





Department of Planning,  
Lands and Heritage

Legend

-  Local Government Area
-  Cadastre (View 2)

Notes:

The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. This information is stored in the relevant layers metadata. For these reasons the map should not be distributed outside of the Department.

Map was produced using DPLH's PlanViewWA.


Produced by: FUNCTIONALITY TO COME

Date produced: 30 April 2018 Page 48

Location Plan

INTERNAL USE ONLY

Internal Spatial Viewer  
[Link to website](#)

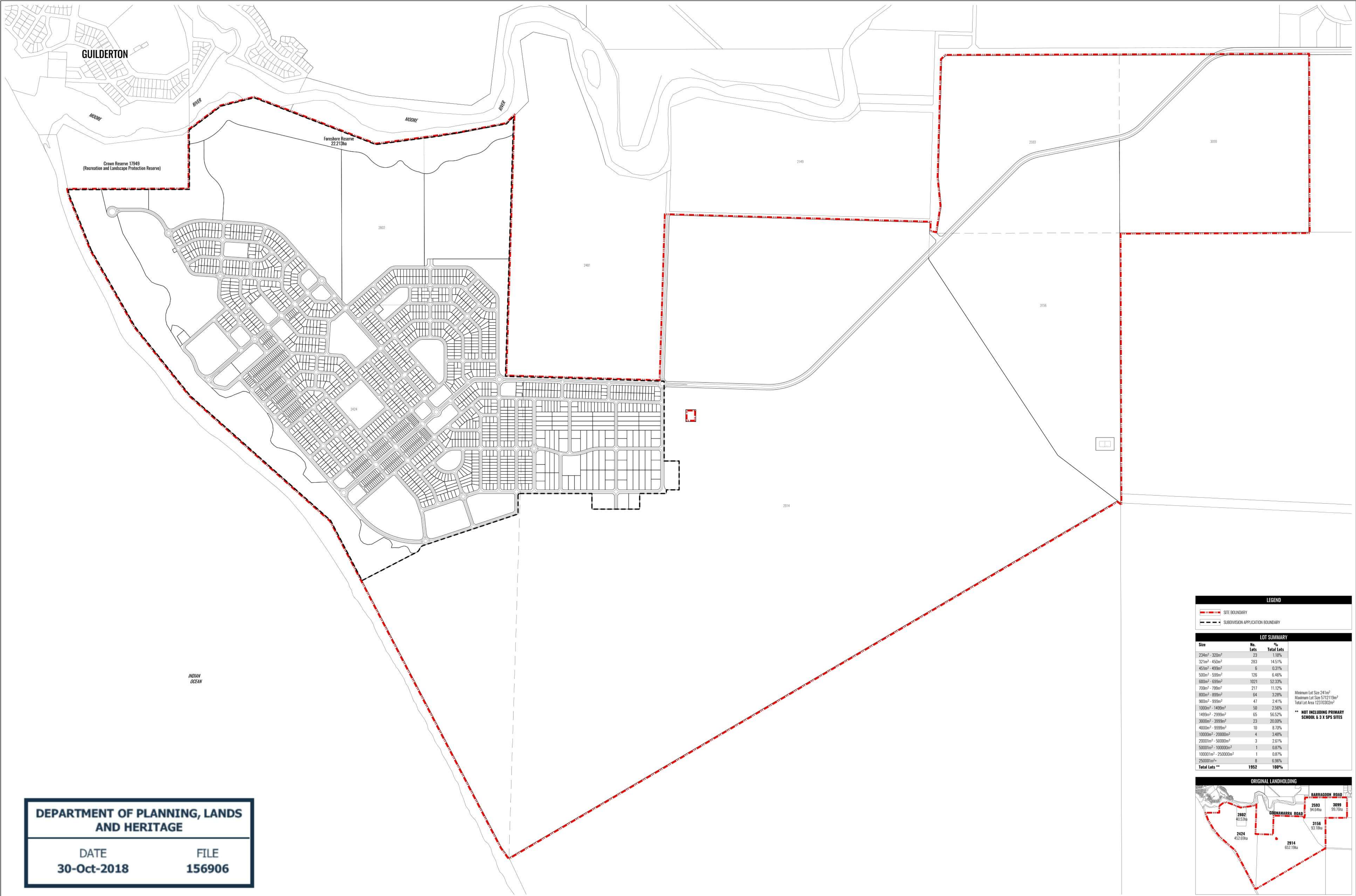


0 1.27 2.5 Kilometres

1: 50,000  
at A3

Projection: WGS1984WebMercatorAuxiliarySphere





DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
30-Oct-2018

FILE  
156906

LEGEND

SITE BOUNDARY

SUBDIVISION APPLICATION BOUNDARY

LOT SUMMARY

Size	No. Lots	% Total Lots
234m <sup>2</sup> - 320m <sup>2</sup>	23	1.18%
321m <sup>2</sup> - 450m <sup>2</sup>	283	14.51%
451m <sup>2</sup> - 499m <sup>2</sup>	6	0.31%
500m <sup>2</sup> - 599m <sup>2</sup>	126	6.45%
600m <sup>2</sup> - 699m <sup>2</sup>	1021	52.33%
700m <sup>2</sup> - 799m <sup>2</sup>	217	11.12%
800m <sup>2</sup> - 899m <sup>2</sup>	64	3.28%
900m <sup>2</sup> - 999m <sup>2</sup>	47	2.41%
1000m <sup>2</sup> - 1499m <sup>2</sup>	50	2.56%
1499m <sup>2</sup> - 2999m <sup>2</sup>	65	3.32%
3000m <sup>2</sup> - 3999m <sup>2</sup>	23	1.18%
4000m <sup>2</sup> - 5999m <sup>2</sup>	10	0.51%
6000m <sup>2</sup> - 9999m <sup>2</sup>	4	0.21%
10000m <sup>2</sup> - 24999m <sup>2</sup>	3	0.15%
25000m <sup>2</sup> - 49999m <sup>2</sup>	1	0.05%
50000m <sup>2</sup> - 99999m <sup>2</sup>	1	0.05%
100000m <sup>2</sup> - 249999m <sup>2</sup>	1	0.05%
250000m <sup>2</sup> - 499999m <sup>2</sup>	8	0.41%
Total Lots **	1952	100%

