



SOUTHERN RIVER SUB-PRECINCT 3D

LOCAL STRUCTURE PLAN

LOTS 8, 9 AND 1792 HOLMES STREET AND LOTS 5 AND 6 MATISON STREET, SOUTHERN RIVER

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:

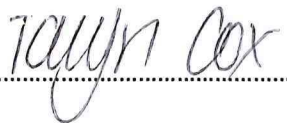
26 November 2019
..... Date

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:



..... Witness

26 November 2019
..... Date

26 November 2029
..... Date of Expiry

TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by WAPC

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) has been prepared by Dynamic Planning and Developments (DPD) and applies to Lots 8, 9 and 1792 Holmes Street and Lots 5 and 6 Matison Street, Southern River. This LSP follows the City’s adopted sub-precinct based approach to the planning of Southern River Precinct 3 and provides a planning framework to guide the future subdivision and development of Southern River Sub-Precinct 3D, addressing relevant urban design, planning, environmental, servicing and urban water management considerations.

As the site is currently zoned ‘Residential Development’ under the under the City of Gosnells (the City) Town Planning Scheme No. 6 (TPS6 or the Scheme), a LSP is to be adopted and approved prior to subdivision and development of the site.

The LSP has been prepared in accordance with the requirements of Clause 3.2 of TPS6 and the City’s Local Planning Policy No. 3.3 Southern River Precinct 3 Planning Framework and essentially refines the land use elements stipulated within the Southern River/ Forrestdale/ Brookdale/ Wungong District Structure Plan 2001 and the Southern River Precinct 3 Local Structure Plan.

The total area covered by the LSP is 15.94ha. A summary of each land use proposed within the Structure Plan is as follows:

Item	Data	LSP Ref (section no.)
Total area covered by the structure plan	15.94sqm	1.0
Area of each land use proposed		
• Residential R30	6.37ha	6.3
• Residential R40	2.50ha	
Total estimated lot yield		
• Residential R30	198	6.3
• Residential R40	43	
Estimated number of dwellings		
• Residential R30	198	6.3
• Residential R40	102	
Estimated residential site density		
• Residential R30	31.1dw/ha ¹	6.3
• Residential R40	40.8dw/ha ¹	
Estimated population	960	6.3
Number of high schools	n/a	n/a
Number of primary schools	n/a	n/a
Estimated area and percentage of public open space given over to:		
• Unrestricted Public Open Space	1.2391ha	6.4

Item	Data	LSP Ref (section no.)
• Restricted Public Open Space	0.5105ha	6.4
Estimated percentage of natural area	1.7486ha	6.4
	10.98%	
<p>Note:</p> <p>¹ Based on residential zoned land only, excluding roads and POS</p> <p>² Based on Australian Bureau of Statistics (2016) data for Southern River relating to average household size of 3.2</p>		

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PART ONE – IMPLEMENTATION SECTION

1.0 Local Structure Plan Area

This Local Structure Plan (LSP) shall apply to Lots 8, 9 and 1792 Holmes Street and Lots 5 and 6 Matison Street, Southern River, being the land contained within the inner edge of the line denoting the LSP boundary as illustrated on the Local Structure Plan Map (Appendix 1).

2.0 Local Structure Plan Content

This LSP comprises:

- a) Part One – Statutory Section
This section contains the LSP map and statutory planning provisions and requirements;
- b) Part Two – Non-Statutory (Explanatory) Section
This section is to be used as a reference guide to interpret and justify the implementation of Part One; and
- c) Appendices – Technical reports, supporting plans and maps.

3.0 Interpretation and Scheme Relationship

Unless otherwise specified in this part, the words and expressions used in this LSP shall have the respective meanings given to them in the City of Gosnells Town Planning Scheme No. 6 (TPS 6 or the Scheme) and/or Schedule 2 Part 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (P&D Regs 2015) including any amendments gazetted thereto.

The LSP map (Refer to Figure 1 and Appendix 1) outlines land use, zones and reserves applicable within the Structure Plan. The Plans, Tables and Figures contained in Part One of this LSP outline the framework for future subdivision and/or development applicable within the LSP map area.

Pursuant to Schedule 2 Part 4 of the P&D Regs 2015:

- a) A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application; and
- b) Part Two of this LSP and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

4.0 Operation

This LSP shall come into operation when it is endorsed by the Western Australian Planning Commission (WAPC).

5.0 Proposed Local Structure Plan

This LSP shall have the formal title of ‘Southern River Precinct 3D Local Structure Plan’ and hereafter referred to as the ‘LSP’. The proposed LSP is depicted in Appendix 1 – Proposed Local Structure Plan.

6.0 Local Structure Plan Requirements

6.1 Objectives

The key aims and objectives of the LSP are as follows:

- Provide a statutory framework to guide the use, subdivision and development of land to create a high quality, liveable urban locality;
- Reflect the fundamental principles of the Forrestdale Brookdale Wungong District Structure Plan, Southern River Precinct 3 Structure Plan and the Southern River Precinct 3 Planning Framework Local Planning Policy;
- Achieve a robust design that effectively manages fragmented ownership and enables independence for individual landowners to be continued;
- Capitalise on the natural amenity afforded by the established vegetation and wetland setting;
- Generally retain the natural landform and features where practicable through appropriate design and siting of land uses and road networks;
- Achieve an optimum lot yield outcome, within an emphasis on providing product diversity and housing choice, through the provision of varying lot sizes and dwelling densities;
- A design that ensures the delivery of best urban water management practices in accordance with sustainability and precautionary principles;
- Encourage the use of alternate modes of transport by creating safe and efficient connections to public transport, pedestrian and cyclist networks; and
- Maximise opportunities for passive surveillance of public open spaces and pedestrian and cyclist routes to enhance the amenity and safety of the public realm.

6.2 Land Use Precincts and Standards

The LSP identifies land use and zones applicable within the LSP area. The proposed zones and reserves include Residential, Public Open space and Drainage. The following provides general statements of intent in relation to each zone, with specific development standards to be in accordance with TPS 6 and the Residential Design Codes (R-Codes).

6.3 Residential

The intention of the Residential areas is to provide a high quality, environmentally sustainable, residential environment providing a range of living options to cater for a diverse population and sense of community.

Development will provide for pedestrian friendly streetscapes with passive surveillance of the public domain.

6.3.1 Locational Criteria

The allocation of residential densities on the LSP shall be in accordance with the following criteria:

- a) R30
 - i. A base density code of R30 shall be provided for all other residential lots within the LSP.
- b) R40
 - i. A medium density of R40 shall be provided in areas of high including within close proximity of local or regional open space, local centres providing a level of local convenience, community facilities or key transport routes.

6.4 Public Open Space

At the time of subdivision or development approval being sought, provision must be made for a minimum of 10% public open space (POS) contribution. Land is to be ceded free of cost to the Crown in accordance with the Structure Plan Map, or where subdivision or development is proposed on land not shown as POS, a cash-in-lieu contribution in accordance with Section 153 of the Planning and Development Act 2005 shall be provided.

POS is to be provided generally in accordance with the LSP map and Table 1 below, with a POS schedule being submitted at the time of subdivision approval by the WAPC, upon recommendation of the City of Gosnells.

Southern River Sub-Precinct 3D LSP – Gross Area	Total (ha)
LSP Area	15.94ha
Total Deductions (Water courses)	4,515m ²
Total POS Required (10%)	1.548ha
Total Unrestricted POS Required (8%)	1.238ha
Total POS Provided	1.7496ha
Total Unrestricted POS Provided	1.2391ha
Total Restricted POS Provided	5,105m²

Table 1 – Public Open Space Schedule

6.5 Development

6.5.1 Local Development Plans

A Local Development Plan may be prepared if:

- a) The WAPC 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 WAPC and the local government considers that a local development plan is required for the purposes of orderly and proper planning.

Local Development Plans are to be prepared prior to any subdivision and/or development of all lots which are assigned a density coding of R40 within the LSP. Local Development Plans are to address Quiet Housing Design Guidelines and crossover locations as indicated in the LSP Map.

6.5.2 Servicing

The subdivision of land within the LSP will require the upgrading of water and wastewater servicing infrastructure and may include the ceding of land to accommodate any new infrastructure.

6.5.3 Forrestdale Main Drain

Land required for the provision of compensating basins along the Forrestdale Main Drain will be required to be secured as either public open space or ceded to the Water Corporation prior to the subdivision or development of land adjoining the Forrestdale Main Drain.

6.5.4 Noise Wall

The construction of a noise wall, in the locations shown on the LSP Map, will be required as a condition of the subdivision of any lot abutting the Holmes Street Other Regional Road reservation.

6.5.5 Mosquito Management

Prior to subdivision or development occurring, a Mosquito Management Plan is to be prepared and implemented as part of subdivision works and development.

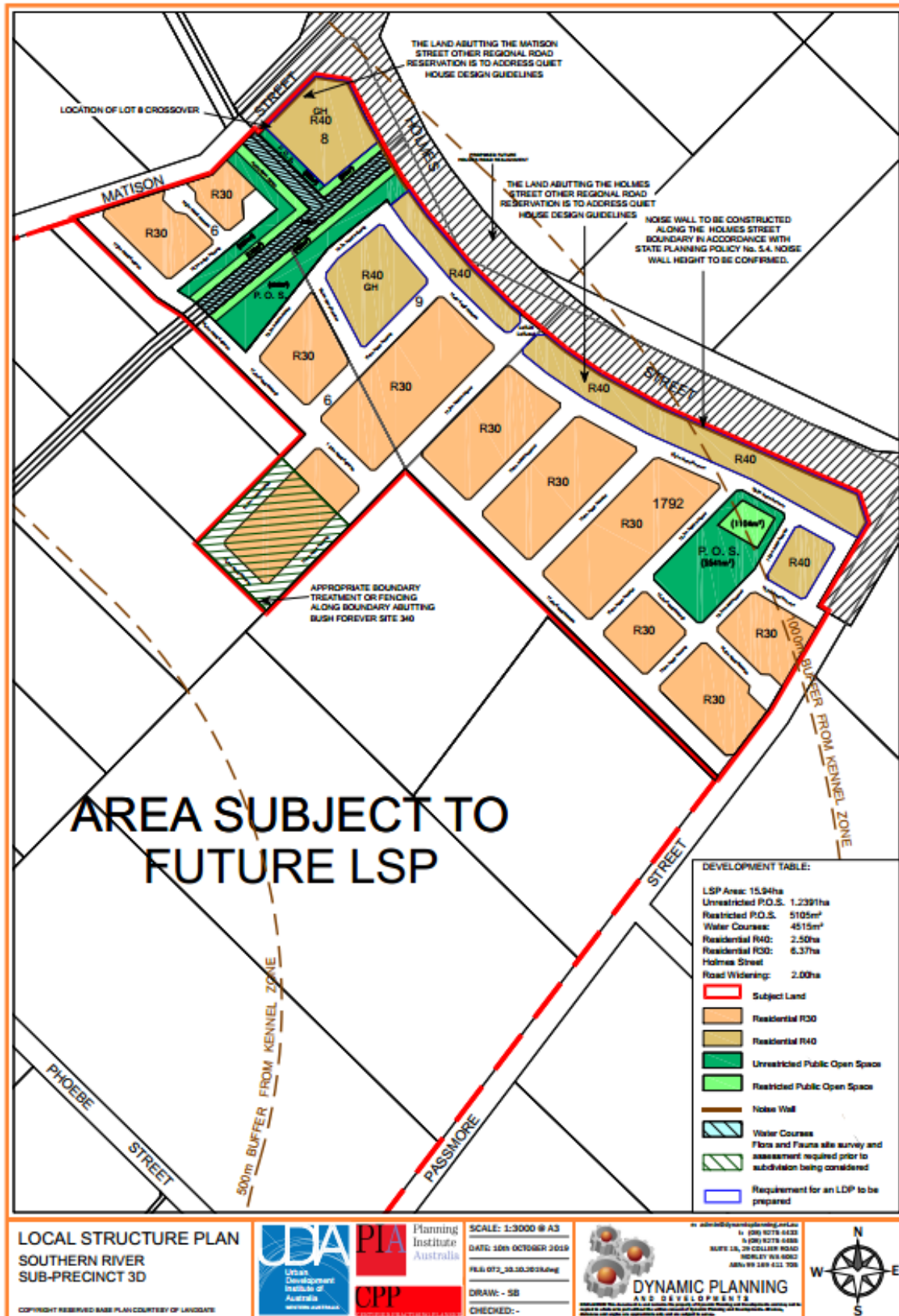


Figure 1 – Southern River Precinct 3D Local Structure Plan

PART TWO – EXPLANATORY SECTION

1.0 Planning Background

1.1 Background

A previous version of the Southern River Precinct 3D Local Structure plan was submitted to the City of Gosnells in 2012 by TPG Town Planning. Numerous modifications to the LSP have been undertaken since its original submission in response to feedback provided by numerous state and local authorities. A brief summary of the background of the preparation of the LSP is provided below:

- LSP was submitted to the City of Gosnells in 2012. This original LSP encompassed the entire Precinct 3D area, as identified within the Southern River Precinct 3 Structure Plan;
- In conjunction with the LSP, a request was submitted to the WAPC to transfer a portion of the LSP area from the 'Urban Deferred' zone to the 'Urban' zone;
- Numerous modifications to the LSP were undertaken over the next 3 years in response to feedback provided by various state and local authorities;
- The LSP was considered at the City of Gosnells Ordinary Council Meeting on 24 February 2015 where it was refused. The reasons for refusal predominantly related to the residential densities proposed as well as issues surrounding the areas of the LSP designated for General Rural, Light Industrial, Bush Forever and District Playing Fields;
- On 16 December 2014, the WAPC resolved to transfer Lots 9 and 1792 Holmes Street, pt. Lot 8 Holmes Street and pt. Lots 5 and 6 Matison Street, Southern River from the 'Urban Deferred' zone to the 'Urban' zone under the MRS, subject to the approval of a Local Water Management Strategy by the Department of Water;
- On 30 October 2017, the Department of Water and Environmental Regulation approved the Southern River Precinct 3D – Local Water Management Strategy;
- On 7 November 2017, the WAPC formally transferred the land from the 'Urban Deferred' zone to the 'Urban' zone. This also triggered the concurrent amendment of TPS 6 to rezone the land from 'General Rural' to 'Residential Development'; and
- The LSP has been revised to encompass only the area of land which has been rezoned to 'Urban' under the MRS and 'Residential Development' under TPS 6. As such, the LSP now only includes areas the portion of Precinct 3D which are designated for Residential, Public Open Space and drainage purposes and no longer encompasses the areas designated for General Rural, Light Industrial, Bush Forever and District Playing Fields.

1.1 Introduction and Purpose

The Southern River Sub-Precinct 3D LSP has been prepared by Dynamic Planning and Developments (DPD) on behalf of the landowners of on behalf of the landowners of Lot 9 and 1792 Holmes Street, Southern River, to provide a framework for the development of an area of land referred to as Southern River Sub-Precinct 3D.

This report has been prepared by Dynamic Planning and Developments in conjunction with the following team of technical consultants:

- TPG Town Planning – Planning Consultant;
- Bioscience Pty Ltd – Environmental Consultant;

- Shawmac – Transport and Engineering Consultant;
- Strategen – Bushfire Management Consultant; and
- Herring Storer Acoustics – Acoustic Consultant.

