

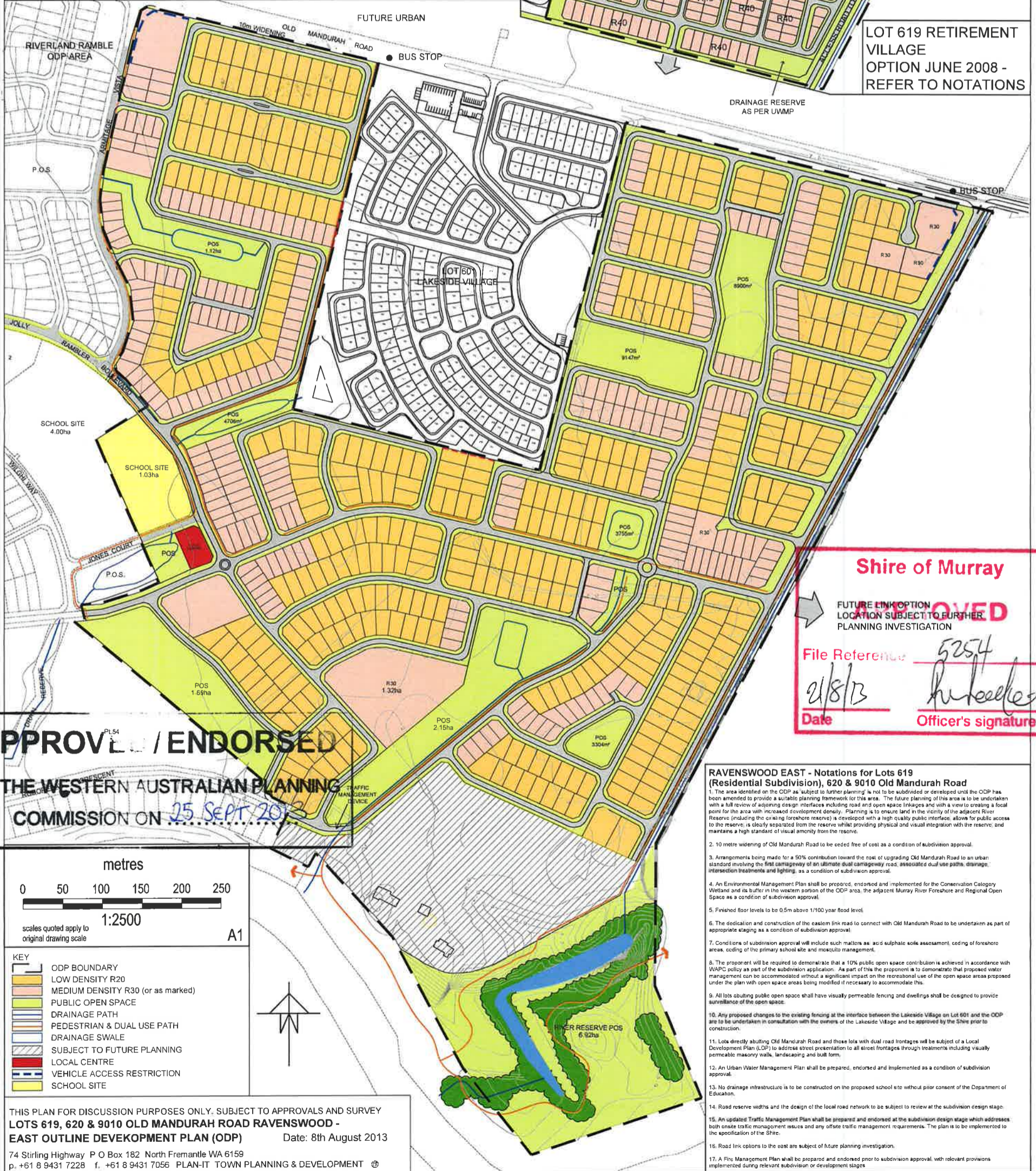
NOTATIONS FOR LOT 619 RETIREMENT VILLAGE OPTION

The portion of the ODP relating to Lot 619 is subject of two options comprising a Retirement Village (previously endorsed by the WAPC on 17 June 2008) and a conventional residential subdivision. Either option may be implemented in whole by the landowner.

- All drainage to be contained on site to council requirements and subject to a revised Drainage Management Plan.
- 5% cash-in-lieu of public open space contribution is to be provided (upon strata subdivision of the site), which is to be in addition to at least 5% unconstrained communal open space (excluding drainage).
- The revised ODP is based upon the current traffic report and subject to a revised internal study at the development application stage.
- Internal roads to be designed to carry rubbish disposal vehicles and designed to the satisfaction of the Shire.
- The north/south multi use corridor to be created to allow drainage services & private access.
- Link to Old Mandurah Rd is a dedicated public road.
- The internal design of the future retirement village must present home frontages and permeable fencing to all external site boundaries as indicated on the revised ODP.
- The indicative nursing home site is shown in accordance with the Shire of Murrays Positive Ageing initiative and is subject to approvals. The internal layout of the Village may be modified to accommodate a nursing home.
- The operator/proponent of the retirement village will provide a private bus service for residents of the village to access shopping facilities on at least a weekly basis.
- Contributions will be required for the upgrading of Old Mandurah Road as a condition of super lot subdivision approval.
- Visually permeable fencing, rather than solid, is to be constructed where fencing is required on the boundary of the site.
- Future planning for the balance of the site is to provide for possible long term additional vehicular access point for existing village adjacent to the south-eastern corner of the existing retirement village.



