



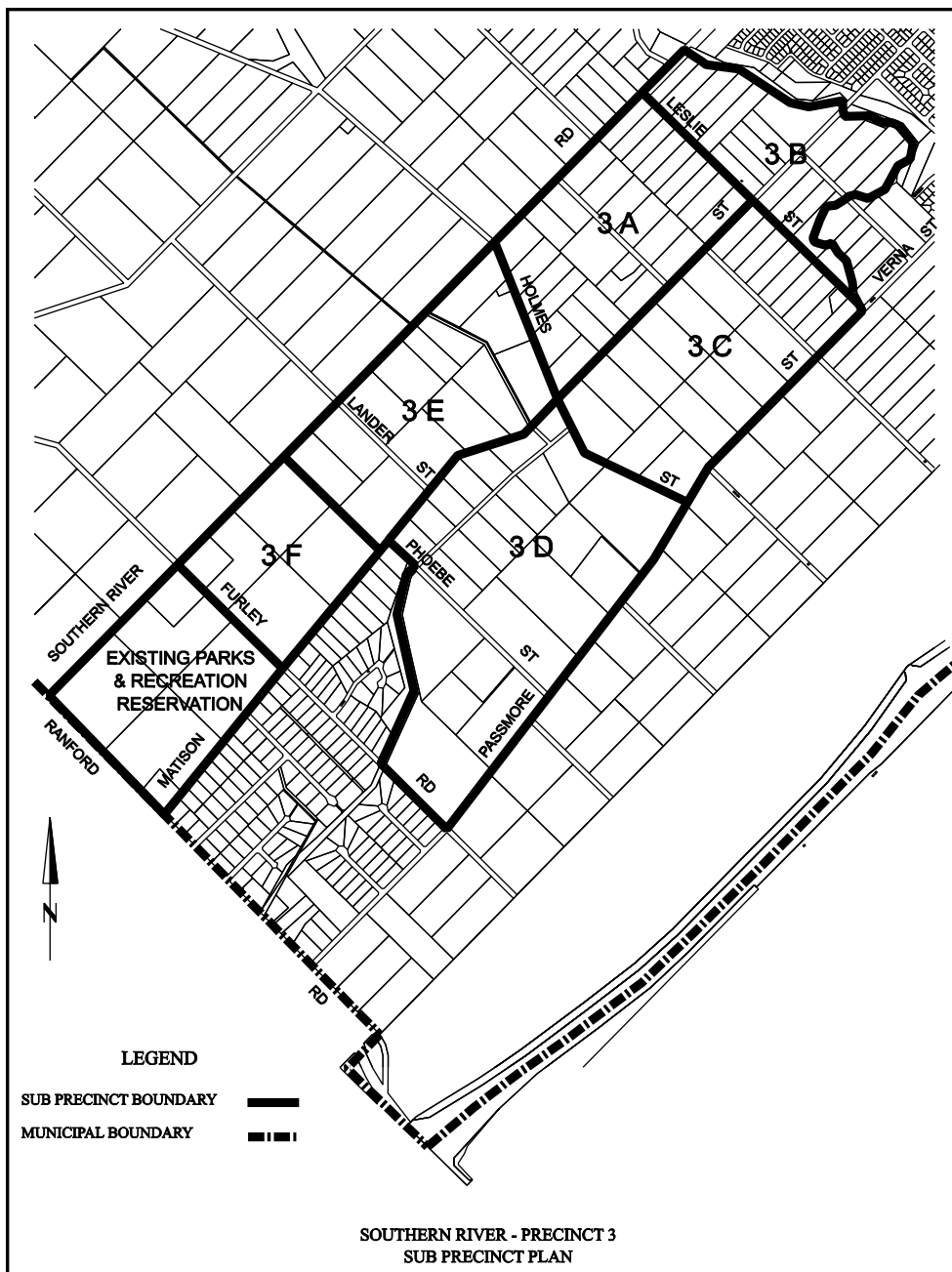
Planning Proposals for Southern River Precinct 3

This information sheet has been prepared to provide landowners with information on two planning proposals being advertised for public comment for Southern River Precinct 3:

- Proposed Southern River Precinct 3 Structure Plan.
- Proposed Southern River Precinct 3A Outline Development Plan (ODP).

Where is Southern River Precinct 3?

The map below identifies the area included within Southern River Precinct 3. You will notice that Precinct 3 is divided into six sub-precincts.



