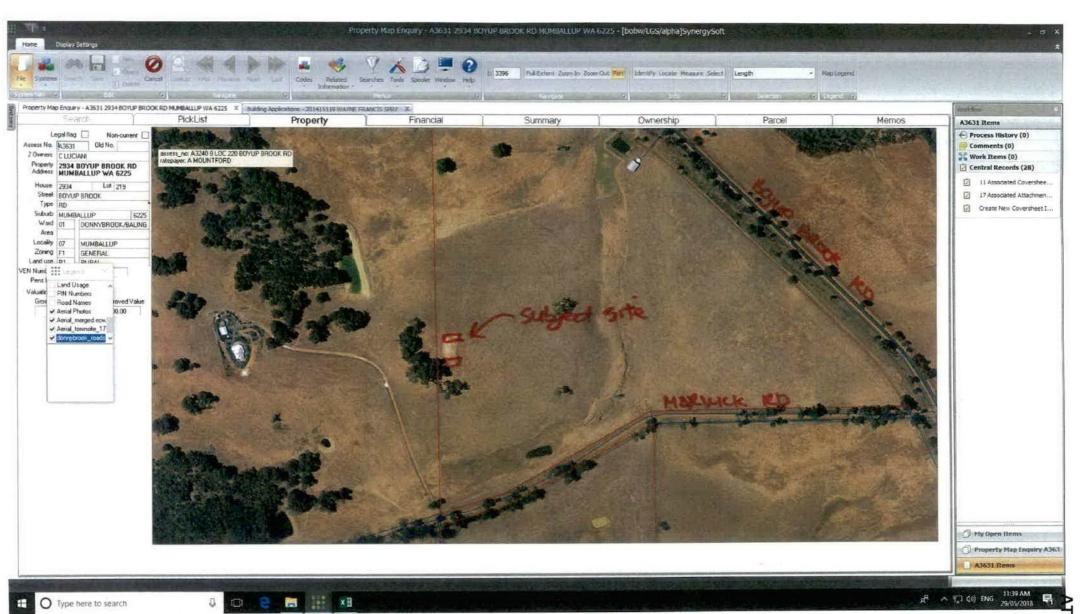
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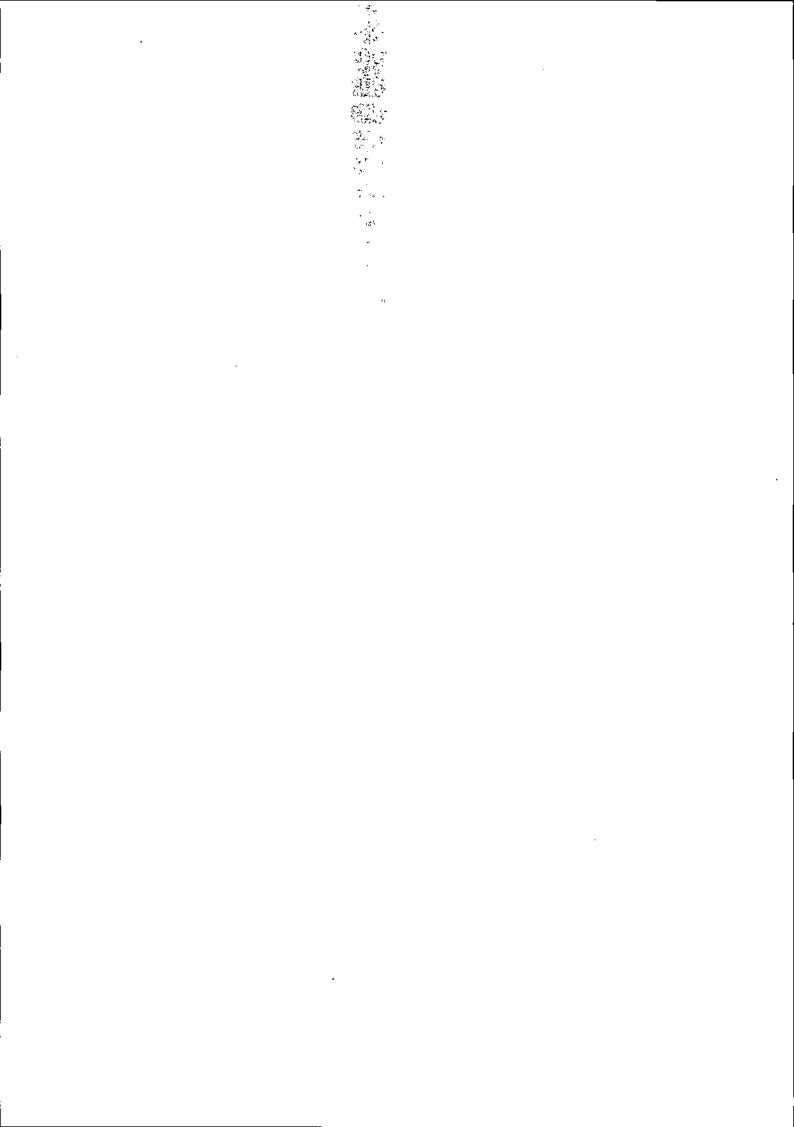
