

**13.5.2 PROPOSED OUTLINE DEVELOPMENT PLAN - SOUTHERN RIVER  
PRECINCT 3A**

Author:	S O'Sullivan
Reference:	PF07/00059
Application No:	N/A
Applicant:	Taylor Burrell Barnett Town Planning and Design
Owner:	Various
Location:	Southern River Precinct 3A
Zoning: MRS:	Urban
TPS No. 6:	Residential Development
Review Rights:	Yes. State Administrative Tribunal against any discretionary decision of Council.
Area:	Approximately 55ha
Previous Ref:	OCM 22 November 2006 (Resolution 585 and 586) OCM 25 July 2006 (Resolution 360) OCM 22 November 2005 (Resolutions 517-519) OCM 27 March 2001 (Resolutions 216–219)
Appendix:	13.5.2A Proposed Outline Development Plan – Southern River Precinct 3A

**PURPOSE OF REPORT**

For Council to consider whether a proposed Outline Development Plan (ODP) for Southern River Precinct 3A (Precinct 3A) is satisfactory for advertising for public comment.

**BACKGROUND**

Taylor Burrell Barnett, on behalf of Viento Property Pty Ltd (Viento), has submitted a proposed ODP for Precinct 3A (see Appendix 13.5.2A). Viento has purchased or is contracted to purchase approximately 50% of lots within Precinct 3A.

Precinct 3A lies within the broader planning cell referred to as Southern River Precinct 3.

The preparation of an ODP is intended to satisfy the requirements of Part 7 of Town Planning Scheme No. 6 (TPS 6) in relation to land zoned Residential Development and the requirements of the Southern Precinct 3 Planning Framework Local Planning Policy.

It should be noted that a separate report on this agenda concerns a proposed Structure Plan for Precinct 3, also submitted by Taylor Burrell Barnett on behalf of Viento.

The agenda report prepared in relation to the proposed Precinct 3 Structure Plan provides the background to planning of Precinct 3, the physical characteristics and context of the area, proposal details and a recommendation that Council consent to advertise the Structure Plan for public comment. Much of this information is relevant to Precinct 3A.

Taylor Burrell Barnett has requested that Council consent to advertise the proposed Structure Plan and ODP for public comment at the same time. This report provides Council with the opportunity to consider this request.

## **DISCUSSION**

### **Site Description**

#### Overview

Southern River Precinct 3A encompasses approximately 55 hectares of land bound by Southern River Road, Holmes Street, Matison Street and Leslie Street, Southern River comprised of approximately 29 individual landholdings. The fragmented nature of landholdings in multiple ownership presents a significant challenge for planning of the area.

#### Topography and Soils

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 near Holmes Street peaking at approximately 27m Australian Height Datum (AHD). The balance of Precinct 3A generally lies between 19 and 24m AHD. Relic dune ridges provide relief of only 2m to 3m with otherwise flat plain interspersed with damp basins.

The soils of Precinct 3A are generally expressed as grey or white sand that grades to a clayey sand or sandy clay at a depth of between 1.3m and 6m from the surface (generally about 2.5m). The north-east portion of Precinct 3A has been identified as having a high risk for potential or actual acid sulphate soils (ASS) at depths of less than 3.0m located in the north eastern area of the precinct. The rest of Precinct 3A is classified as moderate to low risk of potential or actual ASS at a depth of greater than 3m. Soil sampling has confirmed the presence of potential ASS at greater depth under Precinct 3A.

The current mapping and preliminary field work indicates that ASS are a concern on the site for sewer construction only. ASS will be assessed during the subdivision stage when the sewer layout is known. If ASS are present, then an ASS Management Plan will need to 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 guidelines.

#### Vegetation

Unlike a substantial part of the rest of Precinct 3, Precinct 3A has largely been cleared. Much of the remnant vegetated areas have been previously cleared of their understorey and consists of eucalypt and banksia trees. A detailed vegetation assessment of Precinct 3 was undertaken by ENV Australia for the City in 2005 and in respect to Precinct 3A highlighted a significant stand of vegetation located between Leslie and Bradley Streets as worthy of retention.

Precinct 3A contains three Multiple Use Category wetlands, which are not typically a constraint to urban development. A Conservation Category Wetland (CCW) is located to the south of Precinct 3A, across Matison Street. A typical 50m buffer to this wetland would extend into Precinct 3A. The proponent has sought to protect portion of the buffer area as Public Open Space (POS), though part of the buffer is shown for residential development. This has been justified by the proponent on the basis that Matison Street already forms an adequate buffer to this wetland and that the wetland's environmental values could be maintained by not allowing drainage water to enter the wetland during storm events with a frequency of less than a 1 in 100 year occurrence and by appropriately managing groundwater levels and nutrient inputs in the vicinity of the wetland.

