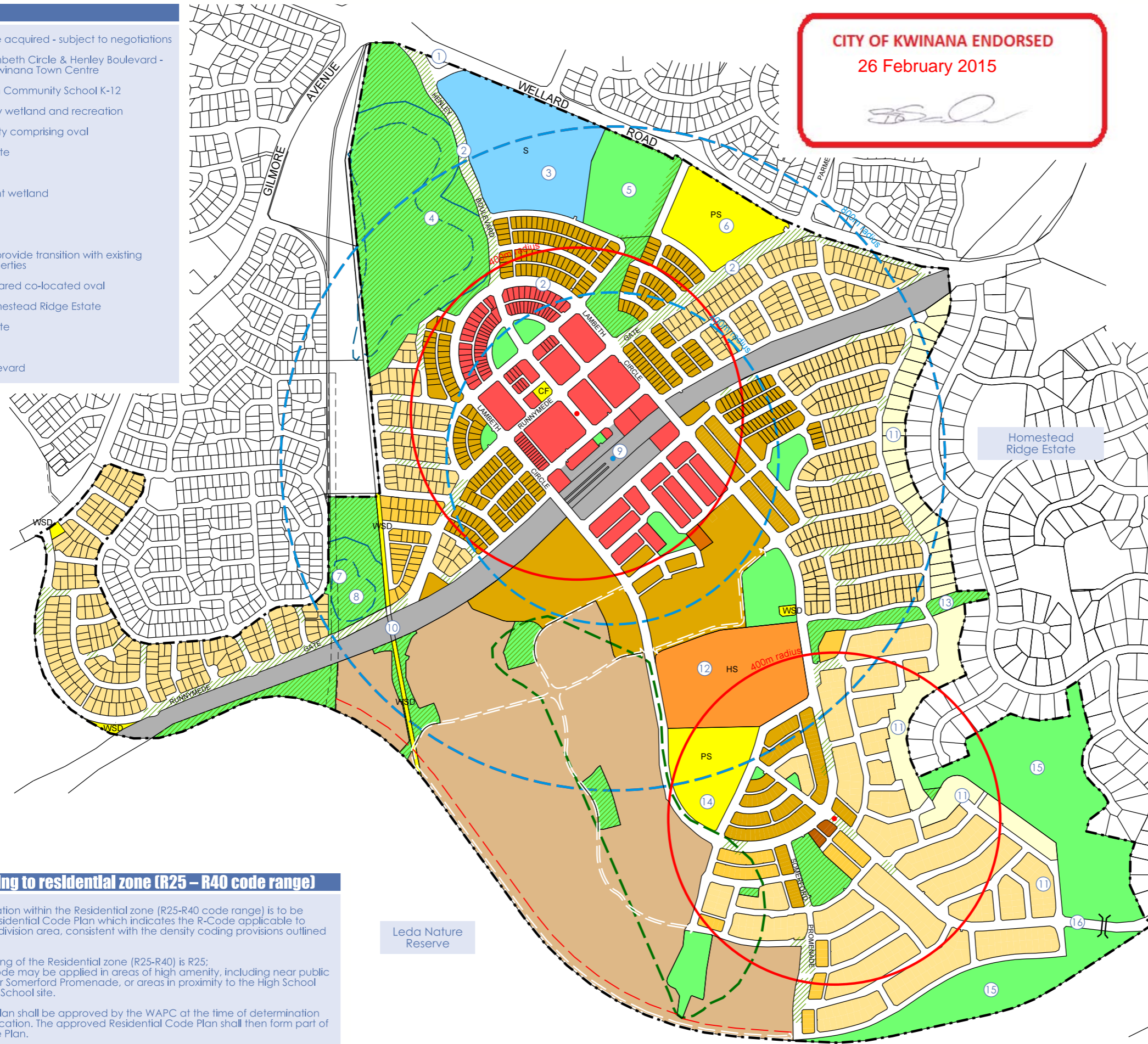


### key elements

- 1 Wellard Road site to be acquired - subject to negotiations
- 2 Runnymede Gate, Lambeth Circle & Henley Boulevard - major connection to Kwinana Town Centre
- 3 Peter Camley Anglican Community School K-12
- 4 Conservation Category wetland and recreation
- 5 District recreation facility comprising oval
- 6 Public primary school site
- 7 Transmission easement
- 8 Resource Enhancement wetland
- 9 Wellard train station
- 10 Pedestrian underpass
- 11 Large lots (1500m<sup>2</sup>) to provide transition with existing special residential properties
- 12 High school site with shared co-located oval
- 13 POS link to existing Homestead Ridge Estate
- 14 Public primary school site
- 15 Bush Forever site
- 16 Extension of Leda Boulevard

**CITY OF KWINANA ENDORSED**  
26 February 2015



### legend

#### METROPOLITAN REGION SCHEME RESERVES

- Railways
- Public Purposes  
Denoted As Follows:  
HS High School

#### LOCAL SCHEME RESERVES

- Park, Recreation & Drainage
- Public Purposes  
Denoted As Follows:  
CF Community Facility  
PS Primary School  
WSD Water Supply Sewerage & Drainage

#### ZONES AND R-CODES

- Residential R10 (large lots)
- Residential R20
- Residential R25-R40
- Residential R30
- Residential R40
- Residential R80
- Special Use  
Denoted As Follows:  
S School

#### OTHER

- Neighbourhood Centre R60 (Neighbourhood Node)
- Neighbourhood Centre R80 (Incorporating retail, office, residential and community facilities)
- Easement
- Wetland boundary
- Wetland Buffer
- Possible Tree Retention Area
- Indicative Neighbourhood Centre 400m walkable catchment
- Indicative Train Station 400m & 800m walkable catchment
- Key Movement Network (subject to detailed subdivision design)
- Bushfire Setback (in accordance with approved Fire Management Plan/Bushfire Attack Level Assessment)
- Structure Plan Boundary
- COMMUNITY PURPOSE FACILITY

Denotes a community purposes site of 5000m<sup>2</sup> to be vested free of cost in the Crown in accordance with section 152 (1) (f) of the Planning and Development Act 2005, or granted freehold to the Town of Kwinana. This site may be reduced in land area subject to the following requirements being met:

