PART ONE – IMPLEMENTATION

1.0 Structure Plan Area

This Local Structure Plan shall apply to Lots 13, 14, 21 and 22 Southern River Road and Lots 18, 19 and 20 Matison Street, being the land contained within the inner edge of the line denoting the Local Structure Plan boundary, on the Local Structure Plan **(Figure 1).**

2.0 Operation

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

3.0 Objectives

The objectives of this Local Structure Plan are to:

i) Provide a range of lot sizes to facilitate the creation of a mix of housing typologies and affordable housing options to cater to a variety of household types.
ii) Provide a vibrant and attractive Local Activity Centre (Village Hub), meeting the daily and weekly shopping needs of local residents.
iii) Retain the general landform and natural features of the site, as far as practicable, through the designation of appropriate land uses, the design of the road network and consideration of future built form.
iv) Encourage the use of alternative modes of transport by creating safe and efficient connections to public transport, pedestrian and cyclist networks throughout the Local Structure Plan area.
v) Embrace the landscape amenity afforded by the established vegetation and wetland setting.
vi) Maximise opportunities for passive surveillance of public open space, pedestrian and cyclist routes to enhance the amenity and safety of the public realm.
vii) Deliver a highly connected road network featuring shared use paths that also align with movement networks through public open space areas.
viii) Incorporate best practice principles of sustainability in the design process, including passive solar lot orientation and stormwater retention and reuse.

4.0 Local Structure Plan Map

The Local Structure Plan Map (**Figure 1**) depicts the planned pattern of development, zones and reserves for the Local Structure Plan area.

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LEGEND

- Residential R25 - R40
- Residential R40-R60
- Conservation POS
- Traditional POS
- Urban Water Management POS Swale Drainage
- POS - Swale Drainage
- Subject to Further Planning
  * Restricted Uses - Refer to Part 1 Implementation
- Local Centre
  * Restricted Uses - Refer to Part 1 Implementation
- 1000m Kennel Notification Area
- Road Reserve

Structure Plan Extent

500m Buffer to the outer boundary of all kennels zone properties

ROAD A = Access Street B
ROAD B = Access Street C

The residential densities provide a range between the lower and higher R-Code that can be considered for each residential site. The specific residential density is subject to the preparation and approval of a Residential Code Plan. The R-Code Plan, once approved, is to form part of the Structure Plan