This LSP follows the City’s adopted sub-precinct based approach to the planning of Southern River Precinct 3 and provides a planning framework to guide the future subdivision and development of Southern River Sub-Precinct 3D, addressing relevant urban design, planning, environmental, servicing and urban water management considerations.

As the site is currently zoned ‘Residential Development’ under the under TPS6, a LSP is to be adopted and approved prior to subdivision and development of the site.

The LSP has been prepared in accordance with the requirements of Clause 3.2 of TPS6 and the City’s LPP 3.3 and essentially refines the land use elements stipulated within the Southern River/ Forrestdale/ Brookdale/ Wungong District Structure Plan 2001 and the Southern River Precinct 3 Local Structure Plan.

We respectfully request that the City progress the process associated with the adoption of the LSP and subsequently forward the LSP and this accompanying report to the Western Australian Planning Commission (WAPC) for endorsement to guide future land use, subdivision and development decisions within Sub-Precinct 3D.

1.1.1 Aims and Objectives

The key aims and objectives of the LSP are as follows:

- Provide a statutory framework to guide the use, subdivision and development of land to create a high quality, liveable urban locality;
- Reflect the fundamental principles of the Forrestdale Brookdale Wungong District Structure Plan, Southern River Precinct 3 Structure Plan and the Southern River Precinct 3 Planning Framework Local Planning Policy;
- Achieve a robust design that effectively manages fragmented ownership and enables independence for individual landowners to be continued;
- Capitalise on the natural amenity afforded by the established vegetation and wetland setting;
- Generally retain the natural landform and features where practicable through appropriate design and siting of land uses and road networks;
- Achieve an optimum lot yield outcome, within an emphasis on providing product diversity and housing choice, through the provision of varying lot sizes and dwelling densities;
- A design that ensures the delivery of best urban water management practices in accordance with sustainability and precautionary principles;
- Encourage the use of alternate modes of transport by creating safe and efficient connections to public transport, pedestrian and cyclist networks; and
- Maximise opportunities for passive surveillance of public open spaces and pedestrian and cyclist routes to enhance the amenity and safety of the public realm.

1.2 Land Description

1.2.1 Location

The site is located within the suburb of Southern River on the south-western boundary of the Municipality of the City of Gosnells. The site is located approximately 21 kilometres south east of the Perth Central Business District, 7 kilometres from the Gosnells Town Centre, 6 kilometres from Armadale Town Centre, 1.6 kilometres from the Canning Vale Shopping Centre, and 2 kilometres from Champion Lakes. The site is additionally well placed in terms of proximity and access to Tonkin Highway via Ranford Road (refer to Figure 2).

1.2.2 Area and Land Use

Southern River Sub-Precinct 3D LSP has a combined area of 15.94ha, comprising a total of 5 lots and portions of the Forrestdale Main Drain. The Sub-Precinct is bounded by Holmes Street to the north-east, Matison Street to the north-west and Passmore Street to the south-east. The LSP area reflects the boundaries of the land which was transferred from the 'Urban Deferred' zone to the 'Urban' zone under Amendment 1285/27 to the Metropolitan Region Scheme (MRS) on 7 November 2017 (refer to Figure 2).

1.2.3 Legal Description and Land Ownership

The subject site has a total area of approximately 15.94ha. The particulars of the relevant Certificates of Title are detailed in Table 2.

Lot	Plan/ Diagram	Volume/ Folio	Area (ha)	Street Address	Registered Proprietor
9	52558	1645/837	3.08	Holmes Street	Key Club Holdings Pty Ltd
8	52558	1524/980	0.96	Holmes Street	Shayne Matthew Ruscoe and Fiona Elizabeth Monaco
1792	3315	2126/379	9.26	Holmes Street	53/53 Pty Ltd Craig Simpson Turnbull
6	8514	1325/714	4.05	Matison Street	George William Elliott
5	8514	1424/386	4.05	Matison Street	Zora Nizich

Table 2 - Certificate of Title and Ownership Details

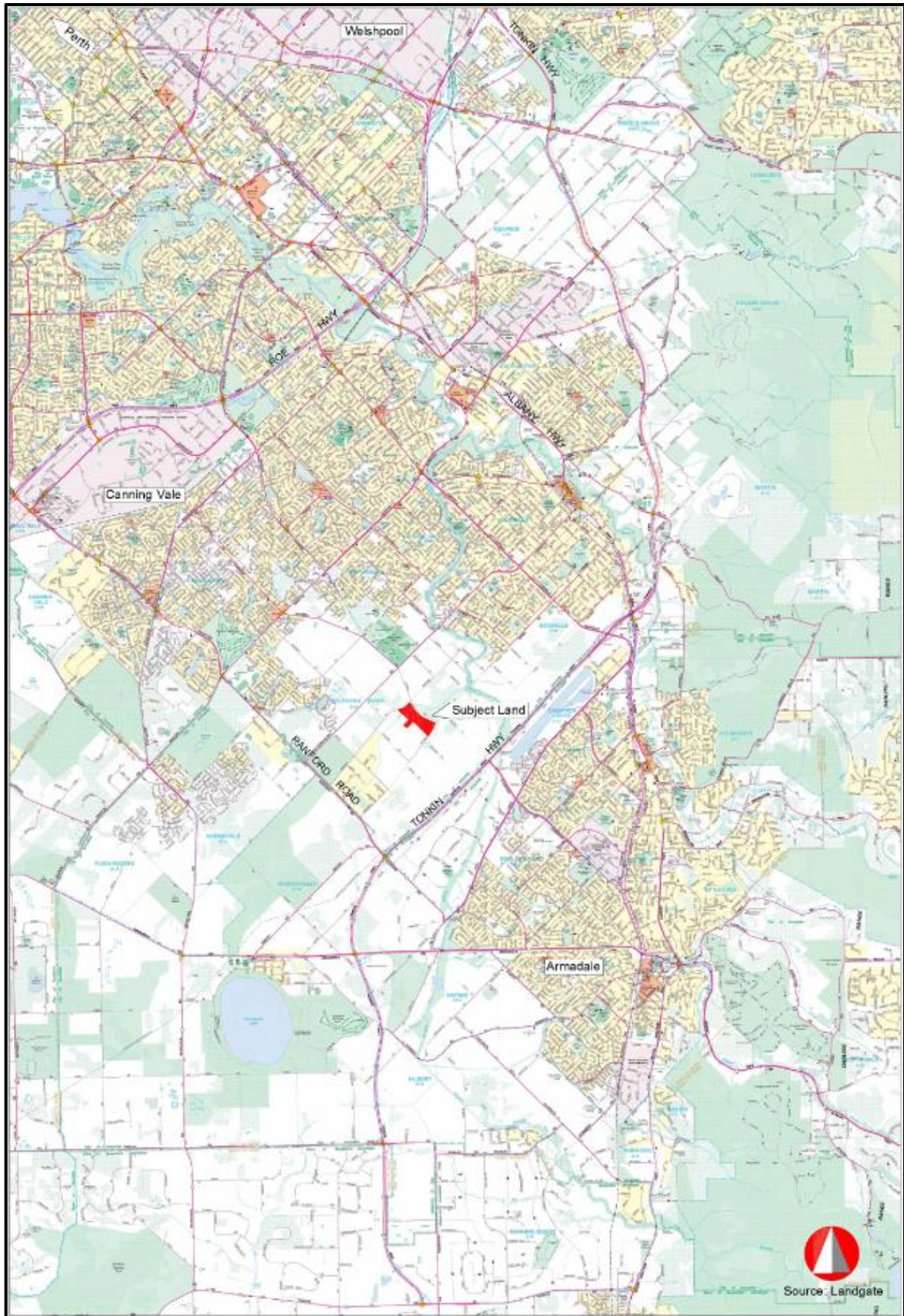


Figure 2 – Metropolitan Context



Figure 3 – Aerial Plan

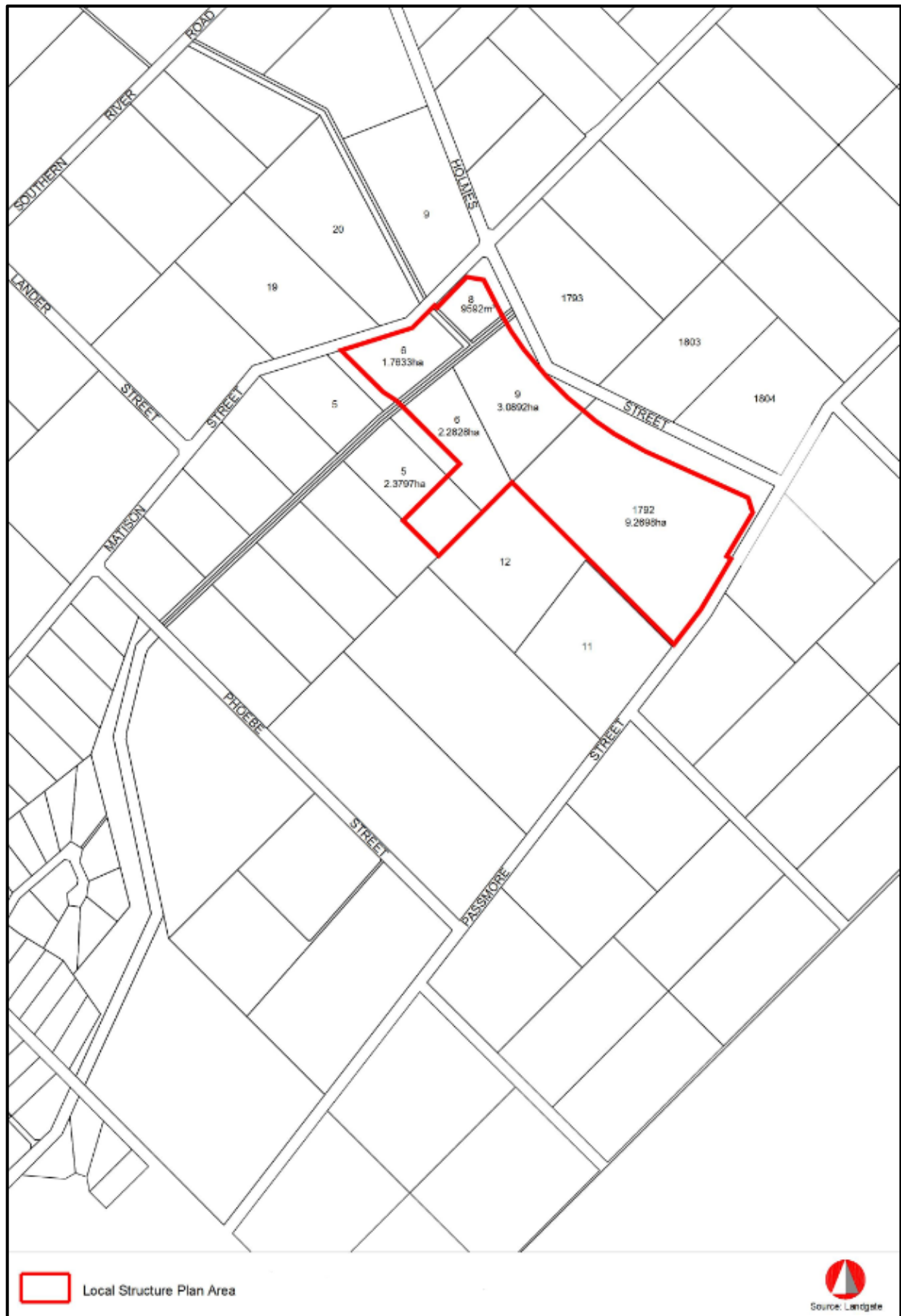


Figure 4 – Basic Cadastral Information.

1.3 Planning Framework

1.3.1 Zoning and Reservations

1.3.1.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the MRS as illustrated in Figure 4.

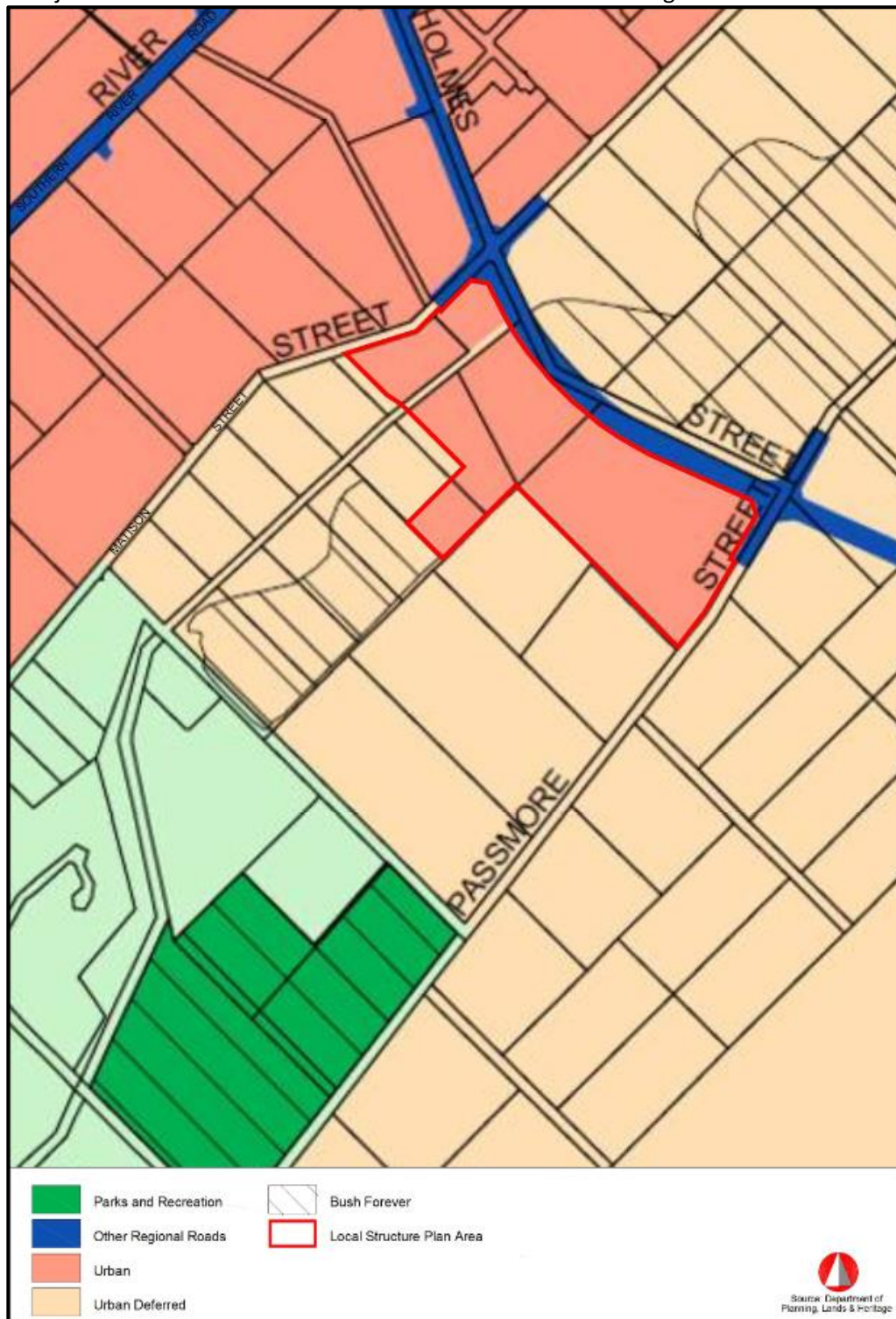


Figure 5 – Metropolitan Region Scheme Zoning

1.3.1.2 City of Gosnells Town Planning Scheme No. 6

The site is predominantly zoned 'Residential Development' under TPS 6 (refer to Figure 6). The 'Residential Development' zone is defined under Clause 3.2 of TPS 6 as:

“To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development generally in accordance with a Structure Plan.”