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Planning for Southern River Precinct 3 – a brief history:

A broad, district-scale planning framework was established for Southern River by the Western Australian Planning Commission in 2001 through a District Structure Plan (DSP) prepared to guide future development.

The main land use elements described in the DSP for Precinct 3 include: provision for urban development, open space and conservation sites, some light industrial and mixed business / commercial centres and a primary school.

There are certain matters in Precinct 3 that the DSP did not fully address, particularly in respect to the conservation of areas with environmental significance. There have also been studies completed and decisions made since the DSP was prepared, such as in regard to water management and educational requirements, that have implications for the planning of Precinct 3.

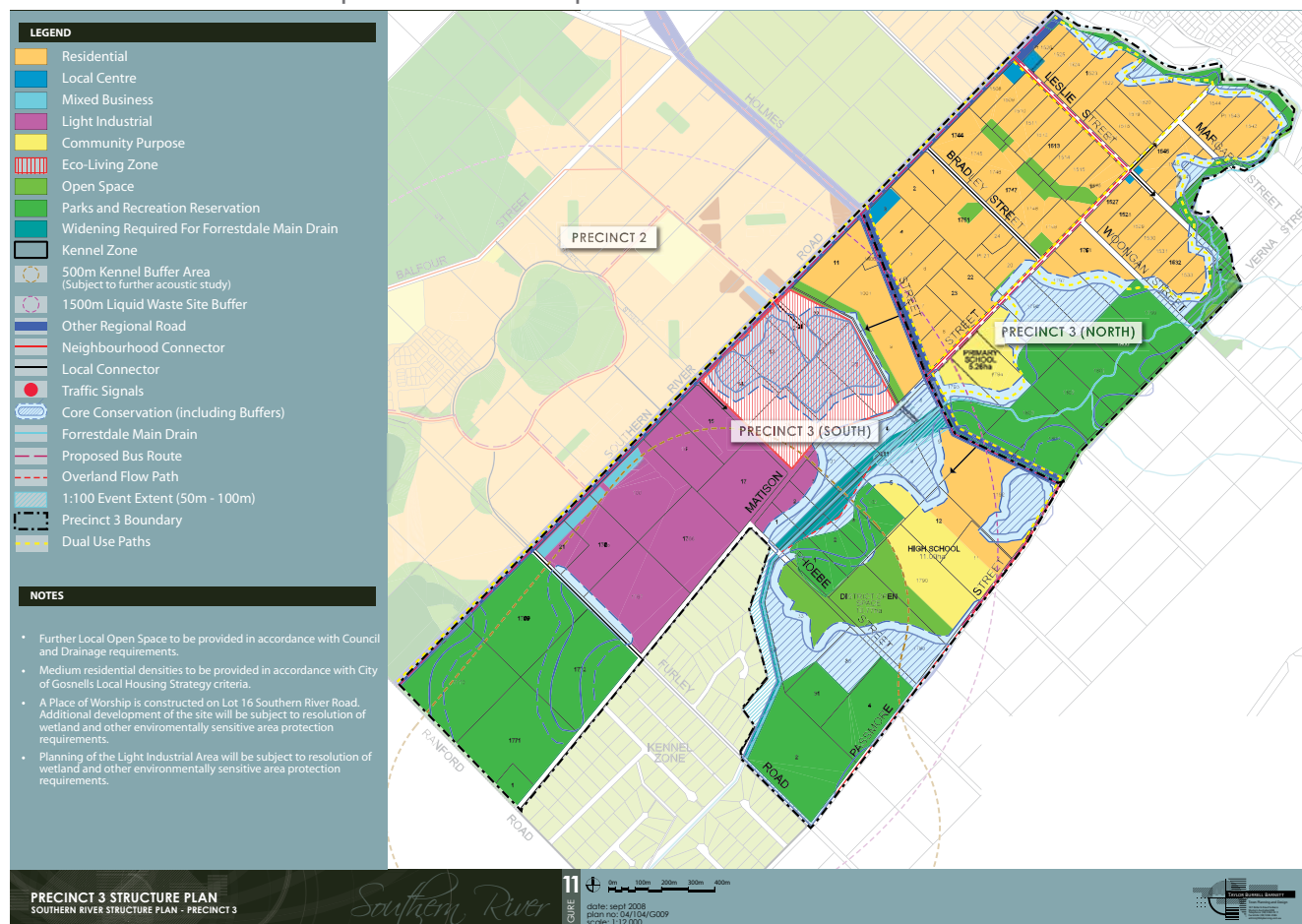
To ensure there is a coordinated planning approach that updates and further refines the broad urban structure outlined on the DSP, the City of Gosnells has adopted a policy for Precinct 3 that sets out the range of planning tasks necessary to facilitate development, including amendments being made to the Metropolitan Region Scheme (MRS) and the City of Gosnells Town Planning Scheme No.6 (TPS 6).