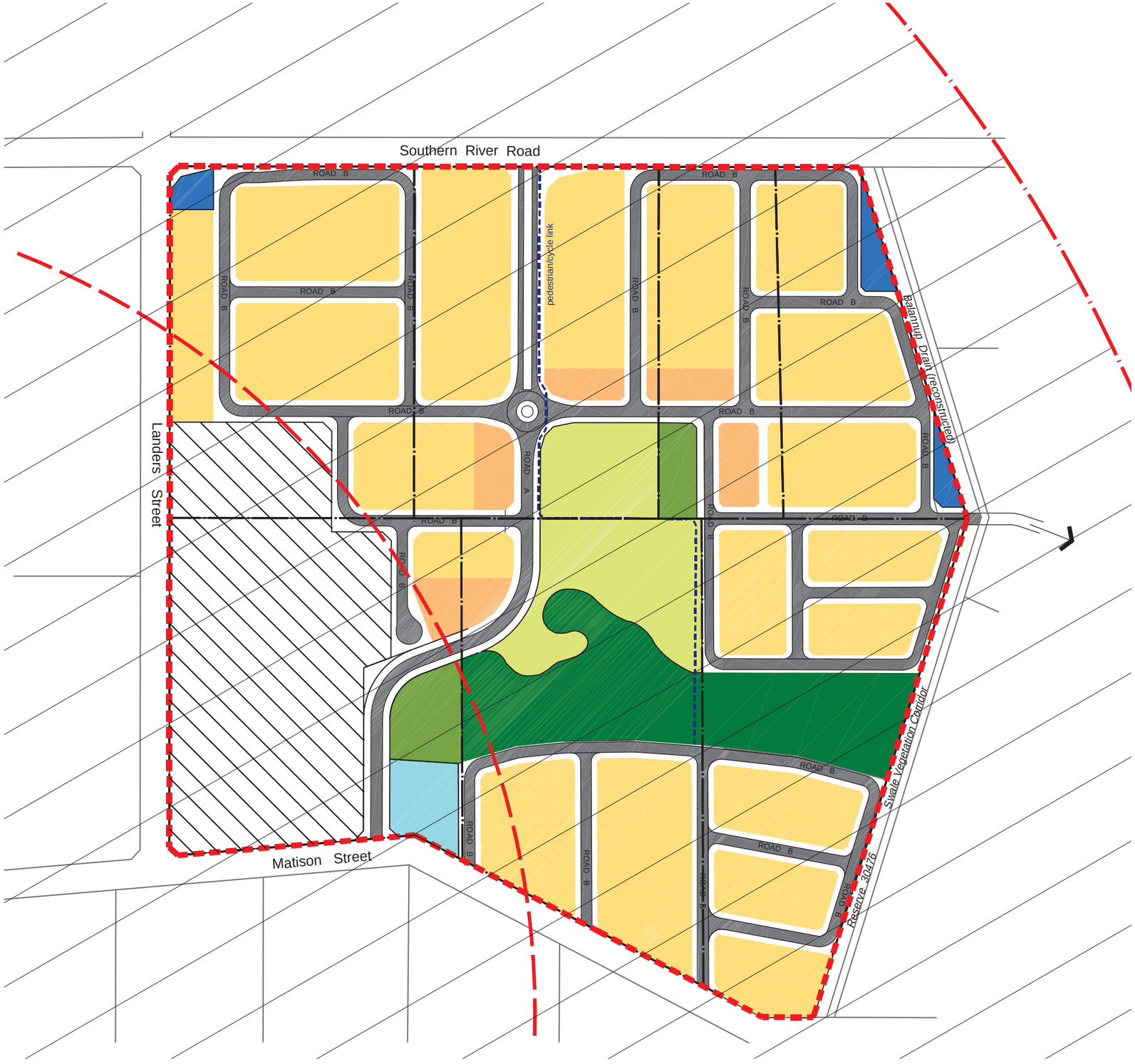


Figure 1

STRUCTURE PLAN

(indicative plan subject to change and detailed design)

Lots 13, 14, 18, 19, 20, 21 and 22 Southern River Road and Matison Street

M G A
Town Planners
Scale 1:3000 at A3

November 2016 2676/Design25 ODP Nov 2016.dwg

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5.0 Subdivision and Development Requirements

The Local Structure Plan Map delineates and depicts the zones and residential density code ranges applicable to the Local Structure Plan.

5.1 Local Development Plans

5.1.1 The WAPC may approve an application for subdivision subject to a condition requiring the applicant to submit and gain local government approval to a Local Development Plan prior to final subdivision approval, where a Local Development Plan has not previously been prepared and approved.

5.1.2 The provisions, standards and requirements of the Residential Zone are in accordance with those applicable to the same zone in the Scheme, except where varied by a Local Development Plan. Local Development Plans may be required by the WAPC or Council for:

i) Rear loaded or Laneway lots;
ii) Lots with dual frontages;
iii) Lots abutting public open space;
iv) The Local Activity Centre (if required by the Council or the WAPC).

5.2 Residential Zone

5.2.1 a) For land zoned Residential on the Local Structure Plan, subdivision and development shall generally be in accordance with the Local Structure Plan.

b) Use class permissibility shall be in accordance with Table 1 of the Scheme as applicable to the 'Residential' zone.

