



**Structure Plan - Southern
River Precinct 3F**

Business Park

May 2016

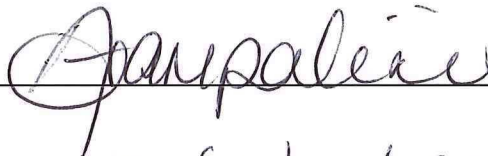
This structure plan is prepared under the provisions of the City of Gosnells
Local Planning Scheme No.6

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
ON: 9 September 2016

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

13 September 2016

Date

Date of Expiry: 9 September 2026

Table of Modifications

Modification No.	Description of Modification	Date Endorsed by Council	Date Endorsed by WAPC

EXECUTIVE SUMMARY

The City of Gosnells and various landowners have prepared an Structure Plan (SP) for the area known as Southern River Precinct 3F (subject site).

The subject site encompasses approximately 44.6ha of land bound by Southern River Road, Lander Street, Matison Street and Furley Road in the district of Southern River.

The purpose of the SP is to address the planning requirements under the Local Structure Plan for Southern River Precinct 3 to guide the future development of a Mixed Business and Light Industrial Precinct through the creation of a Business Park.

Structure Plan Summary Table

Item	Data	Section number referenced within report
Total area covered by the structure plan	44.6 hectares	Part 2: 1.2.2
Area of each land use proposed: Mixed Business Light Industry	8.7 hectares 21.4 hectares	Part 2: 3.1.1
Estimated lot yield	150 lots	Part 2: 3.1
Self Sufficiency Targets	South East Sub-Region: Target by 2031 – 55%	Part 2: 1.3.3.1
Estimated % of Local Open Space/Drainage	6.8 hectares	Part 2: 3.2
Estimated number and area of natural area and biodiversity assets	1.8 hectares - Resource Enhancement Wetland.	Part 2: 2.1.2

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PART 1 - IMPLEMENTATION

1. Structure Plan

This Structure Plan (SP) shall apply to the following lots:

Lot No.	Street Name	Land Area (ha)	Owner
Lot 2 Vol 1500 Fol 847	Southern River Road	4.0469	D C Sparnon
Lot 16 Vol 1312 Fol 110	Southern River Road	4.0470	Free Reformed Church
Lot 100 Vol 2602 Fol 186	Southern River Road	6.0927	City of Gosnells
Lot 101 Vol 2602 Fol 187	Southern River Road	1.2050	Western Power
Lot 1768 Vol 608 Fol 134A	Southern River Road	5.2793	City of Gosnells
Lot 21 Vol 608 Fol 133A	Furley Road	2.0238	City of Gosnells
Lot 1767 Vol 61 Fol 30A	Matson Street	8.3600	City of Gosnells
Lot 1766 Vol 1327 Fol 750	Matson Street	7.5629	Westwin Assets Pty Ltd
Lot 17 Vol 1333 Fol 426	Matson Street	5.9947	Catholic Archbishop of Perth
Total		44.6123	

Figure 1: Structure Plan Area - Lots

The Structure Plan shall apply to the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (**Figure 1**).

2. Structure Plan Content

This Structure Plan comprises:

- PART 1 – Planning Implementation Section
- PART 2 - Non-statutory (explanatory section)
- PART 3 - Appendices - Technical Reports and supporting plans and maps.

3. Operation

This Structure Plan shall come into operation at the time of approval by the Commission pursuant to Schedule 2, Part 4, Clause 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

4. Land Use and Subdivision

This Structure Plan Map (**Figure 2**) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

4.1 Land Use Permissibility

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme. Except for the following:

- 4.1.1 Mixed Business

Restricted Uses

Uses permissible in the Mixed Business zone, excluding the following uses, unless otherwise notated on the plan:

- Single House
- Grouped Dwelling
- Multiple Dwelling
- Aged or Dependant Persons Dwelling
- Bed and Breakfast
- Child Care Premises
- Educational Establishment
- Family Day Care
- Home Business
- Home Occupation
- Home Store
- Hospital
- Hotel
- Motel
- Place of Worship
- Residential Building
- Ancillary Accommodation

4.1.2 Light Industry

Restricted Uses

Uses permissible In the Light Industry zone, excluding the following use:

- Place of Worship

4.1.3 Conditions

In considering an application for planning approval the local government shall have regard to the compatibility of the use or development with its setting.

4.1.4 Objective

To restrict uses that may be sensitive to impacts from the nearby Kennel zone.

4.2 Commercial

- 4.2.1 Shop/Retail floor space shall be considered in accordance with the City's Draft Activity Centres Planning Strategy.

4.3 Conditions of Subdivision and Development

4.3.1 Design Guidelines

The local government may adopt design guidelines for the area prior to recommending subdivision or development approval, to ensure that development exhibits high quality design and finish in respect to built form and landscaping. All development shall be in accordance with the adopted guidelines in addition to any other requirements of Town Planning Scheme No. 6, and where there is any inconsistency between the design guidelines and the Scheme, the Scheme shall prevail.

- 4.3.2 The design guidelines shall consider the Business Park in its entirety to ensure consistency of design and landscaping throughout the area.

4.4 Traffic

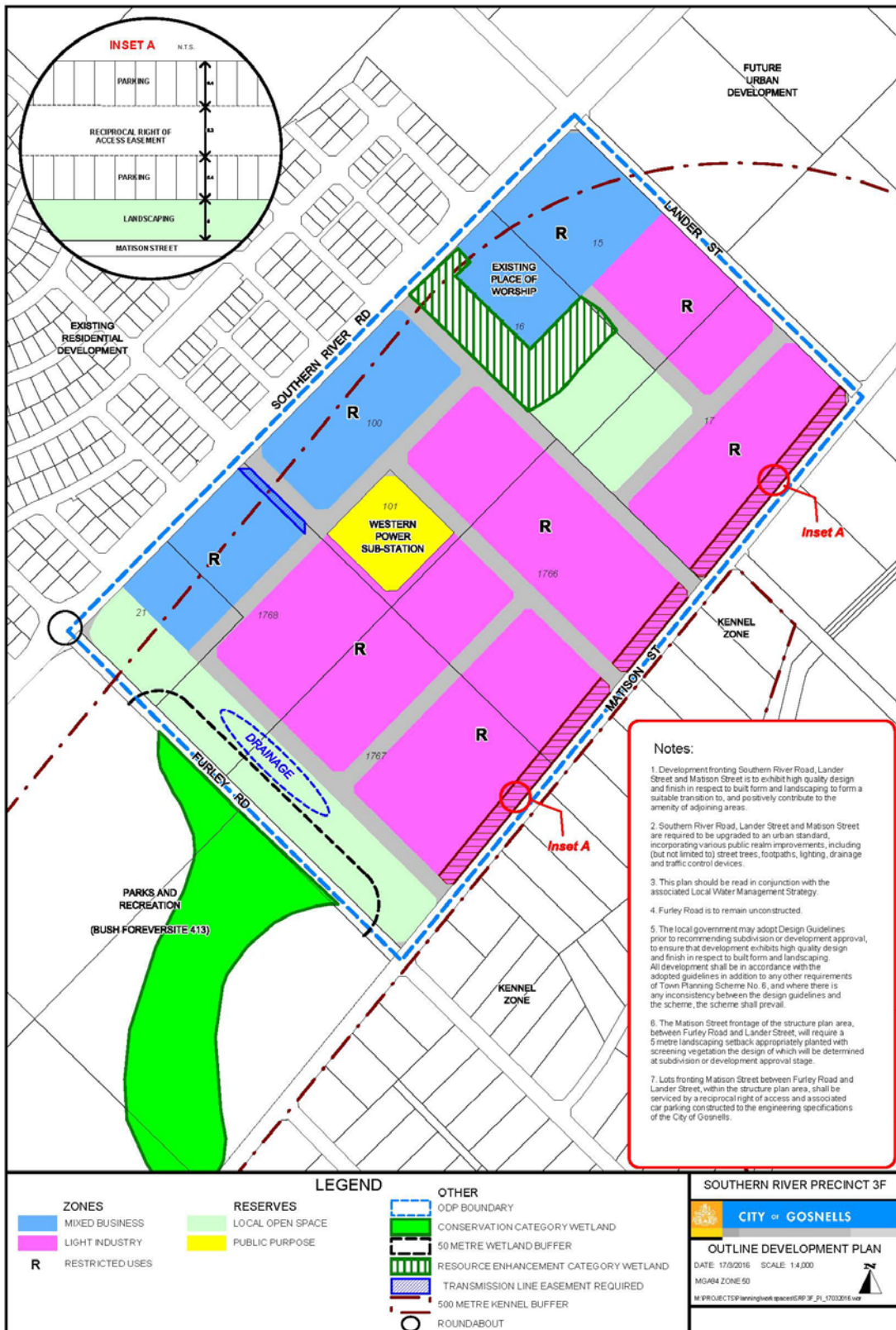
- 4.4.1 Direct vehicular access to/from lots fronting Southern River Road is not permitted. Access should be provided from internal subdivisional roads and Lander Street.
- 4.4.2 Lots fronting Matison Street between Furley Road and Lander Street, within the Structure Plan area, shall be serviced by a reciprocal right of access and associated car parking constructed to the engineering specifications of the City of Gosnells.
- 4.4.3 Reciprocal access and parking arrangements shall be addressed via the development approval process for all lots zoned Mixed Business.