The purpose of this LSP stems from the 'Residential Development' zoning necessitating the submission of a Structure Plan to guide subdivision and development of the subject site.

Small portions of the subject site are also assigned as 'Watercourse' for the land required for the Forrestdale Main Drain and Balannup Drain.

1.3.2 Regional and Sub-Regional Structure Plan

1.3.2.1 Southern River/Forrestdale/Brookdale/Wungong District Structure Plan

The Southern River/Forrestdale/Brookdale/Wungong District Structure Plan 2001 (DSP) was developed by the WAPC and includes land within the City of Gosnells and City of Armadale. The DSP set out to address the increasing development pressure in the area, together with the need to resolve significant issues relating to constraints to development including the high water table, nutrient, drainage and water resource management, conservation areas, multiple ownership, and community expectations.

“The District Structure Plan provides a guide to the future development of the study area and management of key environmental issues. It includes potential development areas, road networks, major community facilities, conservation and Bush Forever areas, and a neighbourhood structure. It also provides proposals for the implementation of the plan such as zoning mechanisms, staging and financial and management arrangements”.

The DSP identifies four main areas:

- Area 1 – Southern River;
- Area 2 – Forrestdale;
- Area 3 – Forrestdale Lake; and
- Area 4 – Brookdale/Wungong.

The LSP falls within Area 1, comprising an area of 547ha and a population capacity of 15,750. It is anticipated that by 2026, the population would reach 10,000 and 57.6% of area occupied. The DSP identifies portions of the subject site as:

- Urban; and
- Open Space (including drainage corridors)

The DSP additionally identifies an Environmental Protection Policy (EPP) Wetland as shown in Figure 7.

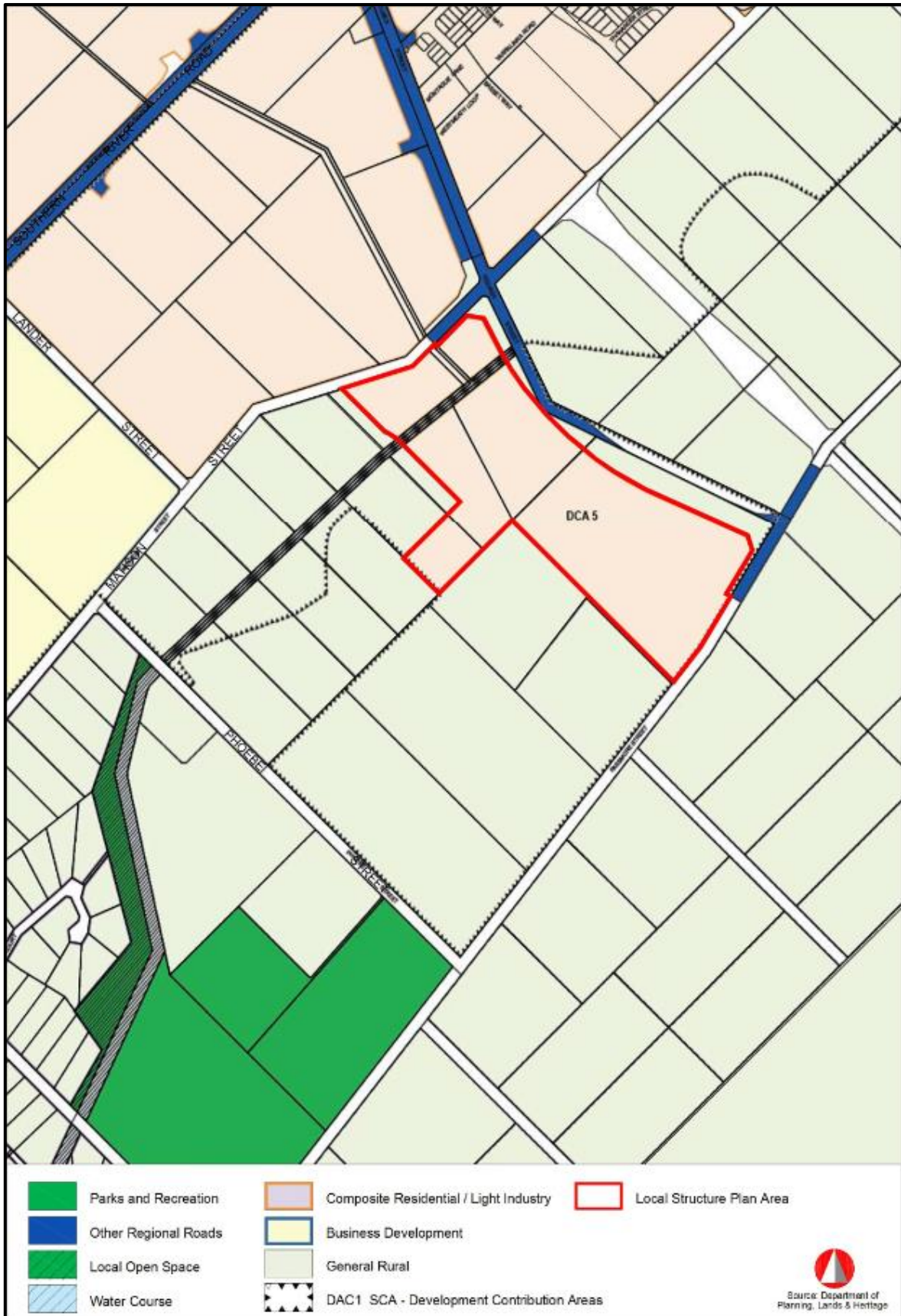


Figure 6 – Town Planning Scheme No. 6 Zoning

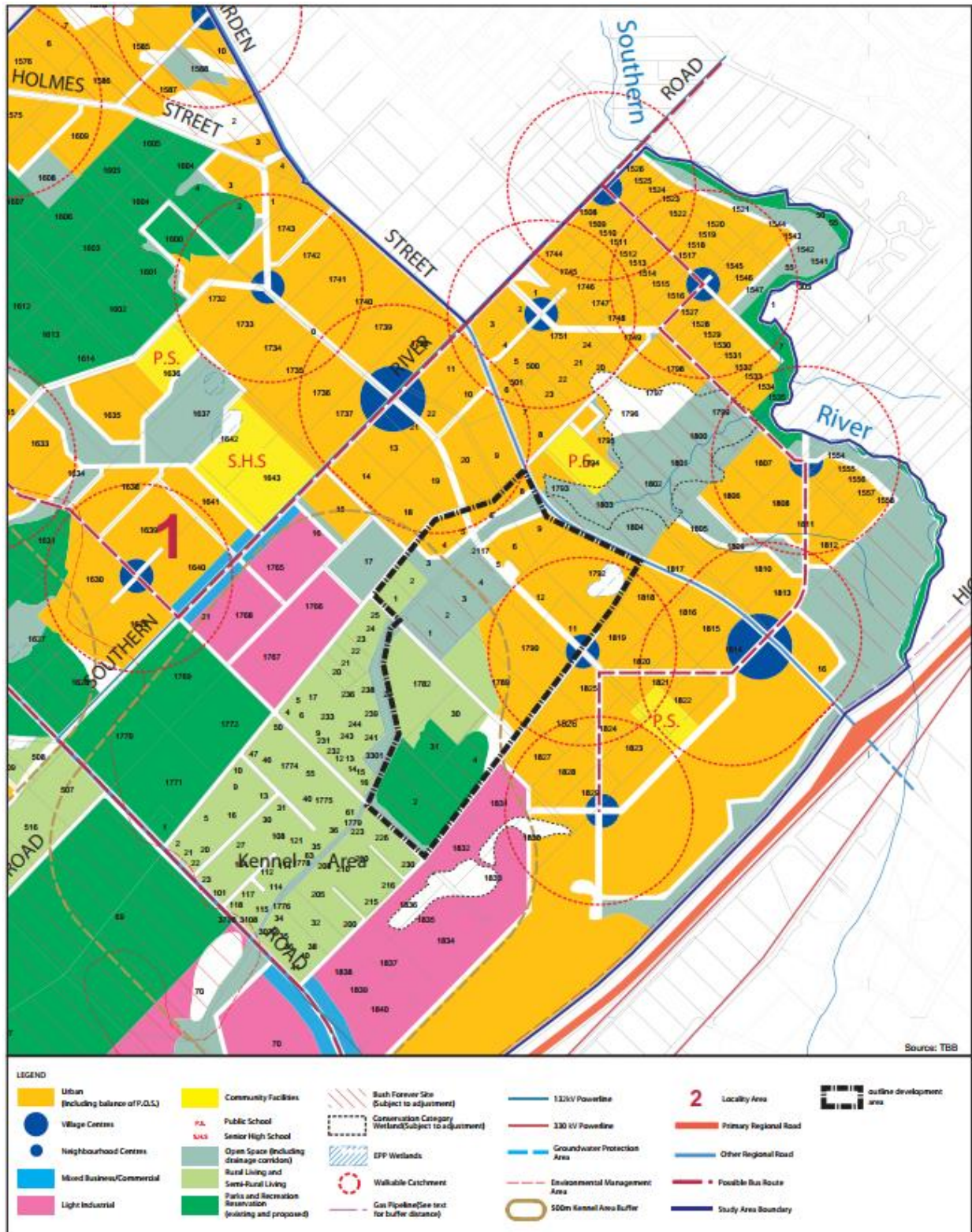


Figure 7 – Southern River/Forrestdale/Brookdale/ Wungong District Structure Plan

1.3.2.2 Southern River Precinct 3 Structure Plan

Southern River Precinct 3 Structure Plan, prepared by Taylor Burrell Barnett, on behalf of Viento Property Pty Ltd encompasses approximately 365 hectares of land bound by Southern River Road, Ranford Road, the kennels area, Passmore Street and the Southern River.

The Structure Plan reconsiders and refines land use elements proposed by the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan (2001). Six sub-precincts are identified within Precinct 3 (refer to Figure 8).

Within the Southern River Precinct 3 Structure Plan, Sub-Precinct 3D, the Structure Plan denotes the following, as shown in Figure 9:

- Residential;
- Community Purpose (High School);
- Wetland, including buffer (Environmental Protection Policy Wetland and Multiple Use Wetland);
- District Open Space;
- Bush Forever Protection Area;
- General Rural; and
- Widening Required for Forrestdale Main Drain.

The Structure Plan was advertised for public comment during October and November 2008, with numerous submissions made. The submissions were considered by Council at its meeting of 12 May 2009, where it resolved to adopt a revised Structure Plan and forward it to the WAPC for its consideration. The WAPC assessed the Structure Plan and suggested a number of modifications to the plan. Those suggested modifications were considered by Council at its meeting of 8 September 2009 where it resolved to support the WAPC in approving the modified plan. On 15 September 2009, the WAPC resolved to 'note' the Structure Plan for use as a tool to assess MRS amendments, Local Planning Scheme amendments and subdivision and development applications.

The proposed LSP conforms to the objectives and land uses identified in the Precinct 3 Structure Plan as this was used as the foundation for the preparation of the subject LSP. However, the proposed LSP encompasses only the areas denoted as Residential, Wetland and the Forrestdale Main Drain.

