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WEST CANNING VALE
OUTLINE DEVELOPMENT PLAN
ADDENDUM

JUNE 2005

prepared for: **Fermanah Investments**

prepared by: **Taylor Burrell Barnett** Town Planning and Design

ADDENDUM TO THE WEST CANNING VALE OUTLINE DEVELOPMENT PLAN

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Addendum to the West Canning Vale Outline Development Plan

1.0 PURPOSE

This report forms the addendum to the West Canning Vale Outline Development Plan. The changes to the plan are as a result of requirements and decisions of the City of Gosnells, Department for Planning and Infrastructure and the Minister for Environment through various planning and environmental mechanisms.

2.0 CHANGES TO OUTLINE DEVELOPMENT PLAN

The general design themes of the Outline Development Plan have been maintained, with a mixed use node adjoining the neighbourhood centre and additional mixed business extending from the existing development on Ranford Road.

Road connection points into the broader network have been maintained in accordance with previous agreed positions. An integrated network of streets has been maintained to ensure connectivity for vehicles and pedestrians. Densities increase in proximity of the neighbourhood and district centre, with densities now specified, as required by the Department for Planning and Infrastructure.

The primary change to the plan is associated with the public open space and conservation areas as a result of the decision by the Minister for the Environment. In response to submissions to the environmental assessment of the previous Outline Development Plan, the area of land required for conservation purposes was reviewed. The outcome of this review was published in EPA Bulletin 1162 dated 26 May 2005. The changes in conservation requirements have had subsequent impact on the extent of buffer areas required. However, consideration of changes have also included a land use planning perspective.

The revised plan has incorporated the required conservation areas and buffer distances. In addition a open space link has been provided along Nicholson Road to provide a link between the two wetland bodies. This link provides opportunities from an ecological, recreational and drainage and nutrient perspective. The detail of the treatment of this and the other public open space/buffer areas will be provided at the subdivisional stage, however the shared path network has been located in this area to provide a hard edge between the native vegetation and exotic planting/lawn areas and support the use of the area for passive recreation.

Overall the changes to the West Canning Vale Outline Development Plan maintain the spirit and sound planning principles of the former plan, whilst incorporating the changes associated with the environmental assessment outcomes and minor modifications required by the Department for Planning and Infrastructure.

3.0 CONTEXT AND IMPACT OF CHANGES

The changes outlined above have changed the calculations for the purposes of public open space (POS) and other infrastructure costs. Although the final Infrastructure Cost Schedule will form part of a separate amendment to the City of Gosnells Town Planning Scheme No 6, the tables below identify the net changes and impact on development contribution rate:

Total Site Area: 61.7 hectares

Land Use Allocation

Deductions	Area	% of Area	Change in Proportion
Mixed Business ¹	1.98 ha	3.21%	-5.6%
Church	1.0 ha	1.62%	Nil
Road Widening	2.37 ha	3.84%	Nil
Conservation Category Wetlands	4.5524 ha	7.38%	- 8.6%
Nett Residential Area	51.8 ha	83.95	+ 14.22%

Contribution Rates - Land Requirements

Item	Area	Applicability	%
Public Open Space	5.09 ha	Residential	9.8%
Road Widening	2.37 ha	All Developable ²	4.4%
Drainage	1.5 ha ³	All Developable	2.8%
Conservation Category Wetlands	4.5524 ha	All Developable	8.5%

Therefore the land requirements for 'Mixed Business' areas is 15.7%, with 'Residential' land being 25.5%. This represents a significant reduction from the previous ODP through both the increase in residential land and the reduction in land required for Conservation.

Contribution Rates - Infrastructure Requirements

Item	Description	Cost
Drainage Construction		\$453,000
Shared Paths		\$349,000
Road Construction		\$612,000
Traffic Management		\$225,000
Service Relocation		\$440,000
Conservation Category Wetlands Development		\$160,000
Administration and Studies		\$50,000
Total		\$2,289,000

The cost of district infrastructure development associated with the West Canning Vale has assumed to stay fixed, given that the works associated with regional road and district drainage remain the same. However the area which is required to contribute to costs has increased (associated with the reduction in Conservation Category Wetland) from 48.04 ha to 54.78 ha (being NDA + Mixed Business + Church site), therefore the cost per hectare for infrastructure development has reduced from \$47,648⁴ to \$41,758.

