



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	
Residential		
Residential R20	168 lots (min: 450m ² , ave: 501m ²)	8.4209 Ha
Residential R25	38 lots (min: 335m ² , ave: 390m ²)	1.4828 Ha
Residential R40	2 lots	0.6645 Ha
Total Residential Lot Yield	208 lots	10.5682 Ha
Road	3.6909 Ha	
POS/Drainage (Gross lot areas)		
Northern POS	0.2546 Ha	
MUC	1.4586 Ha	
Southern POS	0.4718 Ha	
Total	2.1850 Ha	2.1850 Ha
Other Non-Residential Uses		
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
Gross Subdivisible Area	16.1779 Ha	
Public Open Space @ 10%	1.6178 Ha	

POS Contribution

May comprise:		
- min. 80% unrestricted	1.2942 Ha	
- min. 20% restricted	0.3236 Ha	1.6178 Ha
Unrestricted POS Provided		
Northern POS	0.1477 Ha	
MUC	1.0058 Ha	
Southern POS	0.2758 Ha	1.4293 Ha
Restricted POS Provided		
Basin 1A	0.0526 Ha	
Basin 1B	0.0728 Ha	
Basin 2	0.0893 Ha	
Basin 3	0.1356 Ha	
Creek	0.1388 Ha	0.4891 Ha
POS Provision	1.7529 Ha	
Percentage of Gross Subdivisible Area	10.8%	

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. Wecla Witness 30 January 2013 Date



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

Date: 6 SEPTEMBER 2012 Designer: LC
 Scale: 1:200 @ A3, 1:200 @ A2 Drafter: LC
 Drawing No: P08.278 ST 11 000012.DGN

TOWN PLANNING
 AND URBAN DESIGN



PART 1 STATUTORY PLANNING SECTION

SUBJECT AREA

The Local Structure Plan (LSP) area is approximately 16.6 hectares, and lies within Precinct 4 of the Byford District Structure Plan (BSP). The subject site comprises Lots 6 and 27 Abernethy Road, Byford.

The subject site is located on the southern side of Abernethy Road, immediately east of the Tonkin Highway road reserve which has yet to be developed.

THE SCHEME

Unless provided for by a specific requirement in this LSP, all land uses and development shall occur in accordance with the standards and requirements specified by the Scheme.

LOCAL STRUCTURE PLAN

The proposed LSP is depicted on Plan 1 - Lots 6 and 27 Abernethy Road, Byford LSP.

RESIDENTIAL DENSITY

The LSP delineates and depicts the Residential Density Codes and Reserves applicable to the subject land. The applicable residential density codings are R20, R25 and R40.

DEVELOPMENT REQUIREMENTS

OBJECTIVE

To provide for a range of lot sizes and housing types through the prescribed range of density codings.

CRITERIA

1. The general criteria to be satisfied within this precinct shall be as per the Residential Design Codes of Western Australia, the Scheme and related policies.
2. A Detailed Area Plan (DAP) is required for those residential lots with critical interfaces (i.e. those lots overlooking areas of public open space; land abutting Abernethy Road) as shown on Plan 1 - Local Structure Plan. DAP's shall address, but not be limited to, the following matters:
 - Interface treatment to Abernethy Road, in order to achieve passive surveillance and achieve an appropriate streetscape;
 - Vehicle access;
 - Fencing treatments;
 - Landscape treatments; and
 - Orientation of built form.
3. All subdivision and development shall be in accordance with an approved Urban Water management Plan.

LOCAL PUBLIC OPEN SPACE

The Local Public Open Space (POS), as depicted on Plan 1 - Lots 6 and 27 Abernethy Road, Byford LSP, will be in accordance with the POS areas as detailed below:

Location	Area of Local Public Open Space
Abernethy Road	2,546m ²
Multi-use Corridor	14,709m ²
South West Park	4,595m ²
Total:	21,850m ²