

13.2.1 DRAFT STRUCTURE PLAN - SOUTHERN RIVER PRECINCT 2 PHASE 3

Director:	C Terelinck
Author's Declaration of Interest:	Nil.
Reference:	Various.
Application No:	PF15/00007
Applicant:	Dynamic Planning & Developments
Owner:	Various
Location:	Area bound by Holmes Street, Balfour Street and Bush Forever Site 125.
Zoning: MRS:	Urban, Parks and Recreation
TPS No. 6:	Residential Development
Review Rights:	Yes. State Administrative Tribunal against a decision by the Western Australian Planning Commission to not approve the amendment.
Area:	22.97ha
Previous Ref:	Nil.
Appendices:	13.2.1A Draft Southern River Precinct 2 Phase 3 Structure Plan 13.2.1B Schedule of Submissions

PURPOSE OF REPORT

For Council to consider whether to endorse a proposed Structure Plan for the Southern River Precinct 2 Phase 3 area, following the conclusion of public consultation.

BACKGROUND**Site Description and Planning Context**

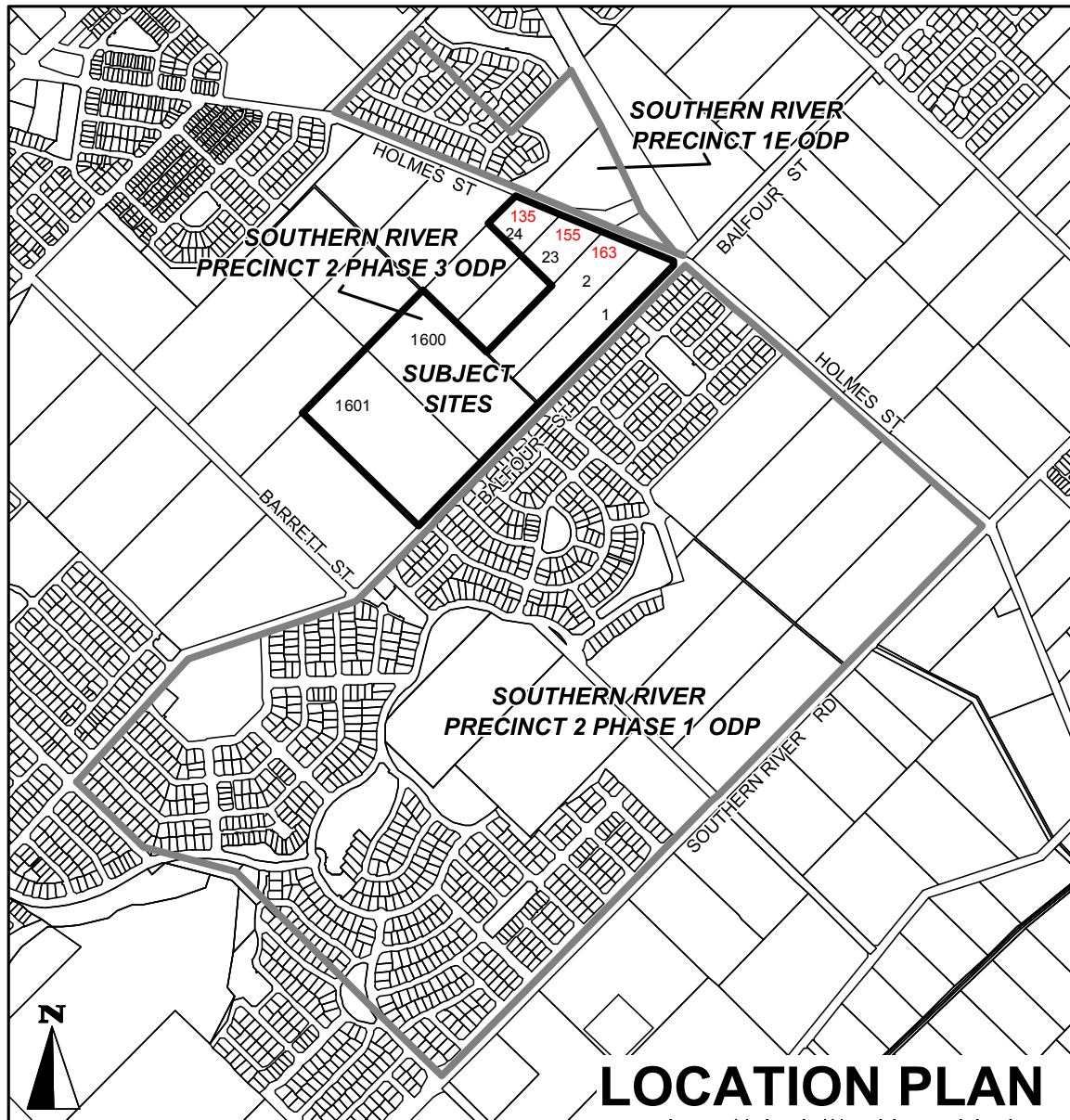
The draft Structure Plan relates to six properties, comprising 22.97ha of land bound by Holmes Street to the north-east, Balfour Street to the south-east and Bush Forever Site 125 to north-western and south-western boundaries of the precinct. Large portions of the site are cleared, with existing dwellings present on Lots 1600 and 1601 Balfour Street and Lot 2 Holmes Street. The remainder of the site comprises bushland areas of varying condition, including classified wetlands that form part of a wider wetland system to the north and west of the area.