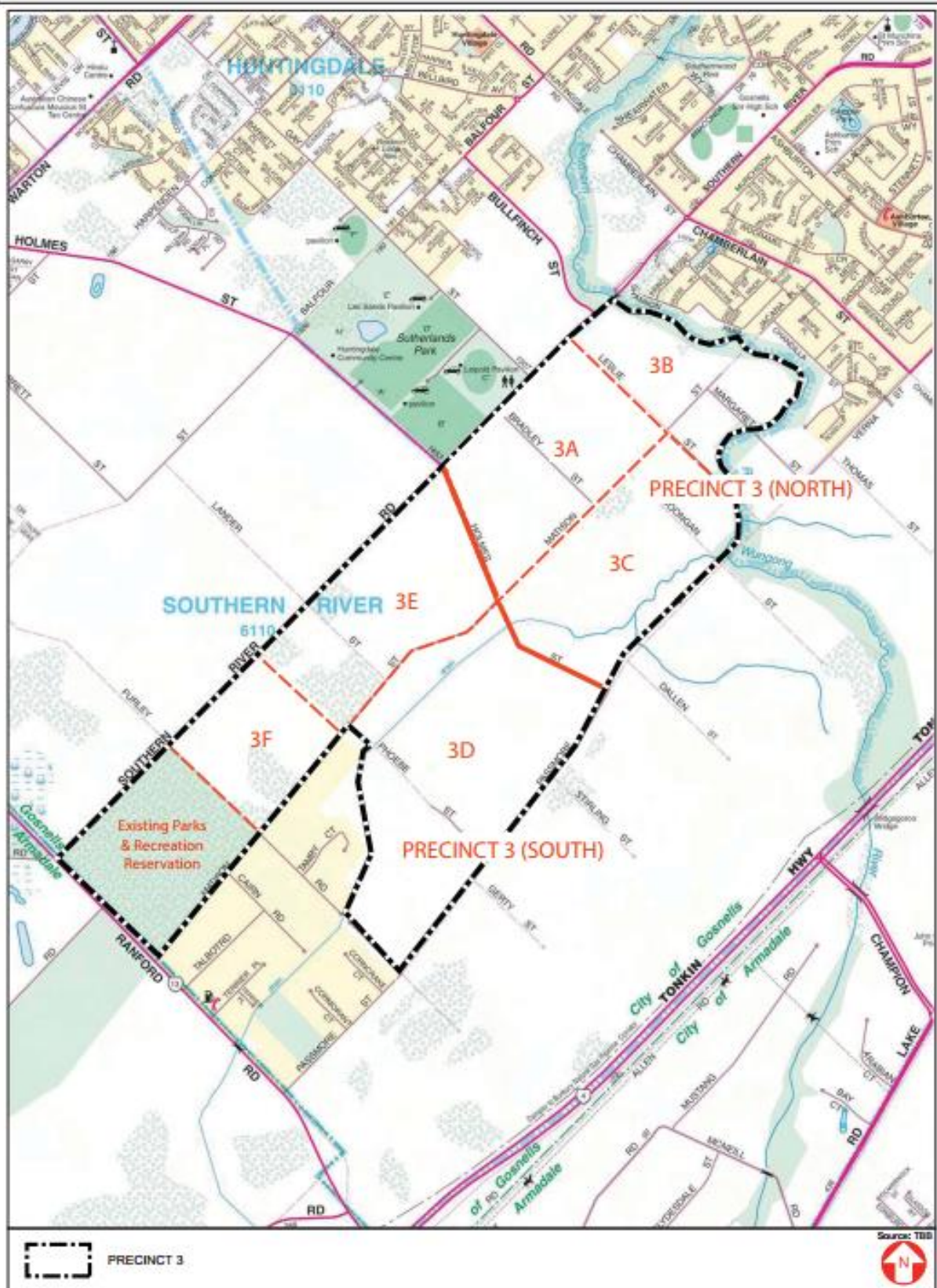


Figure 8 – Southern River Precinct 3 Sub-Precinct Plan

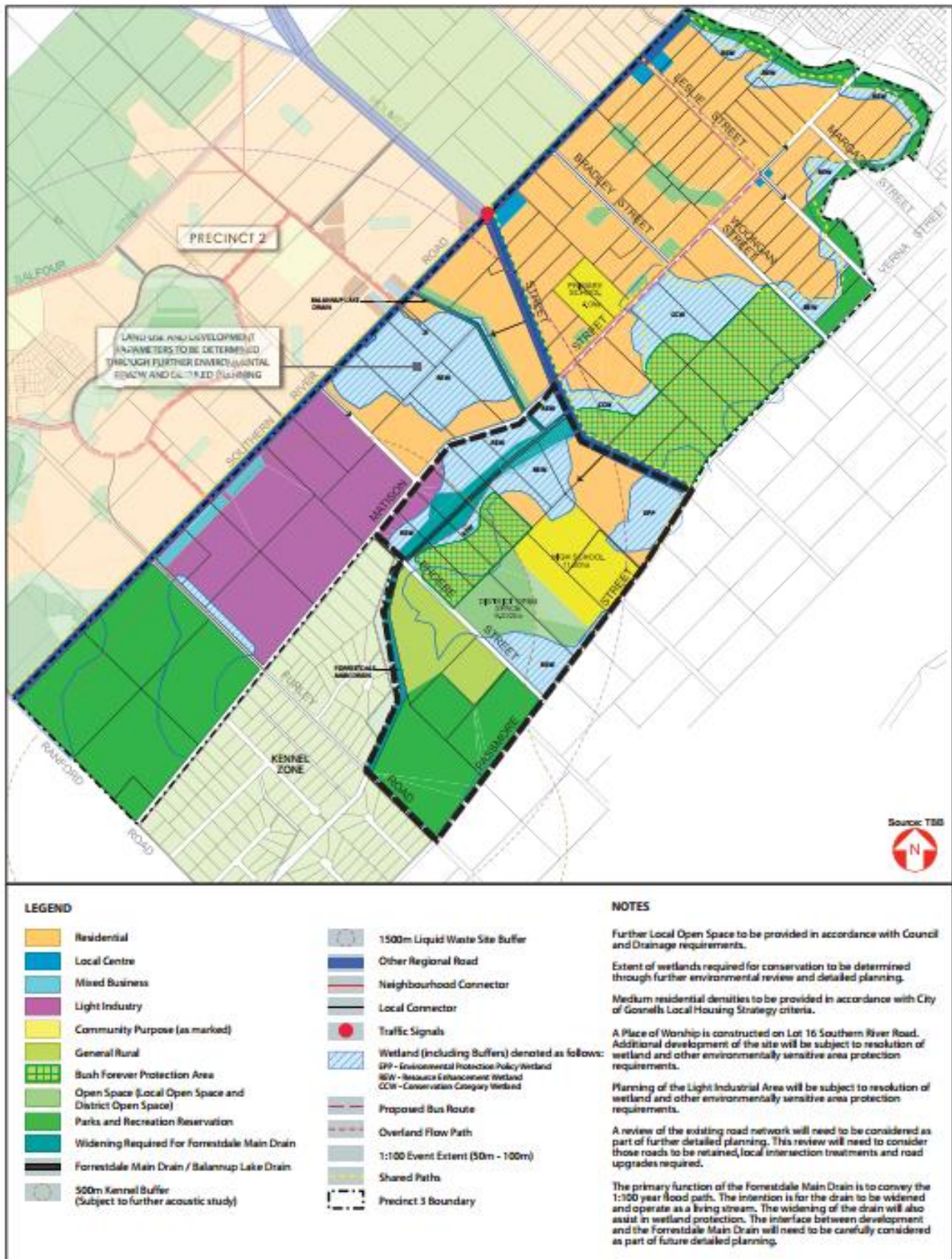


Figure 9 – Southern River Precinct 3 Structure Plan

1.3.3 Planning Strategies

1.3.3.1 State Planning Strategy 2050

The site falls within the Perth Urban Area of the WAPC's overarching State Planning Strategy. The Strategy provides an overview of current and future challenges facing the State in relation to land use planning and key principles relating to environment, community, economy, infrastructure and regional development. The proposed LSP is in keeping with the principles and objectives of the Strategy as it provides for development on land identified as suitable for future residential development.

1.3.3.2 Directions 2031 and Beyond

Directions 2031 was released in August 2010. Directions 2031 is a high level spatial framework and strategic plan that establishes a vision for future growth of the metropolitan Perth and Peel region. It sets out to guide the detailed planning and delivery of housing, infrastructure and services required for the following 21 years.

Directions 2031 identifies the connected city model as the preferred medium-density future growth scenario for the metropolitan Perth and Peel region. This framework sets out a target of 47% (or 154,000 dwellings) as infill development, and 15 dwellings per gross urban zoned hectare of land in new development areas.

The framework is underpinned by networks of activity centres, movement, and green areas. Directions 2031 identifies six sub-regional planning areas that will form the basis of future planning and policy development:

- Central;
- North-west;
- North-east;
- South-east;
- South-west; and
- Peel.

The site falls within the south-east subregion, comprising Gosnells, Armadale and Serpentine-Jarrahdale.

Within Gosnells, 400 ha is identified as land in undeveloped urban zoned areas, 400 ha as land undeveloped urban deferred zoned areas and 100 ha as urban expansion areas 2011-2015. Further, section 10.4.1 of the Outer Metropolitan Perth and Peel Sub-Regional Strategy identifies the Southern River/Forrestdale District Structure Plan as one of four planned urban growth areas, with the area planned to accommodate a population of 56,000 new residents. Additionally, Forrestdale East is identified as potential urban expansion area.

Directions 2031 proposes that this subregion will grow to a population of 228,000 by 2031 (a 34% increase on current levels), 100,000 dwellings (an increase of 54%), and an employment self-sufficiency target of 55%. This sub-region includes a strategic metropolitan centre in Armadale, and a secondary centre located closer to the site in Maddington.

Directions 2031 proposes an urban expansion management plan to identify land ahead of the rezoning process and to stage the rezoning of that land in response to future growth trends. The point is made clear that:

“... existing urban and urban deferred zoned areas should be prioritised for urban development, where appropriate”.

1.3.3.3 Draft Perth and Peel @ 3.5 Million (2015)

The Draft Perth and Peel @ 3.5 Million brings together the vision encapsulated in Directions 2031 and the State Planning Strategy 2050 into a series of draft planning frameworks, with a unified, long-term growth strategy for land use and infrastructure for the Perth and Peel regions.

The draft frameworks provide guidance on where sustainable development should occur over the next 35 to 40 years to ensure the impact of urban growth on areas of environmental significance is minimised; to protect our heritage; and importantly, to maximise the benefits of available land and existing infrastructure. The draft frameworks identifies that the sprawling nature of Perth through greenfield development, predominantly along the coastline has brought with it a range of complex and interrelated challenges, these including:

- accommodating significant population growth;
- improving current density infill and managing further greenfield development;
- achieving a connected city growth pattern;
- increasing housing diversity and affordability;
- reducing car dependence;
- achieving efficient use of water sources in a drying climate;
- ensuring the regions’ environmental assets are protected; and,
- maintaining liveability.

The LSP is situated within the ‘South Metropolitan Peel Sub-Region’ which is one of three sub-regions identified which combine with the draft central sub-regional planning framework. The draft framework clearly identifies a focus on urban infill within areas with proximity to high-quality public transport routes or within activity centres and urban corridors. The LSP area is identified as ‘Urban’ and ‘Urban Deferred’ under the draft South Metropolitan Peel Sub-Region Plan.

1.3.3.4 City of Gosnells Safe City Urban Design Strategy (2001)

The City’s Urban Design Strategy was prepared in 2001 as part of the City’s Safe City initiative, with an aim to set out some guiding principles to design out crime and reduce the opportunity for anti-social behaviour as well as enhance the design of the Gosnells Town Centre. The objectives of the Strategy are:

- To reduce the opportunity for crime in the City of Gosnells, and reduce the fear of crime for residents;
- To reduce crime and not just displace it to other places in the City; and
- To consider the needs of the most vulnerable groups in society.

The Strategy also identifies four Safety Principles:

1. To reduce the isolation of people, houses, and areas, which make them vulnerable to crime;
2. To maximise visibility and surveillance. If there are “eyes on the street” or “natural surveillance” from passersby and neighbours, people feel safer and criminals feel exposed. Natural surveillance should be the primary aid towards crime prevention;
3. To make a clear distinction between private and public areas. This involves reinforcing a sense of ownership. Where areas are doubtful, they are not “claimed” and become the focus of anti-social and criminal behaviour. This is often unchallenged because of a lack of ownership; and
4. To create balanced relationships in streets and public places so that pedestrians feel comfortable and safe. If more people are encouraged to walk surveillance is increased.

The strategy also sets out a number of design recommendations in regards to Urban Structure, streets and parking, subdivision and houses, parks and landscape, fences and walls, windows and doors, and lighting and signage, all of which have been duly considered to inform the proposed LSP.

1.3.3.5 City of Gosnells Local Housing Strategy

The City of Gosnells Local Housing Strategy is a strategic planning tool that identifies the capacity for increasing residential densities within the City to cater for population growth and change, whilst aiming to contribute to a more sustainable form of residential settlement.

The objectives of the Local Housing Strategy are to:

- Provide diverse and sustainable housing options to accommodate an increasing and diverse population, through the provision of a greater mix of housing, in terms of type, density and affordability;
- Provide a more contained and energy efficient pattern of urban development with emphasis on efficient and effective use of existing and new facilities, services and infrastructure;
- Encourage and facilitate sustainable design initiatives in keeping with Liveable Neighbourhoods and other Council Policies; and
- Encourage development that will enhance the amenity of residential areas, and ensure that new housing relates to the character and scale of existing residential development.

The proposed LSP is consistent with the above objectives, as it will facilitate the development of a range of housing types through various residential densities. The proposed LSP is consistent with the objectives of Liveable Neighbourhoods and the City’s range of policies and the proposed LSP will allow for a high quality residential subdivision, which will enhance the amenity of Southern River.

1.3.3.6 City of Gosnells Activity Centres Planning Strategy (draft)

The City of Gosnells’ Draft Activity Centres Planning Strategy released for public comment during the latter part of 2011 is intended to form part of the City’s Local Planning Strategy to guide decisions made with respect to the planning and development of Activity Centres within the City.

On 24 April 2012, Council resolved to adopt the Strategy and forward it to the WAPC for its consideration. The WAPC has given its in principle support to the Strategy, until such time as a Local Planning Strategy is prepared by the City. The City was also required to modify the adopted Strategy. The Strategy has been updated and is now with the WAPC.

The objectives of the draft Strategy are to:

- Contribute to the implementation of Directions 2031 and State Planning Policy (SPP) 4.2 - Activity Centres for Perth and Peel;
- Promote and facilitate the provision and responsive evolution of a viable, convenient, and attractive network of activity centres to serve the retail, other commercial, social and cultural needs of the City;
- Ensure new activity centres are functional and of high quality;
- Improve existing activity centres;
- Encourage and facilitate the provision of more localised business and employment opportunities;
- Help determine the location and potential extent of the various commercial and mixed-use development in the City's structure plans and Town Planning Scheme;
- Guide the formulation and review of planning policies relating to commercial and mixed-use development; and
- Guide the consideration and determination of applications for commercial development.

The primary focus of the Strategy is to confirm the direction of a network of centres in Southern River, given it will be the primary growth area in the City for the next 10-15 years and beyond.

The City previously prepared a draft Local Commercial Strategy, which was finalised in October 1999, however it was never adopted by the WAPC. In November 2001, the draft Strategy was amended to reflect the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan, however did not define or specify a recommended pattern of centres within Southern River.

Adoption of the LSP will provide a significant opportunity for the City to achieve its housing targets as identified in Directions 2031. Development of the LSP will provide a significant boost to the long term viability and sustainability of the Armadale strategic metropolitan centre as well as the Maddington secondary centre.

1.3.3.7 City of Gosnells Local Planning Strategy

In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, the City is required to prepare an overarching Local Planning Strategy (LPS) for the district.

Council at its meeting held on 12 September 2017 resolved to adopt a draft LPS, which has now been forwarded to the WAPC for endorsement.

It is expected that the LPS will be advertised for public comment in the first half of 2018.

1.3.3 Policies

1.3.4.1 Liveable Neighbourhoods

Liveable Neighbourhoods has been designed to address both the strategic and operational aspects of structure planning and subdivision development in a code framework. It is an integrated planning assessment policy for the preparation of structure plans and subdivision layouts to guide further development of new urban and large infill areas in Perth.

The policy sets out a number of objectives and principle aims to ensure the design and layout of new developments:

- *Facilitate ease of access, in particular walking and cycling through a network of connected streets that are safe, efficient and pleasant;*
- *Foster a sense of community, place and local identity;*
- *Support an efficient public transport system;*
- *To ensure active street-land use interfaces with building frontages to streets to improve personal safety through increased surveillance and activity;*
- *Conserve and incorporate key environmental areas into designs;*
- *Integrate the design of stormwater management systems; and*
- *Maximise the use of land for housing.*

The implementation of these elements is fundamental to ensuring structure planning and resultant subdivisions occur in a well-considered and sustainable manner. Application of the Liveable Neighbourhoods principles is therefore relevant to all levels of planning for the site from the proposed LSP through to detailed lot and building design.

The LSP responds to the design elements contained within the policy to create a permeable, interconnected neighbourhood that responds to land forms, climatic conditions, and provides access to a range of recreational and social opportunities within a small distance of individual living spaces. It provides a hierarchy of movement networks, including opportunities for sustainable transport modes, and allows for efficient movement.

1.3.4.2 Southern River Precinct 3 Planning Framework (Local Planning Policy 3.3)

At its Ordinary Meeting of 28 November 2006, the City of Gosnells Council resolved to adopt Local Planning Policy 3.3 (LPP 3.3) which establishes a planning framework for Southern River Precinct 3. LPP 3.3 outlines the various matters that need to be addressed to allow development to occur in an orderly and proper manner. Specifically, LPP3.3 outlines matters that need to be addressed where planning is being undertaken by private landowners, including the lifting of an 'Urban Deferment' or considering a LSP.

2.0 Site Conditions and Constraints

2.1 Biodiversity and Natural Area Assets

An Environmental Impact Assessment (EIA) Precinct 3D area has been undertaken by Bioscience Pty Ltd. A copy of the report is contained as Appendix 2. This report examined the entire Sub-Precinct 3D area, as identified under the Southern River Precinct 3 Structure Plan.

2.1.1 Wetlands

The Geomorphic Wetlands Dataset displays the location, boundary, geomorphic classification and management category of wetlands on the Swan Coastal Plain. The information contained within the dataset was originally digitised from the Wetlands of the Swan Coastal Plain Volume 2B Wetland Mapping, Classification and Evaluation: Wetland Atlas, which was captured at a scale of 1:25,000.

According to the dataset Precinct 3D site has areas of Multiple Use Wetlands (MUW) (15633 Dampland, 15772 Dampland, and 15781 Dampland), one Resource Enhancement Wetland (REW) (15793 Dampland) and two Conservation Category Wetlands (CCW) (14988 Dampland, 7754 Dampland).

On the north site of Holmes Street there is a Conservation Category Wetland (CCW), Dampland 7720. Both Dampland 15781 and 15633 which are on the site abut the CCW. Forrestdale main drain also flows into the CCW as a natural floodplain area before discharging into the Southern River. The location of the wetlands can be seen in Figure 10. The LSP area itself is only impacted by MUW 15633 Dampland, 15810 Dampland and a minor portion of REW 15793 Dampland.

