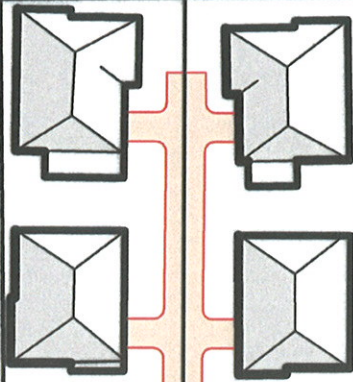


FIGURE 1

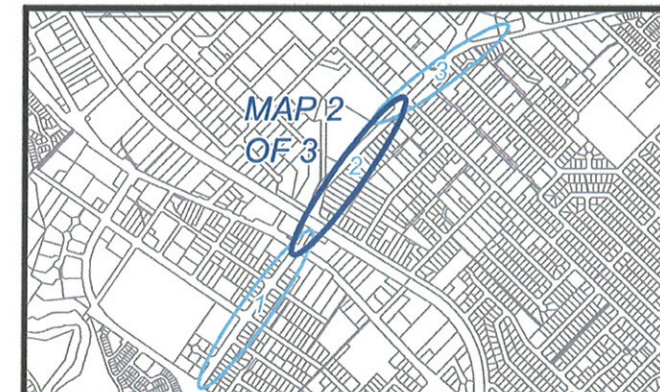


Director of Planning and Sustainability under
Delegated Authority:
Detailed Area Plans as per Res. 594 27/11/2012

Signature: *Chris Tebbin* Date: *22/10/2014*

Name: *Chris Tebbin*

**CENTRAL MADDINGTON
OUTLINE DEVELOPMENT PLAN
ACCESS CONSOLIDATION
MANAGEMENT STRATEGY**



**KEY
TO
MAPS**

DATE: 7/10/2014
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This Access Consolidation Management Strategy (ACMS) has been prepared to determine how access for the future subdivision and development of residential properties will be managed along Kelvin Road.

This ACMS has the same statutory effect as a Detailed Area Plan, in accordance with Clause 7.6 of Town Planning Scheme No. 6.

REQUIREMENTS

1. Crossovers for future subdivision and development on lots fronting Kelvin Road are to be consolidated at the locations indicated.
2. Lots that have access to a local road (including ODP proposed roads) will not be permitted to have access to Kelvin Road, and access to these properties are required in the locations indicated.
3. Applications for subdivision and development on the lots indicated will be referred to the Engineering Department of the Department of Planning for their consideration.

GUIDANCE

1. The illustration at Figure 1 is an example of how access is to be consolidated for strata development. In this scenario, developers have two options:
 - A) Coordinate subdivision and development with the designated adjoining lot with the aim of sharing a single common access-way. This has the added benefit of:
 - (i) increasing the amount of site area for development.
 - (ii) providing opportunities for shared services which may reduce overall development construction costs.
 - B) Subdivide and develop adjoining lots separate from one another with access to both lots to be considered in the location shown. This means:
 - (i) the width of common access-ways for each lot must be in accordance with the R Codes.
2. Developers choosing option A must ensure that common access-ways are constructed to the same standard and be comprised of the same materials.
3. The future roads shown in grey on the Outline Development Plan (ODP), which will be required to provide access to R80 and R40 lots, are to be funded by a Developer Contribution Plan. The timing for the construction of these roads will depend on landowners willingness to allow access to individual properties so that roads can be constructed in their entirety.

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 however caused as a result of reliance upon information contained in this document.