Minimum Lot Size 241m<sup>2</sup>

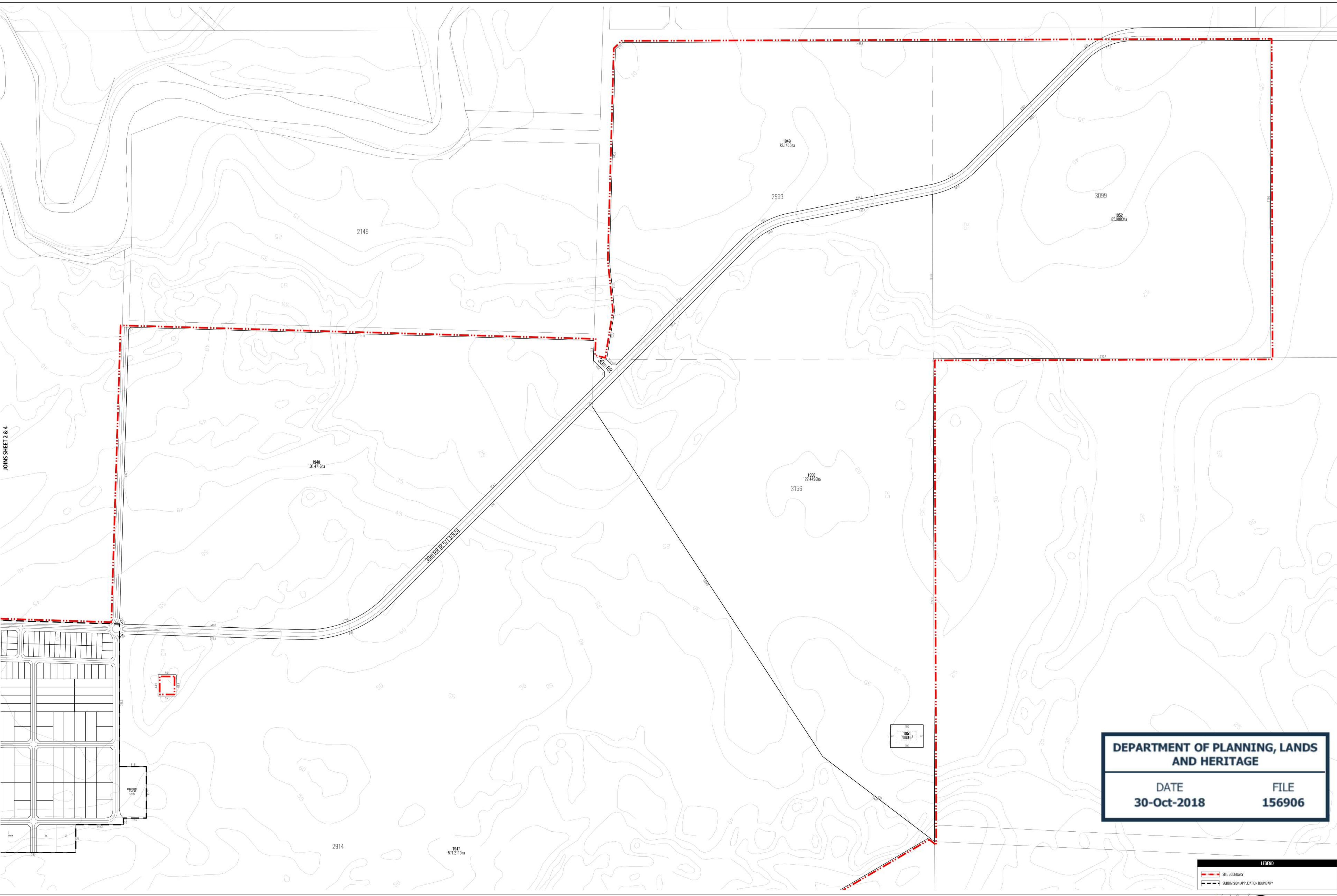
Maximum Lot Size 517211m<sup>2</sup>

Total Lot Area 12370300m<sup>2</sup>

\*\* NOT INCLUDING PRIMARY SCHOOL & 3 X SPS SITES

ORIGINAL LANDHOLDING





JOINS SHEET 2 & 4

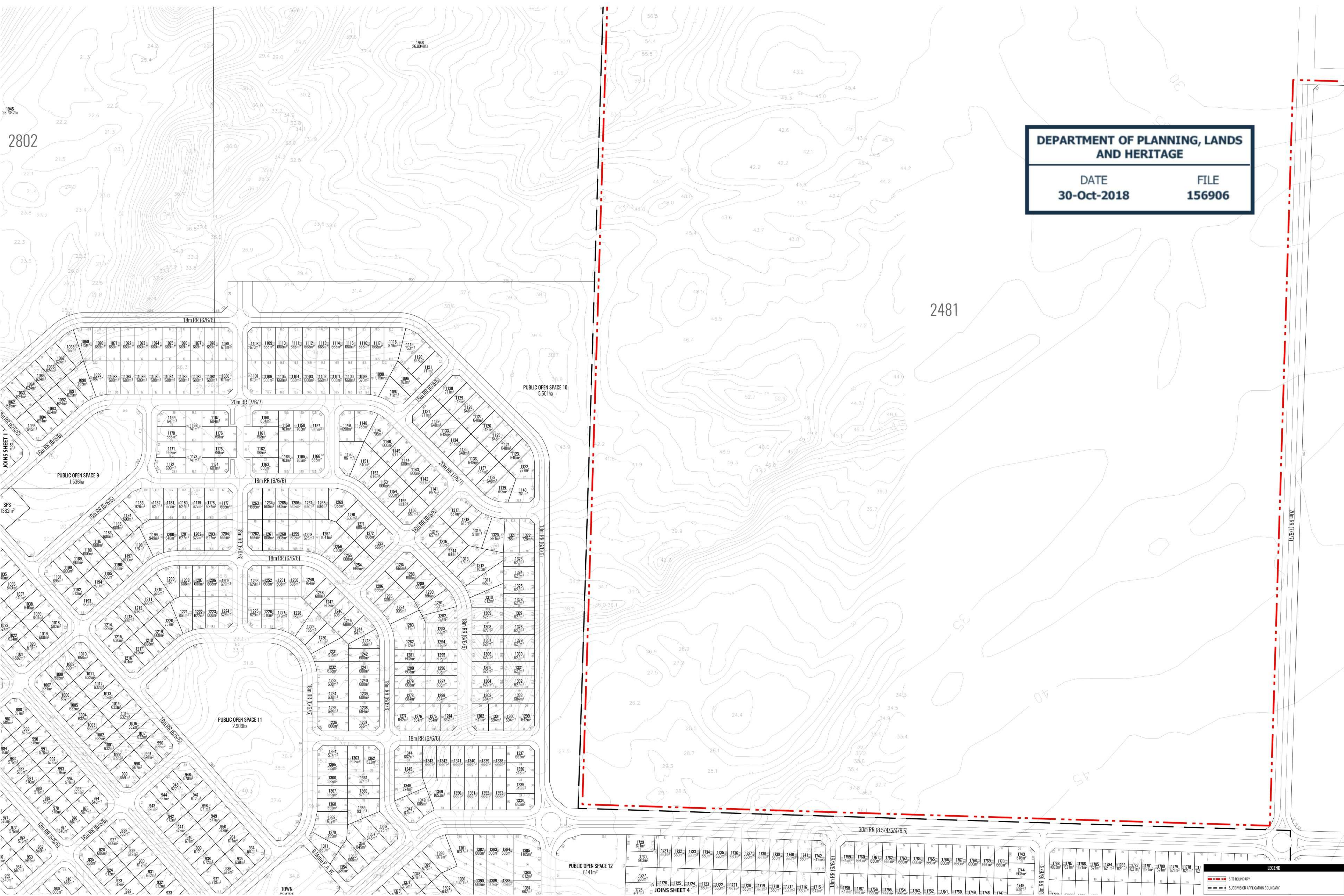
**DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE**