The site is predominantly zoned Urban under the Metropolitan Region Scheme (MRS) and Residential Development under Town Planning Scheme No. 6 (TPS 6). The southern portion of the site (approximately 5.5ha) is reserved as Parks and Recreation under the MRS, and forms part of Bush Forever Site 125. Portions of Holmes Street, adjacent to the subject site, are reserved as Other Regional Road under the MRS, with that reservation associated with the future Garden Street extension.

The area forms part of the wider Precinct 2 area which has long been recognised as being suitable for residential development, subject to detailed planning. The area is situated north-west of the Southern River Precinct 2 Phase 1 Outline Development Plan (ODP) area which comprises Bletchley Park estate, and south of the Southern River Precinct 1E ODP which includes the Ashwood Lanes estate.

A plan identifying the subject area follows.

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Proposal

The draft Structure Plan contains the following elements:

- The retention of approximately 3.25ha of Conservation Category Wetland (CCW) on portions of Lot 2 Holmes Street and Lots 1 and 1600 Balfour Street.
- The provision of approximately 1.42ha of Public Open Space (POS) separated into four areas, generally located adjacent to CCW or situated over land with quality vegetation.
- The remainder of the area is proposed to be designated as Residential, with a base R-Coding of R25, with areas of R40 density being situated adjacent to reserved land (both POS and Parks and Recreation reservations).
- The realignment of Balfour Street to provide a full movement arterial connection to Holmes Street.

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- The provision of a local road network generally representing a "grid" layout.

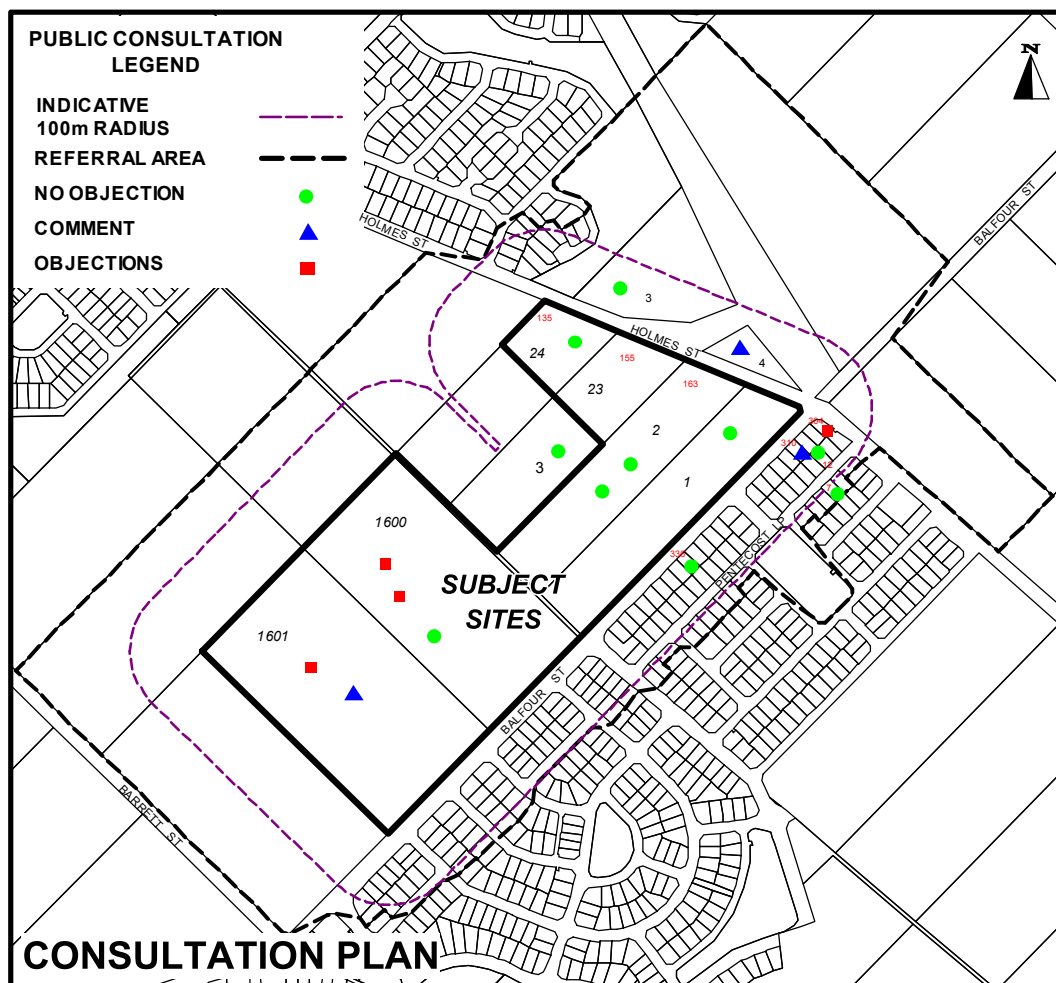
A copy of the proposed structure plan is contained as Appendix 13.2.1A.

