



**NOTES:**

- 1 Development of this site is to be guided by a Centre Plan, prepared with the objective of achieving a coordinated commercial precinct on land near the intersection of Southern River Road and Holmes Street within Southern River Precincts 2, 3A and 3E. The Centre Plan shall address matters such as the composition of land uses, including the allocation of retail floorspace and provision for commercial non-retail uses in addition to arrangements for vehicular and pedestrian access and car parking and any particular built form controls.
- 2 The portion of the ODP covered by the hatched area does not have effect until the land is zoned Residential Development under the operative Town Planning Scheme and the Other Regional Road reserve has been re-aligned along existing Holmes Street.
- 3 Detailed road design arrangements and intersection treatment requirements are to be addressed at the time of lodging a subdivision application.
- 4 Intersection treatment requirements are to be addressed at the time of lodging a subdivision application.
- 5 The form, function and development of the Public Open Space area within the Conservation Category Wetland Buffer shall be addressed through the preparation of the Public Open Space Development Plan. Land uses within the buffer on the Primary School site shall not include a school oval.
- 6 The approved Local Water Management Strategy (LWMS) must be modified to reflect the modified layout of the school site and surrounding roads and re-location of drainage facilities from Lots 22 and 23 Matison Street. Urban Water Management Plans (UWMP's) must be prepared and implemented as part of subdivision and development works. The UWMP's should address the criteria set out in the modified approved LWMS.
- 7 The ODP area is subject to the Special Control Area provisions of Part 6 of Town Planning Scheme No.6.
- 8 Management Plans will be required at subdivision stage for protection of remnant vegetation within Public Open Space areas and in particular for the Priority 3 Ecological Community identified between Leslie Street and Bradley Street.

LEGEND	
<b>ZONES</b>	
	Residential R20
	Residential R30
	Residential R40
	Local Centre
<b>REGIONAL RESERVATIONS</b>	
	Other Regional Road Reservation (current)
	Indicative Other Regional Road Reservation (future proposal)
<b>LOCAL RESERVES</b>	
	Local Open Space
<b>OTHER</b>	
	Primary School
	District Distributor
	Proposed Public Transport Route
	50m Conservation Category Wetland Buffer
	Proposed Traffic Signals
	Proposed Bus Stops
	Drainage Swale
	Dual Use Paths
	Future Pump Station (indicative location only)
	1500m Liquid Waste Site Buffer
	Refer to Note 5
	ODP Boundary
	Likely requirement for Detailed Area Plan to address setbacks, solar orientation, surveillance, swale treatments or any other design element requiring consideration at subdivision stage.