

LEGEND

— • — Structure Plan Boundary

Region Scheme Reserves

-  Parks and Recreation
-  Primary Regional Road

Notice of Delegation

-  Bush Forever

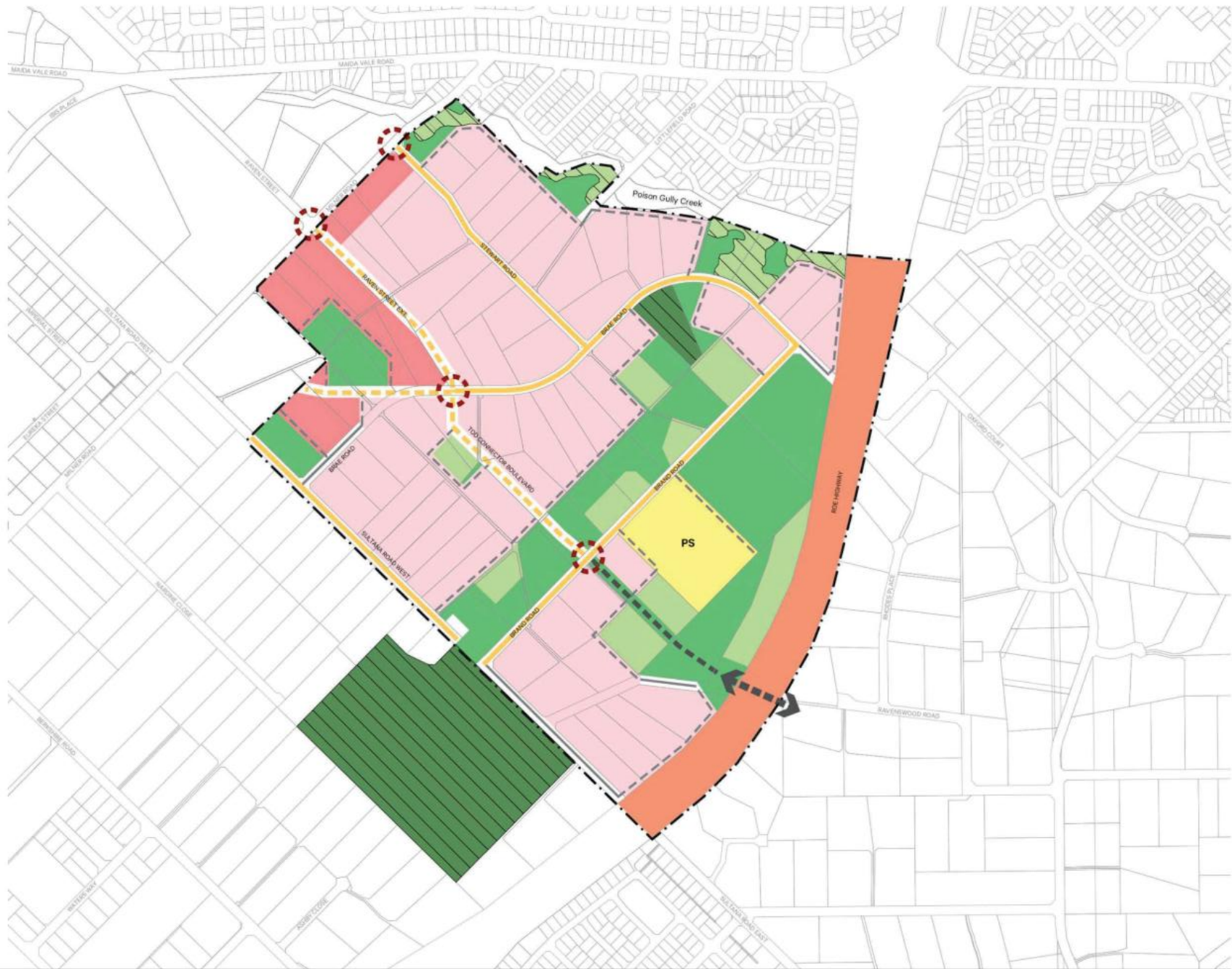
Land Use and Residential Density

-  Environmental Conservation
-  Local Open Space
-  PS Public Purposes - Primary School
-  Residential Medium Density (R30 - R60)*
-  Residential High Density (R60 - R100)*

Other Categories

-  Neighbourhood Connector (Existing / Proposed)
-  Local Street (Existing / Proposed)
-  Proposed Roundabout
-  Potential Future Fly-Over Roe Highway
-  Future Connector

* 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.



Plan 1: Local Structure Plan

High Wycombe South Residential Precinct

Date: 18 Oct 2023

Scale: 18000@ A3

1:4000 @ A1

File: 17-527 ST-1 A

Staff: MC GW

Checked: MC

element.

Level 16, 181 Di Georges Terrace, Perth Western Australia 6000
PO Box 7275 Clusters Square, Perth Western Australia 6850
T: +61 8 9389 6300 | E: hello@elementwa.com.au | elementwa.com.au