



LEGEND

- OUTLINE DEVELOPMENT PLAN AREA
- R20 PROPOSED LOTS R20
- R30 PROPOSED LOTS R30
- PROPOSED FOOTPATH
- PUBLIC OPEN SPACE
- ROAD
- VERGE
- DRAINAGE CORRIDOR
- FUTURE ROAD CONNECTIONS
- AREA OF WETLAND HABITAT TO BE RETAINED
- EXISTING LOT BOUNDARIES

NOTES

1. The Shire of Murray may recommend to the Western Australian Planning Commission that conditions be imposed upon the approval to subdivide the land requiring that:
 - a. Detailed Area Plans being prepared for all lots designated for a density of development at the R30 Code.
 - b. Intersection treatments within Ronlyn Road and associated road links being constructed.
 - c. Street trees to be installed on both sides of all subdivisional roads within the ODP area.
 - d. Mosquito management and acid sulphate soils management plans to be prepared and implemented.
 - e. The approved Urban Water Management Plan (including landscape management items therein) being modified to suit the revised ODP and implemented.
 - f. A pro rata contribution towards the provision of a primary school to be made.
 - g. Once the Shire's Community Services and Facilities Plan is adopted, a pro rata contribution towards the provision of community facilities to service the future residents of this subdivision being paid.
2. The Department of Water's "Murray Drainage and Water Management Plan (2011)" Notes to Table 2 advises that all areas below RL 2.1 AHD are "at risk" of storm surge. In order to avoid risk of being affected by storm surge, no development should occur in the ODP area below RL 2.1 AHD.

INDICATIVE YIELD TABLE	
R20	46
R30	35
TOTAL	81
APPROXIMATE POPULATION @ 2.0 PERSONS PER HOUSEHOLD	162

date 08 May 2012 job no. 4734 scale 1:1250@A2
 designer C Richards prepared by D McCulloch client 051202
 client projection MGA 50 GDA 94
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title Proposed revisions by the Shire Planner to a proposed ODP following advertising of an ODP prepared by Greg Rowe and Associates on behalf of Topcity Holdings Pty Ltd and advertised on 7 September 2011
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DEPARTMENT OF PLANNING
 MANDURAH OFFICE
 27 JUN 2012
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