

## 12.5 PLANNING AND SUSTAINABILITY

### 12.5.1 AMENDMENT TO THE CANNING VALE OUTLINE DEVELOPMENT PLAN – INCREASED RESIDENTIAL DENSITIES IN AREA GENERALLY BOUNDED BY ELGIN, FRASER, NICHOLSON AND DUMBARTON ROADS, CANNING VALE

File: S8/2 Approve Ref: (SRW) Psrpt232Dec02  
Name: Cedar Woods/Roberts Day Group  
Location: Lots 119, Pt 120, 141, 142 Nicholson Road, Lots 9003, Pt 9002 Fraser Road and Pt Lot 118 Dumbarton Road, Canning Vale  
Zoning: MRS: Urban  
TPS No. 6: Residential Development  
Appeal Rights: Nil  
Area: Approximately 6.5ha  
Previous Ref: OCM 26 March 2002 (Resolution 199)

#### PURPOSE OF REPORT

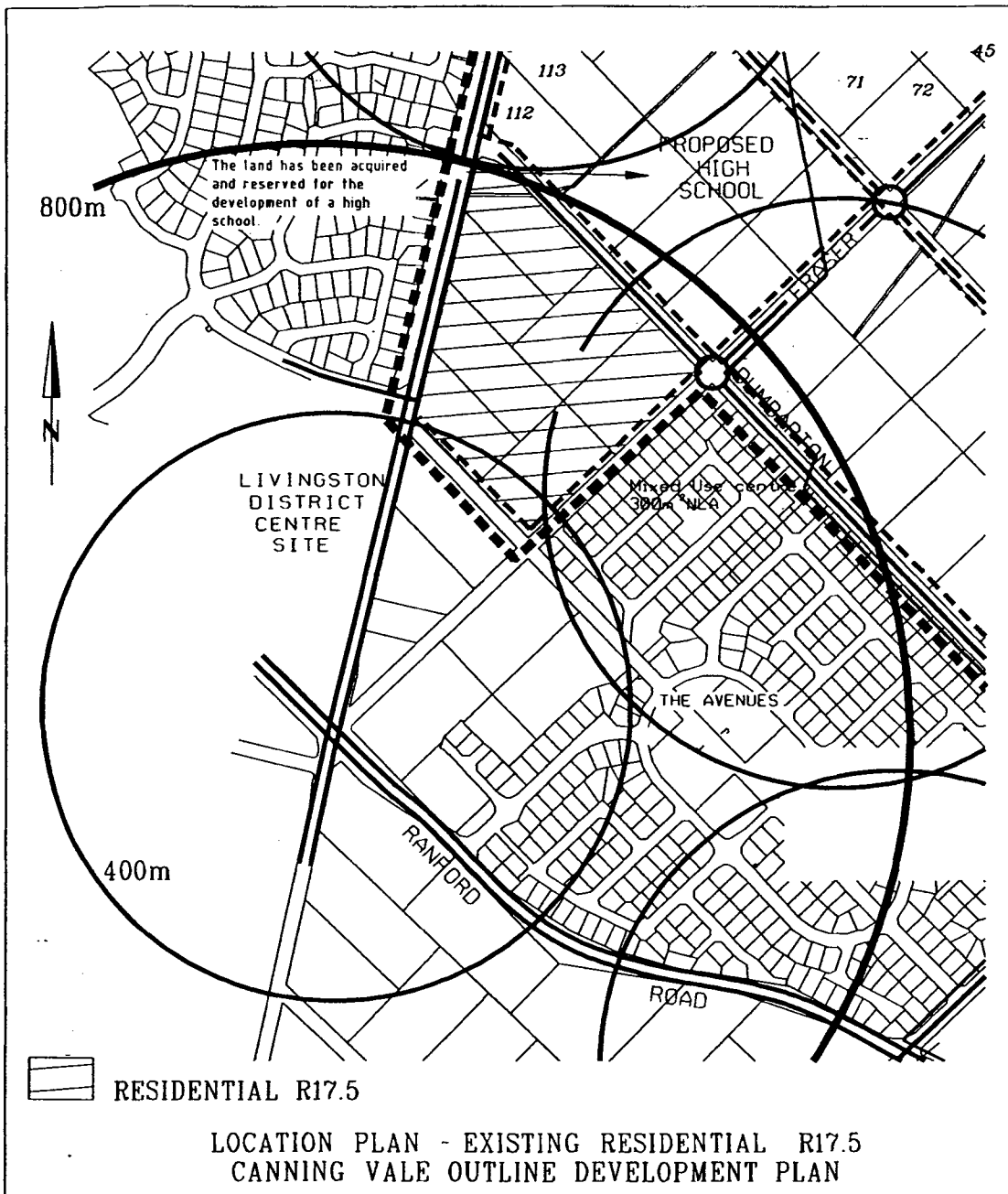
For Council to consider a minor amendment to the Canning Vale Outline Development Plan in accordance with Clause 7.5 of TPS 6 for an area generally bounded by Elgin, Fraser and Dumbarton, Nicholson Roads, Canning Vale. The purpose of the amendment is to facilitate the creation of small lot residential product in a 'village concept', through increased residential development densities in close proximity to the Livingston District Centre.