4.5 Bushfire Protection

4.5.1 Bushfire Management Plans

Subdivision and/or development shall implement any requirements of the Bushfire Management Plan, and accord with the State Planning Policy 3.7 – Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas.

Figure 2: Southern River Precinct 3F Structure Plan.



PART 2 - EXPLANATORY SECTION

1. Planning Background

1.1 Introduction and Purpose

The City of Gosnells and various landowners have prepared an Structure Plan (SP) for the area known as Southern River Precinct 3F (subject site). The purpose of the SP is to provide a planning framework to guide the future subdivision and development of the land to facilitate the creation of a Business Park.

The key objectives of the proposal are to:

- rationalise private and public land uses having regard for wetland and buffer areas;
- ensure adequate land is reserved for drainage purposes;
- ensure the orderly and proper subdivision of all lots within the SP area whilst optimising the development potential of the site;
- ensure the road configuration considers the existing regional road networks;
- ensure the internal road layout applies a modified grid pattern road system following the principles outlined under Liveable Neighbourhoods and Development Control Policy 4.1 - Industrial Subdivision;
- increase the level of employment self-sufficiency and self-containment within the locality;
- maximise pedestrian connectivity through the site; and
- provide passive public open space (POS) to act as buffer for the protection and conservation of wetlands and associated flora and fauna.

The preparation of this SP is supported by the following technical information:

- Appendix A Vegetation Map
- Appendix B Wetland Map
- Appendix C Bush Forever Site Map
- Appendix D Black Cockatoo Foraging Habitat Map
- Appendix E Black Cockatoo EPBC Referral Report
- Appendix F Notification of Referral Decision from DSEWPC
- Appendix G Preliminary Investigation of Aboriginal Heritage
- Appendix H Landscape Concept Plan
- Appendix I Transport Assessment Report
- Appendix J Local Water Management Strategy

1.2 Land Description

1.2.1 Location

The subject site is located within the suburb of Southern River and lies within the locality of the City of Gosnells. The subject site is bound by Southern River Road, Lander Street, Matison Street and Furley Road. It is located approximately 6km south-west of the City of Gosnells Administration Building and is approximately 19km south-east of the Perth Central Business District.

Refer to Figure 1 - Location Plan

1.2.2 Area and Land Use

The subject site encompasses approximately 44.6ha of land comprising nine landholdings in multiple ownership, of which the City owns the majority of land with a total of four parcels situated within the southern portion of the SP area. It is generally vacant with the exception of a church (Lot 16) and Western Power electrical substation (Lot 101). Some of the land is occupied by remnant native vegetation.

Refer to Figure 2 - Aerial Photograph

1.2.3 Legal Description and Ownership

Figure 3: Lots- Legal Description and Ownership

Lot No.	Street Name	Land Area (ha)	Owner
Lot 2 Vol 1500 Fol 847	Southern River Road	4.0469	D C Sparnon
Lot 16 Vol 1312 Fol 110	Southern River Road	4.0470	Free Reformed Church
Lot 100 Vol 2602 Fol 186	Southern River Road	6.0927	City of Gosnells
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Lot 17 Vol 1333 Fol 426	Matson Street	5.9947	Catholic Archbishop of Perth
Total		44.6123	

Refer to Figure 3 - Site Plan

1.3 Planning Framework

1.3.1 Zoning and Reservations

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS). Southern River Road is reserved as an 'Other Regional Road' under the MRS. The subject site is appropriately zoned under the MRS for a Commercial/Industrial Business Precinct.

Refer to Figure 4 - Metropolitan Region Scheme

The subject site is zoned 'Business Development' under the City of Gosnells Town Planning Scheme No. 6 (Scheme). This zoning is appropriate for the purpose of implementing an SP to coordinate subdivision and development and use of the land due to fragmented land ownership, and other matters that may impact on the orderly and proper planning of the area, such as inadequate servicing infrastructure.

Refer to Figure 5 - Town Planning Scheme No. 6

1.3.2 Regional and Sub-Regional Structure Plan

1.3.2.1 Southern River/ Forrestdale /Brookdale / Wungong DSP

A broad, district-scaled planning framework was established for Southern River by the WAPC in 2001 through the Southern River/Forrestdale/Brookdale/Wungong District Structure Plan (DSP). The DSP provides a broad level land use guide to the future development of Southern River identifying potential development areas, road networks, major community facilities and land for public open space, drainage and conservation. The DSP identifies the subject site as potentially being suitable for Urban, Mixed Business/Commercial, Light Industrial and Open Space (including drainage corridors).

Lot 15 Southern River Road is shown as Urban in the DSP. This is not an appropriate zoning as the majority of this lot is located within the kennel buffer. Land within the kennel buffer should not contain sensitive land uses such as residential development as the potential exists for noise from the Kennel zone to impact on residents.

A portion of Lot 16 Southern River Road is shown in the DSP primarily for Light Industrial use with frontage to Southern River Road shown as Mixed Business/Commercial and provision made for Open Space/Drainage corridor. A place of worship occupies the north-western portion of the site with access from Southern River Road. A Resource Enhancement Wetland exists surrounding the place of worship and covers approximately one third of the lot, leaving the balance suitable for a buffer to conserve the wetland. A Light Industry zoning on this lot would therefore be unsuitable. The Mixed Business zoning with frontage to Southern River Road recognises the commercial value of trade generated by the exposure of the area to Southern River Road and as a transitional use between the Light Industrial development and the residential development on the northern side of Southern River Road. The DSP also identifies Lots 100 and 1768 Southern River Road and Lot 21 Furley Road as Mixed Business with frontage to Southern River Road on this basis.

