

Modified Local Structure Plan adopted by Council at their Ordinary meeting held on the 13th day of October 2014 in accordance with clause 5.18.4.1 of the Scheme

DEON VAN DER LINDE
ACTING DIRECTOR PLANNING

ADDITIONAL ROAD WIDENING AS DEPICTED ON THE BYFORD STRUCTURE PLAN

VEHICULAR CONNECTION BETWEEN THOMAS ROAD AND ALEXANDER ROAD MAY BE PERMITTED SUBJECT TO SUITABLE INTERSECTION DESIGN AND TREATMENT TO THE SATISFACTION OF THE SHIRE OF SERPENTINE-JARRAHDALE, MAIN ROADS WA AND WESTERN AUSTRALIAN PLANNING COMMISSION. THIS MUST SUITABLY ADDRESS THE STATUS OF THOMAS ROAD AS AN IMPORTANT REGIONAL ROAD AND THE PROXIMITY OF THE INTERSECTION TO THE ADJACENT RAILWAY AND SOUTH WESTERN HIGHWAY FURTHER ON

RETAINING EXISTING TREES WITHIN ROAD RESERVE AND OFFSET PAVEMENT

APPROVED SUBDIVISION (WAPC REF 1781)

MARRI GROVE PRIMARY SCHOOL (EXISTING)

FIGURE 6

PUBLIC OPEN SPACE SCHEDULE	
AREA OF LOTS 1, 2 AND 63	65.228ha
DEDUCTIONS (ALLOWABLE UNDER WAPC POLICY)	
THOMAS ROAD 20m WIDENING	1.6500ha
REGIONAL DRAINAGE RESERVE 10m THOMAS ROAD	1.2836ha
NEIGHBOURHOOD NODES (NON RESIDENTIAL)	0.6966ha
TOTAL DEDUCTIONS	3.6302ha
NET DEVELOPABLE AREA	61.5986ha
PUBLIC OPEN SPACE REQUIRED AT 10%	6.1598ha
PUBLIC OPEN SPACE PROVIDED	
DISTRICT OPEN SPACE	2.4434ha
LOCAL OPEN SPACE	2.1103ha
MULTIPLE USE CORRIDOR	1.7562ha
50% of Waterway BUSMS, catchment 3D1 (0.1501ha)	(1.6061ha)
Balance	1.6061ha
TOTAL POS PROVIDED	6.1598ha



PROPOSED MODIFICATION TO LOCAL STRUCTURE PLAN
LOTS 1, 2 AND 9002 THOMAS ROAD, LARSEN ROAD BYFORD
 PREPARED FOR BYFORD CENTRAL PTY LTD

NOTES

- NO DIRECT VEHICLE ACCESS IS PERMITTED ONTO THOMAS ROAD OR THE NEW TOWN CENTRE DISTRICT DISTRIBUTOR ROAD FROM ANY PROPOSED LOTS FRONTING OR PARTIALLY FRONTING EITHER OF THESE ROADS. IN THIS REGARD, ANY PROPOSED LOTS FRONTING OR PARTIALLY FRONTING EITHER OF THESE ROADS ARE REQUIRED TO HAVE A RESTRICTIVE COVENANT PLACED ON THEIR CERTIFICATE OF TITLE IMPOSING THE RESTRICTION OF DIRECT VEHICLE ACCESS. SUCH RESTRICTIVE COVENANT IS TO BE IN ACCORDANCE WITH SECTION 129BA OF THE TRANSFER OF LAND ACT 1893.
- ALL PROPOSED LOT BOUNDARIES ABUTTING AREAS OF PUBLIC OPEN SPACE OR THE THOMAS ROAD / NEW TOWN CENTRE DISTRICT DISTRIBUTOR ROAD RESERVATIONS ARE REQUIRED TO BE UNIFORMLY FENCED AS PER THE REQUIREMENTS OF THE SHIRE OF SERPENTINE - JARRAHDALE.
- RESIDENTIAL DENSITY R20 UNLESS OTHERWISE NOTED
- AN OVERALL MINIMUM AVERAGE DENSITY OF R20 IS TO BE MAINTAINED OVER ALL LOTS IN THE LSP AREA

AMENDMENT AREA (Red dashed line)

NEIGHBOURHOOD NODE (Yellow hatched area)

USE SUBJECT TO FURTHER PLANNING INVESTIGATION AT SUBDIVISION STAGE

DENOTES 400m RADIUS FROM NEIGHBOURHOOD NODE (Dashed circle)

SCALE 1:4000

DENOTES DRAINAGE DETENTION SWALE WITHIN MULTIPLE USE CORRIDOR / POS (Star symbol)

DETAILED AREA PLAN MAY BE REQUIRED AT SUBDIVISION STAGE (Star symbol)

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