



LEGEND

- GENERAL INDUSTRY
- COMPOSITE RESIDENTIAL/LIGHT INDUSTRY
- LIGHT INDUSTRY ZONE
- CCW CONSERVATION CATEGORY WETLAND
- TEC THREATENED ECOLOGICAL COMMUNITY
- PUBLIC OPEN SPACE/CONSERVATION
- BUSH FOREVER
- NOMINAL DRAINAGE BASIN
- LOCAL STRUCTURE PLAN BOUNDARY
- EMERGENCY/SERVICE VEHICLE ACCESS
- ROAD RESERVE
- LOCAL DEVELOPMENT PLAN BOUNDARY
- NOMINAL 50M THREATENED ECOLOGICAL COMMUNITY BUFFER
- NOTIFICATION AREA FOR DAMPIER TO BUNBURY NATURAL GAS PIPELINE

ISSUE	DESCRIPTION	Y/M/D	DRAWN	APP'D	SCALE	SHEET	AT
T	Precinct 1	201117	AD	AD	1:7500	1	1
S	Precinct 1	200901	AD	AD			
R	Draft LSP	200221	AD	AD			
Q	Draft LSP	200211	AD	AD			
P	Draft LSP	191125	AD	AD			

MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA – PRECINCT 1

SCHEDULE OF PROPOSED MODIFICATIONS

- Remove the hatching “Subject to Further Planning” from the Threatened Ecological Community (TEC) and show a nominal 50m buffer. In order for the City to gain access to the TEC, a 6m service road contained wholly within the cadastral boundaries of 95 (Lot 407), 99 (Lot 51) and 107 (Lot 50) Victoria Road is proposed by the modified structure plan. This is to acknowledge that the buffer distance from the TEC is to be determined by site specific studies via the development approval process.
- Realign the extension of Clifford Street through to Victoria Road in a more linear manner. The extension is proposed to encroach on 61 (Lot 252) Clifford Street, 95 (Lot 407) and 85 (Lot 406) Victoria Road.
- Realign the subdivisional road which proposes to bisect 228 (Lot 260) Kenwick Road, 492 (Lot 11) Bickley Road, and 484 (Lot 10) Bickley Road (as per the Council endorsed structure plan). The modified structure plan proposes to realign this road to the rear of the subject properties (within the cadastral boundaries). Also, the Local Development Plan boundary has been amended to reflect the realignment of this subdivisional road and completely encompass the subject properties.
- Realign the subdivisional road currently shown along the rear boundary of Victoria Road properties (as per the Council endorsed structure plan) so that this road is contained wholly within the cadastral boundaries of these properties. These properties include 37 (Lot 72), 45 (Lot 73), 51 (Lot 13), 55 (Lot 14), 63 (Lot 19), 67 (Lot 20), 77 (Lot 17), 79 (Lot 18), and 85 (Lot 406) Victoria Road. The realignment of this subdivisional road is being proposed on the basis of a more equitable distribution of land acquisition throughout the structure plan area.
- Remove the hatching “Subject to Further Planning” from the south-eastern portion of the structure plan area (east of Kelvin Road). The City has been liaising with Main Roads in relation to its design work on the upgrade of the intersection of Kelvin Road and Tonkin Highway. At present, the design footprint of this intersection cannot be confirmed by Main Roads as this work is subject to environmental approvals. In this regard, the subdivisional road which proposes to extend from Bickley Road and along the Tonkin Highway regional road reserve through to the existing Kenwick Road (as per the Council endorsed structure plan) is considered appropriate and is not proposed to change. Following the completion of the design and environmental work on the intersection upgrade, should any additional land need to be acquired from within the Maddington Kenwick Strategic Employment Area (east of Kelvin Road along the boundary of the Tonkin Highway regional road reserve) then it would be incumbent upon Main Roads to ensure affected landowners are provided suitable access to their properties.
- The Dampier-Bunbury Natural Gas Pipeline Setback Area is now shown on the structure plan. Land which is encroached upon by the setback area will require a notification on the certificate of title advising landowners of the requirements of the State Government’s Development Control Policy 4.3 – Planning for High-Pressure Gas Pipelines. Applications for development will need to be referred to Dampier-Bunbury Natural Gas Pipeline (WA) Nominees for comment prior to determination.