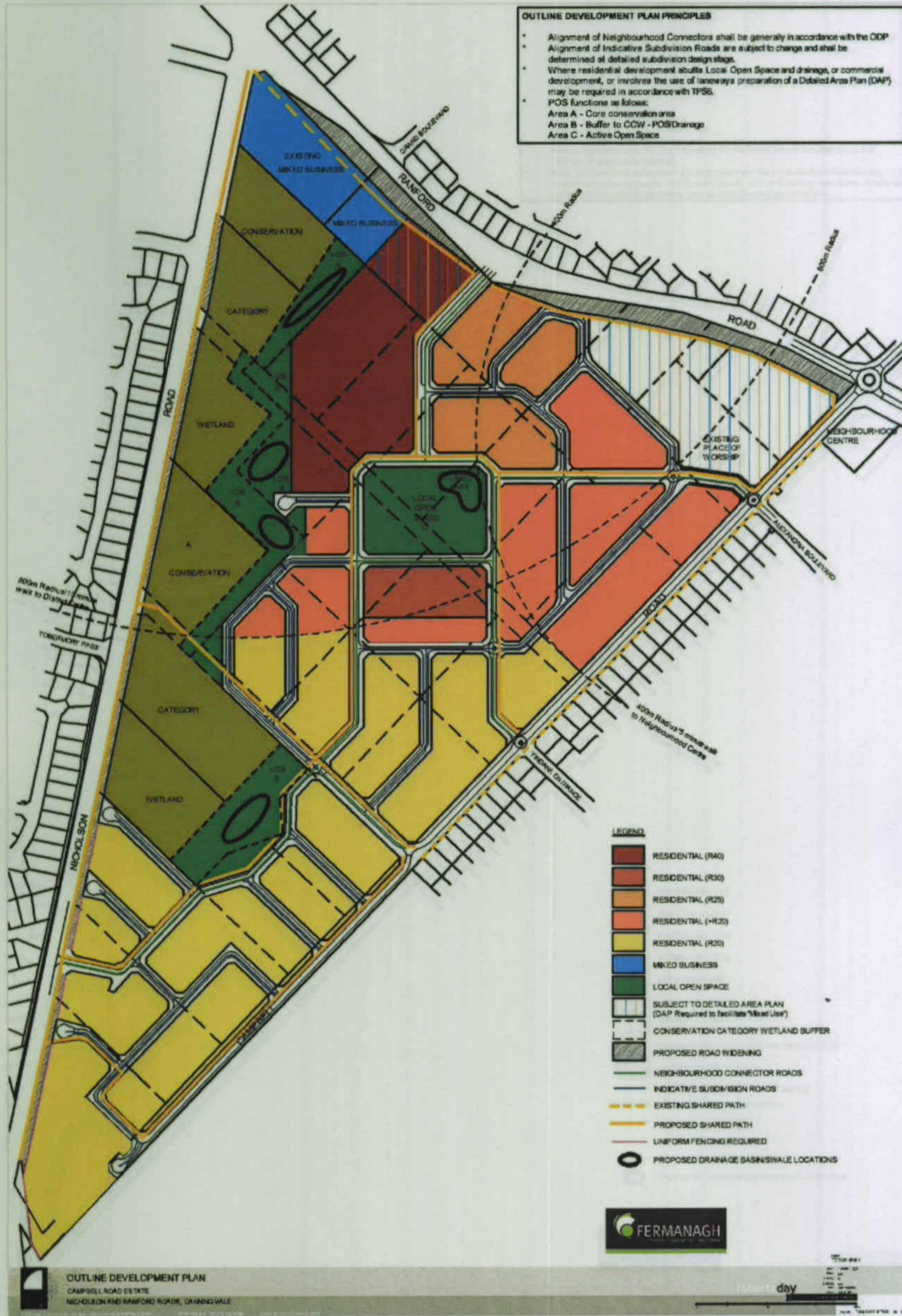
¹ Not Including Mixed Use areas which can contain residential

