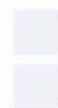
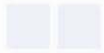


Southern River Precinct 3A Outline Development Plan

October 2009

Prepared for
Viento Property Pty Ltd



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Prepared By: **Taylor Burrell Barnett Town Planning and Design**
187 Roberts Road
SUBIACO WA 6008
Phone: 9382 2911 Fax: 9382 4586
admin@tbbplanning.com.au

In association with: **The Civil Group**
ENV Australia
SPM Project Marketing

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Appendix 3	Wetland Re-evaluation – DEC Advice
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1 INTRODUCTION

This report has been prepared by Taylor Burrell Barnett on behalf of Viento Property Ltd in support of an Outline Development Plan over Southern River Precinct 3A. Precinct 3A forms part of the broader planning precinct known as Southern River Precinct 3 (see **Figure 1**). A local planning policy has been adopted by the City of Gosnells that establishes a framework for planning and development within Precinct 3 (see **Appendix 1**). Figure 1 shows the location and extent of Precinct 3A in the context of the broader Precinct 3 area. Viento Property Ltd own or have options over approximately 50% of all lots within Precinct 3A (see **Figure 2**).

1.1 BACKGROUND

In July 2006, the Western Australian Planning Commission resolved to lift the Urban Deferred status that applied to Precinct 3A. Subsequently on 28 November 2006, Council resolved to initiate Amendment 70 to Town Planning Scheme No. 6 (TPS6) to rezone Precinct 3A from 'General Rural' to 'Residential Development'. Council at the same meeting also resolved as part of the same scheme amendment to introduce a Special Control area over Precinct 3. This Special Control Area is inherently linked with a Local Planning Policy that establishes the framework for all future planning and development within Precinct 3.

This amendment was altered in March 2008 from its original form due to a request from the Minister for Planning and Infrastructure to remove the Special Control Area over the land zoned "Rural" in the Metropolitan Scheme. As it was originally proposed, the Special Control Area was to be located over Precinct 3 in its entirety. This decision was made due to concerns that it could be perceived that the SCA resulted in a presumption that the land zoned Rural under the MRS would be rezoned to Urban. This amendment was gazetted on 3 June 2008.





This Outline Development Plan (ODP) and supporting report have been prepared in order to facilitate the subdivision and development of a high quality and sustainable residential precinct. The primary intent of the ODP is to create a precinct which supports the principles of environmental, social and economic sustainability whilst respecting the high level of fragmented landownership.

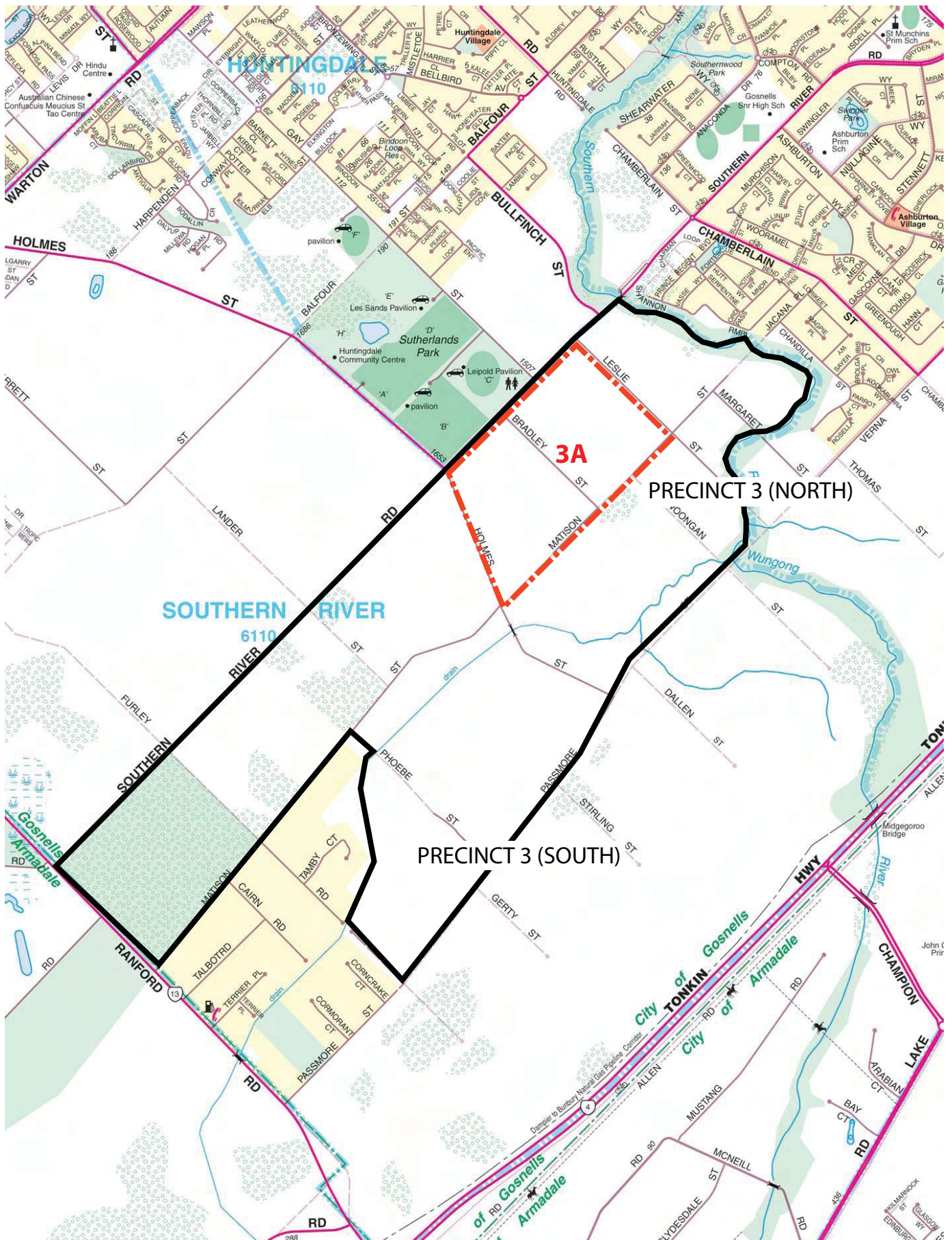
Additional details relating to the planning context for Precinct 3A are contained in Section 4.0 of this Report.

1.2 AIMS AND OBJECTIVES

This report incorporates the details of Precinct 3A, the proposed design and addresses the urban design, planning, environmental, servicing and urban water management issues relevant to the site.

The key aims and objectives of the proposal are as follows:

-  Design to incorporate best urban water management practices and reflect the fundamental principles of the Southern River Precinct 3 Structure Plan, the Southern River Precinct 3 Planning Framework Local Planning Policy and the District Structure Plan.
-  Achieve a design that is robust enough to manage the high levels of fragmented ownership and the need to maintain independence for individual landowners.
-  Retention, where practical, of remnant vegetation within linear parklands, to maintain a high level of visual amenity and environmental quality.
-  Achieve an optimum lot yield outcome, with an emphasis on providing a diversified product, whilst planning for housing choice through a variety of lot sizes and dwelling densities.



 PRECINCT 3A

 PRECINCT 3



SUBJECT LAND

LAND CONTRACTED TO VIENTO PROPERTY LTD.

LANDOWNERSHIP PLAN




Southern River Precinct 3A ODP

A Viento Property Ltd Project

s: NTS@A4
d: Sept 09
j: 04/104









-  Locating commercial and mixed use areas in strategic positions to provide a sustainable balance between local accessibility and commercial viability.
-  The creation of a street pattern that is well connected and legible, promoting safe pedestrian movement; providing a permeable and walkable street network which is based on a modified grid system with a particular emphasis on strong spine roads linking to key land use features.
-  A design that is well integrated and embraces the environmental, engineering and urban water management issues facing the balance of Precinct 3.

1.3 PRELIMINARY CONSULTATION

Preliminary consultation has occurred with various government department's including Department of Environment and Conservation, Department of Water, Department for Planning and Infrastructure, Bush Forever Office and the City of Gosnells. A well attended initial community consultation evening, coordinated by Taylor Burrell Barnett, was held on 4 July 2006, where the Draft Outline Development Plan was presented to all landowners (in attendance) within and immediately surrounding Precinct 3A. The Draft ODP and intent for rezoning the sub-precinct to 'Residential Development' was generally well received

1.4 STUDY TEAM

This project is being undertaken by a multi-disciplinary team that consists of the following consultants:

-  Taylor Burrell Barnett – Town Planning and Urban Design
-  ENV Australia – Environmental Consultants
-  The Civil Group – Civil Engineers
-  SPM Project Marketing – Project Management.

2 EXISTING ENVIRONMENT


2.1 LOCATION

The subject site (Precinct 3A) is bound by Leslie Street, Southern River Road, Matison Street and the existing 'Other Regional Roads' Reservation for the future extension of Garden Street. The balance of Precinct 3A is the portion of land south of the existing 'Other Regional Roads' Reservation and the existing Holmes Street reservation. Planning for this portion of the sub-precinct will be progressed upon final agreement to the alignment of the 'Other Regional Roads' (future extension of Garden Street). The site is located approximately 4.5 km south of the Gosnells Town Centre. The subject site is well placed in terms of access to Tonkin Highway and Kwinana Freeway, via Ranford Road (see Figure 1).

2.2 OWNERSHIP AND LEGAL DESCRIPTION

The land the subject of this Outline Development Plan can be described as per below:

Lot No.	Street Name	Land Area (ha)
1	Southern River Road	1.8236
2	Southern River Road	1.8261
3	Southern River Road	1.9248
20	Bradley Street	1.8249
21	Bradley Street	1.1612
24	Bradley Street	0.6579
1744	Bradley Street	2.0310
1745	Bradley Street	2.0234
1746	Bradley Street	2.0234
1747	Bradley Street	2.0234
1748	Bradley Street	2.0260
1749	Bradley Street	2.0234
1751	Bradley Street	3.6447
1508	Leslie Street	1.4569
1509	Leslie Street	1.4569
1510	Leslie Street	1.4569
1511	Leslie Street	1.4569
1512	Leslie Street	1.4569
1513	Leslie Street	1.4569
1514	Leslie Street	1.4569
1515	Leslie Street	1.9425
1516	Leslie Street	1.9349
8	Matison Street	2.0917
22	Matison Street	2.0250
23	Matison Street	2.0180
4	Holmes Street	1.9223
5	Holmes Street	1.9223
6	Holmes Street	0.5046
7	Holmes Street	2.1145
500	Holmes Street	1.1353
501	Holmes Street	0.2976
	Road Reserve	4.3326
Total		57.4534



2.3 LANDFORM

Precinct 3A lies within a basin between the Darling Scarp and higher coastal dunes to the west. In general the land is flat and low lying. The land slopes gently in a north easterly direction towards the Southern River. There is a small area of higher land to the south west near Holmes Street peaking at approximately 27 metres AHD.

The balance of Precinct 3A generally lies between 19 and 24 metres AHD. Relict dune ridges provide relief of only 2 to 3 metres with otherwise flat plain interspersed with damp basins.

2.4 LANDSCAPE AND VEGETATION

Precinct 3A contains the Southern River vegetation complex. 17% of the pre-clearing extent of the Southern River complex remains (Bush Forever, 2000) within the Perth Metropolitan area. The vegetation type consists of Open Woodland of *Corymbia calophylla* – *Eucalyptus marginata* – Banksia species with fringing woodland of *Eucalyptus rudis* with *Melaleuca raphiophylla* along creek beds.

Precinct 3A has largely been cleared. Much of the vegetated areas have been previously cleared of their understorey. In these areas the vegetation consists of remnant Eucalypt and Banksia trees and a few scattered understorey species. A detailed vegetation report on the site was undertaken by ENV for the City of Gosnells in 2005, did highlight a significant stand of vegetation located between Leslie and Bradley Streets as worthy of retention (refer **Figure 3**).