Consultation

In accordance with Clause 18 of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions*, the proposal was advertised for a period of 21 days (from 3 December 2015 to 24 December 2015) by way of letters to directly affected and immediately surrounding landowners and relevant authorities.

The City received 21 submissions during the advertising period, with five being received from government agencies and 16 being received from landowners (or parties representing landowners). Of the 16 submissions received from landowners, four objected to the proposal, three provided comment and nine raised no objection.

A map identifying the extent of the consultation area and the origin of each submission follows. It should be noted that one submitter represents two properties.



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A summary of submissions received and comments thereon are included in a Schedule of Submissions, contained as Appendix 13.2.1B. The main issues raised by the landowner submissions relate to:

- The extent of the POS designation on Lot 1601.
- The ability to retain existing dwellings based on the Structure Plan design.
- The road network design and access to Holmes Street.

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

DISCUSSION

Proposed Zoning and Reservation

Residential Density

The subject area is surrounded by predominantly residential development at the R20 coding. The Structure Plan aims to introduce an increased mix of residential densities up to R40. It is anticipated that the proposed Structure Plan will provide for approximately 226 lots/dwellings and approximately 624 people.

The densities proposed are consistent with the Western Australian Planning Commission's (WAPC) *Directions 2031 and Beyond* strategic framework and its Liveable Neighbourhoods operational policy, for the following reasons:

- The design contributes to achieving an average residential density of 23 dwellings per residential hectare, in an area that is predominantly coded R20;
- The design provides for medium densities adjacent to areas of high amenity (ie bushland and POS).

Public Open Space

The Structure Plan proposes 1.419ha of POS separated into four areas, generally located adjacent to CCW or situated over land with quality vegetation. The main recreational POS area will be over Lot 1 Balfour Street with POS on Lot 1601 proposed to retain native vegetation. The remaining POS areas are either constrained by drainage, wetlands or are insufficient in size to serve any meaningful recreational purpose.

The assessment criteria for POS provision is set out in the WAPC's Liveable Neighbourhoods document. The usual requirement is that 10% of land to be subdivided is to be set aside for POS. For the purpose of assessing the quantum of POS provided, the following table provides a breakdown of the proposed POS areas, including deductions.

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Southern River Precinct 2 Phase 3 - POS Schedule		Total (ha)
Gross Area		22.97
Deductions		
Parks and Recreation Reserve		5.53
Conservation Category Wetlands		3.253
Total Deductions		8.783
Net subdividable area		14.187
POS required at 10%		1.419
POS provided		1.419
POS provision		10%

Further to the above calculation, 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 recreational 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 8% 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 2% (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.

The following table outlines the POS provision in terms of the restricted and unrestricted space provided for each lot within the Structure Plan area.

Southern River Precinct 2 Phase 3 - POS Provided (Per Parent Lot)			
	Unrestricted (ha)	Restricted (ha)	Total (ha)
Lot 24	0	0	0
Lot 23	0	0	0
Lot 2	0	0.14	0.14
Lot 1	0.8640	0.027	0.891
Lot 1600	0.0158	0.0322	0.048
Lot 1601	0.34	0	0.34
Total (ha)	1.2198 (8.6%)	0.1992 (1.4%)	1.419 (10%)

As can be seen from the above tables, of the 10% POS proposed, 86% of that will be unrestricted and 14% will be restricted open space, making it compliant with Liveable Neighbourhood standards.

Notwithstanding the above, a submission was received from the landowners of Lot 1601 objecting to being required to cede more than 10% of their developable land area as POS. Lot 1601 has a land area of 7.2865ha, of which 5.53ha is reserved as Parks and Recreation under the MRS, thereby leaving 1.7565ha of developable land. The Structure Plan is proposing to designate 0.34ha of the site as POS, representing approximately 19.36% of the site's developable area. It is important to note that unlike the other POS areas in the Structure Plan, the POS on Lot 1601 is not required for any

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environmental or drainage function, although it is considered valuable for the purposes of retaining high quality vegetation.

Based on the above, it is acknowledged that the POS provision for Lot 1601 is inequitable and therefore consideration should be given to reducing it to no more than 10% of the developable land, and allocating the requisite POS to another landholding within the Structure Plan area. It should be noted that providing the reduced POS area on Lot 1601 retains its rectangular configuration and will still allow the retention of the high quality vegetation on site.

Given that Lot 1600 has the largest amount of developable land and is proposed to have one of the lowest POS provisions in the Structure Plan area, it is considered that it would be most appropriate to increase the POS allocation on this lot. It is considered that this could be accommodated on land abutting the south-eastern edge of the proposed POS on the site and west of the proposed POS on Lot 1, subject to the minor reconfiguration of the adjoining subdivisional road.

