



REVISED OUTLINE DEVELOPMENT PLAN
MOORE RIVER SOUTH
SHIRE OF GINGIN

Cardno
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North Perth WA 6006
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DATE: 31.8.2018
DRAWN: HC
CHECKED: JCC/AL/KRP/DFP
DATE OF GINGIN: 21/08/2018
PROJECT: P4151 PLU/REAMP
P7026 CON 001

SCALE: A3
CHECKED: APPROVED:

REVISION: A

Planning Policy Statements



The 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 approval 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 approved 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 Deleted Area Plans will be required for all development generally excluding residential and use being R20 R40 which will be guided by the Residential Design Codes and Design and Settlement Guidelines if appropriate.
- The ODP map is the authoritative document in relation to proposed land uses and conditions affected 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 m² of retail floor space shall be integrated with the carport 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 applicant to guide the form and nature of buildings and structures in the ODP area. The DSG:

- Will set appropriate standards for design of buildings 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, signage 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 harvesting devices in every dwelling.
- Will require that any development in the tourist 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 setbacks outlined above.
- Can be undertaken for the tourist 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 Deleted Area Plan(s) prior to subdivision of a tourism site and/or as a condition of subdivision approval for the Mixed Business precinct Residential Lots.

4. Staging of Subdivision and Development

The progressive subdivision and development of land identified for residential lots (both green field and strata) on the ODP shall proceed on the basis of a staging plan approved by the Shire and the West Australian Planning Commission that sets out the necessary for the introduction of reticulated water and sewerage facilities to the ODP area and the early establishment of freshwater 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 other use of tourist accommodation for holiday purposes.

6. Freshwater Reserves

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

The freshwater management plan must:

- Include the freshwater reserves for both the ocean and Moore River storages 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 freshwater reserve with 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 reserve transfer;
- Be subject of its own public consultation process;
- Be approved, if acceptable, by the Shire of Gingin; and
- Identify related works to be fully implemented prior to the Shire's clearance of the conditions of any subdivision approval granted by the ODP area.

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

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

The ocean freshwater reserve and adjacent public open space is able to be used for storage works or functions pursuant to an approved Stormwater and Drainage Management Plan as required by Planning Policy Statement 13, including subsurface stormwater storage and collection structures, which do not materially decrease 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.

Common 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 (Business Areas) of the Building Code of Australia
- The WAPC Planning for Bushfire Protection Guidelines; and Australian Standard 3855.

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 comprehensive plan achieving full responsibility to maintain the 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 reserve 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 retention to be installed;
- Indicates the location and type of seeding to be installed; and
- Includes a plant schedule normalising 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 Tuart trees; and
- 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 Road Substrate Soil in accordance with the guidelines of the Department of Environment and Conservation.

A plan addressing silt and sediment requirements (i.e. both catchment zone) 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 sumps;
- 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;
- Addresses 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 bicycle parking or alternative modes is provided for tourist and residential development as well as the demands of visitors and the general public;
- Includes a noise impact assessment undertaken for Morgan 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 land identified as being within the 'Residential zone' on the ODP map may be developed for the purposes of 'educational establishments', 'medical centres', 'shops', 'social uses' and/or 'other' as defined under the Shire of Gingin Town Planning Scheme No. 5 (TPS 5) and/or the basis of being an 'SA' use for the purposes of Table 1 - Zoning Table in the scheme;
- 'Club use' and 'educational establishments' are deemed to be 'SA' uses in the Town Centre zone under TPS 5; and
- Land in the area shown as 'Mixed Business R2' 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 R2 zoning 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

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

REVISED OUTLINE DEVELOPMENT PLAN
MOORE RIVER SOUTH
SHIRE OF GINGIN

DATE: 11/09/2013 SCALE: AS SHOWN
DESIGNED: P-2, 304-447 DRAWN: JC APPROVED:
LOCAL AUTHORITY: SHIRE OF GINGIN
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