There are no Bush Forever sites within Precinct 3A, though there are three sites in close proximity (Site 125 - Holmes Street Bushland, Southern River/Huntingdale, Site 246 - Canning and Southern Rivers, Beckenham to Martin/Kelmscott and Site 464 - Matison Street Bushland, Southern River). 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 so indirectly impact upon Precinct 3A.

No Threatened Ecological Communities are identified as occurring within Precinct 3A based on information supplied by the DEC and in ENV Australia's environmental review.

#### Previous Land Use

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 Lots 22 and 23 Matison Street. Any 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 DEC.

#### Hydrology

Groundwater is contained within the superficial formations as an unconfined aquifer, approximately 25m deep. Groundwater levels generally peak in October and typically 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 2m.

Studies associated with the Southern River indicate that the 1 in 100 year flood event is likely to reach an elevation of approximately Reduced Level (RL) 19.10m AHD at the north-eastern corner of Precinct 3A and RL21.00m 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 and demonstrates that the land within Precinct 3A would not be affected by such an event.

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. Results of the preliminary assessment and the measures to manage water quality have been outlined in the Local Water Management Strategy (LWMS) submitted as part of the proposed ODP.

## **Planning Context**

### Metropolitan Region Scheme

Precinct 3A is predominantly zoned Urban in the Metropolitan Region Scheme (MRS), with portion between Holmes Street and the Other Regional Road (ORR) reservation for the future construction of Garden Street zoned Urban Deferred.

Council has previously supported amending the ORR reservation for the extension of Garden Street to generally be aligned along the existing Holmes Street road reserve, so as to avoid dissecting the adjacent Bush Forever site 464. Council has also previously supported a proposal for land required for the widening of Southern River Road to be reserved for ORR purposes.

### Town Planning Scheme No. 6

Precinct 3A is predominantly zoned Residential Development under TPS 6 and is located within a Special Control Area (SCA) that applies to a significant portion of Precinct 3. The extent of the area zoned Residential Development corresponds with the area zoned Urban under the MRS.

The portion of Precinct 3A zoned Urban Deferred under the MRS is zoned General Rural under TPS 6. It is anticipated that this Urban Deferred portion will convert to Urban through the MRS amendment required to realign the ORR reservation.

The SCA and related provisions require certain planning requirements to be addressed prior to subdivision and development occurring, particularly in respect to water management and developer contributions. These provisions require a coordinated approach to planning and development within Precinct 3. Essentially they will ensure an overall integrated approach to planning and that cost-sharing arrangements and urban water management are addressed.

### Southern River Precinct 3 Planning Framework Local Planning Policy

Council at its meeting on 28 November 2006 adopted a Local Planning Policy that established a planning framework for Precinct 3. The Policy divides Precinct 3 into six sub-precincts and sets out the various planning tasks that need to be addressed prior to proposals for subdivision and development being supported. These tasks include amendments being made to the Metropolitan Region Scheme (MRS) and Town Planning Scheme (TPS 6) and a Local Structure Plan (LSP) being prepared. The

Policy also requires that an Outline Development Plan (ODP) be prepared for each sub-precinct.

#### Proposed Precinct 3 Structure Plan

As mentioned previously in this report, a proposed Structure Plan for Precinct 3 has been submitted and is the subject of a separate report on this agenda. The proposed Structure Plan is intended to meet the Policy requirement for a LSP as a result of the need to further consider and refine land use elements proposed by the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan (DSP) 2001.

The proposed ODP is consistent with the proposed Structure Plan.

#### **Proposed Precinct 3A Outline Development Plan**

##### Design Objectives

Taylor Burrell Barnett has indicated that the key aims and objectives of the proposed ODP 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.
- 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.

##### Community Benefits

Taylor Burrell Barnett has also indicated that the proposed ODP will facilitate the future development of Precinct 3A and provide the following community benefits:

- 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

#### Proposed Residential Development

Residential areas are intended to provide housing choice, with a range of lot sizes. The proposed base density on the ODP is Residential R20. The proposed ODP also provides for a range of medium density housing options, ranging from R30 to R40. The proponent has suggested that the medium density areas have been strategically located in accordance with the criteria incorporated in the City's Local Housing Strategy, where medium density housing is recommended in close proximity (400m) to:

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

The proposed ODP indicates that many of these medium density areas will be the subject of site responsive detailed area plans (DAPs) to specify the required built form, particularly in locations that are to abut an area of POS or a laneway. Detailed design requirements will be provided for each DAP to diagrammatically and textually explain variations to the Residential Design Codes (R 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 and/or the street and generally ensure a coordinated approach to small lot development.

