



NOTES:

- ① A Centre Plan covering the Local Centre and Mixed Business 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 Gosnell's 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.
- ② Detailed road design arrangements and intersection treatment requirements are to be addressed at the time of lodging a subdivision application.
- ③ Intersection treatment requirements are to be addressed at the time of lodging a subdivision application.
- ④ The form, function and development of the Public Open Space area within the Conservation Category Wetland Buffer shall be addressed through the preparation of the Public Open Space Development Plan. Land uses within the buffer on the Primary School site shall not include a school oval.
- ⑤ The approved Local Water Management Strategy (LWMS) must be modified to reflect the modified layout of the school site and surrounding roads and re-location of drainage facilities from Lots 22 and 23 Matison Street. Urban Water Management Plans (UWMP's) must be prepared and implemented as part of subdivision and development works. The UWMP's should address the criteria set out in the modified approved LWMS.
- ⑥ The ODP area is subject to the Special Control Area provisions of Part 6 of Town Planning Scheme No.6.
- ⑦ Management Plans will be required at subdivision stage for protection of remnant vegetation within Public Open Space areas and in particular for the Priority 3 Ecological Community identified between Leslie Street and Bradley Street.
- ⑧ The requirement for a noise impact assessment/remediation measures and/or notifications on title is to be addressed at the subdivision stage having regard to Stage Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning (WAPC 2009).

LEGEND

ZONES

- Residential R20
- Residential R30
- Residential R40
- Local Centre

REGIONAL RESERVATIONS

- Other Regional Road Reservation

LOCAL RESERVES

- Local Open Space

OTHER

- Primary School
- District Distributor
- Proposed Public Transport Route
- 50m Conservation Category Wetland Buffer
- Proposed Traffic Signals
- Proposed Bus Stops
- Dual Use Paths
- Future Pump Station (indicative location only)
- 1500m Liquid Waste Site Buffer
- ODP Boundary

- * Likely requirement for Local Development Plan to address setbacks, solar orientation, surveillance, swale treatments or any other design element requiring consideration at subdivision stage.

