

- 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
Total	61.4992

* 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