DATE  
**30-Oct-2018**

FILE  
**156906**

LEGEND	
	SITE BOUNDARY
	SUBDIVISION APPLICATION BOUNDARY



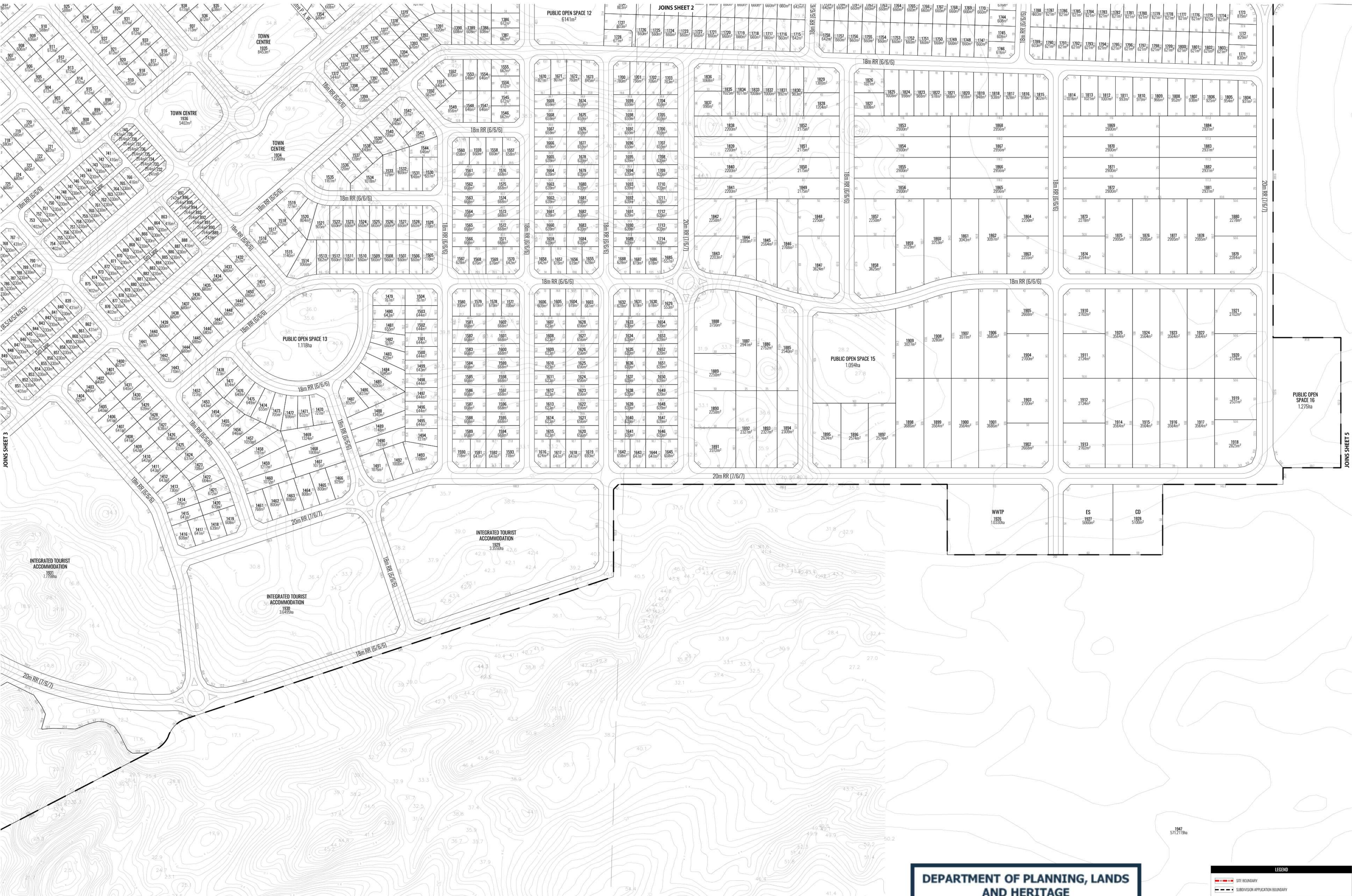


DEPARTMENT OF PLANNING, LANDS  
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DATE  
30-Oct-2018

FILE  
156906









DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

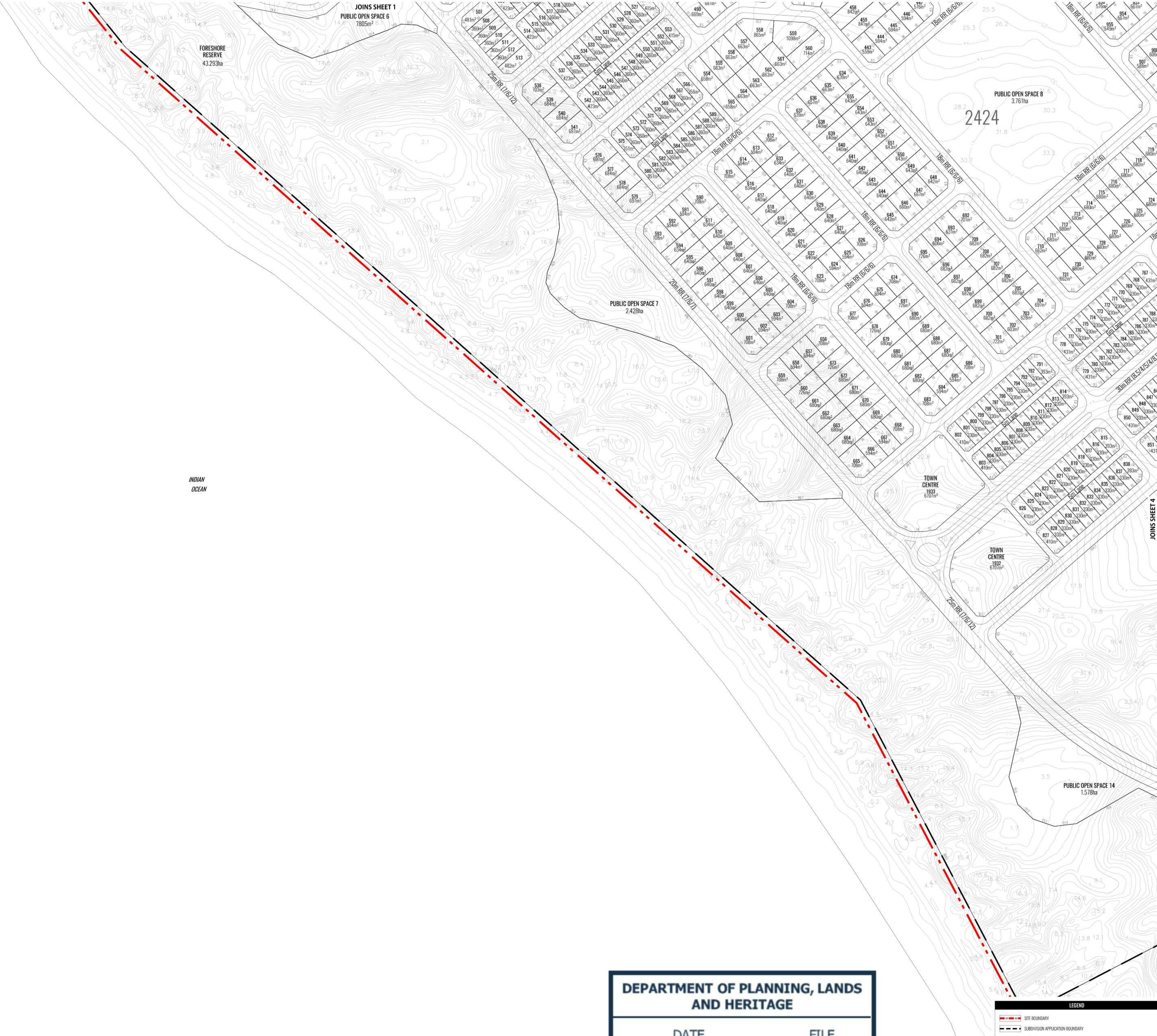
DATE

30-Oct-2018

FILE

156906





DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
30-Oct-2018

FILE  
156906

LEGEND

1:1000 1:1000

SITE BOUNDARY

1:1000 1:1000

SUBDIVISION APPLICATION BOUNDARY

NORTH

Scale: 1:2,000 @ 1:1

0 20 40 60m

PLAN WRG001-3-0020

REVISION: 1

DATE: 30/10/2018

DESIGNED: HJ

Creative

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A 28 Brown Street, East Perth WA 6004

