

**13.2.2 DRAFT STRUCTURE PLAN - 303 (LOT 1) CORFIELD STREET, GOSNELLS**

Director: C Terelinck  
Author's Declaration Nil.  
of Interest:  
Property Number: 203957  
Application No: PF16/00006  
Applicant: Planning Solutions (Aust) Pty Ltd  
Owner: Zeditave Pty Ltd and Powerstar Pty Ltd  
Location: 303 (Lot 1) Corfield Street, Gosnells  
Zoning: MRS: Urban  
TPS No. 6: Development  
Review Rights: Yes. State Administrative Tribunal against any discretionary decision of Council.  
Area: 3.4663ha  
Previous Ref: Nil.  
Appendices: 13.2.2A Proposed Structure Plan Map  
13.2.2B Schedule of Submissions

**PURPOSE OF REPORT**

For Council to consider a draft Structure Plan for 303 (Lot 1) Corfield Street, Gosnells.

**BACKGROUND****Site Description and Planning Context**

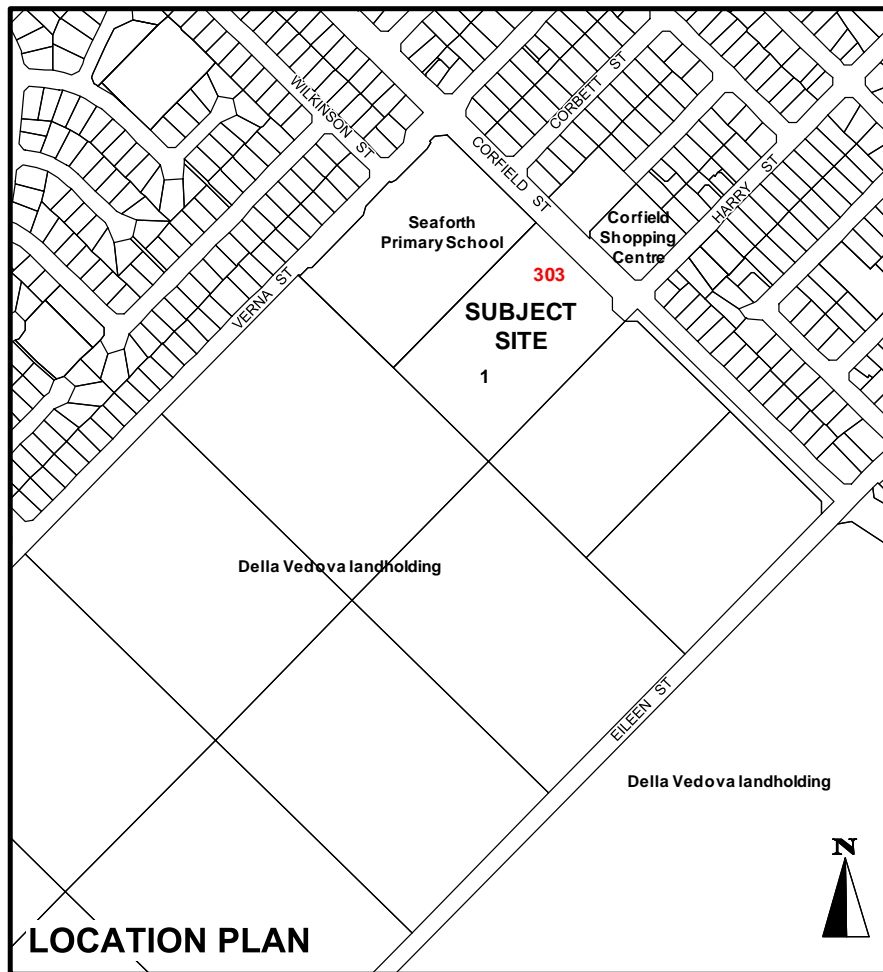
The draft Structure Plan (SP) proposed for 303 (Lot 1) Corfield Street, Gosnells affects land abutting Seaforth Primary School to the north and the Della Vedova landholding to the south and opposite the Corfield Shopping Centre.