5.2.2 a) Applicable Dwelling Target

i) To provide a minimum density of 26 dwellings per residential site hectare.

b) Subdivision and Local Development Plans shall achieve the following:

i) To provide a range of lot sizes and types to meet the needs of different household types.
ii) To encourage higher densities to support activity centres and public transport, and encourage reduced private vehicle trips.
iii) Streetscape design and accessibility to be implemented that facilitates the use and enjoyment of the street and public spaces by pedestrians and cyclists.
iv) Development shall be designed and sited to promote the use, enjoyment and surveillance of public open spaces.

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v) To ensure development and the orientation of streets facilitates passive solar access for lots.
vi) To promote formal and informal active recreation areas adjacent to wetland and conservation areas able to support recreational activity.
vii) Facilities are to be provided in open space areas to support passive recreation activities, including walking and cycling paths.
viii) Landscaping is to incorporate the use of water collection and re-use where possible.
ix) Satisfactory arrangements being made to upgrade existing roads and road reserves that abut the LSP area to an urban standard, including drainage, pathways, lighting and intersection treatments.
x) Satisfactory arrangements facilitating the timely construction of the crossing over Balannup Lake branch drain, coinciding with an approval for subdivision being issued in respect of Parent Lot 20 and/or Lot 22.
xi) A suitable uniform screen wall or fencing will need to be constructed and landscaping installed where lots are proposed to back onto Lander Street. The uniform screen wall is required to enhance streetscape and residential amenity outcomes, and address the requirement for noise amelioration from the nearby industrial / commercial precinct, Southern River Road and the Southern River kennel zone.
xii) Matters of detailed design (i.e. provision of rear lanes, public open space, road alignments and intersection design) may be considered and refined at the subdivision stage.

5.2.3 Residential Code Plan

a) The Local Structure Plan (**Figure 1**) defines residential density ranges associated with specific areas within the Local Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Code Plan approved by the WAPC.

b) A Residential Code Plan shall be submitted at the time of subdivision to the WAPC showing an R-Coding applicable to each lot, being consistent with the Local Structure Plan (**Figure 1**) and the locational criteria contained in Clause 5.2.4.

c) Approval of the Residential Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Code Plan shall then form part of the Local Structure Plan and be used for the determination of future subdivision applications.

d) Variations to the Residential Code Plan will require approval from the WAPC, in conjunction with an approved plan of subdivision issued by the WAPC.

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e) A revised Residential Code Plan may replace, wholly or partially, the previously approved Residential Code Plan, and shall then form part of the Local Structure Plan.

f) Residential Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following: -

i) the amalgamation of lots;
ii) consolidation of land for "superlot" purposes for future development;
iii) the provision of access, services or infrastructure; or
iv) land which by virtue of its zoning or reservation under the Local Structure Plan cannot be developed for residential purposes.

5.2.4 Locational Criteria

The allocation of residential densities on the R-Code Plan shall be in accordance with the following criteria:

a) Residential R25 – R40

i) A base density code of R25 shall be provided for all other residential lots within the LSP.
ii) Medium densities of up to R40 shall be provided in areas of high amenity including within 800m of activity centres, around public open space and adjacent to neighbourhood connector routes.

b) Residential R40 – R60

i) Given the limited size of the R40-R60 range and the strategic designations of that density range, there is no need for any specific criteria.

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5.3 Local Centre Zone

5.3.1 (a)

Restricted Uses

Use class permissibility shall be in accordance with Table 1 of the Scheme as applicable to the 'Local Centre' zone, excluding the following uses:

- *Aged or dependent persons dwelling*
- *Ancillary accommodation*
- *Bed and Breakfast*
- *Child Care Premises*
- *Educational Establishment*
- *Family Day Care Centre*
- *Grouped Dwelling*
- *Home Business*
- *Home Occupation*
- *Home Office*
- *Home Store*
- *Hotel*
- *Multiple Dwelling*
- *Place of Worship*
- *Single House*

(b) If required by the Council or WAPC a Local Development Plan shall be prepared in respect of the Local Centre achieving the following standards, along with the requirements of Statement of Planning Policy 4.2; and the standards under Clause 7.6.3 of the Scheme guiding the preparation of Local Development Plans.

i) Design and development that promotes walking and cycling, to encourage minimisation of private vehicle trips.
ii) To provide for development addressing both Matison Street and the internal north - south road; that provides a focal point for the local community.
iii) Development to facilitate the establishment of uses meeting the daily and weekly shopping needs of local residents.
iv) A covered and continuous pedestrian walkway is to be provided to the façade of buildings with the awning designed at a pedestrian scale providing shade and shelter.

