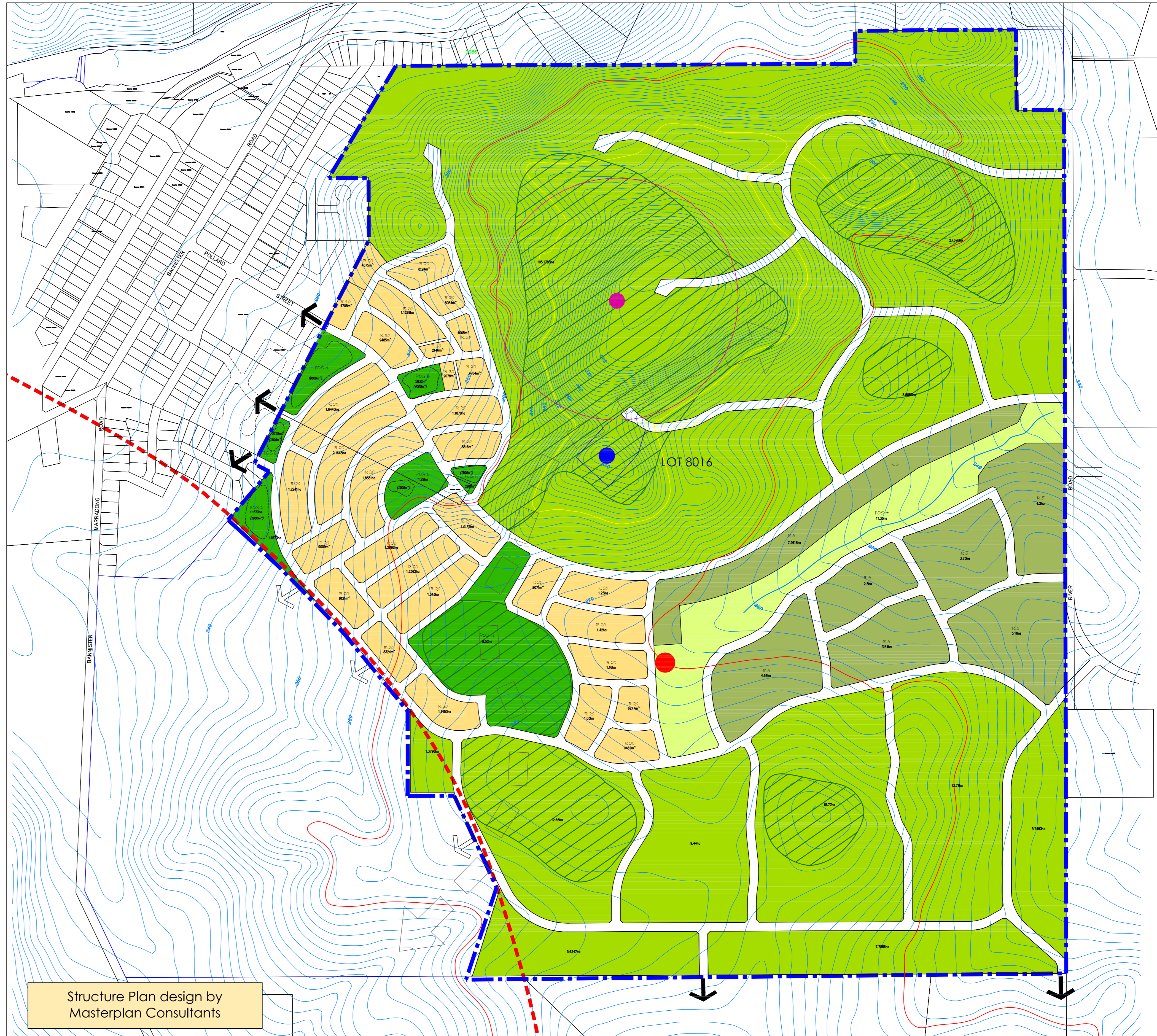


**SPECIAL USE ZONE 1 : STRUCTURE PLAN**

**Development Provisions**

1. Development and Subdivision within the Structure Plan area shall generally be in accordance with the approved Structure Plan.
2. Land uses shall be located generally in the locations designated on the approved Structure Plan.
3. Within Residential designated areas subdivision and development shall generally accord with the following requirements:
  - 3.1 A residential density range of R20 to R40 shall apply with the requirements of the Residential Density Codes to apply in accordance with R Codings as designated in the approved Structure Plan.
  - 3.2 No building shall be constructed of materials or colour which in the opinion of the Council are undesirable for the locality.
  - 3.3 All lots shall be connected to a reticulated water service.
  - 3.4 All lots shall be connected to a reticulated sewer service.
  - 3.5 An Urban Water Management Plan shall be prepared to the satisfaction of the Shire in accordance with the requirements of the Department of Water
  - 3.6 Dual use and foot paths shall be provided by the subdivider in accordance with the requirements of Liveable Neighbourhoods
4. Within Special Residential designated areas subdivision and development shall generally accord with the following requirements:
  - 4.1 Lots shall be a minimum area of 2000m<sup>2</sup>.
  - 4.2 A Residential density coding of R5 shall apply and development shall proceed in accordance with the standards and requirements of the R5 residential density coding.
  - 4.3 No more than one single dwelling house per lot is permitted.
  - 4.4 No building shall be constructed of materials or colour which in the opinion of the Council are undesirable for the locality.
  - 4.5 All existing trees or groups of trees shall be retained unless their removal is authorised by the Shire for any of the following purposes:
    - Subdivision works.
    - Residential development and associated outbuildings, approved in accordance with the designated residential density coding.
    - Firebreaks and/or fence lines
    - Trees which are dead, diseased or dying and/or are in the opinion of the Council dangerous.
  - 4.6 All lots shall be connected to a reticulated water service.
  - 4.7 On site effluent disposal systems shall be provided to the satisfaction of the Shire at the time of house construction.
  - 4.8 A Rehabilitation and Revegetation Management Plan shall be prepared for the creek rehabilitation area located within the Special Residential designated area and implemented to the satisfaction of the Shire.
5. Within Rural Residential designated areas subdivision and development shall generally accord with the following requirements:
  - 5.1 Minimum lot sizes of 1 ha are possible, although larger lot sizes may be necessary in some portions of the site, particularly in the Landscape Protection Areas. This will be determined through the subdivision application process, following further assessment of topographic constraints, remnant vegetation and visual impacts.
  - 5.2 Where lots do not contain an existing minimum cleared area of 30m by 30m or are located within Landscape Protection Areas identified in the Structure Plan, building envelopes of this size shall be identified and approved within subdivision application plans to the satisfaction of the Shire and Commission.
  - 5.3 No more than one single dwelling house per lot shall be permitted.
  - 5.4 No building shall be constructed of materials or colour which in the opinion of the Council are undesirable for the locality.
  - 5.5 All lots with building sites below the 290 metre contour shall be connected to a reticulated water service. In the elevated portions of the site, above the 290 metre contour, the Commission will consider the provision of on-site water supply for rural residential lots, in accordance with the Shire of Boddington Planning Policy No. 4 - Rural Residential Lots and Water Supplies.
  - 5.6 On site effluent disposal systems shall be provided to the satisfaction of the Shire.
  - 5.7 Where Building Envelopes are required under clause 5.2 above, all buildings, including out - buildings and effluent disposal systems on a lot must be located within the building envelope for that lot shown on the approved subdivision plan.