LOT 619 RETIREMENT VILLAGE OPTION JUNE 2008 - REFER TO NOTATIONS



Shire of Murray
APPROVED
 FUTURE LINK OPTION LOCATION SUBJECT TO FURTHER PLANNING INVESTIGATION
 File Reference: 5254
 Date: 2/8/13
 Officer's signature: [Signature]

APPROVED / ENDORSED
 BY THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 25 SEPT 2013

- #### RAVENSWOOD EAST - Notations for Lots 619 (Residential Subdivision), 620 & 9010 Old Mandurah Road
- The area identified on the ODP as 'subject to further planning' is not to be subdivided or developed until the ODP has been amended to provide a suitable planning framework for this area. The future planning of this area is to be undertaken with a full review of adjoining design interfaces including road and open space linkages and with a view to creating a focal point for the area with increased development density. Planning is to ensure land in the vicinity of the adjacent River Reserve (including the existing foreshore reserve) is developed with a high quality public interface, allow for public access to the reserve, is clearly separated from the reserve whilst providing physical and visual integration with the reserve, and maintains a high standard of visual amenity from the reserve.
 - 10 metre widening of Old Mandurah Road to be ceded free of cost as a condition of subdivision approval.
 - Arrangements being made for a 50% contribution toward the cost of upgrading Old Mandurah Road to an urban standard involving the first carriageway of an ultimate dual carriageway road, associated dual use paths, drainage, intersection treatments and lighting, as a condition of subdivision approval.
 - An Environmental Management Plan shall be prepared, endorsed and implemented for the Conservation Category Wetland and its buffer in the western portion of the ODP area, the adjacent Murray River Foreshore and Regional Open Space as a condition of subdivision approval.
 - Finished floor levels to be 0.5m above 1/100 year flood level.
 - The dedication and construction of the eastern link road to connect with Old Mandurah Road to be undertaken as part of appropriate staging as a condition of subdivision approval.
 - Conditions of subdivision approval will include such matters as: acid sulphate soils assessment, ceding of foreshore areas, ceding of the primary school site and mosquito management.
 - The proponent will be required to demonstrate that a 10% public open space contribution is achieved in accordance with WAPC policy as part of the subdivision application. As part of this the proponent is to demonstrate that proposed water management can be accommodated without a significant impact on the recreational use of the open space areas proposed under the plan with open space areas being modified if necessary to accommodate this.
 - All lots abutting public open space shall have visually permeable fencing and dwellings shall be designed to provide surveillance of the open space.
 - Any proposed changes to the existing fencing at the interface between the Lakeside Village on Lot 601 and the ODP are to be undertaken in consultation with the owners of the Lakeside Village and be approved by the Shire prior to construction.
 - Lots directly abutting Old Mandurah Road and those lots with dual road frontages will be subject of a Local Development Plan (LDP) to address street presentation to all street frontages through treatments including visually permeable masonry walls, landscaping and built form.
 - An Urban Water Management Plan shall be prepared, endorsed and implemented as a condition of subdivision approval.
 - No drainage infrastructure is to be constructed on the proposed school site without prior consent of the Department of Education.
 - Road reserve widths and the design of the local road network to be subject to review at the subdivision design stage.
 - An updated Traffic Management Plan shall be prepared and endorsed at the subdivision design stage which addresses both on-site traffic management issues and any off-site traffic management requirements. The plan is to be implemented to the satisfaction of the Shire.
 - Road link options to the east are subject of future planning investigation.
 - A Fire Management Plan shall be prepared and endorsed prior to subdivision approval, with relevant provisions implemented during relevant subdivision or development stages.

metres
 0 50 100 150 200 250
 1:2500
 scales quoted apply to original drawing scale
 A1

KEY

- ODP BOUNDARY
- LOW DENSITY R20
- MEDIUM DENSITY R30 (or as marked)
- PUBLIC OPEN SPACE
- DRAINAGE PATH
- PEDESTRIAN & DUAL USE PATH
- DRAINAGE SWALE
- SUBJECT TO FUTURE PLANNING
- LOCAL CENTRE
- VEHICLE ACCESS RESTRICTION
- SCHOOL SITE

THIS PLAN FOR DISCUSSION PURPOSES ONLY. SUBJECT TO APPROVALS AND SURVEY
LOTS 619, 620 & 9010 OLD MANDURAH ROAD RAVENSWOOD - EAST OUTLINE DEVELOPMENT PLAN (ODP) Date: 8th August 2013
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