



**LEGEND**

GLADES STRUCTURE PLAN AREA

RESIDENTIAL

- RESIDENTIAL R10
- RESIDENTIAL R12.5
- RESIDENTIAL R15
- RESIDENTIAL R20
- RESIDENTIAL R25
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R50
- RESIDENTIAL R60

CENTRES

- VILLAGE CENTRE (RESIDENTIAL R80)
- NEIGHBOURHOOD NODE (RESIDENTIAL R80)
- MIXED-USE (RESIDENTIAL R80)

OPEN SPACE

- PUBLIC OPEN SPACE AND DRAINAGE
- FORESHORE RESERVE
- DRAINAGE CHANNELS SUBJECT TO DETAILED DESIGN
- 30m FORESHORE BUFFER
- OTHER

COMMUNITY

- SCHOOLS

400m (5 MINUTE WALK) AND 800m (10 MINUTE WALK) WALKABLE CATCHMENTS

AREA SUBJECT TO VILLAGE CENTRE LOCAL PLANNING POLICY

- 1 ABERNETHY ROAD TO BE WIDENED TO A 30m RESERVATION AS REQUIRED BY THE SHIRE OF SERPENTINE JARRAHDALE
- 2 ACCESS ARRANGEMENTS TO ABERNETHY ROAD TO BE DETERMINED AT THE TIME OF SUBDIVISION
- 3 INTEGRATOR B ROADS (30m+ ROAD RESERVATION)
- 4 NEIGHBOURHOOD CONNECTOR ROADS (18m-30m ROAD RESERVATION)
- 5 PROPOSED LAKE
- 6 SEWER PUMP STATION
- 7 WATER CORPORATION SERVICE CORRIDOR (60m WIDE) - INDICATIVE
- 8 LOTS TO BE THE SUBJECT OF A LOCAL DEVELOPMENT PLAN ADDRESSING, AMONGST OTHER ITEMS, FIRE MANAGEMENT
- 9 A LOCAL DEVELOPMENT PLAN TO BE PREPARED PRIOR TO DEVELOPMENT THAT ADDRESSES THE FOLLOWING:
  - DWELLING AND GARAGE SETBACKS
  - GARAGE LOCATION (TO ENSURE DRIVEWAYS AVOID UNNECESSARY CLEARING OF VEGETATION)

NOTE: 1. THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN THE STRUCTURE PLAN AREA IS TO GENERALLY BE IN ACCORDANCE WITH THE STRUCTURE PLAN. MATTERS OF DETAILED DESIGN (i.e. PROVISION OF REAR LANES, PUBLIC OPEN SPACE, RATIONALISATION, LOCAL ROAD REALIGNMENTS AND DETAILED INTERSECTION DESIGN) CAN BE CONSIDERED AND REFINED AT THE SUBDIVISION STAGE. SIGNIFICANT VARIATIONS IN DESIGN OR LAND USE WILL REQUIRE AMENDMENTS TO THE STRUCTURE PLAN, IN ACCORDANCE WITH THE PROVISIONS OF CLAUSE 5.18 OF THE SCHEME.

2. THE PROVISION OF REAR LANEWAYS HAS NOT BEEN IDENTIFIED ON THE STRUCTURE PLAN. REAR LANEWAYS WILL BE INCORPORATED WHERE APPROPRIATE AS PART OF DETAILED SUBDIVISION DESIGN.

EXISTING TREES TO BE RETAINED WITHIN ROAD RESERVATIONS WHERE POSSIBLE, FOLLOWING DETAILED DESIGN PROCESS.

AMENDMENT NO.	OCM DATE	DESCRIPTION
1	24.10.11	DENSITY INCREASE (EAST OF VILLAGE CENTRE)
2	28.02.12	DENSITY INCREASE (WEST OF WARRINGTON ROAD)
3	11.06.12	DENSITY AND ROAD LAYOUT CHANGES (WEST OF DOLEY ROAD)
4	28.11.12	REMOVAL OF ROAD ACROSS MUC (WEST OF DOLEY ROAD)
5	10.12.12	DENSITY INCREASE (SOUTH OF RENAULD WAY)
6	25.02.13	DENSITY INCREASE (WEST OF DOLEY ROAD)
7	09.12.13	ICARIA PRECINCT MODIFIED
8	.....	VARIOUS
9	06.07.17	WOODLAND GROVE PRECINCT MODIFIED
10	.....	VARIOUS

The Glades - Local Structure Plan - Figure 1

LWP BYFORD SYNDICATE PTY LTD

Taylor Burrell Barnett

05/01/2019  
03/07/2019  
PC9/94

BDX  
BDX  
BDX  
N/A

1:2000 @ A1  
0 80 160m

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Ordinary Council Meeting - 16 March 2020