



POLICY NO. LPP 5.9

CENTRAL MADDINGTON OUTLINE DEVELOPMENT PLAN AREA

PURPOSE

To provide guidance for the assessment and determination of applications for planning approval on land within the Central Maddington Outline Development Plan (ODP) area.

POLICY

1. APPLICATION

This Policy applies to all applications for planning approval within the Central Maddington ODP area.

2. OBJECTIVES

The objective of this Policy is to facilitate staged and coordinated development within the Central Maddington ODP area.

3. OPERATION

3.1 Staged Development

- 3.1.1 The City will not approve a development application or support a subdivision application where such a proposal would compromise the achievement of coordinated and orderly implementation of the ODP.
- 3.1.2 The City will not approve any development application or support any subdivision application which relies on an under-width portion of public road.
- 3.1.3 Where a site is to ultimately have frontage to a future road (but that road is not available at the time of subdivision or development), the City may approve a development application or support a subdivision application provided that the proposed dwellings are orientated towards, and provide surveillance of, that future road.

3.2 Provision of Infrastructure

- 3.2.1 Infrastructure (as stipulated by Schedule B of Local Planning Scheme No. 24) may be provided by either private developer(s) or the City.
- 3.2.2 The City may impose conditions on a development approval or recommend conditions be imposed on a subdivision approval, which requires the provision of infrastructure (as stipulated by Schedule B of Local Planning Scheme No. 24).

3.3 Vehicle Access

- 3.3.1 All development is required to comply with the provisions of the approved Central Maddington Outline Development Plan Access Consolidation Management Strategy (ACMS).



- 3.3.2 Where the ACMS provides for access to be gained from a proposed/new local road, development will not be permitted until and unless that local road is constructed, with access to Kelvin Road being prohibited.
- 3.3.3 Where a site is subject to Clause 3.3.2, any proposed dwellings abutting Kelvin Road shall be orientated towards, and provide surveillance of, Kelvin Road.
- 3.3.4 Where consolidated crossovers are required to Olga Road or Kelvin Road, each half of the crossover shall be 3.0m wide and be located adjacent the relevant side boundary.
- 3.3.5 Where a site is subject to Clause 3.3.4, all development shall be designed in such a way so as to provide for vehicles to enter the street in forward gear.

3.4 Developer Contributions

Developer contributions (pursuant to Clause 36A and Schedule B of Local Planning Scheme No. 24) will be payable, in full, over the total area of a lot at the earlier of (i) seeking subdivision clearance or (ii) lodging a Building Permit application.

3.5 Road and Rail Noise

Nothing in this Policy affects the application of *State Planning Policy 5.4 - Road and Rail Noise*.

3.6 Maddington and Gosnells Town Centre Development Policy

Nothing in this Policy affects the application of *Local Planning Policy 5.10 - Maddington and Gosnells Activity Centres*.

**GOVERNANCE REFERENCES**

Statutory Compliance	<i>Planning and Development Act 2005</i> City of Gosnells Local Planning Scheme No. 24
Industry Compliance	Residential Design Codes
Organisational Compliance	Local Planning Policy 1.1 – Residential Development Local Planning Policy 5.10 – Maddington and Gosnells Activity Centres
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning & Development		Manager Development Services		9397 3000	
Risk Rating	Low	Review Cycle	Triennial	Next Due:	2028
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 403/14/10/2014	OCM 21/10/022/2015	Provides guidance on the assessment and determination of proposals within the Central Maddington ODP Area.		
2.	N/A	Memo Director of Planning & Development 30/08/2021	Removal/update of references to Policies no longer exists & amendment of organisation terminology to what is currently used.		
3.		OCM 273/14/10/2025	Amended with minor changes due to gazettal of Local Planning Scheme No. 24		