

SUBDIVISION CALCULATIONS

CITY OF GERALDTON TOWN PLANNING
 SCHEME No 3 ZONING RESIDENTIAL - 12.5
 MINIMUM LOT SIZE 700 m²
 AVERAGE LOT SIZE 800 m²

OUTLINE DEVELOPMENT PLAN CALCULATIONS

OUTLINE DEVELOPMENT PLAN GROSS AREA 20.0427 ha
 GROSS 10% POS CONTRIBUTION CALCULATION 2.0043 ha

LOT 121 13.8912 ha**
 PROPOSED LOT YIELD 126 Lots
 PROPOSED ROAD LENGTH 2019 m
 PROPOSED ROAD RESERVE AREA 3.7538 ha
 MINIMUM LOT SIZE 721 m²
 AVERAGE LOT SIZE 804.6 m²

LOT 122 8085 m²*
 PROPOSED LOT YIELD 8 Lots
 PROPOSED ROAD LENGTH 49 m
 PROPOSED ROAD RESERVE AREA 851 m²
 MINIMUM LOT SIZE 754 m²
 AVERAGE LOT SIZE 873 m²

LOT 12 1.3306 ha
 PROPOSED LOT YIELD 11 Lots
 PROPOSED ROAD LENGTH 34 m
 PROPOSED ROAD RESERVE AREA 1508 m²
 MINIMUM LOT SIZE 770 m²
 AVERAGE LOT SIZE 1072 m²

LOT 13 4.0124 ha*
 PROPOSED LOT YIELD 37 Lots
 PROPOSED ROAD LENGTH 431 m
 PROPOSED ROAD RESERVE AREA 8255 m²
 MINIMUM LOT SIZE 738 m²
 AVERAGE LOT SIZE 861 m²

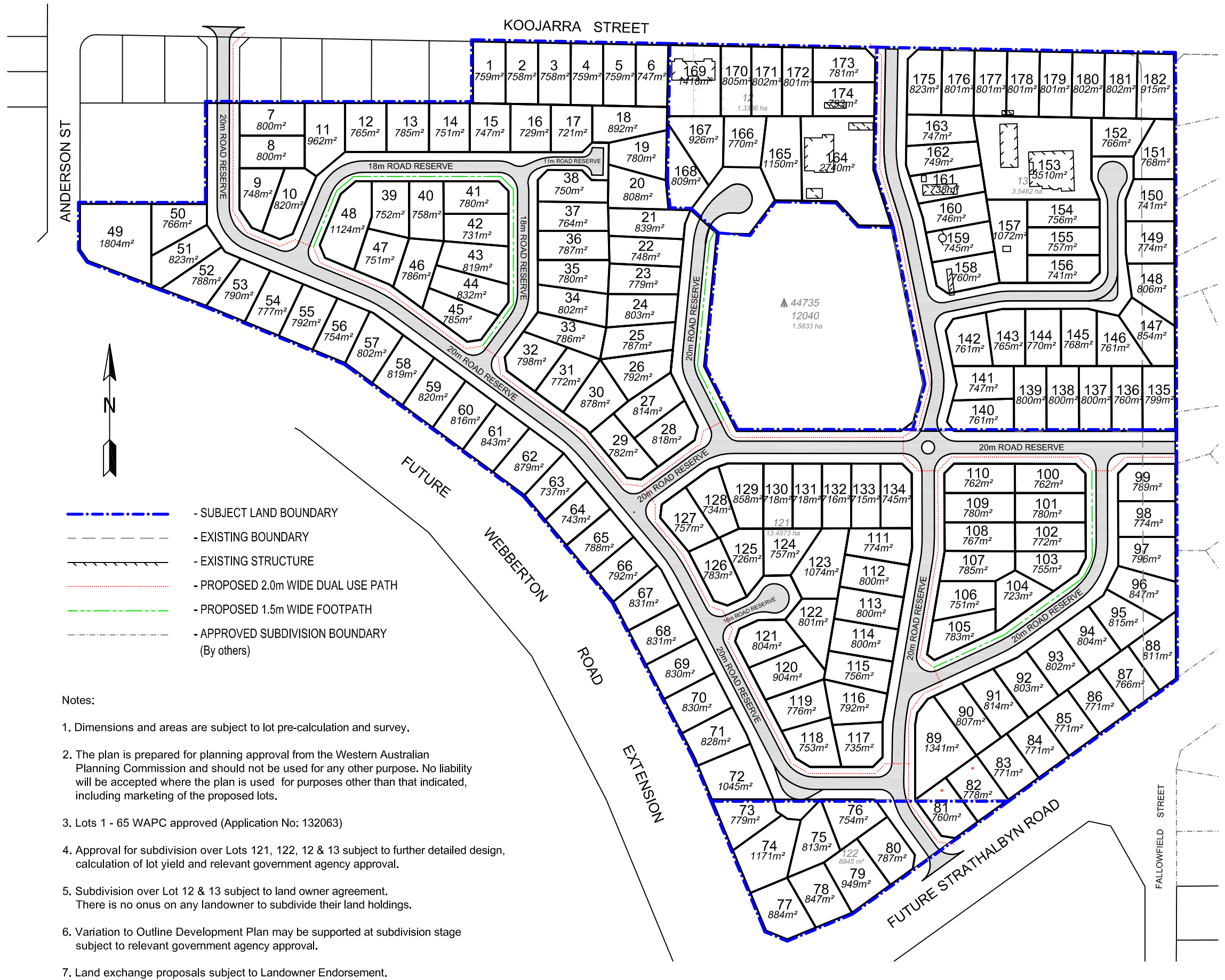
LAND EXCHANGE AREAS

* LOT 122 - LOT 121 760 m²
 * FALLOWFIELD ROAD RESERVE - LOT 120 3179 m²
 * FALLOWFIELD ROAD RESERVE - LOT 13 4662 m²

10% PUBLIC OPEN SPACE CALCULATIONS

ODP Lots contributing to POS	Lot areas used in ODP Calculations	% of ODP Area per Lot	Area of POS Contribution Required
Lot 121	13.8912 ha	69.31%	2917.95 m ²
Lot 122	0.8085 ha	4.03%	169.66 m ²
Lot 12	1.3306 ha	6.64%	279.54 m ²
Lot 13	4.0124 ha	20.02%	842.85 m ²
TOTAL	20.0427 ha	100%	4210 m²
AREA OF EXISTING RESERVE 44735			1.5833 ha
GROSS 10% POS TOTAL			2.0043 ha

Please Note:
 POS - Public Open Space
 ODP - Outline Development Plan



TITLE: REVISED CITY OF GERALDTON
 SPALDING LOCALITY OUTLINE DEVELOPMENT PLAN
 LOT 121 ON PLAN 23027, LOT 122 ON DIAGRAM 96420
 LOT 12, 13 AND LOT 12040 ON DIAGRAM 65463
 WEBBERTON

CLIENT: REALE NOMINEE'S PTY LTD

CERTIFICATE OF TITLE(S):
 2162/187, 2162/188, 1660/33,
 1660/34 & LR3104/780

DATE LAST MODIFIED:
 17/10/2007

SCALE: 1:2500 @A3



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C 17/10/07
 B 30/05/07
 A 25/05/07
 REV: DATE: LOTS 12 & 13 MODIFIED
 POS CONTRIBUTIONS TABLE ADDED
 DUAL USE PATH AND FOOTPATH SHOWN
 DETAILS:

APPROVED: GMB
 DESIGNED: GMB
 DRAWN: DSM

DM
 DM
 BY: GB
 GB
 APPROVED:

PLAN: 06144-ODP

* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.