

*The Mayor advised the meeting that Cr J Brown due to being Director of Board Amaroo Village had disclosed a Financial Interest in the following item in accordance with Section 5.60 of the Local Government Act 1995.*

*7.43pm – Cr J Brown left the meeting.*

### **13.5.2 PROPOSED OUTLINE DEVELOPMENT PLANS - WEST MARTIN PRECINCTS 1 AND 2**

File: S8/1/4\_C (RC) Psrpt094Jun06  
Applicant: Precinct 1 - John Chapman Town Planning Consultant  
Precinct 2 - The Planning Group  
Owner: Various  
Location: Mills Road West, between Station Street, Ferres Drive and the Canning River, Martin  
Zoning: Urban  
MRS:  
TPS No. Residential R17.5 & R30  
6:  
Review Rights: Nil  
Area: Precinct 1 - 10.5 ha  
Precinct 2 - 12.79 ha  
Previous Ref: OCM 24 June 2003 (Resolutions 403-405)  
OCM 26 August 2003 (Resolution 554-555)  
OCM 28 February 2006 (Resolution 59-60)  
Appendices: 13.5.2A Proposed West Martin Precinct 1 Outline Development Plan  
13.5.2B Proposed West Martin Precinct 2 Outline Development Plan

### **PURPOSE OF REPORT**

For Council to consider whether proposed Outline Development Plans for West Martin Precincts 1 and 2 are satisfactory for advertising pursuant to Clause 7.4.2 of Town Planning Scheme No. 6 (TPS 6).

### **BACKGROUND**

#### **West Martin Consultation Group**

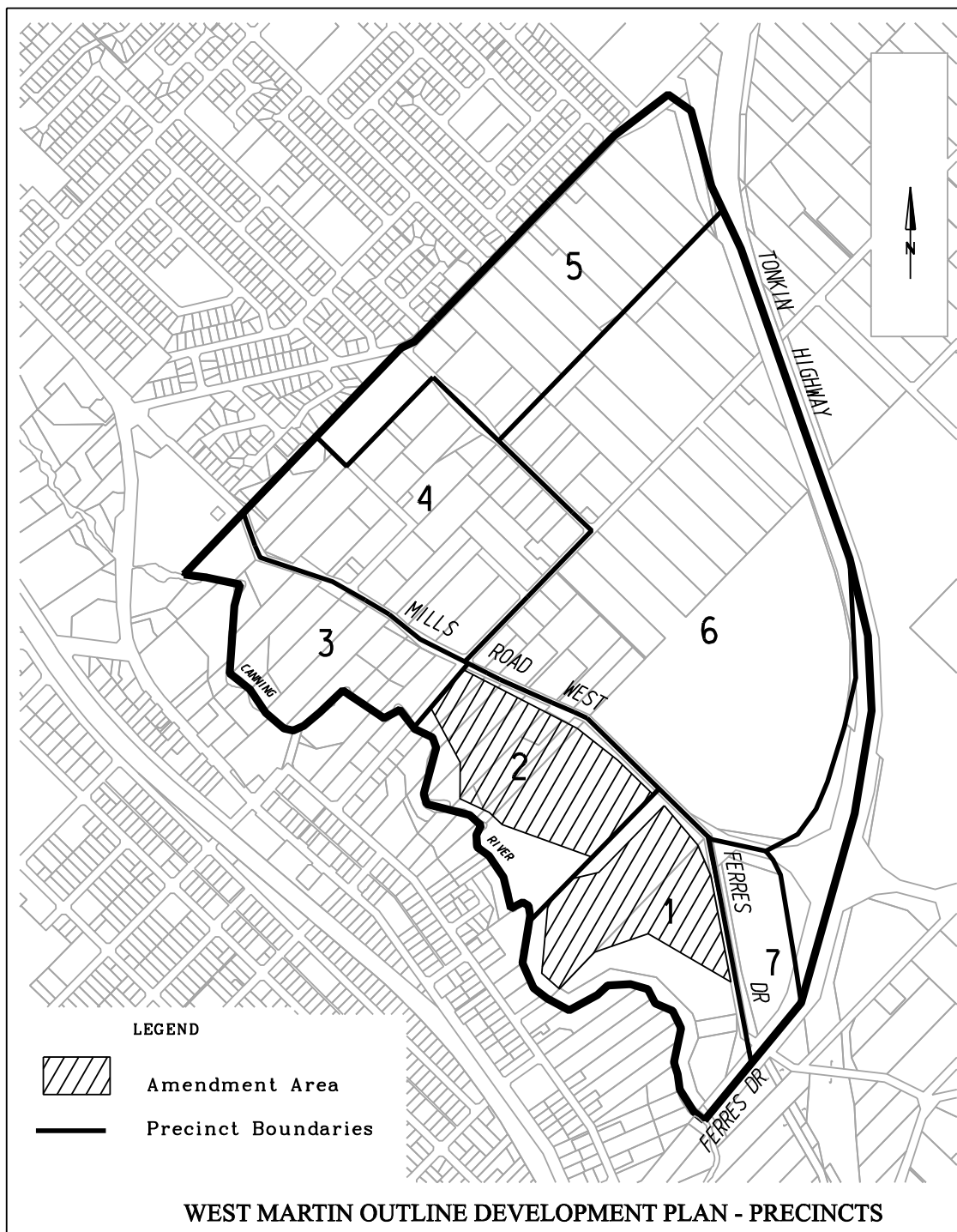
City Planning staff have engaged community members on planning for the West Martin area since April 2001 when Council endorsed the establishment of the West Martin Consultation Group.

