

THIS AREA SUBJECT TO PRECINCT TWO ODP

LUMEN CHRISTI COLLEGE

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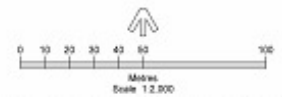
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INDICATIVE DRAINAGE AREA
DETAIL SUBJECT TO FUTURE
MANAGEMENT PLAN

PROPOSED
CORNER
STORE

THIS AREA
SUBJECT TO
COMMERCIAL
DEVELOPMENT
PROPOSAL

- LEGEND**
- MRS PRIMARY REGIONAL ROAD
 - MRS PARKS & RECREATION RESERVE
 - CITY OF GOSNELLS RESIDENTIAL DEVELOPMENT ZONE
 - PROPOSED LOCAL OPEN SPACE
 - ODP AREA
 - 800M WALKABLE CATCHMENT FROM GOSNELLS CENTRE
 - 400M WALKABLE CATCHMENT FROM PROPOSED CORNER STORE
 - PROPOSED DUAL USE PATH SYSTEM
 - DETAILED AREA PLANS



Fairwater Pty Ltd & LWP Properties Pty Ltd
West Martin Precinct One Outline Development Plan
John Chapman Town Planning Consultant

Date: 14.11.2005

West Martin Precinct 1 Outline Development Plan - Conditions

Subdivision and development of land contained within this Outline Development Plan shall comply with all relevant provisions of the City of Gosnells Town Planning Scheme No. 6, Local Planning Policies, the Residential Design Codes and the following specific planning requirements:

1. Prior to any clearing, earthworks or subdivision occurring, the proponent shall prepare an Urban Water Management and Foreshore Management Plan, to the satisfaction of the Swan River Trust, Department of Environment and Conservation, Western Australian Planning Commission and the City of Gosnells. Such plan(s) shall include information relating to but not limited to the scope of development works proposed, measures to be taken to minimise the environmental impact of development works and a clearly identified table of responsibilities and timeframes for implementation of management measures. The primary objectives of such plan(s) are to:
 - a) demonstrate that water quality and quantity objectives are achieved
 - b) determine the scope of storm water management, and rehabilitation works required
 - c) determine an appropriate buffer to the Canning River
 - d) ensure the developer installs and maintains the storm water infrastructure located within the Parks and Recreation Reserve for a 3 year period;
 - e) identify the infrastructure to be located within the Parks and Recreation Reserve that needs to be bonded
 - f) determine measures for the proposed rehabilitation and mitigation of Bush Forever Site 246
 - g) demonstrate a suitable interface between land zoned Residential and Parks and Recreation Reserve.
2. In accordance with clause 7.2.4 of Town Planning Scheme No. 6 a Detailed Area Plan is required for those areas so denoted on the ODP to ensure that, among other things:
 - a) permeability of the site is not compromised
 - b) interconnectivity with the adjoining land is not compromised
 - c) grouped dwelling is not gated and urban form is outward looking
 - d) accessibility to the Canning River is not compromised
 - e) all development adjoining or overlooking public open space or regional open space is oriented to address and have its primary frontage to that public open space or regional open space
 - f) details are provided of the proposed development interface with Mills Road West and Ferres Drive, including details of the proposed estate wall.

3. The City will recommend to the Western Australian Planning Commission that the following conditions be imposed on any subdivision approval granted for land within the Outline Development Plan area:
 - a) a memorial being placed on the certificate of title of all proposed lots, advising of the nearby location of the Boral and Readymix hard rock quarries and of the potential dust, noise and vibration impacts of those quarrying operations
 - b) a landscaping plan being submitted for approval by the City depicting landscaping of the proposed public open space areas and a suitable landscaping interface between the development and Mills Road West and Ferres Drive.
 - c) landscaping in accordance with the landscaping plan referred to in b) above shall be installed and thereafter maintained by the developer for a period of 3 years.
 - d) a noise management plan being submitted for approval by the City and the Department of Environment and Conservation, detailing any noise amelioration measures to be employed in reducing the noise impacts from Mills Road West, Ferres Drive and Tonkin Highway. Such measures may include but are not limited to acoustic barriers, vegetation buffers and new building design requirements.
 - e) Such other conditions as the City thinks fit.
4. Where land is proposed to be developed rather than subdivided, the City may impose any or all of the requirements specified in condition 3 above on any planning approval it grants for such development and may recommend the same to the Western Australian Planning Commission for any approval required by the Commission for that development.