Around one third of Lot 1792 has been classified by the City of Gosnells as an Environmental Protection Policy (Swan Coastal Plains) 1992 (EPP) lake in their 2004 structure plan. EPP lakes are generally recognised as having significant conservation value; however this seems to contradict the current MUW classification in regards to both management category and boundaries. The lake also appears to be experiencing increasing dry periods as observed by aerial photography.

The EIA prepared by Bioscience examined the status of the EPP lake located within Lot 1792 and recommends that it be reviewed and removed from the policy registrar.

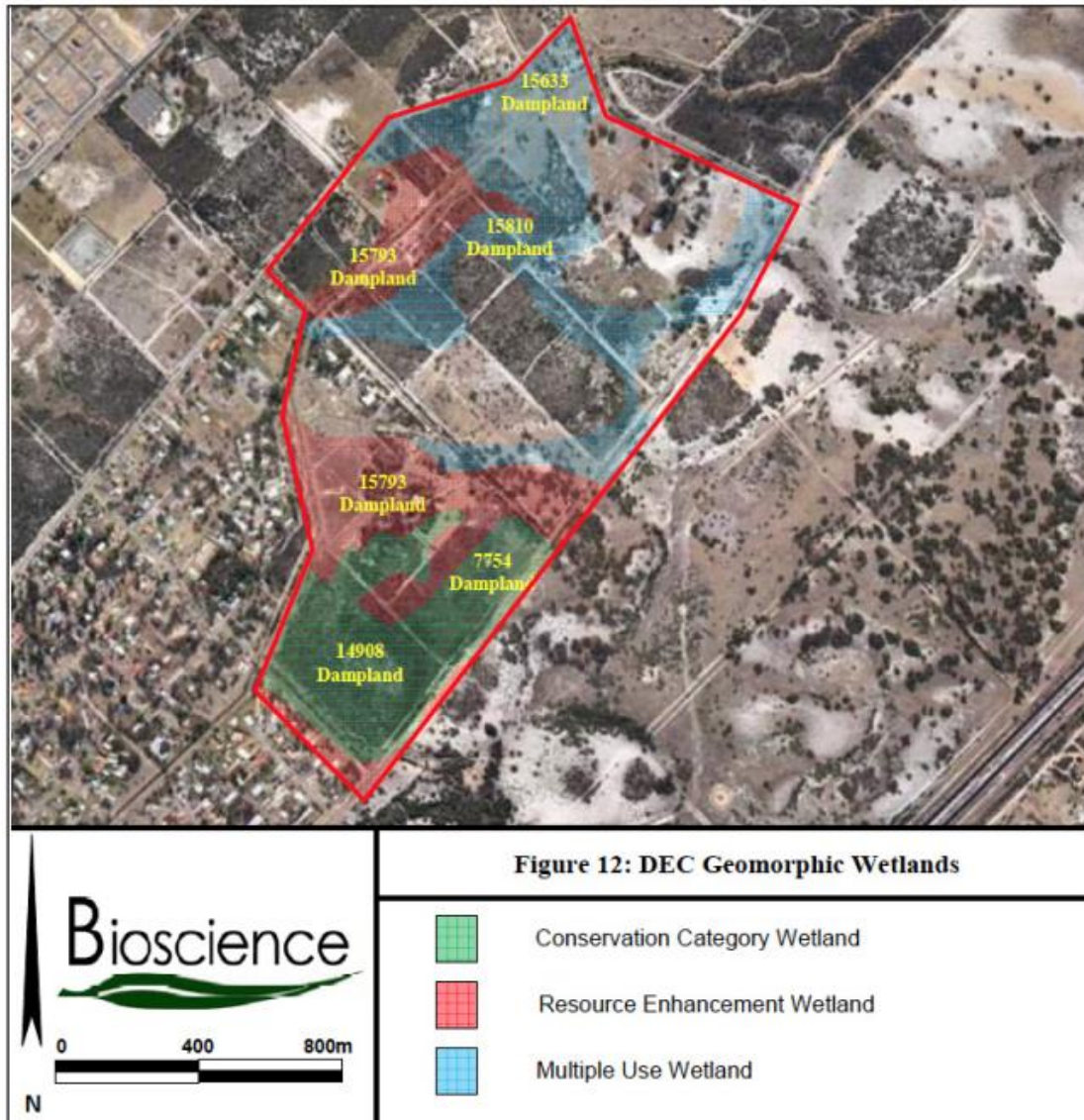


Figure 10 – Wetland Location Map

2.1.2 Vegetation and Flora

The Precinct 3D area is within the Swan Coastal Plain Biogeographic Region of the Southwest botanical Province, an area that extends from Jurien Bay to the north to Dunsborough to the south, and west of the Darling Scarp. Historically this biogeographic region has been extensively cleared for both urban and agricultural purposes.

The Precinct 3D area has around 60 percent remnant bushland. The remaining area has been cleared for building envelopes and grazing for horses and as such generally contains introduced grasses. A large percentage of the bushland areas belong to Bush Forever sites 340 and 465 which are not encompassed within the LSP.

Bioscience conducted a modified Level 1 flora and vegetation assessment in accordance with the Environmental Protection Authority’s Guidance Noted 51 relating to Vegetation Survey, as part of its Environmental Impact Assessment (refer to Appendix 2).

A desktop study of potential rare and endangered flora and ecological communities listed under the Wildlife and Conservation Act 1950 and EPBC Act 1999 was undertaken by analysis of the following databases:

- NatureMap: Western Australia’s biodiversity online mapping (DEC, 2011);
- Florabase: WA Herbarium guide to Western Australian Flora online (Western Australian Herbarium, 1998); and
- Protected Matters: National Environmental Significance online mapping (DoSEWPaC, 2010).

A site investigation of all flora and vegetation units present was conducted by Bioscience however the vegetation was largely degraded such that the protocols for a Level 1 or a Level 2 EPA Guidance 51 assessment could not be applied. Accordingly Bioscience undertook a modified vegetation survey of the subject land involving a careful walk-through of all areas containing native vegetation to document all species present.

2.1.3 Flora of Conservation Significance

A search on DEC’s NatureMap online indicated that 1 Declared Rare Flora (DRF) and 8 Priority flora exist within 3km of the centre of the subject site. Of those Rare and Priority flora one is listed under the EPBC Act 1999 as Endangered. Refer to Table 3 – DRF and Priority Flora Within Subject Search Area.

Species	DEC Conservation Code	EPBC Act Category
Acacia Benthamii	P2	-
Aponogeton Hexatepalus	P4	-
Austrostipa Jacobsiana	P1	-
Byblis Gigantean	P3	-
Caladenia Huegelii	DRF	Endangered
Eremaea Asterocarpa subsp. Brachyclada	P1	-
Stenanthemum Sublineare	P2	-
Thysanotus Glaucus	P4	-
Verticorda Lindleyi subsp. Lindleyi	P4	-

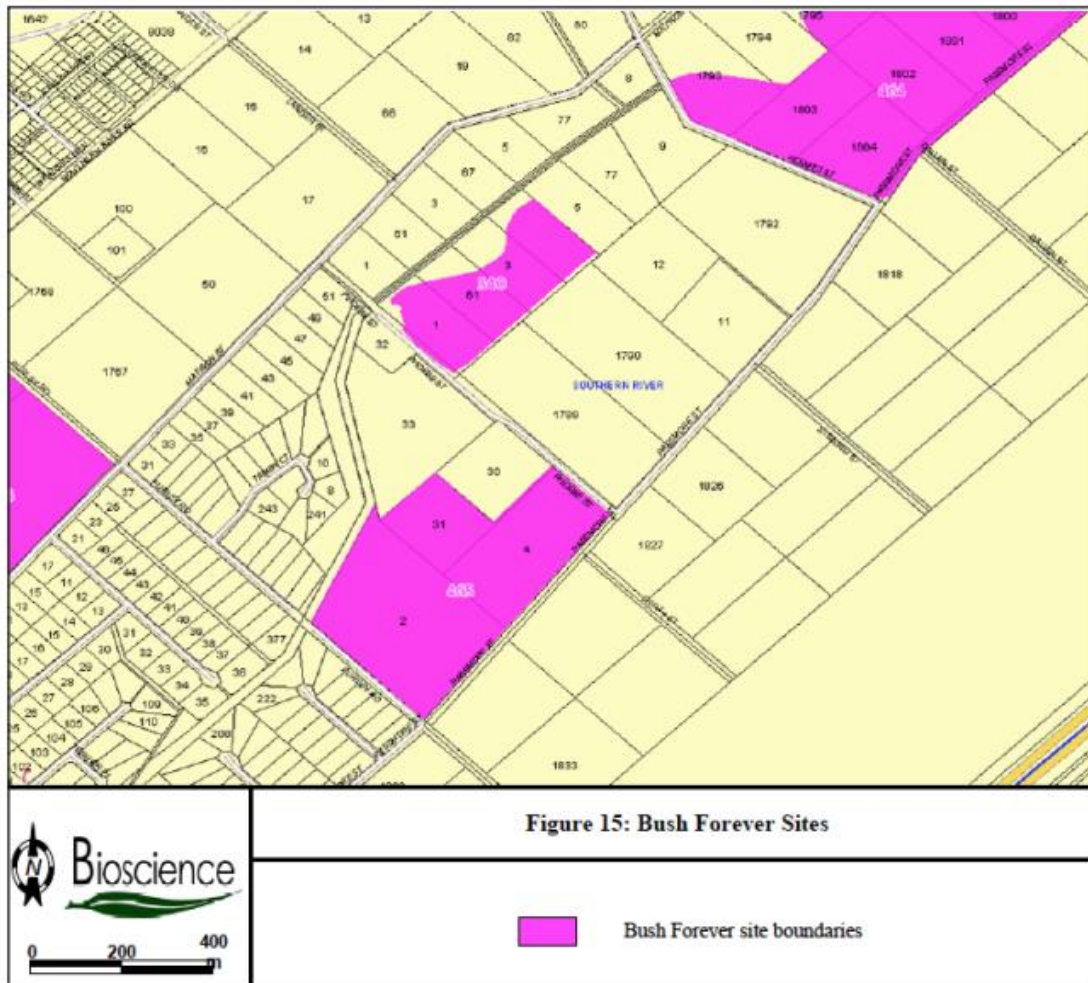
Table 3 – DRF and Priority Flora within Precinct 3D.

2.1.4 Bush Forever Sites

The Precinct 3D area includes two Bush Forever Sites. Bush Forever site 340 located within lots 1-4 and site 465 located within lots 4, 31 Phoebe Street and 2 Furley Street; depict the likely vegetation complexes that once resided within the property. According to the Bush Forever site description (from Bush Forever Volume 2 Government of WA 2000) the Southern River complex exists within sites 340 and 465.

In addition to the vegetation complexes the Bush Forever site description describes that six Floristic Communities Types within three supergroups are likely to reside within the subject site which are outlined in further detail in the EIA provided in Appendix 2.

The proposed LSP does not encompass either of the Bush Forever Sites.



2.2 Landform and Soil

A preliminary geotechnical investigation for the subject site has been undertaken by Bioscience Pty Ltd. A copy of the report is contained as Appendix 3.

2.2.1 Topography

The site is located on the Swan Coastal Plain to the east of the Darling Scarp. The site is predominantly flat with the height only varying from 22 to 28 metres AHD. The site has limited notable landform characteristics with no prominent hills or topographical features evident.

Topographic contours indicate that the land roughly near the intersection of Phoebe Street and Passmore Street is approximately 27-28 metres AHD. This elevation is not visually dominant on site. The elevations along the eastern and western portions of the site are consistently between 22-23 metres AHD. The elevation along northern boundary of the site is consistent at 22 metres AHD.

2.2.2 Soil Geology

The subject site is located on the Swan Coastal Plain within the Bassendean dune system, an area characterised by low dunes of siliceous sand interspersed with poorly drained areas or wetlands. Soils tend to be a deep bleached grey colour sometimes with a pale yellow horizon or a weak iron-organic hardpan at depths generally greater than 2 metres.

Underlying the Bassendean formation is the Guildford formation. The soils of the Guildford formation are complex, and comprise a successive layering of soils formed from erosion of material from the scarp to the east. Rivers and streams have mostly carried the eroded material, which is deposited from the water as fans of alluvium. The Guildford formation is characterised by poor drainage due to the low permeability of sub-soil clays that prevent the downward infiltration of rainfall, consequently during the winter month's water logging and surface inundation can occur. In addition, the clay fraction of the Guildford formation is known to have highly variable Plasticity Indices (refer Appendix 3).

The geology at the site as per the Geological Survey of Western Australia 1:50000 Environmental Geological Series Armadale Map part of sheet 2033 I and part of sheet 2133 IV is:

- S8 – SAND – Very light grey at surface, yellow at depth, fine to medium grained, sub-rounded quartz, moderately well sorted of eolian origin;
- S10 – SAND – As for S8 over sandy clay to clayey sand of the Guilford formation, of eolian origin; and
- Sp1 – PEATY SAND – grey to black, fine to medium grained, moderately sorted quartz sand, slightly peaty, of lacustrine origin.

2.2.3 Acid Sulphate Soils

The majority of the sub-precinct falls under the category of moderate risk of actual acid sulphate soils and potential acid sulphate soils occurring generally at a depth of greater than 3 metres, as derived from the Western Australian Planning Commission's Planning Bulletin 64 Acid Sulphate Soils, Map Sheet 4: Southern Metropolitan Region Scheme Acid Sulphate Soils.

2.3 Groundwater and Surface Water

The hydrology of the Southern River area on a broad scale is characterised by flat land of Bassendean sand dunes with quite low relief hosting a superficial aquifer, which is approximately 30 metres thick. The Southern River itself acts as a local discharge point for this superficial aquifer and is thus the lowest local groundwater level. The Perth Groundwater Atlas (2004) shows the groundwater contours slope downwards in a north-easterly direction towards the Southern River, however also strongly influenced by the Forrestdale Main Drain. The groundwater atlas suggests that groundwater is approximately 4 metres below the surface across the site, based on May 2003 data when local groundwater would be approaching annual minimum levels.

Groundwater monitoring and modelling of the southern river district was initially conducted by JDA (2002) and then later by Rockwater (2005). Both the JDA and Rockwater reports indicate that groundwater flow on the site is in a north-easterly direction towards the Southern River with an Average Annual Maximum Groundwater Levels (AAMGL) of 20 metres AHD. The major surface water drainage feature of the site is the Forrestdale main drain which

forms the north-west boundary of the site, whilst in the eastern portion of the site, a seasonal lake forms as an expression of the groundwater, but is also a significant drainage feature. The topography of the site, with the high central area splits the surface drainage between west and east.

2.4 Aboriginal and European Heritage

2.4.1 European Heritage

There are no heritage sites currently listed on the Heritage Council of WA’s (HCWA) State Register of Heritage Places, the City of Gosnells Municipal Heritage Inventory, the Department of Environment, Water, Heritage and the Arts’ Australian Heritage Database, or World Heritage Sites Database for this site.

2.4.2 Indigenous Heritage

The following sites are currently listed on the Department of Indigenous Affairs (DIA) Aboriginal Heritage Inquiry System. Aboriginal Heritage Site 3511 is a registered, unrestricted, closed access site (refer to Figure 11). Whilst it is unlikely that a significant site lies within the LSP area, it is acknowledged that a section 18 clearance is likely to be required, prior to development of the site. Aboriginal Heritage Site 3511 details are provided in Table 4.

