



SHIRE OF ASHBURTON

NOTICE OF DRAFT DEVELOPMENT PLAN

DRAFT DEVELOPMENT PLAN – ONSLOW TOWNSITE EXPANSION STAGE ONE

Pursuant to the Shire of Ashburton Town Planning Scheme No. 7 ('Scheme'), Council has adopted for the purposes of community consultation, draft *"Development Plan – Onslow Townsite Expansion Stage One"*.

The Development Plan area comprises approximately 31.9 hectares of Unallocated Crown Land and forms a south-eastern extension of the current Onslow townsite. Specifically, the development plan area is located to the south of the existing townsite and connected to the town via Watson Drive. There will also be a new access to the town from Onslow Road to the north of Eagle Nest Road, as well as an extension of Eagle Nest Road to intersect with Watson Drive, and continue to McGrath Avenue. The subject site will provide two new connections from Onslow Road and facilitate the development of a range of residential lots, including one superlot for the future Chevron Operations Village.

The subdivision proposed for the development plan area will facilitate the development of approximately 223 residential lots (exclusive of the two POS reserves), however, the potential number of dwellings that are constructed is expected to be quite higher. The proposed subdivision also seeks to create a range of lots greater than 600m², which would potentially allow the construction of semidetached dwellings on each lot, based on the R30 density coding. Furthermore, a number of grouped housing sites have been identified and with a potential future density coding of R40, could yield up to 70 dwellings. Whilst it is not expected that every lot greater than 600m² will be developed with semi-detached dwellings, the development plan area realistically may yield up to 337 dwellings (assuming 50% of lots greater than 600m² are developed as duplexes).

A copy of the above draft Development Plan may be viewed at Shire Offices, Shire of Ashburton Administration Centre, Poinciana Street Tom Price and Administrative Office, Second Avenue, Onslow during opening hours. The draft Development Plan is also available on the Shire web page: www.ashburton.wa.gov.au

Persons wishing to make a submission to the draft Development Plan should do so in writing to the undersigned prior to close of business 20 June 2012.

Jeff Breen
CHIEF EXECUTIVE OFFICER

30 May 2012