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)

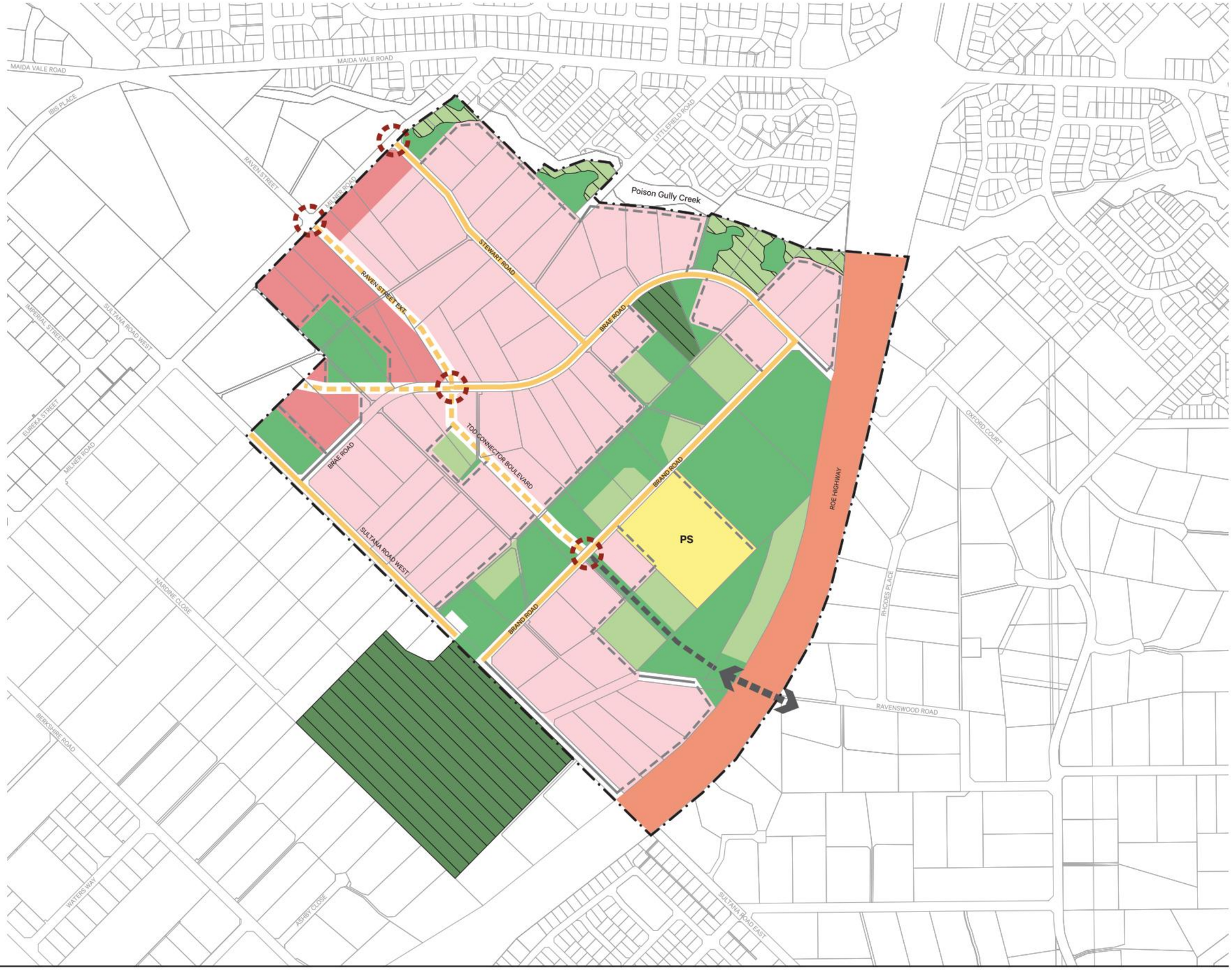
Local Street (Existing / Proposed)

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

0 80 160m

Date: 18 Oct 2023 Scale: 1:8000@ A3 1:4000 @ A1 File: **17-527 ST-1 A** Staff: MC GW Checked: MC

element.

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**