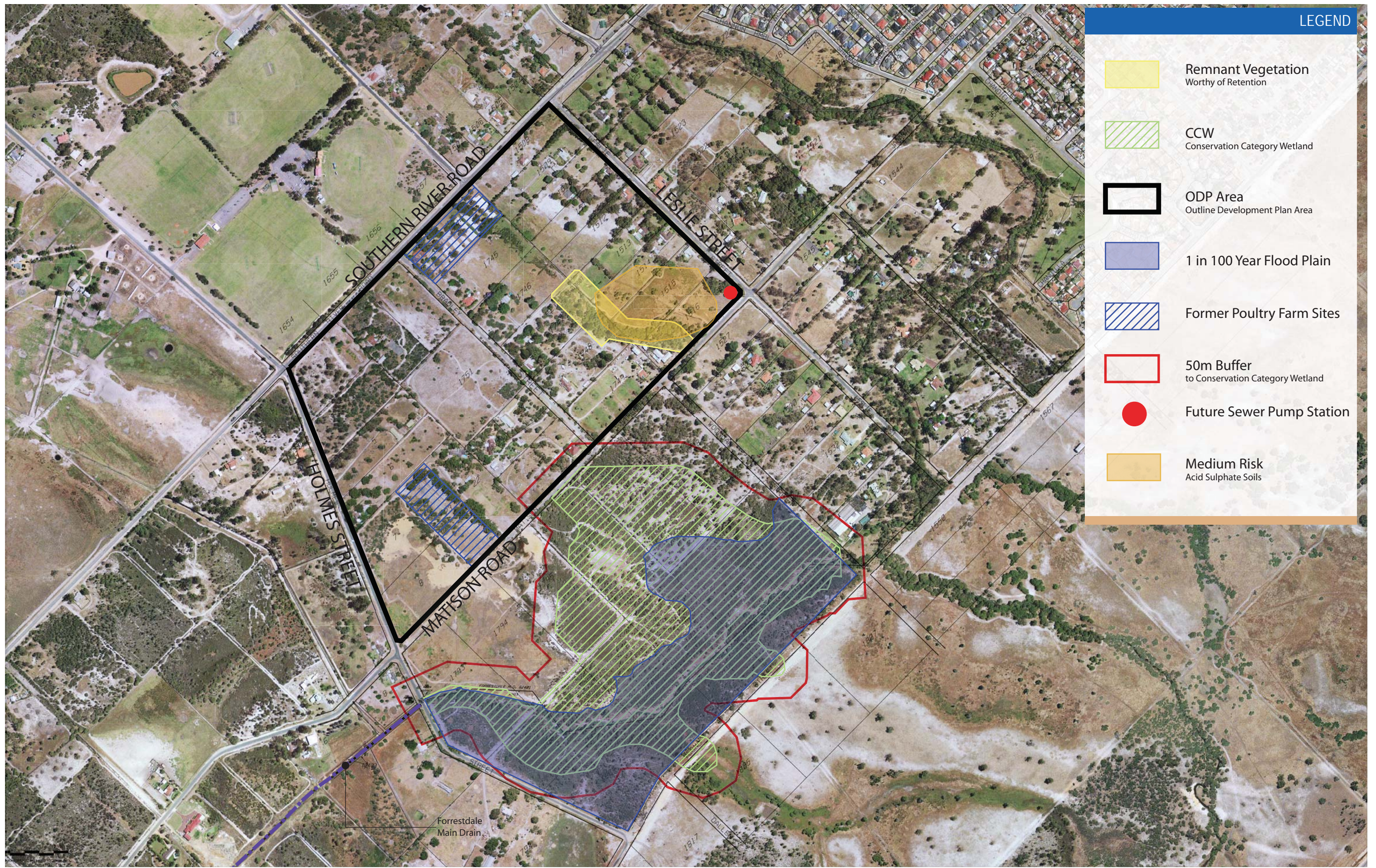
2.5 SOILS

The soils of the Southern River site are generally expressed as a grey or white sand that grades to a clayey sand or sandy clay at a depth of between 1.3 and 6 m of the surface (generally about 2.5 m). The exception to this is the Leslie Street wetland area, where the soil is a silty sand over a sandy clay. This soil also showed weak cementation and a high organic content at depth, belying its wetland origins.

The north-east portion of Precinct 3A has been identified as having a high risk for PASS and ASS at depths <3.0m located in the north eastern area of the site (as detailed in the DoE Acid Sulphate Risk Map, 2004 and in Figure 5 of **Appendix 2**). The rest of the site is classified as moderate to low risk of PASS and ASS at depth >3.0m. Soil sampling has confirmed the presence of PASS at depth over the site.

The current mapping and preliminary field work indicates that ASS is a concern on the site for sewer construction only. Therefore further assessment is required prior to the submission of a dewatering licence so sewer construction can take place. Acid Sulphate Soils will be assessed during subdivision stage when the sewer layout is known. If ASS are present, then an ASS Management Plan will be developed that addresses the specific constraints and issues raised. The ASS Management plan will be reviewed by the Department of Environment and Conservation (DEC) and Department of Water (DoW) prior to implementation during the construction phase, and the process will conform to the DEC's ASS guideline: *Draft Identification and Investigation of Acid Sulphate Soils* (May 2006) and/or other guidelines relevant at the time.

(For further information on ASS see **Appendix 2** - Local Water Management Strategy).







LEGEND

- Remnant Vegetation
Worthy of Retention
- CCW
Conservation Category Wetland
- ODP Area
Outline Development Plan Area
- 1 in 100 Year Flood Plain
- Former Poultry Farm Sites
- 50m Buffer
to Conservation Category Wetland
- Future Sewer Pump Station
- Medium Risk
Acid Sulphate Soils

2.6 GEOLOGY

The Geological Survey of Western Australia 1:50 000 Environmental Geological Series Armadale Map Sheet 2033 I and 2133 IV describe the geology of Precinct 3A as being three units:

-  S8 – SAND – Bassendean Sand. White to pale grey at surface, yellow at depth, fine-medium grained, moderately sorted, subangular and subrounded, minor heavy minerals of Aeolian origin.
-  S8 – SAND – white to pale grey at surface, yellow at depth, fine-medium grained, moderately sorted, subangular and surrounded, minor heavy minerals of Aeolian origin.
-  SP1 – PEATY SAND – grey to black, fine-medium grained, moderately sorted quartz sand, slightly peaty of lacustrine origin.
-  On 3 August 2005, ENV logged a series of four bores from across Precinct 3A. The logs showed that the soil was generally grey to yellow/brown sand with more silty or clayey material apparent from a depth of between 1.3 and 5 metres, depending on location (see Appendix 2). At one bore near the south-eastern corner of Precinct 3A, the material at the surface was silty sand with a layer of sandy clay at 2.5 depth. These profiles generally correspond to the S10 geological unit.

2.7 HYDROLOGY

Groundwater is contained within the superficial formations as an unconfined aquifer, approximately 25 metres thick. Groundwater levels generally peak in October. Groundwater levels generally fall from the west to the east, creating a hydraulic gradient flowing towards the river system off the Jandakot Mound that lies to the west. The seasonal variation in groundwater levels is of the order of 2 metres.

Studies associated with the Southern River indicate that the 1 in 100 year flood event is likely to reach an elevation of approximately RL19.10 metres AHD at the north-eastern corner of Precinct 3A and RL21.00 m AHD at the southern corner of Precinct 3A. Precinct 3A drains towards the Forrestdale Main Drain (FMD). The FMD runs through the kennels subdivision generally parallel to Matison Street before entering the Southern River near Verna Street, north east of the proposed Holmes / Garden Street alignment.

The Water Corporation's *Interim Forrestdale Arterial Drainage Strategy* outlines the limit of the 1 in 100 year flood plain level that demonstrates that the land within Precinct 3A would not be affected by such an event. This plan is included as Figure 10 within **Appendix 2**.

An assessment of groundwater and surface water quality has been undertaken. The groundwater nutrient levels on the site are slightly elevated, but the concentrations are generally not considered to be above that which are commonly associated with pasture activities on Bassendean Sand soils. However, ENV is currently investigating the two former poultry farms as potential nutrient sources. Soil and groundwater quality testing is being undertaken in these areas (Preliminary Site Investigation). Results of the preliminary assessment and the measures to manage water quality are outlined in the Local Water Management Strategy (see **Appendix 2**).



2.8 WETLANDS

Precinct 3A contains three Multiple Use Category wetlands. A Conservation Category Wetland (CCW) is located to the south of Precinct 3A, across Matison Street.

A Multiple Use Wetland located near the corner of Leslie Street and Matison Street currently supports vegetation and is seasonally inundated. This wetland is proposed to be incorporated as public open space. Lot 1 Bradley Street formerly contained a Resource Enhancement wetland. This wetland was found to be significantly degraded and its status was downgraded to Multiple Use. A copy of the notification from the Department of Environment & Conservation confirming this downgrading is attached as **Appendix 3**.

A CCW exists to the immediate south of Matison Street. A typical 50m buffer to this wetland extends into Precinct 3A, however it is also considered that Matison Street itself physically forms an adequate buffer to this wetland (refer Figure 3). The proposed Outline Development Plan still however provides public open space within this buffer area (refer Section 4.0). The CCW is currently in private ownership and its protection will require further consideration as part of the planning for Precinct 3C. Parts of this wetland also lie within the current 1 in 100 year flood plain of the Forrestdale Main Drain and is also partially identified as Bush Forever.

2.8.1 WETLANDS – MANAGEMENT TARGETS

As mentioned in the previous section, the standard 50m buffer for the Conservation Category Wetland adjacent to the site extends into Precinct 3A. The hydrological regime of this wetland will be maintained by not allowing drainage water to enter the wetland in events less than the 1 in 100 year storm and maintaining the groundwater levels required in this part of Precinct 3A.

The standard buffer area partially falls within the Matison Street Road reserve; the section of the buffer area west of the road reserve is currently cleared and may produce runoff with elevated nutrients into the wetland due to nutrients from horse waste from previous equestrian related activities in the area and the former poultry farm on Lot 23 Matison Street. Removing sources of potential nutrient contamination, implementing Water Sensitive Urban Design and diverting stormwater in excess of the pre-development flows away from this wetland will reduce the current nutrient load on this wetland from this area of Precinct 3A. For further information relating to the Best Management Practices to be utilised in this area, please refer **Appendix 2 – Local Water Management Strategy**.

It should be noted that analysis undertaken as part of Local Water Management Strategy indicates that the potential impacts of the development upon the wetland are manageable and should not be seen as a constraint to planning for Precinct 3A.




As the CCW is currently in private ownership, it is not possible for the proponent of the ODP to access the wetland for any assessment at this point in time. The impact of development on the CCW to the south of Precinct 3A needs to be considered in the context of other potential impacts to the site, including the impacts of the proposed Arterial Drainage System and associated developments upstream of the wetland and within Precinct 3C which contains the wetland. The potential impacts of the development of Precinct 3A on the wetland are considered small when compared to the potential impacts of the proposed drainage scheme and the development of the wider catchment.

A co-ordinated effort will be required to develop a Management Plan for the CCW. While the development will address issues within the buffer area within Precinct 3A, issues outside this buffer should be addressed by other parties who will have more control over, and access to, the wetland itself.

2.9 BUSH FOREVER SITES

There are no Bush Forever sites within Precinct 3A; there are however three Bush Forever sites in close proximity. These are No. 125 - Holmes Street Bushland, Southern River/Huntingdale, No. 246 - Canning and Southern Rivers, Beckenham to Martin/Kelmscott and No. 464 - Matison Street Bushland, Southern River.

Other Bush Forever Sites within Precinct 3 are:

-  BF 225 – Dallen Road Bushland
-  BF 413 – Lake Ballannup and adjacent bushland (already reserved for Parks and Recreation purposes)
-  BF 465 – Passmore Street Bushland

These Bush Forever sites are not located immediately adjacent to Precinct 3A and therefore do not directly impact Precinct 3A. It is acknowledged they will form an important part of planning for Precinct 3 in its entirety and thus indirectly impact upon Precinct 3A.

The City of Gosnells have advised of their in-principle support for the reserving of all identified Bush Forever sites (including those identified as future Special Control Areas), for the purposes of Parks and Recreation under the MRS. Advice from the Department of Planning has been that Bush Forever sites should not be included within Developer Contribution Arrangements. The funding mechanism for the acquisition of these sites however has not been fully determined and will be the subject of future negotiations with the City and DoP.

2.10 THREATENED ECOLOGICAL COMMUNITIES

No Threatened Ecological Communities are identified as occurring within Precinct 3A based on information supplied by the Department for Environment and Conservation (formerly CALM). The City of Gosnells Southern River Precinct 3 Environmental Review investigated the presence of TECs and identified that there are no such communities known to be located with Precinct 3A. However recent advice from the Department of Environment and Conservation (DEC) identified a Priority 3 Ecological Community (PEC) of high significance within remnant bush located within proposed public open space between Leslie and Bradley Streets. A management plan will be prepared to ensure the PEC is protected and managed.

2.11 CONTAMINATION

There are two historic land uses which have an impact on Precinct 3A, these are the former poultry farm site located at the north east corner of Bradley Street and Southern River Road and the former poultry farm on Lot 23 Matison Street (refer **Figure 3**). The contaminants, which mainly include hydrocarbons, metals and pesticides, are likely to be confined to these sites. It is expected that these areas will need to be assessed and possibly remediated as a condition of subdivision. In anticipation of this, a Preliminary Site Investigation has been undertaken for the two former poultry farms and is being audited in accordance with the *Contaminated Sites Act* (2005). Should any contamination be found, it will be addressed in a manner deemed suitable by the Department of Environment and Conservation at the subdivisional stage of the development process.



2.12 ECOLOGICAL LINKAGES

Whilst Precinct 3A is devoid of any Bush Forever sites or major wetland systems and for the most part has been cleared, there is a significant stand of remnant vegetation traversing Precinct 3A from the corner of Matison and Lesley Streets to the intersection of Southern River Road and Gay Street (See **Figure 3**). It is considered that this linkage is worthy of retention and was identified as potentially having local significance by the City's Precinct Environmental Review (2005). The linkage will also protect the PEC previously mentioned. The 2005 Environmental Review also identified another stand of existing vegetation in the south-west corner of Precinct 3A as being potentially locally significant; however its value as a linkage was considered to be minimal given its separation from other stands of remnant vegetation and identified core conservation areas.