P (08) 9325 0200

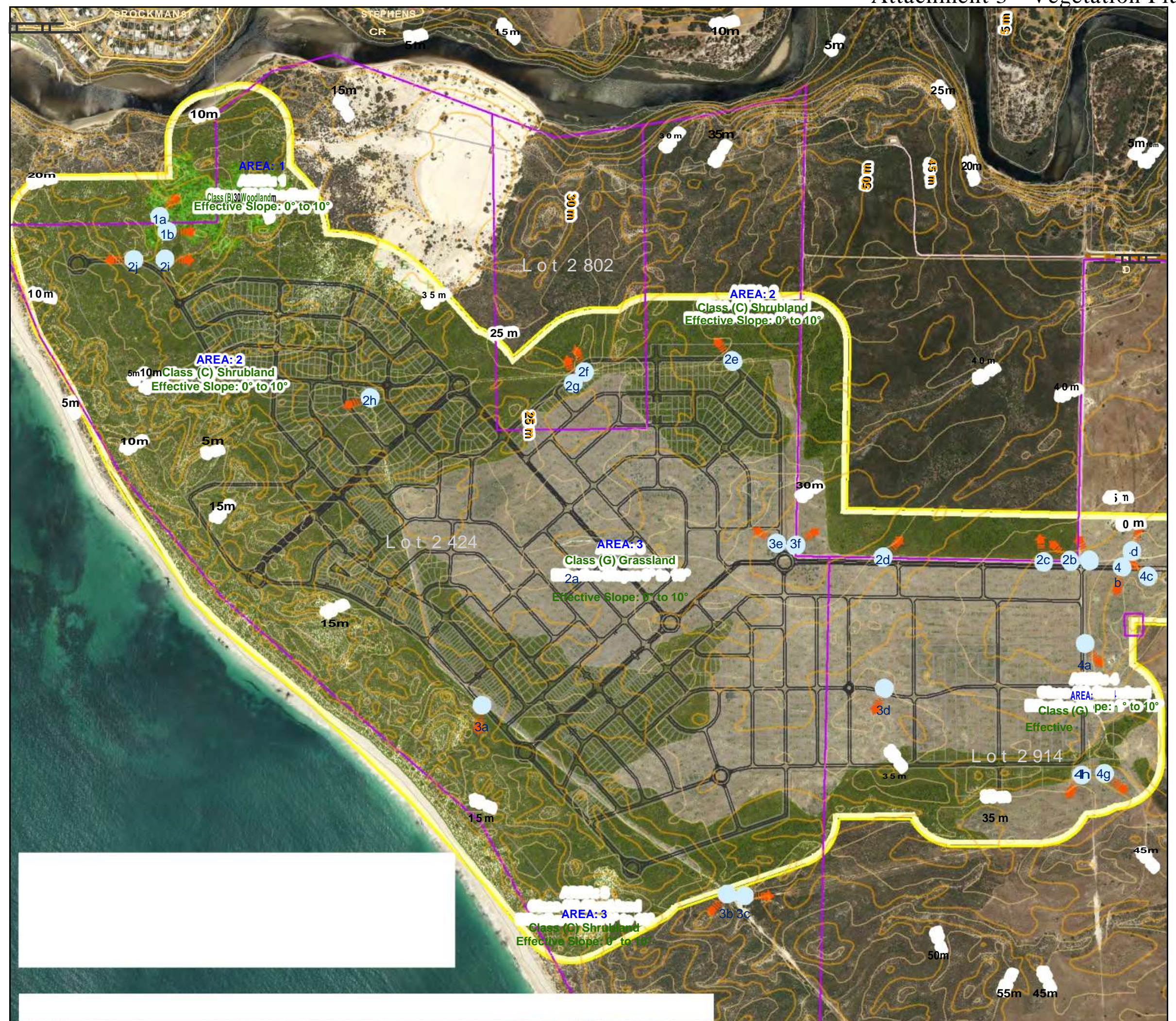
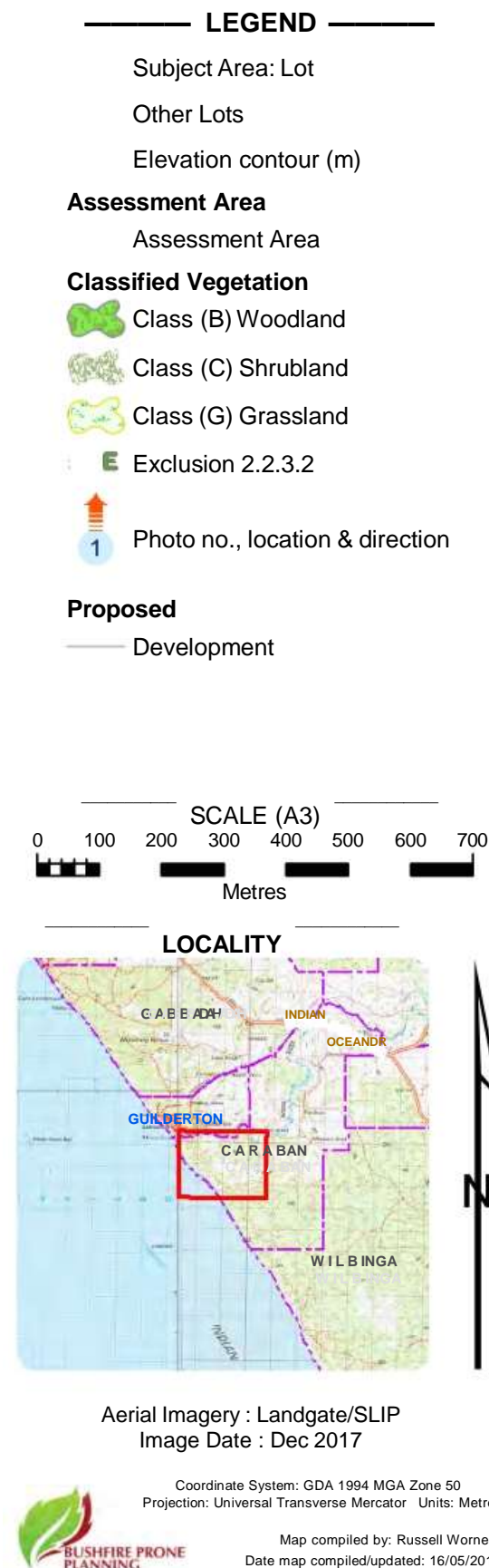
E info@creativetp.com.au

