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Planning Design Delivery



LEGEND

- ODP Boundary
- Existing Boundaries
- Proposed Boundaries
- Restricted Access
- Public Open Space
- Current City of Gosnells Drain
- Proposed Drain Widening
- Residential R40
- Residential R60
- Local Centre (R80)
- Road Widening - Other Regional Road
- District Distributor
- Public Access Easement
- Proposed Roundabout

NOTES:

- A Centre Plan covering the Local Centre zoned land near the intersection of Southern River Road and Holmes Street, within Southern River Precincts 2, 3A(South) and 3A(North) ODP areas, shall be prepared and approved by the City prior to subdivision and/or development being approved. The Centre Plan shall be consistent with the City of Gosnells Draft Activity Centres Planning Strategy and relevant State and Local Planning Policies, and shall address matters such as the composition of land uses, including the allocation of retail floorspace and provision for commercial non-retail uses, in addition to arrangements for vehicular and pedestrian access and car parking and any particular built form controls. It is the City's preference that the Plan is produced collaboratively with the landowners of these affected lots.
- Detailed road design arrangements and intersection treatment requirements are to be addressed at the time of lodging a subdivision application.
- Local Development Plans are to be prepared that address the co-location of crossovers, bin pad locations, vehicular access, dwelling orientation and surveillance.
- Restricted lot access onto Southern River Road, Holmes and Matison Streets.
- Matison Street Intersection - Left-in/ Left- out only.
- Signage and road treatments are required to ensure access to Holmes Street is used by service vehicles only. This intersection should be left in/left out only.
- The ODP area is subject to the Special Control Area provisions of Part 5 of Town Planning Scheme No.6.
- The requirement for a noise impact assessment/ remediation measures and/or notifications on title are to be addressed at the time of lodging a subdivision application having regard to State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning' and the City of Gosnells' Local Planning Policy/s.

* Indicative Layout subject to detailed design

0 125j Metres

REVISIONS

Rev	Date	Drawn
F	2017.02.08	W. Clements
G	2017.10.06	W. Clements
H	2017.10.11	W. Clements
I	2017.10.24	W. Clements

ROWEGROUP
PLANNING DESIGN DELIVERY

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Date Drawn: 2016.08.08
Job Ref: 8598
Scale: 1:2500 @ A3
Client: Southern River Holdings Pty Ltd
Designer: R. Cumming
Drawn: W. Clements
Projection: MGA50 GDA94
Plan ID: 8598-ODP-01-I
Cadastre supplied by Water Corporation

Amendment to Structure Plan Southern River Precinct 3A (South) Outline Development Plan has been approved by the Western Australian Planning Commission on 27 April 2018.

Rosa Rigall
Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005