

**LEGEND**

- Residential R20
- Subject to further environmental investigation and detailed planning

\* As a condition of subdivision or development, the priority three flora (*Schoenus benthamii*) that exists on Lot 1587 is to be relocated elsewhere within the district to the satisfaction of the Department of Environment and Conservation.

\* The Southern River Precinct 1E ODP is part of a larger Southern River Precinct 1 ODP framework which will ensure the provision of public open space will be equitably shared by all owners within the ODP. Therefore, as a condition of subdivision or development approval, landowners must make satisfactory arrangements to ensure that any requirements relating to the provision of open space will be satisfied in accordance with the Developer Contribution Arrangement to be prepared for the Southern River Precinct 1 ODP.

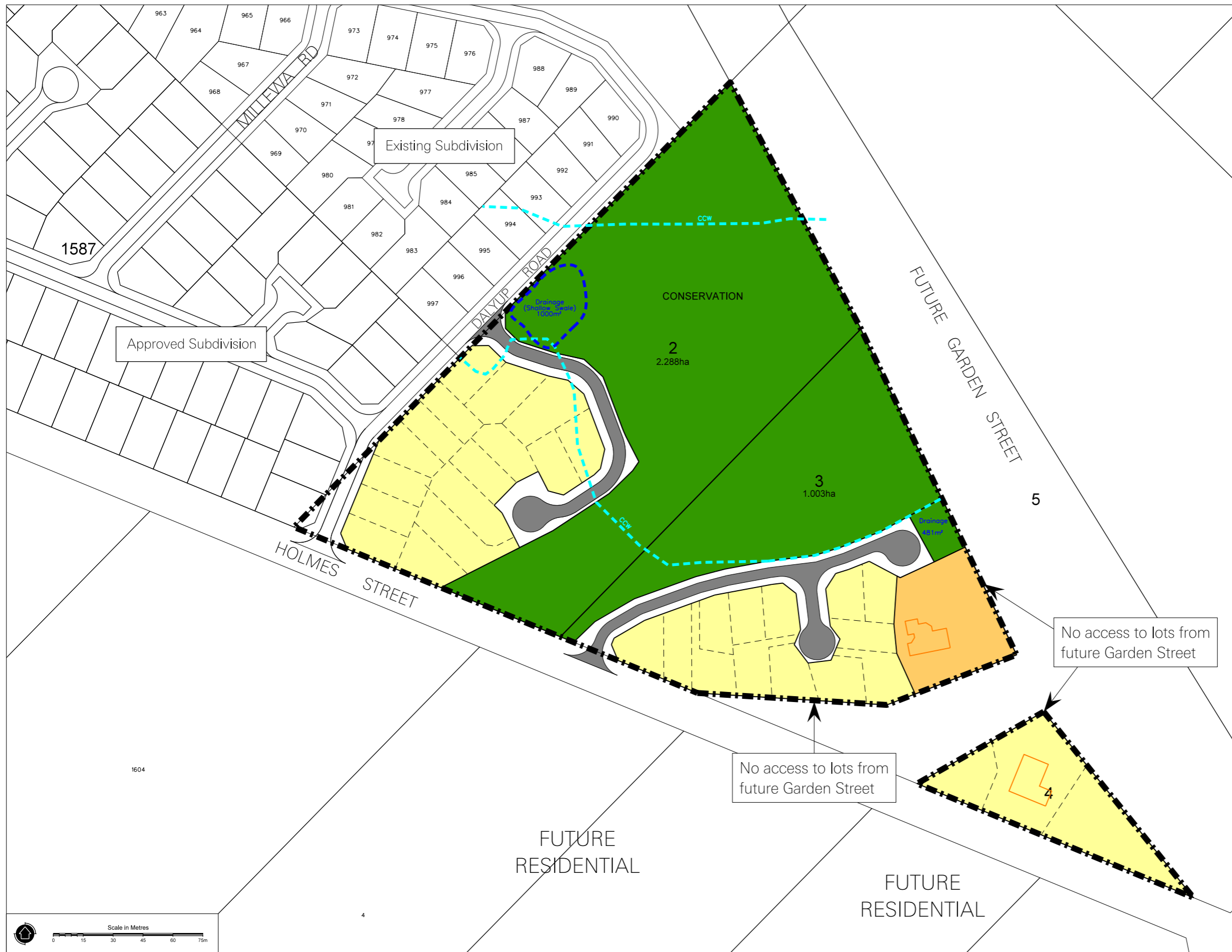
\* A fauna movement linkage is to be provided between Lot 1609 Lakey St and Lot 2 (No. 56) Holmes Street, to the satisfaction of the City of Gosnells and the Department of Environment & Conservation at the time of Subdivision. The linkage is to be implemented in conjunction with the development of Lot 1609 Holmes Street.

\* The portions of Holmes and Harpenden Streets fronting the development site will be required to be upgraded as part of the future subdivisional works, with the works required to be to the satisfaction of the City.

## OUTLINE DEVELOPMENT PLAN Sub-Precinct 1E (Holmes Street)

# SOUTHERN RIVER





### LEGEND

Zones:

- Residential R20
- Residential R40

Reserves:

- Conservation/Local Open Space

Other:

- ODP Boundary

NOTES:

1. The portion of Holmes Street fronting the development site will be required to be upgraded as part of the future subdivisional works, with the works required to be to the satisfaction of the City.
2. Internal subdivision lines are indicative only and may be revised within the road framework illustrated on the ODP.
3. Design over lot 4 is indicative only and subject to detailed design by others.
4. A fauna movement linkage is to be provided between lot 1604 Holmes Street & lot 2 Holmes Street to the satisfaction of the City of Gosnells on the advice of the Department of Environment & Conservation at the time of subdivision.
5. The provision of Public Open Space, as specified in the POS schedule submitted by applicant is to be reviewed by the City subject to the approval of an Environmental Management Plan, Landscaping plans and Drainage plans, to the satisfaction of the City and relevant government agencies.
6. An Environmental Management Plan will be required at the subdivision stage for the conservation / public open space reserve within Lots 2 and 3 Holmes Street.
7. The drainage areas shown on the ODP are "indicative only" pending approval of an Urban Water Management Plan and Environmental Management Plan for Lots 2 and 3 Holmes Street.
8. The portion of ODP relating to Lots 3 and 4 Holmes Street does not have effect until the land is zoned Urban under the Metropolitan Region Scheme.

# COMBINED ODP Sub-Precinct 1E (Holmes Street) - Lots 2, 3 & 4 Holmes Street

## SOUTHERN RIVER

Pursuant to clause 7.4.15 of TPS 6  
 Final adoption granted 1 February 2011  
 PF08/00021