CITY of GOSNELLS

LEGEND

- CROSSOVER CONSOLIDATION REQUIRED
- CROSSOVER REQUIRED TO ACCESS LOCAL ROAD

TPS6 ZONING

- GENERAL INDUSTRY
- LOCAL OPEN SPACE
- RESIDENTIAL DEVELOPMENT

MRS RESERVES

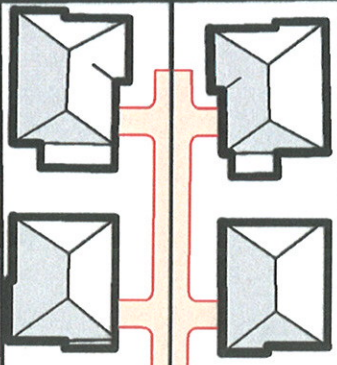
- PARKS & RECREATION
- OTHER REGIONAL ROADS

ODP ZONES

- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R80
- LOCAL OPEN SPACE
- ODP PROPOSED ROAD



FIGURE 1



Director of Planning and Sustainability under
Delegated Authority:
Detailed Area Plans as per Res. 594 27/11/2012

Signature: *[Handwritten Signature]* Date: 20/10/2014

Name: *Cheryl Terborgh*

LEGEND

- CROSSOVER CONSOLIDATION REQUIRED
- CROSSOVER REQUIRED TO ACCESS LOCAL ROAD

TPS6 ZONING

REGIONAL CENTRE

MIXED BUSINESS

MRS RESERVES

MAJOR REGIONAL ROADS

OTHER REGIONAL ROADS

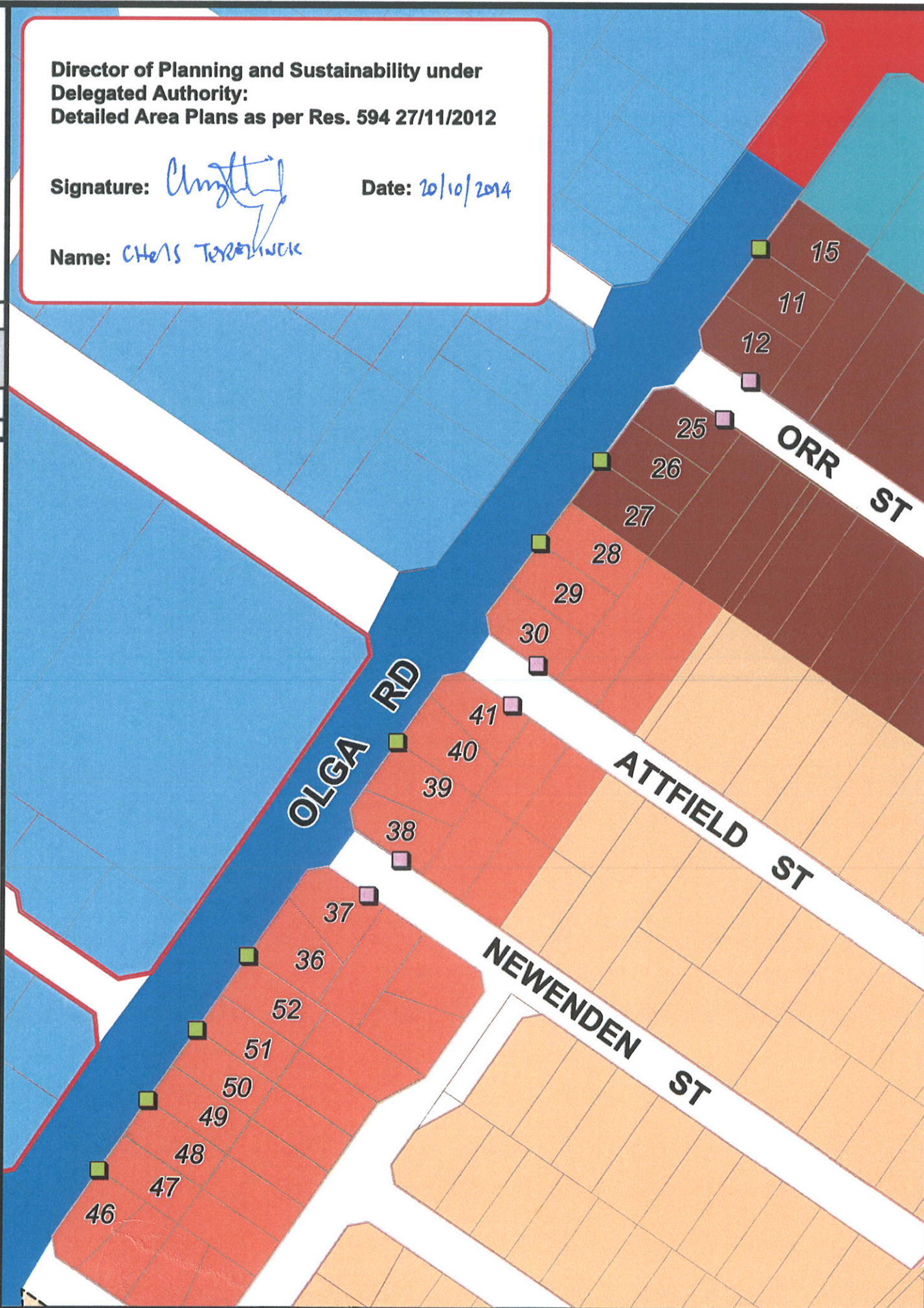
ODP ZONES

RESIDENTIAL R30

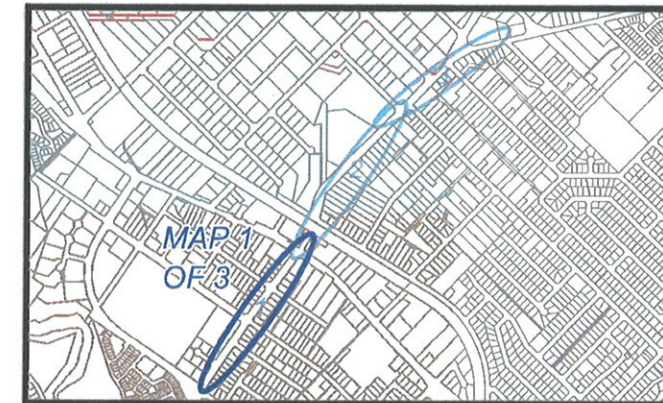
RESIDENTIAL R40

RESIDENTIAL R80

HIGHWAY COMMERCIAL



**CENTRAL MADDINGTON
OUTLINE DEVELOPMENT PLAN
ACCESS CONSOLIDATION
MANAGEMENT STRATEGY**



**KEY
TO
MAPS**

DATE: 7/10/2014
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This Access Consolidation Management Strategy (ACMS) has been prepared to determine how access for the future subdivision and development of residential properties will be managed along Olga Road.

This ACMS has the same statutory effect as a Detailed Area Plan, in accordance with Clause 7.6 of Town Planning Scheme No. 6.

REQUIREMENTS

1. Crossovers for future subdivision and development on lots fronting Olga Road are to be consolidated at the locations indicated.
2. Lots that have access to a local road will not be permitted to have access to Olga Road, and access to these properties are required in the locations indicated.
3. Applications for subdivision and development on the lots indicated will be referred to the Engineering Department of the Department of Planning for their consideration.

GUIDANCE

1. The illustration at Figure 1 is an example of how access is to be consolidated for strata development. In this scenario, developers have two options:
 - A) Coordinate subdivision and development with the designated adjoining lot with the aim of sharing a single common access-way. This has the added benefit of:
 - (i) increasing the amount of site area for development.
 - (ii) providing opportunities for shared services which may reduce overall development construction costs.
 - B) Subdivide and develop adjoining lots separate from one another with access to both lots to be consolidated in the location shown. This means:
 - (i) the width of common access-ways for each lot must be in accordance with the R Codes.
2. Developers choosing option A must ensure that common access-ways are constructed to the same standard and be comprised of the same materials.
3. The future roads shown in grey on the Outline Development Plan (ODP), which will be required to provide access to R80 and R40 lots, are to be funded by a Developer Contribution Plan. The timing for the construction of these roads will depend on landowners willingness to allow access to individual properties so that roads can be constructed in their entirety.