The preparation of a Structure Plan (for the whole of Precinct 3) and ODPs (for each of the six Precinct 3 sub-precincts) are also among the policy's requirements.

What is the purpose of the proposed Precinct 3 Structure Plan?

The proposed Structure Plan is intended to refine and update the DSP, in order to guide the more detailed land use planning required for Precinct 3.

A key focus of the proposed Structure Plan is to identify land required for a variety of public purposes in addition to areas with potential for development.





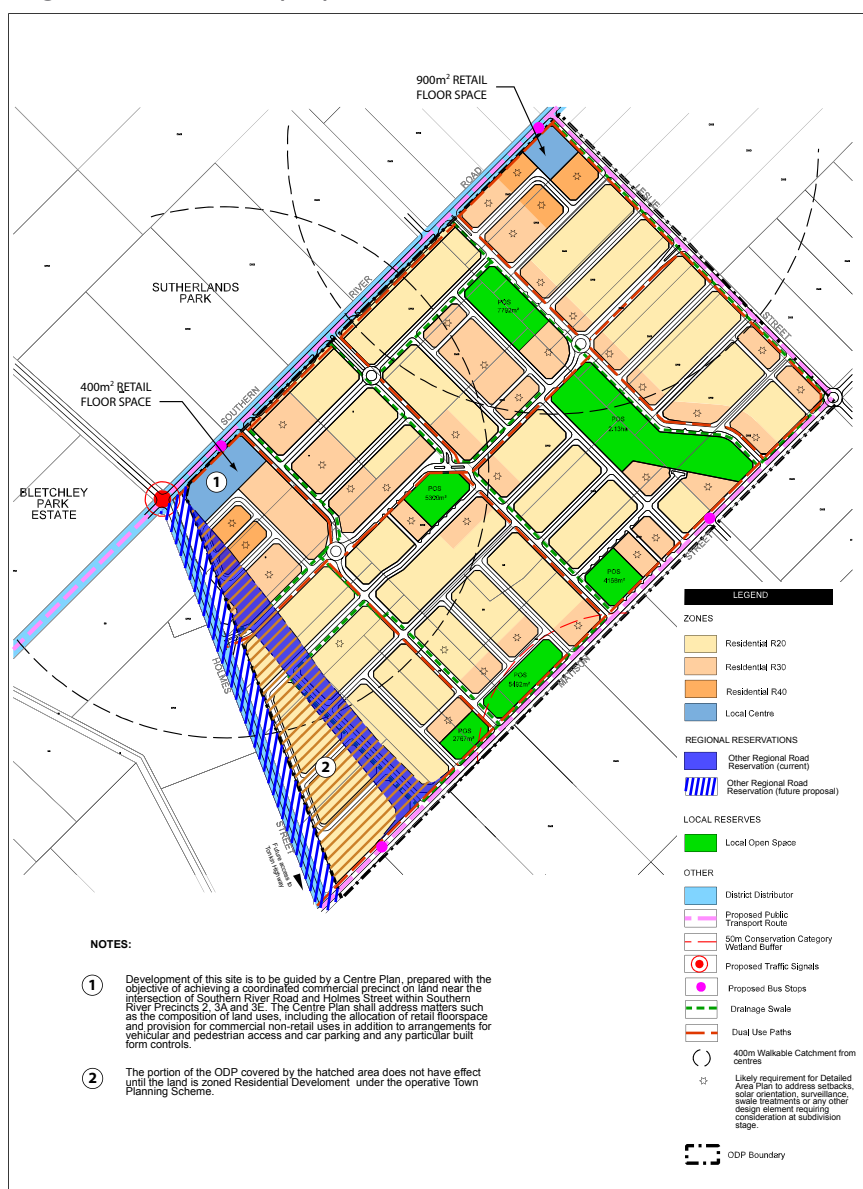
What is the purpose of the proposed Precinct 3A ODP?

An ODP is a more detailed form of Structure Plan, prepared to guide the subdivision and development of a specific area.

ODPs are commonly used to plan new urban areas and can be particularly useful to coordinate development where land is held by multiple owners. ODPs are prepared, assessed and considered in accordance with the provisions of Part 7 of TPS 6.

