

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Gosnells
Local Planning Scheme No. 6

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

MAY 2015

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning
and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2028



NOTES:

- Detailed road design arrangements and intersection treatment requirements are to be addressed at the time of lodging a subdivision application.
- Local Development Plans are to be prepared that address the co-location of crossovers, bin pad locations, vehicular access, dwelling orientation and surveillance.
- Restricted lot access onto Southern River Road, Holmes and Matison Streets.
- Matison Street Intersection - Left-in/ Left- out only.
- Development of this portion of the Local Centre is to address surveillance over, and interaction to the abutting public spaces.
- Development within the local centre is to ensure the 'back of house' components of the commercial development are appropriately managed.
- Where retail floorspace is proposed to exceed 7000m², development within the local centre is to be supported by a Retail Sustainability Assessment.
- The ODP area is subject to the Special Control Area provisions of Part 5 of Town Planning Scheme No.6.
- The requirement for a noise impact assessment/ remediation measures and/or notifications on title are to be addressed at the time of lodging a subdivision application having regard to State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning' and the City of Gosnells' Local Planning Policy/s.
- Subdivision Applications within the local centre are to consider the interface with public open space and ensure appropriate passive surveillance.

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OUTLINE DEVELOPMENT PLAN - PRECINCT 3A (SOUTH)

HOLMES STREET
SOUTHERN RIVER



0 75 m
SCALE @ A3: 1:3000
8598-ODP-01-N

DRAWN: VR
DATE CREATED: 2022.12.21
PROJECTION: MGA94 GD494
CADASTRE: LANDGATE
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