



### LEGEND

**ZONES/RESERVES**

- RESIDENTIAL R15
- RESIDENTIAL R20
- RESIDENTIAL R25
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R60
- COMMERCIAL
- SPECIAL USE
- EDUCATION
- PUBLIC OPEN SPACE

**OTHER**

- LOCAL STRUCTURE PLAN BOUNDARY
- 400m NEIGHBOURHOOD WALKABLE CATCHMENT
- PUMP STATION ODOUR BUFFER
- POWERLINE EASEMENT
- ROAD WIDENING (SIXTY EIGHT ROAD)
- PLANNED BUS ROUTE
- VEGETATION TO BE PROTECTED (WHERE POSSIBLE)
- SEWER PUMP STATION (900m<sup>2</sup> - 1220m<sup>2</sup>)

**NOTES**

- The boundary of this Local Structure Plan (LSP) is in accordance with the approved Comprehensive Development Plan (CDP) 2002 and original Lot 1507 boundary.
- The access street and associated lot layout shown on the plan is indicative only and subject to refinement as part of the detailed subdivision process.
- POS Areas are indicative only and subject to further detailed design and drainage considerations.
- All road carriageway detail depicted on the Plan including pavements, road treatments, medians and parking are for illustrative purposes only and are subject to final engineering design and any relevant approvals. The detail reflects the intent of road network standards preferred for this subdivision. All dimensions and areas depicted on the Plan are subject to pre-cal and final survey and may vary from figures shown.
- Bushfire attack level to be reviewed prior to creation of titles. Development may require construction in accordance with AS3959 - Construction in Bushfire Prone Areas.
- Sixty-Eight Road widening to accommodate future upgrade to boulevard standard. Construction requirements to be negotiated at subdivision stage of development.

# LOCAL STRUCTURE PLAN MAP

Lot 1507 Eighty Road, BALDIVIS

A Rockingham Park Project

NORTH

Scale: 1:6000 @ A3

0 60 120 180m

PLAN: RHPPH-2-001 REVISION: B  
 DATE: 24/09/2024 DRAWN: JP  
 PROJECTION: PCG 94 PLANNER: CH  
 DATUM: AHD CHECK: KB



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