The proposed Precinct 3A ODP relates only to Precinct 3A as shown on the map on the front of this information sheet. The ODP elaborates on the level of detail shown on the Structure Plan by:

- Reflecting land required for local public open space and drainage
- Indicating proposed land use classifications (Residential, Local Centre)
- Indicating proposed residential densities (such as R20, R30 and R40)
- Indicating the general location of proposed roads.



Date: 8 Sept 2008 / Project 04/104

SOUTHERN RIVER PRECINCT 3A OUTLINE DEVELOPMENT PLAN

SOUTHERN RIVER PRECINCT 3A ODP

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For more general information on ODPs, please refer to the City's Public Information Sheet – Outline Development Plans which can be downloaded from the Southern River Precinct 3 website (www.southernriver3.com.au).



Who prepared the proposed Southern River Precinct 3 Structure Plan and the Precinct 3A ODP?

The proposed Southern River Precinct 3 Structure Plan has been prepared by urban planning and design consultants Taylor Burrell Barnett, on behalf of Viento Property Pty Ltd.

Taylor Burrell Barnett, also on behalf of Viento, has prepared the proposed Precinct 3A ODP.

Viento has an interest in approximately half of the properties in Precinct 3A.

My property is shown on the proposed Structure Plan for Parks and Recreation. What does this mean?

It means that the land is required to be set aside for regional conservation purposes, primarily due to the significance of the bushland on the property identified through the State Government's Bush Forever initiative.

Land shown for Parks and Recreation reflects the extent of the five Bush Forever sites located within Precinct 3. Three of the sites are either already reserved or are proposed to be reserved for Parks and Recreation by the MRS. The other two sites are not presently reserved for Parks and Recreation. Acquisition of this land is a State Government responsibility.

My property is shown on the proposed Structure Plan for Core Conservation. What does this mean?

It means that the land is required to be set aside for wetland conservation purposes. The Structure Plan proposes the conservation of areas shown as Core Conservation. In most cases it is envisaged that the land will ultimately be acquired and set aside as a conservation reserve. In the proposed Eco-Living zone, it is proposed that the Core Conservation area remain in private ownership with appropriate measures put in place to protect significant wetland vegetation.

Land is shown for Core Conservation due to it being identified by State Government wetland mapping as having wetland attributes and as a result of the recommendations made in an environmental review undertaken in 2006 by environmental consultants, ENV Australia, on behalf of the City. The environmental review comprised vegetation and flora surveys of remnant vegetation and wetland-associated vegetation, and fauna surveys.

Arrangements for acquiring land required for Core Conservation, including how landowners may be compensated will be a key matter to be addressed through further planning in Precinct 3. Landowners are welcome to express their views on this matter.



I don't agree that the land shown for Core Conservation is worthy of being set aside for conservation. How do I challenge this?

This is a matter which landowners may wish to make comment on through the consultation process associated with the proposed Structure Plan.

The proposed Structure Plan report suggests that wetland management classifications, buffer requirements and the need for ongoing wetland management will need to be investigated as part of the subsequent, more detailed planning required within each sub-precinct.

Landowners are entitled to propose a re-evaluation and reclassification of a wetland's management category, in accordance with the Department of Environment and Conservation's (DEC) protocols. The process involved requires the wetland to be assessed by a qualified environmental consultant and reclassification mapping to be completed in accordance with DEC requirements, and for the DEC to consider the reclassification request.

While landowners may propose a wetland reclassification at any time, such a proposal would be most logically submitted in support of a proposed ODP.

My land is shown for a school. When will my land be required and how will I be compensated?

It means that the land is required for a future school site. The timing and acquisition of this land will be a matter for the Department of Education and Training to address.

My property is shown on the proposed Structure Plan for Open Space. What does this mean?

It means that the land is required to be aside for local recreation and in some cases drainage purposes.

Open Space is required to cater for the local active and passive recreational needs of the expanding urban community. Open Space is proposed to also form part of an integrated approach to management of stormwater drainage.

It is State Government policy that a certain amount of land in residential developments, generally 10 percent, must be set aside for local open space and that drainage requirements are appropriately addressed to meet a range of environmental and public amenity objectives.

Open Space areas are not evenly distributed across all landholdings within Precinct 3, in that some landowners have a substantial portion of their property identified for Open Space while other landowners have no part of their property identified.