Lot 17 Matison Street is shown in the DSP for Open Space/Drainage corridor. While the reasons are not explicit in the DSP report, it is presumed to be due to the large extent to which the site contains remnant bushland. Drainage requirements are to be largely addressed by widening the Forrestdale Main Drain. Land adjacent to the drain widening is to be set aside for wetland conservation.

Lots 100, 101 and 1768 Southern River Road and Lot 21 Furley Road and Lots 1767 and 1766 Matison Street are identified predominantly for Light Industrial use in the DSP. This recognises that the DSP retains the adjacent kennel zone and provides for a 500m kennel noise buffer around this area. Light industrial, mixed business and other commercial activities are considered to be acceptable land uses to be developed within the buffer area. Such uses would be more desirable, suitable and acceptable than residential development within the buffer area as they would be less sensitive to noise from kennel operations, and conversely unlikely to detrimentally impact on kennel activities.

The SP is therefore consistent with the DSP.

Refer to Figure 6 - District Structure Plan

1.3.2.2 Southern River Precinct 3 Structure Plan

On 27 March 2001 Council resolved to endorse the DSP to address more detailed structure planning in Southern River and to adopt a precinct-based approach to the planning of the area, in recognition of its scale and range of planning issues required to be addressed. This resulted in Southern River being divided into five separate precincts in addition to the kennels area.

Of the five separate precincts, the subject site lies within the broader planning cell known as Southern River Precinct 3. A local structure plan (LSP) was prepared for this precinct to guide the planning for the area at an SP level and associated arrangements for shared infrastructure provision, and the setting aside land for public purposes.

The LSP for Southern River Precinct 3 (Precinct 3) encompasses approximately 365 hectares of land bound by Southern River Road, Ranford Road, the kennels area, Passmore Street and the Southern River, comprised of approximately 115 individual landholding and 60 individual landowners. On 28 November 2006 Council adopted a Local Planning Policy that established a planning framework for Precinct 3. The Policy divides Precinct 3 into six sub-precincts and sets out the various planning tasks that need to be addressed prior to proposals for subdivision and development being supported. These tasks include amendments being made to the MRS and the Scheme, and a LSP being prepared. The Policy also requires that an SP be prepared for each sub-precinct.

The LSP, like the DSP, is intended to be broad and non-statutory in nature. It is different to an SP in that it is prepared under and given effect by the provisions of Part 7 of the Scheme, whereas the LSP is not intended to operate in the same manner. A key difference is that a land use shown on an SP has effect as if it were zoned under the Scheme. The land uses shown on the LSP are simply proposed as a guide as there is no statutory basis in the Scheme for Council to consider and approve a structure plan for this precinct. The WAPC recently approved draft guidelines to deal with the preparation and mapping standards for structure plans. The draft guidelines aim to standardise terminology and hierarchy of structure plans and provide assistance and guidance on the format and content of structure plans. This report has been prepared in a format consistent with the draft guidelines.

The LSP generally reflects the DSP regarding the subject site. The exception to this is shown on Lot 15 Southern River Road and Lot 17 Matison Steet. Lot 15 is designated Light Industry on the LSP whereas the DSP identifies the lot for Urban purposes. This change reflects the constraints imposed on the lot by the kennel buffer which makes it inappropriate for residential development. Lot 17 is designated Light Industry on the LSP whereas the DSP identifies the lot for Open Space/Drainage Corridor. It is presumed the Open Space/Drainage Corridor designation on the DSP was based on this lot comprising a significant amount of remnant bushland. The drainage requirements are to be mainly addressed by the widening of the Forrestdale Main Drain. The land adjacent to the drain widening is to be set aside for wetland conservation. Given the amount of public space proposed throughout the LSP, it was considered appropriate for Lot 17 to be designated Light Industry on the SP to form a logical precinct. The review of the nature and character of the vegetation on the lot has been considered in the preparation of the SP and it is suitable for development in the context of conservation on a sub-precinct basis.

The SP is designated Light Industry and Mixed Business in a manner which is consistent with the LSP.

Refer to Figure 7 - Southern River Precinct 3 Structure Plan

1.3.3 Planning Strategies

1.3.3.1 Directions 2031 and Beyond

Directions 2031 is a high level spatial framework and strategic plan that establishes a vision for the future growth of the metropolitan Perth and Peel Region and it provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate a range of growth scenarios. One of the key objectives of Directions 2031 is to improve the relationship between where people live and where they work, to reduce commuting time and cost, and the associated impact on transport systems and the environment. The connected city scenario is expected to deliver improved levels of employment self-sufficiency across the outer sub-regional areas. The subject site is consistent with Directions 2031 and Beyond as the Business Park will contribute to the employment self-sufficiency target of 55% proposed for the south-east sub-region.

1.3.3.2 Economic and Employment Lands Strategy: non-heavy industrial - Perth metropolitan and Peel regions

The Economic and Employment Lands Strategy: non-heavy industrial (EELS) (the Strategy) is a state government initiative which provides the strategic planning framework for industrial land use planning over the next 20 years and beyond. The strategy's aim is to facilitate the recuperation of the industrial land bank to a sustainable level, whereby the land shortage of industrial land encountered in the mid 2000s will not re-occur. The strategy is relevant to the subject site as it identifies the land for future light industrial in the short to medium term. The subject site is referred to as the Furley Road Light Industrial Precinct. It should be acknowledged that the strategy is simply a broad level land use guide. The suitability of the subject site for a Light Industrial zoning was investigated further through district and local structure planning, and in the preparation of the draft SP. As such, the SP has been designated Light Industry and Mixed Business in a manner which is consistent with the Strategy.

Refer to Figure 8 - Economic and Employment Lands Strategy: non-heavy industrial - Perth metropolitan and Peel regions

1.3.4 Policies

1.3.4.1 Local Planning Policy (LPP) No. 3.3 Southern River Precinct 3 Planning Framework

On 28 November 2006 the City of Gosnells Council adopted a Local Planning Policy (LPP) 3.3 - Southern River Precinct 3 Planning Framework. The Policy was prepared to allow the City to coordinate development in the Southern River Precinct 3 area in a coordinated manner. The Policy splits Precinct 3 into six separate sub-precincts, each of which involve common issues that impact on their development potential. The Policy also includes a schedule that identifies the background research which is considered necessary to support the detailed planning of the area. The SP area is designated as Precinct F under the LPP 3.3.

Refer to Figure 9 - Sub-Precinct Plan

2. Site Conditions and Constraints

2.1 Biodiversity and Natural Assets

2.1.1 Vegetation

The subject site is considered to be representative of the Southern River Complex which is described as open woodland of *Corymbia calophylla* (Marri), *Eucalyptus marginata* (Jarrah), *Banksia* species with fringing woodlands of *Eucalyptus rudis* (Flooded Gum), and *Melaleuca raphiophylla* (Swamp Paperbark) along creek beds.

At a regional scale there is approximately 5,370ha (or 17%) of native vegetation considered to be representative of the original pre-European extent (31,148ha) for the Southern River Complex within the Swan Coastal Plan portion of the Perth Metropolitan Region (PMR). At a local scale there is approximately 583ha (or 12%) of native vegetation considered to be representative of the original pre-European extent (4,871ha) for the Southern River Complex within the boundaries of the City of Gosnells.

2.1.2 Wetlands

The subject site contains two wetlands, being Resource Enhancement (RE) and Multiple Use (MU). The RE wetland is located within Lot 16 and comprises an area of 1.8 hectares. The MU wetland encompasses approximately half of the subject site and predominantly within the north-western portion of the SP. A Conservation Category Wetland (CCW) is located outside of the subject site abutting the southern boundary.

