



LPP 3.3

POLICY STATEMENT: **SOUTHERN RIVER PRECINCT 3 PLANNING FRAMEWORK**

REASON: To establish a local planning framework for Southern River Precinct 3

POLICY:

1. BACKGROUND AND APPLICATION

A district level planning framework has been established for Southern River through the *Southern River/Forrestdale/Brookdale/Wungong District Structure Plan*.

Council has adopted a precinct-based approach to the planning of Southern River, dividing the area into five precincts.

This Policy applies to the planning required for the development of Southern River Precinct 3 (SR Precinct 3), as depicted in Figure 1.

For development of SR Precinct 3 to occur in an orderly and proper manner, there are various planning requirements that need to be addressed, including amendments the Metropolitan Region Scheme (MRS) and Town Planning Scheme No. 6 (TPS 6) and preparation of localised structure plans and applications for subdivision.

This Policy establishes a local planning framework to appropriately address these requirements.

2 POLICY MEASURES

2.1 Table 1

Table 1 outlines the planning information that is required and the tasks that must be completed at various stages of the planning process within SR Precinct 3.

2.2 City-led Planning

The City will, in so much as resources permit, undertake the tasks identified in Columns A and B of Table 1, on a sequential basis.

2.3 Landowner-Initiated Planning

Where a landowner, group of landowners, or their appointed representatives wish to progress the planning for land within SR Precinct 3, ahead of the City undertaking the necessary planning tasks required for the Precinct then those persons must:

- a) provide the necessary information and undertake the relevant tasks identified under Column – A of Table 1 before the City will support the lifting of an Urban Deferment;



- b) provide the necessary information and undertake the relevant tasks identified under Columns – A and B of Table 1 before the City will consider a Local Structure Plan;
- c) provide the necessary information and undertake the relevant tasks identified under Columns – A and B of Table 1 before the City will support a concurrent lifting of urban deferment and an amendment to the City’s operative Zoning Scheme under Section 126(3) of the Planning and Development Act 2005.
- d) provide the necessary information and undertake the relevant tasks identified under Columns – A, B and C of Table 1 before the City will initiate an amendment to the City’s operative District Zoning Scheme;
- e) provide the necessary information and undertake the relevant tasks identified under Columns – A, B, C and D of Table 1 before the City will consider a proposed Outline Development Plan (ODP) under the City’s operative District Zoning Scheme.

2.4 Referral to Third Parties

The City reserves the right to seek advice from third parties, such as relevant State Government and servicing agencies, in determining whether sufficient information has been provided, tasks satisfactorily completed or an adequate framework has been established.

2.5 Definition of Sub-Precincts

The City will not:

- a) support the lifting of an Urban Deferment; or
- b) adopt an amendment to the City’s operative District Zoning Scheme to rezone land; or
- c) adopt an Outline Development Plan (ODP)

for any area geographically smaller than those sub-precincts depicted on Figure 2, unless it is required to bring the local Scheme into compliance with the Metropolitan Region Scheme.

2.6 Applications for Subdivision

The City will not support any application for subdivision of land within SR Precinct 3 unless the subdivision is generally in accordance with an adopted ODP, or the subdivision is for the consolidation of land for “superlot” purposes to facilitate land assembly for future development.



