

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:

24 December 2009

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 2025

Amendment No.	Amendment summary	WAPC endorsed date
1	To increase the density code of a lot from R40 to R100 subject to a maximum building height of 3 storeys.	20-June-2019
2	To replace 'Residential R5', 'Residential R20' and 'Existing Building' classifications with 'Residential R5', 'Residential R50' and 'Commercial' classifications	01-November-2019



LOT YIELD	TOTAL
R5	51 LOTS
R20	1090 LOTS
R25	60 LOTS
R40	25 LOTS
R50	22 DUS
R100	70 DUS
COMMERCIAL	4 LOTS
PRIMARY SCHOOL	1 LOT
P.O.S. SUPPLIED	10.4836ha
TOTAL	1318 LOTS/ DWELLING UNITS



- LEGEND**
- O.D.P. BOUNDARY
 - EXISTING BUILDINGS
 - R5 CODING
 - R20 CODING
 - R25 CODING
 - R40 CODING
 - R50 CODING
 - R100 CODING

- PUBLIC OPEN SPACE
- VILLAGE CENTRE/ COMMERCIAL SITE
- SCHOOL SITE
- COMMUNITY PURPOSE SITE
- LANDOWNERS NOT INCLUDED IN BEECHBORO LAND SYNDICATE

NOTE: DWELLING CONSTRUCTION IN R5 ZONE NOT PERMITTED IN WESTERN POWER EASEMENT

	Lot Area	10% POS Required	Land Provided	Over(+) / Under(-) Provision
Cracovia (Lot 55)	2,3330	n/a		
Lot 47	1,6399	0,1640	0,9342	+0,7702
Lot 49	2,1939	0,2194		-0,2194
Lot 52	2,2103	0,2210		-0,2210
Lot 4	2,0815	0,2081	0,2081	
Lot 3	2,0835	0,2084		-0,2084
Lot 103	0,7577	0,0758		-0,0758
Lot 102	0,6895	0,0689		-0,0689
Lot 101	0,3070	0,0307		-0,0307
WC Res.	0,1175	0,0118		-0,0118
Non-Participating	12,0808	1,2081	1,1423	-0,0658
Citi Fidelity	93,4129	9,3413	9,3413*	
TOTALS	105,4937	10,5494	10,4836	-0,0658

Cash in lieu of required POS will be a condition of subdivision as and when subdivision of this property occurs and will be used to compensate the over provision of POS on Lot 47 and for betterment of POS areas within the estate

This modified Development Plan No. 42 is prepared under the provisions of the City of Swan Local Planning Scheme No. 17.

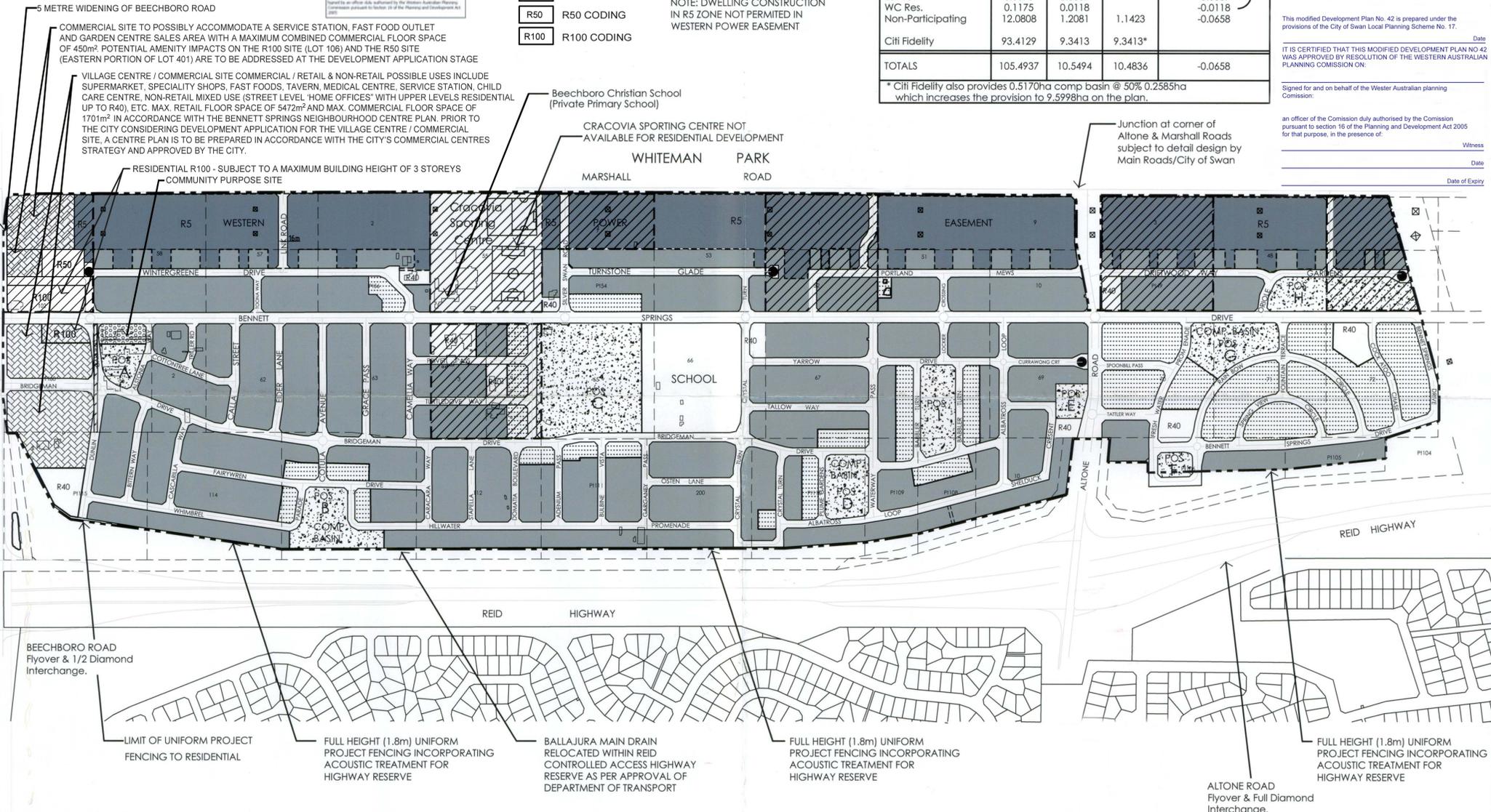
IT IS CERTIFIED THAT THIS MODIFIED DEVELOPMENT PLAN NO 42 WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

