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Our Reference: PF15/00012
Enquiries: City Growth
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Dear Sir/Madam

MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA – PRECINCT 1

The purpose of this letter is to inform you that the City of Gosnells intends to prepare an Outline Development Plan (ODP) for Precinct 1 of the Maddington Kenwick Strategic Employment Area (MKSEA). The ODP area is bound by Bickley Road, Victoria Road and Tonkin Highway as shown on the attached plan.

An ODP is required to provide a framework for land use and development and will consider various technical aspects such as road access, drainage, service provision, conservation issues and potential impacts on surrounding areas.

An ODP has been submitted by landowners for a small area within Precinct 1. The City will have regard for this proposal in the preparation of its own ODP.

Detailed planning is continuing for the overall MKSEA to facilitate the development of industrial land. The area comprises three main precincts, each of which is planned for industrial use in the future. The planning work also includes a comprehensive transport study for the entire MKSEA, to plan for new roads and to remove heavy traffic from the section of Bickley Road adjacent to the existing residential area.

The next phase in the planning process is the preparation of an ODP for Precinct 1. Precinct 1 is zoned for business development and the City needs to develop guidance plans for future subdivision, to facilitate new development in this area.

The City has already completed a number of planning and environmental studies in this area to address issues such as the fragmented landholdings, the need to protect important wetlands and managing drainage.

In addition to the ODP, Council will consider a Development Contribution Plan to ensure all landowners equitably contribute towards the cost of major roads, drainage and infrastructure in the area.

The City will work closely with landowners, the Western Australian Planning Commission and the Department of Environment Regulation to achieve the best planning outcome for the area. The City is committed to ensuring landowners are involved in the planning process and to keeping everyone up-to-date with progress of the ODP.

The City's Town Planning Scheme No. 6 allows anyone to lodge an ODP in accordance with State and Local government requirements.

Information on planning for the MKSEA can be viewed on the City's website at:
[www.gosnells.wa.gov.au/Building_and_development/Planning_the_City/Projects
Maddington Kenwick Strategic Employment Area](http://www.gosnells.wa.gov.au/Building_and_development/Planning_the_City/Projects_Maddington_Kenwick_Strategic_Employment_Area)

If you have any queries in relation to this matter please contact the City Growth Branch on 9397 3161.

Yours faithfully

Brad Gleeson
Manager City Growth

**SUBJECT SITE -
MKSEA PRECINCT 1**

LOCATION PLAN