  - 5.8 The Shire may permit a variation of the building envelope where it is satisfied that for reasons of topography or landscape preservation such variation will not adversely affect the amenity of the area.
  - 5.9 No tree or substantial vegetation may be removed from a Landscape Protection Area shown in the Structure Plan except for the following purposes:
    - Subdivision works.
    - Removal of trees which are dead, dying or diseased and/or which are in the opinion of the Shire unsafe.
    - With the approval of the Shire, if located within an approved Building Envelope, for the purposes of constructing a building, effluent disposal area or a fire protection area surrounding it.
  - 5.10 Within Landscape Protection Areas shown on the Structure Plan, no fencing (including boundary fencing) firebreaks stock or clearing shall be permitted unless in accordance with clause 5.9 above, except that fencing may be provided around and within approved building envelopes.
  - 5.11 For lots within the Rural Residential designated area but outside a Landscape Protection Area shown in the Structure Plan, all existing trees or groups of trees shall be retained unless their removal is authorised by the Shire for any of the following purposes:
    - Subdivision works.
    - Residential dwellings and associated outbuildings approved by the Shire
    - Provision of on-site effluent disposal facilities approved by the Shire.
    - Firebreaks and/or fence lines
    - Removal of trees which are dead, dying or diseased and/or which are in the opinion of the Shire unsafe.
  - 5.12 A Vegetation Management Plan shall be prepared for Landscape Protection Areas identified in the Structure Plan and implemented to the satisfaction of the Shire.
  - 5.13 Prior to conditional subdivision approval being granted, a Type 2 Bush Fire Hazard Assessment shall be prepared by the proponent, to the satisfaction of the Shire of Boddington, in consultation with the Fire and Emergency Services Authority of Western Australia (FESA). This assessment shall be undertaken in accordance with FESA's Planning for Bush Fire Protection (PBFP) document. In addition, prior to conditional subdivision approval being granted, the proponent shall submit a report to FESA demonstrating how the proposal will meet the requirements of the PBFP document in terms of fire protection, fire suppression, subdivision and development design, access, water supply, and siting of buildings.
  - 5.14 Where Rural-Residential lots contain drainage lines, appropriate buffers shall be identified for on site effluent disposal systems and the location of building envelopes approved within subdivision application plans shall demonstrate compliance with those buffers to the satisfaction of the Shire.
6. A Local Water Management Strategy shall be prepared by the proponent and endorsed by the Department of Water prior to the granting of any conditional subdivision approval. In addition, it is expected that a more detailed Urban Water Management Plan (UWMP) will need to be prepared by the proponent and endorsed by the Department of Water as a condition of subdivision approval(s).
7. The subdivider shall prepare "Building and Landscaping" Guidelines to the satisfaction of the Shire of Boddington as a condition of subdivision.
8. Subdivision applications proposing lots above 265m AHD that will require a reticulated water service will not be approved by the WAPC until such time that all of the residential land below 265m AHD west of the ridge has been approved for subdivision and subdivision works have substantially commenced, unless an alternative strategy, acceptable to both the Water Corporation and the Developer, is shown to be viable to enable earlier subdivision and development above 265m AHD.
9. The first stage of subdivision for lots above 265m AHD, and which require a reticulated water service, will comprise a minimum 1st stage of 50 lots, subject to a pressure reduction valve being installed at any link from the high level system (that is required to service the lots above 265m AHD) into the low level reticulation system to reduce pressures to those which already exist in the low level system.