There are no formal Ecological Linkages as identified by the 2005 Environmental Review within Precinct 3A.

3 PLANNING CONTEXT

3.1 METROPOLITAN REGION SCHEME

The Outline Development Plan area is predominantly zoned 'Urban' under the Metropolitan Region Scheme (MRS), as shown in **Figure 4**. The lifting of Urban Deferment, which Council supported at its 22 November 2005 Ordinary Council Meeting, was considered and approved by the Western Australian Planning Commission in July 2006.

Precinct 3A incorporates the existing MRS 'Other Regional Roads' reservation for the future extension of Garden Street. It is understood that the DPI have initiated an amendment to the MRS to realign this reservation to generally reflect the existing Holmes Street reservation, so as to avoid dissecting Bush Forever Site 464 (immediate south of Precinct 3A).

The land located between this existing 'Other Regional Roads' Reservation and Holmes Street is zoned 'Urban Deferred' under the MRS. Upon the finalisation of the alignment of the future extension of Garden Street, it is anticipated that the lifting of urban deferment status will proceed for this portion of land. This portion of the ODP will not have effect until the land is zoned Residential Development under the operative Town Planning Scheme.

Precinct 3A is located on the current development front and the progression of adjoining sites demonstrates this. The land to the north west of Southern River Road (Bletchley Park Estate) is zoned Urban and Residential Development under both the MRS and Council's Town Planning Scheme respectively, with detailed planning being well progressed for its development. The land north east of the Southern River water course is currently zoned and subdivided (Chamberlain Street development), highlighting the fact that Precinct 3A is situated on the edge of the existing urban area.

3.2 CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 6

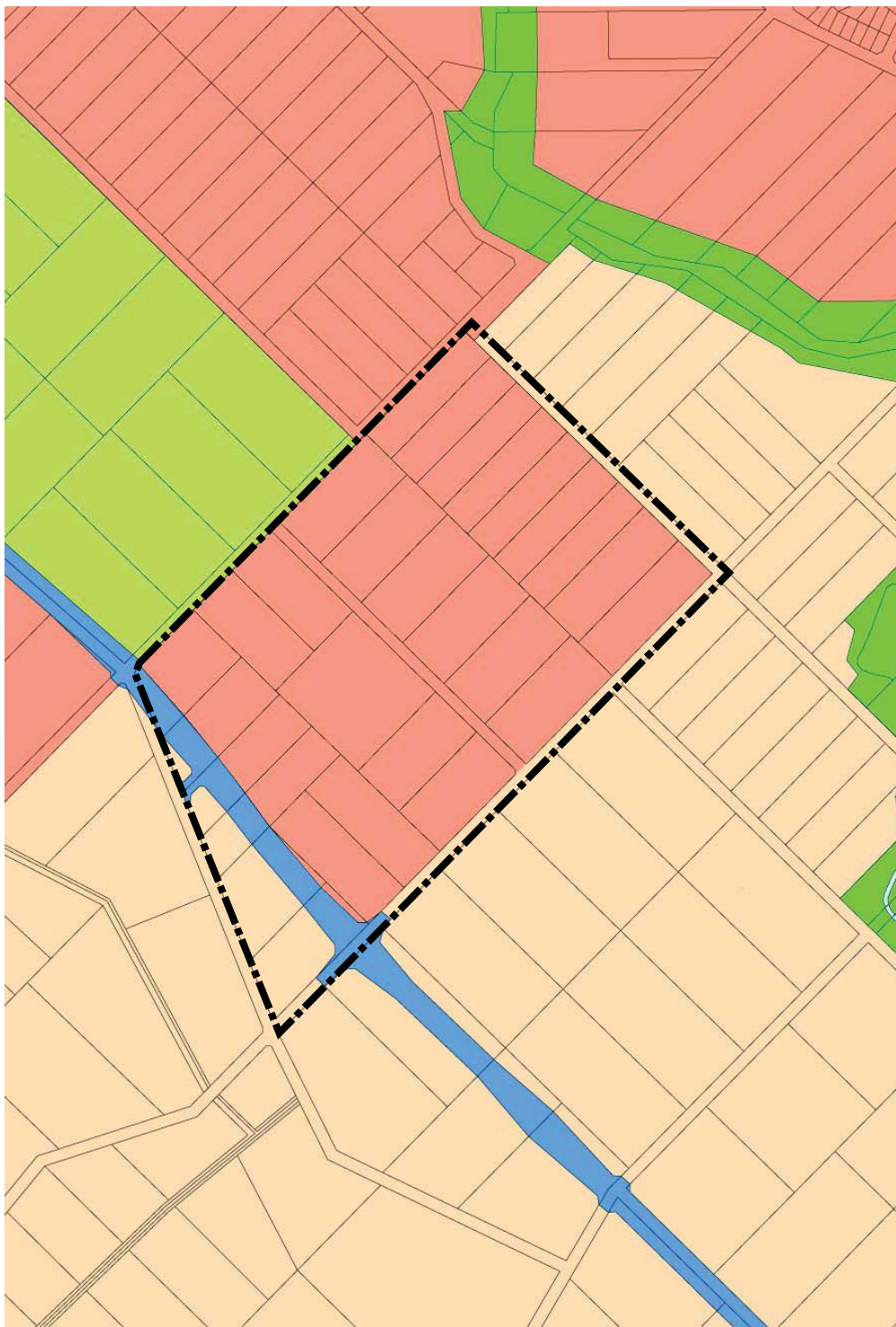
As shown in **Figure 5**, Precinct 3A is zoned 'Residential Development' under the City of Gosnells Town Planning Scheme No. 6 (TPS 6).

Southern River Road and the Southern River watercourse provide a boundary to existing residential zonings in Gosnells, Huntingdale and Southern River. The land known as Southern River Precinct 2, located to the north-west of Precinct 3A is zoned 'Residential Development' under TPS 6.

The 'Residential Development' zone contains provisions requiring the preparation of an ODP to establish the pattern of development and land use classifications. TPS 6 also contains Schedule 12 – Common Infrastructure Provisions relating to Outline Development Plans. This schedule generally outlines principles for cost-sharing arrangements for ODPs and enables these to be staged.

Again it must be highlighted that the portion of land south of the existing Other Regional Road reservation will not have effect under the ODP, until the land is zoned Residential Development under the operative Town Planning Scheme.

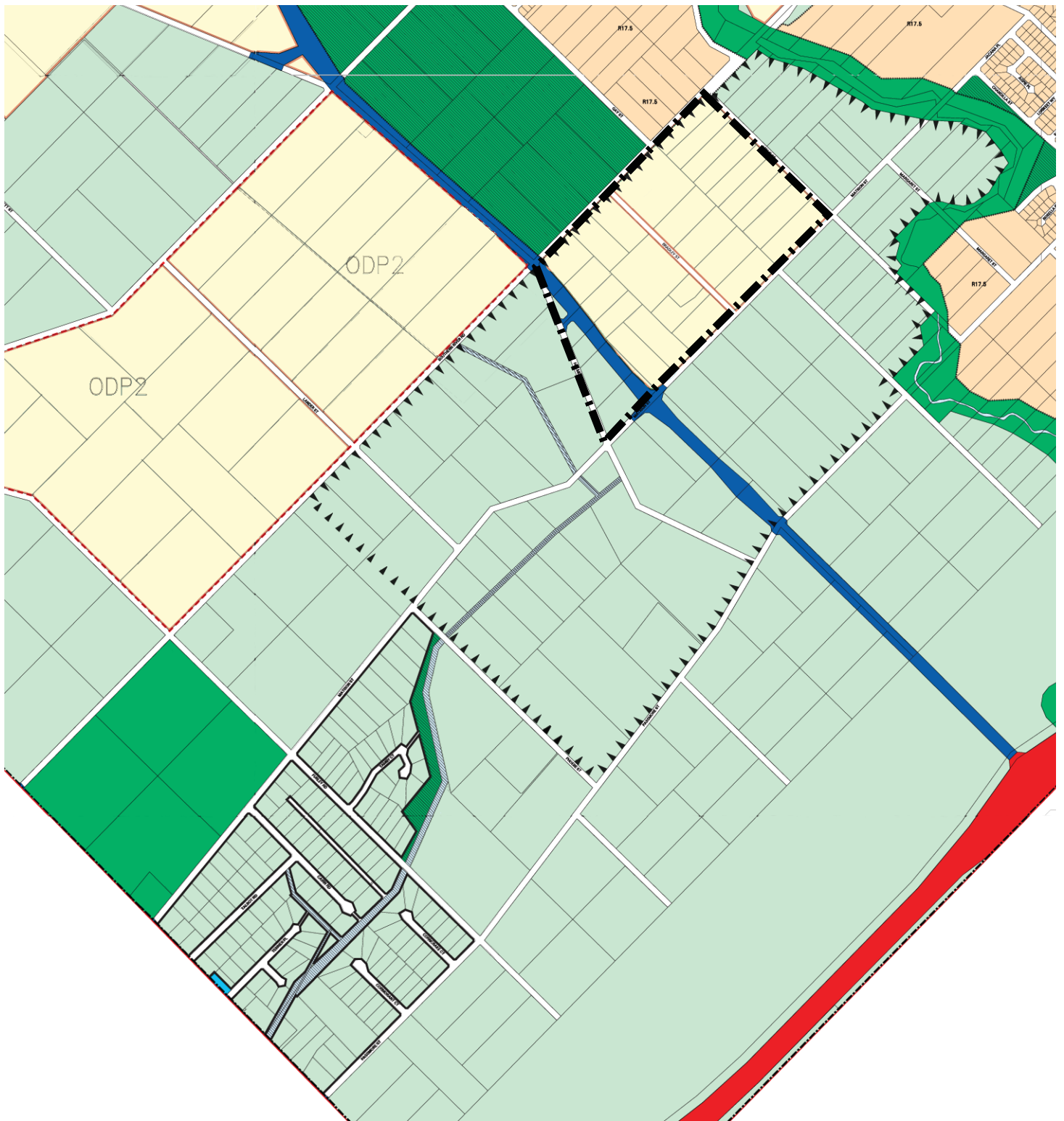
Amendment 70 to the TPS6 was gazetted on 3 June 2008. Amendment 70 rezoned a portion of Precinct 3A north of the existing Garden Street (Sub-Precinct 3A1) from 'General Rural' to 'Residential Development'. Amendment 70 also introduced a Special Control Area (SCA) over the eastern portion of Precinct 3A known as Southern River Precinct 3 (refer **Figure 5**). The SCA related development within Precinct 3 to a Local Planning Policy and Urban Water Management requirements.



- RESERVED LANDS**
- PARKS AND RECREATION
 - RAILWAYS
 - PORT INSTALLATION
 - STATE FORESTS
 - WATER CATCHMENT
 - CIVIC AND CULTURAL
 - WATERWAYS
- ROADS**
- PRIMARY REGIONAL ROADS
 - OTHER REGIONAL ROADS
- PUBLIC PURPOSES - DENOTED AS FOLLOWS:**
- H HOSPITAL
 - HS HIGH SCHOOL
 - TS TECHNICAL SCHOOL
 - CP CAR PARK
 - U UNIVERSITY
 - CG COMMONWEALTH GOVERNMENT
 - SEC STATE ENERGY COMMISSION
 - SU SPECIAL USES
 - WSD WATER AUTHORITY OF WA
 - P PRISON
- ZONES**
- URBAN
 - URBAN DEFERRED
 - CENTRAL CITY AREA
 - INDUSTRIAL
 - SPECIAL INDUSTRIAL
 - RURAL
 - PRIVATE RECREATION
 - RURAL - WATER PROTECTION

EXISTING MRS






LEGEND

<p>METROPOLITAN REGION SCHEME RESERVES</p> <ul style="list-style-type: none"> PARKS AND RECREATION OTHER REGIONAL ROADS PRIMARY REGIONAL ROADS 		<p>ZONES</p> <ul style="list-style-type: none"> RESIDENTIAL RESIDENTIAL DEVELOPMENT GENERAL RURAL KENNELS 		<p>OTHER</p> <ul style="list-style-type: none"> ODP2 NO ZONE SPECIAL CONTROL AREA 	
<p> LOCAL SCHEME RESERVES LOCAL OPEN SPACE</p>		<p> Subject Land</p>			

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The SCA provides explicit reference to the need to address several matters prior to rezoning, subdivision and development. These requirements include Urban Water Management, planning process, provision of district level infrastructure, public purpose land acquisition and cost sharing.