Site ID	Site Number	Site Type	Information
3511	S02601	Mythological	Camp, Hunting Place

Table 4 – DIA Listed Indigenous Heritage Sites

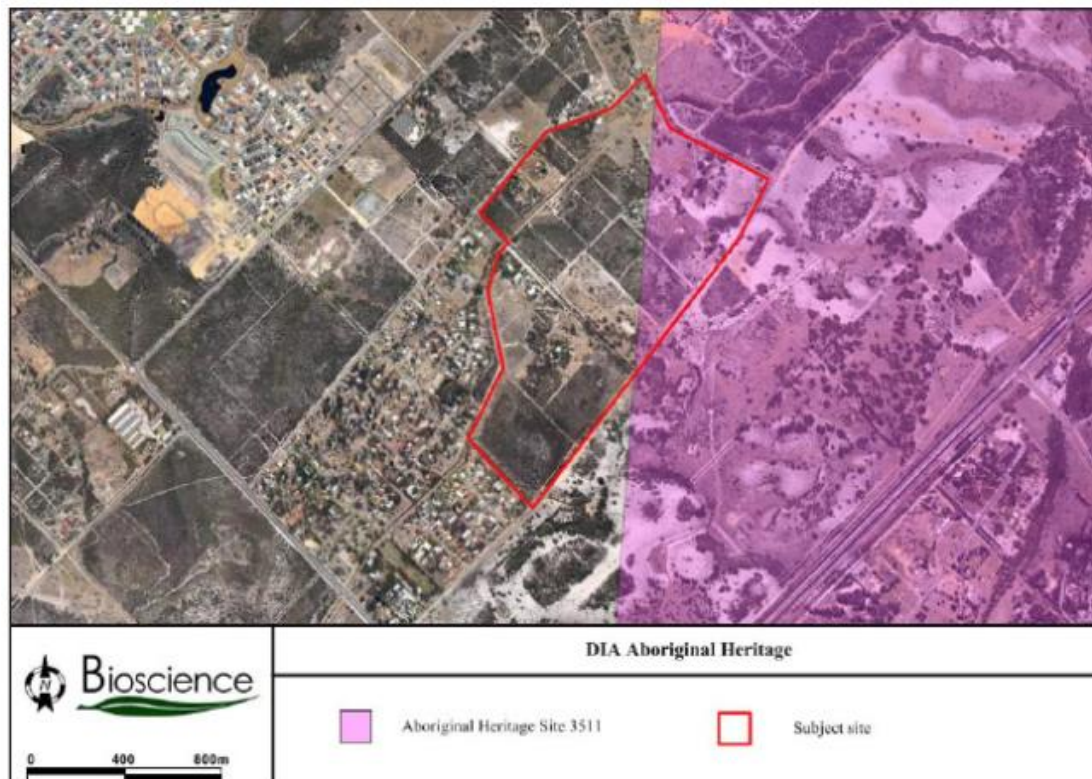


Figure 11 - Aboriginal Heritage Site 3511

3.0 Land Use and Subdivision Requirements

3.1 Land Use

As previous sections of this report detail, Sub-Precinct 3D forms part of the broader Southern River Precinct 3.

The Southern River Precinct 3 Structure Plan, as discussed within section 5.4, broadly recommends the preferred pattern of land use, network and hierarchy of roads and servicing strategy for Precinct 3 and forms the basis of all future Local Structure Plans, subdivisions and developments within the Precinct.

The following section of this report seeks to specifically progress the planning of the residential proportion of Sub-Precinct 3D, in alignment with the established planning framework provided by the Precinct 3 Structure Plan and in response to the sub-precinct's unique characteristics.

3.1.1 Design Philosophy

The proposed LSP responds to the context and character of its setting and has been prepared in accordance with the principles of Liveable Neighbourhoods, the DSP and the Southern River Precinct 3 Structure Plan.

The design philosophy for the LSP has been based upon the following principles:

- Provide a statutory framework to guide the use, subdivision and development of land to create a high quality, liveable urban locality;
- Reflect the fundamental principles of the Forrestdale Brookdale Wungong District Structure Plan, Southern River Precinct 3 Structure Plan and the Southern River Precinct 3 Planning Framework Local Planning Policy;
- Achieve a robust design that effectively manages fragmented ownership and enables independence for individual landowners to be continued;
- Capitalise on the natural amenity afforded by the established vegetation and wetland setting;
- Generally retain the natural landform and features where practicable through appropriate design and siting of land uses and road networks;
- Achieve an optimum lot yield outcome, with an emphasis on providing product diversity and housing choice, through the provision of varying lot sizes and dwelling densities;
- A design that ensures the delivery of best urban water management practices in accordance with sustainability and precautionary principles;
- Encourage the use of alternate modes of transport by creating safe and efficient connections to public transport, pedestrian and cyclist networks; and
- Maximise opportunities for passive surveillance of public open spaces and pedestrian and cyclist routes to enhance the amenity and safety of the public realm.

3.2 Open Space

Areas of Public Open Space have been strategically located to provide for local active and passive recreational needs, the retention of quality vegetation, and opportunities for natural drainage passage and filtration.

3.2.1 Forrestdale Main Drain

The Forrestdale Main Drain that runs north-south through the western portion of the sub-precinct can contribute ecological and aesthetic value through the implementation of ‘living stream’ management. Living streams mimic the morphological and vegetative characteristics of natural streams whilst also treating stormwater via physical and biological process. This has the ability to enhance community recreational value and complement nearby Bush Forever Site 340 by increasing habitat diversity.

3.2.2 Public Open Space

The following provides a breakdown of the provision of public open space within the LSP (refer to Appendix 1). The public open space calculations have been determined in accordance with the WAPC’s Development Control Policy 2.3 (DC2.3). In DC2.3 it is noted that the WAPC favours an overall balance between incidental open space, such as the POS and drainage area around the Forrestdale Main Drain, and larger open spaces that can be used for active leisure purposes, such as the active POS area provided identified on the LSP.

It is also worth noting that a large area of District Open Space has been identified to the south of the LSP area under the Southern River Precinct 3 Structure Plan, the majority of which is not a resource enhancement wetland or Bush Forever site. Whilst this area is not included in the calculation of POS in this instance as it falls outside of the LSP area, it is anticipated that this area will be used for local recreation purposes in the future and is worth consideration in terms of POS provision.

The specific breakdown of POS within the LSP area is detailed in Table 5.

Southern River Sub-Precinct 3D LSP – Gross Area	Total (ha)
LSP Area	15.94ha
Total Deductions (Water courses)	4515m ²
Total POS Required (10%)	1.548ha
Total Unrestricted POS Required (8%)	1.238ha
Total POS Provided	1.7496ha
Total Unrestricted POS Provided	1.2391ha
Total Restricted POS Provided	5105m²

Table 5 – POS Schedule

3.3 Residential

The proposed location of residential land uses are generally in accordance with those detailed within the District and Local Structure Plans. Residential densities ranging between R30 and R40 are proposed in order to achieve an appropriate level of housing diversity and to optimise the residential development potential of the highly constrained Precinct 3D locality.

The area assigned for residential development within the Precinct 3D area is highly constrained due to the encroachment of the Holmes Street Other Regional Roads Reservation, Wetlands, Parks and Recreation Reservations and the designation of the High School site. As such, there is a need to optimise the limited area of land which has been assigned for residential development. Furthermore, the spatial constraints listed above provide substantial benefits to the future residential areas by providing convenient access to transport routes, community facilities and areas of high amenity. The application of higher densities will maximise the use and enjoyment of these surrounding assets.

As noted in the preceding sections of this Structure Plan, numerous state and local planning documents including Directions 2031, Draft Perth and Peel @ 3.5 Million, City of Gosnells Local Housing Strategy and Liveable Neighbourhoods seek to increase the current average residential density in new development areas and provide a more contained and energy efficient pattern of urban development with emphasis on efficient use of existing and new facilities, services and infrastructure. These documents also set out locational criteria for the consideration of increased density coding. In essence, the criteria are proximity to:

- major transport routes;
- public open space;
- educational facilities;
- public transport; and
- activity/employment centres.

In relation to the locational criteria above, the following should be noted:

- The site abuts Holmes Street which will provide a major transport connection linking the site to Tonkin Highway and Garden Street. The site also abuts Matison Street which provides direct linkage to Ranford Road. The site is therefore directly linked with the major transport corridors within the surrounding locality;
- The site is adjacent existing wetlands and reserves as well as extensive areas of future public open spaces and regional open spaces to the north and south;
- The site directly abuts a future High School site and is approximately 250 metres to the south of a future Primary School site;
- The site is approximately 500 metres from the Southern River Road Local Centres within Precinct 3 and Precinct 2. In addition, the site is approximately 350m from the future Southern River Road Light Industrial Precinct which will provide a significant activity/employment centre for the locality; and
- Future public transport routes have been identified by the Public Transport Authority which will service the site including routes along Matison Street, Passmore Street and Southern River Road.

In light of the above, the application of a base density coding of R30 is considered to be appropriate. Medium density R40 areas have also been provided in strategic locations including the portions of the site closest to the Local Centres as well as areas adjacent to POS and key transport routes.

3.4 Movement Networks

The sub-precinct is bounded by Holmes Street to the north-east, Passmore Street to the south-east and Matison Street to the north-west which currently provide access to the sub-precinct.

3.4.1 Strategic Transport

Holmes Street is to be replaced, by way of the future extension of Garden Street. Garden Street will function as a District Distributor (A) Road and carry significant volumes of traffic from Canning Vale, through to Southern River and onto Tonkin Highway. In accordance with the District and Local Structure Plans, all future widening associated with the extension of Garden Street will be accommodated within the existing Other Regional Road reservation to the north of the LSP area. The future Garden Street / Matison Street intersection is currently being planned as a roundabout.

The timing for delivery of these works are not currently known as this is dependent on the development staging in the area and funding.

Given the future proposed elevated status of Holmes Street, restricted access is proposed in accordance with the Southern River Precinct 3 Structure Plan. On this basis, the LSP design allows only for left-in left-out access only onto Holmes Street (future Garden Street).

3.4.2 Local Transport and Traffic Movement

A Traffic Impact Assessment (TIA) was prepared by Shawmac in order to accurately determine the traffic impacts from the proposed LSP (Appendix 4). The proposed local road network is principally based on a modified grid pattern, which responds to the configuration of the existing road network, the sites context and constraints and predicted traffic flows.

The proposed road network has been configured to provide convenient and legible linkages through the LSP area as well as to the proposed High School site and open spaces which are subject to future planning stages to the south of the site. The road reserve directly abutting the future High School site has been designed to accommodate appropriate footpaths, cycle paths and on-street car parking.

The proposed road network is generally permeable and interconnected, with the design of streets reinforcing distribution of traffic onto higher order roads. The proposed street network will provide an acceptable range of choices for travel to ensure traffic volumes on individual streets can be kept below threshold levels, ensuring the amenity of the area is preserved and safe movement options for pedestrians, cyclists and local traffic is provided.

The TIA concludes that the proposed transport network is compliant with the criteria of the WAPC Liveable Neighbourhoods guidelines and that the LSP traffic can be accommodated within the existing and ultimate external road network.

3.4.3 Traffic Generation and Distribution

Based on approximate yield estimations, the following table (Table 6) outlines the estimated traffic volumes from the Structure Plan area.

Land Use	AM Peak In	AM Peak Out	PM Peak In	PM Peak Out	Total
Residential	62	186	155	93	248

Table 6 – Estimated Traffic Volumes

It should be noted that peak time for the school is likely to be different to the peak times for other land uses, however Shawmac’s assessment has been made on a conservative basis with afternoon peaks assumed to occur simultaneously.

Based on Shawmac’s assessment, the proposed street network is considered to provide an acceptable range of travel options and ensure that traffic on individual streets can be kept below threshold levels to ensure the amenity of the area is preserved and safe movement options exist.

Based on the predicted peak hour traffic flows, Shawmac have produced an internal road network hierarchy and road reservation widths which are illustrated in Figure 12.



Figure 12 – Road Hierarchy

The proposed road reserve widths were assessed as being consistent with the criteria outlined in Liveable Neighbourhoods as shown in Table 7.

Road Classification	Indicative Reserve Width	Indicative Road Cross Section
Access Street B (Wider Street)	16.5 – 18 metres	9.7 metre lane
Access Street C (Yield or Give Way Street)	15.4 – 16 metres	7.2 (7.8 – 7.5) metre lane
Access Street D (Narrow Yield or Give Way Street)	14.2 metres	5.5 – 6.0 metre lane

Table 7 – Liveable Neighbourhoods Road Criteria

It is noted that verge widths on access streets abutting parks may be reduced from 4.1m to 1m on the park side.

3.4.4 Access Restrictions

No individual direct access is proposed to Holmes Street, Passmore Street or Matison Street. The exception is the proposed grouped housing lot on the corner of Matison Street and Holmes Street which is restricted from internal access by the Forrestdale Main Drain. It is proposed to provide access to this lot to Matison Street at the south-western corner of the site which is as far as possible from Holmes Street as shown in Figure 13. Under the ultimate road network scenario, access to this lot may be restricted to left-in/left-out only due to proximity to the future Garden Street / Matison Street roundabout.

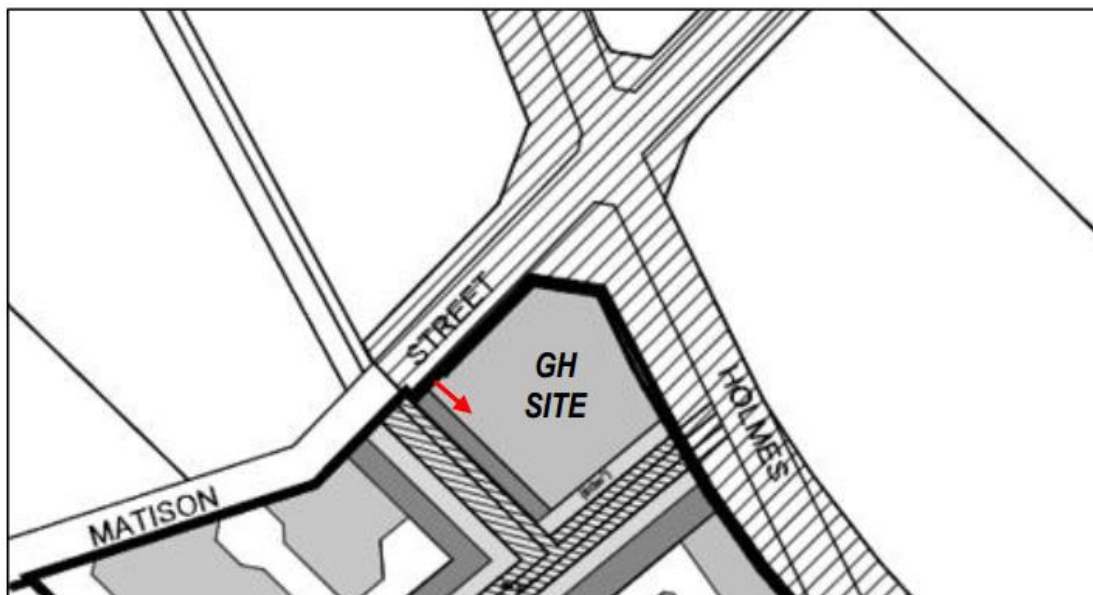


Figure 13 – Proposed Access Location to Grouped Housing Site from Matison Street

3.4.5 Public Transport

The Public Transport Authority have advised that there are preliminary long term plans to introduce the following new bus services within the Southern River Precinct 3 area:

- Route 233 between Gosnells and Murdoch Station along Southern River Road;
- Route 234 between Gosnells Station and Southern River along Matison Street; and

- Route 235 between Armadale and Gosnells Station along Passmore Street / Verna Street.

