

13.2.2 PROPOSED AMENDMENT TO SOUTHERN RIVER PRECINCT 3D LOCAL STRUCTURE PLAN - LOT 1792 HOLMES STREET SOUTHERN RIVER

Director:	C Terelinck
Author's Declaration of Interest:	Nil.
Property Number:	205838
Application No:	PF21/00002
Applicant:	Dynamic Planning and Developments
Owner:	1792 Holmes Road Pty Ltd
Location:	Lot 1792 Holmes Street, Southern River
Zoning:	MRS: Urban, Other regional roads
TPS No. 6:	Residential Development, Other Regional Road
Review Rights:	Yes. State Administrative Tribunal against any discretionary decision of Council.
Area:	92,697.77 m ²
Previous Ref:	14 August 2018 (Resolutions 239, 240, 241 and 242)
Appendix:	13.2.2A Approved Southern River Precinct 3D Local Structure Plan 13.2.2B Proposed Southern River Precinct 3D Local Structure Plan

PURPOSE OF REPORT

For Council to consider endorsing an amendment to the Southern River Precinct 3D Local Structure Plan at Lot 1792 Holmes Street, Southern River.

BACKGROUND

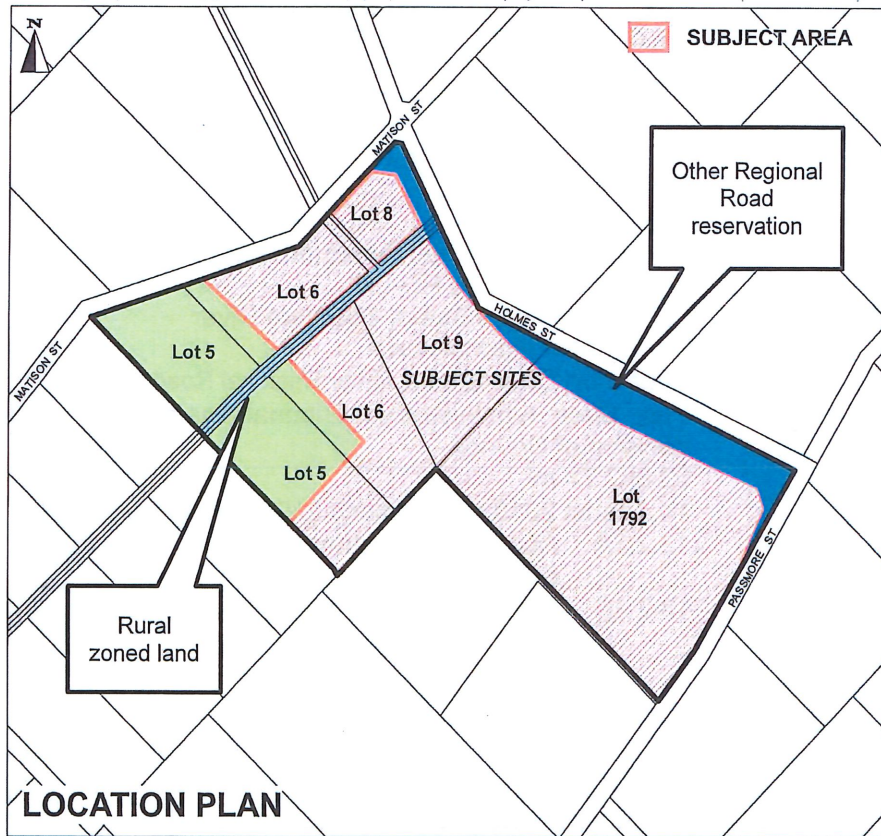
The Local Structure Plan (LSP) for the subject land was approved by the Western Australian Planning Commission (WAPC) on 26 November 2019. A copy of the approved LSP is contained as Appendix 13.2.2A.

Site Description

The LSP relates to five properties and portions of the Forrestdale Main Drain (FMD), bounded by Holmes Street to the north-east, Matison Street to the north-west and Passmore Street to the south-east.

A map identifying the location of the subject site follows, along with an aerial photo of Lot 1792.

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Location Plan – Aerial View (August 2021)

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Lots 8, 9 and 1792 Holmes Street are zoned Urban under the MRS and Residential Development under TPS 6. Portions of both Lots 5 and 6 Matison Street are zoned both Urban and Rural under the MRS, and Residential Development and General Rural under TPS 6.

The LSP area is mostly vacant with the exception of existing single houses and outbuildings. The Balannup Drain and FMD run through the northern portion of the precinct.

Proposal

The proposed amendment seeks to modify the LSP as follows:

- Relocation of the Public Open Space (POS) from the eastern to the western side of Lot 1792 Holmes Street.
- Removal of the drainage basin from the POS area.
- A reduction of the area designated for R40 density lots from 2.5ha to 2.3ha area, and an increase in the area designated for R30 density lots from 6.37ha to 6.46ha area.
- Minor modifications to the road layout within Lot 1792 Holmes Street.

