



**YULE BROOK PRECINCT (Precinct 3B)**

The main feature of the Yule Brook Precinct is the brook which runs between Welshpool Road and Roe Highway, Yule Brook and its surrounds have environmental, drainage and Aboriginal cultural heritage significance and it is therefore not considered appropriate at this time to provide for any form of industrial development in the precinct. As such the status quo should remain (i.e. the area being used for semi-rural living purposes) until or unless further investigations warrant a review of this position.

**CONCEPT PLAN ONLY**

**PRECINCT 2**  
Victoria Road to Brook Road  
subject to further investigation

The type and extent of future development in this precinct is dependent upon a range of environmental, infrastructure, drainage and planning considerations.

The following matters need to be addressed:

- Requisite buffers to the Greater Brixton Street Wetlands (BF 387) and existing Conservation Category Wetlands (CCW's)
- Existing wetland classification, evaluation and mitigation
- Protection of significant flora and fauna including carrying out spring surveys
- Land uses permitted within wetland buffer zones
- District water management (Drainage)

**ECO-INDUSTRY PRECINCTS**

The proposed 'Eco-Industry' areas have been identified due to the potential environmental significance of the land. It is anticipated that the precincts will accommodate benign industrial uses, in a manner that will minimise negative environmental impacts on the area. Further detailed planning is required to address the following:

- Size/extent of existing wetlands (classification)
- Attributes/function of existing wetland (evaluation)
- Conservation/enhancement/management of existing wetland (mitigation)
- Size/extent of buffer to existing wetlands
- Specific land uses permitted

**PRECINCT 3A**  
Proposed industrial development subject to drainage issues being addressed including determination of the amount and location of land required for drainage purposes.

**TRANSITION PRECINCT**

The transition precinct is located along Bickley Road opposite existing low density residential uses. The primary purpose of the transition precinct is to identify the area as requiring particular land use and design controls so as to minimise any potential conflict between different land uses (i.e. - Industrial/residential). Matters requiring further investigation include:

- Extent (depth from Bickley Road) of transitional zone
- Land uses permitted in transitional zone
- Vehicular access to transitional zone
- Traffic management/upgrades to Bickley Road
- Landscape treatment to Bickley Road
- Where applicable, resolution of broader issues affecting Precinct 2

**KELVIN ROAD PRECINCT**

This area is considered strategically important due to Kelvin Road's role as an important transport corridor within the MKSEA. Guidelines are required to ensure a high standard of development occurs, creating a readily identifiable image for the MKSEA. Issues to be addressed as part of the guidelines include landscaping, vehicle access arrangements and built form standards.

**LEGEND**

	BUSH FOREVER SITES
	ECO - INDUSTRY PRECINCT
	TRANSITION PRECINCT
	KELVIN ROAD PRECINCT
	DRAINAGE ROUTE / DIRECTION
	SUBJECT TO FURTHER INVESTIGATIONS
	PRECINCT BOUNDARIES
	MUNICIPAL BOUNDARY
	MKSEA BOUNDARY
	PRECINCT NUMBER
	POSSIBLE STREET BLOCK LAYOUT
	EXISTING CONTROLLED INTERSECTIONS
	EXISTING ROUND-A-BOUT
	EXISTING FREIGHT RAIL LINE



**MADDINGTON KENWICK**  
Sustainable Communities Partnership

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**MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA  
CONCEPT PLAN NOVEMBER 2007**

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

- 1 CONCEPT PLAN FEB 2007
- 2 CONCEPT PLAN NOVEMBER 2007 (2nd REITERATION)