



KEY	
[Black line]	ODP BOUNDARY
[Yellow box]	LOW DENSITY R20
[Orange box]	MEDIUM DENSITY R30 (or as marked)
[Green box]	PUBLIC OPEN SPACE
[Blue line]	DRAINAGE PATH
[Red line]	PEDESTRIAN & DUAL USE PATH
[Blue dashed line]	DRAINAGE SWALE
[Red box]	LOCAL CENTRE
[Blue dashed box]	VEHICLE ACCESS RESTRICTION
[Yellow box]	SCHOOL SITE
[Green square]	VIEW POINT

THIS PLAN FOR DISCUSSION PURPOSES ONLY. SUBJECT TO APPROVALS AND SURVEY
LOT 889 (FORMERLY LOTS 619, 620 & 9010) OLD MANDURAH ROAD
RAVENSWOOD -
EAST OUTLINE DEVELOPMENT PLAN (ODP) Date: 10th January 2023
 p. 0438 337 359 PLAN-IT TOWN PLANNING & DEVELOPMENT

- RAVENSWOOD EAST NOTATIONS**
- 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 onsite traffic management issues and any offsite traffic management requirements. The plan is to be implemented to the specification of the Shire.
 - A Fire Management Plan shall be prepared and endorsed prior to subdivision approval, with relevant provisions implemented during relevant subdivision or development stages.
 - The detailed location of the mature trees in the southern portion of the Structure Plan area in the vicinity of the existing buildings to be identified and where practical retained as part of the subdivision design.