



Lefroy Road connection subject to engineering feasibility and detailed design

- PLANNING CONDITIONS**
1. Prior to subdivision of any part of the land subject to the Structure Plan, a Detailed Area Plan for the subject area of land is required to be prepared and lodged in line with the City of Fremantle in accordance with the requirements of clause 6.2.15 of the Scheme.
 2. Building heights within the development are generally as per the relevant requirements of the Residential Design Codes (Codes), amended as follows:
 - a. Single or grouped dwellings at any density – as per Category B of Table 3 of the Codes;
 - b. Multiple dwellings – at density up to and including R60, as per the maximum height for R60 development specified in Table 4 of the Codes; and
 - c. Multiple dwellings – at density over R60 up to and including R100, as per maximum height for R100 development specified in Table 4 of the Codes.
 3. Development comprising ten or more Multiple Dwellings will include a minimum of 25% of the total number of dwellings having a maximum floor area of 60m² or less and no more than 40% of the total number having a floor area of 120m² or more.
 4. An Environmental Management Plan addressing issues including (but not limited to) unexpected finds, asbestos, air quality, noise, water, fauna and weed management must be prepared and submitted to the City and to the Department of Environment and Conservation for approval prior to any application for subdivision and/or development of any part of the land subject to the structure plan.
 5. Prior to any application for subdivision and/or development of any part of the land subject to the Structure Plan, a detailed design and engineering feasibility study shall be carried out to assess the potential for a road connection from the proposed internal road network to Lefroy Road to the north.
 6. Prior to any application for subdivision and/or development of any part of the land subject to the Structure Plan, a detailed design of the proposed Public Open Space shall be carried out. The design shall incorporate best practice in water efficient landscaping in order to minimise irrigation requirements, land remediation, integration with adjoining land uses (such as SFHS) and proposed residential development, pedestrian and cycle networks, recreational play equipment and community facilities.
 7. An Urban Water Management Plan shall be prepared for managing water at the site prior to any application for subdivision and/or development of any part of the land subject to the Structure Plan.

- LEGEND**
- R40/100 Residential Density
 - D Drainage
 - POS Public Open Space
 - ← Potential Pedestrian Connections
 - 1** Area subject to further investigation as part of Lefroy Road connection investigations.
 - 2** Area subject to further investigation to determine development feasibility.

Potential pedestrian connection subject to landowner's agreement

Portugese Club



LEFROY ROAD QUARRY STRUCTURE PLAN
BEACONSFIELD
 WAPC APPROVED 2 AUGUST 2012

H	notes added	120810	SB	DP
G	planning conditions	120201	SB	DP
F	planning conditions	110815	RH	
E	investigation area amended	110803	SB	
D	investigation areas added	110727	SB	DP
C	Concept design updated	110328	SB	
ISSUE DESCRIPTION		YYMMDD	DRAWN	APP'D

DRAWING NUMBER	UD3 110	REV	H
REFERENCE NUMBER	LAN BEA	SCALE	1:2000
		SHEET	A3

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