

# Proposed Central Maddington Outline Development Plan and Amendment No. 89 to Town Planning Scheme No. 6

This information sheet has been prepared to provide landowners with information on the proposed Central Maddington Outline Development Plan (ODP) and Amendment No. 89 to Town Planning Scheme No. 6 (TPS 6). The information sheet will:

- Assist landowners in understanding the Central Maddington ODP and Amendment No. 89 to TPS 6.
- Address some anticipated questions that you might have.
- Identify how you can obtain additional information.

## Planning for the Central Maddington area – a brief history:

The City of Gosnells has long recognised the potential for development in Maddington, and in an endeavour to provide a framework for coordinated subdivision and development, prepared draft Town Planning Scheme No. 21 (draft TPS 21). Draft TPS 21 was intended to provide for:

- Infill residential development.
- New and improved areas of local open space (ie parks).
- New and upgraded infrastructure.

A number of issues and complications arose since draft TPS 21 was first proposed that substantially delayed its progress. In response, the City of Gosnells reviewed draft TPS 21 and identified that an Outline Development Plan (ODP) may be a more appropriate mechanism to guide the redevelopment of the area.

During late 2006 and early 2007, a proposal to replace draft TPS 21 with an ODP was advertised for public comment. In total, over 72 percent of landowner submissions received supported the proposal to replace draft TPS 21 with an ODP.

The City of Gosnells Council considered the submissions received and decided to prepare an ODP for the Central Maddington area, to replace draft TPS 21.

## What is an ODP?

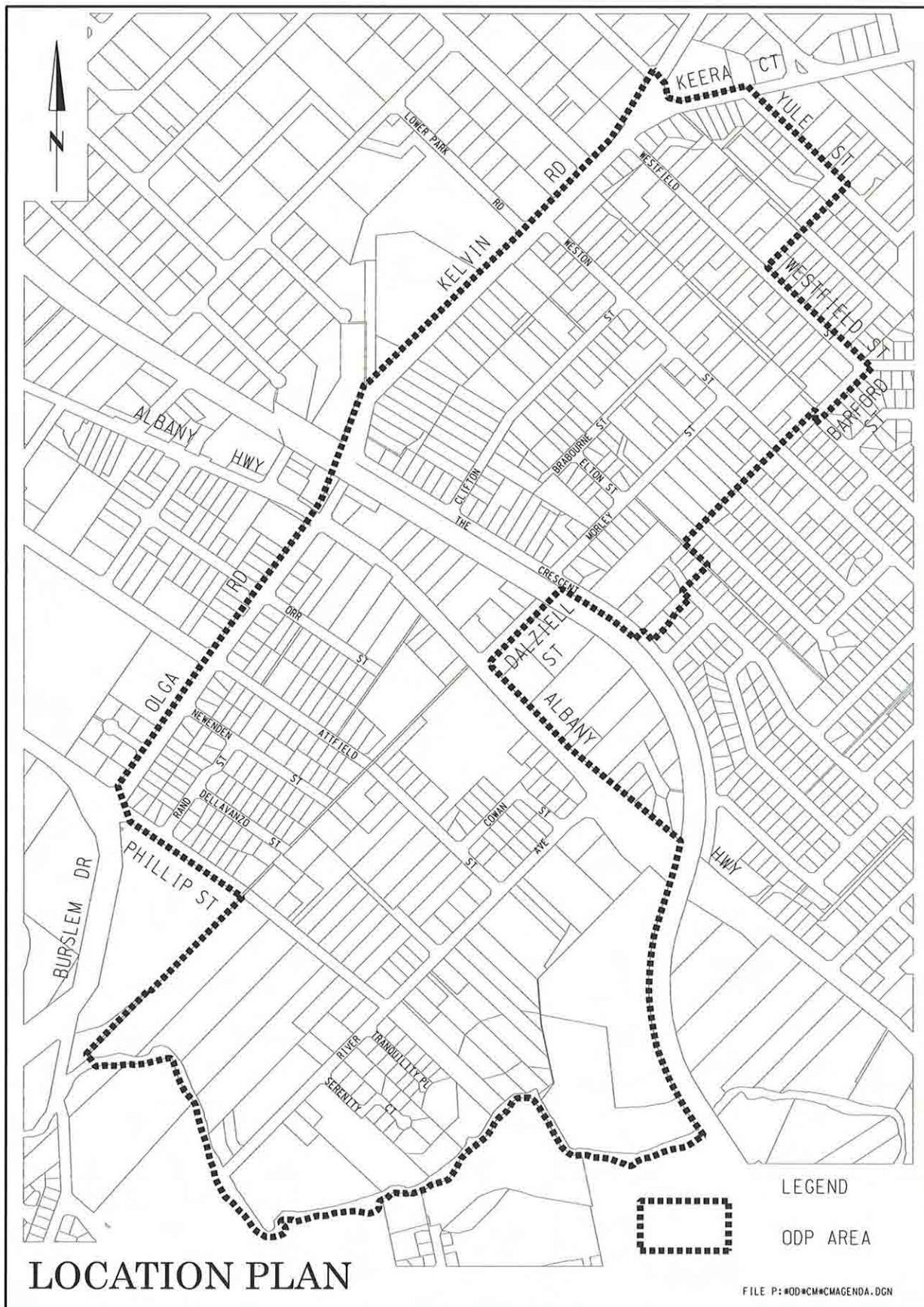
An ODP is prepared to guide the subdivision and development of a certain area. For more general information on ODPs, please refer to the City's Public Information Sheet – Outline Development Plans, which can be downloaded from the City's website ([www.gosnells.wa.gov.au](http://www.gosnells.wa.gov.au))