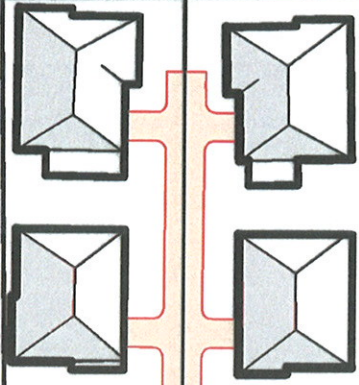
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CITY OF GOSNELLS



FIGURE 1

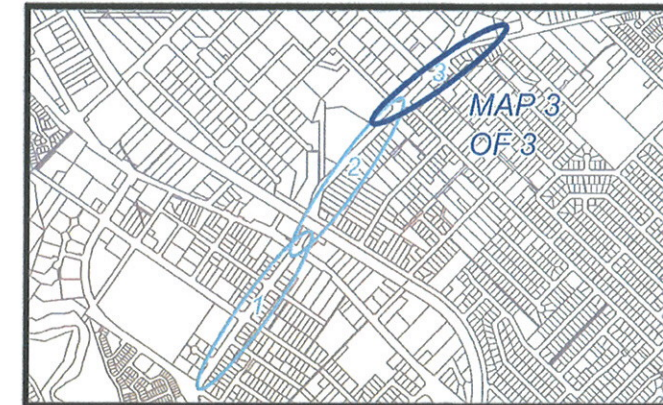


Director of Planning and Sustainability under
Delegated Authority:
Detailed Area Plans as per Res. 594 27/11/2012

Signature: *[Handwritten Signature]* Date: 20/10/2014

Name: *[Handwritten Name]*

**CENTRAL MADDINGTON
OUTLINE DEVELOPMENT PLAN
ACCESS CONSOLIDATION
MANAGEMENT STRATEGY**



**KEY
TO
MAPS**

DATE: 7/10/2014
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This Access Consolidation Management Strategy (ACMS) has been prepared to determine how access for the future subdivision and development of residential properties will be managed along Kelvin Road.

This ACMS has the same statutory effect as a Detailed Area Plan, in accordance with Clause 7.6 of Town Planning Scheme No. 6.

REQUIREMENTS

1. Crossovers for future subdivision and development on lots fronting Kelvin Road are to be consolidated at the locations indicated.
2. Lots that have access to a local road (including ODP proposed roads) will not be permitted to have access to Kelvin Road, and access to these properties are required in the locations indicated.
3. Applications for subdivision and development on the lots indicated will be referred to the Engineering Department of the Department of Planning for their consideration.

GUIDANCE

1. The illustration at Figure 1 is an example of how access is to be consolidated for strata development. In this scenario developers have two options:
 - A) Coordinate subdivision and development with the designated adjoining lot with the aim of sharing a single common access-way. This has the added benefit of:
 - (i) increasing the amount of site area for development.
 - (ii) providing opportunities for shared services which may reduce overall development construction costs.
 - B) Subdivide and develop adjoining lots separate from one another with access to both lots to be consolidated in the location shown. This means:
 - (i) the width of common access-ways must be in accordance with the R Codes.
2. Developers choosing option A must ensure that common access-ways are constructed to the same standard and comprised of the same materials.
3. The future roads shown in grey on the Outline Development Plan (ODP), which will be required to provide access to R80 and R40 lots, are to be funded by a Developer Contribution Plan. The timing for the construction of these roads will depend on landowners willingness to allow access to individual properties so that roads can be constructed in their entirety.

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CITY OF GOSNELLS

LEGEND

CROSSOVER CONSOLIDATION REQUIRED

CROSSOVER REQUIRED TO ACCESS LOCAL ROAD

TPS6 ZONING

GENERAL INDUSTRY

LOCAL OPEN SPACE

WATER COURSE

MRS RESERVES

PARKS & RECREATION

OTHER REGIONAL ROADS

ODP ZONES

RESIDENTIAL R30

RESIDENTIAL R40

RESIDENTIAL R80

LOCAL OPEN SPACE

ODP PROPOSED ROAD

FUTURE
LEFT - IN
LEFT - OUT