W creativetp.com.au

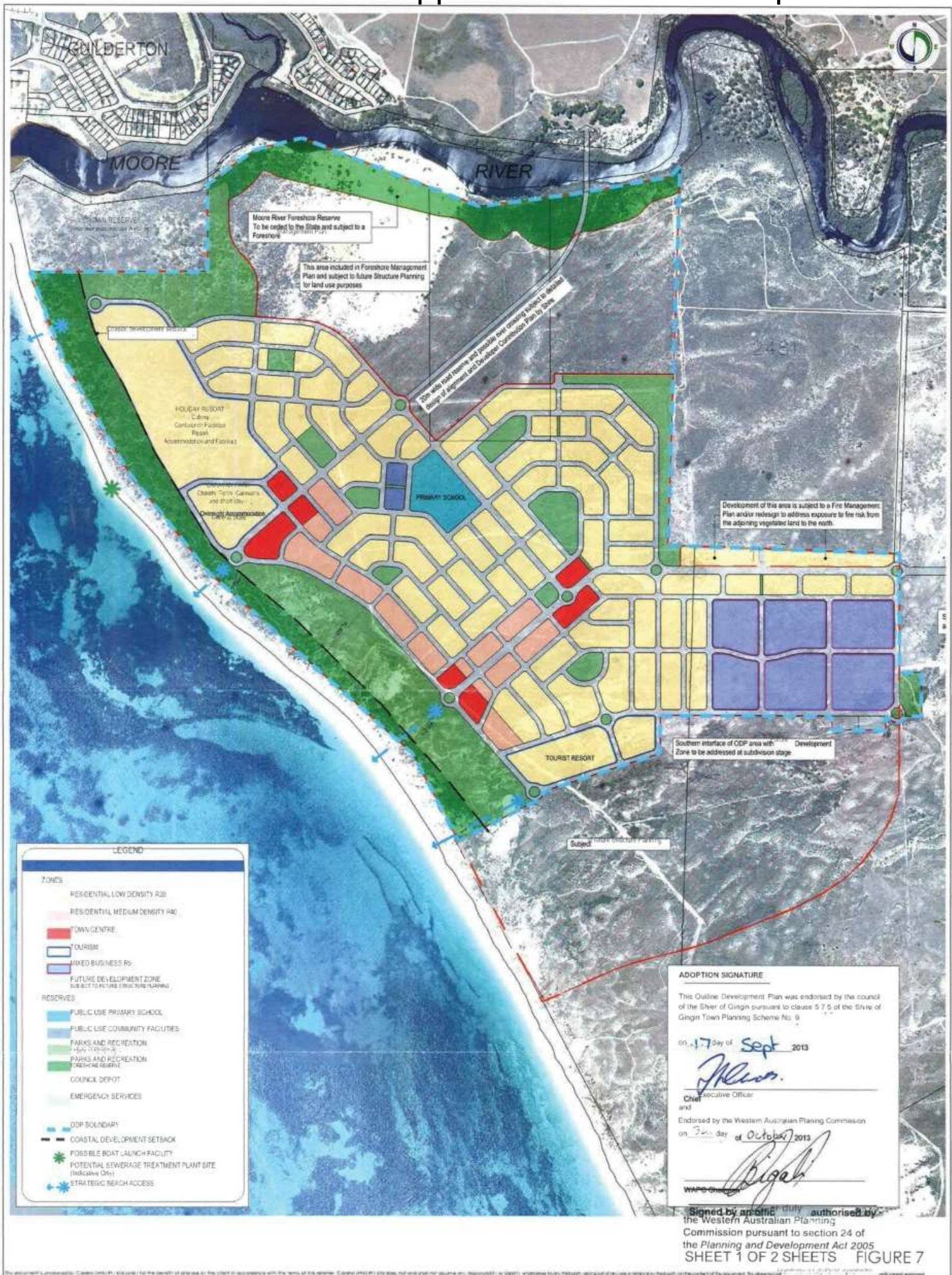


Figure 3.1.1  
**Topography &  
Classified Vegetation**

Lots 3099 & 2593 on Plan 88988  
Lots 3156 & 2914 on Plan 202250  
Lot 2424 on Plan 231402  
Lot 2802 on Plan 90108  
"no street address"  
CARABAN







REVISED OUTLINE DEVELOPMENT PLAN  
MOORE RIVER SOUTH  
SHIRE OF GINGIN

**Cardno**  
11 Harvest Terrace  
P.O. Box 44  
West Perth WA 6150  
Telephone (08) 9273 3888  
Facsimile (08) 9486 8888

DATE: 23.8.2013  
DESIGNED: [blank]  
DRAWN: KC  
LOCAL AUTHORITY: SHIRE OF GINGIN  
PROJECT PHASE: PLAN NUMBER: R2026 CON 001

SCALE: A1 A3: 1:12,500  
CHECKED: [blank]  
APPROVED: [blank]

REVISION: A



# Planning Policy Statements



This Outline Development Plan (ODP), once approved, supersedes any previously approved ODP for the subject land. The implementation of the ODP will be facilitated through the subdivision and development approvals process, which pursuant to Town Planning Scheme 9 will be required to generally conform with the approved ODP. Future applications will be required to demonstrate compliance with the following key Planning Policy Statements:

## 1. Subdivision and Development

- The development of the subject land shall be undertaken generally in accordance with the endorsed Outline Development Plan (ODP). Subdivision of the ODP area requires approval from the Western Australian Planning Commission (WAPC) and shall be undertaken generally in accordance with the ODP.
- Development Applications and Detailed Area Plans will be required for all development generally excluding residential land use being R20-R40 which will be guided by the Residential Density Codes and Design and Settlement Guidelines if appropriate.
- The ODP map is the authoritative document in relation to proposed land uses and conditions attached to subdivision and development. In the event of an inconsistency between the ODP map and any other map contained in the ODP documentation the ODP map prevails to the extent of that inconsistency.

## 2. Retail Floor Space

A maximum of 500 m<sup>2</sup> of retail floor space shall be integrated with the caravan park and tourist resort components of the ODP and provide for local convenience shopping and services in the first stages of the overall development.

## 3. Design and Settlement Guidelines

Detailed Design and Settlement Guidelines (DSG) will be prepared and implemented by the proponent to guide the form and nature of buildings and structures in the ODP area. The DSG:

- Will set appropriate standards for design of dwellings and commercial and tourist development to meet sustainability criteria, building location and orientation, built form, building heights, scale and roof pitch, external colours and materials, curtilage and landscaping, vehicle parking and access and fencing.
- Will promote and encourage the installation of water tanks, water efficient taps and appliances and solar energy harnessing devices in every dwelling.
- Will require that any development in the northern holiday resort site will require consideration to the retention of vegetation and be designed sympathetically to the vegetation and topography of the site.
- May include special provisions for the 'Mixed Business' precinct shown on the ODP map to set standards for lot sizes, separation of uses and setbacks in addition to the matters outlined above.
- Can be undertaken for the tourism sites independently from the residential and commercial sites.

The DSG is intended to supplement the Residential Design Codes. In the event of a contradiction or inconsistency between the DSG and the Residential Design Codes the Residential Design Codes will prevail.

The WAPC and the Local Government may require Detailed Area Plan(s) prior to subdivision of a tourism site and/or as a condition of subdivision approval for the Mixed Business and/or Residential Lots.

## 4. Staging of Subdivision and Development

The progressive subdivision and development of land identified for residential lots (both green tie and strata) on the ODP shall proceed on the basis of a staging plan approved by the Shire and the Western Australian Planning Commission that has regard for the necessity for the introduction of reticulated water and sewerage facilities to the ODP area and the early establishment of foreshore improvement works.