The site is zoned Urban under the Metropolitan Region Scheme (MRS) and Development under Town Planning Scheme No. 6 (TPS 6). The site abuts Corfield Street which is reserved as an Other Regional Road under the MRS.

The site forms part of a wider landholding that has been identified as requiring a structure plan.

A plan identifying the subject area follows.

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**Proposal**

The draft SP contains the following elements:

- The provision of a residential density coding of R30
- The designation over a portion of the site abutting Corfield Street as “Local Centre”
- The provision of a portion of the site abutting Corfield Street for Public Open Space, including a modification to the boundary of a mapped Resource Enhancement Wetland
- The provision of a local road network generally representing a “grid” layout
- The requirement for a Local Development Plan for the proposed “Local Centre” site.
- The requirement for a detailed acoustic assessment to be provided at the development stage for the “Local Centre” site.

A copy of the proposed SP is contained as Appendix 13.2.2A.

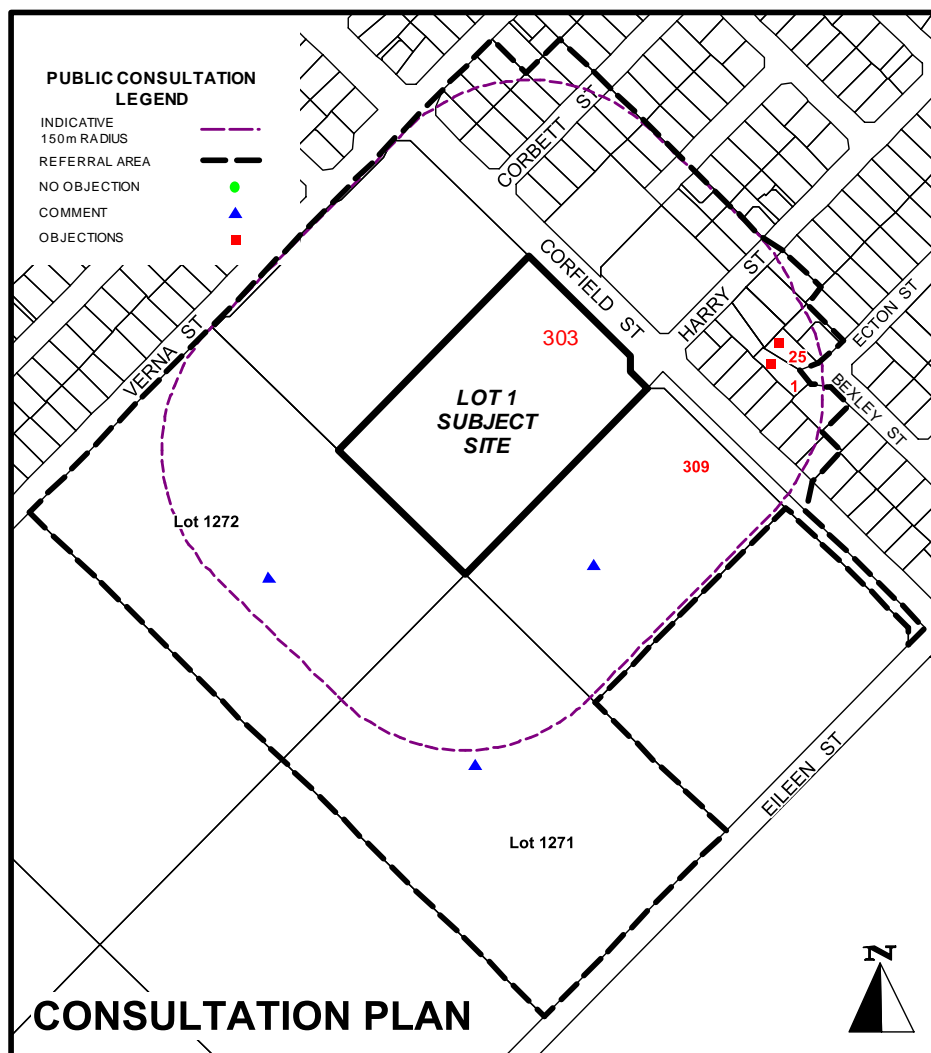
Item 13.2.2 Continued

**Consultation**

In accordance with Clause 18 of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions*, the proposal was advertised twice, for a period of 21 days each (from 4 May 2016 to 25 May 2016 and then again from 29 July 2016 to 19 August 2016) by way of letters to directly affected and immediately surrounding landowners and relevant authorities. The proposal was advertised twice as it was modified by the proponent after the conclusion of the first consultation period.

The City received nine submissions in total during the advertising periods, with six being received from government agencies and three being received from landowners. Of the three from landowners, two raised objections and one provided comments. A summary of submissions received and comments thereon are included in a Schedule of Submissions, contained as Appendix 13.2.2B.

A map identifying the extent of the consultation area and the origin of each submission follows. It should be noted that the submission that provided comments represents three properties within the consultation area.



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The main issues raised by the submitters are as follows:

- Development of the Local Centre
- Movement Network
- Water Management
- Environmental Considerations.

These are discussed in the following sections, along with any other technical matters.

## **DISCUSSION**

### **Proposed Zoning and Reservation**

#### Residential Density Coding

The draft SP makes provision for medium density residential development, with the density provided at Residential R30. The total estimated lot yield for the site is 36 lots with an average lot size of 300m<sup>2</sup>.