The amended LSP is contained as Appendix 13.2.2B.

Consultation

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local government may decide not to advertise an amendment to a LSP, if in the opinion of the Local Government and the Commission, the amendment is of a minor nature.

Given that the application proposes no change to the size of the POS, does not affect the accessible road network within the LSP area, and is located within a single lot area, the City considers the proposal to be of a minor nature.

The proposal was therefore not advertised for public consultation.

DISCUSSION**Planning Framework**

The *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the requirements for local governments in respect to the assessment of Structure Plans (including any amendments).

This report provides an assessment of the proposed amendments.

Proposed Zoning and ReservationResidential Density

The subject site is located approximately 500m from the nearest (as yet undeveloped) Neighbourhood Centre. Council, upon consideration of the current LSP, considered

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that an R20 base code was more appropriate than the R30 base code proposed at the time and that the R40 density should be reduced to R30. Notwithstanding, the LSP was approved by the WAPC as shown in appendix 13.2.2A, including a base code of R30 with some small areas of R40.

The densities proposed in the amended LSP reduce the area allocated for the higher R40 density by 2,000m² which is supported in accordance with Council's previously raised concerns.

Public Open Space

In accordance with the requirements of Liveable Neighbourhoods, subdivisions are required to include a minimum of 10% of the gross subdivisible area to be given up free of cost for POS. For the purposes of this calculation, the gross subdivisible area includes the total site area less deductions for non-residential uses such as school sites, dedicated drainage and commercial land uses.

Furthermore, since POS often provides a range of functions, including recreation and drainage, Liveable Neighbourhoods makes provision for land ceded for drainage to be counted towards satisfying the 10% requirement, subject to some limitations.

The relocation of the POS within Lot 1792 allows for the drainage basin and restricted portion of the POS to be removed, as drainage can be contained within the FMD channel and a series of rain gardens within the development, as discussed in the Water Management section below.

In this respect, the removal of the drainage from within the POS means that the LSP provides more than the required 10% total POS which is an improved outcome for the LSP area and community.

Water Management

A Local Water Management Strategy (LWMS) was prepared in support of the LSP. The LWMS is a broad drainage strategy for a specific development area that addresses the management of additional quantities of stormwater created from urban development.

An addendum to the approved LWMS was submitted in support of the LSP amendment which details a modified drainage solution for the LSP area. This addendum has been assessed and supported in respect to the relocated POS and the modified drainage provisions.

CONCLUSION

The proposal is supported for the following reasons:

- The relocation of the POS within Lot 1792 Holmes Street is considered to be minor and will allow for a more functional active space for future residents within the LSP area.
- The changes to the proposed densities are considered acceptable.

It is therefore recommended that the proposal be approved.

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FINANCIAL IMPLICATIONS

Nil.

STATUTORY IMPLICATIONS

- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Town Planning Scheme No. 6
- Metropolitan Region Scheme

VOTING REQUIREMENTS

Simple Majority required.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION (1 OF 3)
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269 Moved Cr D Griffiths Seconded Cr A Adams

That Council pursuant to Clause 29 (3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions, supports the assessment of the Southern River Precinct 3D Local Structure Plan amendment as a ‘minor’ amendment.

CARRIED 11/0

FOR: Cr P Abetz, Cr A Adams, Cr C Baayens, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr A Hort, Cr K McDonald, Cr S Patterson, Cr S Williamson and Cr T Lynes.

AGAINST: Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION (2 OF 3)
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270 Moved Cr D Griffiths Seconded Cr A Adams

That Council pursuant to Clause 20 (2) (d) of the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions, endorses the assessment of the proposed Southern River Precinct 3D Local Structure Plan amendment, as outlined in this report.

CARRIED 11/0

FOR: Cr P Abetz, Cr A Adams, Cr C Baayens, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr A Hort, Cr K McDonald, Cr S Patterson, Cr S Williamson and Cr T Lynes.

AGAINST: Nil.

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STAFF RECOMMENDATION AND COUNCIL RESOLUTION (3 OF 3)
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271 Moved Cr D Griffiths Seconded Cr A Adams

That Council pursuant to Clause 20 (2) (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 – Deemed Provisions*, recommends to the Western Australian Planning Commission that the proposed Southern River Precinct 3D Local Structure Plan amendment be approved.

CARRIED 11/0

FOR: Cr P Abetz, Cr A Adams, Cr C Baayens, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr A Hort, Cr K McDonald, Cr S Patterson, Cr S Williamson and Cr T Lynes.

AGAINST: Nil.