#### **Establishment of Precincts**

At its meeting on 24 June 2003, Council resolved (Resolution 404) to approve the initiation of a staged Outline Development Plan (ODP) for the West Martin area. This in

effect divided the area into six precincts to allow the progressive establishment of a planning framework for development.

Council later resolved, at its meeting on 26 August 2003, to redefine the boundary of Precinct 1 by transferring Lot 5007 Mills Road West into a new seventh precinct (Resolution 554).



**Previously Proposed ODPs**

At its meeting on 26 August 2003, Council resolved to grant consent to advertise proposed ODPs for Precincts 1 and 2 (Resolution 555).

The draft ODPs for Precincts 1 and 2 were subsequently advertised for public comment. Meanwhile, subdivision proposals were submitted for land within Precincts 1 and 2. In October 2003, the Environmental Protection Authority (EPA) advised that further consideration of the subdivision proposals was required, particularly in respect to the impacts of the Readymix quarry operating in proximity to the proposed residential development. As a result of this EPA position the Western Australian Planning commission (WAPC) has been unable to make any decision that would allow the subdivision proposals to be implemented until the EPA has made its determination on the environmental issues surrounding the proposals.

The EPA's response to the subdivision proposals resulted in the City deferring further consideration of the Draft ODPs for Precincts 1 and 2 at that time. However, since then correspondence was received from the Department of Environment on 6 July 2005 in relation to the Readymix quarry and its impact on development in Precincts 1 and 2 which states that:

*“The Department would not object, however, to subdivision of the existing urban zoned land to the west of Mills Road, which is located further from the quarry.”*

On the basis of this advice City staff have been progressing the planning for Precincts 1 and 2 which affected landowners and their consultants.

**Amendment No.54 to Town Planning Scheme No. 6**

At its meeting on 28 February 2006, Council initiated Amendment No. 54 to Town Planning Scheme No. 6 (TPS 6) for the purpose of rezoning Precincts 1 and 2 from “Residential R17.5” and “R30” to “Residential Development”. This amendment is intended to provide a more flexible statutory framework (than the current Residential R17.5 and R30 codings) for the preparation, assessment and implementation of ODPs within Precincts 1 and 2 in accordance with similar approaches to planning for new development areas elsewhere in the district.

**DISCUSSION****Proposal**

John Chapman Town Planning Consultant and The Planning Group have submitted separate new ODP proposals for Precincts 1 and 2 respectively.

Key features of the proposed ODP for Precinct 1 are as follows:

- Proposed density codings of predominantly R20, in addition to some R25, R30 and R40 (equating to average lot sizes of 500m<sup>2</sup>, 350m<sup>2</sup>, 300m<sup>2</sup> and 220m<sup>2</sup> respectively). Development in accordance with these codings is likely to yield 104 single residential lots and several grouped housing sites for a total of 36 dwellings; and
- Proposed Public Open Space (POS) adjacent to the Canning River Regional Parks and Recreation Reserve and a new neighbourhood park. A total of 10.8% of the site is to be set aside for POS.

Key features of the proposed ODP for Precinct 2 are as follows:

- Proposed density codings of predominantly R20 in addition to provision for R30 (with average lot sizes of 500m<sup>2</sup> and 300m<sup>2</sup> respectively). Development in accordance with these codings is likely to yield 149 single residential lots and one grouped housing site; and
- Public Open Space (POS) adjacent to the Canning River Regional Parks and Recreation Reserve in addition to two new neighbourhood parks of 1,792m<sup>2</sup> and 2,166m<sup>2</sup>. A total of 12.3% of the site is to be set aside for POS.