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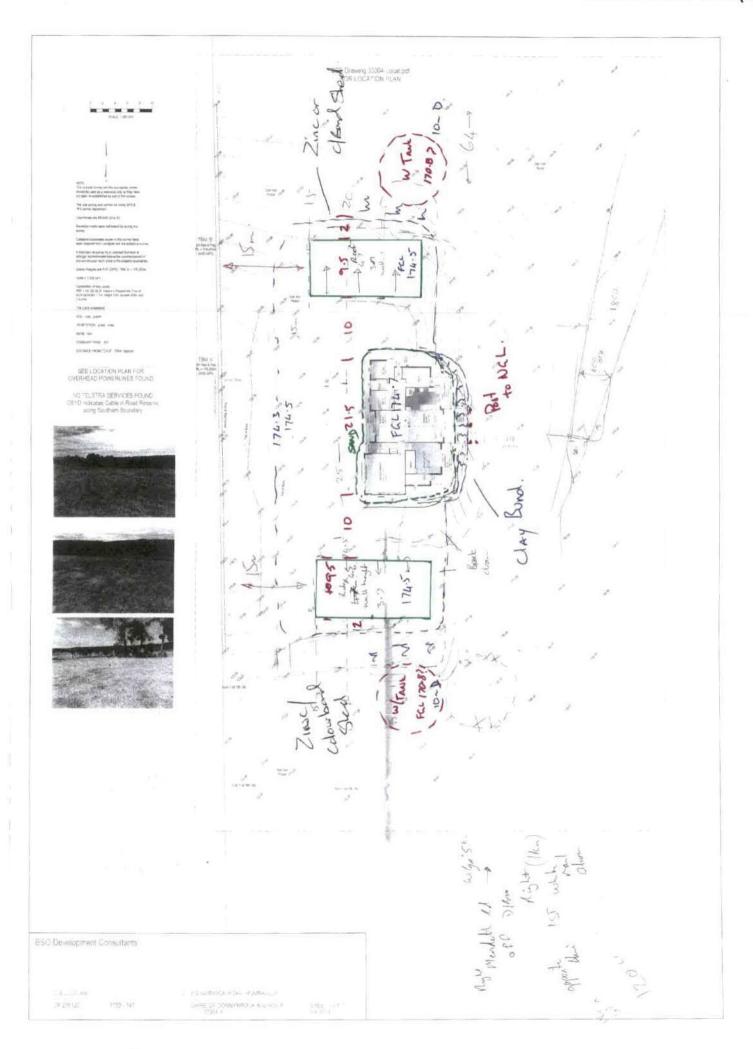






