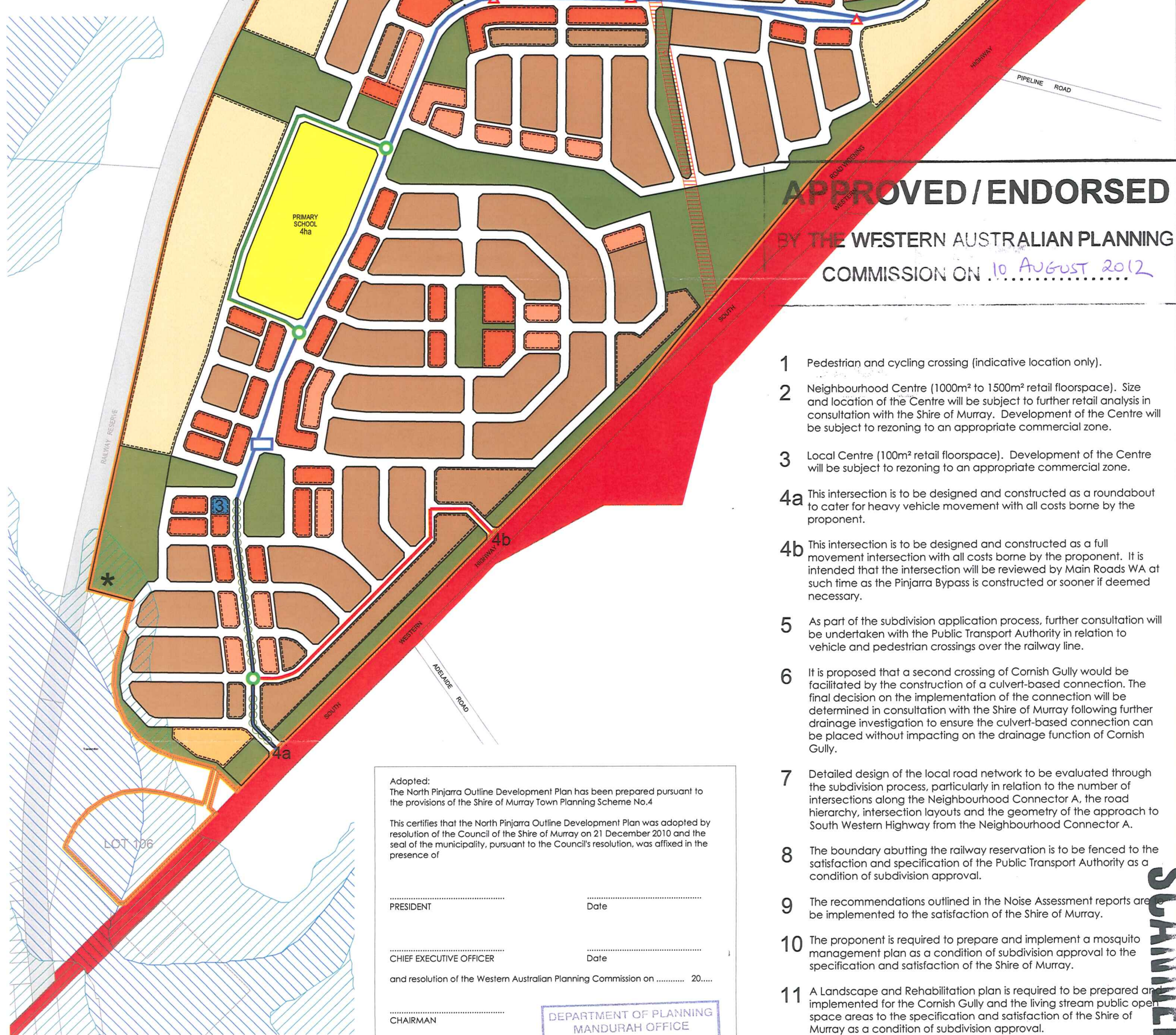


- R30
- R25
- R20
- R15
- R12.5
- R5
- Primary School
- Public Open Space
- Commercial
- Sewer Pump Station
- Powerline Easement
- Flood Fringe (D.O.W. 2010)
- Flood Way (D.O.W. 2010)
- Primary Regional Road Reserve
- Railway Reserve
- Cornish Gully
- Detailed Area Plans Required
- ODP Area
- Neighbourhood Connector A
- Neighbourhood Connector B
- Access Street B
- Access Street C
- Access Street D or Laneway
- Roundabout
- Threshold Treatment
- Intersection Treatment
- Continuous Median
- Pedestrian Connection

NOTE: Murray Area Flood Study dated 20.08.10. Not provided in Autocad format. Linework is indicative only.



APPROVED / ENDORSED
 BY THE WESTERN AUSTRALIAN PLANNING
 COMMISSION ON 10 AUGUST 2012

- 1 Pedestrian and cycling crossing (indicative location only).
- 2 Neighbourhood Centre (1000m² to 1500m² retail floorspace). Size and location of the Centre will be subject to further retail analysis in consultation with the Shire of Murray. Development of the Centre will be subject to rezoning to an appropriate commercial zone.
- 3 Local Centre (100m² retail floorspace). Development of the Centre will be subject to rezoning to an appropriate commercial zone.
- 4a This intersection is to be designed and constructed as a roundabout to cater for heavy vehicle movement with all costs borne by the proponent.
- 4b This intersection is to be designed and constructed as a full movement intersection with all costs borne by the proponent. It is intended that the intersection will be reviewed by Main Roads WA at such time as the Pinjarra Bypass is constructed or sooner if deemed necessary.
- 5 As part of the subdivision application process, further consultation will be undertaken with the Public Transport Authority in relation to vehicle and pedestrian crossings over the railway line.
- 6 It is proposed that a second crossing of Cornish Gully would be facilitated by the construction of a culvert-based connection. The final decision on the implementation of the connection will be determined in consultation with the Shire of Murray following further drainage investigation to ensure the culvert-based connection can be placed without impacting on the drainage function of Cornish Gully.
- 7 Detailed design of the local road network to be evaluated through the subdivision process, particularly in relation to the number of intersections along the Neighbourhood Connector A, the road hierarchy, intersection layouts and the geometry of the approach to South Western Highway from the Neighbourhood Connector A.
- 8 The boundary abutting the railway reservation is to be fenced to the satisfaction and specification of the Public Transport Authority as a condition of subdivision approval.
- 9 The recommendations outlined in the Noise Assessment reports are to be implemented to the satisfaction of the Shire of Murray.
- 10 The proponent is required to prepare and implement a mosquito management plan as a condition of subdivision approval to the specification and satisfaction of the Shire of Murray.
- 11 A Landscape and Rehabilitation plan is required to be prepared and implemented for the Cornish Gully and the living stream public open space areas to the specification and satisfaction of the Shire of Murray as a condition of subdivision approval.

Adopted:
 The North Pinjarra Outline Development Plan has been prepared pursuant to the provisions of the Shire of Murray Planning Scheme No.4

This certifies that the North Pinjarra Outline Development Plan was adopted by resolution of the Council of the Shire of Murray on 21 December 2010 and the seal of the municipality, pursuant to the Council's resolution, was affixed in the presence of

.....
 PRESIDENT Date

.....
 CHIEF EXECUTIVE OFFICER Date

and resolution of the Western Australian Planning Commission on 20....

.....
 CHAIRMAN

DEPARTMENT OF PLANNING
 MANDURAH OFFICE

25 SEP 2012

FILE SAN/10094/12

SCANNED