Figure 1 – Extent of Southern River Precinct 3

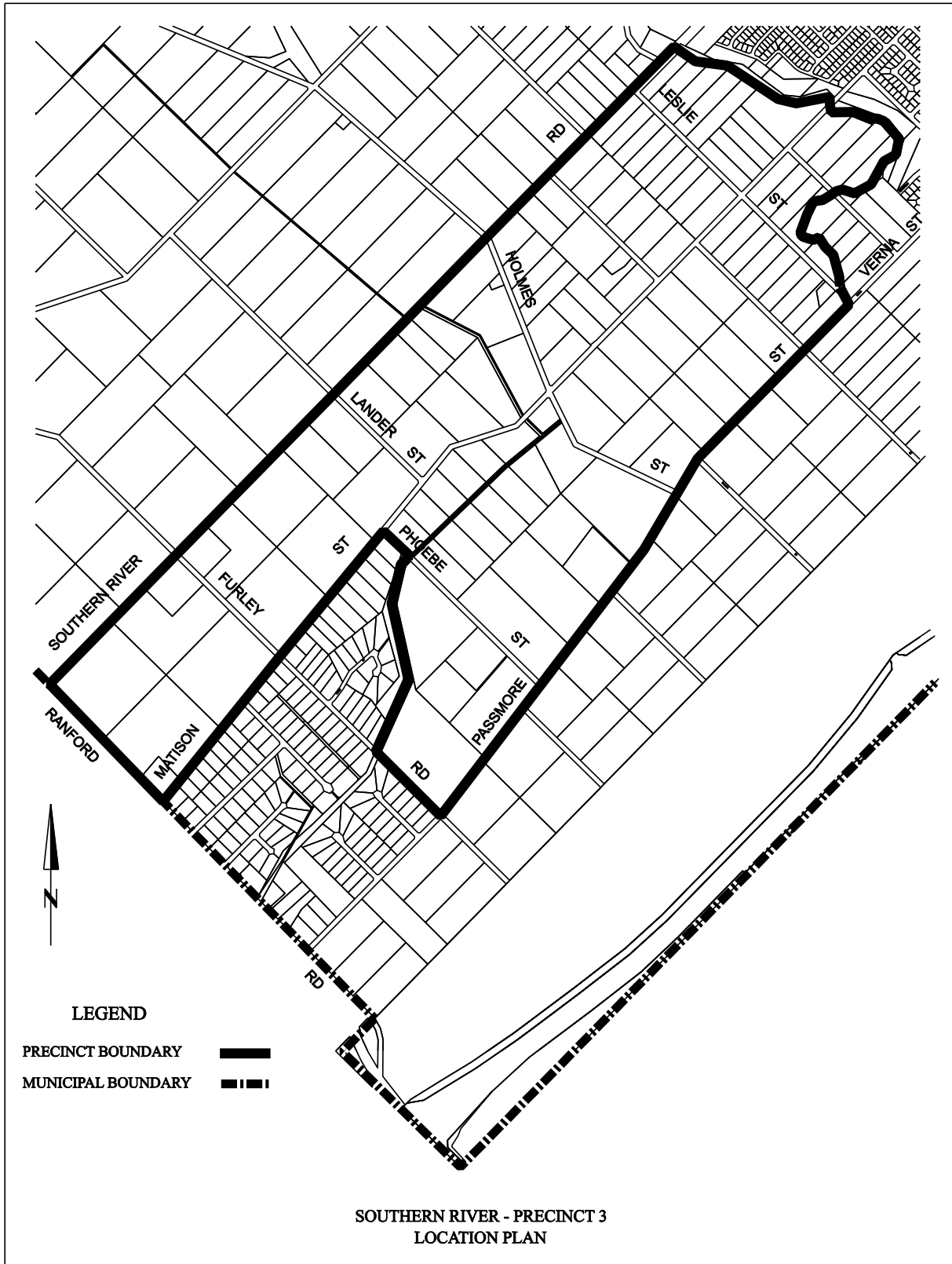




Figure 2 – Southern River Precinct 3 - Sub-Precincts

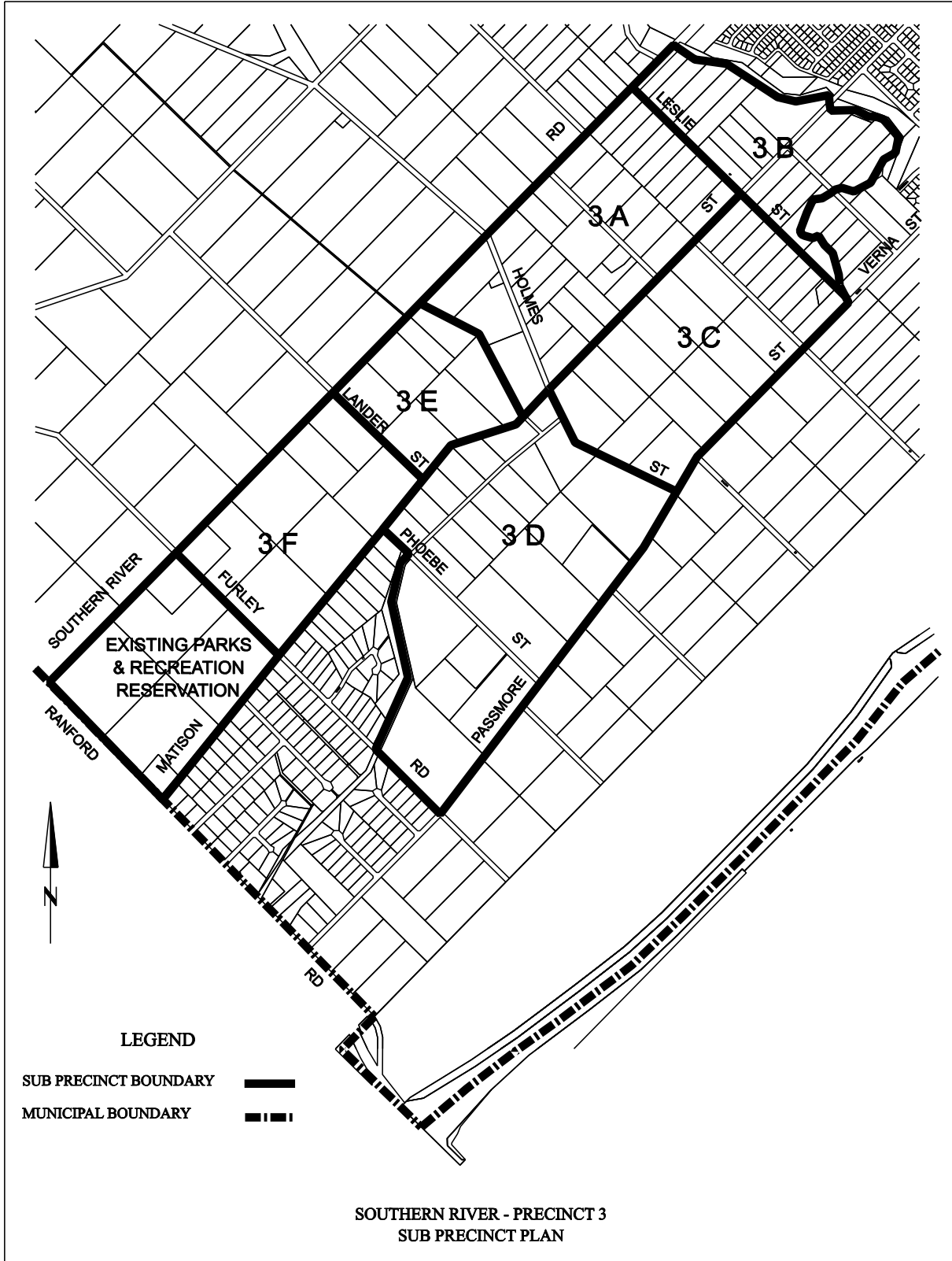




Table 1: Planning Framework for Southern River Precinct 3

INFORMATION REQUIRED/ TASK TO BE COMPLETED	Column – A Prerequisites for Lifting Urban Deferment	Column – B Prerequisite for TPS Amendment	Column – C Local Structure Plan (whole of Precinct 3)	Column – D Prerequisite for ODP
CONTEXTUAL ANALYSIS				
Contextual framework (whole precinct)	•		•	
Site analysis (sub-precinct)	•		•	
Site analysis (whole precinct)		•	•	
COMMUNITY DESIGN				
Land use distribution and rationale	•	•	•	
Indicative design	•			
Design response to site analysis		•	•	
Density targets		•	•	
Wetland Management Plan		•	•	•
Drainage Management Plan		•	•	•
Acid Sulfate Soils Management Plan		•	•	•
Development/Zoning Plan				•
MOVEMENT NETWORK				
Indicative road layout	•			
Transport and traffic management report		•	•	
Pedestrian/cyclist network outline		•	•	
Road and shared path network				•
cost sharing requirements		•	○	•
ACTIVITY CENTRES AND EMPLOYMENT				
Design principles	•	•	•	
Identification of commercial/employment centres location	•	•	•	
Floorspace allocation	•	•	•	•
Development/Zoning Plan				•
LOT LAYOUT				
Design Principles	•	•	•	
Density objectives	•	•	•	
Indicative lot layout				•
PUBLIC PARKLAND				
Design principles – size and distribution of open space	•	•	•	
Environmental context (conservation areas, remnant vegetation, notional buffer)	•	•	•	
Zoning/allocation of open space		•	○	•
SCHOOLS				
Need/servicing requirement		•	•	
Location of schools		•	•	
Zoning/allocation of schools				•
