



AREA NORTH OF EXISTING CREEKLINE DEPICTED ON THE BYFORD STRUCTURE PLAN AS R5 (2000m²) - R2.5 (4000m²) WITH SINGLE RESIDENTIAL LOT OVERLAY.
THIS AREA IS SUBJECT TO FURTHER INVESTIGATION HAVING REGARD TO FILL REQUIREMENTS, SERVING COSTS AND THE SUITABLE PROTECTION OF MARRI (EUCALYPTUS CALOPHYLLA) TREES IDENTIFIED AS SIGNIFICANT IN THE FEEDING TREE ASSESSMENT DATED MARCH 2005

THE FINAL DESIGN OF THE INTERSECTION OF THE NEW TOWN CENTRE DISTRICT DISTRIBUTOR ROAD AND THOMAS ROAD IS TO BE APPROVED BY THE SHIRE OF SERPENTINE - JARRARDALE AT THE TIME OF SUBDIVISION.

Final adoption in accordance with clause 5.18.3.15 of the Scheme granted on 17/6/05

PUBLIC OPEN SPACE SCHEDULE	
AREA OF LOT 9000	70.25ha
AREA NOT THE SUBJECT OF THIS LOCAL STRUCTURE PLAN (LSP)	21.67ha
DEDUCTIONS (ALLOWABLE UNDER WAPC POLICY) 15m WIDE ROAD WIDENING TO THOMAS ROAD COMMERCIAL / NON RESIDENTIAL	2.24ha 1.47ha
TOTAL DEDUCTIONS	3.71ha
NET DEVELOPABLE AREA	44.87ha
PUBLIC OPEN SPACE REQUIRED AT 10%	4.48ha
PUBLIC OPEN SPACE PROVIDED LOCAL OPEN SPACE MULTIPLE USE CORRIDOR	0.70ha 4.80ha
50% OF 40m WIDE WATERWAY (2USMS) Balance POS outside waterway	(2.41ha) (2.39ha)
TOTAL POS PROVIDED	5.50ha
NET OVER PROVISION OF POS	1.02ha

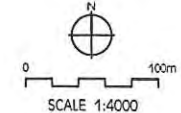
NOTES
No direct vehicle access is permitted onto Thomas Road, Tonkin Highway or the north-south Integrator B-outside centre road from any proposed lots fronting or partially fronting these roads. This is to be achieved through street block design which uses local service roads and laneways, so that built development, rather than back fencing, still fronts these roads. Any proposed lots fronting or partially fronting these roads are required to have a restrictive covenant placed on their certificate of title imposing the restriction of direct vehicle access.
Detailed area plan may be required at subdivision stage
Closed road
Drainage swale
Residential density R20 unless otherwise shown

An overall minimum average density of R20 is to be maintained over all lots in the LSP area
Dual use paths located within neighbourhood connector roads and Integrator B road depicted as.....

C. Eldridge
ACTING DIRECTOR
SUSTAINABLE DEVELOPMENT

LOCAL STRUCTURE PLAN
LOT 9000 THOMAS ROAD
BYFORD
PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD
EC 00274_lot9000_concept1_7E 27 APRIL 2005

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