#### Proposed Commercial/Mixed Use Development

The proposed ODP identifies two Local Centre sites for commercial/mixed use development within Precinct 3A.

A site of approximately 7,490m<sup>2</sup> is proposed at the junction of Southern River Road and Holmes Street. It is understood that the landowner has intentions to develop the site for car-based commercial uses, given the context of the site as a future traffic dominated intersection. The DSP does not identify this site for one of the designated retail centres. The proponent of the Structure Plan has sought to justify this proposal by indicating the following:

- The DPI has acknowledged that this centre is intended for use as pedestrian-orientated community focal point, 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.
- The site would accommodate the small amount of retail floor space (400m<sup>2</sup>) allocated by the City's Draft Commercial Strategy for the proposed centre to be located south of Bradley Street between Southern River Road and Matison Street.

The second site, approximately 7,507m<sup>2</sup> in area, is proposed at the junction of Southern River Road and Leslie Street. This site is intended as a pedestrian-based local centre/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. The site will ultimately accommodate 1,800m<sup>2</sup> of retail floor space, as allocated to this centre under the City's Draft Commercial Strategy.

There is a need for planning for commercial development within Precinct 3A and the broader Precinct 3, to be coordinated. The WAPC recently considered a proposed modification to the adjacent Precinct 2 ODP (Bletchley Park) and suggested 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 and Southern River Road. 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 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. The proposed ODP contains a notation indicating this requirement.

#### 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, consistent with the proposed Precinct 3 Structure Plan. Regard has also been given to the site's proximity to Sutherlands Park (on the opposite side of Southern River Road) and the likely requirement for a development contribution arrangement (DCA) to be established to facilitate the acquisition of land (and associated compensation requirements) required for public purposes, such as POS, drainage and conservation within the broader Precinct 3.

#### Movement Network

The proposed road network shown on the ODP is based on a modified grid pattern, utilising the existing road network and with additional new roads.

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 proponent has indicated that 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. No direct lot access is provided from either Holmes/Garden Street or Southern River Road. These frontages have been treated with a range of interface treatments including internal service roads, controlled access roads and, to a limited extent, estate fencing. The latter is limited to a short section, approximately 120m in length, adjacent to the Local Centre site at the intersection of Southern River Road and Leslie Street.

### **Water Management**

A LWMS for Precinct 3A has been prepared in support of the proposed ODP and in accordance with the guidelines outlined in Water Corporation's Southern River Interim Integrated Land and Water Management Plan (2007) (the IILWMP).

A LWMS is required by the IILWMP 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.

The following summary of the issues and initiatives associated with water management in Sub-Precinct 3A is provided.

#### Water Conservation

Development within the Southern River area is required to reduce the use of potable water. Under the IILWMP, it is recommended that development 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. The main constraint to this in Precinct 3A is the apparent lack of good quality, easily accessible groundwater for substitution in this area. Precinct 3A is also too small to make the use of 'third-pipe' systems cost effective. Water conservation within the sub-precinct will therefore be proposed to be managed through:

- Providing householders with rainwater tanks for toilet flushing and washing machines
- Mandating the use of Waterwise fittings at construction
- Providing landscaping rebates to Waterwise gardens only
- Minimising water use in POS through the use of water efficient irrigation systems

#### Groundwater Management

The IILWMP 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 in the site needs to 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 levels on the site.

As a minimum, a clearance of 1.5m 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 (AAMGL) so that at least 1.5m clearance is maintained between the 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.

#### Drainage and Stormwater Management

The concepts for stormwater management are based on the IILWMP 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.

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 IILWMP. The IILWMP requires the development to demonstrate through modelling that it can meet the required targets for post development water quality and quantity at the TPS amendment stage.

#### Conceptual Drainage Design

The adjoining Southern River Precinct 2 ODP area has been planned and approved for urban zoning based on a system of multiple use 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 Average Recurrence Interval (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.

### 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, to convey swale overflows and subsoil drainage. This will 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.

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 DAPs as part of the Subdivision Application process.

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.

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, but with retention on the lot. Where a minimum of 1.5m minimum clearance in sand to the Controlled Groundwater Level (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).

### 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 500mm 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 levels.

### Stormwater Quality

The IILWMP requires development in Southern River to achieve at least a 60% reduction in the average annual load of total phosphorus in stormwater and at least a 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.

### **Decision Required by Council**

Part 7 of TPS 6 requires that Council determine whether the proposed ODP is satisfactory for advertising for public comment. The three options available to Council are to determine that:

- The proposal is satisfactory for advertising for public comment.
- The proposal is not to be advertised for public comment until further details are provided or modifications undertaken.
- The proposal is not satisfactory for advertising for public comment.

