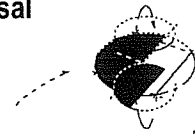


Gidgegannup Comprehensive Development Proposal

Planning Summary



GREG ROWE & associates

Town Site

Lots 7, 9, 201, 150, 151, 152 Toodyay Road;
Lot 519 Crest Side Close;
Lot 175 Inthanoona Road; and
Lots 11, 301 and 800 Bunning Road.

All lots described above zoned 'Rural' under the provisions of the Metropolitan Region Scheme.

Under the provisions of the City of Swan Town Planning Scheme No. 9 Lots 7, 9, 201 and 105 Toodyay Road are zoned 'General Rural'. Lots 151 and 152 Toodyay Road are zoned 'General Rural' / 'Rural Residential'.

All lots described above are proposed to be rezoned to 'Urban' under the provisions of the Metropolitan Region Scheme. Following Gazettal of the Metropolitan Region Scheme, the Local Town Planning Scheme will be automatically amended to a 'Residential Development' zone.

A formal Metropolitan Region Scheme Amendment and Local Town Planning Scheme Amendment request is required. A supporting Structure Plan should accompany both these requests.

The 'Residential Development' zone requires an Outline Development Plan be prepared and approved by both Council and the Western Australian Planning Commission prior to subdivision approval being issued.

The anticipated time frame for this process is approximately 25 months.

Rural – Residential

Lots 154 and 298 Toodyay Road; and
Lots 2, 3, 11, 13 and 14 Bunning Road.

Lots 154 and 298 Toodyay Road are currently zoned 'Landscape' under the provisions of the City of Swan Town Planning Scheme No. 9;
Lots 2, 3, 11, 13 and 14 currently zoned 'General Rural' under the provisions of the City of Swan Town Planning Scheme No. 9.

All the lots described above are zoned 'Rural' under the Metropolitan Region Scheme which is sufficient to facilitate the proposed 'Rural Residential' developments.

All the lots described above are proposed to be zoned 'Rural Residential' under the provisions of the City of Swan Town Planning Scheme No. 9. Concurrent with this Town Planning Scheme Amendment, a Rural Strategy Amendment is also required to be undertaken.

An Outline Development Plan is required to be approved by Council and must also be endorsed by the Western Australian Planning Commission prior to subdivision approval being issued.

The anticipated timeframe for this Scheme Amendment and Rural Strategy Amendment process is approximately 18 months.