## Where is the Central Maddington ODP area?

The map below identifies the area covered by the proposed Central Maddington ODP.



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### Why has the Central Maddington ODP been prepared?

The proposed Central Maddington ODP has been prepared to:

- Provide for medium density residential development generally within 800 metres of the Maddington railway station.
- Facilitate and coordinate subdivision and development.
- Facilitate new and upgraded infrastructure such as roads, paths and drainage to cater for increased residential densities.
- Provide for additional areas of public open space to meet the needs of existing and additional residents.
- Facilitate and guide the preparation of Detailed Area Plans for individual precincts (to be explained later in this information sheet).

### Who prepared the Central Maddington ODP?

The proposed Central Maddington ODP has been prepared by the City of Gosnells.

### Why allow for increased residential densities?

The Central Maddington area is ideally suited to medium density residential development for the following reasons:

- It is close to the Maddington railway station and major bus routes, giving more people convenient access to public transport. A well used public transport system is an important part of achieving a more sustainable urban city.
- It is close to several major roads including Albany Highway, Tonkin Highway, Roe Highway, Kenwick Link, Kelvin Road, Olga Road and Burslem Drive.
- It is close to the Maddington Town Centre. Additional populations in close proximity to the Town Centre would increase the viability and vitality of the Centre and reduce the need to travel greater distances to access places to work, shop and recreate.

### What does R20, R30, R40 or R60 mean on the ODP?

These are proposed residential density codes (R-Codes); they identify development potential and permitted lot sizes as follows:

- R20 permits an average lot size of 500m<sup>2</sup>.
- R30 permits an average lot size of 300m<sup>2</sup>.
- R40 permits an average lot size of 220m<sup>2</sup>.
- R60 permits an average lot size of 180m<sup>2</sup>.



### Why provide more local open space?

Council has determined that the Central Maddington area does not have sufficient local open space to cater for an increase in population.

It is also State Government policy that a certain amount of land in residential developments, generally 10 percent, must be set aside for local open space.

As a result, the draft ODP proposes the setting aside of land for local open space. It will be necessary for Council to establish a mechanism to adequately compensate landowners who are required to give up land for local open space.

