

IT IS CERTIFIED THAT AMENDMENT NO. 3 TO SOUTHERN RIVER PRECINCT 3A (SOUTH)
OUTLINE DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION ON:

30 MARCH 2023

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 24 of
the Planning and Development Act 2005 for that purpose.

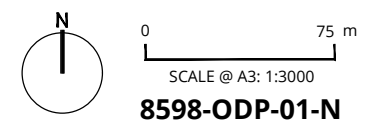
AMENDMENT NO.	SUMMARY	WAPC APPROVAL DATE
1	Increase density from R25 to R40 and changes to road layout and drainage design for No. 86 (Lot 9) Matison Street, Southern River	24 July 2017
2	Delete the Mixed Business zone, increase the Local Centre, consolidate the R60 zoned land, and modify the road network for Lots 11 and 1001 Holmes Street, Southern River.	27 April 2018
3	Remove 1401m ² of land identified as Public Open Space (POS) and replace with a Local Centre (R80) land use, remove a portion of road reserve connecting Lot 11 Southern River Road (Lot 11) to Holmes Street and replace with a Local Centre (R80) land use; and remove Note 6 from the SP Map and re-number remaining numbers (Note 6 relates to vehicle access connecting Lot 11 to Holmes Street which is no longer required).	30 March 2023



- 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.

OUTLINE DEVELOPMENT PLAN - PRECINCT 3A (SOUTH)

