

- Legend**
- Structure Plan Boundary
  - Existing Cadastre
  - New Main Connecting Road
  - New Local Street (Future Main Connecting Road)
  - New Structuring Road
  - Development Area \*\*\*
  - Primary School
  - New Public Open Space
  - Existing Parks and Recreation Reserve (MRS)
  - New Environmental Conservation Reserve
  - Drainage Storage Area \*\*
  - Closed Road Reserve

\*\* All drainage areas are subject to further detailed investigations with locations and configurations to be confirmed in Urban Water Management Plans (UWMPs)

\*\*\* Applications for subdivision or development at the higher end of the density band shall be assessed against a range of criteria. Refer Part One, Section 4.2 of the Local Structure Plan.



- Modifications**
- 1 Realignment of TOD Connector
  - 2 Raven Street Extension / Amend TOD Connector to 24.4m width
  - 3 POS modified
  - 4 Amended Structure Plan Boundary to reflect Metronet Project Area
  - 5 Drainage Basin removed, create POS
  - 6 Amended label / numbering
  - 7 Amends to legend terminology and notes added

Cell Number	Area (ha)*
01	2.3413
02	1.8785
03	10.9045
04	7.3950
05	10.8625
06	11.1755
07	4.3245
08	12.6174
<b>Total</b>	<b>61.4992</b>

\* Area is a gross figure which includes proposed local roads.

## Plan 2: Development Plan

### High Wycombe South Residential Precinct

Date: 5 Oct 2021 Scale: 18000@A3 14000@A1 File: 17-527 ST-2 A Staff: MC GW Checked: MC



Level 18, 191 St Georges Terrace, Perth Western Australia 6000.  
 PO Box 7375 Cloisters Square, Perth Western Australia 6850.  
 T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au