

General Requirements (Areas 1, 2, 3)

1. Drainage to be upgraded within the entire Sub-Precinct through a landowner coordinated approach. It is not intended for the City to administer a developer contribution scheme to manage cost-sharing arrangements for drainage infrastructure upgrades.
2. Detailed drainage investigations for Areas 2 and 3 to be undertaken and submitted as part of any future Detailed Area Plan for those areas.
3. The City will not support subdivision or approve development within Areas 1, 2 or 3 until it has approved a Detailed Area Plan for the respective area, comprising such information as the City requires, including but not being limited to:
 - The locations of consolidated access points onto Albany Highway;
 - For Areas 2 and 3, specific drainage upgrade details;
 - Treatment of the Albany Highway streetscape, to ensure dwellings address the Highway;
 - Waste management solutions;
 - Compliance with the City of Gosnells Residential Development Policy being demonstrated; and
 - Any other details to enhance, elaborate or expand on the provisions of the ODP.
4. Site fill is no to exceed 0.5m above the natural level at the boundary of Lots adjoining areas 1,2 and 3 unless otherwise approved at DAP stage.
5. Drainage is to be managed via a combination of onsite detention and connection to existing drainage infrastructure, including any necessary upgrades to the City's specifications.
6. Access to lots fronting Albany Highway is to include provision of an internal drive way adjacent to the road reserve to facilitate an active streetscape, coordinated waste management and drainage within each area identified on the ODP. Internal driveways between Areas 1 and 2 are not required to be contiguous.

Area 1

- Detailed drainage investigations have been completed, with recommended drainage infrastructure upgrades illustrated on the ODP.
- Drainage Infrastructure upgrades as illustrated on the ODP or alternative infrastructure upgrades approved by Council shall be installed at the developers cost prior to clearance of subdivision conditions or construction of dwellings within Area 1, to Council's specifications.
- Drainage for Area 1 to include upgrading of piped drainage within the existing easement on Lot 1 Virginia Avenue, as illustrated on the ODP, and via Lot 19 either to:
 - i) The new 450mm drain within the extension of Virginia Avenue; or
 - ii) New drainage infrastructure within Virginia Avenue adjacent to lots 19,26,2 and 1.

Area 2

- Drainage within Area 2 shall comprise a piped drain along a single alignment, with the drain to direct the drainage outflow either:
 - i) Into upgraded drainage infrastructure in Pitchford Avenue and then into the upgraded drain in Virginia Avenue, via a new drain protected by easement either to the rear or front of Lots.
 - ii) directly into the upgraded drain in Virginia Avenue via an easement from Area 2 through the adjacent lots fronting Virginia Avenue; or, in the event the preceding options cannot be achieved;
 - iii) via a new drain within the Albany Highway road reserve, independent of Main Road's drainage to Pitchford Avenue.
- Drainage infrastructure upgrades shall be installed prior to clearance of subdivision conditions or Construction of dwellings within Area 2, to Council's specifications.

Area 3

- Drainage requirements to be determined and provided in accordance with a Drainage Strategy submitted as part of a Detailed Area Plan to Council's satisfaction at the landowners cost, prior to redevelopment of any land with Area 3.
- Drainage within area 3 may comprise;
 - i) Connection to existing drainage within Pitchford Ave via a new drain protected by easement along the front of lots
 - ii) Via Lots 11 and 12 into existing infrastructure in Apley Court and/or
 - iii) Via upgraded infrastructure within the existing easement via Lots 504, 505, 506 and 507 Pitchford Avenue.



Legend

- Area 1
- Area 2
- Area 3
- New 375mm Drain
- New drain to Council's specifications
- Existing Drain
- 375mm Drain Upgrade
- 450mm Drain Upgrade
- 600mm Drain Upgrade
- Controlled Access
- Road Reserve to be created with dwellings to address new road.

Outline Development Plan

Central Maddington Sub-Precinct E

DISCLAIMER:

This plan has been prepared to accompany a submission by Dykstra Planning and should not be used for any other purpose. The dimensions, areas and number of lots are subject to survey and also the requirements of the Local Authority and other authorities which may have requirements under any relevant legislation.
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CLIENT Coplin / Chiera
 FIGURE 3
 DATE May 2008
 SCALE 1:2000