The provision is as follows:

“6.4 Southern River Precinct 3

6.4.1 Purpose

- (a) *To ensure an integrated approach to development within Southern River Precinct 3 SCA.*
- (b) *To identify the key planning requirements and considerations for determining Scheme amendments and applications for subdivision and development within the area shown on the Scheme Map as the Southern River Precinct 3 Special Control Area.*

6.4.2 Development process and staging

- (a) *Council in considering proposed Scheme amendments, Outline Development Plans and subdivision and development applications for land within Southern River Precinct 3 Special Control Area will have regards to:*
 - (i) *Relevant local planning policies;*
 - (ii) *The sites identified under Bush Forever for Negotiated Planning Solutions;*
 - (iii) *The impact of the proposal on the remainder of any sub-precinct and-or any adjoining sub-precinct.*
- (b) *Prior to Council supporting any proposal for subdivision or approving any development within Southern River Precinct, cost sharing arrangements will need to be finalised for the overall precinct including the extent of any contribution towards the State Government’s acquisition of Bush Forever sites and the provision of district level infrastructure, unless in the opinion of Council approval of the proposal will not prejudice the effective operation of a cost sharing arrangement.*

6.4.3 Urban Water Management

- (a) *Council, in considering an application for subdivision or determining development within the Southern River Precinct 3 Special Control, will have due regards to:*
 - (i) *The “Interim Approach for Integrating Urban Water Management with Land Use Planning within the Southern River Area – Guidance for Developers” prepared by Essential Environmental Services, 2006 or any subsequent revision of this document.*
 - (ii) *The extent to which the proposal achieves and adheres to best practice approaches for the management of urban water and drainage consistent with the principles of Water Sensitive Urban Design.*
 - (iii) *The advice and recommendations of the Department of Water and any other relevant State Government and servicing authorities.*
 - (iv) *Any other matter that Council considers relevant.*
- (b) *The City will require applications for subdivision within the Southern River Precinct 3 Special Control Area to be accompanied by an Urban Water Management Plan consistent with the requirements of the “Interim Approach for Integrating Urban Water Management with Land Use Planning within Southern River Area – Guidance for Developers” referred to in Clause 6.4.3 (a)(i).”*












Southern River Precinct 3A Outline Development Plan

These Special Control Area provisions will facilitate a coordinated approach to planning and development within the eastern portion of Southern River Precinct 3. Essentially they will ensure that the three key areas of an overall integrated approach to planning, cost-sharing arrangements and urban water management are addressed prior to any one sub-precinct proceeding ahead of others. These provisions should result in a fair and equitable outcome for all landowners within the Precinct 3 SCA.

3.3 NETWORK CITY

Network City provides a framework for the future growth of the Perth and Peel regions. The objectives of the Network City initiative are as follows:

-  Deliver Urban Growth Management;
-  Accommodate growth, primarily in a Network City pattern, incorporating communities;
-  Align public transport systems and land use to optimise accessibility and amenity;
-  Deliver a safe and reliable energy efficient transport system that provides travel choice;
-  Protect and enhance the natural environment, open spaces and heritage;
-  Ensure employment is created in centres;
-  Deliver for all a better quality of life, building on our existing strengths;
-  Plan with the communities; and
-  Deliver a City with 'Urban' energy, creativity and cultural vitality.

The Network City initiative identifies numerous 'activity centres' and 'activity corridors' throughout the Perth and Peel regions. 'Activity centres' are to be locations where a range of activities are encouraged including retail, residential, employment, higher education, entertainment etc. 'Activity Corridors' are connections between activity centres that provide high frequency public transport to support the land uses that will occur in activity centres and corridors.

Southern River Road has been identified as a future activity corridor and an activity centre has been identified in the general vicinity of the intersection of Holmes Street and Southern River Road.

3.4 CITY OF GOSNELLS LOCAL HOUSING STRATEGY




The City of Gosnells has prepared and adopted a Local Housing Strategy. The Strategy was also endorsed by the Western Australian Planning Commission in late 2005. The strategy provides strategic direction in meeting the future housing needs within the City by identifying areas that have the capacity to accommodate increased residential densities in order to cater for population growth and change. The strategy identifies the preferred locations for medium density housing as those locations in proximity to areas of high amenity (including POS), public transport routes, community facilities and centres providing a high level of convenience.

The manner in which the Outline Development Plan incorporates Local Housing Strategy recommendations for the preferred location of medium density housing is discussed in section 5.4.1.



3.5 CITY OF GOSNELLS DRAFT LOCAL COMMERCIAL STRATEGY

The City of Gosnells Draft Commercial Strategy (2001) identifies three commercial centres within Precinct 3A. These are as follows:

-  SR-09 – 400 m² retail floor space (located to the south of Bradley Street between Southern River Road and Matison Street)
-  SR-10 – 1,800 m² retail floor space (corner Southern River Road and Leslie Street).
-  SR-11 – 100 m² retail floor area (corner of Leslie and Matison Street)

There is a need for planning for commercial development within Precinct 3A and the broader Precinct 3, to be coordinated. It is understood that the WAPC recently resolved to consider a proposed modification to Precinct 2 ODP to require that a Centre Plan be prepared to coordinate the location, form/layout and function of development on either side of Southern River Road near the intersection of Holmes Street/ Southern River Road. The Centre Plan is to be prepared with the objective of achieving a coordinated commercial precinct on land near the intersection of Southern River Precincts 2, 3A and 3E. The Centre Plan will need to 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.








3.6 SOUTHERN RIVER/FORRESTDAL/ BROOKDALE/WUNGONG DISTRICT STRUCTURE PLAN

The Southern River/Forrestdale/Brookdale/Wungong District Structure Plan (DSP) was first published for draft comment in October 1999 with the final report being published in January 2001. Final Government endorsement of the final DSP has been delayed, however, pending completion of an Urban Water Management Strategy for the district.

An Urban Water Management Strategy was prepared by consultants for the Department of Environment; however it has never been formally endorsed. More recently, the Department has commenced preparation of an Integrated Land and Water Management Plan (ILWMP). This process has been ongoing for a number of years and the timing for its completion is unknown. Given the significant development pressures in the district, however, an interim framework has been established to guide development within the structure plan area and ensure that the development outcomes will be consistent with the intended approach of the ILWMP (refer relevant sections of this report).

This enables the DSP to be effectively utilised by Government Planning and Infrastructure agencies as a basis for considering planning proposals at a more detailed level. The DSP is broadly considered to be the most current and relevant strategic planning instrument to guide ongoing development in the district.

Key features of the DSP include the following:

-  Bush Forever sites are shown as regional open space (Parks and Recreation Reserve).
-  Open space links connect Bush Forever sites and potentially function as drainage corridors.
-  The Garden Street Extension alignment is to follow the existing Holmes Street alignment.
-  A primary school site is shown on Matison Street.
-  A village centre is shown on Southern River Road midway between Holmes and Lander Streets.
-  Three neighbourhood centres are shown within Sub-Precinct 3A(1).
-  A bus route extends along Southern River Road and connects with Leslie Street.



Southern River Precinct 3A Outline Development Plan


 Mixed business development is shown along Southern River Road in the vicinity of Furley Road and Lander Street.

Figure 6 shows the area in the context of the Southern River/Forrestdale/Brookdale/Wungong DSP.

It should be noted that many of the land use elements of the District Structure Plan (i.e. the location of school sites) have now been somewhat superseded by further detailed planning and investigations associated with the preparation of the Precinct 3 Structure Plan.

3.7 LOCAL STRUCTURE PLAN

The Southern River Precinct 3 Structure Plan (**Figure 7**) has recently been adopted by the City of Gosnells and noted (subject to modifications) by the Western Australian Planning Commission. The Structure Plan has been prepared to consider broader land use distribution for Precinct 3 in its entirety.

The Structure Plan has been prepared in compliance with the City's Southern River Precinct 3 Planning Framework Local Planning Policy and Special Control Area requirements to facilitate the urbanisation of Precinct 3. Essentially, the Structure Plan is needed to further reconsider and refine land use elements proposed by the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan 2001.

The Structure Plan proposes a variety of land uses including Light Industrial, Residential, Local Centre, Mixed Business and Community Purpose. The variety of land uses will contribute to employment in the area and allows for the provision of a Primary (north of Holmes Street) and High School site (south of Holmes Street). Precinct 3 in its entirety also contains a substantial amount of wetlands and remnant vegetation which will largely be protected within proposed 'Parks and Recreation' reserves and local open space.

The Structure Plan also incorporates a draft developer contribution arrangement framework for Precinct 3 which will allow for the equitable distribution of costs amongst landowners. This will include infrastructure costs. A separate scheme amendment for these arrangements will be initiated shortly after Council adoption of the LSP.

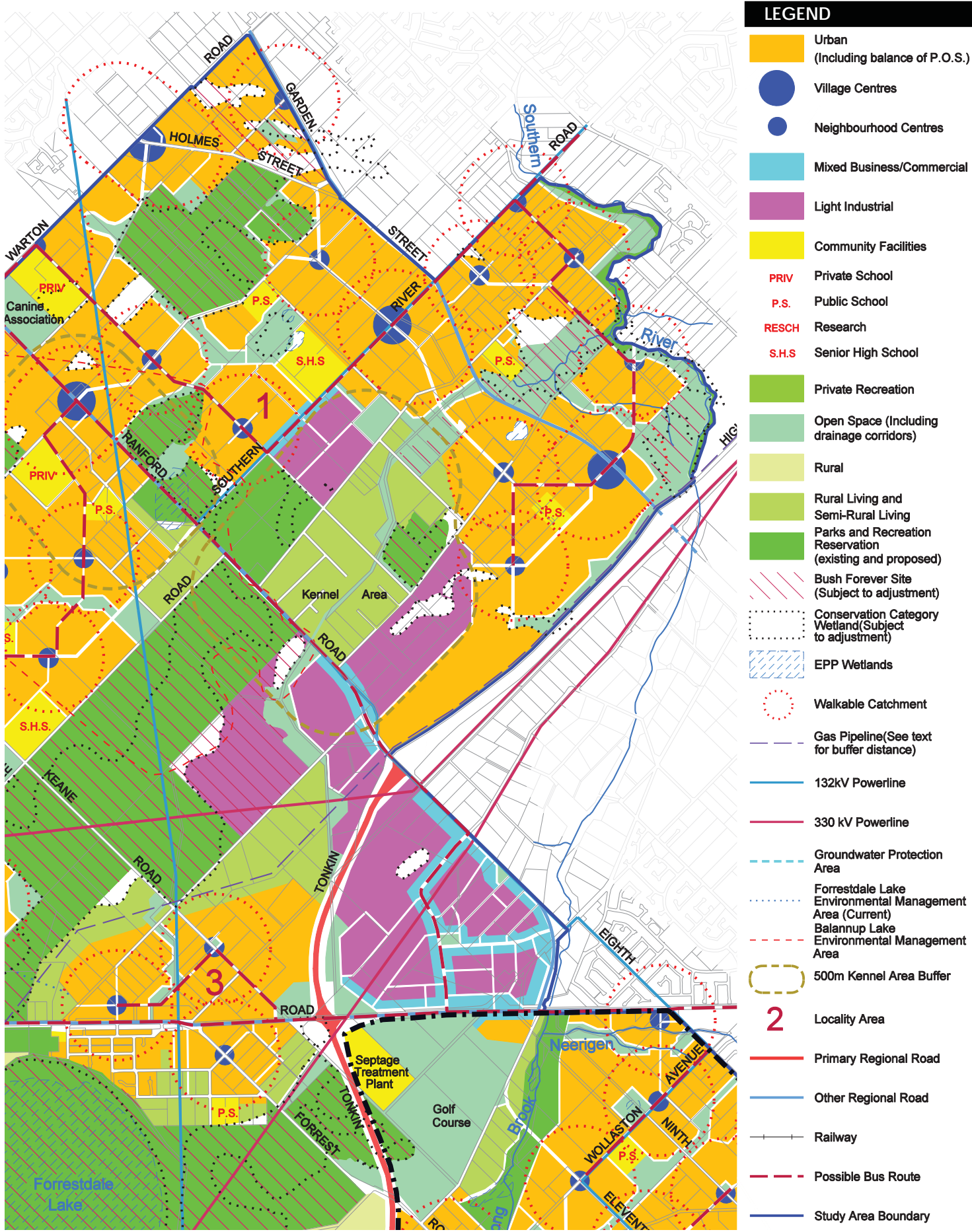
The proposed ODP is consistent with the land use designations as proposed by the Structure Plan.

3.8 LOCAL PLANNING POLICY NO. 6.3.3.1 – SOUTHERN RIVER PRECINCT 3 LOCAL PLANNING FRAMEWORK

As previously mentioned, a Local Planning Policy (refer Appendix 1) has been prepared for the Southern River Precinct 3 Planning Framework to ensure that the development of the precinct occurs in an orderly and proper manner. The Policy outlines the planning information that is required and the tasks that must be completed at various stages of the planning process within Precinct 3. The framework sets out the requirements for preparing documentation for the Lifting Urban Deferment, a TPS Amendment, Precinct 3 wide Structure Plan and Outline Development Plans.

Essentially the policy requires the achievement of an Urban zoning and the preparation of a Local Structure Plan for Precinct 3 prior to the consideration of any one sub-precinct based Outline Development Plan. Accordingly, the preparation and recent lodgement of the Precinct 3 Structure Plan, facilitates the ability for the City to consider this Outline Development Plan

Specifically the Local Planning Policy establishes requirements associated with Community Design, Movement Network, Activity Centres and Employment, Lot Layout, Public Parkland, Schools and Utilities. Accordingly the preparation of this Outline Development is guided by these requirements (where necessary) and the requirement of Liveable Neighbourhoods Edition 4.



