



Legend

- Indicative Residential Development
- Proposed Key Roads
- Conservation Area (Lot 803 and 1) - 19.43ha
- Indicative Structure Plan Area
- Existing Lot 802 boundary
- Existing Sewer Infrastructure
- Potential Public Open Space & Drainage Locations to 10% GSA
- WaterCorporation Planned Sewer Easement Duplication (15m). To include a combination of retained vegetation and revegetation
- Asset Protection Zone (APZ) - 22m wide (15% tree canopy to be retained)

Tree Retention

- Existing Other Trees to be Retained - subject to final design, engineering, bushfire management and health

The final Local Structure Plan will seek to prioritise preservation of the site's environmental values by retaining significant trees and existing vegetation. At minimum, 10% of the Gross Subdivisible Area (GSA) will be designated as Public Open Space (POS). The Concept Plan identifies possible locations to be considered. Additional tree retention may occur in road reserves and other public areas, supporting ecological health and neighbourhood character. Although the exact level of vegetation retention will be determined during detailed design and engineering, the approach will follow key principles of:

- Maximising tree retention within POS and road reserves.
- Adjusting lot boundaries to protect trees near private lots.
- Designing roads to avoid tree removal using features like meandering streets and wider verges.
- Limiting earthworks to preserve natural ground levels and minimise disturbance.

Indicative Concept Plan

LOTS 802 & 803 ERINDALE ROAD and LOT 1 WANNEROO ROAD, HAMERSLEY

A Cedar Woods Properties Ltd Project

scale:
1:3000@A3



plan:
19/063/020E

date:
02/07/2025

aerial:
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