It will therefore be recommended that the draft Structure Plan be modified as detailed above (Modification 1).

Development of Public Open Space

In accordance with the WAPC's Liveable Neighbourhoods and Better Urban Water Management documents and the Council's Local Planning Policy 4.7 - Planning and Development of Public Open Space and Streetscapes, a proposed structure plan should be accompanied by a landscape masterplan detailing the size, location and proposed use of each area of POS. Furthermore, a landscape masterplan will detail whether restricted areas (ie wetlands) are capable of use for recreational purposes so that they can be counted as POS area for the purposes of compliance.

Whilst the proposed Structure Plan was accompanied by a masterplan, it was deficient in detail to enable a proper assessment. Notwithstanding that, if the proposed POS areas are to be amended, revised masterplans will be required. It will therefore be recommended that prior to the draft Structure Plan being approved by the WAPC, a landscape masterplan should be submitted and endorsed by the City (Modification 2).

Movement Network

The proposed Structure Plan area is situated south of Holmes Street and north-west of Balfour Street. Under Council's adopted Road Network Hierarchy, Holmes Street is classified as a "District Distributor B road", which is intended to provide for a high level of connectivity between other distributor roads (ie Warton Road and Southern River Road). Holmes Street, east of Balfour Street, is proposed to be downgraded and deviated to connect to the future Garden Street extension, which once built will form a major connection between Nicholson Road and Tonkin Highway. As such, the remaining western end of Holmes Street will be reclassified to a "Local Distributor road" as its purpose will be to carry local traffic between Garden Street and Warton Road. Balfour Street is currently classified as a "Local Distributor road" as it forms a local link between Ranford Road and Holmes Street/Garden Street.

In terms of the movement network of the Structure Plan, the key aspects of the proposal are as follows:

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- The provision of a local road network which generally represents a "grid layout".
- The realignment of Balfour Street north of Marnbu Road and the provision of a full movement intersection at Holmes Street.
- In order to accommodate the future Garden Street extension, provision has been made for sections of the current Holmes Street and Balfour Street road reserves to be downgraded to provide local access only and associated intersections to Holmes Street to be closed and modified to provide a "loop road" configuration.
- The provision of five other intersections to Holmes Street, in addition to the proposed Balfour Street intersection. Three of those intersections situated south-east of the proposed Balfour Street intersection will be temporary until construction of the Garden Street extension and Holmes Street deviates. The two other intersections will be situated north-west of the proposed Balfour Street intersection, with one of those intersections providing for left-in/left-out access only.
- The provision of a fourth connection at the Marnbu Road and Balfour Street roundabout intersection.
- Road widths are proposed to be 15m, with the exception of roads abutting reserved land and the extension of Diego Entrance, with proposed road reserve widths of 20m and 22m, respectively.
- The provision of a path network throughout the Structure Plan area.

A number of submissions were received which raised concerns about the location of proposed roads conflicting with existing dwellings and the realignment of Balfour Street.

Balfour Street Realignment

Two submissions have been received from landowners who have raised concerns relating to the realignment of Holmes Street and Balfour Street. One of the submissions specifically raises concerns about the realignment reducing access to their site, with the other submission suggesting that the Balfour Street road reserve, near its current intersection with Holmes Street, should be provided as a cul-de-sac. It should be noted that it appears that these submissions have been made on the assumption that the existing Holmes Street and Balfour Street intersection will remain as is, even once the Garden Street extension has been constructed.

As mentioned previously, to accommodate the future Garden Street extension, the proposed Structure Plan makes provision for sections of the current Holmes Street and Balfour Street to be altered to become local roads with associated intersections to Holmes Street to be closed and changed to a "loop road" configuration. As such, the existing Balfour Street and Holmes Street intersection, as well as the other intersections shown east of the deviated Balfour Street alignment, will provide temporary access until such time that the Garden Street extension is progressed. As such, those lots which currently have direct access to the sections of Holmes Street and Balfour Street that are to be reclassified to a lower order road will eventually gain access to Holmes Street and Garden Street from the newly aligned Balfour Street.

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In terms of the proposed Balfour Street realignment, it represents a direct and logical connection to Holmes Street. It should be noted that any other alignment of Balfour Street, including one which utilises the existing Holmes Street reserve, will likely either result in sharp bend(s) in the road, an illogical development pattern/layout or an intersection that is too close to the proposed Holmes Street/Garden Street intersection. Whilst local access from the north-eastern section of the Structure Plan area to Holmes Street will be reduced, it is considered that an appropriate alignment of Balfour Street, being a Local Distributor road, is of more importance. For this reason, the proposed realignment of Balfour Street as shown on the proposed Structure Plan is supported.

In terms of the suggestion of providing a cul-de-sac, it should be noted that Liveable Neighbourhoods discourages cul-de-sacs which exceed 120m in length. The existing Balfour Street reserve (to be reclassified to a lower order road) is approximately 140m in length, and therefore a cul-de-sac arrangement is not supported.