Liveable Neighbourhoods seeks to ensure residential densities of at least 20 to 30 dwellings per hectare within 400m of a local activity centre. The proponent has indicated that the proposed SP achieves an anticipated residential density of 30.8 dwellings per site hectare, which therefore satisfies the requirements of Liveable Neighbourhoods.

#### Local Centre Zoning

The proposed SP provides for a Local Centre site abutting Corfield Street. The Local Centre is proposed to accommodate approximately 1,600m<sup>2</sup> floor area within a 3,462m<sup>2</sup> site area. It is proposed that land use permissibilities within the Local Centre will be in accordance with the zoning table in TPS 6. The SP text also proposes:

*“A Retail Sustainability Assessment is required for any proposal for shop/retail floorspace within the subject site. The Retail Sustainability Assessment is to confirm no detrimental impact on the vitality of the existing Corfield Shopping Centre and other nearby retail centres.”*

Further, the SP text discusses preferred future potential uses of the local centre site, including a child care centre, consulting rooms, fast food outlet and/or convenience store.

The City's draft Activity Centres Planning Strategy (ACPS) does not include the subject site as being located within an activity centre, however, it does identify three centres within close proximity to the subject site, being the existing Corfield Street Shopping Centre, and two future centres within the adjacent Della Vedova land (referred to as DV-01 and DV-02).

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The Corfield Street Shopping Centre is classified as a Neighbourhood Centre, capable of accommodating 4,500m<sup>2</sup> retail floorspace. The centre is located opposite the subject site and currently accommodates 1,644m<sup>2</sup> shop/retail floorspace. The ACPS describes the Corfield Street Shopping Centre as having low amenity, requiring renovation and constrained by it being comprised of two, unlinked parts that discourages pedestrian through-traffic across the centre. It also states that the lack of vitality of the centre is reflected within the amount of vacant floor space, being 25% of the total.

The two future centres (DV-01 and DV-02), located within the adjoining Della Vedova land, include a large Neighbourhood Centre and a Local Centre. Both centres are subject to further planning through the structure plan process. For the large Neighbourhood Centre (DV-01) the ACPS states:

*“Subject to detailed structure planning, the location of centre DV-01 (17) is flexible. Furthermore it could be split into two smaller neighbourhood centres if desired.”*

To date, the detailed planning for the Della Vedova land has not been undertaken and therefore the location of both future centres is yet to be determined.