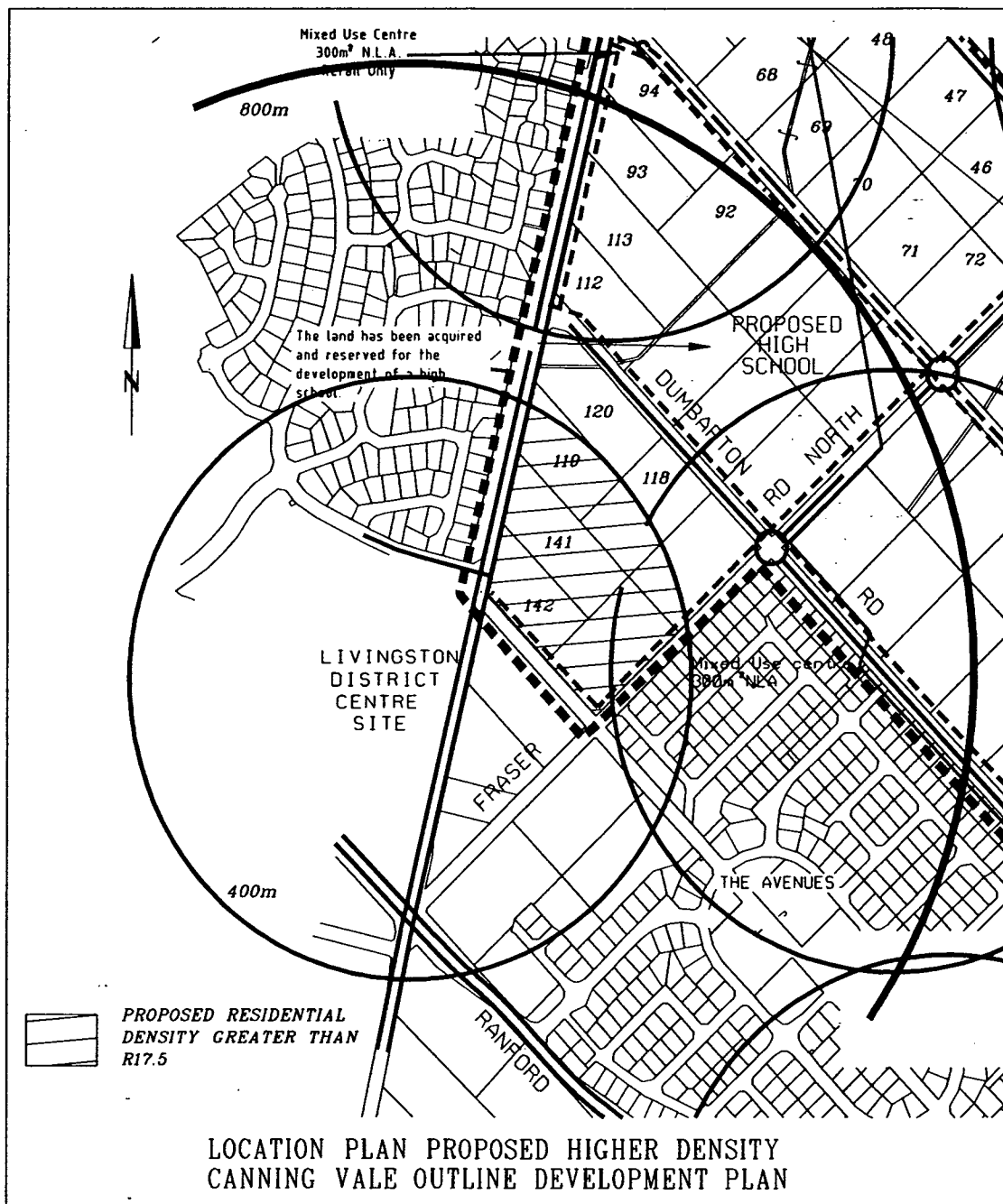
#### BACKGROUND

The subject land is currently designated as "Residential R17.5" under the adopted Canning Vale Outline Development Plan. The subject land is generally within 400 metres walking distance from the Livingston District Centre (refer location plan)

The Western Australia Planning Commission has issued a conditional subdivision approval for the above landholding dated 11 May 2002 (WAPC Ref: 114339). In accordance with this approval the land can be subdivided into 93 single residential allotments ranging in size from 600 to 831m<sup>2</sup> with an average lot size of 630m<sup>2</sup>. Following a review of the landholding by the consultant team it was determined that the proximity to a range of existing facilities and services warranted a greater diversity of lot size and housing product.

Council at its meeting on 26 March 2002 considered a similar amendment to the Canning Vale ODP to amend the designation of Pt Lots 50, 51 and 52 corner Nicholson Road and Birnam Road from "Residential R17.5" to "Residential Density Greater than R17.5". Council at this meeting resolved to support this Amendment as a Minor Amendment to the ODP.





## Proposal

The proposed amendment to the Canning Vale ODP seeks to facilitate the development of small/cottage lot product on lot sizes ranging between 200 and 450 square metres. This form of development is in contrast to medium density units and is aimed at providing a diversity of housing stock to meet the demands of a wide variety of people.

An indicative subdivision plan and examples of other developments undertaken by the proponents have been provided to demonstrate the likely quality of future development in this area.

## Strategic Location

Through the preparation of ODPs, the draft Local Housing Strategy and consistent with the *Liveable Neighbourhoods – Community Design Code*, the City has been seeking to encourage increased residential densities in strategic locations. Access to public transport, community, commercial facilities and public open space has formed the basis of determining these strategic locations.