Access to Holmes Street

The application proposes three intersections to the realigned Holmes Street, with the most notable intersection being the full movement Balfour Street intersection. It also proposes two intersections situated north-west of the proposed Balfour Street intersection, with one of those intersections being left-in/left-out access only, and the other being full movement access. It should be noted that the intersections are proposed to be spaced approximately 60m apart and staggered around an existing intersection on the opposite side of Holmes Street. The proposed left-in/left-out and full movement intersections are proposed to be staggered 10m and 20m, respectively from this existing intersection.

In accordance with Liveable Neighbourhoods, these intersections should be staggered a minimum distance of 40m from one another. As such, it is considered that these intersections should be removed and the road layout modified to form a "loop road" configuration.

In terms of the Balfour Street intersection, given that it connects to another distributor road, it is likely to accommodate large volumes of traffic (in excess of 4,000 vehicles per day). For this reason, it is considered appropriate to control this intersection with a roundabout treatment.

It will therefore be recommended that the draft Structure Plan be modified as detailed above (Modifications 4 - 5).

Access to Balfour Street

The Structure Plan proposes two intersections to Balfour Street, located south-west of the Marnbu Road intersection, which will be staggered less than 20m from the existing Kempster Way and Millway Avenue intersections on Balfour Street (Note: the draft Structure Plan incorrectly labels Kempster Way as Millway Avenue). Given that these intersections are required to provide a logical road layout for the Structure Plan area and provide for emergency bushfire access, it is considered that these intersections should be maintained but modified so as to provide for left-in/left-out access only.

It will therefore be recommended that the draft Structure Plan be modified as detailed above (Modification 6).

*Item 13.2.1 Continued*Path Network

The Structure Plan provides for a footpath network throughout the area. In accordance with the requirements of Liveable Neighbourhoods, footpaths should be provided on all streets. The Structure Plan does not provide footpath links on all streets, including on parts of Lot 1600, Lot 1601 and sections of Balfour Street. Furthermore, the Structure Plan does not make provision for the realignment of the shared path network, which currently runs along Balfour Street, to coincide with the deviation of Balfour Street.

It will therefore be recommended that the draft Structure Plan be modified to rectify above issues (Modifications 7-8).

Retention of Existing Dwellings

Two submissions have been received from landowners and/or occupiers of Lots 1600 and 1601 who object to the proposed road layout as it conflicts with ancillary structures, and in the case of Lot 1601, a garage, associated with existing dwellings on those lots. As such, should those landowners choose to develop and retain the existing dwellings, modifications will need to be undertaken to remove any structures that conflict with a future road. In considering this, the following is relevant:

- The roads in question run along the south-western boundary/side of each property/dwelling.
- The road layout has been provided on the basis that it separates future lots from land reserved for Parks and Recreation.
- These road reserves are required to be 20m wide so as to meet bushfire separation requirements.
- The dwellings on Lots 1600 and 1601 are setback approximately 15.5m and 14m respectively, or approximately 22m each when excluding minor structures such as patios and carports.
- The landowners are not obliged to develop, and should they choose to undertake any subdivision or development, it may be possible to undertake it in a staged manner to allow for the retention of any existing dwelling as a balance lot to be subdivided further in the future.

For the abovementioned reasons, it is considered appropriate to maintain the road alignments as proposed. In terms of Lot 1600, the submitter suggested that the existing dwelling should be shown indicatively on the Structure Plan, as has been done for Lot 1601. Given that such an annotation would be purely illustrative, this suggestion is acceptable.

It will therefore be recommended that the draft Structure Plan be modified as detailed above (Modification 3).

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Environmental Considerations

In considering the environmental values of the area, the following should be noted:

- The Structure Plan contains areas of remnant native vegetation of varying condition. Vegetation that has been deemed to be of "excellent", "very good" or "good" condition is contained on Lots 1, 2 and 1601.
- The subject area contains wetlands (of varying categories) which form part of a wider wetland system to the north and west of the area.
- Bush Forever Site 125 is located to the north-western and south-western boundaries of the area.
- The subject area contains no declared rare fauna or flora.

Native Vegetation

The Structure Plan area contains areas of remnant native vegetation, with the best preserved areas contained on Lots 1, 2 and 1601. The Structure Plan will provide for the retention of a significant portion of the vegetation in areas of POS or as part of retained wetlands.

Wetlands

The subject area is affected by three classifications of wetlands, which generally form part of a wider wetland system to the north and west of the area. The table below outlines the difference between the 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.

A CCW is contained within large portions of Lots 1 and 1600 and on smaller portions of Lots 1 and 1601. Areas classified as REW and MUW generally abut areas of CCW on the same lots. All of the CCW areas are proposed to be retained, with the exception of a small portion at the southern corner of Lot 1601. Most of the REWs and MUWs will not be retained.