### What does the ODP do and not do?

#### Do –

- Identifies proposed land classifications (such as Residential, Highway Commercial, Mixed Business etc).
- Identifies proposed residential densities (such as R20, R30, R40 and R60).
- Identifies certain infrastructure works that need to occur (such as roundabouts, paths etc).
- Generally identifies the location of proposed roads.
- Generally identifies the location of proposed local open space.

#### Not do –

- Set the specific locations, sizes and dimensions of proposed local open space areas.
- Set the specific locations and widths of proposed roads.
- Identify the amount of money that developers will need to pay towards common infrastructure works.

The exact locations, dimensions and sizes of proposed local open space areas and locations and widths of proposed roads will be determined at a later stage during the preparation of Detailed Area Plans.

### What are Detailed Area Plans and why are they required?

The proposed Central Maddington ODP covers a large geographical area and is therefore quite broad in its design. This approach has the following benefits:

- It avoids small-scale issues (eg exact road widths or locations) being dealt with at the large-scale planning stage.
- It avoids issues specific to a particular precinct stalling the planning for the entire Central Maddington area.
- It achieves coordinated and integrated development between different precincts.

Before subdivision and development can occur, the broad proposals of the ODP must be expanded upon. This more detailed planning will be completed through the preparation of Detailed Area Plans (DAPs).

A DAP is similar to an ODP, but it provides more exact details on the location of roads, local open space and the types of development that can occur. A DAP can also address various issues specific to a precinct such as wetlands, access and noise impacts.

DAPs will be prepared for smaller portions of the Central Maddington area, identified as “precincts”. A plan showing the proposed DAP precincts is included in the Central Maddington ODP Text.

### **When will DAPs be prepared and who will prepare them?**

It is beyond the City’s capacity to prepare all of the required DAPs at the same time. The City will prepare each DAP on a progressive basis subject to the availability of funding and staff resources.

The order in which DAPs will be prepared by the City has not yet been determined; this will occur at a later stage during the preparation of a Local Planning Policy. Landowners will be provided with the opportunity to comment on the proposed order when the Local Planning Policy is advertised for public comment.

If a landowner (or group of landowners) do not want to wait for the City to prepare a DAP, they will be able to prepare a DAP themselves. This would involve a landowner (or group of landowners) engaging a planning consultant to prepare the DAP on their behalf.

### **How long will it be before I can develop?**

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

- The Central Maddington ODP needs to be approved by the City of Gosnells Council and the Western Australian Planning Commission (State Government).
- The Central Maddington area needs to be rezoned to Residential Development under the City of Gosnells Town Planning Scheme.
- A development contribution arrangement needs to be established to fund the upgrade of infrastructure and acquisition of land for public purposes that are necessary to facilitate development.
- A DAP needs to be prepared and approved for the relevant precinct.

Due to the need for State Government approval of ODPs and Town Planning Scheme Amendments, it is difficult for the City of Gosnells to provide a timeframe of when development will be permitted. Furthermore, the preparation of DAPs for each precinct by the City of Gosnells will depend upon the availability of funding and staff resources.

It should be noted however that the progression of planning for the Central Maddington area is a high priority for the City of Gosnells and the City will therefore make every effort to progress the planning as quickly as possible.

### **What happens if my land is identified for a public purpose (such as a road or local open space) in the ODP?**

#### **Roads –**

The Central Maddington ODP identifies the general location of proposed roads; it does not specifically set locations and widths. These details will be determined through the preparation of DAPs.

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All roads within the ODP are proposed to be "ODP funded". This means that the acquisition of land required for proposed roads and the cost of road construction will be funded by development contributions.

#### **Local Open Space –**

All landowners will be required to contribute towards local open space through one or a combination of the following methods:

- If a person's land is not identified for local open space on the ODP, a cash contribution will be collected at the time of subdivision or development. Contributions will be deposited into a fund used to acquire land for local open space.
- If a person's land is identified for local open space on the ODP, the landowner will be compensated from local open space contributions.