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v) On site car parking not to be located between the front building setback line and the street reserve. Parking shall be located to the north and east of buildings.
vi) Car parking shall be provided on site at a rate consistent with the Scheme; or the rate specified under Statement of Planning Policy SPP 4.2 – Activity Centres for Perth and Peel for shop/retail uses, at the discretion of the Council.
vii) Building facades shall be presented in an attractive manner from vantage points within and beyond site boundaries.
viii) Ground floor shop front elevations to be glazed, or incorporate similar visually permeable material, for a minimum 50% of the facade extent.
ix) The maximum amount of PLUC 5 shop/retail floor space shall be limited to 1,200m² NLA. Should a Local Development Plan or development application propose a greater amount of PLUC 5 shop/retail floor space exceeding this limit, a Retail Sustainability Assessment shall be lodged to support the variation and be approved by the Council.

5.4 Subject to Further Planning

5.4.1 (a)

The land shown as 'subject to further planning' is excluded from the approved Structure Plan. A Structure Plan amendment is to be finalised to incorporate the area shown as 'Subject to Further Planning' under Clause 29 of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 Deemed provisions, prior to subdivision or development. The Structure Plan amendment is to address as a minimum:

(i) The allocation of zoning and land use planning controls to restrict noise sensitive development within the designated 500 metre kennel zone buffer;
(ii) Where modification to the kennel buffer alignment is proposed to allow noise sensitive development within 500 metres of the kennel zone a noise assessment as endorsed by the Department of Environment Regulation and City of Gosnells is to be submitted which demonstrates that noise can be maintained within the assigned levels of the *Environment Protection (Noise) Regulations 1997*;
(iii) The coordination of roads and access to be supported by a transport impact assessment if deemed necessary;
(iv) Dependent upon the nature of zoning / land uses, the need to contribute towards open space;
(v) An appropriate transition between the proposed development and adjoining residential sites;
(vi) Other relevant matters deemed necessary by the local government and WAPC.

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5.4.1 (b)

With respect to Clause 5.4.1 (a), a decision maker for an application for development approval or subdivision approval in the area 'Subject to Further Planning' may approve the application if the decision-maker is satisfied that:

(i) the proposed development or subdivision does not conflict with the principles of orderly and proper planning; and
(ii) the proposed development or subdivision would not prejudice the overall development potential of the area.

5.4.1 (c)

Restricted Uses

Should an application be lodged within the area defined as 'Subject to Further Planning' in the absence of a Structure Plan, the use class permissibility shall be in accordance with Table 1 of the Scheme for the established Residential Development Zone, excluding the following uses:

- *Aged or dependent persons dwelling*
- *Ancillary accommodation*
- *Bed and Breakfast*
- *Child Care Premises*
- *Educational Establishment*
- *Family Day Care Centre*
- *Grouped Dwelling*
- *Home Business*
- *Home Occupation*
- *Home Office*
- *Home Store*
- *Hospital*
- *Hotel*
- *Multiple Dwelling*
- *Place of Worship*
- *Residential Building*
- *Single House*

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5.5 Public Open Space

TABLE 2a – Public Open Space Schedule		
Total Site Area		25.77ha
Less Deductions		
• Local Centre	0.26ha	
• Drainage	0.248ha	
• Subject to Further Planning	3.89ha	
• Restricted POS not included in 2% contribution	3.112ha	
Gross Subdivisible Area		18.26ha
Public open space @ 10%		1.826ha
POS May Comprise:		
80% Unrestricted Use (Minimum)	1.461ha	
20% Restricted Use (Maximum)	0.365ha	
Total		1.826ha
POS Provided:		
Unrestricted Use 2 Local Parks		0.469ha
Restricted Use 3.4765ha Total - Maximum POS credit for unrestricted use (20% POS requirement) - Restricted POS not included in POS contribution	 3.112ha	0.365ha
Total Creditable POS		0.834ha
% Gross Subdivisible Area		4.57%

