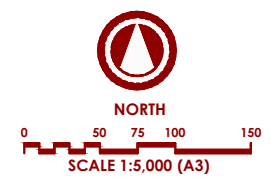


All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

NOTES:

1. Areas and dimensions are subject to survey.
2. The road layout is subject to final design of subdivision. See Traffic Assessment Report (Appendix 5).
3. A Developer Contribution Plan (DCP) applies to this cell & should be read in conjunction with the Structure Plan. Triggers for DCP Items/Works (see Table 5, Part 2 s.3.10).
4. Local Development Plans may be required by the WAPC on advice from the City of Swan as a condition of subdivision (Part 1 see s.6.1).
5. 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.
6. All corner lots that are coded R20 and R25 can be developed/subdivided to a maximum density of R30 except where affected by the Gas Pipeline Buffer.
7. No dwellings permitted within gas pipeline buffer. Notifications on title apply to lots containing gas pipeline buffer.
8. A 5m road widening is required on the eastern side of Arthur Street and a 3m road widening on the north side of Cranleigh Street.
9. Lots may extend into the Building Protection Zone, however dwellings must be setback outside of the Building Protection Zone, unless it can be demonstrated that the fire risk has varied since the preparation of this Structure Plan.



STRUCTURE PLAN MAP
LOCAL STRUCTURE PLAN No.4
DAYTON