In considering the above, the following is relevant:

- The subject site is not within the activity centre defined by the draft ACPS, nor does the ACPS provide for any retail in this specific location.
- The draft ACPS identifies the Corfield Street Shopping Centre (opposite the subject site) the two future centres to be provided within the Della Vedova land as being appropriate to accommodate retail uses and this land would accommodate complementary uses.
- Providing a Local Centre zoning, which allows for shop (retail) uses within close proximity to another centre that is currently underperforming and has high vacancy rates, has the potential to detrimentally affect the sustainability of that centre.
- The applicant has not submitted a Retail Sustainability Assessment to determine whether there are any implications on the adjoining Corfield Street Shopping Centre.

In the absence of detailed planning having been prepared for the remainder of the precinct (that includes the surrounding Della Vedova land), Council needs to be satisfied that the proposed structure plan will not be prejudicial to development elsewhere in the precinct. Notwithstanding the potential impacts on the adjoining Corfield Street Shopping Centre, the provision of a centre at this location has the potential to prejudice the future structure planning for the Della Vedova land and therefore consideration should be given to whether the subject site should be progressed ahead of the wider precinct.

There is the option of changing the proposed designation from Local Centre to Office, which would effectively resolve the retail issue (on the basis that a Shop is a prohibited use in the Office zone) but would still allow all the 'potential future land uses', with the exception of Fast Food Outlets.

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Based on the above, should Council consider recommending the SP be approved, it will be recommended that a modification be made to the SP map and text to replacing the Local Centre zoning with an Office zoning so that the adjacent sites are not directly competitive (Modification 1).

Public Open Space

The draft SP provides 8,247m<sup>2</sup> of Public Open Space (POS) abutting Corfield Street and accommodates the Resource Enhancement Wetland, the associated buffer and two 1:1 year stormwater detention basins.

When considering the issue of POS, it must be noted that POS often provides a range of functions, including recreation, conservation and drainage. Liveable Neighbourhoods acknowledges that land for conservation and/or drainage can provide some recreation functions, therefore provision is made for land ceded for conservation and drainage to be counted towards satisfying the 10% POS requirement, although there are limitations on credit allowances. These allowances/limitations include:

- A minimum of 80% of the 10% POS for the purpose of active and passive recreation, which may include drainage areas that do not accommodate storm events equal to or less often than a 1:5 year event.
- The remaining 20% (of the 10%) may comprise restricted POS, being areas that incorporate stormwater captured from between 1:1 year and 1:5 year events.
- The detention of stormwater for a 1:1 year event is not included as POS.
- Resource Enhancement Wetlands (REW) and Multiple Use Wetlands (MUW) where they can be used for recreational purposes.

An assessment of the proposed POS against the WAPC’s Liveable Neighbourhoods, is set out in the following table.

<b>Public Open Space Calculations Table</b>	
<b>Total Site Area</b>	<b>3.4663ha</b>
Less	
• Local Centre	0.3462ha
• 1:1 year drainage	0.104ha
<b>Gross Subdivisible Area</b>	<b>3.0161ha</b>
<b>POS Requirement 10%</b>	<b>0.30161ha</b>
POS may comprise	
80% unrestricted use - minimum	0.241ha
20% restricted use - maximum	0.06ha
<b>POS Provided</b>	
Comprising	
Restricted POS	0ha
Unrestricted use	0.3160ha
<b>Total creditable POS provided</b>	<b>0.3160ha</b>
<b>% of Gross Subdivisible Area</b>	<b>10.4%</b>

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As demonstrated above, the POS provided complies with the WAPC's Liveable Neighbourhoods requirements in terms of quantity of POS.