The RE and MU wetlands located within the subject site are categorised as damplands. Damplands areas are considered to be seasonally waterlogged (damp) basins of variable size and shape. The CCW located adjacent to the subject site in Bush Forever (BF) Site No. 413 is also categorised as dampland.

2.1.3 Vegetation and Wetland Management

The southern and northern ends of the Local Open Space (LOS) have remnant native vegetation at very good to good condition. If the LOS was to retain the native vegetation then intensive management would be required to either protect the vegetation within the LOS or to revegetate the large areas dominated by weeds.

The Southern River Vegetation Complex, as mapped by Heddle et al. (1980), is considered to be regionally significant on the Swan Coastal Plan (SCP) portion of the PMR and to be locally significant within the City of Gosnells. Therefore, the retention of vegetation considered to be representative of the Southern River Complex should be a priority. Between 2001 and 2005, 102ha's of the Southern River Complex was cleared from within the City of Gosnells boundaries (WALGA 2004).

The SP allows for the retention of a small portion of vegetation located in the southern and northern end of the LOS, considered to be representative of the Southern River Vegetation Complex. Due to the Southern River Vegetation Complex being regionally significant (within the SCP portion of the PMR) and locally significant (within the City of Gosnells) due to historical land clearing and degradation, the SP should retain more of the native vegetation considered to be in very good condition or better.

If the SP retains areas of degraded vegetation a management plan should be prepared and implemented to rehabilitate or revegetate the degraded vegetation to a condition in line with good to very good or better.

The vegetation associated with the RE wetland located within Lot 16 is considered to be in excellent to very good condition and does present an opportunity to protect the vegetation within a vegetated POS or retained with a conservation covenant. The vegetation would also act as a visual buffer for the church from the Mixed Business Precinct. An old drain is located through the south-eastern end of the RE wetland and could be upgraded to provide another drainage option for the study area.

One Priority 4 flora species, *Jacksonia sericea* (also considered to be a significant flora of the SCP portion of the PMR), and two significant flora species of the SCP portion of the PMR (as described by the Bush Forever Strategy), *Blancoa canescens* and *Evandra pauciflora*, were recorded from the study area. There are no statutory obligations to retain or protect P4 or BF significant flora species however the retention of the populations would demonstrate environmental best practice.

Blancoa canescens and *Evandra pauciflora* were located within Lot 16 and therefore have the potential to be retained within proposed POS associated with the RE wetland and in similar locations to *Evandra pauciflora* and as such can also be retained within the proposed POS.

The MU wetland located in part within the subject site is not likely to be a barrier to future development. The RE wetland located within Lot 16 is considered to be in excellent to very good condition however the vegetation represents a dryland community with pockets of wetland vegetation. Currently, the SP does not allow for the protection of the RE wetland however there is an opportunity to protect the RE wetland within the proposed POS as the vegetation is representative of the Southern River vegetation complex, which is locally and regionally significant. The RE wetland also supports populations of *Jacksonia sericea* (P4 and BF significant), *Blancoa canescens* (BF significant) and *Evandra pauciflora* (BF significant).

A buffer of 30m on the southern and eastern side of the RE wetland is considered appropriate to conserve the attributes, values and functions of the wetland. The RE wetland should also be fenced to prevent illegal dumping and control feral fauna. A road should also be constructed adjacent to the buffer edge within the subject site to provide a hard edge for management purposes and to provide a hazard separation zone between the proposed development and the wetland areas. The buffer for the RE wetland could be utilised for drainage purposes where it can be demonstrated that the drainage function will not lead to a detrimental impact on the values and attributes of the wetland. However, this will need to be discussed with the DoW and the DEC.

The SP has designated an area for LOS which incorporates the 100m buffer zone for the CC wetland located within the BF Site No. 413. Based on the values, function and attributes of the CC wetland located within the BF site and the proposed development of the site, a 50m buffer is recommended. The CC wetland should also be appropriately fenced to prevent illegal dumping and control prohibited access and feral animals. The 50m buffer would also incorporate the firebreak. A road should also be constructed adjacent to the buffer edge within the subject site.

The cleared areas of the two buffers for the RE and CC wetlands should be revegetated with flora species that are considered to be foraging habitat for the black cockatoo. The revegetation of the cleared areas with foraging habitat would mitigate some of the potential loss of foraging habitat for black cockatoos across the subject site. The flora

species considered to be foraging habitat are members of the Proteaceae family, for example *Banksia attenuate*, *Banksia menziesii* and *Banksia ilicifolia*. These species have been recorded as occurring within the subject site.

The DEC may potentially be unsupportive of utilising the buffer of the CC wetland for drainage purposes. Therefore the stormwater and subdivision drainage for the business park should be directed away from the CC wetland. A potential drainage basin may be located within the buffer of the RE wetland while also utilising the existing drain located in the south-east of the mapped RE wetland. The use of the buffer for drainage will be discussed with the DEC and the DoW. This existing drainage channel feeds into another drainage channel located along the unconstructed Lander Street which eventually leads into the Forrestdale main drain. This existing drain may potentially be utilised for the drainage of the Business Park. However the water will need to be treated prior to entering the Forrestdale main drain to prevent any contamination. Discharge of stormwater to the Forrestdale main drain should be discussed with the Water Corporation as part of development a Local Water Management Strategy and Urban Water Management Plan for the development.

[Refer to Appendix A - Vegetation Map](#)

[Refer to Appendix B - Wetland Map](#)

2.1.4 Bush Forever Sites

The Bush Forever Strategy is a ten year strategic plan which formally commenced in 2000 to protect approximately 51,200ha of regionally significant bushland within approximately 290 Bush Forever Sites, representing where achievable a target of at least 10% of each of the original 26 vegetation complexes of the Swan Coastal Plan portion of the PMR.

Two BF Sites, No. 413 (Balannup Lake and Adjacent Bushland, Southern River/Forrestdale) and No. 340 (Phoebe Street Bushland, Southern River), are located within close proximity to the subject site. BF Site No. 413 is located directly adjacent to the southern boundary of the subject site (across the unmade Furley Road) and BF Site No. 340 is located approximately 500m to the east of the subject site.

[Refer to Appendix C - Bush Forever Site Map](#)

2.1.5 Ecological Linkages

The subject site is not located within an ecological linkage as defined by Bush Forever (Government of Western Australia, 2000b), Perth Greenways (Alan Tingay and Associates, 1998) and the System 6 Report (Department of Conservation and Environment, 1983). The subject site is located between Greenways 97 and Greenways 126 which passes through BF Sites No. 340 and 314.

However the subject site abuts the BF Site No. 413 which is across the road from BF Site No. 342 which is a large vegetated site. It can be assumed that fauna may move from the subject site through these BF Sites, although the fauna species expected to be present within the area are not expected to rely on the subject site. Therefore, this minor linkage is not considered to be significant.

The RE wetland located within the study area is a significant distance (approximately 400m) from the nearest vegetated RE or CC wetland (RE Wetland UFI 14923 to the north-west). Therefore, wetland dependant species (flora and fauna) are not likely to move

freely between these wetlands, especially because it is across the Southern River Road and through urban development.

2.1.6 Fauna

From a fauna perspective, the subject site contains foraging resources for black cockatoo's as well as vegetated wetlands likely to contain Quenda. Some areas of the site are in a degraded condition and the ecological values have been appreciably altered and degraded. The site ecosystem for these areas is likely to have a low ecological functional value.