## 5. Tourist Units

The strata subdivision and/or development of any land identified on the ODP for tourist accommodation shall include common management arrangements to ensure the tourist units and any associated facilities are available at all times for tourists, visitors and travellers. These arrangements are not intended to preclude owner use of tourist accommodation for holiday purposes.

## 6. Foreshore Reserves

A foreshore management plan shall be prepared under clause 5.1(x) and (y) of State Planning Policy No. 2.6: State Coastal Planning Policy prior to the first stage of subdivision.

The foreshore management plan must:

- include the foreshore reserves for both the ocean and Moore River frontages of the development identified on the ODP and the adjacent Crown Reserve abutting the mouth of the Moore River;
- contain a schedule of works, public facilities, infrastructure and amenities provision and implementation schedule;
- consider and respond to coastal processes, biophysical characteristics and any access requirements, both pedestrian and vehicle access, between the residential development front and Moore River;
- include a strategy for the investigation of the feasibility and provision of a low key boat launching facility;
- define and implement an appropriate foreshore reserve width along Moore River having regard to the above factors and specifically in response to SPP 2.6;
- identify those with responsibility for implementation of the plan and management of the reserves thereafter;
- be subject of its own public consultation process;
- be approved, if acceptable, by the Shire of Gingin; and
- identify required works to be fully implemented prior to the Shire's clearance of the conditions of any subdivision approval granted for the ODP area.

Inclusion of the whole of the land area between the residential development front and the Moore River is intended to allow consideration and a response to relevant issues. Any land use proposals beyond the proposed foreshore reserve do not fall within the scope of the foreshore management plan and would be subject to a separate future Structure Plan.

The staged construction of the Foreshore Management Plan and Public Open Space by the Proponent is to be determined at the Subdivision stage or through a Development Deed between the proponent and the Shire in a manner that reflects progressive development of the project and progressive demand for additional facilities.

The ocean foreshore reserve and adjacent public open space is able to be used for drainage works or functions pursuant to an approved Stormwater and Drainage Management Plan as required by Planning Policy Statement 13, including subsurface stormwater drainage and absorption structures, which do not materially diminish the capacity of the area for public use.

## 7. Fire Management Plan

A fire management plan must be prepared and implemented to the satisfaction of the Shire of Gingin and the Department of Fire and Emergency Services.

Goonmama Rd will be required to be constructed for emergency public access to the satisfaction of the Shire.

Development must be undertaken in compliance with:

- Part 3.7.4 (Bushfire Areas) of the Building Code of Australia
- The WAPC Planning for Bushfire Protection Guidelines; and Australian Standard 3959.

A memorial is to be placed on the Certificate of Title for those lots affected by the fire the requirement to comply with the approved fire management plan and the owner/management plan advising of its responsibility to maintain fire protection measures and emergency access to an appropriate standard.

## 8. Community Facilities

Local Community Facilities will be provided for through a Deed of Agreement between the Shire of Gingin and the Moore River Company. If for any reason, the Deed of Agreement is not executed the Shire will progress Developer Contribution Plans under the provisions of its Local Planning Scheme.

A small multipurpose community facility shall be provided as part of the first stage of development of the ODP area.

## 9. Local Water Management Strategy

A Local Water Management Strategy shall be approved by the relevant agencies prior to the approval of the first stage of subdivision.

## 10. Dust Management

A dust management plan is to be:

- Submitted to and, if acceptable, approved by the Shire; and
- Implemented at each and every stage of development to the satisfaction of the Shire.

## 11. Landscape Strategy

A landscape strategy plan for the road reserves including the primary access road from Indian Ocean Drive and public open space areas shall be prepared, which:

- Indicates the location and species of all trees to be removed and/or retained;
- Indicates the location and type of fencing to be installed;
- Indicates the location and type of reticulation to be installed;
- Indicates the location and type of paving to be installed; and
- Includes a plant schedule nominating each species, the spacing of species, the numbers of plants required, and the size of each plant to be used at the time of planting and the anticipated height of each plant at maturity.

The landscape strategy plan shall:

- be submitted to and, if acceptable, approved by the Shire;
- be the subject of a management agreement between the owner and the Shire;
- include provisions for the specific approval of the Shire for any proposals to remove trees; and
- be implemented to the satisfaction of the Shire.

## 12. Construction Management Plan

Any Construction Management Plan required to be prepared at the subdivision or development stage shall include the technical, physical and contractual measures to minimise environmental impacts during construction and post-construction. Such plan to address Acid Sulphate Soils in accordance with the guidelines of the Department of Environment and Conservation.

A plan addressing cutfill and retaining requirements (i.e. bulk earthworks) shall be prepared and submitted to the Shire of Gingin prior to or concurrent with the subdivision application process.

## 13. Stormwater and drainage

A stormwater and drainage management plan shall be:

- Prepared, which identifies the locations and dimensions of all proposed pump stations, infiltration basins and surges;
- Submitted to and, if acceptable, approved by the Shire and the Department of Water; and
- Implemented to the satisfaction of the Shire.

The design objectives of the stormwater and drainage management plan will be to optimise the infiltration of stormwater at source and the reuse of water.

## 14. Utilities and Services

All development is to be connected to underground power, telecommunications and reticulated water and sewerage services.

The design of utilities and services will be aimed at the maximum feasible use of technology capable of capture of energy from wind and solar sources and the reuse of wastewater so as to minimise the demands of the new development for importation of energy and water.

All utilities and services are to be contained within the ODP area or where outside the ODP area within a public road reserve, Shire managed reserves or easements specifically created for that purpose.

These connections are to occur at the first stage of development at the full cost to the owner/developer and to the satisfaction of the Shire and, in relation to water and sewerage, the Water Corporation.

## 15. Traffic Management and Parking

- A traffic and parking strategy shall be prepared by a suitably qualified traffic engineer, which:

- Shows the required upgrading works for the local road system, including the intersection of the primary access road and Indian Ocean Drive;
- Shows the staging of these works relative to the staging of the development;
- Assesses the future public, private residential and tourist car park requirements generated by the development proposed in the ODP area;
- Is able to demonstrate that sufficient foreshore parking or alternative access is provided for tourist and residential development as well as the demands of visitors and the general public;
- Include a noise impact assessment undertaken for Barragoon Road adjoining Woodridge Estate so as to demonstrate the need for any noise attenuating requirements as part of the road upgrading work
- Submitted to the Shire and, if acceptable, approved by the Shire and Main Roads WA; and

The strategy shall be implemented to the satisfaction of the Shire prior to the Shire's clearance of any condition of any approval granted for the subdivision or strata subdivision of land within the ODP area. All residential lots are to contain on-site car parking in accordance with the Residential Design Codes.

## 16. Further Subdivision

Subdivision of the residential areas depicted on the ODP will only be permitted in accordance with the Residential Design Codes.

## 17. Special Land Use Controls

The following special land use exemptions will apply to development in the ODP area:

- For the purposes of facilitating provision of community facilities in the initial stages of development and identified as being within the 'Residential zone' on the ODP map may be developed for the purposes of 'educational establishment', 'medical centre', 'shop', 'civic use' and/or 'office' as defined under the Shire of Gingin Town Planning Scheme No. 9 (TPS 9) and on the basis of being an 'SA' use for the purposes of Table 1 - Zoning Table in the scheme;
- Civic use and 'educational establishment' are deemed to be 'AA' uses in the Town Centre zone under TPS 9; and
- Land in the area shown as 'Mixed Business RS' on the ODP map may be developed for a 'Single House' in conjunction with any mixed business use subject to the application processes and considerations that apply according to a dwelling under the RS coding under the Residential Design Codes (as amended from time to time).
- The land shown as 'Caravan Park' on the ODP is restricted to that land use as defined in TPS 9, including all associated land uses that are ordinarily ancillary, subsidiary and incidental to the primary use of a caravan park.