- ### LEGEND
- Urban
(Including balance of P.O.S.)
 - Village Centres
 - Neighbourhood Centres
 - Mixed Business/Commercial
 - Light Industrial
 - Community Facilities
 - PRIV Private School
 - P.S. Public School
 - RESCH Research
 - S.H.S. Senior High School
 - Private Recreation
 - Open Space (Including drainage corridors)
 - Rural
 - Rural Living and Semi-Rural Living
 - Parks and Recreation Reservation (existing and proposed)
 - Bush Forever Site (Subject to adjustment)
 - Conservation Category Wetland (Subject to adjustment)
 - EPP Wetlands
 - Walkable Catchment
 - Gas Pipeline (See text for buffer distance)
 - 132kV Powerline
 - 330 kV Powerline
 - Groundwater Protection Area
 - Forrestdale Lake Environmental Management Area (Current)
 - Balannup Lake Environmental Management Area
 - 500m Kennel Area Buffer
 - 2 Locality Area
 - Primary Regional Road
 - Other Regional Road
 - Railway
 - Possible Bus Route
 - Study Area Boundary

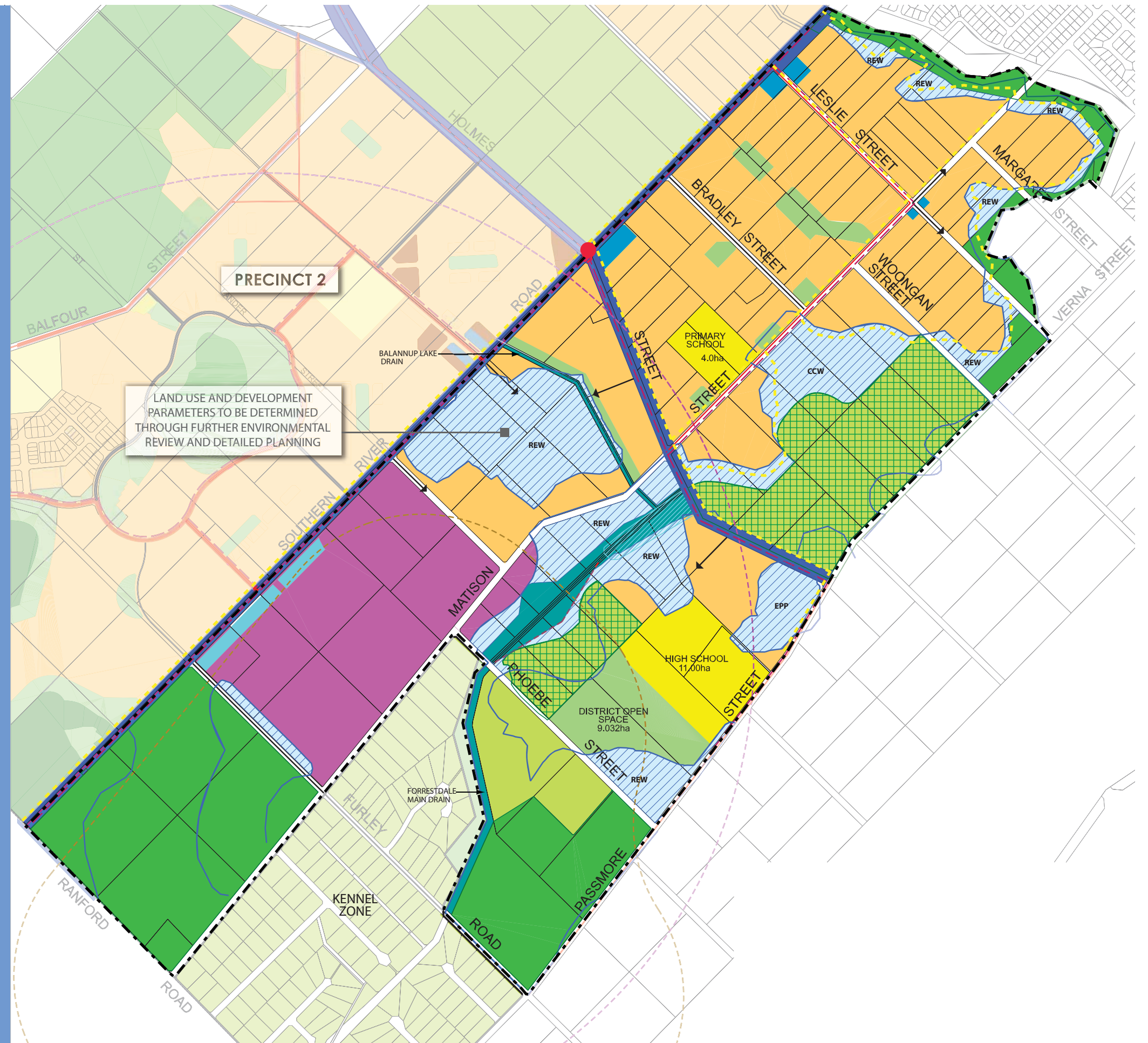
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LEGEND

- Residential
- Local Centre
- Mixed Business
- Light Industry
- Community Purpose (as marked)
- General Rural
- Bush Forever Protection Area
- Local Open Space
- Parks and Recreation Reservation
- Widening Required For Forrestdale Main Drain
- Forrestdale Main Drain / Balannup Lake Drain
- 500m Kennel Buffer (Subject to further acoustic study)
- 1500m Liquid Waste Site Buffer
- Other Regional Road
- Neighbourhood Connector
- Local Connector
- Traffic Signals
- Wetland (including Buffers) denotes as follows:
EPP - Environmental Protection Policy Wetland CCW - Conservation Category Wetland
REW - Resource Enhancement Wetland
- Proposed Bus Route
- Overland Flow Path
- 1:100 Event Extent (50m - 100m)
- Shared Paths
- Precinct 3 Boundary

NOTES

- Further Local Open Space to be provided in accordance with Council and Drainage requirements.
- Extent of wetlands required for conservation to be determined through further environmental review and detailed planning.
- Medium residential densities to be provided in accordance with City of Gosnells Local Housing Strategy criteria.
- A Place of Worship is constructed on Lot 16 Southern River Road. Additional development of the site will be subject to resolution of wetland and other environmentally sensitive area protection requirements.
- Planning of the Light Industrial Area will be subject to resolution of wetland and other environmentally sensitive area protection requirements.
- A review of the existing road network will need to be considered as part of further detailed planning. This review will need to consider those roads to be retained, local intersection treatments and road upgrades required.
- The primary function of the Forrestdale Main Drain is to convey the 1:100 year flood path. The intention is for the drain to be widened and operate as a living stream. The widening of the drain will also assist in wetland protection. The interface between development and the Forrestdale Main Drain will need to be carefully considered as part of future detailed planning.










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4 PROPOSED OUTLINE DEVELOPMENT PLAN

4.1 DESIGN PHILOSOPHY

The proposed Outline Development Plan (see **Figure 8**) layout is considered to be consistent with the principles of Liveable Neighbourhoods whilst still adequately addressing the various constraints that face the area.






The design philosophy has been based upon the following principles:

-  Design to best management practice for urban water management and reflect the fundamental principles of the Southern River, Forrestdale, Brookdale, Wungong District Structure Plan (SRFBWDSP) and the Precinct 3 Structure Plan.
-  The design needs to be robust to manage the fragmented ownership, and the need to maintain independence for individual owners.
-  The street pattern should be well connected and legible, and promote safe pedestrian movement; providing a permeable and walkable street network which is based on a modified grid system, with a particular emphasis on strong spine roads and pedestrian links to the river, the primary school site, and local amenities.
-  Retention, where possible of remnant vegetation within linear parklands, to maintain good visual amenity and environmental quality.
-  Locating commercial and mixed use areas in strategic positions to provide a sustainable balance between local accessibility and commercial viability.
-  Reflecting any previous planning proposals and expectations of landowners within the precinct, where those proposals are still current and valid.
-  Achieve an optimum lot yield outcome, with an emphasis on providing a diversified product, whilst planning for housing choice through a variety of lot sizes and dwelling densities.

Although all objectives have been considered and pursued through the design process, the management of water was a key priority given the local environment in which the subject site is located.

4.2 COMMUNITY BENEFIT

This Outline Development Plan, which will facilitate the future development of Precinct 3A, will provide the following benefits to the surrounding community:

-  Extend access to a range of physical and social infrastructure to the existing community;
-  Provide a high quality residential environment with housing choice to assist in meeting the housing needs of the broader community.
-  Provide a mechanism for the acquisition of key sites to be set aside for community benefit into the future.
-  Enable the development of a broad metropolitan vision under Network City.
-  Provide an additional population catchment needed as part of the revitalisation of the Gosnells Town Centre.



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

ZONES

- Residential R20
- Residential R30
- Residential R40
- Local Centre

REGIONAL RESERVATIONS

- Other Regional Road Reservation (current)
- Indicative Other Regional Road Reservation (future proposal)

LOCAL RESERVES

- Local Open Space

OTHER

- 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.



4.3 SITE CONTEXT

As previously stated Precinct 3A is a sub-precinct of the broader Precinct 3 which extends from Southern River to Ranford Road between Southern River Road and Passmore Street.

The proposed Local Structure Plan discussed within Section 3.7 and **Figure 7** sets out the development for the broader area, to ensure that the progression of planning within the remainder of the precinct is not compromised. The purpose and intent of the Local Structure Plan is detailed within section 3.7 of this report.

4.4 PROPOSED LAND USES

4.4.1 RESIDENTIAL

The residential areas are intended to provide housing choice, with a range of lot sizes. The proposed base density is R20.

The design also envisages a range of medium density housing options, ranging from R30 to R40. These medium density areas have been strategically located in accordance with the criteria espoused by the City's Local Housing Strategy. These criteria recommend medium density housing in close proximity (400m) to:





-  Areas of high amenity (local/regional open space);
-  Centres providing a level of local convenience;
-  Community Facilities; and
-  Public Transport Routes.

Figure 8 depicts the proposed medium density precincts in the context of their walkability to the abovementioned features.

It is anticipated that many of these medium density areas will be the subject of site responsive detailed area plans.

4.4.2 PRIMARY SCHOOL SITE

As required by the Department of Education and Training, the Outline Development Plan provides for a Primary School site at Lots 22 and 23 Matison Street. This site has been chosen following negotiations with the DET regarding the most appropriate location for a primary school north of Holmes Street. The site at Lots 22 and 23 Matison Street was determined the most central to the Precinct 3 residential catchment and favoured ahead of the previously identified site on the opposite side of Matison Street abutting wetlands and a Bush Forever Site.

The subject school site is technically located within a 50m buffer to a Conservation Category wetland (despite being separated physically by Matison Street). Accordingly, to avoid any impact on the environmental health of the wetland, the school shall be oriented to ensure the oval is not within the 50m buffer to the wetland.

4.4.3 LOCAL CENTRES/MIXED USE

The ODP proposes two sites for commercial/mixed use development, specifically within Precinct 3A.

A site of 7571 m² is proposed at the junction of Southern River Road and Holmes Street. The owner of this site has previously consulted direct with Council and the DPI concerning the commercial potential of the site; however, no formal development or zoning proposal has been submitted. The previous consultations, which have generally been positively received by strategic planners at both the City and DPI, have promoted the development of the site for car-based commercial uses, given the context of the site as a future traffic dominated intersection.



Southern River Precinct 3A Outline Development Plan

Whilst the DSP does not identify this site for one of the designated retail centres, the DPI has acknowledged that those centres are intended for use as pedestrian-orientated community focal points, and that this site would be well placed to provide for car-based services, being at the intersection of an 'Other Regional Road' (under the MRS) and an important district distributor road. The development of a well placed car-based commercial site reduces pressure for such uses to be accommodated within the identified local centres, and therefore enables a sensibly balanced distribution of commercial uses.

It is proposed that this centre will accommodate the small amount of retail floor space (400m²) allocated by the City's Draft Commercial Strategy (see Section 3.5) for the proposed centre to be located south of Bradley Street between Southern River Road and Matison Street. Of important note is the WAPC's recent decision to approve an amendment to the Southern River Precinct 2 Outline Development in relation to the location and size of the proposed Village Centre near the intersection of Holmes Street and Southern River Road (within Southern River Precinct 2). As a condition of the amendment approval, the WAPC required the preparation of a Centre Plan to ensure that a coordinated approach to planning for all commercial development at this intersection occurred. Accordingly, it needs to be acknowledged that this centre will be the subject a future Centre Plan that will consider the detailed distribution of retail and non floor space, land use permissibility, detailed built form requirements, parking and interface issues.