#### **How much will the development contributions be?**

This has not yet been determined. Once the Central Maddington ODP is finalised, the City can determine the extent and cost of infrastructure that is required (such as roads, paths, roundabouts and drainage) and how much land is required for local open space. A development contribution plan can then be prepared.

The development contribution plan will identify how much landowners will be required to contribute towards infrastructure, local open space and other costs. This plan is likely to form part of the ODP and will be advertised for public comment at a later stage.

#### **What is the Maddington Town Centre area and what implications does it have for the ODP?**

The boundaries of the Maddington Town Centre area are identified in the City's Maddington Town Centre Development Local Planning Policy. Development within the Maddington Town Centre area is required to comply with the Policy. The objectives of the Policy are to:

- Develop high quality activated streetscapes with an emphasis on encouraging pedestrian access and amenity.
- Create a vibrant and active mixed use town centre.
- Promote safe and accessible public places.
- Promote intensive transit orientated development in proximity to the Maddington Railway Station.
- Encourage diverse forms of infill residential development.

Part of the Maddington Town Centre area overlaps the Central Maddington ODP area (see ODP map for where this occurs). Where this does occur, development will need to comply with the requirements of both the Maddington Town Centre Development Local Planning Policy and the Central Maddington ODP.



## Do I have to develop?

No. The rezoning of land and adoption of an ODP does not mean that a landowner must develop. Property values and market demand may make it attractive to develop, but there is no obligation to do so.

There may however be a situation where the City of Gosnells has to undertake works, for example, the construction of an important road. In such cases, negotiations and arrangements may be needed to obtain the required land prior to landowners developing.

## What is Amendment No. 89 to Town Planning Scheme No. 6

In progressing the Central Maddington ODP, several changes to the City's Town Planning Scheme are required.

It is proposed to amend the Town Planning Scheme by rezoning most of the Central Maddington ODP area to Residential Development. Residential Development is a broad zone which triggers the need for an ODP to guide subdivision and development. Provisions in TPS 6 related to the Residential Development zone give force and effect to an adopted ODP.

Rezoning the area to Residential Development is the same approach that the City has successfully applied in the planning of new development areas in Canning Vale and Southern River and is being increasingly used in the redevelopment of existing areas such as Beckenham, Kenwick and Maddington.

The proposed Scheme Amendment will also establish the Central Maddington ODP area as a development contribution area. The establishment of a development contribution area will allow the City to collect development contributions that will be used to provide for new and improved infrastructure and to cover the cost of the preparation and on-going administration of the ODP.

The Scheme Amendment generally sets out the infrastructure works and costs which are proposed to be funded by development contributions.

## How do I have my say?

You will have the opportunity to provide input and comment at many stages in the planning process including:

- The advertising of the proposed ODP.
- The advertising of the proposed Scheme Amendment.
- The advertising of a draft Local Planning Policy that will identify the order in which DAPs will be prepared by the City.
- The advertising of a draft development contribution plan.
- The advertising of a proposed DAP.



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**I need more information...where do I go and how do I get it?**

The City of Gosnells website ([www.gosnells.wa.gov.au](http://www.gosnells.wa.gov.au)) has a lot of useful information on the Central Maddington ODP and planning processes in general. If you cannot find what you are looking for there, you can email, phone, write to or fax the City or visit the City's administration building for more information.

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| Email address:                   | <a href="mailto:council@gosnells.wa.gov.au">council@gosnells.wa.gov.au</a> |
| Administration building address: | 2120 Albany Highway, Gosnells  |
| Postal address:                  | PO Box 662, Gosnells, WA, 6990   |
| Telephone:                       | (08) 9391 3222   |
| Fax:                             | (08) 9398 2922   |

**What is the next step in the process?**

After the advertising period has closed on Wednesday 20 August 2008, City staff will collate and review the submissions received. A report will then be presented to Council where all submissions will be considered. All landowners within the ODP area, and any other person who lodges 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.**