- i. The Council of the Town of Kwinana agrees to the reduction;
- ii. The reduction is not more than 3800m<sup>2</sup> (i.e. a minimum site area 1200m<sup>2</sup>);
- iii. The land owner makes a reasonable financial contribution to the Town of Kwinana as agreed to by Council, with this based upon an equitable funding arrangement for a community facility to be developed on the site;
- iv. The community facility under iii is that chosen by the Council of the Town of Kwinana;
- v. The land owner enters into a suitable agreement with the Town of Kwinana guaranteeing requirements i to iv are met.

#### IMPORTANT VEGETATION AREA

Existing linear Public Open Space and adjacent road reserves will incorporate and protect vegetation where practical. The ability to protect vegetation will be determined through a detailed tree survey at the subdivision design stage, with the final subdivision design being articulated to ensure the practical protection of vegetation.

#### DEDICATED FAUNA UNDERPASS

Denotes location for dedicated fauna underpass to be provided as part of extension of Leda Boulevard. The underpass is to facilitate fauna connectivity either side of Leda Boulevard within the Bush Forever Site. The underpass is to be located, designed and constructed to the satisfaction of the Department of Environment and Conservation and Town of Kwinana.

Subdivision Approval has been issued where lot layout shown.

### provisions relating to residential zone (R25 – R40 code range)

Any subdivision application within the Residential zone (R25-R40 code range) is to be accompanied by a Residential Code Plan which indicates the R-Code applicable to each lot within the subdivision area, consistent with the density coding provisions outlined as follows:

- a) The base coding of the Residential zone (R25-R40) is R25;
- b) R40 density code may be applied in areas of high amenity, including near public open space or Somerford Promenade, or areas in proximity to the High School site or Primary School site.

The Residential Code Plan shall be approved by the WAPC at the time of determination of the subdivision application. The approved Residential Code Plan shall then form part of the approved Structure Plan.