During the consultation period, the Department of Parks and Wildlife (DPAW) provided a submission in relation to the modified REW boundary and its buffer. The DPAW indicated that the wetland on the subject site appears to have been impacted by past land use activities and that the area to be retained within the SP area appears to be consistent with the extent of the low forest vegetation unit, which has been assessed as being in Good condition by the applicant's environmental consultants. The draft SP proposes a buffer of varying width around the modified wetland which, while inconsistent with the Environmental Protection Authority's Guidance Statement, was not opposed by the DPAW. It was however recommended that grassed areas are not included directly adjacent to the wetland area, as proposed by the landscape concept plan. It is considered critical that separation is achieved between turf areas and the wetland. This is required from not only an environmental health perspective but also a management perspective to help reduce nutrient and water input into the wetland to reduce the potential for weed growth and potential mosquito and midge issues. The REW buffer is already heavily compromised, and while a conciliatory approach has been taken, consideration needs to be given to whether there is enough space for drainage, turfed areas and planted areas that buffer the wetland.

It will therefore be recommended that Council recommends to the WAPC that the SP not be determined until such a time as the landscape concept plan is modified to ensure grassed areas are not included directly adjacent to the wetland areas, as recommended by DPAW, to the satisfaction of the City and DPAW (Modification 2).

### Environmental Considerations

The subject area is affected by a Resource Enhancement Wetland. The below table outlines the difference between the three wetland classifications in terms of their conservation status.

Classification	Description
Conservation Category Wetland (CCW)	All CCW wetlands and appropriate buffers are fully protected and any proposals that are likely to lead to a significant adverse impact on these wetlands are likely to be formally assessed by the Environmental Protection Authority (EPA).
Resource Enhancement Wetland (REW)	All reasonable measures are taken to minimise the potential impacts on REW and appropriate buffers. These wetlands have the potential to be restored to CCW, and rehabilitation is encouraged.
Multiple Use Wetland (MUW)	All reasonable measures are taken to retain the hydrological functions of the wetland (including on-site water infiltration and flood detention) and, where possible, other wetland functions.

As mentioned above, the SP documentation suggests that the mapping of the REW on the subject site is incorrect. An environmental assessment was undertaken by Aurora Environmental in 2015 and recommends a revised wetland boundary which is reduced in size and covers areas of good condition vegetation. The minimum buffer around a REW is normally 50m from the mapped wetland boundaries, however studies should be undertaken to determine an appropriate buffer based on the environmental values of the wetland and the threats from surrounding land uses. The SP proposes a reduced buffer around the edge of the revised wetland boundary that is between 3.5m and 36m in width. During the consultation period the DPAW did not oppose the reduced buffer width, however it did recommend that grassed areas not be located directly opposite wetlands.

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The proponent has provided the following response to DPAW's comments:

*"The wetland on Lot 1 has been highly modified by past land use practices. The best portion of the wetland has been retained within the Structure Plan and is intended to manage open space with multiple purposes including conservation, recreation and stormwater management. Given the highly modified condition of the wetland and the urban setting that surrounds the site, this is considered to be an appropriate and sustainable approach to managing this wetland. The landscape concept plan demonstrates the proposal to retain and enhance the wetland core, while providing recreation opportunities within the buffer area for future residents. Within this context it is acknowledged that on-going maintenance will be necessary for the wetland POS area, as is the case with other POS areas. A hard edge will be provided between turf and planted zones to control the potential spread of turf into revegetated areas. Fertilisers and herbicides will only be applied when necessary and in accordance with manufacturers specifications. Only herbicides suitable for use in or adjacent to aquatic environments will be utilised."*

As discussed above, and in considering the conciliatory approach already taken in terms of the REW buffer, it will be recommended that Council recommends to the WAPC that the SP not be determined until such a time as a landscape concept plan ensures that grassed areas are not included directly adjacent to wetland areas and as many paperbark (*M. raphiophylla*) trees are retained as possible, as recommended by the DPAW and to the satisfaction of the City and DPAW (Modification 2).

### **Water Management**

The WAPC's Better Urban Water Management (2008) guideline document stipulates that a Local Water Management Strategy (LWMS) is to accompany a SP. Typically, a LWMS is a broad drainage strategy for a specific development area that addresses the management of additional quantities of stormwater created from urban development.

As part of the current proposal, the applicant has prepared a LWMS to support the SP in accordance with the WAPC guideline document.

