

Lot 506 Ballawarra Avenue, Byford  
Western Australia





## Description

Lot 506, Ballawarra Avenue, Byford

**Size:** 927sqm (approximately)

**Zones:** Commercial

**Titles:** Issued

**Legal Description:** Lot 506 on Deposited Plan 53088 Certificate of Title Vol. 2689 Folio 232

A rare opportunity to secure a prime, high exposure commercial use site located at the northern gateway to Byford.

This commercial site is located in a strategic metro location close to a newly developed fully operational service station, fitness centre and proposed McDonald's. Positioned close to major transport links and amenities makes this site easily accessible.

The property has a number of potential permitted uses that can take advantage of the highly active established residential developments adjoining it, providing huge potential and long term value for a suitable business.

The lot is zoned 'commercial' under the approved Local Structure Plan. A table containing the permitted, discretionary and prohibited land uses is attached.

Approval has been granted to subdivide the property into two lots in accordance with the attached plan.

---

# Individual Site Plan

---

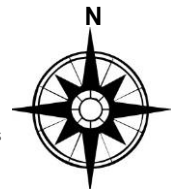
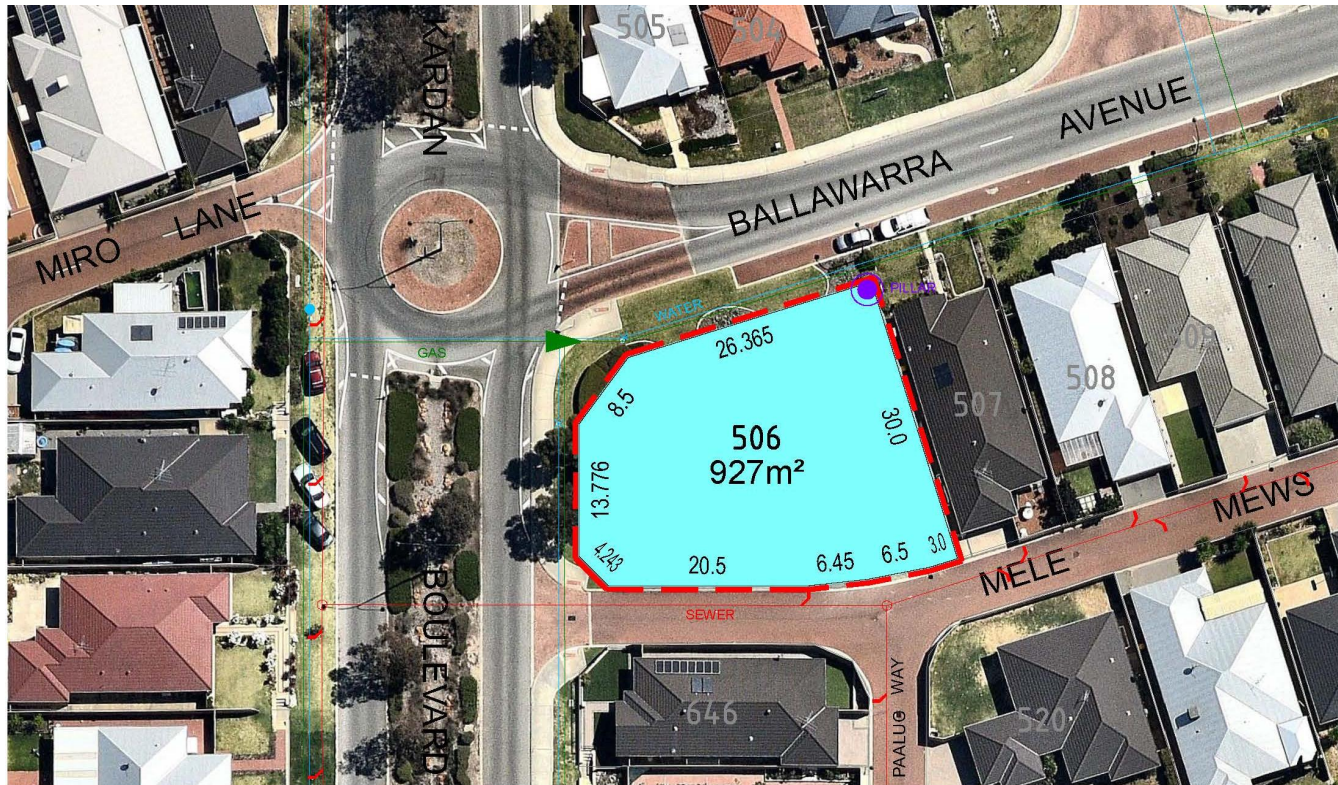




Redgum Brook Estate

*Lot 506*

**Satterley**



LANDSCAPING WITHIN  
PUBLIC OPEN SPACE AREAS  
INDICATIVE ONLY.

