

Precinct 2

400m walkable catchment

Proposed primary school and associated active public open space

Walkable Catchment Node

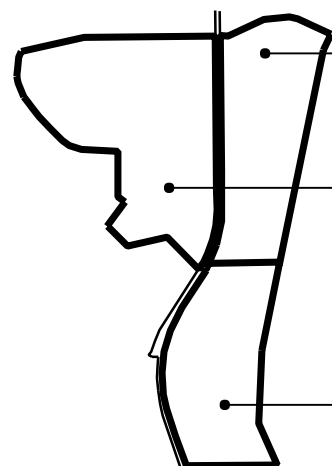
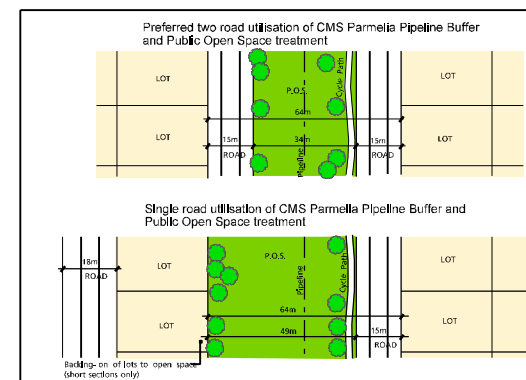
Dress Circle Lots - opportunity to design to capture long distance rural aspects

400m walkable catchment to Neighbourhood Centre

Neighbourhood Centre 5500m² nla max.

Significant Tuart trees to be protected, widen road reserve to accommodate in verge

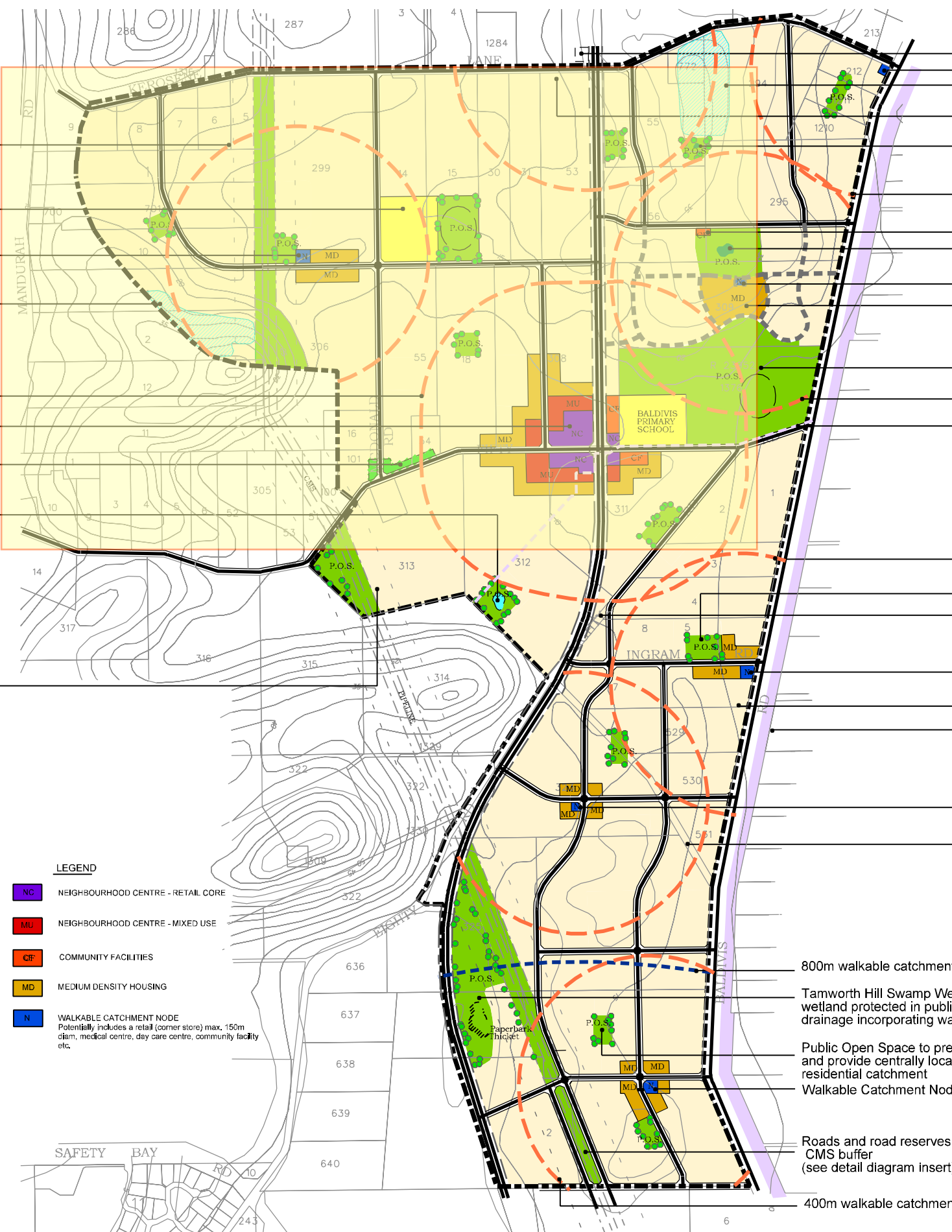
Existing wetland to be modified to create permanent lake and drainage feature encompassed within Public Open Space



