

Endorsement Page

This structure plan is prepared under the provisions of the City of Swan Local Planning Scheme No. 17

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

2010

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* .

Date of Expiry:

19 OCTOBER 2030

LEGEND

- Residential - R30
- Residential - R20
- Public Open Space
- Drainage Reserves
- Nominal Areas of Drainage Swales
- Dual Use Paths
- Pedestrian Footpath

NOTIFICATION

- i. Lot 359 shall, at subdivision stage, provide a monetary contribution to the owner of Lot 360 for the value of 111m² land being for the over-provision of public open space offset by drainage contributions.
- ii. All landowners within the Structure Plan shall be responsible for the provision of drainage infrastructure in accordance with the approved Local Water Management Strategy and subsequent Urban Water Management Plan (if applicable) at the time of subdivision.
- iii. A Public Open Space area of 1250m² located on Lot 359 on previous structure plans has been removed and instead provided for drainage purposes. The fulfillment of the requirement negates the need for Lot 359 to provide additional cash-in-lieu for Public Open Space and as such, Lot 359 has met its 10% requirement.
- iv. Public Open Space areas to be provided in stages as required at subdivision stage. POS staged areas to be designed in a manner which will link into a final design concept, to be provided in consultation with all developers at subdivision stage.
- v. All Public Open Space areas shall be designed in accordance with water sensitive design principles, to the satisfaction of the City of Swan. Detailed design drawings to be provided at subdivision stage.
- vi. Lot 359 and Lot 6 shall, at subdivision stage, provide a footpath along the eastern side of Chittering Road, along the full boundary of the lots to connect to the dual use paths located along the new Access Road north of the Structure plan area.
- vii. Lot 6 shall at subdivision stage widen Chittering Road at the corner of the 'New Access Road' to the satisfaction of the City of Swan.
- viii. A Notification section 70a is to be placed on Title against all lots at subdivision stage, flagging the responsibility for the seller to provide information to future landowners at the point of sale on devices and practices to be implemented to conserve water, including the requirement for all landowners to install a rainwater tank and other techniques as stipulated within the Local Water Management Strategy.

NOTE:

The proposed subdivisions are to be in accordance with the LWMS approved by the DOW. At the time of subdivision the landowners of Lots 3 & 12 Burley Rd and the landowners of Lots 13 & 4 Hurd Rd, will need to make arrangements for the POS and drainage areas to be developed in accordance with the approved LWMS. Where such arrangements have not been achieved each landowner will need to accommodate POS and drainage areas within their land and an addendum to the LWMS and the subsequent UWMP will be required.

