

The map illustrates the Benara area, showing a network of streets and planned infrastructure. Key streets include Reid Highway, Suffolk Street, Arthur Street, Watkins Road, Lord Street, Benara Road, and Bennett Street. The map highlights several infrastructure projects, each with a specific trigger and funding source. For example, the 'Right Turn Pocket Upgrade' on Suffolk Street is triggered by 200 dwelling units, while the 'Lord Street / Benara Road Light Upgrade' is triggered by 1,460 dwelling units. The map also shows the 'CAVERHAM NORTH STRUCTURE PLAN' and the 'Primary School'. A scale bar and north arrow are provided for reference.

Infrastructure Projects and Triggers:

- Right Turn Pocket Upgrade:** Suffolk Street Upgrade, Trigger - 200 Dwelling Units
- Suffolk Street Upgrade:** East of Arthur Street to West Swan Road, Trigger - 100 Dwelling Units
- Arthur Street Upgrade:** To Integrator 8, Trigger - 1,660 Dwelling Units
- Roundabout Upgrade:** Trigger - 570 Dwelling Units
- Wattleck Road Upgrade:** To Neighbourhood Connector B, Trigger - 1,120 Dwelling Units
- Channelised Intersection:** Trigger - 1,450 Dwelling Units
- Lord Street / Benara Road Light Upgrade:** Trigger - 1,460 Dwelling Units
- Lord Street / Reid Highway Light Upgrade:** Trigger - 1,460 Dwelling Units
- Local Community Centre:** Trigger - at Subdivision, Clearance of 30% of Cell
- Neighbourhood Park (Active):** Trigger - at Subdivision, Clearance of 30% of Cell
- Black Spot Funding:** (City of Swan)

Other Features:

- CAVERHAM NORTH STRUCTURE PLAN**
- Primary School**
- Neighbourhood Centre**
- Non-residential uses permitted, with non-residential floor space not to exceed 850m²**
- Section 1.3.3 of the Structure Plan**

4. Residential lots created within the "500m Agricultural Notification Area" require a notification to be placed on the Certificate of Title. The notification is to state: "This lot is within the 500m Agricultural Notification Area and may be adversely affected by noise, dust and vibration from existing and future agricultural land uses in the Swan Valley".
5. Serative Uses (as per the definition in the State Planning Policy Framework) require a notification to be placed on the farm built as prescribed in the "PAT" section (PAT 20 of 1992) unit:
 - (a) The poultry farm creates operation and its use rights have been voluntarily extinguished
 - (b) The use of the land is for the purpose of growing Backworks
6. Residential lots created within the "500m Agricultural Notification Area" require a notification to be placed on the Certificate of Title. The notification is to state: "This lot is in proximity to a livestock operation at 25 Homer Street, Caversham and may have their amenity affected

Detailed Area Plans

10. Council designated S20 and above Detailed Area Plans (DAPs) should be prepared at a scale of 1:1000 detailing the following as applicable to the given area:

- Dwelling orientation
- Footway access
- Setback variations
- Noise surveillance of public open space
- Drainage
- Land use
- Other relevant information

11. Prior to the completion of the DAP for the East of Arthur Street (1320 to the Patricia Street) area, the Council's Neighbourhood Centre, which encourages future development to address the following:

Additional Uses

14. All land zoned Residential is subject to Additional Use 1 for Display Home Centre and Residential Sales office. Refer to S.1.3.1 of Caversham Local Structure Plan report.

15. Conditions relating to Additional Use 2 requirements are outlined in Part 3.1.1 of the Caversham Structure Plan report.

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P.S.	Primary School
D	Drainage (Refer L.W.M.S.)

Residential R60
Residential R80

Noise Attenuation
(Refer Clause 4.4.7)

500m Agricultural Notification Area

SWAN

CITY OF