Both proposed ODPs have sought to:

- Make provision for a range of lot sizes and housing types;
- Minimise adverse impacts of development on the adjacent Canning River, whilst taking advantage of the proximity of the land to the Gosnells Town Centre;
- Provide for additional residential densities in close proximity to public transportation;
- Address the interface between development and Mills Road West, which is reserved as a Primary Regional Road in the Metropolitan Region Scheme (MRS);
- Make provision for movement networks (pedestrian, cycle and vehicular) for access to the Canning River reserve;
- Incorporate ecological restoration and rehabilitation works associated with Urban Water Management principles.

### **Site Context**

The West Martin area has been identified for future urban development in State planning strategies since 1987. Precincts 1 and 2 are predominantly zoned “Urban” in the MRS and “Residential R17.5 and R30” in TPS 6 (with Regional Parks and Recreation reservation along the Canning River and between the two precincts) and are located in close proximity to the Gosnells Town Centre.

The Gosnells Town Centre Revitalisation Scheme recognises that additional residential development in close proximity to the Town Centre would strengthen its success and viability.

The combined area of Precinct 1 is 10.5ha and Precinct 2 is 12.8ha. Both Precincts are comprised of several lots varying in area from 0.3873ha to 6.5299ha that contain semi-rural/residential uses. The main site feature is the Canning River and its adjacent Parks and Recreation reserve, which flanks both Precincts. Mills Road West also flanks the Precincts and connects the area to Tonkin Highway, Station Street and Gosnells Road West. To the north of Precinct 1 is Lumen Christi College and to its east is land zoned for "Mixed Business" in TPS 6 (Precinct 7). To the west and north of Precinct 2, land is fragmented into multiple landholdings of varying size and contains a variety of uses such as rural-residential, places of worship, a residential care facility and a farm supplies centre.

### **Environmental Characteristics**

Native vegetation from the land has largely been removed due to previous agricultural activities and therefore contains little natural habitat for native fauna. The land is relatively flat, between 14m to 16m AHD, though falls away within the adjacent Canning River reserve towards relatively steep river embankments. The river floodway is at 6m to 9m AHD.

In Precinct 1, soil and landforms are described as Swan, which are alluvial terraces with red earths and duplex soils. The risk of Acid Sulphate Soils on the site is referred to as "moderate to low risk" to a depth of 3m. In Precinct 2, soil and landforms are described as Guildford Formation and consist of sandy clays. Department of Environment mapping indicates that both Precincts contain Multiple Use Wetlands (usually not required to be set aside for conservation purposes) that lie outside of the 1 in 100 year river floodplain.

The Canning River and its tributaries are listed as Aboriginal Heritage Sites on the Department of Indigenous Affairs database. The development proposed on Precinct 1 has been agreed to by representatives of the Aboriginal community. An Aboriginal Heritage Assessment has been conducted for Precinct 2.

Both proposed ODPs suggest that development of Precincts 1 and 2 will provide for a net environmental gain on the basis that all agricultural activities will be discontinued and rehabilitation and restoration works will be undertaken. Specific details of these rehabilitation and restoration works will form part of the Urban Water Management Plans prepared at the time of subdivision, but will essentially involve:

- Weed removal and control;
- Wetland buffer rehabilitation;
- Stormwater treatment; and
- Improved management of the Parks and Recreation Reserve.

**Ferres Drive and Mills Road – Access Restrictions and Future Function**

Ferres Drive and Mills Road West are reserved in the MRS for Primary Regional Road purposes and are key features within Precincts 1 and 2. The proposed ODPs have had to address the need to restrict direct access and ensure an appropriate interface between these roads and adjacent residential lots and to appropriately locate new intersections with subdivisional roads.

For Precinct 1, Main Roads Western Australian has indicated that there should only be one road access point between the proposed development and Ferres Drive, which is reflected on the proposed ODP. A portion of the development along Ferres Drive will be walled to ameliorate noise impacts from Tonkin Highway and act as a uniform fencing treatment. As mixed business development is proposed for Precinct 7 east of Ferres Drive, the proposed wall is also intended to deal with the transition between the future residential and mixed business developments.

There will be a need to address the difference between the Ferres Drive surface level and the finished ground level of adjoining lots as part of the subdivision proposal/s.

For Precinct 2, Main Roads has indicated that two road access points onto Mills Road West are appropriate and suggest measures to ameliorate the impacts of future road noise on the adjacent development.

