

Location Plan (source: www.landgate.com.au)

LEGEND

- Subject site
  - Residential (R20)
  - Residential (R25)
  - Residential (R40)
  - Public Open Space/Multiple Use Corridor
- \* Detailed Area Plan is required prior to subdivision or development

DEVELOPMENT YIELD

Total Site Area	16.6123 Ha	
<b>Residential</b>		
Residential R20	168 lots (min: 450m <sup>2</sup> , ave: 501m <sup>2</sup> )	8.4209 Ha
Residential R25	38 lots (min: 335m <sup>2</sup> , ave: 390m <sup>2</sup> )	1.4828 Ha
Residential R40	2 lots	0.6645 Ha
<b>Total Residential Lot Yield</b>	<b>208 lots</b>	<b>10.5682 Ha</b>
Road	3.6909 Ha	
<b>POS/Drainage (Gross lot areas)</b>		
Northern POS	0.2546 Ha	
MUC	1.4586 Ha	
Southern POS	0.4718 Ha	
<b>Total</b>	<b>2.1850 Ha</b>	
<b>Other Non-Residential Uses</b>		
Abernethy Road Widening	0.1678 Ha	

PUBLIC OPEN SPACE CALCULATIONS

Total Site Area	16.6123 Ha	
Less Deductions		
Road widening (Abernethy Road)	0.1678 Ha	
Drainage 1:1yr	0.2666 Ha	0.4344 Ha
<b>Gross Subdivisible Area</b>	<b>16.1779 Ha</b>	
Public Open Space @ 10%	1.6178 Ha	

POS Contribution

<b>May comprise:</b>		
- min. 80% unrestricted	1.2942 Ha	
- min. 20% restricted	0.3236 Ha	1.6178 Ha
<b>Unrestricted POS Provided</b>		
Northern POS	0.1477 Ha	
MUC	1.0058 Ha	
Southern POS	0.2758 Ha	
<b>Restricted POS Provided</b>		
Basin 1A	0.0526 Ha	
Basin 1B	0.0728 Ha	
Basin 2	0.0493 Ha	
Basin 3	0.1356 Ha	
Creek	0.1388 Ha	0.4891 Ha
<b>POS Provision</b>	<b>1.7529 Ha</b>	
<b>Percentage of Gross Subdivisible Area</b>	<b>10.8%</b>	

SOLAR ORIENTATION SINGLE RESIDENTIAL LOT SUMMARY

Number of lots (based on LN Codes)	208	100% of total lots
Number of lots (E-W orientation)	153	74% of total lots

NOTES:

- Subdivision and future development shall be in accordance with an approved Landscape and Vegetation Management Plan
- Subdivision and future development shall be in accordance with an approved Fire Management Plan, that addresses the risks associated with the future multiple use corridor.

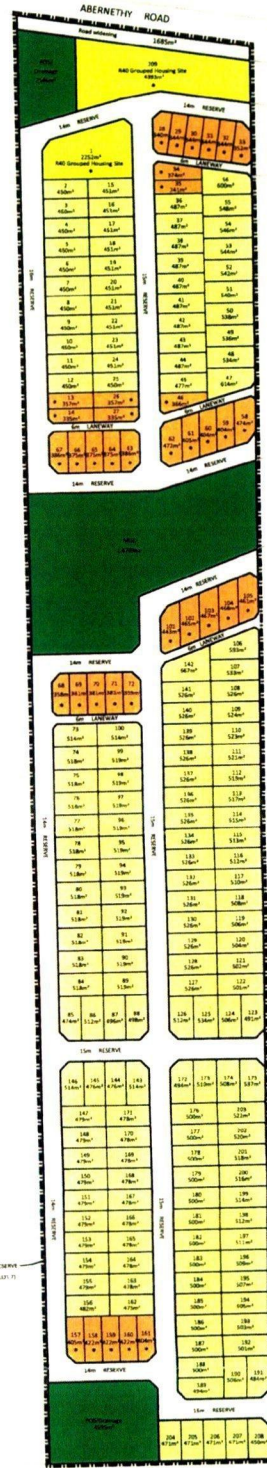
ENDORSEMENT OF LOCAL STRUCTURE PLAN FOR LOTS 59, 9500 AND 9501 (FORMERLY LOTS 6 & 27) ABERNETHY ROAD, BYFORD (GRANGE MEADOWS ESTATE)

The Western Australian Planning Commission resolved on 30 January 2013 to endorse the Local Structure Plan, as a guide for future subdivision within the locality.

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:

*M. Weir* Witness 30 January 2013 Date



PROPOSED FUTURE SUBDIVISION

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract for any part thereof of any kind whatsoever.

Although care has been taken in the completion of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development assume all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

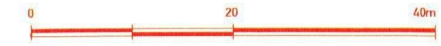
Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

**PLAN 1 - LOCAL STRUCTURE PLAN**  
**LOTS 6, 27 ABERNETHY ROAD, BYFORD**  
**CORONA CAPITAL**

Date: 6 SEPTEMBER 2012    Drawn: LC  
 Site: 1300941300000    Drawn: LC  
 Drawing No: 161785/ST/0000000

OCM167.1/09/15  
**PROPOSED AMALGAMATION  
 PORTION OF ABERNETHY ROAD  
 BYFORD GREEN**

Date: 17 FEBRUARY 2014  
 Scale: 1:750 @A3  
 Project Manager: TP  
 Checked: TP  
 Drawn: LC  
 Drawing No. 714-309 SU1B Amalgamation 200214.DGN



**DRAFT**



 PORTION OF ABERNETHY ROAD TO BE CLOSED



**TOWN PLANNING  
 URBAN DESIGN AND HERITAGE**