It should be noted that the LWMS has been assessed and is considered to be generally acceptable subject to minor changes, however it is still required to be referred to the Department of Water (DoW) for assessment and final endorsement. It is considered that any changes required by the City or DoW are unlikely to significantly impact on the Structure Plan design.

It will be recommended that the WAPC not approve the draft SP until the LWMS is formally endorsed by the City and the DoW, on advice of the Department of Parks and Wildlife (Modification 3).



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### **Bushfire Management**

In accordance with State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7), a Bushfire Management Plan (BMP) has been prepared with the purpose of outlining the bushfire attack level (BAL) across the site and demonstrating compliance with the WAPC's Bushfire Protection Guidelines. The main aspects of the BMP include:

- BAL ratings have been assigned to all future lots and range from between BAL 12.5 to BAL 29, with the higher BAL ratings generally located along the lots facing the south western boundary and the local centre site.
- The provision of a formal vehicle access point to Corfield Street and an emergency access point (through the proposed Local Centre site) to Corfield Street. The emergency access point is proposed to be protected with an easement in gross for the public and is proposed to comply with the requirements for an emergency access way under the SPP 3.7 Guidelines.
- The provision of Asset Protection Zones (APZ) of varying width contained within the subject site. The APZ is proposed to comprise of road reserves, street setbacks and POS land to be maintained with low fuel loads.

In assessing the BMP against SPP 3.7, the draft SP, as proposed, meets the requirements of the SPP 3.7 Guidelines document. However, as discussed above, the retention of paperbark trees (as required by DPAW) may conflict with the requirement for the APZ to maintain low fuel loads. The SPP 3.7 Guidelines provide comment on the issue of the retention of native vegetation and the resultant impact this has on addressing bushfire planning requirements, as follows:

*“Note that Asset Protection Zones and Hazard Separation Zones can adversely affect the retention of native vegetation. Where the loss of vegetation is not acceptable or causes conflict with landscape or environmental objectives, such as waterway foreshore areas and wetland buffers, reducing lot yield may be necessary in order to minimise the removal and modification of remnant vegetation.”*

The current BMP appears to be based on the proposed landscape plan that depicts grassed areas adjacent to the wetland and therefore low fuel loads within the REW buffer. As such, the BMP requires updating to reflect the DPAW's required amendments to the landscape plan and as a result of the updated BMP, the SP will require subsequent updating. Given the uncertainty as to the ultimate spatial outcome, it will be recommended the SP not be determined until such a time as the BMP (Modification 4) and subsequently, the SP (Modification 5) are updated to the satisfaction of the City and DPaW.

In addition, given the emergency access through the Local Centre site will not change in the future (as BAL levels do when surrounding land is developed), it is considered that a notation should be provided on the SP to ensure the retention of emergency access. As such, it will be recommended that prior to the SP being approved by the WAPC, the SP map should be updated to include a notation referencing the requirement for the emergency access to Corfield Street, as provided for in the BMP (Modification 6).

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### **Movement Network**

The draft SP provides vehicle access to Corfield Street only, as the neighbouring land is yet to be developed. Corfield Street is reserved as an 'Other Regional Road' under the MRS. Opposite the subject site, the Corfield Street shopping centre is provided with a full vehicle access crossover to Corfield Street. In terms of the movement network of the SP, the key aspects of the proposal are as follows:

- The provision of a local road network which generally represents a "grid layout".
- The provision of a fourth connection at the Corfield Street/Harry Street intersection, including the provision of a new roundabout at that location.
- The provision of a restricted vehicle movement access to the proposed Local Centre site. This is proposed through a crossover to an internal 'private' driveway, rather than a public road. The access through the Local Centre site also serves as an emergency access point from the site to Corfield Street to satisfy the WAPC's Bushfire Protection Requirements.