The SP will remove foraging habitat for the black cockatoo and remove Quenda habitat. If the RE wetland is protected within the POS then a significant portion of the Quenda habitat would be retained should they occur within the study area.

Coffey Environments believe that the area of black cockatoo foraging habitat proposed to be cleared within the SP area is likely to exceed the current threshold of more than 1ha of foraging habitat. Therefore, it is Coffey Environments' view that referral to the Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) will be required. Although areas of foraging habitat are located in secure tenure in the immediate region (BF Site No. 413), areas of potential rehabilitation and planting of cockatoo foraging species, such as within proposed buffer areas surrounding the wetlands, could be considered for mitigation strategies.

Cockatoo breeding habitat in the Western Australian wheatbelt is understood to be habitat critical to the survival of Carnaby's black cockatoo as opposed to foraging habitat. Portions of the black cockatoo foraging habitat can be retained within the local open space however it is only considered to be a representative amount of the total foraging habitat located within the subject area. Consideration should be given to retaining Banksia Woodland located within either Lot 17 or Lot 1767 as POS to provide additional foraging habitat for black cockatoos.

The DSEWPC recently released draft referral guidelines for three species of Western Australian black cockatoos to assist with the referral process, specifically whether an action should be referred to the federal government for a decision under the Environmental Protection Biodiversity Conservation Act 1999 (EPBC Act). The draft referral guidelines define an action as follows:

Action is defined broadly in the EPBC Act and includes: a project, a development, an undertaking, an activity or series of activities, or an alteration of any of these things.

Actions include, but are not limited to: construction, expansion, alteration or demolition or buildings, structures, infrastructure or facilities; industrial processes; mineral and petroleum resource exploration and extraction; storage or transport of hazardous materials; waste disposal; earthworks; impoundment, extraction and diversion of water; agricultural activities; aquaculture; research activities; vegetation clearance; culling of animals; and dealings with land.

Actions encompass site preparation and construction, operation and maintenance, and closure and completion stages of a project, as well as alterations or modifications to existing infrastructure.

An action may have both beneficial and adverse impacts on the environment, however only adverse impacts on matters of national environmental significance are relevant when determining whether approval is required under the EPBC Act.

In consultation with the City of Gosnells, the SP was considered an action and therefore was required to be referred to the DSEWPC for assessment.

PGV Environmental was engaged to undertake the referral process and subsequently the proposal was determined by DSEWPC to be 'Not a Controlled Action' and therefore the proposal did not require further assessment and approval under the EPBC Act.

The Graceful Sun-moth (GSM) survey was conducted in March 2011 due to the presence of *Lomandra hermaphrodita*. It is Coffey Environments understanding that in areas where *L. hermaphrodita* is found at a low density the likelihood of finding the GSM is low. The March 2011 survey did not record any GSM and therefore it is Coffey Environments assessment that a referral under the EPBC Act for this species is not required.

[Refer to Appendix D - Black Cockatoo Foraging Habitat Map](#)

[Refer to Appendix E - Black Cockatoo EPBC Referral Report](#)

[Refer to Appendix F – Notification of Referral Decision from DSEWPC](#)

2.2 Landform and Soils

2.2.1 Landforms, Topography and Soils

The subject site is located on the Bassendean Dune system within the Swan Coastal Plain. This system is characterised by low lying hills with poorly drained areas between the hills. The sands contain little silt or clay and very low levels of nutrient elements with any nutrient content present being associated with organic matter.

The land is relatively flat with the topography ranging from 22m Australian Height Datum (AHD) to 25m AHD. Lots 16, 100 and 101 are the lowest at 22m AHD with slight rises throughout the site to a maximum height of 25m AHD within Lot 1766. The surrounding land around the study area is also relatively flat for some distance.

The landforms and soils of the subject site comprise aeolian deposits characterised by sandplains with low dunes and many intervening swamps, iron and humus podzols, peats and clays.

2.3 Site Contamination

Lot 1768 Furley Road and Lot 1767 Matison Street have been the subject of a request by the City of Gosnells to reclassify the sites to Remediated - Restricted Use under the Contaminated Sites Act (2003).

Lot 1768 Furley Road was previously occupied by the Southern River Liquid Waste Facility for a period of 26 years from 1955 to 1981. This site has been investigated through various phases of environmental work since 1992 with remediation activities conducted between 2004 and 2006. Since 2006, various post-remedial investigations have been performed with the intention of validating the success of the remedial works and understanding the environmental and human risks.

On 16 June 2015 (in accordance with the Contaminated Sites Act 2003) the Department of Environment Regulation (DER) classified Lot 1768 Furley Road and Lot 1767 Matison Street as 'Remediated for restricted use'. The restrictions on the use of the sites are as follows:

- The land of the sites is restricted to commercial and industrial use. The site should not be developed for a more sensitive use such as recreational open space; residential use or childcare centres without further contamination assessment and/or remediation.
- Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
- Basement and car park construction is not permitted.
- Development and implementation of an Auditor approved environmental management plan and occupational health and safety plan for subsurface activities that extend to depths of 2mbgl or greater or otherwise disturb residential contaminated soil or groundwater.

Information on the contaminated sites can be found on the DER's website in the Contaminated Sites Register.

2.4 Groundwater and Surface Water

2.4.1 Groundwater Hydrology

Groundwater is contained within a superficial aquifer and is unconfined. The thickness of the aquifer is approximately 40m to the west of the Southern River and approximately 20m to the east. Groundwater moves in both lateral and vertical directions, with lateral movement being dominant. The lateral flow in the west of the catchment is east and north-east from the Jandakot Mound (a recharge area) to discharge into the Southern and upper Canning Rivers. West of Southern River (where the subject site is located) large groundwater resources are present in extensive aquifers consisting of Bassendean Sand, Ngarara Sand and Ascot Formation.

These geological units are in hydraulic connection with each other allowing interference of groundwater between adjacent units. It is understood that the region has a hydraulic conductivity of 20m per day and as such has the potential to move rapidly in this region.

The data collected during the ground water monitoring events completed by ENV and SKM between 2004 and 2007 indicated that the shallow groundwater flow tends to be in a northern to easterly direction. The depth to the watertable ranges between 1.2-5.7m below ground surface with seasonal fluctuations up to 1.3m. Groundwater flow is influenced by local land uses (that increase the recharge) and radial groundwater flow was noted to have occurred from the site.

2.5 Bushfire Hazard

The SP is required to have regard for the guidelines for *Planning in Bushfire Prone Areas* and State Planning Policy 3.7 – Planning for Bushfire Prone Areas. A Bushfire Management Plan (BMP) has been prepared in accordance with the abovementioned

guidelines and methodology in *Australian Standard AS 3959-2009 Construction of buildings in bush-fire prone areas*. It should be noted that construction requirements contained within AS 3959 do not apply to industrial buildings; however the Department of Planning supports the use of this assessment methodology to classify vegetation and determine levels of bushfire risk.

The overall aim of the BMP is to reduce the occurrence of, and minimise the impact of bushfires in bushfire prone areas, thereby reducing the threat to life, property and the environment.

Consistent with SPP 3.7 and guidelines for *Planning in Bushfire Prone Areas*, the BMP is a strategic level plan which comprises a bushfire hazard assessment and proposes bushfire management measures which address the bushfire protection criteria to mitigate and manage current and future bushfire risk.

The BMP must be implemented by the developer through the subdivisional process, with ongoing mitigation and management responsibility passing to the individual lot owners and the City of Gosnells (the City) once the lots are created.

