

LEGEND

- - - SUBJECT LAND
- . - . STAGE 1 AREA
- - - PROPOSED CADASTRE
- - - EXISTING CADASTRE

RESIDENTIAL LOT YIELD TABLE

Size	LOT YIELD		LOT AREA	
	No. Lots	% Total Lots	Average Lot Size	% of Total Area
450m ² - 550m ²	14	18.18%	487m ²	6819m ²
551m ² - 650m ²	10	12.99%	622m ²	6223m ²
651m ² - 750m ²	53	68.83%	693m ²	36751m ²
Total Number of Lots	77			
Minimum Lot Size 452m ²		Average Lot Size 646m ²		
Maximum Lot Size 708m ²		Total Lot Area 49795m ²		

DEPARTMENT OF PLANNING

DATE	FILE
16 OCT 2012	146869

STAGE 1 OF DEVELOPMENT
WAPC REF: 131320



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C			
B			
A			

ORIGINAL PLANNER:	GB
ORIGINAL DRAFTER:	TDB
CREATED DATE:	20.07.2012
AERIAL DATA:	ECW 2009
CADASTRAL DATA:	MCA
TOPOGRAPHIC DATA:	LANDGATE

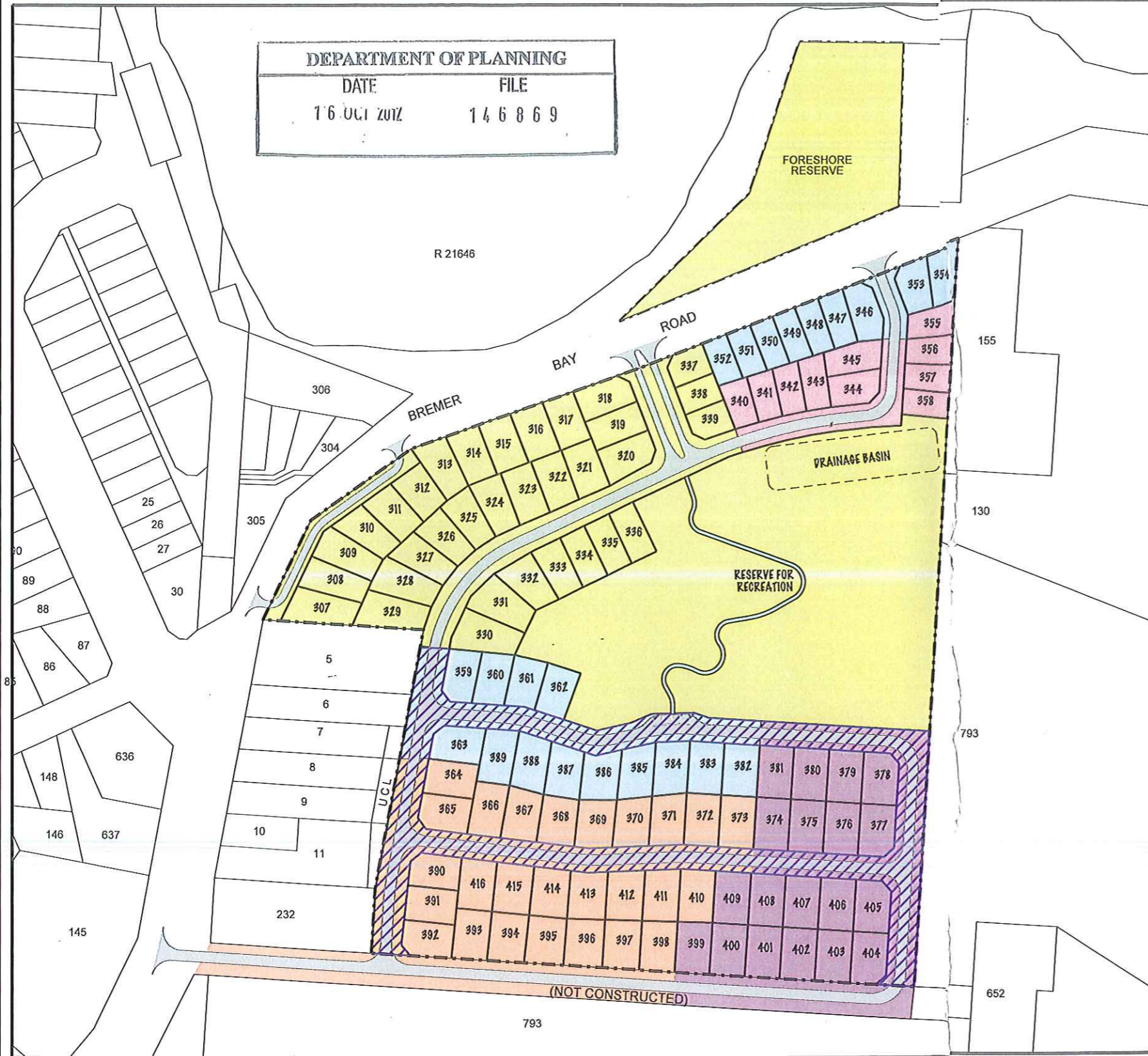
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PROPOSED SUBDIVISION PLAN
PT. LOT 231 BREMER BAY ROAD
BREMER BAY



11252P-SU-01

DEPARTMENT OF PLANNING	
DATE	FILE
16 OCT 2012	146869



STAGING PLAN

This plan has been prepared to provide an indication of the proposed staging of the subdivision of Lot 231 Bremer Bay Road, Bremer Bay.

Stage 1

- Consists of 33 lots including the construction of the entry road.
- The creation of the Reserve for Foreshore Management and the commencement of implementation works in accordance with the approved Foreshore Management Plan.
- The creation of the Reserve for Recreation including the construction of the drainage basin and the commencement of implementation works in the Public Open Space in accordance with the approved Recreation Management Plan.
- Clearing of some future road reserves to act as a fire hazard separation measure.

Stage 2

- Consists of 22 lots and construction of Public Open Space Carpark.
- Remaining Public Open Space infrastructure to be completed in accordance with the approved Recreation Management Plan ie path.
- Clearing of remaining road reserve to act as a fire hazard separation measure.

Stage 3

- Consists of 10 lots

Stage 4

- Consists of 26 lots.
- Construction of Progress Drive fronting Stage 4 lots to the intersection with Bremer Bay Road.

Stage 5

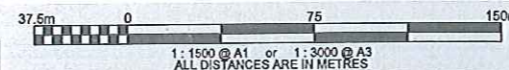
- Consists of remaining 19 lots.
- Construction of Progress Drive fronting Stage 5 lots.

Variations

- The staging of the subdivision will be subject to prevailing market conditions and may require further refinement as time progresses. Any proposed changes to the staging plan will be submitted to the Shire of Jerramungup.

**STAGING PLAN
LOT 231 BREMER BAY ROAD,
BREMER BAY**

- SUBJECT LAND
- STAGE 1 DEVELOPMENT
- ▨ STAGE 1 HAZARD SEPARATION ZONE
- STAGE 2 DEVELOPMENT
- STAGE 3 DEVELOPMENT
- STAGE 4 DEVELOPMENT
- STAGE 5 DEVELOPMENT



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C			
B	Issued for Council Endorsement	K.S.	26.02.2010
A	Staging Boundary Adjustment	K.S.	27.01.2010

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ORIGINAL PLANNER:	S.T.
ORIGINAL DRAFTER:	K.S.
CREATED DATE:	30.11.2009
AERIAL DATA:	
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	



08276P-MP-01B