Signed for and on behalf of the Western Australian planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

Witness
Date
Date of Expiry

* Citi Fidelity also provides 0.5170ha comp basin @ 50% 0.2585ha which increases the provision to 9.5998ha on the plan.



5 METRE WIDENING OF BEECHBORO ROAD
COMMERCIAL SITE TO POSSIBLY ACCOMMODATE A SERVICE STATION, FAST FOOD OUTLET AND GARDEN CENTRE SALES AREA WITH A MAXIMUM COMBINED COMMERCIAL FLOOR SPACE OF 450m². POTENTIAL AMENITY IMPACTS ON THE R100 SITE (LOT 106) AND THE R50 SITE (EASTERN PORTION OF LOT 401) ARE TO BE ADDRESSED AT THE DEVELOPMENT APPLICATION STAGE

VILLAGE CENTRE / COMMERCIAL SITE COMMERCIAL / RETAIL & NON-RETAIL POSSIBLE USES INCLUDE SUPERMARKET, SPECIALITY SHOPS, FAST FOODS, TAVERN, MEDICAL CENTRE, SERVICE STATION, CHILD CARE CENTRE, NON-RETAIL MIXED USE (STREET LEVEL), HOME OFFICES WITH UPPER LEVELS RESIDENTIAL UP TO R40), ETC. MAX. RETAIL FLOOR SPACE OF 5472m² AND MAX. COMMERCIAL FLOOR SPACE OF 1701m² IN ACCORDANCE WITH THE BENNETT SPRINGS NEIGHBOURHOOD CENTRE PLAN. PRIOR TO THE CITY CONSIDERING DEVELOPMENT APPLICATION FOR THE VILLAGE CENTRE / COMMERCIAL SITE, A CENTRE PLAN IS TO BE PREPARED IN ACCORDANCE WITH THE CITY'S COMMERCIAL CENTRES STRATEGY AND APPROVED BY THE CITY.

RESIDENTIAL R100 - SUBJECT TO A MAXIMUM BUILDING HEIGHT OF 3 STOREYS
COMMUNITY PURPOSE SITE

CRACOVIA SPORTING CENTRE NOT AVAILABLE FOR RESIDENTIAL DEVELOPMENT

WHITEMAN PARK
MARSHALL ROAD

WESTERN POWER EASEMENT

CRACOVIA SPORTING CENTRE

SCHOOL

ALONE ROAD

REID HIGHWAY

BEECHBORO ROAD

ALONE ROAD FLYOVER & FULL DIAMOND INTERCHANGE.

LIMIT OF UNIFORM PROJECT FENCING TO RESIDENTIAL

FULL HEIGHT (1.8m) UNIFORM PROJECT FENCING INCORPORATING ACOUSTIC TREATMENT FOR HIGHWAY RESERVE

BALLAJURA MAIN DRAIN RELOCATED WITHIN REID CONTROLLED ACCESS HIGHWAY RESERVE AS PER APPROVAL OF DEPARTMENT OF TRANSPORT

FULL HEIGHT (1.8m) UNIFORM PROJECT FENCING INCORPORATING ACOUSTIC TREATMENT FOR HIGHWAY RESERVE

FULL HEIGHT (1.8m) UNIFORM PROJECT FENCING INCORPORATING ACOUSTIC TREATMENT FOR HIGHWAY RESERVE

ALONE ROAD FLYOVER & FULL DIAMOND INTERCHANGE.

FULL HEIGHT (1.8m) UNIFORM PROJECT FENCING INCORPORATING ACOUSTIC TREATMENT FOR HIGHWAY RESERVE

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D
15.12.05	H	Modifications required by WAPC	PLJ	SB	JLS	JLS
20.11.07	I	References to Rail line removed	SVR	SB	SVR	SVR
11.11.08	J	Modification to Village Centre notation	LVE	DCD	LVE	LVE
06.07.04	D	General Modifications	PLJ	SP	PLJ	PLJ
07.02.05	E	General Modifications, Street Names and Link Road Added	PLJ	SB	JLS	JLS
19.04.05	F	Remove notation 'Regional Veloway'	PLJ	SB	JLS	JLS
12.08.05	G	Modifications made as per council request	PLJ	SB	JLS	JLS

BEECHBORO LAND SCHEME

ODP No. 42 - PROPOSED REVISION DEVELOPMENT PLAN FOR THE SCHEME AREA

CITI FIDELITY NOMINEES CO. PTY. LTD.

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Date 05.11.02 Scale 1:5000
Designed PLJ Checked DRJ
Drawn NHP Approved PLJ
Local Authority SHEET OF 1
CITY OF SWAN 1
Project Number Drawing Number Revision
P9274-004 P644-C01 J