POS and Drainage by Lot Number

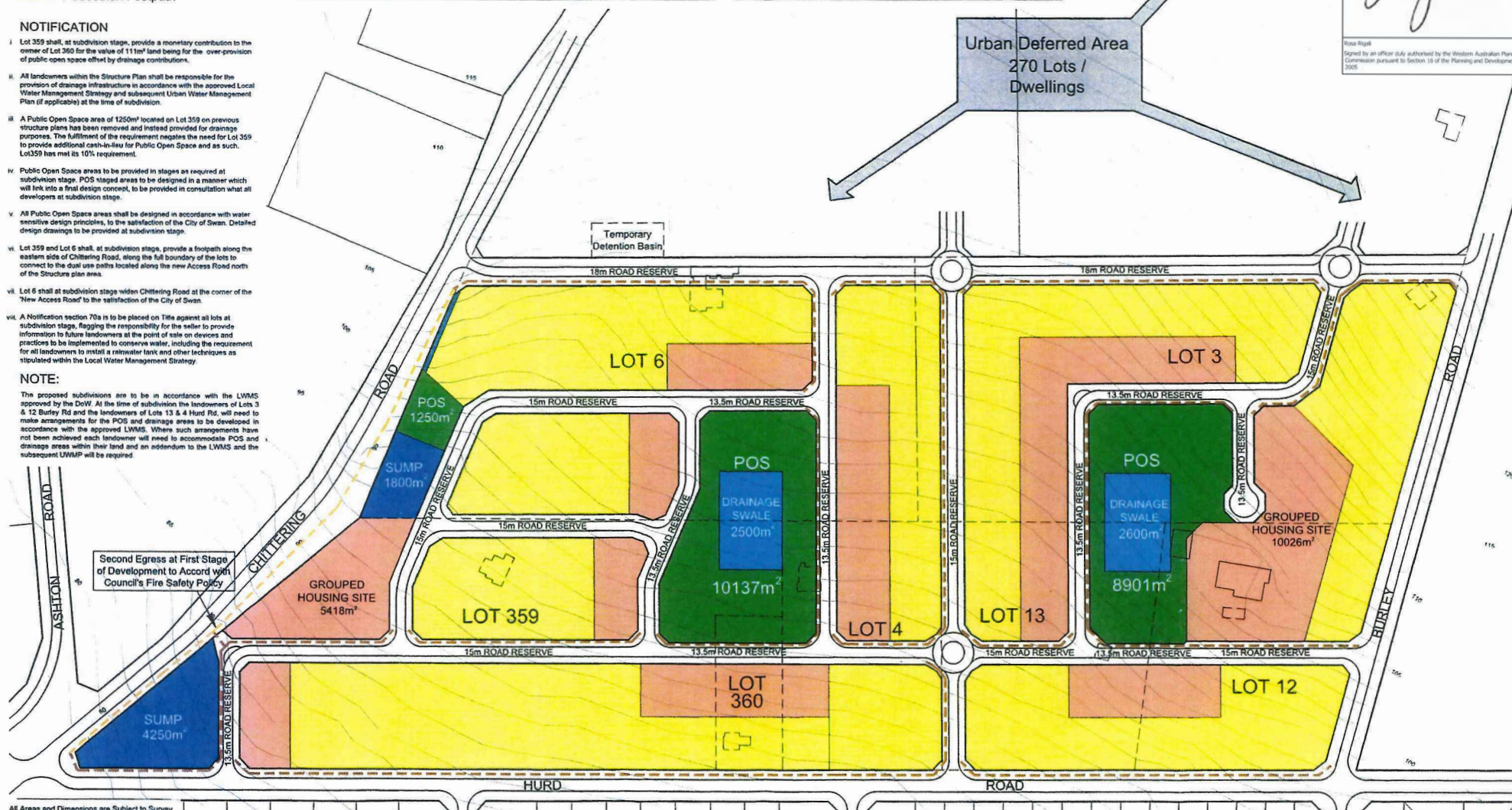
	Lot Area	Sumps etc.	Swales	Deductions	POS Required	POS Provided
Lot 3	5.5342 ha	-	0.1300 ha	0.0650 ha	0.5469 ha	0.5469 ha
Lot 4	1.5851 ha	-	-	-	0.1585 ha	0.1646 ha
Lot 6	5.5037 ha	0.1963 ha	0.1250 ha	0.2588 ha	0.5245 ha	0.5245 ha
Lot 12	2.0620 ha	-	0.0160 ha	0.0080 ha	0.2054 ha	0.1298 ha
Lot 13	2.0750 ha	-	0.1140 ha	0.0570 ha	0.2018 ha	0.2136 ha
Lot 359	5.3750 ha	0.4250 ha	0.1250 ha	0.4875 ha	0.4888 ha	0.3763 ha
Lot 360	0.4140 ha	-	-	-	0.0414 ha	0.0731 ha
Totals	22.5490 ha	0.6213 ha	0.5100 ha	0.9388 ha	2.1683 ha	2.0288 ha

Essential Land Use Data

Total Structure Plan Area	22.5490 ha
Deductions for Calculating Net Site Area	
Drainage Reserves	0.6113 ha
Drainage Swales (- 50% of Area)	0.2550 ha
Total Deductions	0.8663 ha
Net Subdivisible Area	21.6827 ha
10% POS Requirement	2.1683 ha
POS Provided (%)	2.1638 ha (10%)

Amendment Appendix 1 to Structure Plan Hurd Road Structure Plan has been approved by the Western Australian Planning Commission on 11/04/2017.

Rigali
Rosa Rigali
Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 18 of the Planning and Development Act 2005



All Areas and Dimensions are Subject to Survey

PLANNING SOLUTIONS

URBAN & REGIONAL
PLANNING

SCALE
DATE
FILE
READ ON

1:1000 (1:500)
27 October 2016
161027-4198-01-AM-Appendix.doc
10/17 Final Date: 27/11/2016



PROPOSED AMENDED STRUCTURE PLAN

LOT 00 (00) STREET NAME
SUBURB, STATE

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