PLAN APPROVED
COUNCIL RES
DELEGATED AUTHORITY
28 04 05
DATE
SIGNED

Proposed drainage basin area based on calculations from GHD Consultants which outline the following area requirements:
10 year total water level area - 1.6ha
Effective base area - 1.4ha

MOORES RD
PHILLIPS RD
LANDSCAPING / DRAINAGE BUFFER
PINJARRA BYPASS WESTERN
THOMAS ST
POLLARD ST

EXISTING RURAL
EXISTING RURAL
EXISTING RURAL

1
1
2

LEGEND

- ODP BOUNDARY

WESTERN POWER INFRASTRUCTURE

- WESTERN POWER LINE AND PYLON LOCATIONS & 10m EXCLUSION AREAS
- INDUSTRIAL DEVELOPMENT
- EXISTING WESTERN POWER EASEMENTS
- FUTURE WESTERN POWER EASEMENT REQUIREMENTS
- (A) 330kv POWER LINE - EASEMENT 60m WIDE (SHO-ST 91)
- (B) 132kv POWER LINE - EASEMENT 32m WIDE (PIC-PNJ/BSN 81) UPGRADE WILL REDUCE EASEMENT WIDTH TO 14m
- (C) 132kv POWER LINE - EASEMENT 32m WIDE (CT-MRR 81) UPGRADE WILL INCREASE EASEMENT WIDTH TO 60m
- (D) 330kv POWER LINE - EASEMENT 60m WIDE (MU-ST/KEM 91)

WATER CORPORATION INFRASTRUCTURE

- WATER CORPORATION TRUNK MAIN

INDUSTRIAL DEVELOPMENT - MOORE ROAD PRECINCT ONE

1

Precinct 1 - Light Industrial Precinct, should contain uses requiring high traffic exposure, and that have very low off-site impacts. A higher standard of built form is required to be achieved within this precinct. Preferred uses include Office, Showroom, Health Care/Studio, Laundromat, Dry Cleaning Agency, Cottage Industry, Hire Outlet.

INDUSTRIAL DEVELOPMENT - PRECINCT TWO

2

Precinct 2 - General Industrial Precinct, should contain uses that may require some buffering from adjacent non-industrial land uses, and are not likely to be developed to a standard suitable for Precinct 1. Preferred uses include Factory Units, Warehouse and Storage, Motor Vehicle Wrecking, Service Industry, General Industry, Rural Industry, Fuel Depot, Public Utility, Dry Cleaning Premises.

NOTE:

A. Design Guidelines are to be prepared and implemented for Precincts 1 and 2, and adopted as a Shire of Murray Local Planning Policy. The guidelines will address matters including, but not limited to, building setbacks and exclusion areas, development design standards, construction of crossovers, and landscaping requirements.

B. Development standards should be determined by TPS4, unless otherwise stated in the relevant Design Guidelines.

C. All emissions are to be contained within the 'Industrial Development' zone, in accordance with SPP 4.1 - State Industrial Buffer Policy.

D. A water management plan that addresses drainage, nutrient management and irrigation is to be prepared and implemented as a condition of subdivision approval.

E. A dewatering and disposable management plan is to be prepared and implemented as a condition of subdivision approval.

Possible future road network (subject to PRS review of Pinjarra Bypass) & outcome of Shire of Murray LPS.

Possible future road connections (Subject to PRS review of Pinjarra Bypass)

APPROVED / ENDORSED
BY THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 24 MAY 2006

AMENDED OUTLINE DEVELOPMENT PLAN
LOT 322 MOORES RD, LOT 328 MOORES RD & PT LOT 1482 POLLARD ST, PINJARRA

NOTES

Base data supplied by DLI / Water corp
Projection MGA50

Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

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LANDCORP	:	CLIENT
1:5,000 @ A3	:	SCALE
30 AUGUST 2006	:	DATE
dw-2767-odp-009cpl	:	PLAN No
C	:	REVISION
K.M	:	PLANNER
N.P	:	DRAWN

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