The City has been discussing with Main Roads and the Department for Planning and Infrastructure the future form and function of Mills Road West. A study will soon be commissioned to provide guidance on this matter.

**Servicing Capability**Drainage

Both proposed ODPs provide an overview of how stormwater drainage will be accommodated within the proposed development. Drainage system design is to be based on the principle of limiting stormwater discharge from the development to the pre-development flows. This requires the system to compensate stormwater within the development before entering into the external drainage system and river foreshore area.

Measures to address stormwater quality are proposed including nutrient stripping ponds, a linked, linear drainage reserve that incorporates re-created dampland and wetland habitats with native plant species and an environmental maintenance regime. Specific drainage design details will be provided in an Urban Water Management Plan prepared at the time of subdivision for each ODP area.

### Sewer

In Precinct 1, it is proposed to provide reticulated sewers that will discharge to a pumping station in Precinct 2. Wastewater will then be pumped to an existing Water Corporation pump station located west of Francis Street and Mills Road West.

In Precinct 2, a new pump station and 300mm diameter sewer main along Mills Road West is required. New lots will be capable of being serviced by a gravity sewer system.

### Water Supply

Current Water Corporation planning anticipates the need for water supply upgrades to service development within Precincts 1 and 2. The developer will be required to undertake upgrades to increase the capacity of supply infrastructure.

### Power, Telephone and Gas Supply

The proponents have indicated that while relevant service authorities are yet to confirm the capability for extension of power, telephone and gas infrastructure to service development within Precincts 1 and 2, they envisage no difficulty in extending services and acknowledge this is to be undertaken at the developer's cost.

## **CONCLUSION**

Council is required under Clause 7.4.2 of TPS 6 to determine if the proposed ODPs for Precincts 1 and 2 are satisfactory for advertising for public comment (with or without modifications), or if the proposed ODPs are not satisfactory for advertising. Council should note that the proposed ODPs for Precincts 1 and 2 are separate proposals and may be determined and progressed separately through further stages of assessment if required.

It is recommended that the proposed ODPs be advertised for public comment concurrently given that both proposals:

- Are consistent with the strategic and statutory plans that identify the area for residential development;
- Have adequately detailed how key site context, environmental, access and servicing considerations are to be addressed to enable public comment and technical review;
- Provide for further and wider opportunity for public comment through a statutory process, which is clearly necessary to progress consideration of proposals for such development.

In accordance with clause 7.4.5 of TPS 6 advertising of the ODPs (if supported by Council) should occur for a period of at least 21 days in the form of letters to all affected landowners and relevant government agencies, advertisements in the local newspapers and a sign on each site.

**FINANCIAL IMPLICATIONS**

Nil.

<b>STAFF RECOMMENDATION (1 of 2) AND COUNCIL RESOLUTION</b>
---

**283 Moved Cr P Wainwright Seconded Cr R Mitchell**

That Council, pursuant to Clause 7.4.2(a) of Town Planning Scheme No. 6, determine that the proposed West Martin Precinct 1 Outline Development Plan (ODP) as contained in Appendix 13.5.2A is satisfactory for the purposes of advertising for public comment and therefore require the ODP to be advertised for public comment at the proponent's expense for a period of 21 days by way of letters to all affected landowners, the West Martin Consultation Group and relevant Government Agencies, advertisements in the local newspaper and placement of a sign on site, to the satisfaction of the Director Planning and Sustainability.

**CARRIED 11/0**

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr S Iwanyk, Cr D Griffiths, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

<b>STAFF RECOMMENDATION (2 of 2) AND COUNCIL RESOLUTION</b>
---

**284 Moved Cr P Wainwright Seconded Cr R Mitchell**

That Council, pursuant to Clause 7.4.2(a) of Town Planning Scheme No. 6, determine that the proposed West Martin Precinct 2 Outline Development Plan (ODP) as contained in Appendix 13.5.2B, is satisfactory for the purposes of advertising for public comment and therefore require the ODP to be advertised for public comment at the proponent's expense for a period of 21 days by way of letters to all affected landowners, the West Martin Consultation Group and relevant Government Agencies, advertisements in the local newspaper and placement of a sign on site, to the satisfaction of the Director Planning and Sustainability.

**CARRIED 11/0**

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr S Iwanyk, Cr D Griffiths, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

7.45pm – Cr J Brown returned to the meeting.

Notation



*The Mayor, upon the return of Cr J Brown to the meeting, advised that Council had endorsed the staff recommendations as contained in the agenda.*