UTILITIES				
Servicing Report	•	•	•	
Stormwater drainage	•	•	•	
Cost sharing provisions		•	○	•
Notes: This table should be read in conjunction with the document titled 'Interim Approach for Integrated Urban Water Management with Land use Planning within the Southern River Area – Guidance for Developers' (Essential Environmental Services, March 2006 or as otherwise amended).		Legend: • Information Required ○ Framework Required to be Established		



GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	Development Control Policy 1.9 - Amendments to the Metropolitan Region Scheme (November 2003) Guidelines - For the Lifting of Urban Deferment (November 2007) Guidelines - The Preparation of Local Structure Plans for Urban Release Areas State Planning Policy No. 3 - Urban Growth and Settlement State Planning Policy No. 3.6 - Development Contributions for Infrastructure
Organisational Compliance	LPP 3.1 - Outline Development Plans LPP 3.2 - Outline Development Plan Requirements
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning & Sustainability		Coordinator City Growth		9397 3000	
Risk Rating	Low	Review Cycle	Bi-annual	Next Due:	2012
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 360/25/07/2006		Local public notice for submissions for a period of 21 days.		
2.		OCM 584/28/11/2006	Adopted to provide guidance for stakeholders in progressing planning for each particular sub-precinct of Southern River Precinct 3.		
3.		OCM 412/26/08/2008	Reviewed		
4.	OCM 8/09/02/2010		Local public notice for submissions for a period of 21 days.		
5.		OCM 178/27/04/2010	Adopted to modify the sub-precinct boundaries to better reflect the adopted Precinct 3 Local Structure Plan.		