LEGEND

- Structure Plan Boundary
- Stage 1 Boundary (Refer note 6)
- 400m Walkable Catchment to Neighbourhood Centre

Zones:

- Residential R5
- Residential R20
- Residential R25
- Residential R30
- Residential R40
- Residential R60
- Residential R80
- Commercial Zone Neighbourhood Centre Precinct - (Refer notes 4 and 5)

Road Heirachy:

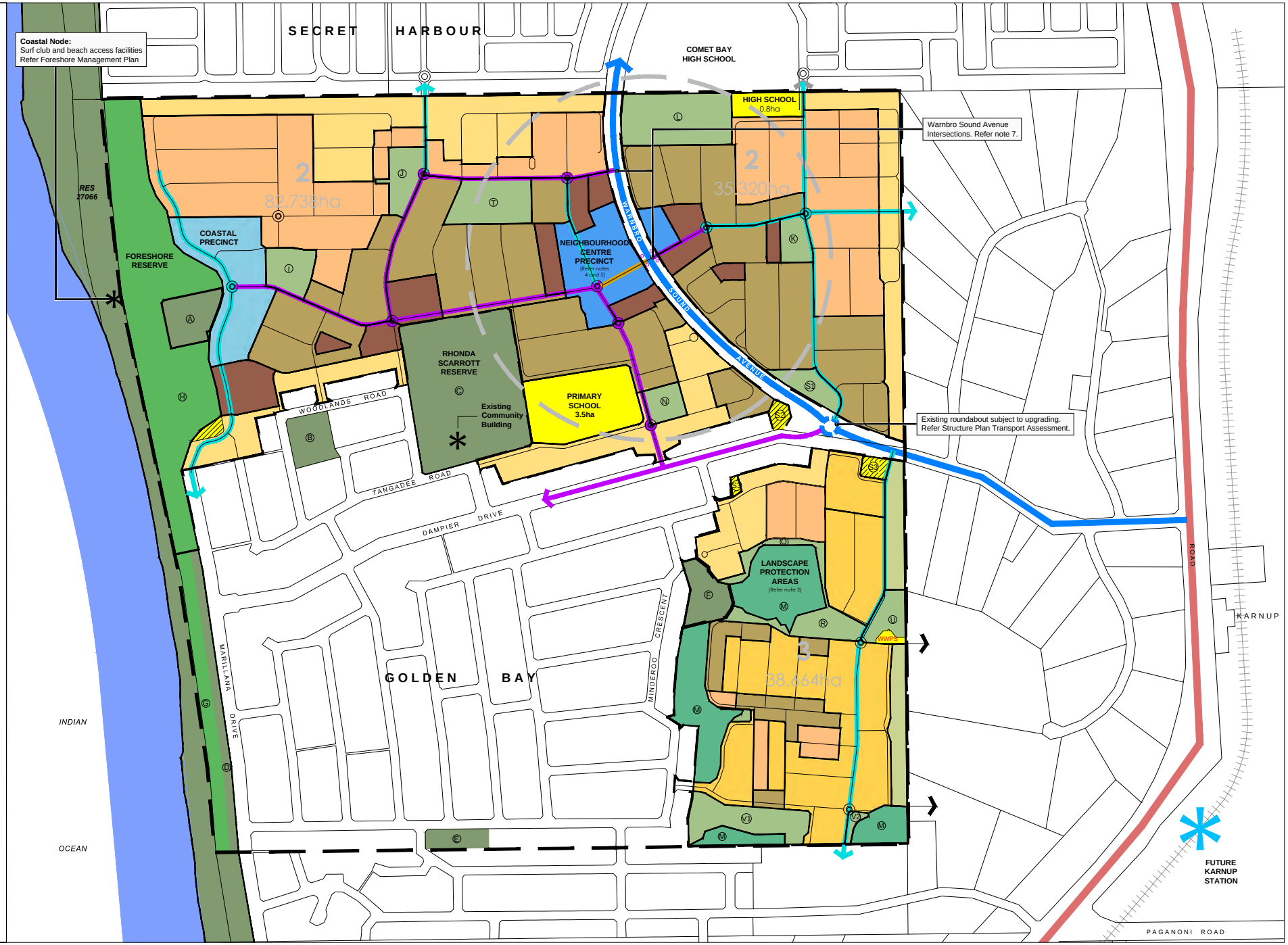
- Primary Distributor
- District Distributor A / Integrator A
- Integrator B
- Neighbourhood Connector A
- Neighbourhood Connector B

Reserves:

- Public Open Space/ Drainage
- Local Reserve Public Purposes Drainage
- Existing Open Space
- Landscape Protection Area (refer note 2)
- Existing MRS Parks and Recreation Reserve
- MRS Reserve Public Purposes Primary School/High School
- WWPS - Waste Water Pump Station

NOTES:

1. The boundary to the Structure Plan is in accordance with the endorsed 1994 Comprehensive Development Plan and original lot 12 boundary.
2. Landscape Protection Areas are in accordance with the approval of the State Minister for the Environment 1993.
3. The access street layout is indicative only and subject to refinement as part of the detailed subdivision design process.
4. The Neighbourhood Centre Precinct is a main street based centre and is subject to the preparation of a Detailed Area Plan. Refer Structure Plan Report.
5. Where residential uses are proposed in the Neighbourhood Centre Precinct an R60 density code shall apply.
6. Full movement four way intersection at Warnbro Sound Avenue and Coastal Boulevard, and full movement T intersection north of traffic lights as approved in principle by Main Roads WA Dec 2010.
7. POS areas are indicative only and subject to further detailed design and drainage considerations.
8. All road carriageway detail depicted on this Plan including pavements, road treatments, medians and parking are for illustrative purposes only and are subject to final engineering design and any relevant approvals. The detail reflects the intent of the road network standards preferred for this subdivision. All dimensions and areas depicted on this Plan are subject to pre-cal and final survey and will vary from the figures shown.
9. All development on lots that fall within a hazard separation zone, as identified by the endorsed Golden Bay Fire Management Plan, must be constructed to the appropriate standard as specified in *Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas.*



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GOLDEN BAY STRUCTURE PLAN (INCLUDING AMENDMENT 2)

City of Rockingham

plan no: **2187-257J-01**
date: 30 June 2020
scale: Not to scale