The EPA's *Guidance Statement No. 33 - Environmental Guidance for Planning and Development* states that wetlands that are to be protected require a minimum 50m buffer distance. Notwithstanding this, the applicant sought a review of these buffer requirements by the EPA, which determined that the proposal was acceptable without the need for buffers.

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Notwithstanding the above, in accordance with standard requirements, the applicant has prepared a Wetland Management Plan (WMP) to address matters relating to the protection of the wetland, including revegetation, mitigation measures (eg weed control, pest control) and ongoing monitoring and management requirements. The WMP has been assessed and is considered to be generally acceptable subject to minor changes. It should be noted that the Department of Parks and Wildlife has also reviewed and provided advice on the WMP.

As such, it will be recommended that prior to the Structure Plan being approved by the WAPC, the WMP should be formally endorsed by the City, on the advice of the Department of Parks and Wildlife (Modification 9).

Water Management

The WAPC's Better Urban Water Management (2008) guideline document stipulates that a Local Water Management Strategy (LWMS) is to accompany an ODP. 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.

A LWMS has been prepared to support the ODP in accordance with the WAPC's guideline document. The main principles of the LWMS include:

- The management of surface flows for the subject area is to mimic (as close as possible) the pre-development flows leaving the subject land and wetland system, while treating the necessary volumes prior to discharge.
- All runoff will drain into bioretention gardens located in the street or POS to either infiltrate to the ground or flow into the adjacent wetland via a subsoil pipe.

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.

As such, it will be recommended that prior to the Structure Plan being approved by the WAPC, the LWMS should be formally endorsed by the City and the DoW, on the advice of the Department of Parks and Wildlife (Modification 10).

Bushfire Hazard 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 apply across a majority of the Structure Plan area and range between BAL 12.5 - 19, generally over lots located adjacent to land reserved for Parks and Recreation or land containing wetlands or vegetation.
- Roads situated adjacent to high risk vegetation are required to be a minimum width of 20m so as to provide a bushfire protection zone.

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- The subdivision road network should consist of numerous entry/exit points to Holmes Street and Balfour Street.
- Any cul-de-sacs should be designed with a 21m diameter head to provide adequate turnaround for fire fighting vehicles.

It should be noted that the BMP was prepared based on a previous Structure Plan design, with the main difference relating to the road design on Lot 1601. It will be recommended that prior to the Structure Plan being approved by the WAPC, the BMP should be revised to reflect the latest Structure Plan layout (Modification 11).

Developer Contribution Plan

Schedule 12 of TPS 6 identifies the Southern River Precinct 2 area (including the proposed Structure Plan area) as a Development Contribution Plan (DCP) area, whereby the costs of common infrastructure are shared amongst developing landowners, with the details to be set out in an adopted Development Contribution Plan Report (DCPR). Notwithstanding this, Council at its meeting of 25 November 2014 considered modifications to the draft Southern River Precinct 2 DCPR and resolved to remove Phase 3, based on the fact that the planning for the area had not been substantially progressed.

The modified DCPR has since been advertised for comment and will be the subject of a future report to Council with that report likely to consider the potential inclusion of Phase 3 in the Precinct 2 DCPR.

Textual and Terminology

The following errors and/or changes required to the Structure Plan documentation have been identified:

1. When referencing the proposal, the term "Outline Development Plan" needs to be changed to "Structure Plan" to accord with terminology changes under the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Any provisions relating to the statutory powers of the Structure Plan that were previously provided through TPS 6, shall be removed to coincide with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. The Structure Plan map needs to be amended to correctly label "Kempster Parkway".

It will therefore be recommended that the draft Structure Plan be modified as detailed above (Modifications 12-4).

Item 13.2.1 Continued

Statutory Process

In accordance with Clauses 20(1) and (2) 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 the 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;*
- (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 endorses this report and recommends to the WAPC that the amendment be approved subject to the following modifications and/or information requirements:

No.	Recommended Modification and/or Information Requirement	Reason(s)
1.	<p>Modify the Public Open Space allocation of the Structure Plan, as follows:</p> <ul style="list-style-type: none"> (i) Reduce the Public Open Space provision on Lot 1601 from 3,400m² to 10% of the developable land on the site (ie approximately 1,757m²) and adjusting the adjoining road alignment accordingly. (ii) Increase the Public Open Space provision on Lot 1600 abutting the south-eastern edge of the proposed Public Open Space on the site and west of the proposed Public Open Space on Lot 1, and adjusting the adjoining road alignment accordingly. <p>The resultant modification shall ensure that the Structure Plan satisfies the standard 10% Public Open Space requirement and any other requirements as outlined in Liveable Neighbourhoods.</p>	To provide a fair and equitable distribution of Public Open Space in the Structure Plan area.
2.	A landscape masterplan detailing the size, location and proposed use of each area of Public Open Space, to the satisfaction of the City. If Public Open Space is to contain areas for restricted use, the master plan needs to identify those areas and indicate how these areas are to be integrated into the	To address the requirements of the WAPC's Liveable Neighbourhoods and Better Urban Water Management documents and Council's Local Planning Policy 4.7 - Planning and Development of Public Open Space and Streetscapes.