Developers must have regard for the Implementation Plan on pages 35 – 36 of the BMP to achieve a suitable and effective bushfire management outcome, in seeking support for subdivision and development proposals.

It is anticipated that the City will adopt and enforce this BMP under its Annual Firebreak Notice and Fuel Hazard Reduction Notice. Should subdivision not occur within 3 years of the endorsement of the BMP, it is recommended that a revised BMP is prepared.

[Refer to Appendix K – Bushfire Management Plan](#)

2.6 Heritage

2.6.1 Aboriginal Heritage

The City of Gosnells engaged Anthropos Australis to undertake a preliminary investigation of Aboriginal heritage for the subject site. The investigation was intended to provide preliminary advice on any known Aboriginal heritage sites or surveys that may affect the future development of the area. The significance of this task is associated with the protection of Aboriginal heritage in accordance with the Aboriginal Heritage Act 1972. The report contains the following conclusions and recommendations:

There are no known Aboriginal Heritage sites or surveys undertaken within the subject site.

It is recommended that the City of Gosnells needs to clearly determine the area within the subject site to be developed and the nature of the development for the purpose of consultation with the Nyoongar family groups and the SWALSC.

It is recommended that an Aboriginal Heritage Survey be undertaken to determine if there are any Aboriginal Heritage sites within the subject site.

It is recommended that an Aboriginal Heritage Survey be undertaken for the broader Southern River Precinct 3 Local Structure Plan (LSP) and also the entire City of Gosnells to determine if there are any Aboriginal Heritage sites present.

The SP will not adversely impact on potential unidentified Aboriginal heritage sites as at this stage no actual 'on-ground' development occurs. Ultimately it is the responsibility of the developer to ensure that the Aboriginal Heritage Act is complied with. The preliminary

investigation on Aboriginal heritage recommended that the City of Gosnells needs to clearly determine the area within the subject site to be developed and the nature of the development for the purpose of consultation with the Aboriginal family groups. This can only be determined at the approval stage of an SP and subsequent subdivision or development applications. Therefore it is appropriate for the preparation of an Aboriginal Heritage Survey to be undertaken by individual developers closer to the actual development or subdivision stage. In dealing with this matter on a sub-precinct basis, the cost a survey could then be funded by the DCP for the various sub-precincts.

On this basis, it would be impractical for an Aboriginal Heritage Survey to be prepared for the broader Southern River Precinct 3 LSP and the entire City of Gosnells, and is simply beyond the scope of the planning for the subject site.

[Refer to Appendix G - Preliminary Investigation of Aboriginal Heritage](#)

2.7 Context and other Land Use Constraints

2.7.1 Local Context

The subject site is well located for a Business Precinct as it is well serviced by an integrated regional, district and local road network and is in close proximity to a significant existing and future urban catchment. The subject site capitalises on convenient access from Southern River Road which provides a connection to the regional road network via Ranford Road or the future Garden Street extension. Southern River Road is planned to be widened to accommodate a dual-carriageway with sufficient capacity to cater for traffic generated by the Business Precinct.

2.7.2 Shopping Centres

The subject site is located approximately 900m from a future Neighbourhood Centre to be located at the junction of Southern River Road and Holmes Street. This centre is intended for use as a pedestrian-orientated community focal point and is well placed to provide for car-based services, being at the intersection of an 'Other Regional Road' (under the MRS) and an important district distributor road. Further north along Southern River Road a future Local Centre has been identified approximately 1.6m from the subject site at the corner of Leslie Street and Southern River Road. This site is intended as a pedestrian-based future Local Centre. To the south-east of this centre further along Leslie Street another future Local Centre has been identified. This site is intended as a localised pedestrian-based local shop.

2.7.3 Recreational Opportunities

District active recreational open space is identified approximately 500m to the south-east of the subject site. The location selected for this district open space is considered appropriate given the land is located adjacent to the future high school site, drainage corridor and kennel zone buffer. The land to the south-west and abutting the subject site is proposed to be reserved for Parks and Recreation which allows for passive recreation and provides a buffer between the kennel zone and surrounding residential areas. Within the subject site, two areas of local open space have been identified. These areas are also proposed to serve as buffers to protect adjacent wetlands.

2.7.4 Existing Land Uses

The subject site supports a mixture of land uses including a church, residential housing and power substation, with the majority of the land covered by remnant native vegetation. A former liquid waste facility (Southern River Liquid Waste Facility) was previously located on Lot 1768 Southern River Road.

The land to the north-east is predominantly covered by remnant vegetation and occupied by a single residential dwelling. The land to the south-east is occupied by the Kennel zone and General Rural properties, with two of these properties each supporting a residential dwelling. The land to the south-west is covered by remnant vegetation. The land to the north-west is occupied by a residential area.

3. Land Use and Subdivision Requirements

Refer to Figure 2 - Southern River Precinct 3F Structure Development Plan.

3.1 Design Philosophy

The design philosophy for the SP is based on the desire to create a sustainable Business Precinct with an appropriate interface between future commercial and light industrial uses (within the SP area) and surrounding existing and future residential development in Southern River. It is anticipated that 150 lots will be created with an average lot size of 3000m². The SP comprises a linear section of Mixed Business along Southern River Road with the balance of the SP proposed for Light Industry, having regard to the residential areas to the north-west of Southern River Road, adjacent to the subject site.

The SP also includes a provision to ensure that development fronting Southern River Road, Lander Street and Matison Street exhibits a high quality design and finish with respect to built form and landscaping to form a suitable transition to positively contribute to the amenity of adjoining areas. This is significant as the subject site is surrounded by residential development to the north-west, future residential development to the north-east, and residential development within the Kennel zone to the south-east. Therefore an expectation exists for the Business Precinct to exhibit a high quality design as it will be highly visible to the surrounding population.

The location of the Business Precinct capitalises on the convenient access that the subject site has from Southern River Road, which provides a connection to the regional road network via either Ranford Road or the future Garden Street. Southern River Road, with the planned widening to a dual-carriageway will have sufficient capacity to cater for the traffic generated by the development of the precinct. The proposed movement system internal to the subject site is a logical layout that maximises lot yield whilst providing a high level of permeability through the subject site. POS areas have been afforded significant road interface which provides the public with access to amenity and acknowledges the practical requirement for roads to provide access for maintenance and management purposes. Traffic is to be distributed evenly across the subject site via a grid like structure to the road network, with intersections formed at right angles to ensure suitable sight lines and provide for high levels of safety.

The location of the Business Precinct recognises the adjacent kennel area and provides for a 500m kennel noise buffer around this area. Mixed business and other light industrial activities are appropriate land uses to be developed within the buffer area.

3.1.1 Mixed Business and Light Industry

The Mixed Business zone is intended to provide for a variety of commercial activities including showrooms and other forms of bulk retailing/display.

The Southern River Precinct 3 Structure Plan (LSP) shows the majority of the area identified as Light Industry with a strip of Mixed Business fronting Southern River Road. The SP designates land as Light Industry comprising 21.4 hectares and Mixed Business comprising 8.7 hectares in a manner which is consistent with the LSP.

A Restricted Use designation is imposed on land zoned Mixed Business to restrict the following uses:

- Single House
- Grouped Dwelling
- Multiple Dwelling
- Aged or Dependant Persons Dwelling
- Bed and Breakfast
- Child Care Premises
- Educational Establishment
- Family Day Care
- Home Business
- Home Occupation
- Home Store
- Hospital
- Hotel
- Motel
- Place of Worship
- Residential Building
- Ancillary Accommodation

A Restricted Use designation is imposed on land zoned Light Industry to restrict the following uses:

- Place of Worship

As such, these uses are no longer permitted within the Mixed Business and Light Industry zone. The purpose of this is to restrict sensitive land uses from being permitted in close proximity to, and within the 500m Kennel zone buffer, which could potentially be problematic from a land use conflict perspective.