Another site, of 3,607 m² in area, is proposed at the junction of Southern River Road and Leslie Street. This site is intended as a pedestrian-based local shop/mixed use site. It is similarly located to a site shown in the DSP, although it has been repositioned against Southern River Road to provide better commercial robustness. As a mixed use site, it may initially develop for residential use with the potential to add local commercial uses if, and when, it becomes commercially viable. In accordance with the City's Draft Commercial Strategy it proposed that this centre will ultimately accommodate 900m² of retail floor space (this is half of the 1800m² floor space allocated to this centre under the Draft Commercial Strategy). It is anticipated that this Local Centre will be subject to a Detailed Area Plan (DAP) which will consider detailed design elements, parking interface and retail and non floor space allocation. Given the smaller nature of this centre and the fact that it is in single ownership, a Centre Plan such as the one proposed for the Southern River Road/Holmes Street Centre, is not considered to be warranted.

4.4.4 PUBLIC OPEN SPACE

Local open space areas have been strategically located to provide for local active and passive recreational needs, the retention of quality vegetation, and opportunities for natural drainage passage and infiltration. Regard has also been given to the site's proximity to Sutherlands Park (on the opposite site of Southern River Road) and the requirements of Council to maximise cash-in-lieu payments to accommodate the compensation requirements of surplus public open space provided elsewhere within Precinct 3.

A substantial area of POS has been set aside in the north-western sector, extending from Matison Street, near Leslie Street; this area is aimed at protecting the main area of relatively undisturbed remnant bushland within the sub-precinct which is associated with an area classified as a Multiple Use Wetland. This vegetation was identified by the City of Gosnells 2005 Environmental Review as being worthy of retention. This portion of open space will also protect an identified Priority 3 Ecological Community.

Other open space has been proposed along Matison Street in the general vicinity of an area mapped as Conservation Category Wetland edge (refer Section 2.8). A portion of open space sits within the standard 50m buffer to the CCW but is physically separated from the actual wetland system by the Matison Street road reserve. As previously mentioned, the proposed primary school will also form the edge to this wetland and controls will be imposed on the development of the school to ensure there is no environmental impact on the CCW.

It should be noted that the submitted Local Water Management Strategy (**Appendix 2**) outlines that drainage into this wetland can be managed to allow either no flows into the wetland or only a 1 in 100 year event with equivalent flow to the predevelopment event. It should also be noted that not all of what would be a 50m buffer to the wetland has been identified as local open space, given the presence of an existing dwelling (see **Figure 9**). This property is not contracted to the Viento group and previous discussions with the owner have indicated their intention to retain the dwelling. The ODP reflects this owner's intention.



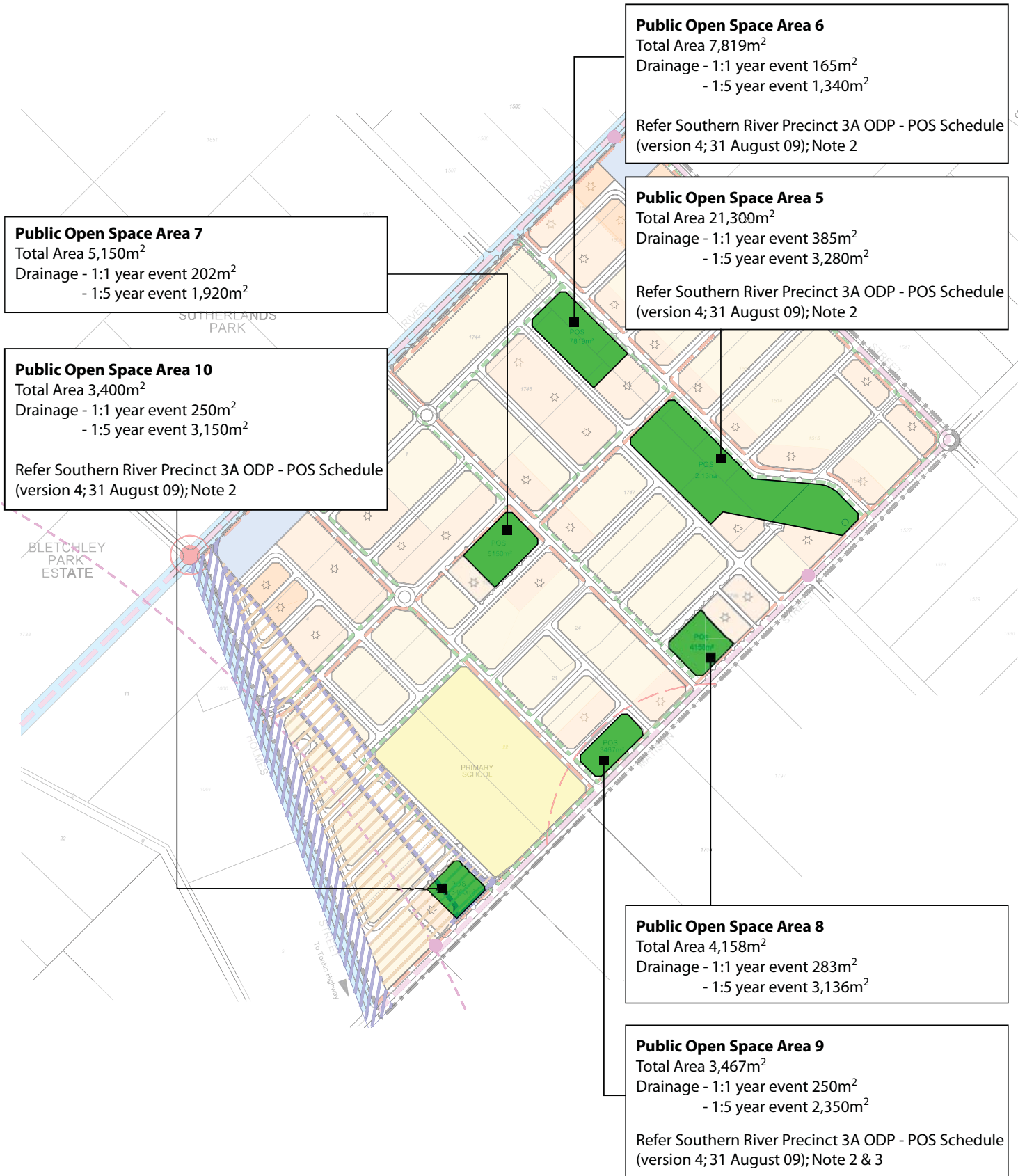
Figure 9: Open Space Buffer and Existing Residence

4.5 PUBLIC OPEN SPACE REQUIREMENTS

The following provides a breakdown of the provisions of public open space within Precinct 3A (refer **Figure 10**). The public open space calculations have been determined utilising the WAPC's adopted Liveable Neighbourhood Edition 4. Essentially this allows for 100% credit for POS areas accommodating above the 1:5yr stormwater events as unrestricted open space. It also allows 2% of the required 10% to be restricted open space, incorporating POS areas that accommodate stormwater events from the 1:1yr to the 1:5yr. This criteria has been applied in calculating open space for the ODP area.

As outlined above, the overall ODP area incorporates approximately 8.2% public open space. This results in a shortfall of 1.8% or 0.8423 ha. In the context of the substantial amount of core conservation areas throughout Precinct 3 that will be required to be set aside, it anticipated that this minor shortfall in the provision of physical active public open space will be considered acceptable and the shortfall will be made up by cash in lieu contributions.

The provision of 10% public open space is to be considered on a sub-precinct by sub-precinct basis and is not intended to form part of the overall cost sharing arrangement for Precinct 3.



PUBLIC OPEN SPACE REQUIREMENTS PLAN

Southern River Precinct 3A ODP
 A Viento Property Ltd Project

0m 100m

s: NTS@A3
 d: Sept 09
 j: 04/104

figure
10

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Gross Subdivision Area	(ha)	53.1208
<i>Deductions</i>		
Local Centre (cnr Southern River Road & Holmes Street)	0.7572	
Primary School	4.0430	
Drainage Basins (1:1yr storm event)	0.1535	
Holmes Street Widening	1.2786	
Sewer Pump Station	0.0500	
Surplus Restricted Public Open Space	0.5808	
Total Area of Deductions		6.8631
Nett Subdivisible Area		46.2577
Public Open Space Required (10%)		4.6258
Unrestricted public open space – minimum 80%	3.7006	
Restricted public open space – maximum 20%	0.9252	
Public Open Space Provision		
Unrestricted Public Open Space		
POS 5 (Refer Note 2)	1.7635	
POS 6(Refer Note 2)	0.6314	
POS 7	0.3028	
POS 8	0.0739	
EPOS 9 (refer Notes 2 & 3)	0.0867	
POS 10(refer Note 2)	0.0000	
Total Unrestricted Public Open Space		2.8583
RESTRICTED OPEN SPACE		
Drainage Basins (1:5yr storm event)	1.5176	
Total Restricted Public Open Space		1.5176
Restricted Public Open Space Not Credited (1.5176ha-0.9252)	0.5924	
Total Credited Restricted Public Open Space		0.9252
Total Credited Public Open Space		3.7835
Percentage of Public Open Space Provided (Unrestricted and Restricted POS Contribution)		8.2%

Notes:

1. This Schedule is to be read in conjunction with **Figure 10 – Public Open Space Plan**.
2. POS areas 5, 6, 9 & 10 include portions of a Multiple Use Wetlands. These areas of open space have been calculated as unrestricted POS given DEC's advice that Multiple Use Wetlands can be developed, accordingly these areas will be redeveloped for open space. Whilst mature trees are to be retained where possible, the wetlands will not be retained.
3. POS area 9 is partially located within the Conservation Category Wetland buffer. However this area of POS has not been calculated as restricted POS given the open space is physically separated from the wetland system by the Matison Street road reserve and therefore is considered usable POS.
4. The local centre (cnr Southern River Road and Leslie Street) has not been deducted as it is likely the site will initially be developed for residential purposes and a centre will develop when it is commercially viable in the future.

4.6 MOVEMENT NETWORK

The road network is based on a modified grid pattern, accepting the existence of the existing grid road network, formed by Holmes, Bradley, Leslie, Matison Streets and Southern River Road. Roads will be constructed to the City of Gosnells's standards.

The proposed internal road layout retains the existing roads while providing a new central spine road between Southern River Road and Matison Street and two additional connector roads on either side of Bradley Street.

The road pattern provides a legible, inter-connected local street system that enables a choice in travel direction and travel modes and creates a permeable network for both vehicle and pedestrian use.

The design acknowledges that there would be no direct lot access permitted from either Holmes/Garden Street or Southern River Road. These frontages have been treated with a range of interface treatments including internal service roads and CAP roads. The overall result is a design that provides an open and visible interface with the district road system, offering better streetscapes and passive surveillance.

The network distributes traffic and provides robustness for the future changes in land use and traffic needs. The road hierarchy is consistent with the principles of Liveable Neighbourhoods Edition 4.

As previously mentioned, the Outline Development Plan, which has been prepared in accordance with the Southern River Precinct 3 Local Planning Policy demonstrates the effectiveness of the proposed road network (see **Figure 8**).

4.6.1 STRATEGIC TRANSPORT ISSUES

4.6.1.1 GARDEN STREET

At present the 'Other Regional Roads' reservation for the extension of Garden Street dissects the southern portion of Precinct 3A. The WAPC have now initiated a Metropolitan Region Scheme amendment to re-align Garden Street to reflect the existing alignment of Holmes Street (as reflected in the DSP). It is understood that all the widening required will be to the north of the existing Holmes Street reservation.

Garden Street will function as a district distributor road and carry significant volumes of traffic from Canning Vale, through to Southern River and onto the Tonkin Highway. In accordance with the Department for Planning and Infrastructure's requirements for access onto Other Regional Roads (being a minimum separation distance between intersections of 190m), only one additional access point has been provided from within the precinct onto Garden Street. This access point will have left in/left out turning ability only.

4.6.1.2 SOUTHERN RIVER ROAD

Southern River Road has been identified by the City of Gosnells and the Department for Planning and Infrastructure as a future Other Regional Road. It is understood that the DPI are in the process of initiating an amendment to the MRS to introduce the Other Regional Road status. It is also understood that the preliminary design for the road depicts the majority of widening required on the northern side (Southern River Precinct 2 side) of Southern River Road. Southern River Road is also identified as an 'Activity Corridor' under Network City, further justifying the location of car based commercial uses at the corner of Garden Street and Southern River Road.



All intersection treatments with Southern River Road between Holmes Street and Bradley Street and between Bradley Street and Leslie Street will be left in/ left out when warranted by anticipated increased traffic volumes on Southern River Road.

4.6.2 PUBLIC TRANSPORT

A detailed bus route plan has yet to be formulated in consultation with the Public Transport Authority (PTA); however, the DSP shows a possible bus route which provides a preliminary guide. **Figure 8** shows a modified route to that shown on the District Structure Plan.

Notional bus stop locations have been added to indicate how this route alignment would serve the precinct.

4.6.3 LOCAL STREETS

In accordance with Liveable Neighbourhoods Edition 4 and City of Gosnells requirements, standard residential access streets will be provided at 15 m (approx.). Laneways servicing cottage or rear loaded lots will be provided with 6m laneways, however again the detailed design of these roads will need to be determined through negotiations with the City of Gosnells at the subdivision stage of the project.