In assessing the proposed movement network, the following is provided:

- The proposed roundabout treatment at the Harry Street and Corfield Street intersection has been discussed in the SP explanatory text, however is not shown on the SP map or within the implementation section of the SP text. It will therefore be recommended that prior to the SP being approved by the WAPC, the roundabout is to be shown on the SP map (Modification 7).
- Given the vehicle access movement through the Local Centre site is not proposed to be provided as a public road, the details of this connection should be assessed and determined once land uses and development outcomes are known, during the subdivision and development process, provided the emergency access is provided in accordance with the BMP requirements. As such, it will therefore be recommended that prior the SP being approved by the WAPC, the SP map shall be updated to include a notation indicating that vehicle access and egress at the Local Centre site will be limited to emergency access as provided in the BMP, and any proposed vehicle access to or from Corfield Street will be assessed as part of the relevant subdivision or development application (Modification 8).

### **Statutory Process**

In accordance with Clauses 20(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions*, the local government must provide a report to the WAPC containing the following:

- "(a) A list of submissions considered by the local government, including, if relevant, any submissions received on a proposed modification to the structure plan advertised under Clause 19(2);*
- (b) any comments by the local government in respect of those submissions;*
- (c) a schedule of any proposed modifications to address issues raised in the submissions;*
- (d) the local government's assessment of the proposal based on appropriate planning principles;*

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- (e) *a recommendation by the local government on whether the proposed structure plan should be approved by the Commission, including a recommendation on any modifications.”*

## CONCLUSION

It will be recommended that Council recommends to the WAPC that it not determine the SP, as proposed until such time as the following modifications and/or information requirements have been finalised:

No.	Recommended Modification and/or Information Requirement	Reason(s)
1.	The Structure Plan map and text being modified so as to replace the Local Centre zoning with an Office zoning.	The Local Centre zone is not an appropriate zone for the subject site.
2.	The landscape concept plan being updated to remove grassed areas adjacent to the wetland.	In accordance with DPAW's recommendation
3.	Endorsement of the Local Water Management Strategy by the City and the Department of Water and subject to any advice from the Department of Parks and Wildlife.	To provide a broad drainage strategy for the Structure Plan area so as to inform any future detailed drainage strategies forming part of subdivision proposals.
4.	The BMP being updated to reflect the amendments to the landscape plan.	To ensure the BMP is in accordance with the updated landscape plan.
5.	Any subsequent changes being made to the structure plan map as a result of the updated BMP.	To ensure that the Structure Plan map reflects the requirements of the BMP.
6.	The Structure Plan map being updated to include a notation referencing the requirement for the emergency access to Corfield Street, as provided for in the Bushfire Management Plan.	To ensure that the requirements of the Bushfire Management Plan are carried through to the structure plan requirements at the time of subdivision and development.
7.	The roundabout is to be shown on the Structure Plan map.	To ensure that the requirement for the roundabout to be provided at the time of subdivision is shown on the structure plan map.
8.	The Structure Plan map being updated to include a notation indicating that vehicle access and egress at the Local Centre site is limited to emergency access, as provided in the Bushfire Management Plan, and any proposed vehicle access to or from Corfield Street is to be assessed as part of the relevant subdivision or development application.	To ensure that the vehicle access to and from the proposed Local Centre site is considered in the context of the future development of the site and that the emergency access to and from that site is maintained.

It will also be recommended that subject to the above modifications being made to the City's satisfaction, Council endorses this report and recommends to the WAPC that the SP be approved.

## FINANCIAL IMPLICATIONS

All costs associated with the SP will be borne by the applicant.

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### STATUTORY IMPLICATIONS

- *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions.*
- Town Planning Scheme No. 6.
- Local Planning Policy 4.7 - Planning and Development of Public Open Space and Streetscapes.

### VOTING REQUIREMENTS

Simple Majority required.

STAFF RECOMMENDATION (1 OF 5) AND COUNCIL RESOLUTION
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#### 334 Moved Cr T Healy Seconded Cr L Storer

That Council, pursuant to Clause 20(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions*, notes the submissions received in respect of the proposed Structure Plan for 303 (Lot 1) Corfield Street, Gosnells and endorses the responses to those submissions, as contained in Appendix 13.2.2B.