The existing Canning Vale ODP illustrates a 400 and an 800 metre arc reflecting nominal walking neighbourhood and town centre catchments, stemming from the intersection of Nicholson Road and Ranford Road. It is suggested by the proponents that a more appropriate centre-point for these arcs, in properly representing accessibility to commercial and community facilities, is that of the Livingston District Centre itself.

The subject area is located generally within 400 metre walking distance (5 min walk) of the Livingston District Centre. Across the Outline Development Plan, increased residential densities have been designated within 200 metres of the 8 neighbourhood, within 400 metres of the Amherst Town Centre and within 800 metres of the Nicholson Town Centre. The proposed amendment to increase densities to a distance of 400 metre surrounding a district centre is consistent with the ODP principles and objectives.

It should be noted that there has been minimal implementation of higher residential densities surrounding the designated neighbourhood centres within the ODP. The opportunity to encourage increased residential densities through high standards of urban form is welcomed and will assist in meeting the objectives of the ODP.

## Design Principles

Increased residential densities over the subject land are designed to facilitate the following design concept:

- “Cottage” lots focussed on a central public open space area;
- radial roads providing a direct linkage to adjoining distributor roads and surrounding facilities;
- cottage lots to be provided with rear access via a laneway.

The benefits of laneway access include reduce traffic on main streets, increased visual interest in the street elevation, reduced front setbacks which decrease the perceived street width and increase sense of community interaction and reduce vehicle conflicts with pedestrian and cycle movements through the removal of vehicle crossings. Lanes will be developed in accordance with SafeCity Urban Design Strategy.

To ensure that the overall design addresses such issues as community interaction, visual surveillance, vehicle access and solar orientation, a “detailed area plan” will be required for lots adjacent to the public open space at the subdivision stage. All development and subdivision design will be required to be in accordance with the City’s SafeCity Urban Design Strategy.

