

NOTES:

1. Areas and dimensions are subject to survey.
2. The road layout is subject to final design at subdivision. See Traffic Assessment Report (Appendix 2) and Concept Plans (Appendix 7) for further information.
3. All corner lots that are coded R20 can be developed/subdivided to a maximum density of R30.
4. The function and design of public open space areas shall be generally in accordance with the concept plans included in the LSP 2 documentation, though still subject to refinement as part of Landscape Management Plans to be approved prior to construction.
5. Subdivision and development within residential areas shall comply with the 'Residential' zone of Local Planning Scheme No.17 and the Residential Design Codes as they apply to the designated R Codes reflected on this plan, or referred to in Note 3 above.
6. No dwellings permitted within gas pipeline buffer. Notifications on title apply to lots containing gas pipeline buffer.
7. Use and development within the designated 330KV Powerline Easement shall be subject to approval by Western Power and the City of Swan, the intention being for this corridor to be utilized for low maintenance open space, community garden opportunities, pedestrian/cyclist path network, road reserves and car parking in a manner consistent with the existing power line easement.
8. A Developer Contribution Plan (DCP) applies to this cell & should be read in conjunction with the Structure Plan. Triggers for DCP Items/Works (see s.6.2).
9. Detailed Area Plans may be required by the WAPC on advice from the City of Swan as a condition of subdivision (see s.5.2.6.).
10. Any subdivision of Lots 26, 28, 29 and 127 is to be designed in a manner that achieves satisfactory road access to a constructed public road for the balance rural lots.
11. The existing drainage basin on Lot 27 Coast Road is to be relocated/re-designed as a result of the Structure Plan development at the developers expense.
12. Any artificial dam located within the Structure Plan area is to be formally closed via City of Swan engineering certification as part of the subsequent development of the land by the applicable landowner/developer.
13. Prior to subdivision of Lots 26 or 29 Sam Rosa Place or Lot 549 Malvern Street, a Risk Management Plan must be prepared in accordance with the requirements of the WAPC's Planning Bulletin 87. Such Risk Management Plan is to be approved by the Parmelia Gas Pipeline operator and implemented to the satisfaction of the Western Australian Planning Commission.
14. The residential laneway immediately south of Cranleigh Street is to have left in, left out access only from Arthur Street.



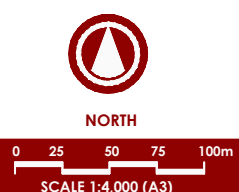
LEGEND

- Subject Area: LSP 2B
- Residential Zone
- Public Purpose Reserve
Primary School
- Public Open Space/Drainage
- Resource Enhancement Wetland
- 50m Wetland Buffer
- MRS Other Regional Road
- Indicative Carriageway
- Activity Corridor - Home Based Business / Home Office Opportunites
- Dual Use Path
- Public Utility
- 330KV Powerline Easement & Road Reserves
- Gas Pipeline Easement
- 70m Buffer to Parmelia Gas Pipeline
- DCP Item (s6.2 Table 6)



burgess design group
TOWN PLANNING + URBAN DESIGN
PO Box 374 Northbridge WA 6865
www.burgessdesigngroup.com.au
P (08) 9328 6411
F (08) 9328 6511

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.
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Client: PRM Property
Planner: MB/MS

LOCAL STRUCTURE PLAN 2B
DAYTON
CITY OF SWAN