CARRIED 9/0

**FOR:** Cr J Brown, Cr D Goode, Cr D Griffiths, Cr T Healy, Cr T Lynes, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

**AGAINST:** Nil.

STAFF RECOMMENDATION (2 OF 5) AND COUNCIL RESOLUTION
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#### 335 Moved Cr T Healy Seconded Cr L Storer

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 Structure Plan for 303 (Lot 1) Corfield Street, Gosnells, as outlined in this report.

CARRIED 9/0

**FOR:** Cr J Brown, Cr D Goode, Cr D Griffiths, Cr T Healy, Cr T Lynes, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

**AGAINST:** Nil.

STAFF RECOMMENDATION (3 OF 5) AND COUNCIL RESOLUTION
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#### 336 Moved Cr T Healy Seconded Cr L Storer

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 Structure Plan for 303 (Lot 1) Corfield Street, Gosnells not be determined until such time as the following modifications and/or information requirements have been finalised:

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No.	Recommended Modification and/or Information Requirement	Reason(s)
1.	The Structure Plan map and text being modified so as to replace the Local Centre zoning with an Office zoning.	The Local Centre zone is not an appropriate zone for the subject site.
2.	The landscape concept plan being updated to remove grassed areas adjacent to the wetland.	In accordance with DPAW's recommendation
3.	Endorsement of the Local Water Management Strategy by the City and the Department of Water and subject to any advice from the Department of Parks and Wildlife.	To provide a broad drainage strategy for the Structure Plan area so as to inform any future detailed drainage strategies forming part of subdivision proposals.
4.	The BMP being updated to reflect the amendments to the landscape plan.	To ensure the BMP is in accordance with the updated landscape plan.
5.	Any subsequent changes being made to the Structure Plan map as a result of the updated BMP.	To ensure that the Structure Plan map reflects the requirements of the BMP.
6.	The Structure Plan map being updated to include a notation referencing the requirement for the emergency access to Corfield Street, as provided for in the Bushfire Management Plan.	To ensure that the requirements of the Bushfire Management Plan are carried through to the structure plan requirements at the time of subdivision and development.
7.	The roundabout is to be shown on the Structure Plan map.	To ensure that the requirement for the roundabout to be provided at the time of subdivision is shown on the structure plan map.
8.	The Structure Plan map being updated to include a notation indicating that vehicle access and egress at the Local Centre site is limited to emergency access, as provided in the Bushfire Management Plan, and any proposed vehicle access to or from Corfield Street is to be assessed as part of the relevant subdivision or development application.	To ensure that the vehicle access to and from the proposed Local Centre site is considered in the context of the future development of the site and that the emergency access to and from that site is maintained.

CARRIED 9/0

**FOR:** Cr J Brown, Cr D Goode, Cr D Griffiths, Cr T Healy, Cr T Lynes, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

**AGAINST:** Nil.

STAFF RECOMMENDATION (4 OF 5) AND COUNCIL RESOLUTION

**337 Moved Cr T Healy Seconded Cr L Storer**

That, subject to the required modifications to the Structure Plan being to the satisfaction of the City's Chief Executive Officer, 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 Structure Plan for 303 (Lot 1) Corfield Street, Gosnells be approved.

CARRIED 9/0

**FOR:** Cr J Brown, Cr D Goode, Cr D Griffiths, Cr T Healy, Cr T Lynes, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

**AGAINST:** Nil.

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STAFF RECOMMENDATION (5 OF 5) AND COUNCIL RESOLUTION
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**338 Moved Cr T Healy Seconded Cr L Storer**

That Council, following determination of the proposal by the Western Australian Planning Commission, notifies those persons who made a submission on the 303 (Lot 1) Corfield Street Structure Plan of the decision.

CARRIED 9/0

**FOR:** *Cr J Brown, Cr D Goode, Cr D Griffiths, Cr T Healy, Cr T Lynes, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.*

**AGAINST:** *Nil.*