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No.	Recommended Modification and/or Information Requirement	Reason(s)
	parkland design.	
3.	Modify the Structure Plan to indicatively show the existing dwelling on Lot 1600.	To recognise the presence of an existing dwelling.
4.	Modify the Structure Plan to remove the two intersections located north-west of the Balfour Street intersection, and modify the road layout to be in a "loop road" configuration.	To provide adequate intersection separation in accordance with Liveable Neighbourhoods.
5.	Modify the Structure Plan to show a roundabout at the Balfour Street and Holmes Street intersection.	To accommodate large traffic volumes for connecting distributor roads.
6.	Modify the Structure Plan to designate two proposed intersections to Balfour Street, situated near the Kempster Way and Millway Avenue intersections as left-in/left-out access only.	To provide adequate intersection separation in accordance with Liveable Neighbourhoods.
7.	Modify the Structure Plan to provide for a footpath network on all streets within the Structure Plan area.	To meet the requirements of Liveable Neighbourhoods.
8.	Modify the Structure Plan to provide for a shared path along the deviated section of Balfour Street.	To provide connectivity along major routes.
9.	Endorsement of a Wetland Management Plan by the City, subject to any advice from the Department of Parks and Wildlife.	To address the protection of wetlands within the Structure Plan area.
10.	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.
11.	Revision of the Bushfire Management Plan to reflect the latest Structure Plan design.	To ensure that the Bushfire Management Plan reflects the endorsed Structure Plan.
12.	Modify all reference to the proposal from being an "Outline Development Plan" to a "Structure Plan".	To coincide with the terminology changes under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
13.	Remove any provisions relating to the statutory power of the Structure Plan that were previously provided through Town Planning Scheme No. 6.	To coincide with changes under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
14.	Modify the Structure Plan map to correctly name "Kempster Parkway".	To correct an error on the Structure Plan.

FINANCIAL IMPLICATIONS

All costs associated with the structure plan 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 4)

Moved Cr R Mitchell Seconded Cr B Wiffen

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 Southern River Precinct 2 Phase 3 Structure Plan and endorses the responses to those submissions, as contained in Appendix 13.2.1B.

STAFF RECOMMENDATION (2 OF 4)

Moved Cr R Mitchell Seconded Cr B Wiffen

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 2 Phase 3 Structure Plan, as outlined in this report.

STAFF RECOMMENDATION (3 OF 4)

Moved Cr R Mitchell Seconded Cr B Wiffen

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 2 Phase 3 Structure Plan be approved subject to:

No.	Recommended Modification and/or Information Requirement
1.	Modify the Public Open Space allocation of the Structure Plan, as follows: <ul style="list-style-type: none"> (i) Reduce the Public Open Space provision on Lot 1601 from 3,400m² to 10% of the developable land on the site (ie approximately 1,757m²) and adjusting the adjoining road alignment accordingly. (ii) Increase the Public Open Space provision on Lot 1600 abutting the south-eastern edge of the proposed Public Open Space on the site and west of the proposed Public Open Space on Lot 1, and adjusting the adjoining road alignment accordingly.

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No.	Recommended Modification and/or Information Requirement
	The resultant modification shall ensure that the Structure Plan satisfies the standard 10% Public Open Space requirement and any other requirements as outlined in Liveable Neighbourhoods.
2.	A landscape masterplan detailing the size, location and proposed use of each area of Public Open Space, to the satisfaction of the City. If Public Open Space is to contain areas for restricted use, the master plan needs to identify those areas and indicate how they are to be integrated into the parkland design.
3.	Modify the Structure Plan to indicatively show the existing dwelling on Lot 1600.
4.	Modify the Structure Plan to remove the two intersections located north-west of the Balfour Street intersection, and modify the road layout to be in a "loop road" configuration.
5.	Modify the Structure Plan to show a roundabout at the Balfour Street and Holmes Street intersection.
6.	Modify the Structure Plan to designate two proposed intersections to Balfour Street, situated near the Kempster Way and Millway Avenue intersections as left-in/left-out access only.
7.	Modify the Structure Plan to provide for a footpath network on all streets within the Structure Plan area.
8.	Modify the Structure Plan to provide for a shared path along the deviated section of Balfour Street.
9.	Endorsement of a Wetland Management Plan by the City, subject to any advice from the Department of Parks and Wildlife.
10.	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.
11.	Revision of the Bushfire Management Plan to reflect the latest Structure Plan design.
12.	Modify all reference to the proposal from being an "Outline Development Plan" to a "Structure Plan".
13.	Remove any provisions relating to the statutory power of the Structure Plan that were previously provided through Town Planning Scheme No. 6.
14.	Modify the Structure Plan map to correctly name "Kempster Parkway".

STAFF RECOMMENDATION (4 OF 4)

Moved Cr R Mitchell Seconded Cr B Wiffen

That Council, following assessment of the proposal by the City and determination of the proposal by the Commission, notifies those persons who made a submission on the Southern River Precinct 2 Phase 3 Structure Plan of its assessment/decision.