The routes and timing of implementation will ultimately depend on funding, resource availability, the staging of development throughout Southern River and the areas of demand. The public transport planning and accessibility to the development should be reassessed at the subdivision stage of development.

3.4.6 Pedestrian and Cyclist Access

As shown in Figure 14, a network of shared paths and footpaths are proposed within the sub-precinct. It is recommended that a footpath path is provided along at least one side of all access roads and a shared path is provided adjacent to the higher order Access Roads (Access Road B). It is also intended that shared paths will be provided along wetland boundaries to provide ease of access to these high amenity areas to pedestrians and cyclists.

The location of dual use paths additionally provides linkages to community facilities such as the High School and district playing fields which will be subject to future planning stages to the south of the LSP area.



Figure 14 – Recommended Path Network

3.5 Urban Water Management

3.5.1 Compliance with Urban Water Management Requirements

The Local Water Management Strategy (LWMS) for Sub-Precinct 3D has been prepared by Bioscience in accordance with the follow key documents (refer to Appendix 5):

- Southern River Integrated Land and Water Management Plan;
- Forrestdale Main Drain Arterial Drainage Strategy;
- State Planning Policy 2.9 Water Resources;
- Better Urban Water Management; and
- Stormwater Management Manual for Western Australia.

The LWMS sets out management requirements for water management at the regional, local and lot scale, including specific targets (design objectives) for the management of surface and groundwater quantity and quality and for potable water use. The LWMS assists in integrating land and water planning as required by State Planning Policy 2.9 Water Resources and Better Urban Water Management.

The surface and groundwater management strategy for the Forrestdale main drain catchment area is dealt with separately by way of the Forrestdale Main Drain Arterial Drainage Strategy (DMDADS).

The LWMS has formed the basis for preparing the LSP, demonstrating compliance with the objectives and design criteria detailed within the LWMS and DMDADS.

The LWMS was formally approved by the Department of Water and Environmental Regulation (DWER) on 30 October 2017.

3.5.2 Local Water Management Strategy

The LWMS demonstrates the ability to achieve sustainable outcomes through total water cycle management in accordance with Water Sensitive Urban Design (WSUD) principles. These include water conservation, water quantity and quality, groundwater, stormwater, ecosystems health, protection of infrastructure, public health and social consideration. The objectives of the design are as follows:

Water Conservation - Where alternative water sources are available, the use of potable scheme water should be limited to use within homes only (WAPC, 2008).

Water Quantity - To maintain pre-development total water cycle balance within development areas.

Water Quality - To maintain surface water and groundwater quality at pre-development levels and, if possible, improve the quality of water leaving the development area to maintain and restore ecological systems.

Ecosystem Health – To prevent the deterioration of ecosystem health.

Protection of Infrastructure - To protect infrastructure and assets from flooding and water logging.

Public Health - To minimise the public risk, including risk of injury or loss of life to the community.

Social Values - To ensure that social aesthetic and cultural values are recognised and maintained when managing stormwater.

Development - To ensure the delivery of best practice management through planning and development of high quality developed areas in accordance with sustainability and precautionary principles.

3.5.3 Water Demand and Conservation

According to Rockwater (2005) the total annual water use expected for a water wise house without restrictions is 304kL/house/year, of which 149kL/house/year is used internally and 155kL/house/year is used externally.

A residential consumption target for potable scheme water usage of 100kL/person/year has been recommended by State Water Plan (2007), however the more recent Better Urban Water Management (WAPC, 2008) recommend a target for potable scheme water usage of between 40-60kL/person/yr. Considering the average occupancy rate per house is 2.4 people (Australian Bureau of Statistics website, accessed 08/01/2010), this represents a target of 96 to 144kl/house/year and a reduction from current levels in the order 68% to 47%, which is somewhat ambitious. Consequently, methods for sustainable water use, conservation and reuse of water should be implemented within the development where possible.

As 51% of potable scheme water is used externally on gardens, possibly the greatest opportunity to reduce potable water usage involves reducing this external use whilst encouraging owners to become waterwise internally.

3.5.3.1 Rainwater Tanks and Stormwater Harvesting

Rainwater from roofs and other hardstand areas can be collected in rainwater tanks, and used in gardens (51% total residential water usage) and internally for toilets (9% internal water usage) and washing machines (11% internal water usage). Due to the seasonal nature of Perth rainfall (i.e. 85% occurring during the months of May to October) very large storage tanks of approximately 100m³ would be required to irrigate over the summer months, however tanks of this size are not feasible in urban residential areas. Notwithstanding, smaller tanks can still have a substantial impact on reducing the use of scheme water.

3.5.3.2 Groundwater Use

Approximately one third of all households in Perth use groundwater for irrigation purposes. The shallow depth to groundwater in the Southern River area makes this a cost effective option. Currently the DoW considers the City of Gosnells groundwater supplies are not fully allocated, thus groundwater licences are available for irrigation public open space. As the majority of the POS with the proposed development is comprised of native vegetation, there

is little requirement for this area to be irrigated. The areas of active recreation POS will be turf which will be irrigated so a modest groundwater licence will be required.

3.5.3.3 *Waterwise Landscaping*

Reducing the amount of water used for irrigation can be achieved via planting drought tolerant species, reducing the area of lawn, improving soil water holding capacity and via the installation of water efficient irrigation.

Another method of water conservation is through the establishment of native vegetation that has minimal or no irrigation requirements. Such plants also help to promote a more natural environment and minimise the introduction of alien species. A substantial proportion of the proposed POS areas have been strategically located to maximise the conservation of native vegetation. The areas of active recreation POS required under Liveable Neighbourhoods Policy will be irrigated according to the restrictions in place at the time, but will generally be outside of daylight hours when evaporation rates are at their greatest and be no more than twice per week.

Where landscaping establishment requires temporary irrigation, such as within swales and buffer strips, suitable native species should be selected. Where irrigation of vegetated areas cannot be avoided, it should be restricted during the daylight hours.

3.5.3.4 *Domestic Greywater*

Greywater is water that has previously been used, either in baths, showers, bathroom wash basins, washing machines or dishwashers. Greywater recycling involves installing a system that treats greywater to a quality that is deemed suitable for other uses such as toilet flushing or sprinkler irrigation. Whilst greywater use is technically feasible (excluding the possible concern of nutrient loading to groundwater) the associated costs means this remains a personal lifestyle choice and requires conformance with Department of Health policy.

3.5.3.5 *Water Efficient Fitting and Appliances*

The use of waterwise fixtures such as showerheads, taps, toilets and washing machines is recommended where possible. According to Rockwater (2005) a 12% reduction in internal potable scheme water can be achieved via the installation of waterwise fitting and appliances.

3.5.3.6 *Agreed Actions of Implementation*

Several water conservation initiatives in accordance with the Water Corporation's water wise development guidelines will be implemented to reduce water consumption with the development, including:

- Encouraging all residents to be waterwise by fitting water efficient fixtures and fitting (i.e. showerheads, taps, toilets, and appliances);
- Reduce the demand on potable water by encouraging all residents to install rainwater tanks for irrigation and domestic purposes (toilet flushing and washing machines);
- Promote water wise landscaping and the use of drought tolerant native species in all POS; and

- Reducing the size of lots within the development to reduce external (garden) water use.

3.5.3.7 *Water Balance*

The aim of the water balance is to ensure that surface and groundwater discharges are similar post and pre development. Under no circumstances should the post development water discharges be higher or lower than the pre development water balance as this is unsustainable and will ultimately result in the alteration of groundwater levels and decline of water dependent ecosystems.

3.5.4 *Groundwater Management*

The LWMS identifies three primary objectives for groundwater protection and management for the proposed LSP, including:

- Protection of infrastructure and assets from flooding and inundation that may be brought about by high groundwater levels;
- Protection of groundwater dependent ecosystems from modified run-off following development; and
- Maintaining and managing groundwater levels and quality following development. Various methods to achieve these objectives are discussed in detail throughout the LWMS, shown in Appendix 5.

3.5.5 *Drainage and Stormwater*

The subject site falls within the area covered by the Forrestdale Main Drain Arterial Drainage Strategy, which was commissioned by the Water Corporation to get a better understanding of the Forrestdale Main Drain and the catchments that feed it, as well as how it will be impacted by development of the area. The strategy provides guidance on flood protection and fill requirements to ensure the capacity of the drain is not exceeded.

The stormwater management plan in the LWMS is consistent with WSUD principles and aims to meet the objectives identified in section 9.2 of this report. The management of stormwater focuses on infiltration of 1 in 1 year ARI events and the detention and treatment of 1 in 5 year ARI events, with water from events exceeding this to be attenuated and treated prior to being discharged into the Main Drain. As noted above, the DWER have accepted the stormwater and drainage strategy detailed within the LWMS.

3.5.6 *Conceptual Drainage Design*

A cross section showing the design of the drainage system is shown in the LWMS. It has been determined that soakwells are not suitable within lots due to the high water table over much of the site. Therefore lot connection pits will be used to compensate peak flows with piped connection to street drainage.

Street drainage will consist of road swales to infiltrate and store 1 year events with events greater than this being directed to drainage areas within public open space via piped drainage systems and overland flow within the road network. Specifics of the drainage catchments are detailed in the LWMS.

3.5.7 Implementation

The following table (Table 8) identifies the roles and responsibilities for each of the various urban water management initiatives.

Item	Development	Interim Maintenance (1-3 years)	Long Term Maintenance (over 5 years)
Waterwise fittings	Developer in consultation with residents.	Residents.	Residents.
Landscaping packages	Developer.	Residents.	Residents.
Rainwater tanks	Developer in consultation with residents.	Residents.	Residents.
Swales and drainage	Developer.	Developer.	Council.
Monitoring the development	Developer.	Developer.	Council.

Table 8 – Water Management Roles and Responsibilities

3.5.8 Future Work

The following actions will need to be undertaken as part of preparing the Urban Water Management Plan for the proposed development area:

- Continual groundwater level monitoring to refine AAMGL and 1 in 100 year levels;
- Continual groundwater quality monitoring to develop trigger values and groundwater improvement targets;
- Determination of post monitoring points for groundwater and surface water quality and quantity;
- Landscaping plans for drainage and POS areas; and
- Refinement stormwater system to final design levels.

3.6 Noise Management

As noted above, Holmes Street has been targeted for major upgrades which will join Garden Street, providing access through to Tonkin Highway. Whilst Holmes Street is currently a minor road, with less than 6000vdp, it will be considered as a major road upon completion of the upgrades. As such, to comply with the requirements of the WAPC's State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4), Herring Storer Acoustics carried out a Noise Management Plan (NMP) for the LSP area which is included as Appendix 6. The NMP carried out the following:

- Determine by noise modelling the noise that would be received at residences within the subdivision from vehicles travelling on the proposed new roadway (Holmes Street);
- Assess the predicted noise levels for compliance with the appropriate criteria; and
- Provide recommendations for noise control requirements for future development.

The NMP recommends implementing the following measures achieved appropriate noise control within the LSP area:

- The inclusion of a 1.8 metre high wall or barrier along the Holmes Street Façade;
- The inclusion of Quiet House Design – Package A for all lots directly abutting Holmes Street;
- A suitable Notification on Title for all lots directly abutting Holmes Street; and
- Incorporating the above noise management measures within a LDP for the site.

The lots which are subject to the noise management measures above are illustrated in Figure 15.

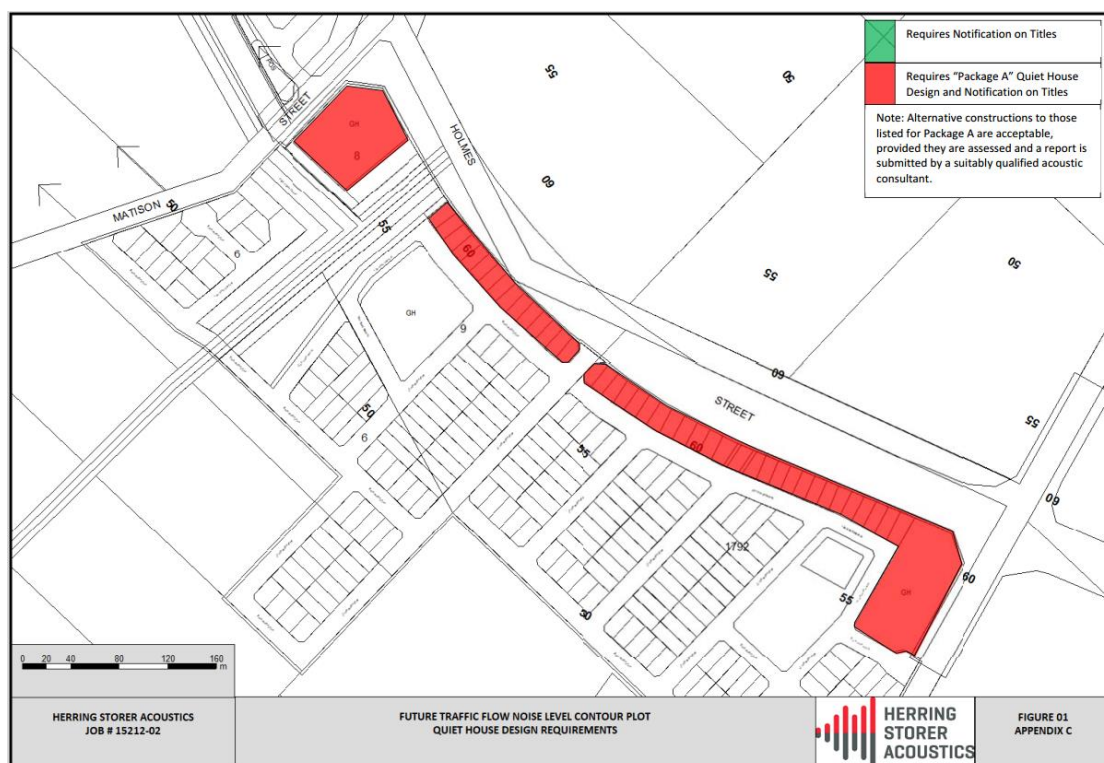


Figure 15 – Lots Subject to Noise Management Measures

Further detail on the methodology and results of the NMP is provided in Appendix 6.

3.7 Bushfire Management

A portion of the proposed LSP is designated as bushfire prone, as outlined on the Western Australian Map of Bush Fire Prone Areas. A Bushfire Management Plan (BMP) has been prepared by Strategen to accompany the Structure Plan in order to meet planning requirements triggered under State Planning Policy 3.7 Planning in Bushfire-Prone Areas (SPP 3.7). This BMP is provided in Appendix 7.

3.7.1 Bushfire Hazard Assessment

Strategen considers a bushfire approaching the LSP area from the west and east to be the worst-case bushfire scenario due to the presence of woodland fuels in this direction. Although there are extended fire runs to the south-west and south-east that 2 to 3 km long, this is mainly through degraded pastoral land consisting of grassland and small plots of woodland

vegetation. New developments commencing to the north of the project area will result in further clearing and fragmentation of the bushfire hazard, which will assist in reducing the bushfire impact on the proposed development.