The particulars set out in this brochure-plan, including use and dimensions, are for guidance and shall not be taken as representations of warranties by the vendor or its agents and a purchaser should undertake inspection and enquiry independently to verify the correctness of each item. Landscaping details are conceptual only and subject to modification. Trees are indicative only.

Our Ref: 08534 Stage 12b

December 2016



DEPARTMENT OF PLANNING		
DATE	FILE	
01/06/2016	153754	

**PROPOSED SUBDIVISION**  
**REDGUM BROOK ESTATE**  
**LOT 506 (No. 2) BALLAWARRA AVENUE**  
**BYFORD**

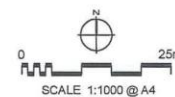
JOB REFERENCE: NK13

DATE: 23rd MAY 2016

THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

NOTE:  
 Areas and dimensions subject to survey.

LEGEND  
 SUBJECT LAND



**GRAY & LEWIS**  
**LAND USE PLANNERS**

Suite 5, 2 Hardy Street  
 South Perth, WA 6151  
 T (08) 9474 1722  
 F (08) 9474 1172  
 perth@graylewis.com.au

---

# Local Structure Plan

---





**LOCAL STRUCTURE PLAN**  
**LOT 9000 THOMAS ROAD**  
**BYFORD**  
 PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD

#### NOTES

No direct vehicle access is permitted onto Thomas Road, Tonkin Highway or the north-south Integrator B outside centre road from any proposed lots fronting or partially fronting these roads. This is to be achieved through street block design which uses local service roads and laneways, so that built development, rather than back fencing, still fronts these roads. Any proposed lots fronting or partially fronting these roads are required to have a restrictive covenant placed on their certificate of title imposing the restriction of direct vehicle access.

Detailed area plan may be required at subdivision stage  
 Closed road  
 Drainage swale  
 Residential density R20 unless otherwise shown



An overall minimum average density of R20 is to be maintained over all lots in the LSP area

Dual use paths located within neighbourhood connector roads and Integrator B road depicted as.....



Footpaths located within local road network  
 Denotes 400 metre radius from neighbourhood node.....



Final adoption in accordance with clause 5.18.3.15 of the Scheme granted on 17/6/05

*C. Eldridge*  
**ACTING DIRECTOR**  
**SUSTAINABLE DEVELOPMENT**



**GRAY & LEWIS**  
**LAND USE PLANNERS**  
 Suite 5, 2 Hardy Street  
 South Perth, WA 6151  
 T (08) 9474 1722  
 F (08) 9474 1172  
 perth@graylewis.com.au

---

# Permitted Use & Zoning Table

---



## PART III • ZONES

### 3.1 ZONES

3.1.1 There are hereby created the several zones set out hereunder:

RESIDENTIAL	
COMMERCIAL	
SHOWROOM / WAREHOUSE	
LIGHT INDUSTRY	
GENERAL INDUSTRY	
SPECIFIC RESIDENTIAL	
SPECIAL RURAL	
RURAL LIVING A	AMD 47 GG 9/12/94
RURAL LIVING B	AMD 47 GG 9/12/94
FARMLET	AMD 47 GG 9/12/94
CONSERVATION ZONE	AMD 55 GG 25/8/95
AGRICULTURE PROJECT	AMD 58 GG 29/9/98
RURAL	
SPECIAL USE	
URBAN DEVELOPMENT	AMD 69 GG 16/6/00
RURAL – RESIDENTIAL	AMD 171 GG 3/9/13
TOWN CENTRE	AMD 171 GG 3/9/13
NEIGHBOURHOOD CENTRE	AMD 171 GG 3/9/13
HIGHWAY COMMERCIAL	AMD 171 GG 3/9/13
MIXED BUSINESS	AMD 171 GG 3/9/13
MIXED USE	AMD 171 GG 3/9/13
RURAL GROUNDWATER PROTECTION	AMD 92 GG 10/3/06

3.1.2 The zones are delineated and depicted on the Scheme Map according to the legend thereon.

### 3.2 ZONING TABLE

3.2.1 Subject to the provisions of the Scheme, the several uses permitted in the Scheme area in the various zones, are indicated in the Zoning Table by cross reference between the list of the use classes on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

3.2.2 The symbols used in the cross reference in the Zoning Table have the following meanings:

'P' means that the use is permitted provided it complies with the relevant standards and requirements laid down in the Scheme and all conditions (if any) imposed by the Council in granting planning consent;

'AA' means that the Council may, at its discretion, permit the use;

'SA' means that the Council may, at its discretion, permit the use after notice of the application has been given in accordance with Clause 6.3; and

'IP' means a use that is not permitted unless such use is incidental to the predominant use as decided and approved by the Council.