### **Variety of Housing Stock to Meet Future Demands**

Within the Canning Vale area, there is a higher than average proportion of young children and their parents. In the future it is anticipated that there will be an increase in the 50-59 year old group choosing to remain in Canning Vale once their children have left home. The Cottage lot product will seek to cater to the demands of retirees and young couples alike, promoting community interaction and easy access to a range of services and facilities. This can be seen as reflecting and addressing a trend toward smaller household sizes and associated changes in housing needs. The Liveable Neighbourhoods – Community Design Code states that:

*“A variety of lot sizes and types should be provided to facilitate housing diversity and choice and meet the project requirements of people with different housing needs”*

### **DISCUSSION**

Council is requested firstly to determine if it supports the proposal, and then decide if the proposal constitutes a minor amendment to the ODP.

In accordance with Section 7.5 of the City of Gosnells Town Planning Scheme No, Council may adopt a minor change to or departure from an Outline Development Plan, if in the opinion of the Council, the change or departure does not materially alter the intent of the Outline Development Plan.

### **Determination of Amendment Type**

The question at hand is whether the increasing of densities within a portion of the ODP constitutes an alteration of intent. There are three aspects to this question: - basic intent, density intent and development intent.

#### Basic Intent

The basic intent of the ODP is for the land to be developed for residential purposes. This will not be altered by the current amendment.

### Density Intent

The objectives of the ODP are expressed below:

- shops and business of appropriate size at local centre catering for everyday needs, most within a five-minute walking distance;
- sites designed to respect the environment and characteristics of the area;
- networks of POS, incorporating water management features and remnant vegetation;
- neighbourhoods clustered to form town centres which offer more variety of services, activities and job opportunities;
- locating shops and businesses at the centre of neighbourhoods and towns on busier streets that link with other centres;
- linking streets in a clear network which is easy to navigate;
- houses on individual lots always facing streets and parks, with backyards providing private space on lots;
- a wider choice of housing type by mixing residential densities;
- lots which allow housing densities to increase in an appropriate way in the future; and
- public transport stops in the centres of the neighbourhoods.

The fact that the ODP did not anticipate the current amendment request and make provision for it by locating a higher density on this site, does not mean that the proposal contradicts these objectives. It is the opinion of Council staff that the proposal would support rather than undermine the above-mentioned objectives in as much as it would encourage a diversity of housing type in an appropriate location close to a range of services and facilities including the Livingston District Centre.

### Development Intent

The ODP does not express a preference for any particular form of development, therefore the proposal can not alter any intent in that regard.

### **CONCLUSION**

Staff consider that the proposal does not materially alter either the basic, density or typological intent of the ODP, and on this basis it is recommended that Council support the proposed amendment to the ODP as a minor amendment. The increasing of residential densities to facilitate small/cottage lot development and subdivision surrounding a District Centre is consistent with the ODP objectives and is supported by the Local Housing Strategy and the "Liveable Neighbourhoods – Community Design Code".

The requirement for a "detailed area plan" prior to support for subdivision or development applications will ensure that detailed design issues are satisfactorily addressed.

### **FINANCIAL IMPLICATIONS**

Nil as all development and subdivision will be undertaken by the private sector.

### **STAFF RECOMMENDATION**

That Council, in accordance with Clause 7.5.1 of the City of Gosnells Town Planning Scheme No. 6 adopt a minor change to the Canning Vale Outline Development Plan in designating Lots 119, Pt 120, 141, 142 Nicholson Road, Lots 9003, Pt 9002 Fraser Road and Pt Lot 118 Dumbarton Road, Canning Vale, "Residential Density Greater than R17.5".

### **12.5.2 TOWN PLANNING SCHEME NO. 6 – FINALISATION OF HERITAGE LIST**

File: TPS/6 (LS) Psrpt226Dec02  
Previous Ref: 24 September 2002 OCM (Res 795)  
Appendix: 12.5.2A Proposed Town Planning Scheme No. 6 Heritage List

### **PURPOSE OF REPORT**

For Council to adopt a Heritage List that identifies places within the City of Gosnells Town Planning Scheme No. 6 Scheme Area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme.

### **BACKGROUND**

The City of Gosnells Town Planning Scheme No. 6 (TPS 6) was gazetted on 15 February 2002, and generally accords with the Model Scheme Text as required by the state government. In relation to heritage protection, the following provisions are included:

#### *"8.1 HERITAGE LIST*

*8.1.1 The local government is to establish and maintain a Heritage List to identify those places within the Scheme area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.*