4.6.4 PEDESTRIAN MOVEMENT

It is intended that all roads will have at least a footpath on each side of the road reserve, however this point needs to be discussed further with the City of Gosnells engineering and planning staff. For local connector roads, dual use paths will also be provided on one side of the road (see **Figure 8**).

4.7 DESIGN AND TREATMENT OF DRAINAGE SWALES

There is little guidance at a state or local level on the treatment of swales located in lower order roads. Attached as **Appendix 4** is a series of detailed cross sections outlining the proposed treatment of all possible scenarios proposed by the ODP design. The treatments consider scenarios including dual use paths, cycle lanes, bus routes, shared cross-overs, rear laneways and public open space. It is acknowledged that further negotiations with the City will be required at the detailed subdivisional stage of the project in regards to this matter.

4.8 DETAILED AREA PLANS

All lots with a residential density of R30 or higher will be the subject of Detailed Area Plans (DAPs). It is also intended that all other lots either fronting or siding the proposed swales also be the subject Detailed Area Plans to ensure issues of surveillance and access are addressed appropriately by the built form. **Figure 8** depicts those lots likely to be the subject of DAPs. Specifically **Figure 11** depicts how corner lots siding swales would be treated through the use of detailed area plans.

Detailed design requirements will be provided for each DAP to diagrammatically and textually explain variations to the Residential Design Codes, including setbacks, open space requirements and the location of outdoor living areas. DAPs may also restrict vehicular access where necessary and require open style fencing. Appropriate variations to the R Codes will allow for the better placement of dwellings to maximise solar orientation, maximise surveillance over open space/swales and/or the street and are generally a coordinated approach to small lot development.

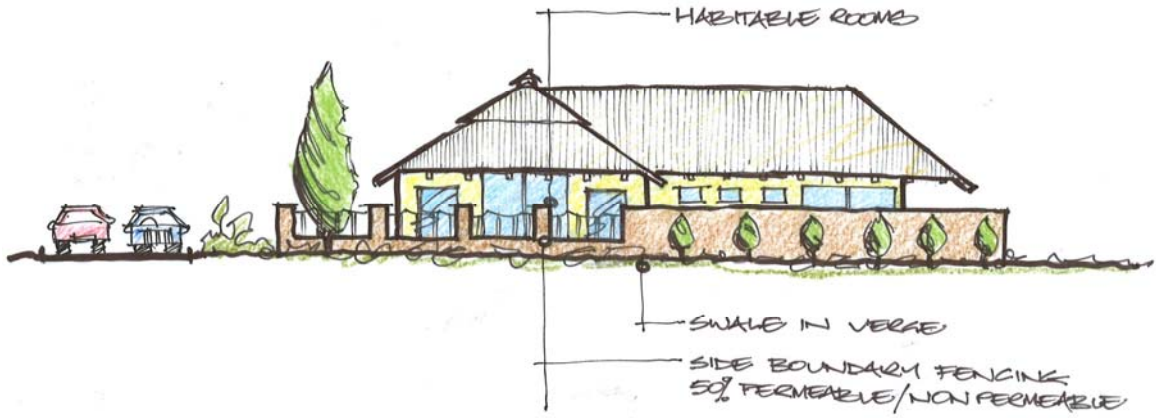


Figure 11: Example elevation: corner lot siding swales



5 URBAN WATER MANAGEMENT

5.1 COMPLIANCE WITH URBAN WATER MANAGEMENT REQUIREMENTS

The Local Water Management Strategy for Precinct 3A (see **Appendix 2**) has been prepared in accordance with the guidelines outlined in Water Corporation's *Southern River Interim Integrated Land and Water Management Plan* (2007) (the *ILLWMP*) (See **Figure 12**).

A Local Water Management Strategy (LWMS) is required by the *ILLWMP* to support an Outline Development Plan. Under the *ILLWMP*, the LWMS is required to address objectives with respect to water conservation, stormwater, groundwater management and wetland management. The LWMS is based on monitoring that has been undertaken and is continuing on the site and the recommendations and advice of the Memorandum of Understanding signatories, including Water Corporation, Department of Water, Department of Environment and Conservation and the City of Gosnells. A District Water Management Plan was prepared and lodged with the Precinct 3 Structure Plan. This plan essentially considered groundwater, flood conveyance and best management practice urban water management on Precinct wide basis and established design parameters and principles for the preparation of future LWMSs and Urban Water Management Plans.

The following provides a summary of the issues and initiatives associated with water management in Sub-Precinct 3A. Further detailed information of all aspects of urban water management is contained within the LWMS.

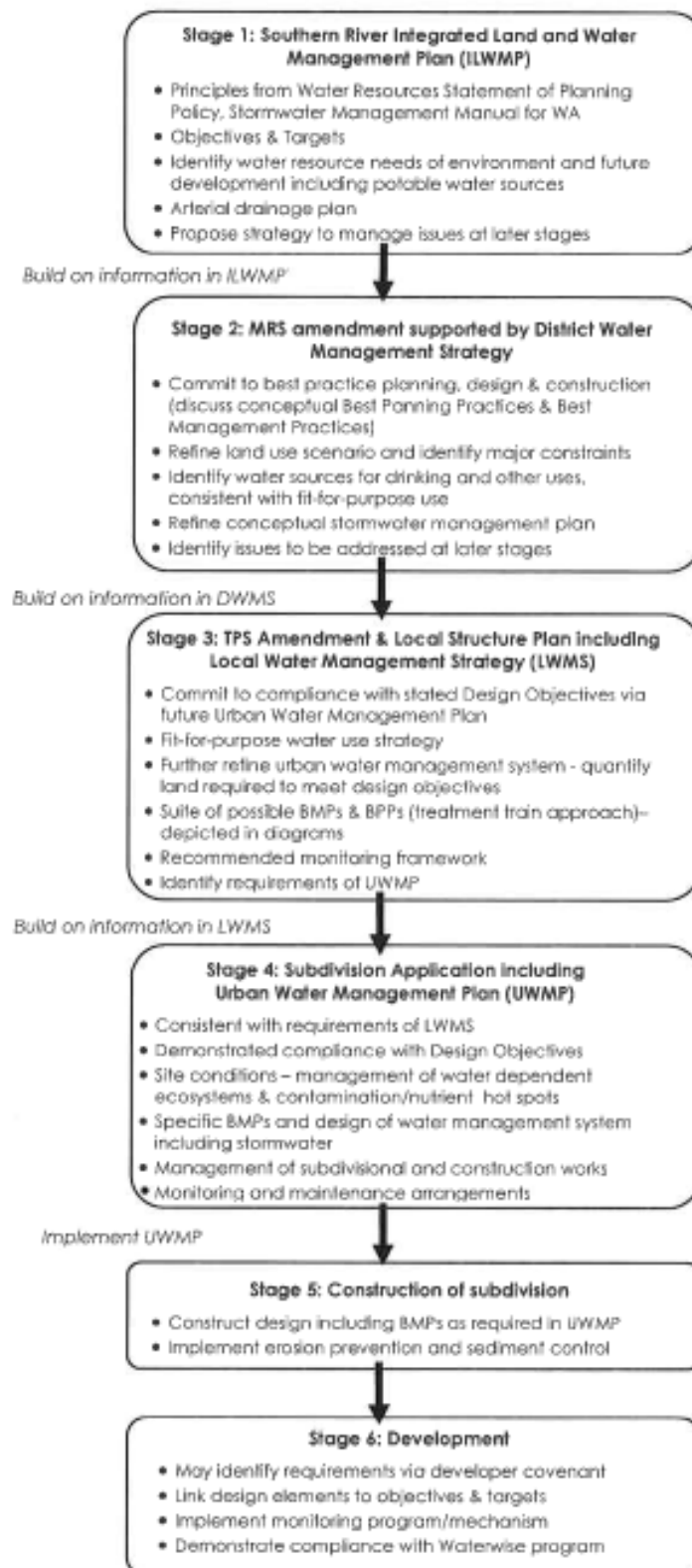







Figure 12 - Flow Chart – Interim Approach to Integrating Urban Water Management and Land Use Planning in Southern River



5.2 WATER CONSERVATION

Development within the Southern River Area is required to reduce the use of potable water within the development. Under the *ILLWMP*, the development is expected to make efforts to meet a target potable water usage of 40-60 kL/person/yr, which is less than half of the standard consumption of potable water in the Perth Area (Coghlan and Loh, 2003). The main constraint to this in Precinct 3A is the apparent lack of good quality, easily accessible groundwater for substitution in this area. The Sub-precinct is also too small to make the use of third pipe systems cost effective. Water conservation within Precinct 3A will therefore be managed through:

-  Providing householders with rainwater tanks for toilet flushing and washing machines (to be provided by Developer);
-  Mandating the use of Waterwise fittings at construction (to be imposed by Developer at point of sale);
-  Providing landscaping rebates to Waterwise gardens only (to be provided by Developer); and
-  Minimising water use in Public Open Space through the use of water efficient irrigation systems (to be provided as part of subdivisional works by the Developer).

5.3 GROUNDWATER MANAGEMENT

The *ILLWMP* requires the development to manage groundwater in such a way as to minimise changes in groundwater conditions across the site.

Groundwater levels across the site are elevated, particularly in the eastern part of the site, where winter water levels may be within one metre of the surface. Groundwater is held close to the surface by the clayey subsurface soils which limit infiltration. The groundwater levels can drop by more than two metres over the summer period. Groundwater flow is in a generally easterly direction, towards Southern River.

The control of groundwater within the Precinct will ensure that water levels, and therefore the environmental health, of the Conservation Category Wetland to the south of the site is maintained. While the groundwater flow direction on the site is not towards these wetlands, the use of subsoil drainage to control groundwater levels in the area could result in changes to water level on the site.

As a minimum, a clearance of 1.5 m is required between the top of the groundwater table and the finished surface for construction of dwellings. It is proposed to manage this by filling and controlling groundwater levels at or above average annual maximum groundwater levels so that at least 1.5 m clearance is maintained between AAMGL (or a controlled groundwater level) and surface level on residential and commercial lots. Controlled groundwater levels will only be used where it can be demonstrated that these will not affect the Conservation Category Wetland to the south of the site. The need for the use of a Controlled groundwater level will be determined at the subdivisional or Urban Water Management Plan phase of the planning process.

5.4 DRAINAGE AND STORMWATER MANAGEMENT

The drainage concepts discussed will be split into two major areas of water quality and quantity. Both are outlined in more detail in the Local Water Management Strategy (refer **Appendix 2**). The concepts for the stormwater management are based on the *ILLWMP* and the *Decision Making Process for Stormwater Management for Western Australia* (DoE, 2005). These documents highlight the requirements for post development peak flows and event discharge volume to be maintained relative to pre-development conditions, up to the 1 in 100 year event.



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The quantity aspects of surface water in the area have been addressed through drainage modelling of the pre-developed and post developed catchments. Drainage retention storage and outlet controls are to be provided to restrict the post development flows back to the pre-developed cases.

Stormwater quality in the area has been addressed through monitoring and modelling of the Sub-precinct, as outlined in the Local Water Management Strategy. This monitoring and modelling has been undertaken in line with the guidelines provided in the *ILLWMP*. The *ILLWMP* requires the development to demonstrate through modelling that it can meet the required targets for post development water quality and quantity at the ODP/TPS amendment stage of the planning process. The results outlining the compliance with these targets are outlined in **Appendix 2**).

5.5 CONCEPTUAL DRAINAGE DESIGN

The adjoining Southern River Planning Precinct 2 has been planned and approved for urban zoning based on a system of multiple use Public Open Space (POS). In Precinct 2, the POS areas are proposed to be utilised as drainage storage and conveyance for stormwater events exceeding the 1 in 1 year ARI and for passive and active recreation. In combination with this is a system of shallow soakage swales on selected streets to enable soakage of the low recurrence interval storms as high in the catchment as possible. These swales also create flood routes to the POS storage areas for the larger recurrence interval storms. Southern River Precinct 3 is also proposing to utilise a similar strategy. This strategy maximises infiltration at the source for the 1 in 1 year events.

5.5.1 MINOR STORMWATER EVENTS

Street drainage is proposed to be directed to vegetated swales within the verge at the side of connecting roads for soakage of the 1 in 1 year events. The excess runoff over and above the swale storage (1 in 1 year events) and up to the 1 in 100 year events are to be retained in designated areas within the POS. It is proposed via a planned grid pattern of streets to allow road stormwater to flow down street gutters for up to 100m in length and discharge at the end of a street grid to a vegetated swale that runs along the side verge of a connecting street. To avoid problems of crossovers over the swale the street and lot pattern has been arranged so that side boundary fences abut the swales. Piped drainage is proposed and is designed for the 1 in 5 year events and is to provide a conveyance for the swale overflows and subsoil drainage and is to provide a control to limit the outflows from the POS drainage detention to the pre-developed flows. All stormwater from the roads is to pass over a vegetated surface (ref. Decision Process for Stormwater Management in WA, Dept of Environment, 2005). The basic concepts of the drainage are outlined in the Local Water Management Strategy (**Appendix 2**).