² All Developable is Residential Plus Mixed Business being 53.78 ha

³ Being the remainder of drainage that does not qualify for POS Credit (ie 50%)

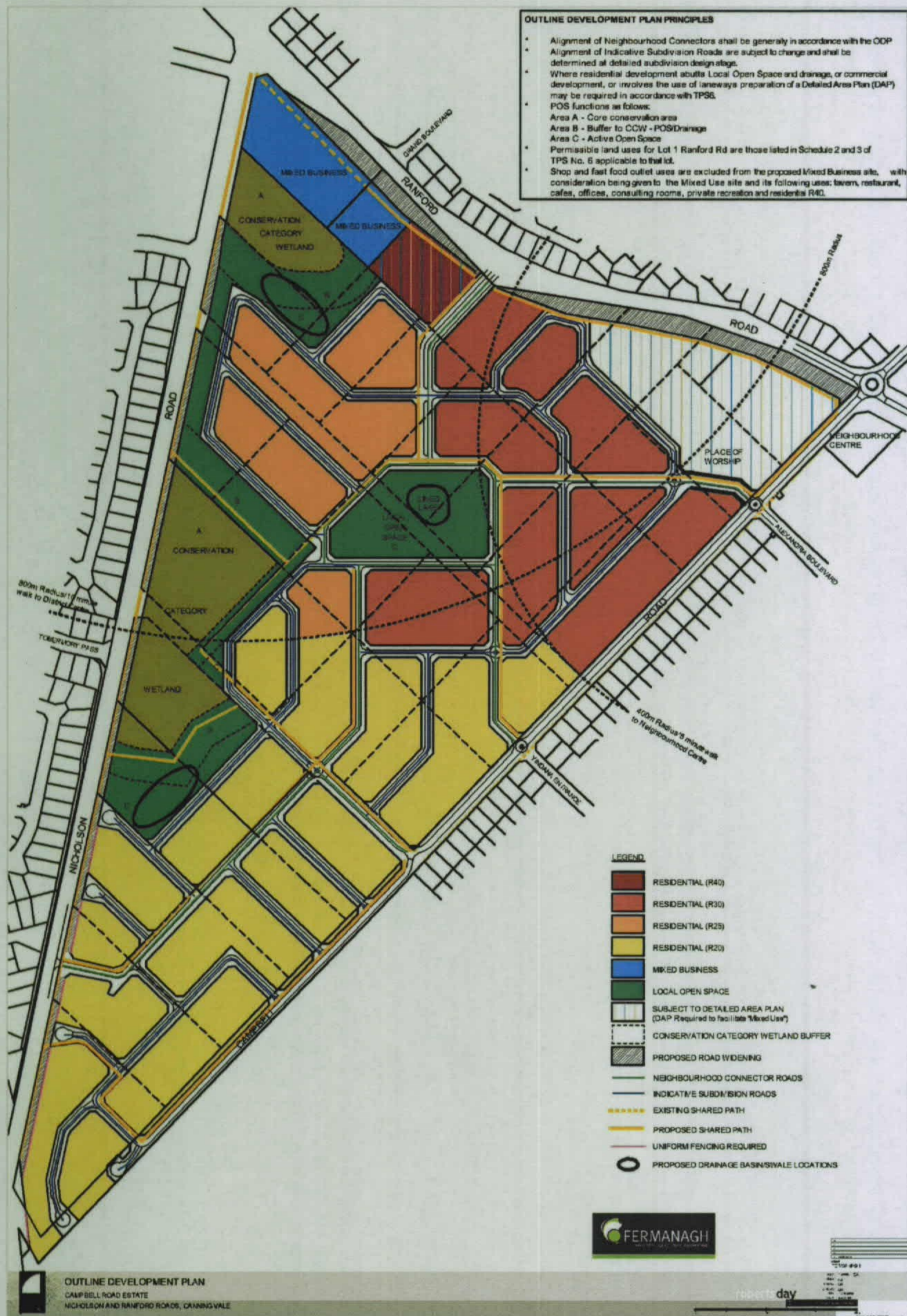
⁴ This figure is based on the previous ODP, however minus the land component for the road widening which is covered under land requirements.

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Previously Endorsed ODP

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Revised ODP