## ADOPTION SIGNATURE

This Outline Development Plan was endorsed by the council of the Shire of Gingin pursuant to clause 5.7.5 of the Shire of Gingin Town Planning Scheme No. 9

on 17 day of Sept 2013

*[Signature]*

Chief Executive Officer

and

Endorsed by the Western Australian Planning Commission

on 30 day of October 2013

*[Signature]*

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to section 24 of the Planning and Development Act 2005

SHEET 2 OF 2 SHEETS FIGURE 7



## Moore River South Development - Timeline of events

DATE	GOVERNMENT/ MINISTER DECISION-MAKING	WAPC DECISION-MAKING	SHIRE OF GINGIN DECISION-MAKING
1992			Shire of Gingin prepare a Development Strategy and Structure Plan for the Gingin Coast Region to develop Guilderton as a future city accommodating approximately 30,000 residents associated with port proposals at Breton Bay and Wilbinga.
Mar 95	Minister Lewis approved Amendment 22 to Local Planning Scheme No. 8 and amendment was gazetted, rezoning 557ha of the site from 'Rural' to the 'Urban Development' zone.		
Jan 00		WAPC approved the Moore River South Outline Development Plan (ODP), which envisaged 13,500 residents in approximately 5,200 dwellings.	
Jan 03	Government decision not to proceed with deep water ports at Breton Bay or Wilbinga.		
Feb 03	Minister MacTiernan grants consent to advertise draft Local Planning Scheme No. 9 (Scheme 9), including a Residential zone south of Moore River.		
Jun 03		WAPC adopts draft Gingin Coast Structure Plan (GCSP) for public comment, which included the Moore River South residential / urban development zone.	
Oct 03		Subdivision application WAPC Ref: 123643 received for Stage 1 of ODP (661 lots proposed).	Draft Scheme 9 and Local Planning Strategy (Strategy) advertised.
Dec 03	Minister MacTiernan approves GCSP release for advertising for 120 days.		
Jan 04			Advertising of draft Scheme 9 and Strategy closes.
Mar 04	Minister MacTiernan requests WAPC to review ODP.		
Apr 04		GCSP advertising period closes.	
Jun 04	Meeting with Minister MacTiernan and WAPC Chairman, Terry Martin, to discuss Moore River.		Shire resolves to adopt final Scheme 9 and Strategy and forwards to WAPC.
Aug 04		GCSP recommendation for Moore River South to be Rural zone with Recreation and Tourist Node Investigation Area.	
Sep 04		SPC refuses proposed subdivision on basis that it is inconsistent with proposed GCSP and <i>State Planning Policy 3: Urban Growth and Settlement</i>	
Nov 04	Minister MacTiernan "calls in" appeal under s.70 of <i>Town Planning and Development Act 1928</i>	Applicant lodges SAT appeal for refusal of subdivision application for Stage 1 of ODP, WAPC Ref: 123643 (DR 277 of 2004)	



DATE	GOVERNMENT/ MINISTER DECISION-MAKING	WAPC DECISION-MAKING	SHIRE OF GINGIN DECISION-MAKING
Dec 04		WAPC adopts final GCSP (without residential/urban development zone identified at Moore River South)	
Jan 05		Minister requests re-advertising of GCSP, to reflect revised designation of Moore River South.	
Feb 05		SAT mediation conference.	
Mar 05		WAPC seeks submissions on GCSP regarding Moore River matter.	
Apr 05		Closing date for GCSP submissions.	
May 05		SAT mediation conference.	
Jun 05		SAT mediation conference.	
Jul 05		Steering committee recommends WAPC adopts final GCSP.	
Aug 05		SAT directions hearing.	
Oct 05		WAPC adopts final GCSP. SAT directions hearing.	
Nov 05	Matter raised in Parliament, Premier Gallop promises alternative decision maker due to previous dispute between Minister and proponent. Jon Ford designated as alternative Minister.		
Dec 05		SAT directions hearing.	
Jan 06		SAT directions hearing.	
Feb 06		GCSP published. Scheme 9 and Strategy considered by WAPC – recommendation to Minister to re-advertise scheme as modifications are substantial (i.e. removing Residential Zone)	
Apr 06	<i>New Planning and Development Act 2005</i> introduced.		
May 06		SAT directions hearing.	
Jun 06		SAT directions hearing.	
Aug 06	A/Minister Tony McRae (was acting for Min Ford) considers draft Scheme 9 and Strategy – directs Shire to readvertise minus the residential zone.	SAT compulsory conference.	
Sep 06		SAT revised plan hearing. SAT directions hearing.	
Nov 06		SAT Hearing	Shire resolves to not readvertise the Strategy and Scheme unless indemnity received from State Government should they be sued by the proponent.
May 07		SAT decision. Appeal dismissed and recommended to Minister who had called it in. Supreme Court Appeal lodged.	
Mar 08		Appeal listed for hearing. Dates vacated on basis that proponent was discussing a compromise with Minister MacTiernan.	
Sep 08	Liberal Government sworn in.		
Jan 09	Incoming Minister Day briefed on history of this proposal.		

