



LEGEND :

- Structure Plan Boundary
- Low Density Residential R25
- Low Density Residential R30
- Medium Density Residential R40
- Medium Density Residential R60
- P.O.S. & Drainage
- Conservation Category Wetland
- Parks and Recreation (Regional)
- District Town Centre
- Local Centre
- Mixed Business / Residential
- Schools
- Restricted Use No.4
(See schedule 3 in TPS No.4)
- Integrator Arterial
- Neighbourhood Connector
- Higher Order Access Street
- Access Street
- Laneways
- District Dual Use Path
- Development Contribution Item
- Bus Routes
- Kennel Buffer - Memorials on title
- Road Widening
- Signalled Intersection
- * Mandatory 2 - Storey Dwellings

NOTES:

- 1) This Structure Plan is complementary to the Development Contribution Plan for the North Forrestdale First Stage area and the two key statutory documents each should be read in conjunction with the other;
- 2) Each Plan of Subdivision/ODP to be supported by the following:
 - a Development Contribution Plan report (detailed analysis of infrastructure contributions in works and funds);
 - an Urban Water and Nutrient Management Strategy/Plan (including water monitoring); and
 - A Public Open Space Schedule.
- 3) Following completion of the IUWMP to be prepared by Water Corporation, subsequent subdivision and development is to accord with the specifications and requirements of the IUWMP.
- 4) Road specifications to be in accordance with State and Local policy unless otherwise agreed to by the City and/or WAPC.
- 5) Lot 13 Nicholson Road is supported by a Fire Management Plan. Regardless of whether the land has been formally designated as bushfire prone, any buildings to be erected on land identified as falling within 100 metres of a bushfire hazard shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia. Notifications are to be placed on Certificates of Title of all affected lots to advise of Building setbacks and construction standards required to achieve a Bushfire Attack Level -29 or lower in accordance with Australian Standards (AS3959-2009); Construction of buildings in bushfire prone areas.
- 6) The requirement for a noise impact assessment/ remediation measures and/or notifications on title is to be addressed as part of future subdivision having regard to State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning'.

Amendment 1 to North Forrestdale Stage 1 Central Structure Plan has been approved by the Western Australian Planning Commission on 19 December 2016.

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

**Composite NFSP Plan
NORTH FORRESTDALE**



Scale 1: 7,500 @ A1 | 1:15,000 @ A3
0 100 200 300 400 500

COMPILED: CDP / City of Armadale	DRAWN BY: RF
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