ROWE GROUP DESIGN

CHAMBERLAIN STREET OUTLINE DEVELOPMENT PLAN AMENDMENT REQUEST

LOT 1297 SOUTHER RIVER ROAD, GOSNELLS

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RECORD OF ENDORSEMENT

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 AMENDMENT WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

.....26 November 2018.....Date

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:

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
SPN/0848M-1	*Increase the applicable Residential Density Code within Lot 1297 Southern River Road from R20 to R30.*	Minor	26/11/2018

TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

CONTENTS

DOCUMENT CONTROL I

RECORD OF ENDORSEMENT 3

TABLE OF AMENDMENTS 4

TABLE OF DENSITY PLANS 4

CONTENTS 5

FIGURES 7

ATTACHMENTS 7

TABLES 7

TECHNICAL APPENDICES 8

1. INTRODUCTION 9

1.1 INTRODUCTION AND PURPOSE 9

2. DESCRIPTION OF SITE 10

2.1 LOCATION 10

2.2 CADASTRAL INFORMATION 10

2.3 EXISTING IMPROVEMENTS 10

2.4 ENVIRONMENTAL 11

2.4.1 TOPOGRAPHY 11

2.4.2 ENVIRONMENTAL GEOLOGY 11

2.4.3 ACID SULPHATE SOILS 11

2.4.4 WETLANDS 11

2.5 BUSHFIRE HAZARD 12

2.6 HERITAGE 13

2.6.1 INDIGENOUS HERITAGE 13

2.6.2 NON-INDIGENOUS HERITAGE 13

3. TOWN PLANNING CONSIDERATIONS 14

3.1 ZONING 14
3.1.1 METROPOLITAN REGION SCHEME 14
3.1.2 CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 6 14
3.1.3 CHAMBERLAIN STREET OUTLINE DEVELOPMENT PLAN 14
3.2 PLANNING STRATEGIES 15
3.2.1 DIRECTIONS 2031 AND BEYOND 15
3.2.2 DRAFT PERTH AND PEEL @ 3.5 MILLION 15
3.2.3 DRAFT SOUTH METROPOLITAN SUB-REGIONAL PLANNING FRAMEWORK 15
3.3 POLICIES 16
3.3.1 STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS 16
3.3.2 STATE PLANNING POLICY 5.4 – ROAD AND RAIL TRANSPORT NOISE AND FREIGHT CONSIDERATIONS IN LAND USE PLANNING 16
4. PROPOSED STRUCTURE PLAN AMENDMENT 18
4.1 LAND USE 18
4.2 PUBLIC OPEN SPACE 18
4.3 RESIDENTIAL 18
4.3.1 LOCAL DEVELOPMENT PLAN 19
4.4 MOVEMENT NETWORKS 20
4.4.1 PROPOSED ROAD NETWORK 20
4.5 WATER MANAGEMENT 20
4.5.1 LOCAL WATER MANAGEMENT STRATEGY 20
5. CONCLUSION 22

FIGURES

1. REGIONAL LOCATION
2. LOCAL LOCATION
3. METROPOLITAN REGION SCHEME ZONING
4. CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 6 ZONING
5. STRUCTURE PLAN AMENDMENT MAP
6. PUBLIC OPEN SPACE PLAN
7. PUBLIC OPEN SPACE SCHEDULE

ATTACHMENTS

1. CERTIFICATE OF TITLE
2. BUSHFIRE MANAGEMENT PLAN
3. ACOUSTIC REPORT
4. AMENDED CHAMBERLAIN STREET OUTLINE DEVELOPMENT PLAN
5. LOCAL WATER MANAGEMENT STRATEGY
6. LOCAL DEVELOPMENT PLAN
7. BUILT FORM VISION

TABLES

1. PROJECT TEAM DETAILS
2. SUMMARY OF BUSHFIRE COMPLIANCE CRITERIA
3. QUIET HOUSE DESIGN “PACKAGE A” REQUIREMENTS

TECHNICAL APPENDICES

APPENDIX NUMBER	DOCUMENT TITLE	NATURE OF DOCUMENT	REFERRAL/APPROVAL AGENCY	APPROVAL STATUS AND MODIFICATIONS
1.	Certificate of Title	Informational	-	
2.	Bushfire Management Plan	Technical	Department of Fire and Emergency Services	
3.	Acoustic Report	Technical	Main Roads / City of Gosnells	
4.	Local Water Management Strategy	Technical	Department of Water and Environmental Regulation / City of Gosnells	
5.	Local Development Plan	Informational	City of Gosnells	
6.	Built Form Vision	Informational	-	

1. INTRODUCTION

Rowe Group acts on behalf of Sabrechief Pty Ltd trading as the Canci Investment Trust, the owners of Lot 1297 Southern River Road, Gosnells (the 'subject site'). This report has been prepared in support of an amendment request to the Chamberlain Street Outline Development Plan which seeks to increase the applicable Residential Density Code from R20 to R30.

This report includes a description of the following matters:

- Location of the subject site;
- Description of the existing land use;
- Overview of relevant town planning and urban design issues;
- Detailed explanation of the proposed Structure Plan Amendment; and
- Justification for the proposed Structure Plan Amendment.

1.1 INTRODUCTION AND PURPOSE

Sabrechief Pty Ltd has established a consultant team comprising experts across the following disciplines.

DISCIPLINE	CONSULTANT
Town Planning and Urban Design	Rowe Group
Built Form	Weston Property Group / Prime Group
Acoustic Assessment	Herring Storer Acoustics
Hydrology	JDA
Bushfire Management	Strategen Environmental

Table 1: Project Team Details

Rowe Group is the principal point of contact for all enquiries relating to this application.

2. DESCRIPTION OF SITE

2.1 LOCATION

The subject site is located in Metropolitan South East Sub-Region in the Municipality of the City of Gosnells. The site is situated approximately 28 kilometres south-east of the Perth Central Area and 6 kilometres north-west of Armadale.

Refer Figure 1 – Regional Location.

The site is situated in Southern River and bound by Thomson Way to the north, Southern River Road to the east and the Southern River on its southern and western boundaries. All of the aforementioned roads are sealed, gazetted roads.

Refer Figure 2 – Local Location.

2.2 CADASTRAL INFORMATION

The subject site comprises one (1) land parcel, being:

- Lot 1297 on Plan 3314, Certificate of Title Volume 1045 Folio 144.

The site has a total land area of 2.2924 hectares, with frontages of 157.7 metres to Thomson Way and 197.3 metres to Southern River Road.

The site is also encumbered by Caveat N160203 which was put in place to facilitate the transfer of 1.015 hectares of land to the Western Australian Planning Commission for Regional Open Space purposes. The area of future Regional Open Space has been denoted accordingly on the existing Chamberlain Street Outline Development Plan as well as the proposed Structure Plan Amendment map.

Refer Appendix 1 – Certificates of Title.

2.3 EXISTING IMPROVEMENTS

The site currently contains an existing residential dwelling and remnant vegetation within the area of land denoted as Regional Open Space, abutting the Southern River. The portion of the site identified for residential development will be cleared as part of the subdivision and development of the site.

2.4 ENVIRONMENTAL

2.4.1 TOPOGRAPHY

The topography of the site is generally flat with a gentle grade north east to south west towards the Southern River. Elevations range between approximately 20m Australian Height Datum ('AHD') and 12m AHD.

2.4.2 ENVIRONMENTAL GEOLOGY

The 1:50,000 Armadale Environmental Geology Map indicates the geology of the site is typically as follows:

- S8 SAND – pale yellowish brown, medium to coarse-grained, sub-angular to well-rounded quartz, trace of feldspar shell debris, variably lithified, surface kankar, of eolian origin.
- Ms4 SANDY SILT – cream to pale brown, angular to rounded sand, low cohesion, of alluvial origin.

The majority of the site lies over sand ('S8'), which allows for infiltration of stormwater.

A geotechnical investigation has not been undertaken for the site, however, will be required prior to subdivision to aid detailed engineering design including opportunities for infiltration of stormwater.

2.4.3 ACID SULPHATE SOILS

The Department of Water and Environmental Regulation's Acid Sulphate Soil Risk Mapping identifies the majority of the site as being classified as "moderate to low risk of acid sulphate soils occurring within 3m of the natural soil surface'. The western portion of the site closest to the Southern River is classified as "high to moderate risk of acid sulphate soils occurring greater than 3m below natural surface."

2.4.4 WETLANDS

The Southern River abuts the site to the west and is classified as both Multiple Use Palusplain and Resource Enhancement Dampland.

There are no Environmental Protection Policy wetlands within the site.

2.5 BUSHFIRE HAZARD

The Department of Fire and Emergency Services – Map of Bushfire Prone Areas online mapping tool identifies the site as being "bushfire prone" due to existing vegetation present within the area of future Regional Open Space. A Bushfire Management Plan is therefore required to be prepared and lodged concurrently to support the Structure Plan Amendment request in accordance with the requirements of State Planning Policy – Planning in Bushfire Prone Areas ('SPP 3.7').

In this regard, a Bushfire Management Plan has been prepared for the site by Strategen Environmental in accordance with SPP 3.7, the Guidelines for Planning in Bushfire Prone Areas Version 1.1 (the 'Guidelines') and Australian Standard 3959 Construction of buildings in bushfire prone areas ('AS 3959'). As part of this, a Bushfire Attack Level ('BAL') Contour Plan has been prepared for the site and included at Appendix 2 and is based on:

- Assessment of vegetation within 100m of the site, with vegetation classified or excluded in accordance with AS 3959. This includes identification of pre-development and post-development vegetation, with the vegetation likely to be different given existing vegetation within the site will be removed or become low threat vegetation (in the form of public open space).
- Consideration of bushfire hazards as per Appendix 2 of the Guidelines.
- Determination of effective slope under classified vegetation in the post-development scenario.

Overall, the proposed subdivision can achieve the bushfire protection criteria outlined within Appendix 4 of the Guidelines. A summary of how the criteria have been achieved is provided in Table 2 below.

ELEMENT	SITE RESPONSE TO BUSHFIRE PROTECTION CRITERIA
Element 1: Location	Based on the indicative subdivision layout, all future dwellings constructed within the site can be located to ensure BAL-29 is not exceeded.
Element 2: Siting and Design	Based on the indicative subdivision layout, all future dwellings constructed within the site can be located to ensure BAL-29 is not exceeded. The preliminary BAL assessment undertaken to support the proposed subdivision indicates that generally all lots will be either BAL-12.5 or BAL-19
Element 3: Vehicular Access	The proposed layout incorporates a road system that ensures a minimum of two access routes are provided at all times, being from Balgarup Drive and Walpole Way, enabling future residents to leave the area in the event of a bushfire, or emergency personnel access to the site.
Element 4: Water	Future residential lots within the site will be serviced by a reticulated water supply and water hydrant network

Table 2: Summary of Bushfire Protection Criteria.

2.6 HERITAGE

2.6.1 INDIGENOUS HERITAGE

A search of the Department of Aboriginal Affairs Aboriginal Heritage Inquiry System identifies that a portion of the site is identified as being within Aboriginal Site ID 3511 '- Southern River.

The proposed residential development is set back from the Southern River which is to be retained as Regional Open Space which is to ultimately be acquired by the Western Australian Planning Commission. The area of aboriginal heritage will therefore not be impacted as a result of the proposed Structure Plan amendment.

2.6.2 NON-INDIGENOUS HERITAGE

No places were identified on the Heritage Council of Western Australia Heritage Places Database or the City of Gosnells Municipal Heritage List for the subject site.

3. TOWN PLANNING CONSIDERATIONS

3.1 ZONING

3.1.1 METROPOLITAN REGION SCHEME

The subject site is zoned "Urban", "Other Regional Roads" and "Parks and Recreation" under the provisions of the *Metropolitan Region Scheme* ('MRS').

The portion of land subject to the "Other Regional Roads" zoning is reserved for the future widening of Southern River Road. The proposed Structure Plan Amendment has taken into consideration the area of proposed road widening which has been acquired by the Western Australian Planning Commission.

The western portion of the site which abuts the Southern River which is zoned "Parks and Recreation" is consistent with the area denoted under Caveat N160203 which will ultimately be transferred to the Western Australian Planning Commission for Regional Open Space purposes.

Refer Figure 3 – Metropolitan Region Scheme Zoning.

3.1.2 CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 6

The subject site is zoned "Residential Development", "Other Regional Roads" and "Parks and Recreation" under the provisions of the *City of Gosnells Town Planning Scheme No. 6* ('TPS 6').

The portions of land subject to the "Other Regional Roads" reserve and "Parks and Recreation" zoning is consistent with the zoning classifications of the MRS.

The portion of land subject to the "Residential Development" zoning is subject to the provisions of the *Chamberlain Street Outline Development Plan* which is used to guide subdivision and development. The proposed Structure Plan Amendment seeks to increase the applicable density code provided for under the *Chamberlain Street Outline Development Plan* from R20 to R30.

Refer Figure 4 – Town Planning Scheme No. 6 Zoning.

3.1.3 CHAMBERLAIN STREET OUTLINE DEVELOPMENT PLAN

The *Chamberlain Street Outline Development Plan* ('ODP') was adopted by Council on 26 April 2006 and identifies the site as being zoned "Residential" with an applicable density code of R20.

This Structure Plan Amendment is generally consistent with the existing Chamberlain Street ODP with the exception of the applicable Residential Design Code which is proposed to be increased to the R30 standards.

3.2 PLANNING STRATEGIES

3.2.1 DIRECTIONS 2031 AND BEYOND

Directions 2031 and Beyond provides a broad strategic framework defining the overall visions for the Perth and Peel Regions for the next 20 years. It sets out the planning framework for delivery of housing, infrastructure and services to accommodate future projected population growth within both regions. A key element of the overall visions identified by *Directions 2031 and Beyond* is the consolidation of existing urbanised areas to ensure the efficient use of land and infrastructure.

Directions 2031 and Beyond identifies potential urban expansion and investigation areas within the Perth and Peel regions. The subject site is within the 'South-East Sub-Region' and has been identified as 'Existing Developed Land'.

In accordance with the findings of the report, the population of the South-East Region is expected to increase from between 62,000 to 87,000 dwellings from 2008 to 2031. The proposed Structure Plan Amendment and ultimate subdivision of the site will assist the City of Gosnells and Western Australian Planning Commission in meeting these density targets.

3.2.2 DRAFT PERTH AND PEEL @ 3.5 MILLION

The *Draft Perth and Peel @ 3.5 Million* was released for public comment in May 2015 and seeks to provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The document seeks to meet the targets identified under Directions *2031* and the *State Planning Strategy 2050*. The suite of documents includes the over-arching Perth and Peel @ 3.5 Million report and four draft planning frameworks for the Central, North-West, North-East and South Metropolitan sub-regions.

3.2.3 DRAFT SOUTH METROPOLITAN SUB-REGIONAL PLANNING FRAMEWORK

The subject site falls within the South Metropolitan Peel Sub-Regional Planning Framework (the 'Framework') and is identified as being 'Urban'.

The Framework identifies a dwelling target of 12,801 for the City of Gosnells with an estimated population of 28,162 people. The development of the site for urban residential purposes is consistent with the zoning of the site under the draft Framework and will assist the City of Gosnells and Western Australian Planning Commission in reaching the required dwelling targets.

3.3 POLICIES

3.3.1 STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

State Planning Policy 3.7 – Planning in Bushfire Prone Areas ('SPP 3.7') seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. The subject site is identified by the Department of Fire and Emergency Services Map of Bush Fire Prone Areas 2016 as being "bushfire prone" with the mapped bushfire risk coming from the adjacent areas of remnant vegetation contained within the regional open space.

Due to the site being identified as being "bushfire prone", consideration of the principles and objectives of SPP 3.7 need to be considered as part of an application for subdivision approval. A Bushfire Management Plan has therefore been prepared and included at Appendix 2 to this report.

3.3.2 STATE PLANNING POLICY 5.4 – ROAD AND RAIL TRANSPORT NOISE AND FREIGHT CONSIDERATIONS IN LAND USE PLANNING

The general objectives of *State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning* ('SPP 5.4') are to ensure people are protected from unreasonable levels of transport noise and to ensure new development is compatible with existing transport corridors and freight operations. It is noted the subject site abuts Southern River Road on its eastern boundary which is an 'Other Regional Road' under the *Metropolitan Region Scheme*. The site will therefore be subject to impacts from traffic noise as a result of redevelopment of the site for medium density residential purposes.

An Acoustic Report has been prepared by Herring Storer Acoustics in accordance with the requirements of SPP 5.4 and has been included at Appendix 4 to this report. The Acoustic Report notes that noise received from Southern River Road has the potential to exceed the "noise target" requirements of SPP 5.4. In this regard, the report concludes that a number of noise amelioration measures may be required as a result of the urban redevelopment of the site to satisfy the principles and objectives of SPP 5.4, including:

1. Notification on Title to be provided over Lots 10 to 18 stating:

   "This lot is situated in the vicinity of Southern River Road and is currently affected, and / or may in the future be affected by transport noise."

2. Implementation of "Quiet House Design" Package A on Lots 10 to 18 in accordance with the requirements of Table 3 below.

AREA TYPE	ORIENTATION	PACKAGE A
Bedrooms	Facing Road	- Casement or awning windows with 6.38mm laminated glass; - Enclosed eaves; - No external doors; and - No vents to outside walls / eaves.
	Side-on to Road	- Casement or awning windows with 6.38mm laminated glass; and - Enclosed eaves.
	Away from Road	- No requirements.
Living and Work Areas	Facing Road	- Casement or awning windows with 6.38mm laminated glass; - Enclosed eaves; - 35mm (min.) solid core front door with acoustic seals; - Sliding doors to be fitted with acoustic seals; and - No vents to outside walls / eaves.
	Side-on to Road	- Casement or awning windows with 6mm laminated glass; and - Enclosed eaves.
	Away from Road	- No requirements.

Table 3: Quiet House Design Package "A" Requirements.

Refer Appendix 3 - Acoustic Report.

4. PROPOSED STRUCTURE PLAN AMENDMENT

4.1 LAND USE

The existing Chamberlain Street ODP sets out land use, residential densities, public open space, vehicle and pedestrian access within the broader locality.

The Structure Plan Amendment seeks to retain the base "Residential" zoning, however proposes a modification to the applicable residential density code, seeking an increase in density from the R20 density code to R30 as reflected on the Structure Plan Amendment map. Further justification in support of the density increase is provided at Section 4.3 of this report.

Refer Figure 5 - Structure Plan Amendment Map and Appendix 5 – Amended Chamberlain Street Outline Development Plan

4.2 PUBLIC OPEN SPACE

The Chamberlain Street Outline Development Plan identifies a 10% public open space requirement being applicable to Lot 1297 which equates to 1,481m². It is noted, however, that the area required for the MRS reservation is stated to comprise 0.8097 hectares whereas the lodged Caveat document, requires a total of 1.015 hectares for regional open space purposes. In this regard, the 10% public open space requirement equates to 1,210m² as depicted on the Public Open Space Schedule contained at Figure 7 to this report.

The location of the public open space is generally consistent with the existing Chamberlain Street Outline Development Plan with the public open space being "squared off" to create more regular shaped lot frontages.

The proposed area of public open space also contains a bioretention area in accordance with the requirements of the Local Water Management Strategy which is discussed further at Section 4.5 of this report.

The area of Regional Open Space to the west of the site remains consistent with the area of land identified for future acquisition by the Western Australian Planning Commission in accordance with Caveat N160203. Notwithstanding, to offset the minor loss of local public open space which arose as a result of the increase to the area of Regional Open Space, it is recommended that additional tree planting be undertaken within the Regional Open Space by the proponent at the subdivision stage. The additional improvement to the adjoining Regional Open Space is considered to offset the minor loss of local public open space within the ODP area.

Refer Figure 6 – Public Open Space Plan and Figure 7 - Public Open Space Schedule.

4.3 RESIDENTIAL

The Structure Plan Amendment proposes an average residential density of 27 dwellings per residential site hectare and 19 dwellings per gross urban hectare (excluding the area of land required for "Regional Open Space" and "Other Regional Road" reservation purposes). This is consistent with the requirements of *Liveable Neighbourhoods* which stipulates a minimum average of 22 dwellings per site hectare for greenfield subdivision areas and a minimum of 15 dwellings per gross urban hectare in accordance with *Directions 2031*.

The increase in density reflects more current planning practice with the R30 density code allowing for greater flexibility at the subdivision stage with regard to dwelling and lot typologies. It is also noted that the inclusion of greater amounts of development at the R30 density code adjacent to areas of high amenity such as public open space is supported under the WAPC suite of strategic documents, including *Liveable Neighbourhoods*.

The amendment will provide for greater housing diversity within the Gosnells locality which is currently somewhat limited to single residential R20 lots. The proponent is seeking to diversify the local market through the introduction of a number of 10.5m and 12m lot frontages.

4.3.1 LOCAL DEVELOPMENT PLAN

Concurrent with this Structure Plan Amendment request, a Local Development Plan has been prepared and submitted to the City of Gosnells to guide the ultimate build out of the site, with particular regard to the proposed 10.5m frontage lots which are located adjacent to public open space. The variations sought as part of the Local Development Plan seek to maximise areas of useable space for future residents, increasing the overall levels of amenity provided for as part of the development.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations'), a Local Development Plan may be prepared under the following circumstances:

(a) the Commission has identified the preparation of a local development plan as a condition of approval of a plan of subdivision of the area; or

(b) a structure plan requires a local development plan to be prepared for the area; or

(c) an activity centre plan requires a local development plan to be prepared for the area; or

(d) the Commission and the local government considers that a local development plan is required for the purposes of orderly and proper planning.

To enable a Local Development Plan TO be prepared for the site in accordance with the Regulations, it is requested that the existing Chamberlain Street ODP be amended to include the following provision:

Local Development Plan(s)

A Local Development Plan is to be prepared for lots with one or more of the following attributes:

a) With frontages of less than 12 metres; and

b) With a bushfire attack level ('BAL') rating of 12.5 or higher.

In support of the Local Development Plan which has been submitted concurrently with this amendment request, a Built Form Vision document has been prepared by Weston Property Group and Prime Group demonstrating how the built form will ultimately be delivered.

Refer Appendix 6 - Local Development Plan and Appendix 7 – Built Form Vision

4.4 MOVEMENT NETWORKS

4.4.1 PROPOSED ROAD NETWORK

The proposed road network is consistent with the existing road network and provisions of the *Chamberlain Street Outline Development Plan*. In this regard, the extension of Balgarup Drive is proposed at 12m adjacent to the area of regional and public open space. The internal road reserve located adjacent to Southern River Road is proposed at 10m in accordance with the existing *Chamberlain Street Outline Development Plan*.

The change in density from the R20 to R30 density code is not considered to result in a significant increase in local traffic volumes and therefore, the road reserve widths proposed under the current *Chamberlain Street Outline Development Plan* are considered sufficient.

The road reserve widths have therefore been proposed in accordance with existing *Chamberlain Street Outline Development Plan* and existing road network to ensure a seamless transition with the surrounding developed area.

4.5 WATER MANAGEMENT

4.5.1 LOCAL WATER MANAGEMENT STRATEGY

A Local Water Management Strategy ('LWMS') has been prepared in support of this amendment and is provided as Appendix 5.

The LWMS addresses the amendment area, and provides a refinement of flood modelling, the surface water management strategy and the groundwater management strategy to a local scale. The LWMS has been prepared in accordance with the water sensitive urban design practices as described in the *Stormwater Management Manual of WA* and the WAPC's *Better Urban Water Management* (2008).

4.5.1.1 STORMWATER MANAGEMENT STRATEGY

The stormwater management strategy has been prepared to meet the objectives and principles of urban water management. In addition, the proposed strategy is consistent with advice provided by Department of Water and Environmental Regulation and the City of Gosnells.

The key elements of the stormwater management strategy area:

- To retain, treat and infiltrate the first 15mm of the rainfall event across the development area.
  - Lots: retention of the first 15mm of rainfall on lots within soakwells or other infiltration structures.
  - Roads: to treat the first 15mm of rainfall event from roads through bioretention areas/swales within the allocated public open space.
  - POS: retention and infiltration of the first 15mm of rainfall onsite.
- All lots are required to have an overflow drainage connection to the City's drainage system.

- Stormwater run-off from lots and roads for rainfall events greater than 15mm will be directed and detained within the bioretention area within the public open space.
- Overflow from the bioretention area to the Southern River will be via a weir with appropriate erosion control.
- Post development flows will not exceed pre-development flows. This includes the 48-hour critical duration for the Southern River 1% AEP flood event.
- No stormwater infrastructure will be constructed within the foreshore area.
- The biotretention area will be located above the Southern River 1% AEP Floor Level.
- Habitable floor levels are to be minimum 0.5m above the Southern River 1% AEP Flood Level.
- There is to be a minimum of 500mm clearance from the base of the bioretention area to the Maximum Groundwater Level ('MGL') at that specific location.
- Use of subsoil drains to mitigate the rise of groundwater within fill and maintain a minimum separation of 1.5m between MGL and finished lot level.

The local stormwater drainage system has been designed using a major/minor approach. The minor system consists of pipes, kerbs and gutters designed to convey the stormwater to the bioretention area designed to infiltrate stormwater as close to source as possible. The major system consists of the road, bioretention area and public open space to provide protection of the community from extreme flooding events (up to the 1% AEP rainfall event) that exceed the capacity of the minor system.

The drainage system has been designed to have a self-contained stormwater system as per the requirements of the City of Gosnells given the site does not receive any drainage contribution from surrounding development.

5. CONCLUSION

This report has been prepared in support of an application to amend the *Chamberlain Street Outline Development Plan* to increase the residential density code applicable to Lot 1297 Southern River Road, Gosnells from "R20" to "R30". The base "Residential" zoning is proposed to be retained.

As demonstrated within this report, the proposed increase in density is considered justified and appropriate for the following reasons:

- The R30 density code is more reflective of current planning standards and provides for greater housing diversity in the immediate locality which predominantly consists of single houses at the R20 density code.
- The subject site is located adjacent to areas of regional and public open space providing for greater levels of amenity to future residents, therefore supporting the increase in density.
- The ultimate development of the site will be guided by a Local Development Plan which has been lodged concurrently with this amendment request which seeks to maximise areas of useable space for residents and ensure a consistent built form outcome is delivered.
- Risks associated with bushfire and mitigation measures for acoustic noise have been appropriately addressed through the respective management plans. Appropriate mitigation measures will be implemented as part of the future subdivision and development of the site.

The proposed Structure Plan Amendment is considered to be consistent with the relevant State and local planning framework and it is therefore requested the City of Gosnells and Western Australian Planning Commission support the amendment request.

FIGURES

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DESIGN

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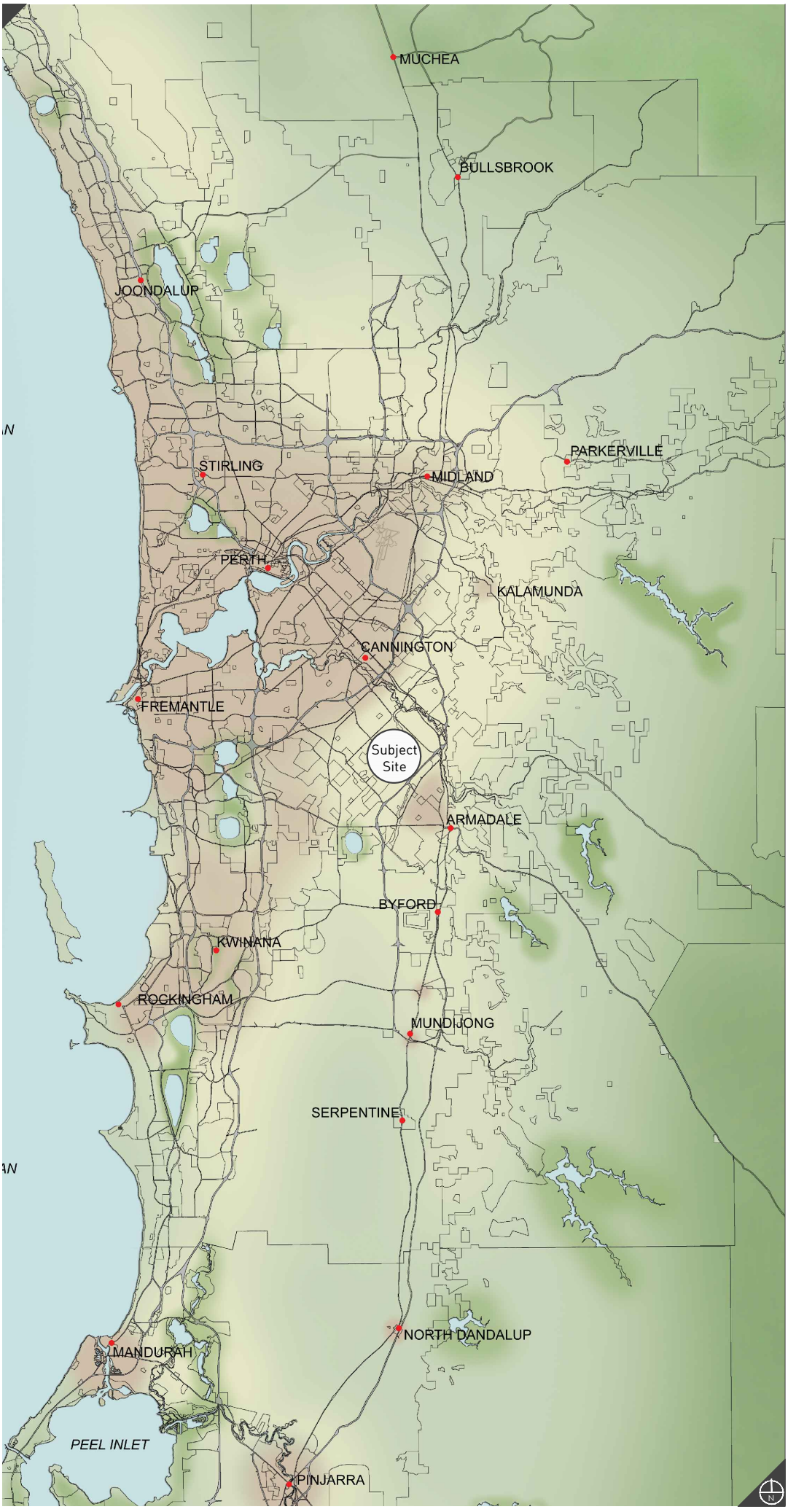

Planning Design Delivery

REVISIONS

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A	2017.08.22	W. Clements

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Job Ref:	8619
Scale:	N.T.S @ A4
Client:	Sabrechief Pty Ltd the Canci Investment Trust
Designer:	F. Chesterman
Drawn:	W. Clements
Projection:	MGA50 GDA94

Plan ID: 8619-FIG-02-A

Base data supplied by the WAPC

Regional Location

N:\TOWN PLANNING\8000-8999\8619\DRAFTING\A-CAD\8619_FIG02A_20170822 GOSNELLS (REGIONAL).DWG
William Clements 23 November 2017

Lot 1297 Southern River Road
Gosnells
Figure 1

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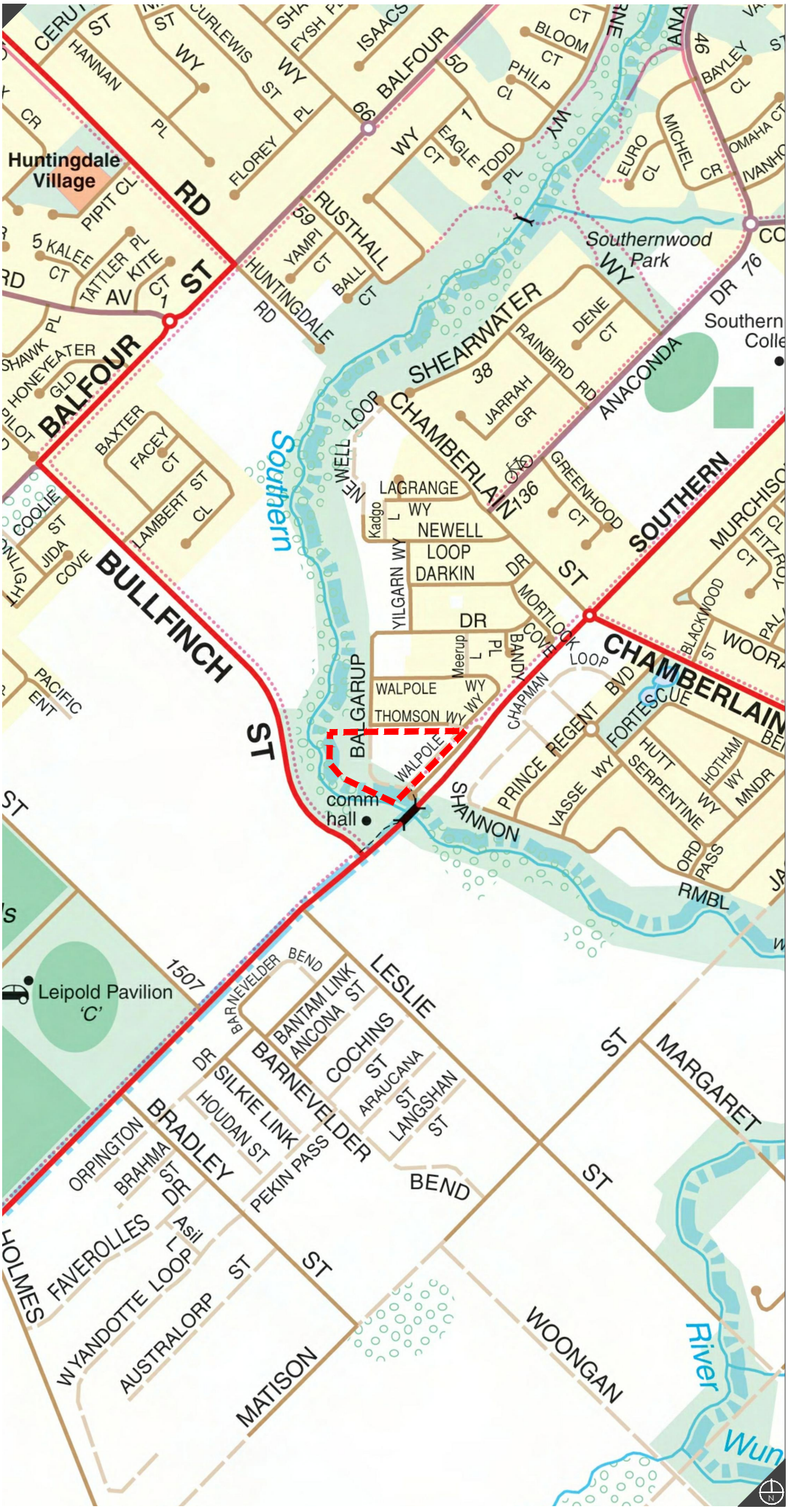

Planning Design Delivery

LEGEND

Subject Site

0 250 Metres

REVISIONS

Rev	Date	Drawn
A	2017.08.22	W. Clements

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Drawn:	W. Clements
Projection:	MGA50 GDA94
Plan ID:	8619-FIG-03-A

Base data supplied by Streetsmart

Local Location

Lot 1297 Southern River Road
Gosnells
Figure 2

N:\TOWN PLANNING\8000-8999\8619\DRAFTING\A-CAD\NUMBERED FIGURES\8619_FIG03A_20170822 GOSNELLS (LOCAL).DWG
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Planning Design Delivery

LEGEND

Subject Site

RESERVED LANDS

Parks And Recreation

Other Regional Roads

ZONES

Urban

Urban Deferred

NOTICE OF DELEGATION

Bush Forever Area

0 250 Metres

REVISIONS

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Projection:	MGA50 GDA94
Plan ID:	8619-FIG-04-A

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MRS Zoning

N:\TOWN PLANNING\8000-8999\8619\DRAFTING\A-CAD\NUMBERED FIGURES\8619_FIG04A_20170822 GOSNELLS (MRS).DWG
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Lot 1297 Southern River Road Gosnells

Figure 3

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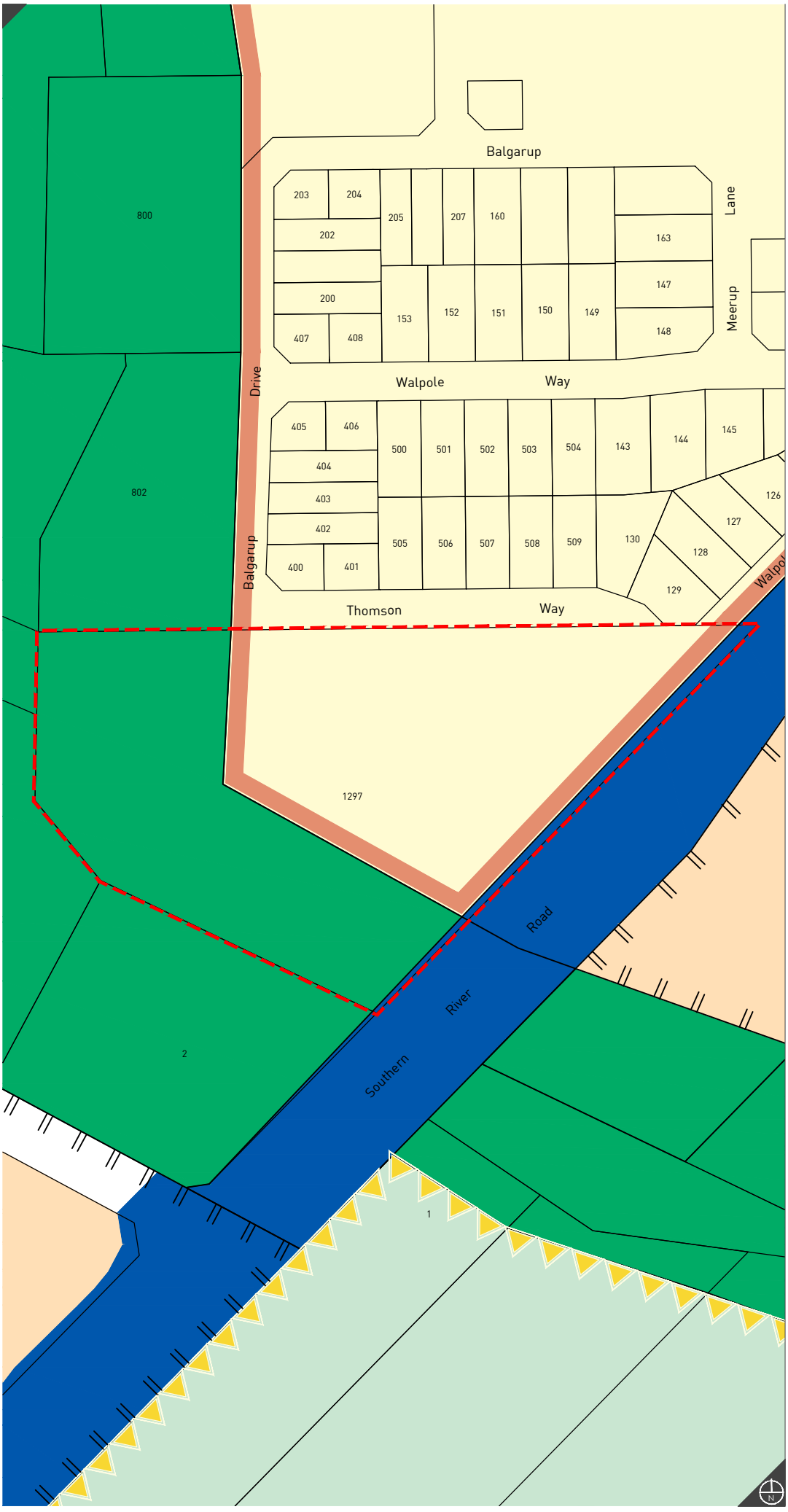

Planning Design Delivery

LEGEND

- Subject Site

METROPOLITAN REGION SCHEME RESERVES

- Parks And Recreation
- Other Regional Road

LOCAL SCHEME RESERVES

- Local Road

ZONES

- Development
- Residential
- General Rural
- R Codes (R20)
- Special Control Area

0 250 Metres

REVISIONS

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Drawn:	W. Clements
Projection:	MGA50 GDA94
Plan ID:	8619-FIG-04-A

Base data supplied by Streetsmart

TPS6 Zoning

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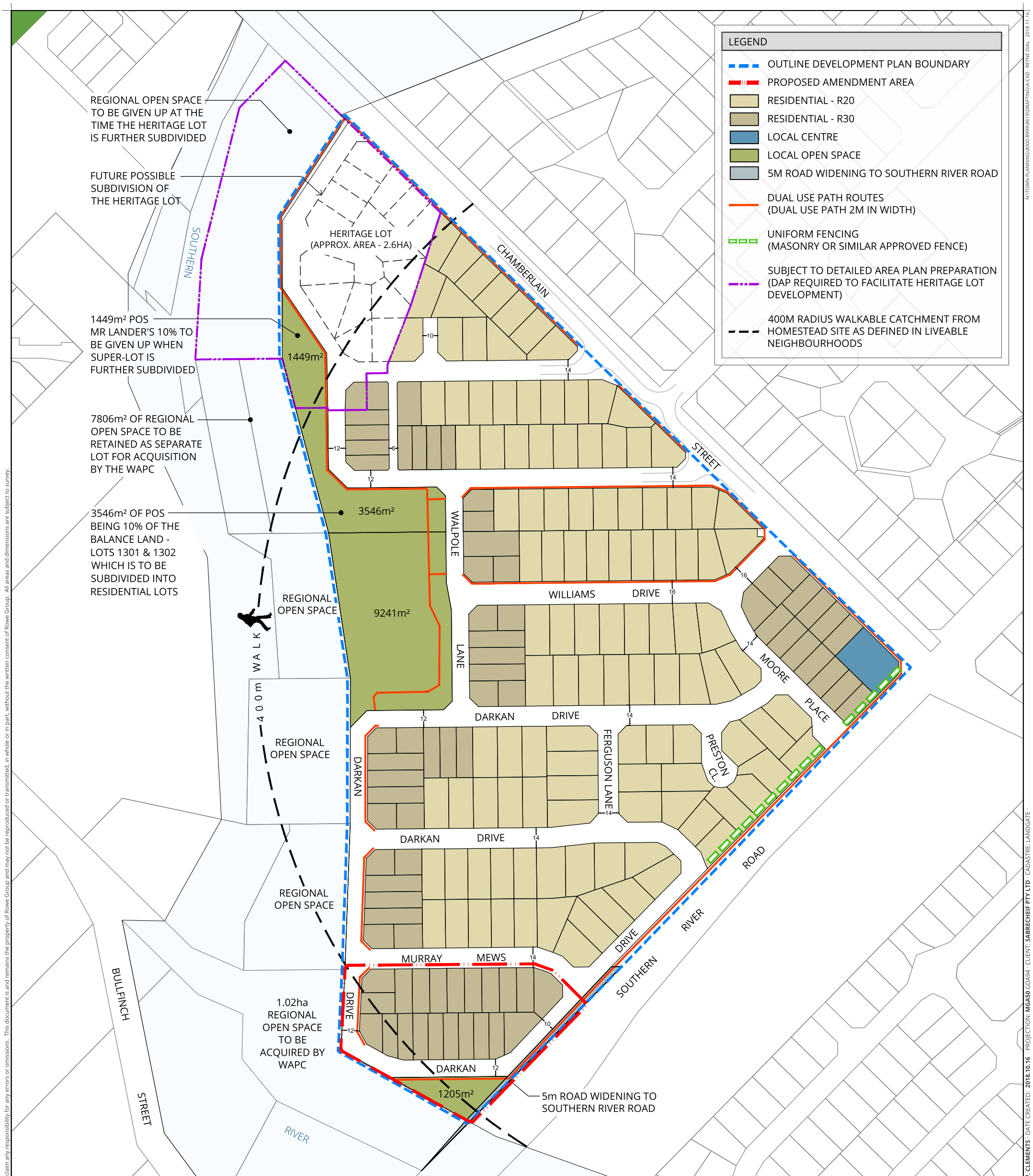
William Clements 23 November 2017

Lot 1297 Southern River Road
Gosnells
Figure 4



PUBLIC OPEN SPACE SCHEDULE

LOT No.	ORIGINAL LOT AREA (HA)	MRS RESERVED LAND AREA (HA)	DEVELOPABLE AREA	10% PUBLIC OPEN SPACE REQUIREMENT (M²)	COMMENTS
801	1.5653	CEDED	1.5653	1565.3	ROS ALREADY ACQUIRED BY WAPC
2	1.8214	Nil	1.8214	1821.4	
1297	2.2915	0.0546	1.2050	1.2050	ROS HAS YET TO BE ACQUIRED BY WAPC
803	2.4063	CEDED	2.4063	2406.3	ROS ALREADY ACQUIRED BY WAPC
806	3.4083	CEDED	3.4083	3408.3	ROS ALREADY ACQUIRED BY WAPC
1301	3.8546	0.7756	3.0790	3079.0	ROS HAS YET TO BE ACQUIRED BY WAPC
1302	3.0731	1.1524	1.9207	1920.7	ROS HAS YET TO BE ACQUIRED BY WAPC
		TOTAL	**15.6828**	**15682.8**	

OCM	RESOLUTION
26.04.2006	198

CHAMBERLAIN STREET OUTLINE DEVELOPMENT PLAN

LOT 1297 (No.295) SOUTHERN RIVER ROAD GOSNELLS - AMENDMENT No. PF17/00033

NORTH

0 62.5 M

SCALE @ A3: 1:2500

8619-ODP-01-D

ROWE GROUP DESIGN

FIGURE 5

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8619_ODP01D_20181016 Gosnells (Outline Development Plan) - DRAWN: **W. CLEMENTS** - DATE CREATED: **2018.10.16** - PROJECTION: **MGA50** GDA94 - CLIENT: **SABRECHEIF PTY LTD** - CADASTRE: LANDGATE -

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Planning Design Delivery

LEGEND

- Subject Site
- 7 Existing Lot Numbers
- 7 Proposed Lot Numbers
- Existing Boundaries
- Road Widening
- Public Open Space
- Land Reserved for Parks and Recreation

0 375 Metres

REVISIONS

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A	2017.08.22	W. Clements

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Drawn:	W. Clements
Projection:	MGA50 GDA94
Plan ID:	8619-FIG-04-A

Cadastre supplied by Landgate

Public Open Space Plan

N:\TOWN PLANNING\8000-8999\8619\DRAFTING\A-CAD\NUMBERED FIGURES\8619_FIG08A_20170824 GOSNELLS (PUBLIC OPEN SPACE).DWG
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Lot 1297 Southern River Road Gosnells
Figure 6

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Lot 1297 Southern River Road, Gosnells - Structure Plan Amendment – Public Open Space Schedule						
21.08.2017						
Site Area (Structure Plan boundary)			2.29			
Less						
Regional Open Space		1.015				
Southern River Road Widening		0.063				
Total		**1.078**				
Net Site Area			1.21			
Deductions						
Drainage (1:1yr) * See below	0.01					
Total			0.01			
Gross Subdivisible Area			**1.20**			
POS @ 10%			0.12			
Public Open Space Contribution						
May comprise:						
Min 80% unrestricted POS				0.10		
Min 20% restricted use POS				0.02		
Total Required POS						0.12
POS Reference Number (area within urban zone/LSP boundary only)				**Unrestricted Urban POS sites (m^2)**	**1:5yr Restricted POS (m^2) / CCW buffer**	
POS	0.120			0.120	0.000	
Total		**0.120**		**0.120**	**0.000**	
TOTAL POS PROVIDED:				**0.120**	**0.000**	
				10.01%	**0.00%**	

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Designer:	F. Chesterman
Drawn:	W. Clements
Projection:	MGA50 GDA94
Plan ID:	8619-FIG-09-A

Base data supplied by Streetsmart

Public Open Space Schedule

Lot 1297 Southern River Road
Gosnells
Figure 7

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William Clements 23 November 2017