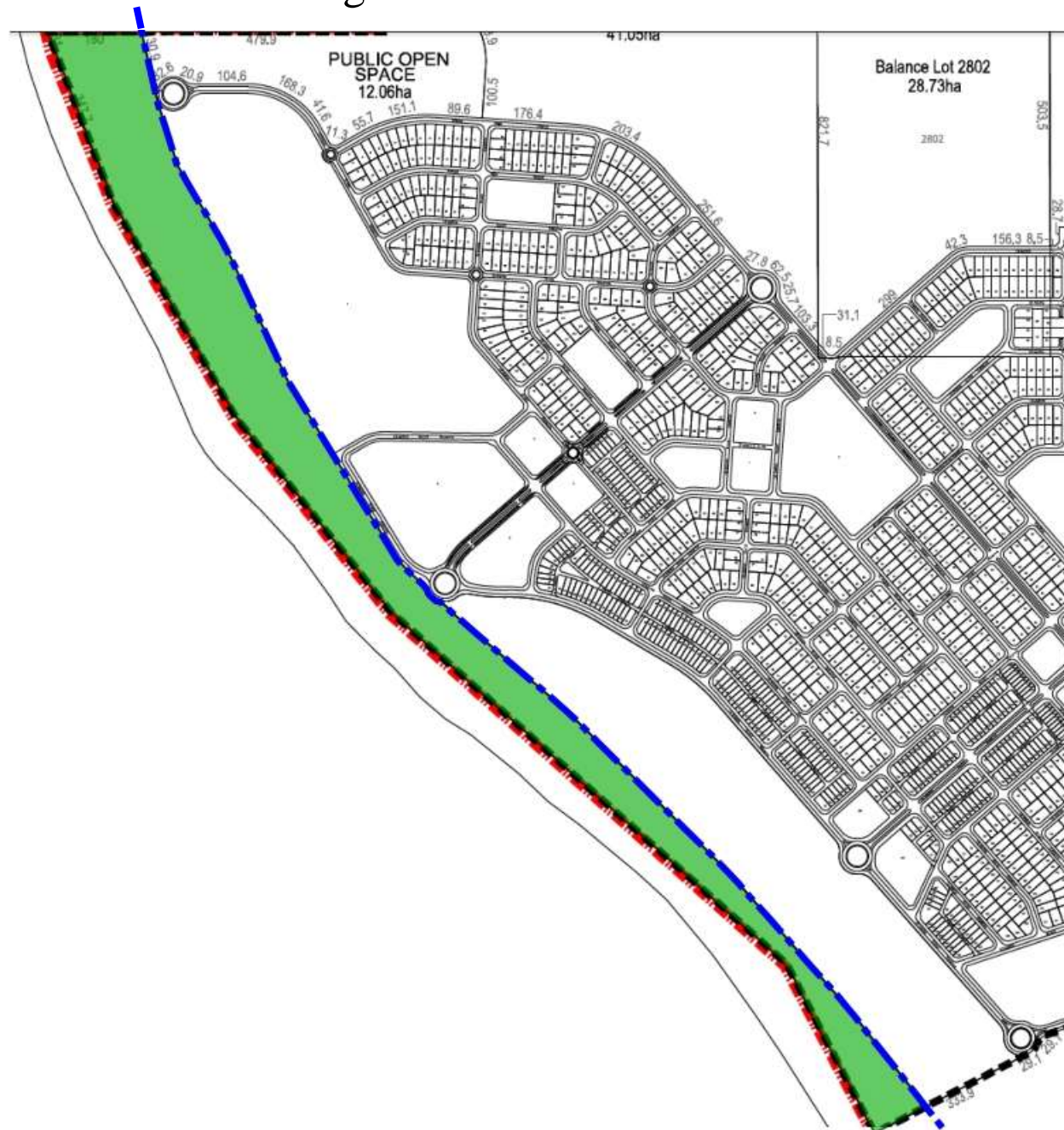


DATE	GOVERNMENT/ MINISTER DECISION-MAKING	WAPC DECISION-MAKING	SHIRE OF GINGIN DECISION-MAKING
May 09	Approach to Moore River planning considered by Cabinet.		
Jun 09	Minister Day writes to Moore River Company Pty Ltd (MRC) advising of Government position for structure planning investigations, and request to withdraw legal proceedings. MRC accept terms and commence the undertaking promised in the agreement.		
Sep 12	Local Planning Scheme No. 9 gazetted. MRC land is zoned 'Future Development'.	Gingin Local Planning Strategy endorsed, and Gingin Coast Structure Plan revoked.	
Oct 13		WAPC approve Moore River South Revised Outline Development Plan, consistent with agreed approach.	
Sep 14		Subdivision application WAPC Ref: 150242 for approximately 2,000 lots approved, consistent with approved Outline Development Plan.	
Jun 18		Subdivision Application WAPC Ref: 156906 lodged for approximately 2,000 lots.	
Nov 18		Application WAPC Ref: 156906 deferred by the WAPC to seek advice from SSO regarding the proposals compliance with the current planning framework.	



# Foreshore Reserve

Original Plan of Subdivision



Modified Plan of Subdivision



\*Measurements are the width of the foreshore reserve beyond the physical processes line

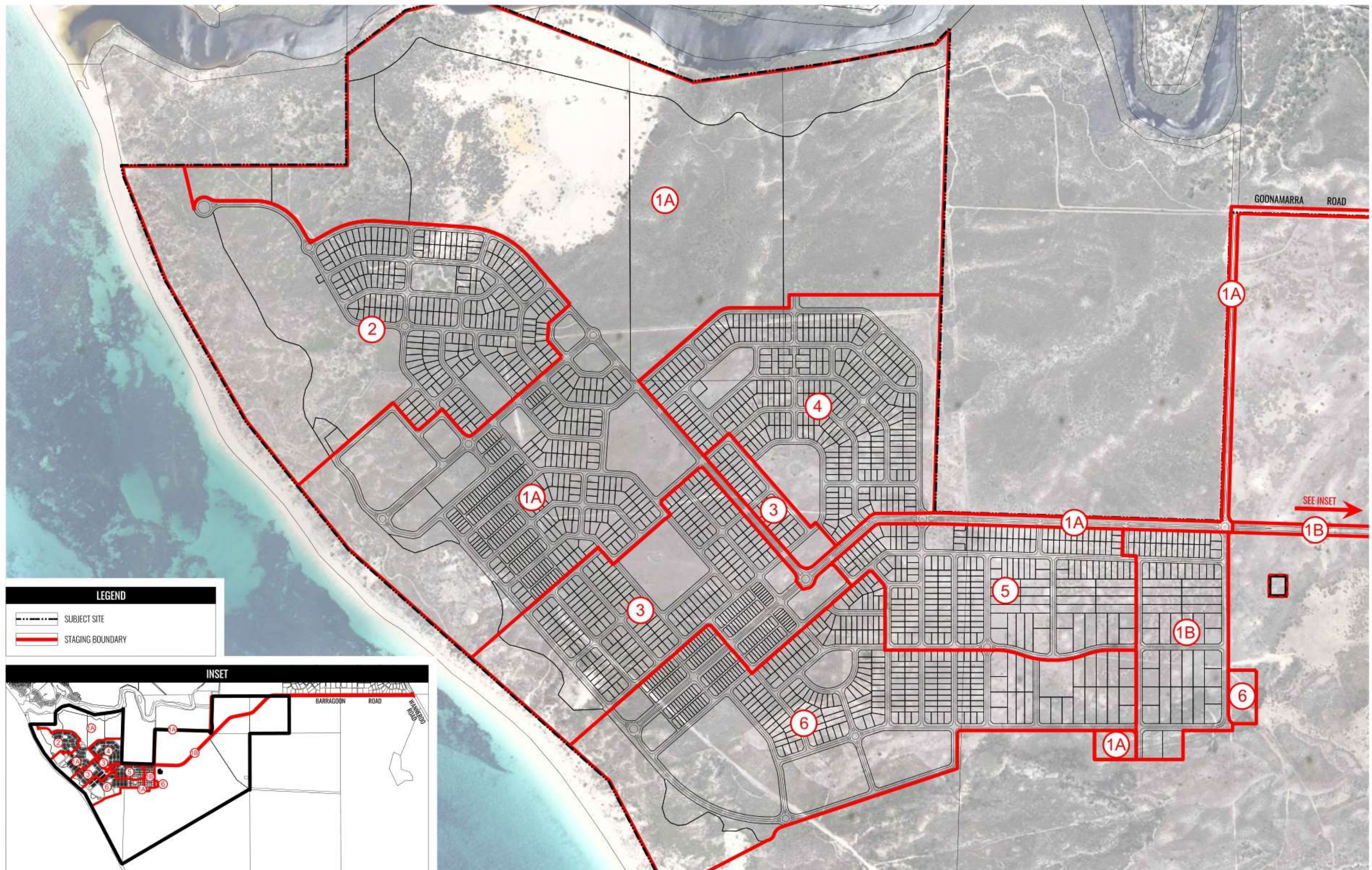


Foreshore Reserve



Coastal Physical Processes





## INDICATIVE STAGING

Moore River South

DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
30-Oct-2018

FILE  
156906



Scale: 1:10000 @ A3  
0 100 200 300m  
Date: 31/10/2018 Plan: MRCMR-1-007B