



This plan has been prepared by CLE as part of Amendment 4 to the Local Structure Plan (LSP) based on the original LSP Map prepared by Taylor Burrell Barnett.

LEGEND

ZONES / RESERVES

	RESIDENTIAL R60		RMD R40
	RESIDENTIAL R40		RMD R30
	RESIDENTIAL R30		RMD R25
	RESIDENTIAL R25		
	RESIDENTIAL R20		
	RESIDENTIAL R15		
	COMMERCIAL		
	SPECIAL USE		
	EDUCATION		
	PUBLIC OPEN SPACE		

OTHER

	LOCAL STRUCTURE PLAN BOUNDARY
	400m NEIGHBOURHOOD WALKABLE CATCHMENT
	PUMP STATION ODOUR BUFFER
	POWERLINE EASEMENT
	ROAD WIDENING (SIXTY EIGHT ROAD)
	PLANNED BUS ROUTE
	VEGETATION TO BE PROTECTED (WHERE POSSIBLE)
	SEWER PUMP STATION (900m ² -1200m ²)

NOTES

- The boundary of this Local Structure Plan (LSP) is in accordance with the approved Comprehensive Development Plan (CDP) 2002 and original Lot 1507 boundary.
- The access street and associated lot layout shown on the Plan is indicative only and subject to refinement as part of the detailed subdivision process.
- POS areas are indicative only and subject to further detailed design and drainage considerations.
- 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 road network standards preferred for this subdivision. All dimensions and areas depicted on this Plan are subject to pre-cal and final survey and may vary from figures shown.
- Bushfire attack level to be reviewed prior to creation of titles. Development may require construction in accordance with AS3959 - Construction in Bushfire Prone Areas.
- Sixty-Eight Road widening to accommodate future upgrade to boulevard standard. Construction requirements to be negotiated at subdivision stage of development.

PUBLIC OPEN SPACE TABLE

NOTES	CREDITABLE AREA (ha)	NOTES	CREDITABLE AREA (ha)
A	0.4009	I	0.3235
B	0.1463	J	CONVERTED TO ROAD RESERVE
C	0.8566	K	0.3439
D	0.2283	L	0.2328
E	0.5220	M	0.8281
F	5.3214	N	0.4755
G	0.4668	O	0.7076
H	0.2747		

TOTAL AREA OF POS & DRAINAGE 11.1284

% OF GROSS LANDHOLDING 10.90%

PLAN A: LOCAL STRUCTURE PLAN MAP

Lot 1507 Eighty Road, Baldvis
A Rockingham Park Project



plan no: 3039-24A-01

date: 24 August 2017

scale: Not to scale