In assessing the proposed Precinct 3A ODP, as a stand-alone proposal, it is considered that the proposal has been sufficiently prepared and supported by an adequate level of detail to warrant being advertised for public comment. The key consideration however is whether the proposed ODP should be advertised for public comment when the broader Precinct 3 Structure Plan is still in draft form.

Taylor Burrell Barnett has indicated that it strongly considers that progressing both the proposed Structure Plan for Precinct 3 and the proposed ODP for Precinct 3A through the advertising period concurrently is warranted. Apart from expediting their client's timeframes for development, this will provide landowners within Precinct 3 and government referral agencies greater context when considering the two planning documents. The ODP would also act to inform stakeholders of the standard of information required at the next step of the planning, potentially resulting in more informative comments from landowners. The proponent has also indicated that concurrent processing of strategic and statutory planning phases is commonly done elsewhere in the Perth region.

There is certainly no legal impediment to undertaking a concurrent advertising process. The question is more concerned with whether it would constitute an orderly and proper planning approach.

While advertising the two proposals concurrently has the potential to confuse stakeholders as to their respective role, purpose and statutory context, this disadvantage is considered to be outweighed by the positive aspects. The advantages suggested by the proponent are generally agreed.

In addition, as is detailed in the report to Council regarding the proposed Precinct 3 Structure Plan, consultants have been engaged through the DPI's Local Government Planning Assistance Program to prepare and implement a Consultation Plan in the event that Council resolves to grant its consent to advertise the proposed Structure Plan for public comment.

Consultation is proposed to be undertaken through the following means:

- Letters to affected landowners.
- Newspaper advertisements in the local newspapers.
- An information evening.
- City staff to be made available to meet personally with landowners to discuss any specific concerns.
- An information brochure.
- A specific project information phone line (staffed 24 hours by Estill and Associates).
- A project website.

Given this will be a comprehensive consultation exercise, there is some merit in using this process to also advertise the proposed Precinct 3A ODP for public comment.

Advertising of the proposed ODP at the same time as the draft LSP will not prejudice any future Council decision to deal with the two proposals separately after advertising.

It should be noted that City staff would be highly unlikely to support final adoption of the proposed ODP ahead of finalisation of the Structure Plan. This is simply because it is considered necessary to establish the broad structure of Precinct 3, including the establishment of a framework for the equitable sharing of the costs of land acquisition for public purposes and the provision of development infrastructure, before consenting to a more detailed urban structure for a part of the broader precinct.

It should also be noted that a decision to consent to advertising the proposed ODP for public comment should only be made in the event that Council firstly resolves to advertise the proposed Structure Plan. In other words, it would be inappropriate to advertise the proposed ODP ahead of advertising the proposed Structure Plan.

## **CONCLUSION**

Planning for Precinct 3 is complex. There are a range of site constraints to address, including fragmented landownership, environmental issues and land requirements for a range of public purposes.

The proposed Precinct 3 Structure Plan attempts to address these site constraints and provide a framework for more detailed planning and subsequent development. The proposed Precinct 3A ODP attempts to provide a framework for development of a significant part of the broader Precinct 3.

Council is required to determine whether the proposed ODP is satisfactory for public comment and has the following three options available in this regard:

- Determine that the proposed Structure Plan is satisfactory for advertising for public comment.
- Determine that the proposed Structure Plan is not to be advertised for public comment until further details are provided or modifications undertaken or;

- Determine that the proposed Structure Plan is not satisfactory for advertising for public comment.

It is considered that the proposed ODP is satisfactory for advertising for public comment and it will be recommended that Council make a similar determination, provided that Council resolves to also advertise the proposed Precinct 3 Structure Plan at the same time.

Should Council consent to advertising the proposed ODP for public comment, consultation will be undertaken through one of the most comprehensive approaches ever undertaken by the City.

### **FINANCIAL IMPLICATIONS**

Placement of the newspaper advertisements will be at no additional cost to the City, given that they can be incorporated within the City's regular whole-page news advertisements.

<b>STAFF RECOMMENDATION AND COUNCIL RESOLUTION</b>
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#### **457 Moved Cr R Mitchell Seconded Cr D Griffiths**

That Council, pursuant to clause 7.4.2 (a) of Town Planning Scheme No. 6, determine that the proposed Southern River Precinct 3A Outline Development Plan (ODP), attached as Appendix 13.5.2A, is satisfactory for the purpose of advertising for public comment, with such advertising to be undertaken in conjunction with the advertising of the proposed Southern River Precinct 3 Structure Plan.

**CARRIED 12/0**

**FOR:** Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr T Brown, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

**AGAINST:** Nil.