The POS contribution arrangements for Precinct 3 are to be addressed through the Development Contribution Scheme to be established through Amendment 110 to TPS6, once gazetted. The following table shows the distribution of restricted and unrestricted areas for each Lot within the LSP area:

TABLE 2b - Southern River P3E POS Provided (Per Parent Lot)			
Lot	Restricted - Ha	Unrestricted- Ha	Total
13	0.5118	0	0.5118
14	0	0	0
18	0	0.2906	0.2906
19	2.1338	0	2.1338
20	0.8309	0	0.8309
21	0	0.1786	0.1786
22	0	0	0
Total	3.4765 (13.49%)	0.4692 (1.82%)	3.9457 (15.31%)

The local park on Lot 18, being 0.2906ha in area and located immediately north of the local centre, is owned by Carmelo Radici and Rosina Radici. The remainder of all land and identified POS within the LSP area is owned by LWP Property.

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6.0 Subsequent Plans and Strategies

Prior to the commencement of subdivision and development, the City will require the preparation and approval of the following:

6.1 Urban Water Management Plan

The requirement for an Urban Water Management Plan is to be imposed as a condition of subdivision approval and prepared generally in accordance with the adopted Local Water Management Strategy.

6.2 Landscape Management Plan

A Landscape Management Plan is to be prepared as a requirement of a condition of subdivision or development approval to the satisfaction of the Director of Planning, addressing management of public open space and landscaping associated with the Local Centre.

6.3 Wetland and Conservation Management Plan

A Wetland and Conservation Management Plan (or similar) is to be prepared prior to the submission of any application for subdivision, or development of land that may impact on the environmental values or drainage functionality of the proposed Public Open Space area. The plan is to be prepared in accordance with relevant City, Department of Water and Department of Parks and Wildlife Guidelines.

6.4 Flora Survey

A targeted flora survey for Declared Rare Flora listed under the Wildlife Conservation Act 1950 and known to occur in similar habitat in the local area shall be undertaken. The flora survey is to be submitted to the Department of Parks and Wildlife in conjunction with, or prior to, any application for subdivision or development.

6.5 Fauna Survey

A fauna survey shall be undertaken to determine whether there is a need for a fauna relocation management plan.

6.6 Transport Noise Assessment

If required in accordance with *State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning,* a Transport Noise Assessment is to be submitted in conjunction with any application for subdivision or development, to address noise impacts arising from Southern River Road.

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6.7 Bushfire Management Plan

Subdivision applications shall be submitted with a current Bushfire Management Plan, updated with an appropriate level of detail to demonstrate compliance with State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* and the Guidelines for Planning in Bushfire Prone Areas.

7.0 Other Requirements

The following notification requirements to be applied as conditions of subdivision approval.

(i) A Notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the Certificate(s) of Title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.

The Notification is to state as follows:

'This land is within a bushfire prone area, as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.'

(ii) A Notification, pursuant to Section 70A of the Land Transfers Act 1893 is to be placed on the Certificate(s) of Title of the proposed lot(s).

The Notification is to state as follows:

'This lot is located within a 1.5km groundwater protection buffer associated with a former contaminated site located on Pt Lot 1768 Southern River Road, where the installation and use of private bores is prohibited.'

(iii) A Notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the Certificates of Title of the proposed lot(s) within 1000 metres of the Southern River kennel zone advising of the existence of a hazard or other factor.

The Notification is to state as follows:

'This lot is located within 1000 metres of a property with a current Kennel Licence and as such may be subject to noise impact from that operation.'

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