The DSP identifies the subject site as predominantly Light Industry. This recognises that the DSP retains the adjacent Kennel zone and provides for a 500m kennel noise buffer around this area. Light industrial and commercial activities are acceptable land uses to be developed within the buffer area as they are less sensitive to noise from kennel operations, and conversely unlikely to detrimentally impact on kennel activities.

3.1.2 Kennel Zone

To the south of the subject site lies the Kennel zone. The objective of this zone is to provide for dog kennels in appropriate locations to meet the needs of the community, with

respect to animal boarding and commercial breeding. The subject site is located significantly within a 500m noise buffer area from the Kennel buffer area as they are generally less sensitive to noise from kennel operations, and conversely unlikely to detrimentally impact on kennel activities. A Mixed Business zoning would also provide a transitional use between the Kennel zone and the residential area located to the north-west of the subject site.

3.2 Open Space

Two areas of Public Open Space (POS) comprising a combined area of 6.8 hectares are proposed in the northern and southern area of the SP, both of which will serve as conservation areas for black cockatoo foraging habitat. The POS in the northern area will also provide a buffer to a Resource Enhancement Wetland situated on Lot 16 Southern River Road and assist in drainage of the subject site during excessive rainfall events. The POS in the southern area will also provide a 100m buffer strip to a Conservation Category Wetland located on the adjoining land within the Bush Forever Site No. 413 and assist in drainage of the subject site.

There is currently no general requirement for the provision of the POS within Industrial areas. However it is necessary to provide adequate facilities for both passive and active recreation for the employment population during working hours.

The POS in the southern area is proposed to accommodate picnic areas which include shade shelter, picnic tables and park benches. In accordance with the *Contaminated Sites Act 2003* record for Lot 1768 Furley Road and Lot 1767 Matison Street, development of these sites for POS is restricted in the absence of further contamination assessment and/or remediation. The appropriateness of public access and ultimate use/development of the POS within Lots 1768 and 1767 will need to be addressed at the development plan stage by the City of Gosnells as shown on the Landscape Concept plan.

[Refer to Appendix H - Landscape Concept Plan](#)

3.3 Movement Network

3.3.1 Road Networks

The subject site is afforded excellent access from an integrated regional (existing and future) road network comprising:

- Southern River Road to the north-west (future 'Other Regional Road' designation);
- Ranford Road to the south-west ('Other Regional Road' designation);
- Holmes Street to the north ('Other Regional Road' designation); and
- Tonkin Highway to south-east ('Primary Regional Road' designation).

These networks will provide excellent access to the Business Precinct which will encourage visitors to the subject site from other regional areas.

3.3.2 Public Transport

There are opportunities for a bus service along Southern River Road. This road is a future regional road which abuts the subject site to the north-west. The locality of Southern River Road is relatively under developed and therefore bus routes in close proximity to the

subject site are limited. As Southern River has been identified for urbanisation, additional bus routes will be required. This will rely on demand for patronage which will increase as the area is developed over time. The nearest train stations to the subject site are the Gosnells and Seaforth Stations located within the City of Gosnells and the Kelmscott and Challis Stations located within the City of Armadale. These stations located between 5 and 6kms from the subject site.

Refer to Figure 10 – Regional Context Plan

3.3.3 Transport Planning

Access through the subject site is largely dictated by the location of existing roads, cadastral boundaries and public open space (POS). The subject site is well serviced by an integrated regional, district and local road network. Southern River Road is identified as a future 'Other Regional Road' and is planned to be widened to accommodate a dual carriageway with sufficient capacity to cater for traffic generated by the Mixed Business Precinct. Matison Street is an existing local road which provides access to the subject site from the east providing a connection to the future Garden Street 'Other Regional Road' reservation. Lander Street and Furley Road have not been constructed and are reserved under the Scheme for future roads which provide a connection between Southern River Road and Matison Street. Southern River Road, Lander Street and Matison Street are required to be upgraded to an urban standard at the time of development or subdivision. Furley Road is to remain unconstructed as it currently acts as a service corridor for water supply and Telstra infrastructure.

The proposed internal movement network is a logical layout that maximises lot yield whilst providing a high level of permeability through the subject site. POS areas have been afforded significant road interface which provides the public with access to amenity and acknowledges the practical requirement for roads to provide access for maintenance and management purposes. Traffic is to be distributed evenly across the subject site via a grid like structure to the road network with intersections formed at right angles to ensure suitable sight lines and providing for high levels of safety. Direct vehicular access to/from lots fronting Southern River Road is not permitted. Access should be provided from internal subdivisional roads and Lander Street.

A Traffic Assessment Report has been prepared by Shawmac Consulting to estimate and consider future traffic flows generated by the Business Park and the future network requirements to serve the area. The report has been endorsed by the City of Gosnells and demonstrates the suitability of the Business Park in terms of the road network and intersection requirements and resulting traffic impact.

[Refer to Appendix I - Transport Assessment Report](#)

3.4 Water Management

3.4.1 District Water Management Strategy

A District Water Management Strategy (DWMS) has been prepared to support the Metropolitan Region Scheme (MRS) amendment to rezone the subject site from Urban Deferred and Rural to Urban, and to put in place water management strategies that will protect downstream receiving environments, and ensure the sustainable use of water resources within the SP area. The overall aim of the DWMS is to ensure that any potential impacts to the downstream waterways (principally the Forrestdale Main Drain and the

Southern River) from land-use change as a result of development of the subject site, is minimised. The DWMS has been endorsed by the City of Gosnells and the Department of Water. The LWMS provides significantly more detail regarding a number of aspects of stormwater management and addresses issues outstanding within the DWMS.

3.4.2 Local Water Management Strategy

A LWMS has been approved by the City of Gosnells in consultation with the Department of Water. It is proposed to meet the following major objectives:

Provide a broad level stormwater management framework to support future urban development.

Incorporate appropriate best management practices into the drainage systems that address the environmental and stormwater management issues identified.

Minimise development construction costs which will result in reduced land costs for land owners.

Minimise ongoing operation and maintenance costs for the landowners and the City of Gosnells.

Gain support from the DoW and City of Gosnells for the proposed method to manage stormwater within the SP area, and potential impacts on downstream areas.

The LWMS provides detail on stormwater management at a local level having regard for higher order strategic documentation such as the DWMS, ILWMS and the Forrestdale Main Drain Arterial Drainage Strategy. Following approval of the SP and the LWMS, subdivision, planning and construction will be the responsibility of individual developers. An Urban Water Management Plan will need to be completed to ensure the water management strategies identified in the DWMS and the LWMS will be achieved through the civil construction plans.

[Refer to Appendix J - Local Water Management Strategy](#)

3.4.3 Storm Water and Ground Water Management

The LWMS has determined appropriate Stormwater Management and Groundwater Management design criteria based on overarching documents and requirements of the City of Gosnells, DoW and similar developments.

