

LEGEND

METROPOLITAN REGION SCHEME RESERVES

- Primary Regional Road
- Other Regional Road

LOCAL SCHEME RESERVES

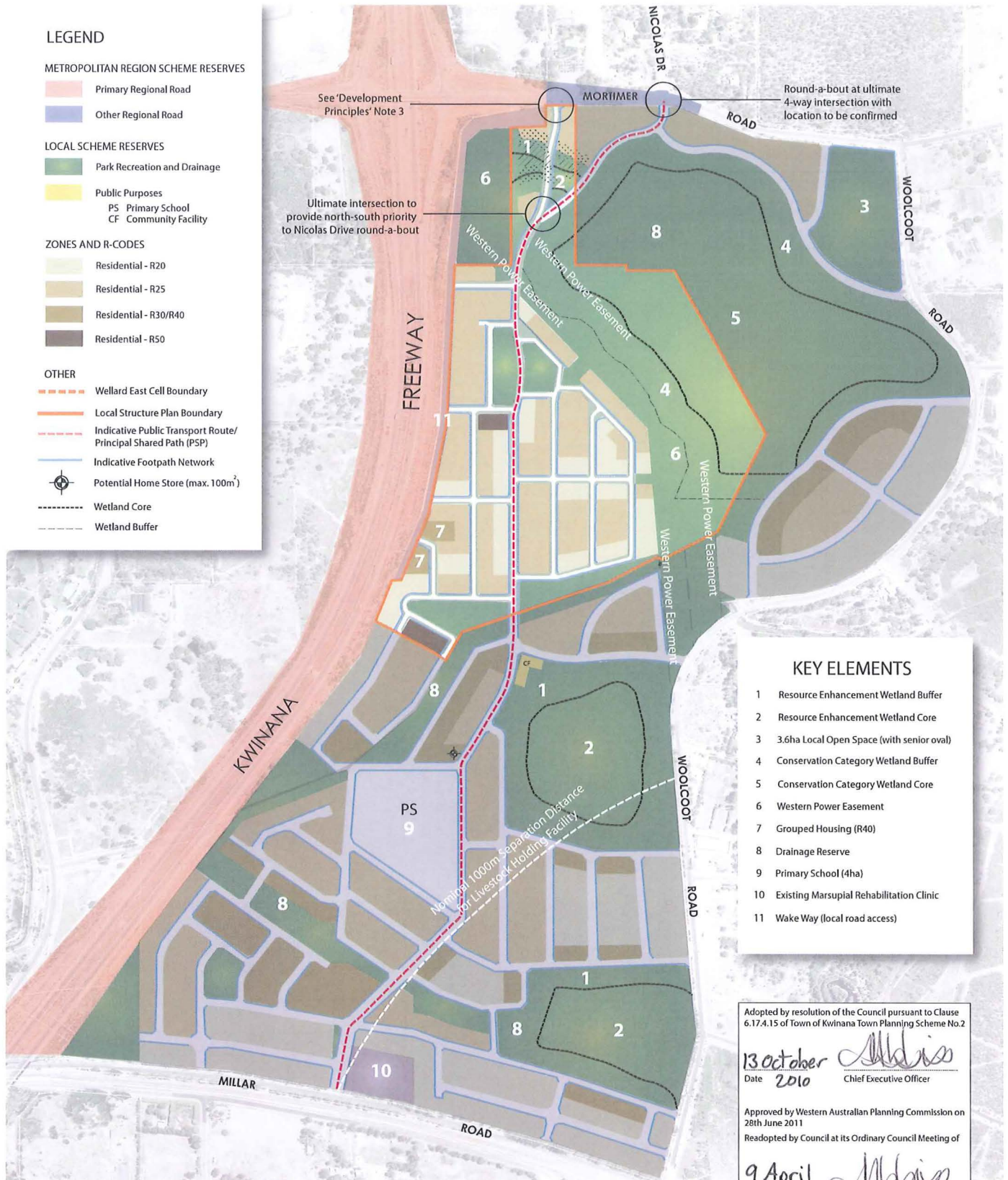
- Park Recreation and Drainage
- Public Purposes
 - PS Primary School
 - CF Community Facility

ZONES AND R-CODES

- Residential - R20
- Residential - R25
- Residential - R30/R40
- Residential - R50

OTHER

- Wellard East Cell Boundary
- Local Structure Plan Boundary
- Indicative Public Transport Route/
Principal Shared Path (PSP)
- Indicative Footpath Network
- ⊙ Potential Home Store (max. 100m²)
- Wetland Core
- Wetland Buffer



KEY ELEMENTS

- 1 Resource Enhancement Wetland Buffer
- 2 Resource Enhancement Wetland Core
- 3 3.6ha Local Open Space (with senior oval)
- 4 Conservation Category Wetland Buffer
- 5 Conservation Category Wetland Core
- 6 Western Power Easement
- 7 Grouped Housing (R40)
- 8 Drainage Reserve
- 9 Primary School (4ha)
- 10 Existing Marsupial Rehabilitation Clinic
- 11 Wake Way (local road access)

Adopted by resolution of the Council pursuant to Clause 6.17.4.15 of Town of Kwinana Town Planning Scheme No.2

13 October 2010
Date 2010 Chief Executive Officer

Approved by Western Australian Planning Commission on 28th June 2011

Redopted by Council at its Ordinary Council Meeting of

9 April 2014
Date 2014 Chief Executive Officer

Development Principles

1. This LSP only relates to the design for Lots 27 and 201 Mortimer Road which are zoned 'Urban' under the Metropolitan Region Scheme (MRS) and zoned 'Development' under the Town of Kwinana Town Planning Scheme No. 2 (IPSP) within the solid orange line. The design shown over the balance of the Wellard East Cell is indicative only and generally consistent with the Eastern Residential Intensification Concept (ERIC) Plan. The balance of the Wellard East Cell is subject to further investigations.
2. Detailed Area Plans (DAPs) will be provided for all 'medium density' coded lots and all lots abutting the Western Power Easement.
3. As development progresses the performance of the Mortimer Road - Road A interim intersection at Lot 27 will be monitored. If performance deteriorates to an unacceptable level prior to the construction of the ultimate intersection at Nicolas Drive, the roundabout annulus will be constructed and the interim intersection will be modified to a left-in/left-out intersection.
4. The boundary of the Resource Enhancement Wetland (REW) on Lot 27 is indicative and is subject to the preparation of a Wetland Management Plan which requires approval by the Department of Environment and Conservation (DEC).
5. The land comprising the easement for Western Power, not within the Core Conservation Wetland (CCW) Buffer, being transferred free of cost to the Town of Kwinana at subdivision stage.