**Legend**

- |  |   |  |   |
|--|---|--|---|
|  | Plan Area Boundary                                      |  | Landscape Protection Areas  |
|  | Residential   |  | Bauxite mining noise buffer   |
|  | Special Residential                                     |  | Drainage swales   |
|  | Rural Residential                                       |  | Existing scoured drainage channel   |
|  | Creek Rehabilitation Area                               |  | Road connection to adjoining property and/or residential area and town centre |
|  | Public Open Space                                       |  | Possible future road connections  |
|  | Landscape Protection Area - Remnant Vegetation Linkages |  | 265 metre contour   |
|  | High Level water tank and nominal 1ha site              |  | 290 metre contour   |
|  | Sewer pump station site                                 |  | Public Lookout (indicative location only)                                     |

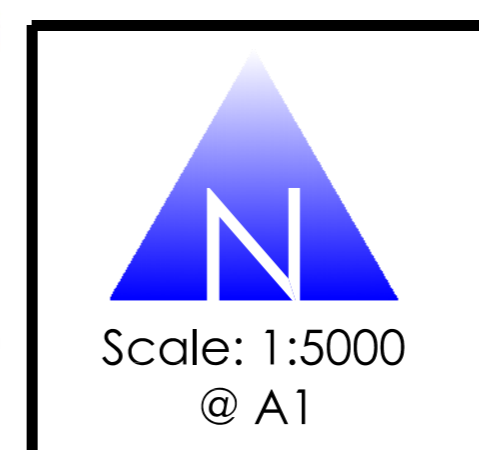
Shire of Boddington  
**Structure Plan**

Town Planning Scheme No 2 - Special Use Zone No 1  
Lot 8016 Bannister - Marradong Road.

Structure Plan: Special Use Area 1  
Approved by the Council of the Shire of Boddington

Date \_\_\_\_\_ CEO \_\_\_\_\_

Replaces Structure Plan D38ASTR 03C (revised 26.02.08)  
(MasterPlan Town Planning Consultants)



Client:	Barenco Developments Pty Ltd
Dwg No.:	T012/SP/Mod/02
Date:	10 March 2010