Lots are planned, wherever possible, to front the opposite side of the street to the swales. By rotating the grid pattern to suit existing roads and features the streetscape can be planned to provide traffic calming, a pleasant outlook and minimise the length of streetscape with the swales and side boundary fences on one side. This approach will be further developed through Detailed Area Plans as part of the Subdivision Application process (See Section 5.8). The swales are to be sized to allow soakage and storage of a 1 in 1 year event. The swale length and capacities are designed to overflow to specifically lowered areas within the POS areas once the 1 in 1 year recurrence interval design has been exceeded. The storages within the designated areas of the POS will overflow to an outlet drainage system or flood route once the 1 in 100 year event has been exceeded. The runoff that overflows has been treated via the swales and storage in the POS.

A preliminary catchment plan showing the street grids, POS, swales, outlets from each catchment is shown in **Appendix 2**. A typical cross-section of the streets with side swales is enclosed in **Appendix 2 – Local Water Management Strategy**.



The lot drainage is proposed to be discharged on each lot via soakage as a preference or an overflow connected to the street drainage as a second preference (and more likely in medium density areas), but with retention on the lot. Where a minimum of 1.5m minimum clearance in sand to the CGL can be achieved on-site soakage from each lot is proposed.

Major flood routes are to be considered in the detailed engineering design stage with safe flood paths to storage areas in the POS and subsequent overflow to the receiving water bodies (Southern River).

5.5.2 MAJOR STORMWATER EVENTS

A combination of the swales, pipes and roadways are to be used to convey major stormwater events to the POS areas. The road, lot and POS levels are to be designed to allow a safe flood route and maintain a minimum clearance of 500 mm to the habitable floor levels and important infrastructure. Drainage modelling of each catchment proposes storages be provided within the swales, lots and POS to restrict the post development outflows to the pre-development cases. These storages and controls are discussed further in the Local Water Management Strategy.

The flow paths for extreme events will remain the same for Catchments C1 and C2, which drain into the existing open drain connection to Southern River. For Catchments C3 and C4, which currently overflow into the Conservation Category Wetland in extreme events (ie greater than the 1 in 100 year storm) will continue to do so, in line with the *Forrestdale Arterial Drainage Strategy*. In Catchment 5, allowance has been made to pipe the 1 in 5 year flows through to catchment C3. Earthworks and fill is required in catchment C5 to direct the overland flow through to catchment C3. A Catchment Plan identifying these catchment areas is located in the Local Water Management Strategy.

Modelled Storage Volumes for each catchment are detailed in **Appendix 2**.

5.5.3 STORMWATER QUALITY

The *Interim Approach* requires that development in Southern River achieves at least 60% reduction in the average annual load of total phosphorus in stormwater and at least 45% reduction in the average annual load of total nitrogen as compared to a development which does not manage stormwater quality. The achievement of these targets is modelled through the use of the MUSIC stormwater modelling package. The results of MUSIC modelling for the proposed development shows that this proposal complies with these guidelines through the use of roadside swales and public open space to infiltrate water and strip nutrients.

Further details of stormwater quality management are detailed in the Local Water Management Strategy.

6 OTHER ENVIRONMENTAL CONSIDERATIONS

6.1 WETLAND MANAGEMENT

A portion of Precinct 3A is identified as Multiple Use Wetland, including the Bradley Street wetland, which has been recently reclassified (**refer to Appendix 3**) from Resource Enhancement. The DEC considers that residential development is appropriate over Multiple Use Wetlands. These wetlands will therefore be developed for residential purposes.

As has been previously mentioned in Sections 2.8 and 4.4.3, the other wetland of interest is the Conservation Category Wetland located to the south of Matison Street, adjacent to the Precinct (see **Figure 9**). The current boundary of the CCW is on the southern side of the Matison Street road reserve. As previously mentioned, where possible, a 50m buffer has been provided by way of POS adjacent to Matison Street. Lot 20 Matison Street currently has a house located within this buffer. It is proposed that buffer will not continue into this area. Matison Street itself forms a hydrological buffer to the wetland as it currently represents a barrier to surface water movement, except in high rainfall events.

7 ENGINEERING INFRASTRUCTURE

7.1 STORMWATER DRAINAGE

The stormwater management strategy proposed for Precinct 3A maximises infiltration as close as possible to the sources. This is achieved through providing swale drains at the side of roads. Open spaces are also used to facilitate the natural drainage features of the Precinct. A more detailed explanation of the proposed drainage system is contained in section 6.0.

Individual lots will be required to contain and absorb runoff. Drainage systems will be constructed to the City of Gosnells standards.

The Water Corporations flood conveyance modelling for the Forrestdale Main Drain (MD) indicates that there is minimal risk of the Forrestdale MD being diverted from its present alignment between Holmes Street and the Southern River (hence, not affecting Sub-Precinct 3A). Therefore, risk assessment is not required.

Staging of development will require careful consideration given the level of fragmented land ownership within the Precinct and temporary drainage infrastructure may be required where subdivision in particular areas occurs at varying times.

7.2 WATER SUPPLY

The Sub-Precinct will ultimately be abutted by trunk mains along Southern River Road and Garden Street. The Water Corporation is expected to levy residential headworks charges as appropriate to each lot at the time of subdivision. The developers are examining the opportunities for using a range of strategies to reduce the consumption of potable scheme water. Opportunities for reducing potable water use are being explored in accordance with best practice, with initiatives outlined in section 6.0 of this report. This will be further reported on in each subdivision level urban water management plan.





7.3 WASTEWATER DISPOSAL

The Sub-Precinct lies within Water Corporation sewer catchment areas one of which gravitates to what will be a permanent pumping station near the corner of Leslie and Matison Streets and will discharge into existing Water Corporation infrastructure. This pumping station will be incorporated into the POS near this intersection. Negotiations with the affected landowner will be required at the subdivisional stage of the planning process in regards to the specific location of this pump station

Water Corporation headworks charges are expected to be levied on each lot at subdivision.

7.4 POWER SUPPLY

Power and telecommunication services are generally available to the area and can be extended by negotiation with service providers. Western Power has advised the power connection requirements as follows:

-  HV connection is available on Southern River Road.
-  HV switchgear and transformer sites will be required within the development.
-  It is expected that a total of 1.5 MVA transformer capacity will be required for the proposed development.
-  Existing aerial and pole top transformers will be removed or relocated.



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The final power connection requirements will be confirmed when a Design Information Package request is received by Western Power.

7.5 TELECOMMUNICATIONS

There is adequate telecommunication network on Southern River Road to service the proposed development. Broadband, Pay TV and Telstra Smart Communities are not covered under the basic requirements of Telstra, and would need to be provided through separate negotiation.

7.6 ALINTA GAS

There is a medium pressure distribution main in Leslie Street. If the first stage of any development was abutting this main, no headworks charges would apply.

There is also a high-pressure transmission main in Southern River Road and Holmes Street. This main is not suitable for connection to a residential subdivision but will not impact on future residential development.

In the event of any development occurring remotely from the existing network, an extension main would need to be constructed to the Leslie Street line.

7.7 SITE WORKS

Site works will include earthworks, retaining and filling as required, with earthworks areas to be stabilised during construction. Existing remnant vegetation is to be kept where appropriate and planning has been sympathetic to the layout of the POS around areas of remnant vegetation.



Clean Sand Fill is required for proposed lots less than 1.5 m above the Controlled Groundwater Level (CGL) Road sub grades in SAND are proposed to be a minimum of 0.6 m above the CGL.

POS will be developed as per a landscape plan to be prepared by the developer, and approved by the City of Gosnells, at the subdivision stage. Generally the swales in the street verges will need to be vegetated or grassed.

8.1 ADOPTION OF OUTLINE DEVELOPMENT PLAN

Outline Development Plans are adopted in accordance with the provisions of Section 7.4 of TPS 6. As has been outlined previously in this report, the requirements and provisions of the proposed Southern River Precinct 3 Special Control Area, Local Planning Policy and Liveable Neighbourhoods Edition 4 are supported and acknowledged. With the recent Council adoption and noting by the Western Australia Planning Commission of the Precinct 3 Structure Plan, it is anticipated that the ODP can now progress through the statutory approvals process.

It is considered that the progression of the ODP for Precinct 3A will be positive for the following reasons:

-  The ODP will provide a working example of adherence to the requirements of the Southern River Precinct 3 Planning Framework Local Planning Policy and specifically the urban water management requirements for the Southern River locality; and
-  Facilitate the timely extension of the urban development front which will extend access to a range of physical and social infrastructure to the existing community.

8.2 STATUTORY CONSIDERATIONS

8.2.1 GAZETTAL OF AMENDMENT 70 TO TPS 6





As previously mentioned, Amendment 70 to TPS 6 was gazetted on 3 June 2008. The amendment rezoned the land north of the existing 'Other Regional Road' Reservation from General Rural to 'Residential Development.' It is acknowledged and accepted that no subdivision and development can occur in advance of the finalisation of an Outline Development Plan.

8.2.2 FINALISATION OF DEVELOPMENT CONTRIBUTION ARRANGEMENT FOR PRECINCT 3 SPECIAL CONTROL AREA

Related to the recent adoption of the Precinct 3 Structure Plan is the finalisation of Development Contribution Arrangements for the Precinct 3 Special Control Area. The Southern River Precinct 3 Special Control Area requires the finalisation of these arrangements prior to any subdivision and development (or unless in the opinion of Council approval of the proposal will not prejudice the effective operation of a cost sharing arrangement). Such arrangements will need to be prepared closely in conjunction with all affected landowners.

Direction has been provided by the Department of Planning on those items of shared infrastructure and works to be included in the Development Contribution Arrangements for Precinct 3. These items are as follows:


UPGRADE OF FUTURE REGIONAL ROADS TO THE EXTENT THAT THEY ARE LOCATED WITHIN THE PRECINCT 3 STRUCTURE PLAN AREA

-  Acquisition of land required for widening Southern River Road and Holmes Street;
-  Half of the cost of constructing a single carriageway, earthworks and drainage of Southern River Road;
-  Full cost of constructing a single carriageway, earthworks and drainage of Holmes Street; and
-  Construction of shared paths along Southern River Road and Holmes Street.






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TRAFFIC MANAGEMENT

-  Half the cost of traffic light controls at the intersection of Southern River Road and Holmes Street.


DRAINAGE

-  A contribution to the cost of acquiring land for the widening of the Forrestdale Main Drain as identified in the Forrestdale Main Drain Arterial Drainage Strategy, if not acquired through the Water Corporation's headworks' contributions.
-  Construction of the Balannup Lake Drain;
-  Acquisition of land identified for drainage purposes in the Local Water Management Strategies for the sub-precincts and construction of common drainage facilities including strategy development and monitoring.

PUBLIC OPEN SPACE

-  Cost of acquiring land for public open space surplus to the 10% requirement under WAPC policy.

ADMINISTRATION

-  General administration costs including legal, planning, environmental, engineering, hydrological, valuation, consultancy and staff.







8.2.3 METROPOLITAN REGION SCHEME AMENDMENTS

As is outlined in section 3.1, the land south of the existing 'Other Regional Roads' reservation for the extension to Garden Street was not the subject of the July 2006 lifting of Urban Deferment. As such on the finalisation of the MRS amendment to re-align the 'Other Regional Roads' reservation to reflect the existing alignment of Holmes Street, a further MRS amendment to lift the 'Urban Deferment' status of this portion of land will be required. It is envisaged that the planning for this portion of land will be progressed following the completion of this MRS amendment.

This Outline Development Plan has been prepared in order to facilitate the future subdivision and development of Southern River Precinct 3A. The ODP relates closely to Amendment 70 to TPS6, which rezoned a substantial portion of Precinct 3A to Residential Development and established a Special Control Area over the eastern portion of Southern River Precinct 3, which is generally bounded by the Southern River, Southern River Road, Phoebe Road and Passmore Street. With the gazettal of Amendment 70 it is now appropriate timing for the ODP to proceed.

The ODP and supporting technical documentation highlights that the proposed development is in accordance with all environmental, engineering, urban water, planning and urban design state and local government requirements. Specifically, the proposal has been prepared and justified in accordance with the Southern River Memorandum of Understanding relating to urban water management within Southern River.

As has been outlined previously throughout this report, the progression of an ODP over Precinct 3A will be beneficial for the following reasons:

-  Provide a working example of adherence to the requirements of the Southern River Precinct 3 Planning Framework Local Planning Policy and specifically the urban water management requirements for the Southern River locality;
-  Facilitate the timely extension of the urban development front which will extend access to a range of physical and social infrastructure to the existing community.
-  Facilitate high quality residential environment with housing choice to assist in meeting the housing needs of the broader community.
-  Provide a mechanism for the acquisition of key sites to be set aside for community benefit into the future.
-  Enable the development of a broad metropolitan vision under Network City.
-  Provide an additional population catchment needed as part of the revitalisation of the Gosnells Town Centre.

On the basis of the above, we request that the City of Gosnells adopt the proposed Outline Development Plan.