3.2.3 Where no symbol appears in the cross reference of a use class against a zone in the Zoning Table a use of that class is not permitted in that zone.

3.2.4 Where in the Zoning Table a particular use is mentioned it is deemed to be excluded from any other use class which by its more general terms might otherwise include such particular use.

3.2.5 If the use of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be determined as falling within the interpretation of one of the use categories the Council may:

- a) determine that the use is not consistent with the objectives and purpose of the particular zone and is therefore not permitted; or
- b) determine that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of Clause 6.3 in considering an application for planning consent.

### **3.3 SPECIAL USE**

No person shall use any land or any building or structure in a Special Use Zone, except for the purpose specified against the description of such land in Appendix 2 to the Scheme.

### **3.4 ADDITIONAL USES**

3.4.1 Notwithstanding that a use is not permitted under the provisions of the Zoning Table, the Council may grant consent to that use as an additional use, with or without conditions, where the parcel of land is described in Appendix 6 to the Scheme together with any additional uses that may be permitted and such conditions as are necessary.

3.4.2 Where an implementation date has been included as a condition against an additional use in Appendix 6 and the additional use has not been substantially implemented after the expiration of the date specified in the condition, then the provisions of clause 3.4.1 shall cease to have effect for that particular use.



## TABLE I - ZONING TABLE

AMD 171 GG 3/9/13

1. RESIDENTIAL
2. COMMERCIAL
3. SHOWROOM/WAREHOUSE
4. LIGHT INDUSTRY
5. GENERAL INDUSTRY
6. SPECIAL RESIDENTIAL

7. SPECIAL RURAL
8. RURAL
9. SPECIAL USE
10. RURAL LIVING A AMD 47 GG 9/12/94
11. RURAL LIVING B AMD 47 GG 9/12/94
12. FARMLET AMD 47 GG 9/12/94

### KEY TO COLUMNS

13. CONSERVATION ZONE  
AMD 55 GG 25/8/95
14. AGRICULTURAL PROTECTION  
AMD 58 GG 29/9/98
15. URBAN DEVELOPMENT  
AMD 69 GG 16/6/00
16. RURAL GROUNDWATER  
PROTECTION
17. RURAL RESIDENTIAL
18. NEIGHBOURHOOD CENTRE
19. TOWN CENTRE
20. HIGHWAY COMMERCIAL
21. MIXED BUSINESS
22. MIXED USE

USE CLASSES	1	2	3	4	5	6	7 (See note 1)	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Aged or Dependent Persons Dwelling	AA							AA	*	**	***	****	****	****	#	##	AA	AA	AA			AA
Amusement Parlour		AA							*	**	***	****	****	****	#	##		AA	AA			AA
Animal Husbandry AMD 92 GG 10/3/06								SA	*	**	***	****	****	****	#	##						
Apiary AMD 92 GG 10/3/06								AA	*	**	***	****	****	****	#	##						
Aquaculture AMD 92 GG 10/3/06								AA	*	**	***	****	****	****	#	##						
Automotive & Marine Sales		SA	P	AA					*	**	***	****	****	****	#	##				AA	P	SA
Automotive Repairs				P	P				*	**	***	****	****	****	#	##				AA	AA	
Automotive Vehicle Wash			P	P	IP				*	**	***	****	****	****	#	##				AA	AA	
Automotive Wrecking				SA	SA				*	**	***	****	****	****	#	##						
Caravan or Trailer Hire		AA	P	AA				SA	*	**	***	****	****	****	#	##				AA	P	AA
Caravan Park								AA	*	**	***	****	****	****	#	##						
Caretaker's Dwelling AMD 95 GG 16/3/01	IP	IP	IP	IP	IP			IP	*	**	***	****	****	****	#	##				AA	AA	
Car Park		P	IP	IP	IP				*	**	***	****	****	****	#	##		AA	AA	AA	AA	P

[illegible]