PRECINCT 1.	
Total Area	123.21ha
Deductions	
Baldvis Primary School	3.17ha
Walkable Catchment Nodes	0.25ha
Neighbourhood Centre	0.25ha
Drainage (2%)	2.46ha
TOTAL	6.13ha
Total Developable Area	117.08ha
Public Open Space Requirement (10%)	11.71ha
Public Open Space Provided	11.71ha(10%)

PRECINCT 2.	
Total Area	184.75ha
Deductions	
Primary School	3.50ha
Neighbourhood Centre &	2.50ha
Walkable Catchment Nodes	0.25ha
CMS Buffer	3.62ha
Drainage	3.65ha
TOTAL	13.52ha
Total Developable Area	171.44ha
Public Open Space Requirement (10%)	17.14ha
Public Open Space Provided	17.14ha(10%)
Note: 50% credit only for areas within CMS 32m buffer subject to development. Refer section 6.3	

PRECINCT 3.	
Total Area	114.18ha
Deductions	
Walkable Catchment Nodes	0.50ha
CMS Buffer	2.70ha
Drainage (2%)	2.28ha
TOTAL	5.48ha
Total Developable Area	108.70ha
Public Open Space Requirement (10%)	10.87ha
Public Open Space Provided	13.33ha(12.2%)
Note: 50% credit only for areas within CMS 32m buffer subject to development. Refer section 6.3	



Precinct 1

Suggested location of Lunch Bar in proposed Light Industrial Area

Potential Rural Service Store site

Dress Circle Lots - opportunity to design to capture rural aspect to east

Design on south side of Kerosene Lane should recognise use of land north of Kerosene Lane for Light Industry

Landmark Public Open Space site. Public viewpoint on high point

400m walkable catchment to potential Rural Store

Community Facilities site

Public Open Space encompassing high point

Walkable Catchment Node

Approved subdivision area, western half affected by poultry farm buffer and pending reconsideration request

Existing Public Open Space containing District Level active and organised recreation

400m walkable catchment to local shopping

Pedestrian link between Tramway reserve and Tamworth Hill

400m walkable catchment

Public Open Space to preserve remnant bushland

Retain section of Fifty Road as services corridor

Precinct 3

Walkable Catchment Node

Proposed Coastal Christian Church community facilities site

400m walkable catchment

Former "Tramway" reserve

Walkable Catchment Node

Unconstructed road. Reserve to be closed

800m walkable catchment to Baldvis District Centre

Tamworth Hill Swamp Wetland is 'conservation' category wetland protected in public open space and utilised for drainage incorporating water sensitive design techniques

Public Open Space to preserve some remnant bushland and provide centrally located recreation opportunity for residential catchment

Walkable Catchment Node

Roads and road reserves and public open space within CMS buffer (see detail diagram insert)

