LEGEND

Structure Plan Boundary (Development Zone Area)

Zones

- Residential R20
- Residential R30
- Residential R50
- MRS Rural Zone

Reserves

- Public Open Space
- MRS Parks and Recreation Reserve

Road Network

- District Distributor
- Local Distributor
- Key Local Access Street
- Bus Routes
- Full Movement "T" Intersection

Notes:

1. Local road network depicted is indicative only and subject to change and refinement at the subdivision stage.
2. A hard edged road interface shall be provided to the wetland areas and Bush Forever reserves with road reserve widths to be confirmed at subdivision.
3. Northern access to Wellard Road is a full movement "T" intersection with priority to Wellard Road. This intersection may be downgraded to left in/left out when Wellard Road is constructed as a dual carriageway..
4. Southern access to Wellard Road is either a roundabout or a full movement "T" intersection, to be confirmed at subdivision stage.
5. The wetland core comprises of both the EPP lake and Resource Enhancement wetland boundaries.
6. The wetland buffer is 50m to the EPP lake and 30m to the Resource Enhancement wetland as agreed with Environmental Protection Authority.

LOCAL STRUCTURE PLAN

Lots 83, 85, 92,167-170 & 1278 Wellard Road & Lots 1, 2, & 10 Johnson Road, Wellard
Town of Kwinana

plan no: 2263-52J-01
scale: 1:5,000 @ A3
date: 04.10.2012

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This plan is current at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE ©