

13.5.3 DRAFT CENTRAL MADDINGTON OUTLINE DEVELOPMENT PLAN - PROPOSED MODIFICATIONS REQUIRED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

Author: R Windass
Author's Declaration Nil.
of Interest:
Previous Ref: OCM 28 July 2009 (Resolutions 338-445)
Appendix: 13.5.3A Draft Modified Central Maddington Outline Development Plan

PURPOSE OF REPORT

For Council to consider proposed modifications to the Central Maddington Outline Development Plan (ODP).

BACKGROUND

On 28 July 2009, Council adopted the draft Central Maddington ODP for final approval.

The draft ODP was prepared by City staff as a framework to guide the subdivision and development of approximately 90 hectares of land, comprised of approximately 550 properties, in Maddington.

On 9 August 2010, the Western Australian Planning Commission (WAPC) advised the City that it required the submission of a local water management strategy (LWMS) and a traffic assessment prior to giving further consideration to the draft ODP.

The City subsequently prepared a LWMS and engaged consultants to undertake the traffic assessment.

The LWMS was approved by the Department of Water (DoW) on 27 July 2011.

The traffic assessment was submitted to the WAPC on 6 October 2011, following a substantial period of time taken by the consultants to complete the assessment and prepare the supporting report to a suitable standard.

The WAPC has advised that there are outstanding issues that need to be addressed in the submitted traffic assessment report, but it is prepared to approve the draft ODP subject to minor modifications being made. The required modifications are detailed in the Discussion section.

Clause 7.4.13 of Town Planning Scheme No. 6 (TPS 6) requires the WAPC to consult with Council if it requires modifications to be made to an ODP, prior to determining the proposal.

DISCUSSION**WAPC's Proposed Modifications to the Draft ODP**

The WAPC, by letter of 11 November 2011, has sought Council's comment on the following proposed modifications to the ODP text:

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1. Insert a new section 1.5.4 to read:

Traffic and Access Management

A Traffic and Access Management Plan is required to be prepared for the lots fronting Kelvin Road, Olga Road and Albany Highway. Such a management plan will be required prior to the City approving any development or supporting any subdivision proposals within the abovementioned area. It is anticipated that preparation of such a plan will be a common cost to be contributed by all developing owners with any frontage or boundaries to the aforementioned affected lots.

WAPC Justification:

The WAPC has highlighted the importance of managing (restriction and rationalising) the vehicular access and egress to the regional roads within the ODP area, in accordance with DC Policy 5.1 - Regional Roads (Vehicular Access). The Traffic Report submitted with the ODP is lacking on this issue, therefore the requirement for a Traffic and Access Management Plan prior to subdivision or development of any lots with frontage to regional roads will ensure access strategies are investigated and approved without delaying the ODP/development potential for unaffected sites in the ODP area.

2. Insert a new section 1.5.7 to read:

Vehicular Crossovers

In the event where development is proposed on any lot with frontage or boundary to Albany Highway, Kelvin Road or Olga Road, a Detailed Area Plan may be required as a condition of subdivision approval to ensure safe vehicular access and egress to all lots is achieved, and the number of crossovers to the above-mentioned roads is rationalised and reduced where possible.

WAPC Justification:

As above. A Detailed Area Plan may be sought as a condition of subdivision approval to ensure that access and egress to sites is safe, and the number of crossovers rationalised and reduced in accordance with DC 5.1. The DAP may require the designated location of parking and garages on site.

3. Renumber the sections accordingly.

Assessment

Albany Highway, Kelvin Road and Olga Road currently carry significant volumes of traffic and are anticipated to continue to function as key linkages of the regional road network into the future.

There are a number of existing crossovers servicing properties fronting Albany Highway, Kelvin Road and Olga Road. With the ODP providing for more intensive development on lots fronting these roads, it is anticipated that additional traffic will be generated.

Item 13.5.3 Continued

It is accepted as necessary to ensure vehicular access and egress to these lots does not impede traffic flow and is provided for in a safe manner. The requirements for a Traffic and Access Management Plan and Detailed Area Plans to be prepared are considered to be an effective means to achieve this.

Options for Council

TPS 6 does not outline the options available to Council in responding to an invitation from the WAPC to comment on proposed modifications to a draft ODP. However it is considered open to Council to indicate that it either accepts or objects to the proposed modifications.

Clause 7.4.14 provides for Council to readvertise a draft ODP if the modifications are deemed to be substantial. Public consultation on the proposed modifications is not considered necessary as the changes are minor and do not alter the direction and intent of the ODP that was adopted by Council in July 2009.

Implications of Proposed Modifications

Should the ODP be modified in the manner proposed by the WAPC, the City will need to consider taking on the responsibility for undertaking the preparation of the Access and Traffic Management Plan and potentially for Detailed Area Plans, given the high number of properties involved and the low likelihood that a single land owner or group of owners would be prepared to fund the cost of preparing these plans. The approach to DAPs may be able to be addressed by small groups of private individuals working together, however the City will need to consider this on merits.

The cost of preparing these plans has not been determined. It would be reasonable for the cost to be included among a set of common infrastructure works needed to facilitate development of the ODP area, as part of a development contribution arrangement to be established. Plans outlining the operational aspects of the arrangement are currently being prepared and will be the subject of a report to Council in the near future.

It would be prudent to not only incorporate the requirement for these plans to be prepared within the ODP text, but to also reflect the requirement on the ODP map, as shown on the plan contained in Appendix 13.5.3A.

CONCLUSION

The WAPC has sought comment on proposed modifications to the ODP to stipulate requirements to address issues relating to the redevelopment of lots fronting Albany Highway, Olga Road and Kelvin Road and the appropriate management of vehicular access through a Traffic Access and Management Plan and Detailed Area Plans.

The proposed modifications are considered to be minor and acceptable and it will be recommended that Council indicate to the WAPC that it has no objection to them.

It will also be recommended that Council advise the WAPC that it should adopt the ODP with the proposed modifications, including a further revision to the ODP map that stipulates the requirement for a Traffic Access and Management Plan and Detailed Area Plans.

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FINANCIAL IMPLICATIONS

Refer to discussion under the heading of Implications of Proposed Modifications.

STATUTORY IMPLICATIONS

Town Planning Scheme No. 6 - Clause 7.4.13

VOTING REQUIREMENTS

Simple Majority required.

STAFF RECOMMENDATION (1 OF 2) AND COUNCIL RESOLUTION

582 Moved Cr R Mitchell Seconded Cr T Brown

That Council, pursuant to Clause 7.4.13 of Town Planning Scheme No. 6 indicate to the Western Australian Planning Commission that it has no objection to the proposed modifications being made to the Central Maddington Outline Development Plan text, as set out in the Commission's letter of 11 November 2011.

CARRIED 12/0

FOR: *Cr W Barrett, Cr J Brown, Cr T Brown, Cr G Dewhurst, Cr L Griffiths, Cr R Hoffman, Cr S Iwanyk, Cr K Jones, Cr R Lawrence, Cr R Mitchell, Cr O Searle and Cr D Griffiths.*

AGAINST: *Nil.*

STAFF RECOMMENDATION (2 OF 2) AND COUNCIL RESOLUTION

583 Moved Cr R Mitchell Seconded Cr T Brown

That Council recommend to the Western Australian Planning Commission that the Central Maddington Outline Development Plan map be modified to reflect a notation in respect to the need for a Traffic and Access Management Plan and Detailed Area Plans to be prepared for lots within the plan area that front Kelvin Road, Olga Road and Albany Highway, as shown on the plan contained in Appendix 13.5.3A.

CARRIED 12/0

FOR: *Cr W Barrett, Cr J Brown, Cr T Brown, Cr G Dewhurst, Cr L Griffiths, Cr R Hoffman, Cr S Iwanyk, Cr K Jones, Cr R Lawrence, Cr R Mitchell, Cr O Searle and Cr D Griffiths.*

AGAINST: *Nil.*