



LEGEND

SPIRES ESTATE LOCAL STRUCTURE PLAN BOUNDARY

ZONES

- R25 RESIDENTIAL
- R30 RESIDENTIAL
- R40 RESIDENTIAL
- R60 RESIDENTIAL
- R100 RESIDENTIAL
- COMMERCIAL
- SPECIAL USE

RESERVES

- PUBLIC OPEN SPACE
- ROAD RESERVE

ELEMENTS WHICH INFORM THE STRUCTURE PLAN

- PRIORITY CONTROLLED INTERSECTIONS
- GAS PIPELINE CORRIDOR
- TREES TO BE RETAINED (SUBJECT TO SURVEY)
- REMNANT VEGETATION TO BE RETAINED SUBJECT TO ENGINEERING AND DETAILED DESIGN

NOTE: Lots within 100m of classified vegetation identified by Bushfire Management Plan (BMP), require a detailed BAL assessment at Building License stage.

PLAN 1 - SPIRES ESTATE STRUCTURE PLAN (PHASE 2)
Various Lots, Fifty & Eighty Road, BALDIVIS

Aerial supplied by: Nearmap
Aerial Date Stamp: N/A
Survey supplied by: N/A
Plan Number: NPS1022 - 005
Revision Number:
Drawn By: JP
Client: Spatial Property Group

0 80 160 240 320 400 480m

Scale: 1:4000 @A3 Date Issued: 05.04.2023 ©Niche Planning Studio

DISCLAIMER:
Town Planning compliance is subject to approval from the Tamala Park Regional Council and a suitable town planner will need to be appointed.
All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application.
B/L Form is illustrative only and subject to Architectural Design and approval from an RAAI qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