The need to put in place an arrangement for the equitable provision of land for Open Space is recognised as a key matter to be addressed through subsequent stages of planning in Precinct 3.



Who will pay for the land required for public purposes and the infrastructure needed to facilitate development of Precinct 3?

The proposed Structure Plan indicates large tracts of land required for a variety of public purposes, including conservation, drainage, education and recreation. Significant items of infrastructure required include major drainage, road and conservation area works.

The funding of the costs of land acquisition and infrastructure provision is a critical and complex aspect of the planning for Precinct 3.

It is likely that certain components of the cost of land and infrastructure works required in Precinct 3 will need to be funded by developer contributions, possibly through an arrangement administered by the City of Gosnells. It is also envisaged that certain costs will be met directly by developing landowners.

A development contribution arrangement will need to address the following matters:

- The identification of what land acquisition and infrastructure costs are to be commonly funded
- The determination of the estimated cost of land acquisition and infrastructure works
- How the costs will be funded, including the apportionment to developers within Precinct 3
- The process, method and timeframes for compensating landowners required to cede land for public purposes.

A scheme amendment will be required to formally establish a contribution arrangement. A Development Contribution Plan will be a key component of the arrangement and will need to address the above matters. It is anticipated that a scheme amendment can be initiated once the proposed Structure Plan has substantially progressed to a point where there is some certainty in terms of land and infrastructure requirements.

The City recognises that the identification of land for public purposes has implications for landowners. It is likely to be sometime before all matters associated with the identification and acquisition of land for public purposes is resolved. In the meantime, land may continue to be used for whatever purpose is currently lawfully permitted.

Landowners will have the opportunity to provide input into the establishment of the contribution arrangement through the scheme amendment process. In the meantime, advertising of the proposed Structure Plan provides an opportunity for landowners to express their views about how a contribution arrangement should be established and operated.

How much will the development contributions be?

This has not yet been determined and will not be until a Development Contribution Plan is prepared and adopted by Council.

Do I have to develop?

No. If the proposed Precinct 3 Structure Plan (and the Precinct 3A ODP or any ODP prepared in future for other sub-precincts) is approved, there is no obligation on a landowner to develop.

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The Structure Plan indicates my land has development potential. How long will it be before I can develop?

There are many planning tasks that must be completed before development can occur, as follows:

- The Southern River Precinct 3 Structure Plan would need to be approved by the City of Gosnells and the Western Australian Planning Commission.
- Much of Precinct 3 would need to be rezoned for Urban purposes under the MRS and similarly under TPS 6.
- An ODP for the sub-precinct would need to be approved.
- A development contribution arrangement would need to be established, through an amendment made to TPS 6, to fund the provision of infrastructure and acquisition of land for public purposes to facilitate development.
- In certain areas Detailed Area Plans will need to be prepared and approved to guide subdivision and development.
- Subdivision and/or Development Applications will need to be submitted and approved.

Due to the complexities involved in these planning tasks and the fact that they are all subject to landowner intentions and government assessment processes, it is not possible to provide a definitive timeframe of when development will be permitted.

I need more information – how do I get it?

A project website has been established and contains background to the planning for Precinct 3, the proposals (including the supporting reports) and other details. The website address is www.southernriver3.com.au

The proposals are also on public display at the City's Administration building at 2120 Albany Highway, Gosnells and the City's libraries at Gosnells, Thornlie and Kenwick.

A project phone line is also operational, where further information can be obtained on 1800 012 498.

Appointments can also be made to meet with City staff to discuss the proposals.

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How do I have my say?

The proposed Southern River Precinct 3 Structure Plan and the proposed Precinct 3A ODP are being advertised for public comment. Landowners, government and servicing authorities and other interested persons are invited to make comment on the proposals by Friday 14 November 2008.

All landowners within and immediately abutting Precinct 3 have been sent invitations to comment on the proposals in addition to this information sheet and submission forms.

The submission forms provide space to provide written comments. Additional sheets can be attached if required.

Submissions can be:

- mailed to the City of Gosnells PO Box 662, Gosnells, WA, 6990
- hand delivered to the City's Administration building
- made on-line at www.southernriver3.com.au

What is the next step in the process?

After the advertising period has closed on Friday 14 November 2008, City staff will collate and review the submissions received. Reports on both proposals will then be presented to Council where all submissions will be considered. All landowners within Precinct 3 and any other persons who lodge a submission, will be advised of the time and date of the Council meeting and be invited to attend.

Thank you for taking the time to read this information sheet – we hope that it was helpful.

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