LOCAL STRUCTURE PLAN

Southern River Precinct 3E

LOTS 13, 14, 18, 19, 20, 21 AND 22 SOUTHERN RIVER ROAD AND MATISON STREET,

SOUTHERN RIVER

Prepared for

April 2017

Prepared by:

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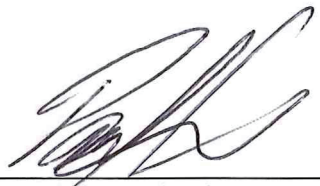
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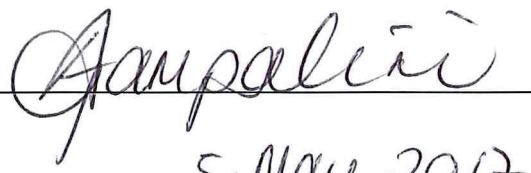
This structure plan is prepared under the provisions of the City of Gosnells Town Planning Scheme No.6

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 4 May 2017

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of *the Planning and Development Act 2005* for that purpose, in the presence of:



Witness

5 May 2017

Date

Date of Expiry: 4 May 2027

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Table of Amendments

Amendment number	Summary of the amendment	Amendment type	Date approved by the WAPC

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Table of Density Plans

Density Plan Number	Area of density plan application	Date endorsed by the WAPC

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Executive Summary

MGA Town Planners (MGA) was commissioned by the Department of Housing and Maddestra Group to progress a Local Structure Plan (LSP) over the Southern River Precinct 3E area. Final modifications have been made on behalf of LWP Southern River Pty. Ltd.

Southern River is situated at the edge of the urban development front within the south east corridor and is characterised by new greenfields urban development and small rural landholdings. The LSP area is made up of seven properties with a combined land area of 25.7ha, comprising the entirety of Precinct 3E. The LSP area is surrounded by existing medium density urban development to the west (Blechley Park) and south west (Southern River) and other small rural landholdings to the north, east and south.

The intended outcome of the LSP is to facilitate the establishment of a range of housing types and appropriate residential density meeting the emerging needs of the Perth Metropolitan Region with respect to lifestyle and changing demography. Also, the LSP facilitates the appropriate management of natural elements and features, including significant tracts of native vegetation and the re – use of storm – water within a quality urban landscaping framework.

The LSP will guide the future development of Precinct 3E in harmony with surrounding urban development, drawing on contemporary urban design and urban water management principles.

The original LSP plan and report dated February 2010 was prepared by Urbanplan. The LSP was approved by the City of Gosnells at its ordinary meeting on 9 August 2011 subject to modifications.

Subsequent to the City approving the LSP, matters raised by the Department of Planning (DoP) and Department of Environment Regulation (DER) during their assessment, resulted in various additional studies being required in order to progress the LSP.

Additional studies undertaken / altered since August 2011 include the following:

- Modified LSP report, statutory component, modified plans – MGA Town Planners.
- Environmental Noise Assessment – Lloyd George.
- Traffic Impact Assessment – Cardno Eppell Olsen.
- Retail Needs Assessment / Local Activity Centres Strategy 2012 - City of Gosnells.
- Local Water Management Strategy – Bioscience.
- Landscaping Strategy Plan – Epcad.
- Landscape Masterplan - RPS

Those involved in the preparation of the original LSP included:

- Urbanplan - Planning and Design.
- Bioscience Pty Ltd (Environmental / Wetland investigations and Local Water Management Strategy).
- RPS Environment (Investigations informing Precinct 3 LSP).

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Noise impacts associated with the existing kennel uses to the west of the subject land were investigated and reported on to the DER. This resulted in the need to provide an alternative land use outcome for land in the south western corner of the LSP area included in the 500m noise buffer, given that residential development was identified as being unsuitable in this location.

Accordingly, the revised LSP shows an area being identified as 'Subject to Further Planning', to be addressed through a subsequent amendment to the LSP, or development application progressed by the landowner. Other immediate alternative land uses now incorporated in the affected area include a local activity centre.

The local activity centre will provide opportunity for the establishment of a local shopping centre including a small supermarket and supporting convenience retailing. Traffic studies were undertaken by Cardno Eppell Olsen in order to investigate various alternative road designs, road alignments and future traffic volumes.

The revised LSP now provides a framework enabling highest and best use of the subject land, while having the capacity to respond to altering perceptions of market demand through the indicative R - Code ranges identified on the LSP.

Table 1 below summarises key data and planning outcomes sought within the LSP.

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Table 1 – Local Structure Plan Summary

Item	Data	Section number referenced within the Local Structure Plan Explanatory Report
Total area covered by the structure plan	25.784 hectares	Part Two - Section 3.0
Area of each land use proposed: - Residential - Local Centre - Subject to Further Planning - Drainage Estimated Area of Public Open Space (Multiple Use Wetland / High Value Bushland) Estimated unrestricted area (local parks)	 10.6955 hectares 0.2623 hectares 3.8882 hectares 0.2480 hectares 3.4765 hectares 2 local parks - 0.4692 hectares	Sections 7.0, 8.0, 9.0
Estimated residential lot yield	360 lots	Section 7.0
Estimated number of dwellings	360 dwellings (including grouped dwelling sites)	Section 7.0
Residential Site Hectare Density (Directions 2031 target 26 dwellings / site hectare)	33+ dwellings / residential site hectare	Section 7.0
Estimated population	936 + persons (@ 2.6 persons per dwelling)	Section 7.0
Shop/Retail floor space	Maximum 1,200m² NLA PLUC 5 shop/retail floor space.	Section 14.0

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Appendix 3 – Bioscience Wetland Management Plan

Appendix 4 – RPS Landscape Masterplan and Epcad Landscape Strategy

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Prepared By	Version	Date
Jeff Malcolm	Final	April 2017

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