

10m WIDENING PROPOSED ON NORTHERN SIDE OF PINEBROOK ROAD TO ASSIST IN PROTECTION OF EXISTING VEGETATION WITHIN ROAD RESERVE. SUCH ROAD WIDENING TO BE REVIEWED AT THE DETAILED ENGINEERING DESIGN STAGE. IF THE WIDENING DOES NOT ACHIEVE VEGETATION RETENTION DUE TO FILL REQUIREMENTS, SERVICES AND CROSSOVER LOCATIONS, THE BENEFIT OF THE 10m WIDENING MAY NOT BE REQUIRED.

ALL BUILDINGS ARE TO BE SET BACK A MINIMUM OF 21m FROM THE OUTSIDE EDGE OF THE FIRE ACCESS TRACK

LEGEND:
LOCAL SCHEME RESERVES

- Primary Regional Road
- Local Roads
- Public Open Space and Drainage ZONES
- Mixed Business

OTHER

- Local Structure Plan Boundary
- Footpath / Dual Use Path Network
- Existing Pinebrook Road Reserve (20m)
- Denotes Fire Access Track

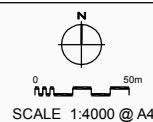
NOTE

- Road Reserve widths are indicative only and are subject to change
- Distances and areas subject to survey
- Road carriageways diagrammatic only
- Minimum lot size 1000m²
- LDP required for all development on Lot 1
- All development subject to bushfire risk and threat analysis

LOCAL STRUCTURE PLAN
LOTS 1, 3 & 128 SOUTH WESTERN HIGHWAY
BYFORD
VERSION 6 - MAY 2014

JOB REF: 100634

DATE: 6th MAY 2014



GRAY & LEWIS
LAND USE PLANNERS

FIGURE 1
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SJS TRIM - IN14/10387