The bushfire risks to proposed LSP posed by post development hazard can be managed through standard application of acceptable solutions under the Guidelines outlined under SPP 3.7, including the implementation of:

- Asset Protection Zones (APZs);
- Bushfire building construction standards;
- Adequate emergency water supply and vehicular access; and
- A direct bushfire suppression response if required.

Bushfire Attack Level (BAL) contour mapping prepared over the site demonstrates that minimum separation distances for a BAL-29 rating or lower can be achieved for all proposed development areas with the form of APZs consisting of either road reserves or building setbacks. Potential development areas impacted by a BAL-29 rating are minimal, with the majority of development areas impacted by a BAL response being limited to BAL-19 and BAL-12.5. A BAL contour map is provided in Figure 16.

3.7.2 Bushfire Management

To manage bushfire risk to future assets and achieve compliance with bushfire planning requirements, the BMP prepared by Strategen recommends a range of bushfire management measures to be addressed as part of future bushfire planning requirements for development within the Precinct, including:

- Provision of minimum APZs to achieve a maximum BAL-29 rating under Australian Standard AS 3959-2009 Construction of Buildings in Bushfire-prone Areas;
- Strategic staging of development to ensure habitable building construction is not inhibited by temporary vegetation located within adjacent stages yet to be cleared;
- Should development stages be constructed prior to removal of bushfire hazards on adjoining landholdings, temporary quarantining of some lots will be required if the rating exceeded BAL- 29;
- Construction of proposed buildings to meet the standard appropriate to the assessed BAL rating for that location where relevant;
- All residents, visitors and public to be provided with at least two vehicular access routes connecting to the surrounding public road network at all times, including during development staging;
- All public roads, any cul-de-sacs, private driveways longer than 50 metres and emergency access ways to be constructed in accordance with technical requirements of the Guidelines for Planning in Bushfire-Prone Areas;
- Implementation of and compliance with provisions of the City of Gosnells annual firebreak notice;
- Provision of a reticulated water system, in accordance with water authority, DFES and City technical requirements, that ensures a year-round supply of water to meet emergency water supply requirements;
- At subsequent planning stages, BMPs to include a requirement for notification to be placed on title for all lots within bushfire prone areas as a condition of subdivision to ensure landowners and prospective purchasers are aware that increased building construction standards and the BMP may apply;

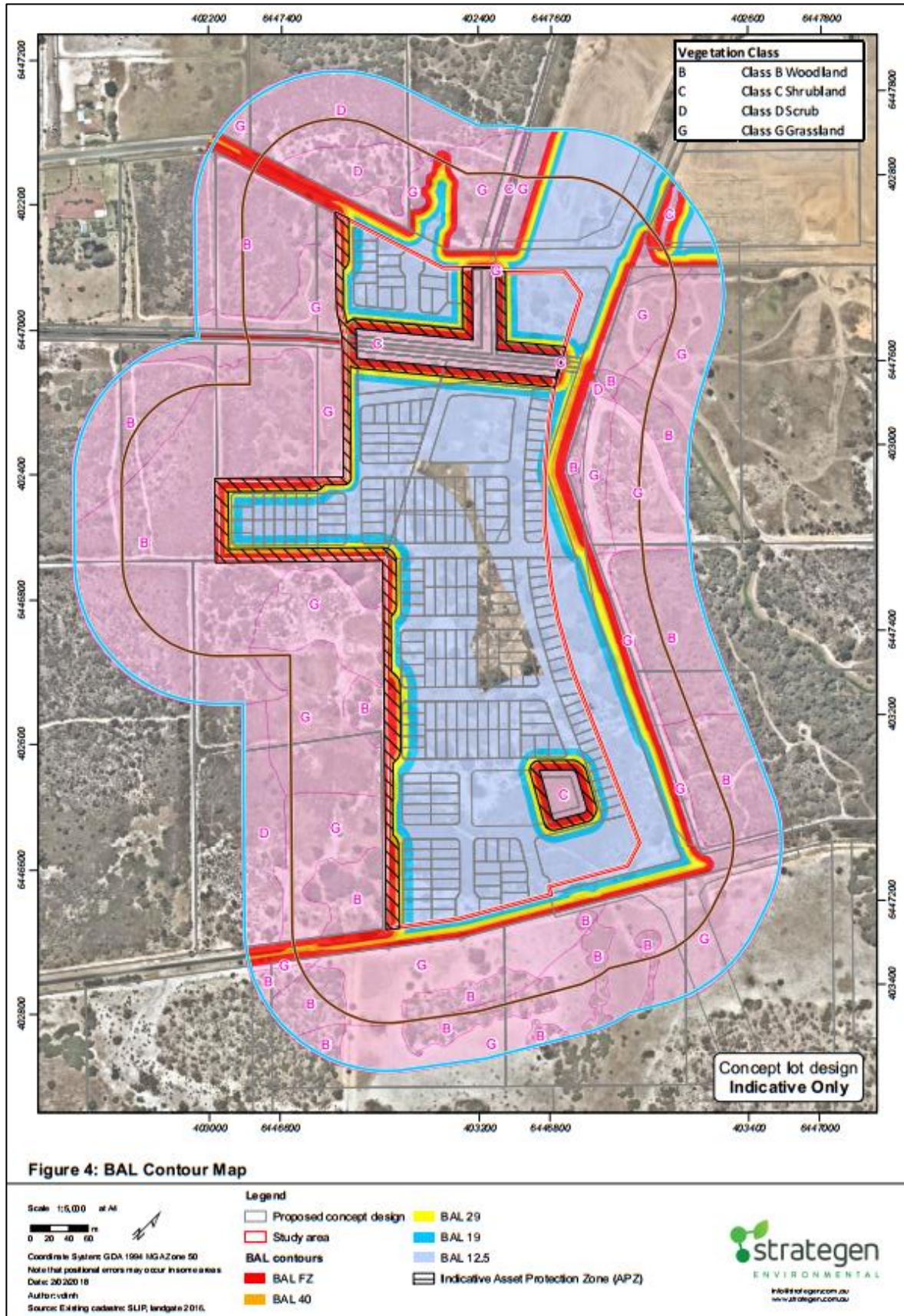


Figure 16 – BAL Contour Map

- At the development application stage, preparation and implementation of risk management plans for proposed high risk land uses (if any) located in areas of BAL-12.5 to BAL-29;
- At the development application stage, preparation and implementation of emergency evacuation plans for proposed vulnerable land uses (if any) located in areas of BAL-12.5 to BAL-29; and
- Revision of the existing BMP, including updated BAL contour assessment, at future planning stages (such as subdivision stage) to ensure the management measures and BAL ratings and separation distances are consistent with the final development proposal.

These responses are to be considered in all stages of planning process to ensure a suitable, compliant and effective bushfire management outcome is achieved for protection of future life, and property assets.

Implementation of bushfire management measures within the LSP area will apply to developers, prospective landowners and local government to ensure bushfire management measures are adopted and implemented on an ongoing basis. An indicative works program has been provided within the BMP to guide future planning and will need to be revised and updated as part of further bushfire planning requirements as planning stages progress.

3.8 Infrastructure Coordination, Services and Staging

An Engineering Servicing Report was undertaken by Shawmac to determine the extent of civil engineering required to develop the LSP area (refer to Appendix 8). The findings from the report are outlined below.

3.8.1 Stormwater Drainage

The Water Corporation's Forrestdale Main Drain (61401) cuts through the LSP area. The primary role of this drain is to reduce winter inundation and the high water table of the agricultural land. Forrestdale Main Drain connects Forrestdale Lake to the Southern River.

Stormwater runoff drainage will be required to be constructed as part of the Local Government requirements of subdivision.

No constraints were identified that would restrict the construction of drains in accordance with Local Government standards and typical construction cost standards would apply.

3.8.2 Water Supply

Water Corporation has advised that the long term plans for water distribution in the area includes new distribution mains along Holmes Street (future Garden Street extension). Planning from around 2004 indicated the ultimate requirement for a 500S main along Garden Street south of Southern River Road. This planning may be subject to further revision and modification. Servicing of the Sub-precinct 3D is dependent on prior subdivision and development of adjacent land to the north.

Initial servicing to the site and other nearby subdivisions to the north sites would need to occur via developer-funded extensions off the existing 400S distribution main on Southern

River Road to the north-east of the site. Standard water reticulation mains will extend from the distribution main.

3.8.3 Wastewater Disposal

Water Corporation have advised the following wastewater servicing requirements:

- The portion of land to the north-west of the Forrestdale Main Drain can be gravity fed towards the northwest into other sewer extensions that will be extended through adjoining subdivisions; and
- The south-east portion of the site would require the establishment of the future wastewater pump station (Balannup Pump Station E) which is to be located on other land to the east. This portion of the site would be gravity fed towards the proposed pump station. This may require some fill in the area south of the Forrestdale Main Drain in order to achieve sufficient grade in the direction of the proposed pump station.

3.8.4 Power Supply

Western Power has a number of main transmission lines and a local distribution network within the area and no constraints have been identified that would restrict the installation of underground power supply in accordance with normal Western Power standards and guidelines.

According to Western Power's Network Capacity Mapping Tool, the 2031 forecast remaining capacity in the area is between 15 and 20 MVA. According to the Design after Diversity Maximum Demand (DADMD) calculator, each lot would require 4.7kVA; therefore the dwellings proposed within this LSP will require approximately 1.46MVA. Based on this, there is considered to be sufficient capacity to service the site

The final power connection requirements will need to be confirmed at a later stage when a Design Information Package request is forwarded to Western Power.

3.8.5 Telecommunications

Currently Telstra have no plans for expansion of their infrastructure to suit ongoing development and thus they do not have any planning information for this area. NBN is not currently available to the site. The availability of Fibre to the node (FTTN) technology in the area is indicatively planned from April to June 2018. An application to extend NBN services to the proposed lots within the site will need to be lodged with NBNCo via the new development application process on the NBNCo website. No constraints were identified that would restrict the installation of telecommunications.

3.8.6 Gas Supply

ATCO have advised that the existing distribution network has capacity to supply Sub-precinct 3D. The site will need to be serviced by an extension of the distribution pressure gas main along Holmes Street to the north of Matison Street which is dependent on the prior development of Precinct 3A along Holmes Street.

3.8.7 Site Works

Site works will include earthworks, retaining and filling as required. Clean sand fill is required for proposed lots less than 1.5 metres above average annual maximum groundwater level (AAMGL). Road subgrade levels will need to be designed to be a minimum of 0.75 metres above AAMGL. Fill may additionally be required to create grade on roads within the sub-precinct and provide coverage to sewer and drainage systems, however this is to be addressed in detail upon lodgement of a subdivision application.

3.9 Developer Contribution Arrangements

In 2011, the City adopted Local Planning Policy No. 3.4 Development Contributions Arrangements for the purpose of guiding the establishment and operation of City administered developer contribution arrangements. The City's involvement will be determined based on whether infrastructure items are of common benefit to the sub-precinct and the extent to which those items can be provided in an equitable manner.

Owners of land within the Southern River Precinct 3 Developer Contribution Area (DCA) will be required to make the requisite contributions at the time of seeking Council's confirmation that the conditions of any subdivision or development approval have been complied with, or at any time in advance if the developer chooses.

3.9.1 Amendment No. 110 to TPS 6

The City initiated Scheme Amendment No. 110 to TPS6 in 2011, which seeks to introduce provisions into TPS6 to enable the establishment and operation of a development contribution arrangement (DCA) for the shared provision of common infrastructure works and POS for the Southern River Precinct 3 area.

As a result of this draft amendment, a draft Development Contribution Plan report has been prepared. The City's Draft Southern River Precinct 3 Development Contribution Plan Report, adopted by Council on an interim basis at its Ordinary Council Meeting on 22 March 2011, was prepared in association with the establishment of a DCA for Precinct 3, pursuant to Schedule 12 of the City's TPS6.

It is understood that as land is fragmented among multiple owners, a Development Contribution Arrangement (DCA) is necessary to facilitate the equitable provision of Common Infrastructure Works (CIW) and Public Open Space (POS) in a shared manner. Subdivision and development of land within Precinct 3 will necessitate the provision of such common infrastructure works and POS provision. The area within which the DCA operates is defined as a Special Control Area.

It should be noted that the figure quoted below from the City's Draft Development Contribution Plan Report, applies to the entire Precinct 3, and therefore the contributions relevant to this LSP would be proportionally less.

The following provides a summary of the estimated costs applicable to the DCA area, as derived from the 'Southern River Precinct 3 Developer Contribution Plan Report (March 2011)'.

3.9.2 Common Infrastructure Works

- Contribution rate of \$129,136/ha

All landowners who subdivide or develop will be required to make a contribution towards the cost of providing the following common infrastructure works within the DCA area:

- Construction of Holmes Street (Garden Street Extension);
- Upgrading of Southern River Road;
- Shared paths;
- Land acquisition to enable the widening of the Forrestdale Main Drain and Balannup Lake Branch Drain;
- Upgrading of the Balannup Lake Branch Drain; and
- Traffic signals on Holmes Street, at its intersections with Southern River Road, Matison Street and Passmore Street.

3.9.3 Public Open Space

- Contribution rate of \$104,710/ha

Public Open Space (POS) needs to be set aside for various purposes, including recreation, conservation and drainage.

4.0 Preliminary Consultation

The project team has engaged with a number of State and Local Government stakeholders throughout the preparation of the LSP. The outcomes of such engagement are reflected within the LSP where applicable.

Extensive consultation with surrounding landowners and the wider community was previously undertaken through the preparation of the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan (2001) and Southern River Precinct 3 Structure Plan (2009) and has continued as associated Scheme Amendments and the adoption of LSPs for sub-precincts have progressed.

The previous version of the Precinct 3D LSP was advertised by the City of Gosnells in January 2014.

Following receipt and assessment of this revised LSP, the City is to undertake formal consultation in accordance with the provisions of Section 18 of the Deemed Provisions of the P&D Regs 2015.

5.0 Conclusion

This Local Structure Plan has been prepared in order to facilitate the future subdivision and development of Southern River Sub-Precinct 3D. The LSP enables the creation of a sustainable and high quality residential environment, with convenient access to a network of green spaces and physical and social infrastructure.

This report and supporting technical documentation highlight that the proposed LSP is in accordance with the applicable State and Local Government environmental, engineering, urban water, planning and urban design requirements.

In summary, it is considered that the progression of the LSP will have the following positive implications:

- Facilitate the development of a high-quality residential subdivision that is sympathetic to the natural features of the site;
- Assist in achieving the housing targets identified for the City and Southern River in Directions 2031;
- Provide for a greater diversity of housing choice within Southern River; and
- Assist in meeting the housing demand and ensure the long-term sustainability and viability of the local commercial centres in the area.

On the basis of the above, we respectfully request that the City of Gosnells progress the process associated with the adoption of the LSP and subsequently forward the LSP and this accompanying report to the WAPC for endorsement, to guide future land use, subdivision and development decisions within Sub-Precinct 3D.

APPENDIX 1
Proposed Local Structure Plan

APPENDIX 2
Environmental Impact Assessment

APPENDIX 3
Geotechnical Report

APPENDIX 4
Transport Assessment

APPENDIX 5
Local Water Management Strategy

APPENDIX 6
Noise Management Strategy

APPENDIX 7
Bushfire Management Plan

APPENDIX 8
Infrastructure Servicing Report

APPENDIX 9
Indicative Lot Layout