



Our ref: TPS/0238
Enquiries: Luke Pickersgill
(Luke.Pickersgill@dph.wa.gov.au)

Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Transmission via electronic mail to: ceo@boddington.wa.gov.au; steve@edgeplanning.com.au;

Dear Sir/Madam

**EXTENSION OF APPROVAL PERIOD - LOTS 1, 2 AND 3 CROSSMAN ROAD
RANFORD SUBDIVISION GUIDE PLAN**

Pursuant to Clause 28 (2), Part 4, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, the Western Australian Planning Commission on 08 July 2024, approved an extension of the approval period for the Lots 1, 2 and 3 Crossman Road Ranford Subdivision Guide Plan for a further period of ten years, expiring on **19 October 2035**.

It is advised that subdivision applications are expected to be accompanied by all necessary documentation as required by the conditions for Special Use SU2, including but not limited to, an urban water management plan and site and soil evaluation.

A copy of the current approved structure plan is attached to this emailed correspondence.

Yours sincerely

Sam Boucher

Ms Sam Boucher
Secretary
Western Australian Planning Commission

10 July 2024

Cc: james.wickens@boddington.wa.gov.au; joanna.mclarty@boddington.wa.gov.au;
jackie.stewart@boddington.wa.gov.au

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the Shire of Boddington Local Planning Scheme No. 2.

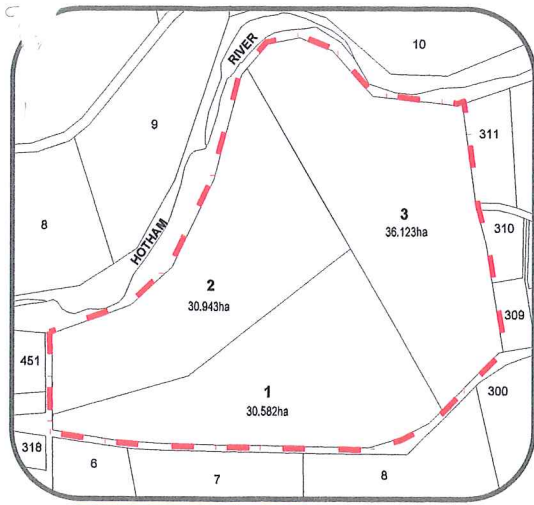
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

16 December 2013

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 October 2035



EXISTING LOT CONFIGURATION (NTS)

Size	LOT YIELD			LOT AREA		
	No. Lots	% Total Lots	Average Size	% of Total Area	Area	
2000m ² - 2500m ²	25	16.78%	2394m ²	7.97%	59855m ²	
2500m ² - 3000m ²	29	19.46%	2714m ²	10.48%	78718m ²	
3000m ² - 3500m ²	40	26.85%	3238m ²	17.25%	129553m ²	
3500m ² - 4000m ²	14	9.40%	3088m ²	6.84%	51353m ²	
4000m ² - 4500m ²	5	3.36%	4207m ²	2.20%	21035m ²	
4500m ² - 5000m ²	4	2.68%	4555m ²	2.43%	18225m ²	
5000m ² - 10000m ²	21	14.09%	9295m ²	26.99%	195195m ²	
10000m ² - 15000m ²	5	3.36%	13420m ²	8.94%	67100m ²	
15000m ² - 20000m ²	2	1.34%	17700m ²	4.71%	35400m ²	
20000m ² +	4	2.68%	23825m ²	12.58%	94500m ²	
Total Number of Lots	149					

Minimum Lot Size 225m² Average Lot Size 5039m²
Maximum Lot Size 2.72ha Total Lot Area 75.0945ha

LOT YIELD TABLE

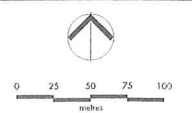


ADOPTION
Following Council endorsement on 16 July 2013 subject to modifications, this Subdivision Guide Plan was adopted under delegation by the Chief Executive Officer under clause 3.4 of the Shire of Boddington Local Planning Scheme No. 2.
[Signature] 5th September 2013
CHIEF EXECUTIVE OFFICER DATE

ENDORSEMENT
This Subdivision Guide Plan was endorsed by resolution of the Western Australian Planning Commission and is signed for and on behalf of the Western Australian Commission.
[Signature] 16.12.2013
an officer of the Commission duly authorised by the Commission pursuant to section 14 of the Planning and Development Act 2005 for that purpose. DATE

(the spatial group)
planning + design

- Client: Argill Pty Ltd
- File No: SCP Rev G
- Revision: G
- Date: 16 AUGUST 2013
- REL: 1:2,500@A1: 1:5,000@A3



- 1. All areas and dimensions are subject to survey, engineering and detailed design and may change without notice, subject to gaining necessary approvals from the Shire of Boddington and/or the Western Australian Planning Commission.
- 2. Contouring are diagrammatic only. The position of the Shire of Boddington Local Planning Scheme apply to this Subdivision Guide Plan.
- 3. Dual use paths/footpaths within the subject site to be provided by the developer as outlined on the endorsed Subdivision Guide Plan.
- 4. Buildings are to be located outside of the designated Building Exclusion Areas and not within 10 metres of lot boundaries.
- 5. A detailed plan outlining the dimensions of the Building Exclusion Zones shall be prepared by the proponent, to be reflected on a condition of subdivision approval.
- 6. The width of the frontset reserve expansion area is indicative only, and shall be confirmed on the subdivision stage.
- 7. On site effluent disposal systems shall be provided to the satisfaction of the Shire and the Department of Health. Alternative treatment units may be required for lots adjacent to watercourses or where geotechnical investigations reveal limitations for conventional on site effluent disposal systems.

- 10-10-00 Subject Land
- 10-10-00 Residential & Rural Residential lots
- 10-10-00 Public Open Space
- 10-10-00 Community Purpose Site
- Additional Foreclosure Reserve to be coded (see Note 6)
- Building Exclusion Zone (see Notes 4 & 5)
- Dual Use Path
- Landscaping Buffer / Revegetation
- 2m Contours with 10m labels
- Indicative 5m wide track
- Restricted Vehicle Access
- Landscaped Drainage Swale
- Trees with Hollows to be retained in accordance with a 'Trees with Hollows Management Plan'
- Entire Entry