TACHMENT 9.4.1(1)





ATTACHMENT 9.4.2(1)



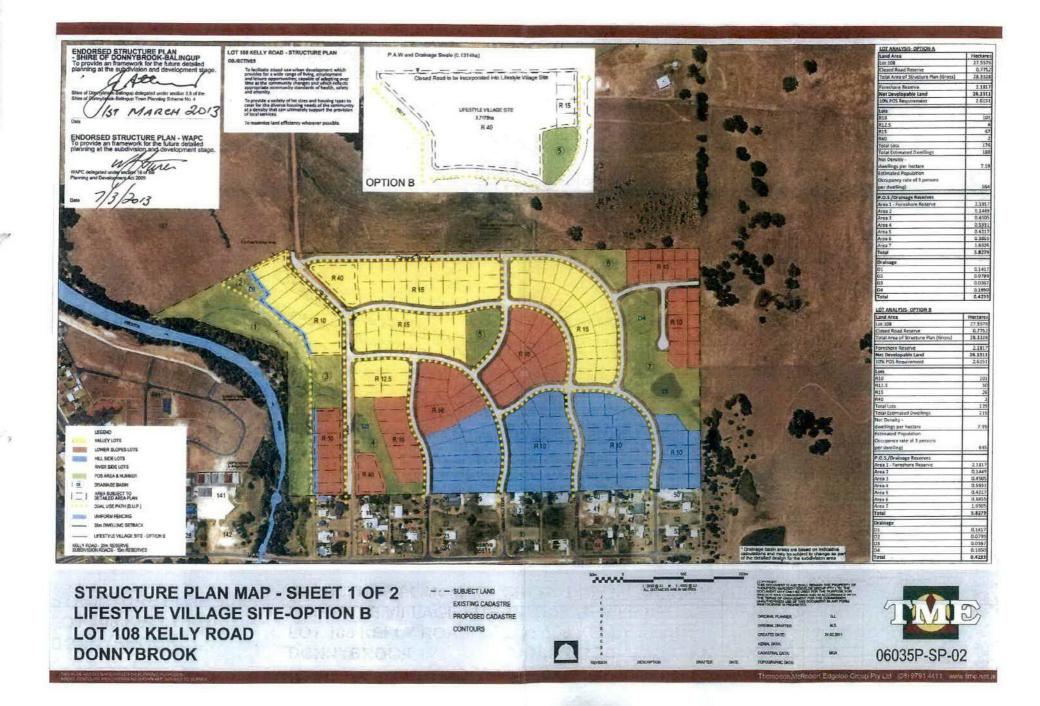


Schedule of Submissions – Proposed Road Reserve Closure north of Lot 9504 Kelly Road, Donnybrook

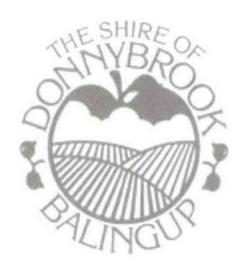
No.	Name & Address	Description of affected property	Summary of Submission	Comments	Council's recommendation
Gov	ernment Agency	Responses	I	l	1
1	Western Power	n/a	No objections but would like to be kept informed of developments as there is infrastructure near the reserve	Noted	Noted
2	Water Corporation	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

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AMENDMENT NO. 1

TO THE

LOT 108 KELLY ROAD, DONNYBROOK

STRUCTURE PLAN

JOT 108 KELL FROAD, DONNYBROCK

RECORD OF AMENDMENTS MADE TO THE LOT 108 KELLY ROAD DONNYBROOK STRUCTURE PLAN

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	 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	Update Paragraph 1 as follows: The proposed development of Lot 108 will potentially provide a total of 481–131 lots which generally range from 600m² to 1,500m² with an estimated population of 600 645 persons. Residential lots will generally range from 600m² to 1,500m², with the Lifestyle Village lots averaging approximately 200m². 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.
		 Update Paragraph 2 as follows: A total of 6.2512 5.8295 hectares of land is set aside for public open space, drainage and foreshore reserve and this represents 20% of the total site area.
		Update Paragraph 8 as follows: Two One grouped housing sites have has been identified with a residential design coding of 'R40'.

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description
		These This sites have has 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 1500m². • Update Paragraph 9 as follows:
		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 has also been included 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.
		Delete Paragraph 10.
		Update Paragraph 13 as follows:
		In summary, land set aside in the Structure Plan for residential purposes is expected to yield 188 131 dwellings.

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Descrip	tion	
3	Table 3	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
			22	22
		R40	2	14
			1	6
		Lifestyle Village Site (equivalent residential density of R40)	1	120
		Total	176	188
			131	255

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description					
		Net density – dwellings per hectare			7.19		
					9.00		
		Estimated population	'		564		
		(occupancy rate of 3 persons per depersons per dwelling for lifestyle vil		ntial and 2	<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		
		9.1	5.4062		5.8295		

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description			
		There are seven six public open space an from 0.1449 hectares to 2.1817 hectares. • Update Paragraph 10 as follows: The proposed development provides a tot 3.0796ha is unrestricted. This represents the proposed development.	al of 3.8879ha <u>3.4662ha</u> of	POS of which 3.5013	18
5	Table 4	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	
		Open Space Contribution	Requirement	Actual Provided	
		10% of net site area	2.6151	3.8879	

Modification Reference No.	Report Reference / Tabel Reference / Figure Reference	Modification Description			
		May comprise of: • Minimum 80% unrestricted	POS	2.0921	3.4662 3.5013 3.0796
		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 3.0796	0.3866	3.8879 3.4662
		% of Total	90%	10%	
		I*	89%	11%	

Modification	Report Reference /	图 · 图 · · · · · · · · · · · · · · · · ·
Reference	Tabel Reference /	Modification Description
No.	Figure Reference	
6	Figure 16a	Replace Figure 16a with the modified Structure Plan Map at Attachment 2.



Figure 13 - Subdivision Concept Plan

ATTACHMENT 9.4.3(3)

ATTACHMENT 2 PROPOSED MODIFICATION TO STRUCTURE PLAN MAP



Heotares 27.5576

28.3328

26.1611 2.6151

0.4505

0.1417

0.0367 0.1650 0.4233

0.5931 0.3855 1.6555



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

-- SUBJECT LAND

- EXISTING CADASTRE

---- PROPOSED CADASTRE

- CONTOURS



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