

**LEGEND**

- RESIDENTIAL (R40)
- RESIDENTIAL (R30)
- RESIDENTIAL (R25)
- RESIDENTIAL (R20)
- MIXED BUSINESS
- LOCAL OPEN SPACE
- CONSERVATION CATEGORY WETLANDS
- CHURCH / SCHOOL (Subject to DAP)
- SUBJECT TO DETAILED AREA PLAN (DAP Required to facilitate "Mixed Use")
- SUBJECT TO DETAILED AREA PLAN
- CONSERVATION CATEGORY WETLAND BUFFER
- PROPOSED ROAD WIDENING
- NEIGHBOURHOOD CONNECTOR ROADS
- INDICATIVE SUBDIVISION ROADS
- EXISTING SHARED PATH
- PROPOSED SHARED PATH
- UNIFORM FENCING REQUIRED
- PROPOSED DRAINAGE BASINS/WALE LOCATIONS

**ADOPTION**

OCM	RESOLUTION
09/08/2005	346

**MODIFICATIONS**

MOD No.	APP NO.	DESCRIPTION	OCM REF
1	S8/1/1	Minor Modification to Lots 4, 283, 284 and 285 (Applicant: John Chapman Town Planning Consultant)	25/07/2006
2	PF06/00075	Minor Modification to Lots 12, 13 and 308 (Applicant: Turner Master Planners)	25/07/2006
3	PF06/00076	Minor Modification to Lots 5, 6, 7 and 9 (Applicant: Planning Solutions)	22/08/2006
4	PF06/00054	Removal of a subdivision road between Emmet Parkway & Ballycastle Loop on existing Lot 294 and replacement with a communal driveway to facilitate a strata development.	28/11/2006
5	PF07/00057	Recoding Lot 283 Campbell Road Canning from R30 to R40.	25/03/2008
6	PF07/00040	Relocation of subdivisional road (Plunkett Turn) and medication to land use designations for Lot 282 Campbell Road, Canning Vale.	16/12/2008
7	PF09/00005	Designate a portion of Lot 1006 Glenariff Boulevard, Canning Vale as Mixed Use and increasing the residential density to R30 and R40.	09/03/2010
8	PF11/00020	Lot 5 Fairlie Road and Lot 9004 Clontarf Terrace from R25 to R30.	27/08/2013
9	PF13/00078	Lot 9004 Clontarf Terrace from R20 to R30.	13/04/2014
10	PF13/00079	Lot 9006 Clontarf Terrace from R20 to R25 & Tranmore Tam to be a Neighbourhood Connector.	25/06/2014
11	PF15/00017	Minor modification to Lots 9005 & 9006 Ranford Road, Canning Vale to Residential R40.	08/09/2015

**OUTLINE DEVELOPMENT PLAN PRINCIPLES**

Alignment of Neighbourhood Connectors shall be generally in accordance with the ODP

Alignment of Indicative Subdivision Roads are subject to change and shall be determined at detailed subdivision design stage


Where residential development abutts Local Open Space and drainage, or commercial development, or involves the use of laneways preparation of a Detailed Area Plan (DAP) may be required in accordance with TPS6

POS functions as follows:  
 Area A - Core conservation area  
 Area B - Buffer to CCW - POS/Drainage  
 Area C - Active Open Space

The permissible land uses for Lot 1 Ranford Rd designated Mixed Business are limited to those listed in Schedules 2 and 3 Town Planning Scheme No.6 applicable to the lot

The uses Shop and Fast Food Outlet are not permitted on all other lots designated Mixed Business and Mixed Use - subject to Detailed Area Plan

The permissible land uses for the Mixed Use lots are limited to Tavern, Restaurant, Cafes, Offices, Consulting Rooms, Private Recreation and Residential R40



**CITY OF GOSNELLS**

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**WEST CANNING VALE  
 OUTLINE DEVELOPMENT PLAN**

The City of Gosnells provides the information contained herein. The Council of the City of Gosnells shall not be liable for any loss or damages howsoever caused as a result of reliance upon information contained in this document.

7/10/2015

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