



Outline Development Plan (Amendment)- Assessment Checklist

This checklist has been prepared by the City of Gosnells to assist staff with the assessment of Outline Development Plans. It is intended to be comprehensive but not exhaustive; it should be read in conjunction with Section 7 of TPS 6. From time to time, this checklist may be provided to landowners and consultants to assist with the preparation of an Outline Development Plans. This assessment checklist should be used as a guide only and the City takes no responsibility for the information herein provided.

<i>Details of Outline Development Plan</i>	
Official title/name	
Prepared by	
Date submitted to City	
Date of assessment	

<i>Document Structure</i>	
Does it include a document control page? (version #, date etc)	
Logical structure?	
Is there is a clear purpose to each section?	
Clear differentiation between 'operative' parts of ODP and 'explanatory' parts?	

<i>Quality of documentation</i>	
Free from typographical errors?	
All figures and appendices clearly numbered and correctly referenced?	
All mapping – accurate, appropriately scaled, with north-point, correct colouring etc.	
Has documentation and mapping been provided to the City in suitable electronic format?	



Part 1 – Operative Part (Statutory Planning Considerations)

<i>Detail</i>	
Suitable statutory provisions for the operation of the ODP? - official title of ODP - area to which ODP shall apply - the objectives of the ODP - relationship to TPS. - period for which ODP shall operate - description of documentation/plans – do they form part of the ODP?	

Part 2 – Explanatory/Supporting documentation

<i>Planning Context</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
MRS			
• Zoning/Reservations			
• purpose/requirements of zonings/reservations			
• MRS amendments in progress			
• application of environmental conditions			
Regional Planning Strategies/ Structure Plans			
• Status			
• Consistency/variations and reasons			



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<i>Planning Context (cont)</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
TPS			
• zonings/reservations			
• purpose/requirements of zonings/reservations			
• proposed amendment/s or scheme in progress			
• special control areas?			
• environmental conditions?			
Local Strategy Considerations			
• Local Housing Strategy			
• Local Commercial Strategy			
• Other strategies			

<i>Environmental</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
Feature survey			
Details of existing vegetation			
Wetlands + buffers (EPP/CCW/RE/MU)			
Bush Forever Sites			
TEC/DRF			
Fauna (habitat corridors)			
Ecological Corridors/Linkages			
Foreshore/Rivers			
Acid Sulfate Soils			
Features of cultural significance			



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<i>Impacting Land Uses/ Activities and Buffers</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
Aircraft			
Quarries			
Kennels			
Midge			
market gardens			
poultry farms			
industrial activities			
power lines/easement			
gas pipelines/easements			
transit corridors (rail, road)			
Contaminated sites			
fire hazards			
flooding/inundation			

<i>Urban Form</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
Lot yield			
Lot sizes/density - Justification			
Strategies and mechanisms for achievement of density targets			
Solar orientation/layout			
Incorporates retention of existing vegetation			
View Corridors			
Demonstrated integration with surrounding areas			



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Accessibility (ped shed diagrams?)			
% of lots within 400m of POS			
% of lots within 400m of local shops			
% of lots within 400m of bus stop			
% lots within 800m of primary school			
% of lots within 800m of transit station			

<i>Urban Form (cont.)</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
<i>Movement Networks</i>			
connectivity of local street system			
connectivity of street system with activity nodes			
provision for safe/convenient pedestrian, cyclist and vehicular access, including public transport			
clear network based on function, traffic volumes, vehicle speed, type, public safety and amenity			
<i>Public Domain</i>			
attractive/safe public spaces/streets			
visible activity and opportunities for surveillance of streets			
active lot frontages			
visual amenity and interest			
<i>Public Open Space</i>			
POS provision (10%?)			
deductions from calculations of POS requirements (including water management system credits)			



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Distribution of POS			
balance of active and passive POS			
foreshore reserves			
integration with activity nodes			

<i>Urban Water Management</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
Analysis of existing system			
Addresses both stormwater quality and quantity			
Use of natural stormwater systems (wetlands, Streams, channels)			
Urban Water Management Strategy			
Urban Water Management Plans			
Demonstrates innovation in urban water management			

<i>Centres</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
Documentation outlining planning context (eg. Local commercial strategy)			
Identification of role/function/scale of centres including justification			
Integration with surrounding urban form, including movement networks			
Appropriate statutory mechanisms to guide and protect future centres (eg. Requirement for DAP's, Centre plans etc)			



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<i>Cost-sharing arrangement</i>	Is the Issue relevant to this ODP?		How has the proposed ODP addressed/responded to the Consideration/Issue?
	Yes	No	
Arrangement required?			
Consistent with principles of Planning Bulletin 18			
Consistent with provisions of TPS 6			
Initial liaison with Local Govt regarding scope and structure of cost-sharing arrangement			
Scheme Amendment documentation provided?			



Consultation

<i>Preliminary Consultation</i>	Date		Evidence provided
Local Government			
Dept for Planning &Infrastructure			
Dept of Environment			
CALM			
Main RoadsWA			
Education Dept			
Relevant Servicing Authorities			
Others			
Nearby/other landowners			

<i>Formal Consultation</i>	Date		Evidence provided
Dept for Planning &Infrastructure			
Dept of Environment			
CALM			
Main RoadsWA			
Education Dept			
Relevant Servicing Authorities			
Others			
Nearby/other landowners			

Assessment completed by:

Title:

Date:

Officer's Name:

Date: .../.../20....