USE CLASSES	1	2	3	4	5	6	7 (See note 1)	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Private Recreation		AA	SA	SA			SA	AA	*	**	***	****	***** *	***** **	#	##		AA	P	AA	AA	
Private Tree Plantation AMD 92 GG 10/3/06							SA	AA	*	**	***	****	***** *	***** **	#	##						
Produce Store			P	P			SA	AA	*	**	***	****	***** *	***** **	#	##						
Public Amusement		P	SA					SA	*	**	***	****	***** *	***** **	#	##		AA	AA	AA		AA
Public Recreation	DELETED BY AMD 92 GG 10/3/06																					
Public Utility	AA	AA	AA	P	P	AA	AA	P	*	**	***	****	***** *	***** **	#	##	AA	P	P	P	P	AA
Public Worship - Place of	AA	SA						SA	*	**	***	****	***** *	***** **	#	##		SA	P	AA	AA	SA
Radio, TV and Communication Installation AMD 92 GG 10/3/06	AA	AA	P	P	P	AA	AA	AA	*	**	***	****	***** *	***** **	#	##		AA	AA	AA	AA	AA
Radio & TV Installation	DELETED BY AMD 92 GG 10/3/06																					
Reception Centre		P						SA	*	**	***	****	***** *	***** **	#	##		SA	AA	AA		P
Recreation Public AMD 92 GG 10/3/06	P	P	P			P	P	P	*	**	***	****	***** *	***** **	#	##	P	P	P			
Residential: AMD 127 GG 14/12/04 (a) Ancillary Accommodation (b) Single House (c) Grouped dwelling (d) Multiple dwelling	AA P AA SA					AA P	AA P	AA P	*	**	***	****	***** *	***** **	# # #		IP P P P	AA AA AA	AA AA AA			AA AA AA
Residential Building AMD 127 GG 14/12/04	SA							SA	*	**	***	****	***** *	***** **	#	##	SA		AA			SA
Restaurant		P						SA	*	**	***	****	***** *	***** **	#	##		P	P	AA		P
Riding School	DELETED BY AMD 92 GG 10/3/06																					
Rural Use						SA	AA	P	*	**	***	****	***** *	***** **	#	##						
Rural Workers Dwelling AMD 127 GG 14/12/04								AA								##						
Service Station AMD 24 GG 13/10/92		SA	SA	SA	SA			SA	*	**	***	****	***** *	***** **	#	##		SA	SA	SA	AA	SA

USE CLASSES	1	2	3	4	5	6	7 (See note 1)	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Shop		P	AA						*	**	***	****	***** *	***** **	#	##		P	P		IP	P	
Shopping Centre		P							*	**	***	****	***** *	***** **	#	##		AA	AA				
Showroom		AA	P	AA	IP				*	**	***	****	***** *	***** **	#	##		AA	AA	P	P	AA	
Stable    AMD 92 GG 10/3/06						SA (See note 3)	AA	P	*	**	***	****	***** *	***** **	#	##							
Stables	DELETED BY AMD 92 GG 10/3/06																						
Stall-wayside    AMD 92 GG 10/3/06							SA	AA	*	**	***	****	***** *	***** **	#	##							
Studio	AMD 24 GG 13/10/92; DELETED BY AMD 69 GG 16/6/00																						
Tavern		SA							*	**	***	****	***** *	***** **	#	##		SA	SA	AA		SA	
Trade Display			P	P	P				*	**	***	****	***** *	***** **	#	##				AA	AA		
Transport Depot			AA	P	P			SA	*	**	***	****	***** *	***** **	#	##					AA		
Vehicle Hire			P	P	AA				*	**	***	****	***** *	***** **	#	##				AA	P		
Veterinary Establishment			AA	AA			SA	AA	*	**	***	****	***** *	***** **	#	##		SA	AA	AA	AA	AA	
Viticulture    AMD 92 GG 10/3/06							SA	AA	*	**	***	****	***** *	***** **	#	##							
Warehouse		IP	P	P	P				*	**	***	****	***** *	***** **	#	##				IP	AA	P	IP

\* See Appendix 2

\*\* See Appendix 4A

\*\*\* See Appendix 4B

\*\*\*\* See Appendix 4C

\*\*\*\*\* See Appendix 4D

\*\*\*\*\* See Appendix 4E

# Refer to clause 5.18.6.3

## Refer to clauses 5.19.1 through 5.19.3  
AMD 92 GG 10/3/06; AMD 167 GG 5/11/13

Note 1: Se special provisions for each estate in Appendix 4 as some land uses identified in this table may be prohibited in a particular Special Rural estate.

Note 2: Caretaker's Dwelling is an IP use in some special rural zones – see Appendix 4.

Note 3: Rural Uses and Stables are prohibited in some Special Residential estates – see Appendix 3.



---

# Deposited Plan

---

A49269  
' 393  
DP 51742



## Agent details

---

Gideon Dawson

[gideon.d@satterley.com.au](mailto:gideon.d@satterley.com.au)

0477 000 140