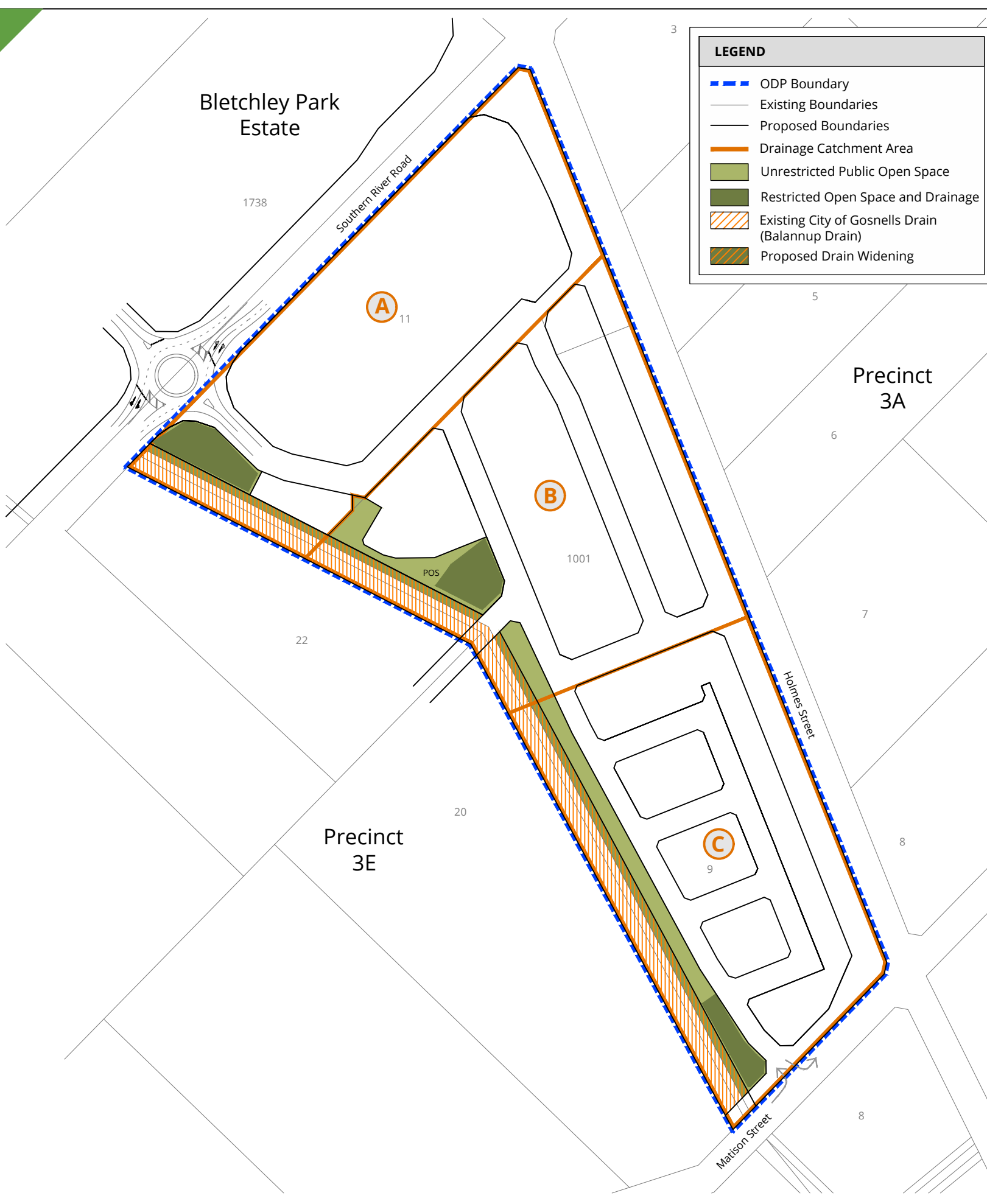
HOLMES STREET
SOUTHERN RIVER



DRAWN: VR
DATE CREATED: 2022.12.21
PROJECTION: MGA50 GD94
CADASTRE: LANDGATE
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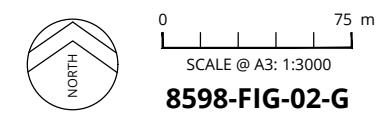
LEGEND	
	ODP Boundary
	Existing Boundaries
	Proposed Boundaries
	Drainage Catchment Area
	Unrestricted Public Open Space
	Restricted Open Space and Drainage
	Existing City of Gosnells Drain (Balannup Drain)
	Proposed Drain Widening

Southern River (Precinct 3A) Outline Development Plan - Public Open Space Schedule			
30/11/2021			
Site Area (Structure Plan Boundary)			116,357
Less			
Road Widening (Holmes Street and Matison Street)		14781	
Balannup Drain Widening		2978	
Total		17759	
Net Site Area			98598
Deductions			
1:1 Year Drainage		2156	
Lot 11 Local Centre (excl road widening and drain widening)		34743	
Total		36899	
Gross Subdivisible Area			61700
POS @10%			6170
Public Open Space Contribution			
May comprise:			
Min 80% unrestricted POS			4936
Min 20% restricted use POS			1234
Total Required POS			6170
POS Reference Number	1:1 Year Drainage (m²)	Restricted POS (m²)	Unrestricted POS (m²)
1 (Lot 11)	1610	956	654
2 (Lots 1000 & 1001 & small area of Lot 11)	3346	700	100
3 (Lot 9)	3258	500	100
Lot 9 POS shortfall - cash in lieu	199		199
Total	8413	2156	854
Percentage of gross subdivisible area		1.4%	8.8%
Notes:			
1. This Public Open Space Schedule is based on the Local Structure Plan prepared by Rowe Group (Plan ID: 8598 ODP 01 K)			
2. Restricted Open Space area calculated on basis of 5 yr ARI area less the 1 yr ARI area			
3. 1 yr ARI drainage included as a deduction to site area and not credited towards Restricted Open Space			
4. Shortfall for Lot 9 (approx 0.7%) dealt with through cash in lieu payments at Subdivision, as advised by DPLH			
5. Site area based on Landgate Lot areas			

PUBLIC OPEN SPACE SCHEDULE AND DISTRIBUTION PLAN

HOLMES STREET
SOUTHERN RIVER

Document Set ID: 7764932
Version: 1, Version Date: 04/04/2023



8598-FIG02-20221221 Southern River (POS Schedule) - DRAWN: V.R. DATE CREATED: 2022.12.21 PROJECTION: MGA50 GD94



Your ref: PF21/00028
Our ref: SPN/0524M-4
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Dear Sir/Madam

**APPROVAL - WAPC REFERENCE: SPN/0524M-4 - SOUTHERN RIVER
PRECINCT 3A (SOUTH) OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 3**

Pursuant to Schedule 2, Clause 22(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), the Western Australian Planning Commission (WAPC), on **30 March 2023**, granted approval to Amendment No. 3 to the Southern River Precinct 3A (South) Outline Development Plan.

A copy of the endorsed structure plan is attached to this emailed correspondence.

Yours sincerely

Ms Sam Fagan
Secretary
Western Australian Planning Commission

04 April 2023