Procedural Motion

During debate Cr P Yang moved the following procedural motion:

"That Council refer Item 13.2.1 'Draft Structure Plan - Southern River Precinct 2 Phase 3' back to a future meeting of Council."

At the conclusion of debate the Mayor put Cr Yang's procedural motion, which read:

Item 13.2.1 Continued

COUNCIL RESOLUTION

LOST

Moved Cr P Yang Seconded Cr L Storer

That Council refer Item 13.2.1 'Draft Structure Plan - Southern River Precinct 2 Phase 3' back to a future meeting of Council.

LOST 4/8

FOR: Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

AGAINST: Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr T Lynes and Cr R Mitchell.

Notation

As the procedural motion was lost the Mayor put the staff recommendations which read:

STAFF RECOMMENDATION (1 OF 4) AND COUNCIL RESOLUTION
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41 Moved Cr R Mitchell Seconded Cr B Wiffen

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 Southern River Precinct 2 Phase 3 Structure Plan and endorses the responses to those submissions, as contained in Appendix 13.2.1B.

CARRIED 10/2

FOR: Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr T Lynes, Cr R Mitchell, Cr B Wiffen and Cr P Yang.

AGAINST: Cr L Storer and Cr O Searle.

STAFF RECOMMENDATION (2 OF 4) AND COUNCIL RESOLUTION
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42 Moved Cr R Mitchell Seconded Cr B Wiffen

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 2 Phase 3 Structure Plan, as outlined in this report.

CARRIED 10/2

FOR: Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr T Lynes, Cr R Mitchell, Cr B Wiffen and Cr P Yang.

AGAINST: Cr L Storer and Cr O Searle.

Item 13.2.1 Continued

STAFF RECOMMENDATION (3 OF 4) AND COUNCIL RESOLUTION

43 Moved Cr R Mitchell Seconded Cr B Wiffen

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 2 Phase 3 Structure Plan be approved subject to:

No.	Recommended Modification and/or Information Requirement
1.	<p>Modify the Public Open Space allocation of the Structure Plan, as follows:</p> <p>(i) Reduce the Public Open Space provision on Lot 1601 from 3,400m² to 10% of the developable land on the site (ie approximately 1,757m²) and adjusting the adjoining road alignment accordingly.</p> <p>(ii) Increase the Public Open Space provision on Lot 1600 abutting the south-eastern edge of the proposed Public Open Space on the site and west of the proposed Public Open Space on Lot 1, and adjusting the adjoining road alignment accordingly.</p> <p>The resultant modification shall ensure that the Structure Plan satisfies the standard 10% Public Open Space requirement and any other requirements as outlined in Liveable Neighbourhoods.</p>
2.	A landscape masterplan detailing the size, location and proposed use of each area of Public Open Space, to the satisfaction of the City. If Public Open Space is to contain areas for restricted use, the master plan needs to identify those areas and indicate how they are to be integrated into the parkland design.
3.	Modify the Structure Plan to indicatively show the existing dwelling on Lot 1600.
4.	Modify the Structure Plan to remove the two intersections located north-west of the Balfour Street intersection, and modify the road layout to be in a "loop road" configuration.
5.	Modify the Structure Plan to show a roundabout at the Balfour Street and Holmes Street intersection.
6.	Modify the Structure Plan to designate two proposed intersections to Balfour Street, situated near the Kempster Way and Millway Avenue intersections as left-in/left-out access only.
7.	Modify the Structure Plan to provide for a footpath network on all streets within the Structure Plan area.
8.	Modify the Structure Plan to provide for a shared path along the deviated section of Balfour Street.
9.	Endorsement of a Wetland Management Plan by the City, subject to any advice from the Department of Parks and Wildlife.
10.	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.
11.	Revision of the Bushfire Management Plan to reflect the latest Structure Plan design.
12.	Modify all reference to the proposal from being an "Outline Development Plan" to a "Structure Plan".
13.	Remove any provisions relating to the statutory power of the Structure Plan that were previously provided through Town Planning Scheme No. 6.
14.	Modify the Structure Plan map to correctly name "Kempster Parkway".

CARRIED 10/2

FOR: Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr T Lynes, Cr R Mitchell, Cr B Wiffen and Cr P Yang.

AGAINST: Cr L Storer and Cr O Searle.

Item 13.2.1 Continued

STAFF RECOMMENDATION (4 OF 4) AND COUNCIL RESOLUTION

44 Moved Cr R Mitchell Seconded Cr B Wiffen

That Council, following assessment of the proposal by the City and determination of the proposal by the Commission, notifies those persons who made a submission on the Southern River Precinct 2 Phase 3 Structure Plan of its assessment/decision.

CARRIED 10/2

FOR: *Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr T Lynes, Cr R Mitchell, Cr B Wiffen and Cr P Yang.*

AGAINST: *Cr L Storer and Cr O Searle.*