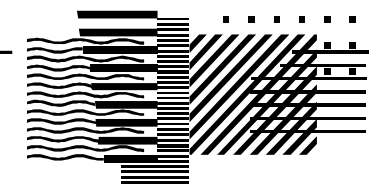
400m walkable catchment

BALDIVIS (NORTH) DISTRICT STRUCTURE PLAN

0 100 200 300 400 m



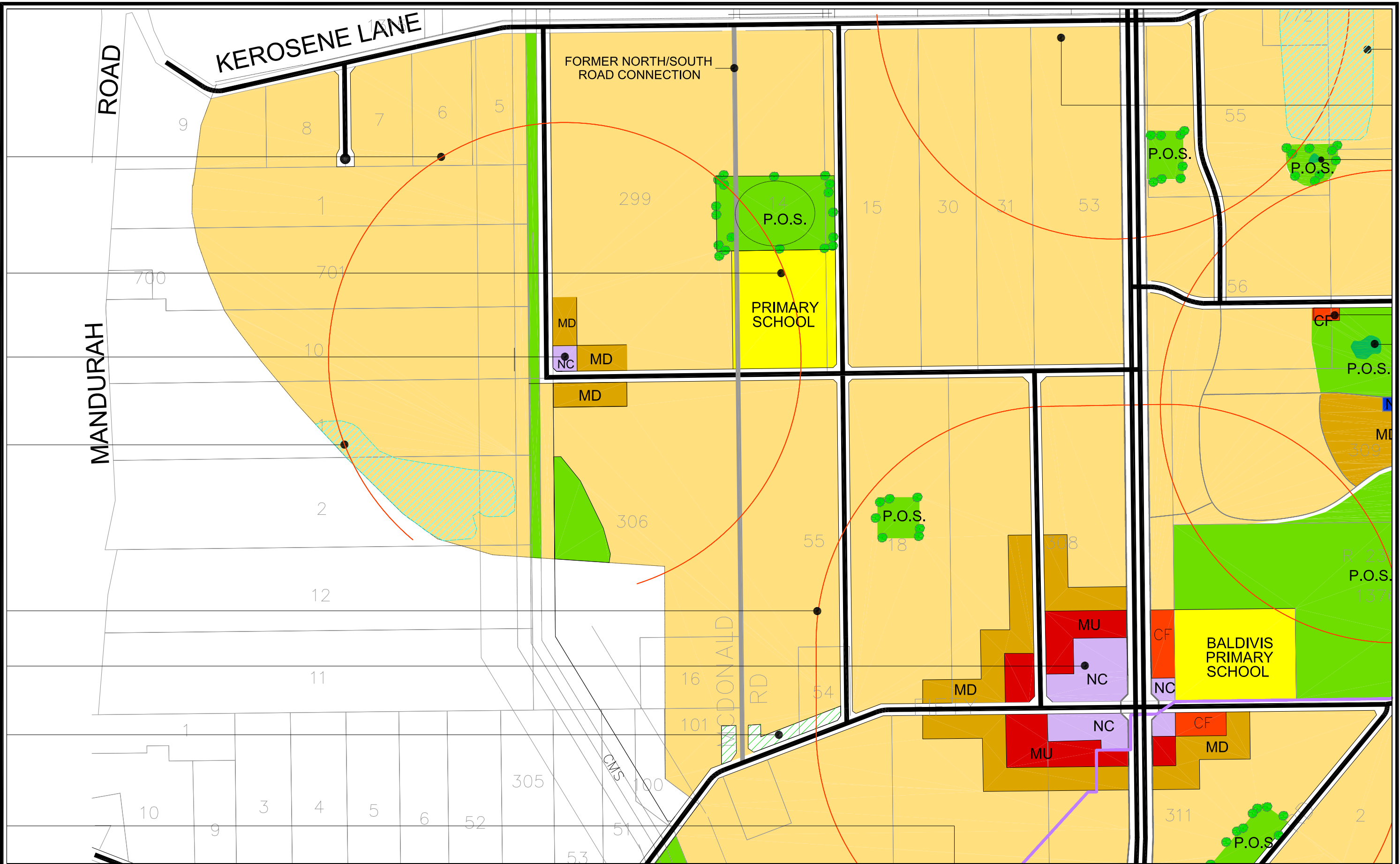
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Allerding Associates	 SCALE 1:6000 ORIGINAL PLAN SIZE: A3	 NORTH	PROPOSED MODIFICATIONS TO BALDIVIS (North) DISTRICT STRUCTURE PLAN - Option 2	
	DRAWING NUMBER: NLV ROC SP	DATE: 26.09.2006		LOTS 1, 3, 700 & 703 MANDURAH ROAD BALDIVIS for National Lifestyle Villages
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