



Notes:

1. Development fronting Southern River Road, Lander Street and Matison Street is to exhibit high quality design and finish in respect to built form and landscaping to form a suitable transition to, and positively contribute to the amenity of adjoining areas.
2. Southern River Road, Lander Street and Matison Street are required to be upgraded to an urban standard, incorporating various public realm improvements, including (but not limited to) street trees, footpaths, lighting, drainage and traffic control devices.
3. This plan should be read in conjunction with the associated Local Water Management Strategy.
4. Furley Road is to remain unconstructed.
5. The local government may adopt Design Guidelines prior to recommending subdivision or development approval, to ensure that development exhibits high quality design and finish in respect to built form and landscaping. All development shall be in accordance with the adopted guidelines in addition to any other requirements of Town Planning Scheme No. 6, and where there is any inconsistency between the design guidelines and the scheme, the scheme shall prevail.
6. The Matison Street frontage of the structure plan area, between Furley Road and Lander Street, will require a 5 metre landscaping setback appropriately planted with screening vegetation the design of which will be determined at subdivision or development approval stage.
7. Lots fronting Matison Street between Furley Road and Lander Street, within the structure plan area, shall be serviced by a reciprocal right of access and associated car parking constructed to the engineering specifications of the City of Gosnells.

LEGEND

ZONES		RESERVES		OTHER	
	MIXED BUSINESS		LOCAL OPEN SPACE		ODP BOUNDARY
	LIGHT INDUSTRY		PUBLIC PURPOSE		CONSERVATION CATEGORY WETLAND
R	RESTRICTED USES				50 METRE WETLAND BUFFER
					RESOURCE ENHANCEMENT CATEGORY WETLAND
					TRANSMISSION LINE EASEMENT REQUIRED
					500 METRE KENNEL BUFFER
					ROUNDBOULT

SOUTHERN RIVER PRECINCT 3F

CITY OF GOSNELLS

OUTLINE DEVELOPMENT PLAN

DATE: 17/3/2016 SCALE: 1:4,000

MGA94 ZONE 50

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