The stormwater management objectives for the subject site are to provide storage sized at 2% of the connected impervious area to treat stormwater, retain the 1 year 1 hour ARI event on site, retain the 10 year ARI event on lots, convey the 10 year ARI event in the pipe network system and mitigate the post-development 10 year to 100 year ARI peak flows to pre-development conditions. Soakwells (where appropriate), rainwater tanks and biofilters will be used to retain the 10 year ARI event. Raingardens located within the road reserve will be sized at 2% of the connected impervious area with overflow directed into the pipe network system and discharged into biofilters to retain the 1 year 1 hour ARI event. Flow greater than the 10 year ARI event will be directed to biofilters and an infiltration basin via the road reserve. An infiltration basin will be used to mitigate the post-development peak flows to pre-development conditions. Biofilters will be positioned within the road reserves and Local Open Space outside of the wetland buffer areas.

The overall objectives for groundwater management are to minimise changes to the underlying groundwater level and quality as a result of development. Groundwater is very shallow with the MGL ranging between 0m and 2.5m BGS. Fill and sub-soil drainage will

be required to provide a separation distance of 1.2m from the MGL. Sub-soils will be positioned at the MGL, identified as at the ground surface in some locations of the site, to avoid groundwater rise into the imported fill layer. A separation distance of 0.5m from the MGS to the base of the soakwells and infiltration basins is required. Sub-soil drainage will be directed into the biofilters for treatment prior to infiltration.

It is not proposed to conduct a post-development hydrological monitoring program given that the stormwater system is not being discharged into any of the wetlands on site and the vegetation within the LOS will be maintained. As such no new fertiliser will be incorporated into the site grounds therefore ensuring groundwater quality will not be impaired by the proposed development. However, it is proposed that the overall condition of LOS and wetland areas be monitored on a bi-annual basis from completion of civil works. This condition monitoring will ensure that the high amenity value of the LOS and wetlands is maintained prior to handover of the development to the City of Gosnells.

The LWMS provides a framework that the proponent can utilise to assist in implementing stormwater management methods that have been based upon site-specific investigations, are consistent with relevant State policies, and have been endorsed by the City of Gosnells. The responsibility for working within the framework established within the LWMS rests with the proponents and their contractors, although it is anticipated the future management actions beyond the proposed management timeframes will be the responsibility of the City of Gosnells.

3.4.4 Southern River Integrated Land and Water Management Plan

The Southern River Integrated Land and Water Management Plan (ILWMP) has been developed in accordance with the Memorandum of Understanding (MOU) between the Environmental Protection Authority, the then Water and Rivers Commission (now Department of Water), Western Australian Planning Commission (WAPC), City of Armadale, City of Gosnells, Water Corporation and the Armadale Redevelopment Authority (the MOU group) to facilitate the implementation of the Southern River Forrestdale Brookdale Wungong Urban Water Management Strategy.

The aim of the ILWMP is to ensure that the environmental and social values of all forms of water are considered and managed appropriately for all development within the Southern River Forrestdale Brookdale Wungong District Structure Plan area. The MOU group's objectives for the ILWMP was to provide guidance to state and local government agencies and the land development industry on the range of water management issues to be addressed as part of the structure planning and subdivision process.

The scope of the ILWMP is intended to cover all aspects of total water cycle management, including:

- protection of significant environmental assets within the district structure plan area, including meeting their water requirements and managing potential impacts from development
- water demands, supply options, opportunities for conservation and demand management measures, and wastewater management
- surface runoff, including peak event (flood) management and water sensitive urban design principles to be applied to frequent events
- groundwater, including the impact of urbanisation, variation in climate, installation of drainage to reduce groundwater levels, potential impacts on the environment and the potential to use groundwater as a resource

- nutrient management, which includes source control of pollution inputs by catchment management and management of nutrient exports from surface runoff and groundwater through structural measures.

The LWMP 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. The ILWMS also contains requirements for monitoring, auditing and reporting to support an adaptive management approach.

The subject site is located within the ILWMP boundary and was identified through district and local structure planning for Southern River. The SP will be accompanied by a Local Water Management Strategy (LWMS) which is required to elaborate on the water management requirements outlined in the ILWMP to address water management issues at a local level.

3.4.5 Forrestdale Main Drain Arterial Drainage Strategy

The Forrestdale Main Drain Arterial Drainage Strategy (Arterial Drainage Strategy) has been prepared by the Water Corporation for the Department of Water. It provides the details of the arterial drainage strategy for the Forrestdale main drain catchment discussed in the Southern River Integrated Land and Water Management Plan.

The Arterial Drainage Strategy presents the Department of Water's guidance for the Water Corporation, City of Armadale, City of Gosnells, WAPC, land developers and other state agencies about water management issues to help development proceed within the Forrestdale main drain catchment area.

The Arterial Drainage Strategy and the Southern River Integrated Land and Water Management Plan also assist in integrating land and water planning as required by Statement of Planning Policy No. 2.9 - Water Resources and outlined in Better Urban Water Management 2008.

All water management strategies, local structure plans, local planning scheme amendments and subdivision plans prepared for areas of proposed new development should demonstrate compliance with the strategies, objectives and design criteria detailed in this document.

The draft SP will be accompanied by a Local Water Management Strategy (LWMS) which is required to elaborate on and demonstrate compliance with the strategies and design criteria detailed in the Arterial Drainage Strategy.

3.5 Educational Facilities

There are a number of primary and secondary (existing and future) schools in close proximity to the subject site. Two future primary school sites are identified to the north-east of the subject site, being located within Southern River Precinct 2 and Southern River Precinct 3A, approximately 1km and 1.3km respectively. An existing primary school site is also located to the north-west within Southern River Precinct 2, approximately 1.2km from the subject site. A future high school site is identified approximately 800m to the east of the subject site within Southern River Precinct 3E.

Refer to Figure 11 - Local Context Plan

3.6 Activity Centres and Employment

3.6.1 State Planning Policy 4.2 Activity Centres for Perth and Peel

State Planning Policy 4.2 (SPP 4.2) specifies broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating their land use and infrastructure planning. Consistent with Directions 2031 and Beyond, SPP 4.2 places emphasis on employment and the need to achieve sub-regional employment self-sufficiency targets.

The subject site is consistent with SPP 4.2 as it is located in close proximity to activity centres and regional transport networks thus economically supporting these centres. The subject site will also contribute to employment self-sufficiency targets for the south-east sub-region.

3.6.2 City of Gosnells Draft Activity Centres Strategy

One of the aims of the State Government's Directions 2031 planning strategy for Perth and Peel is to provide an even distribution of jobs, services and amenities throughout the region, with broad requirements set for the development of new activity centres and the redevelopment of existing centres.

Activity centres are community focal points. They cater for various land uses such as commercial, entertainment, tourism, civic/community, higher education and medical services. Activity centres vary in size and diversity and are intended to be well serviced by public transport.

State Planning Policy (SPP) 4.2 specifies broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres and with coordinating their land use and infrastructure planning, including a greater residential component than may currently exist.

SPP 4.2 requires local government authorities to ensure their own planning frameworks properly interpret and reflect State planning guidance and provide a rationale for development control at a local level.

The City prepared a draft Local Commercial Strategy in 1999, however it was not adopted by the WAPC. There has subsequently been extensive growth within the City, both in population and commercial development. In addition, the demographic composition of the City has changed, various trends in retailing have emerged and new strategic guidance has been formulated.

A new strategy titled the draft Activity Centres Planning Strategy has been prepared by the City of Gosnells. It is intended to form part of the City's Local Planning Strategy and guide the preparation and consideration of structure plans, planning scheme amendments and policies and applications for subdivision and development, where these planning frameworks and proposals involve activity centres.

The draft strategy seeks to create a clear but flexible planning framework based on the regional activity centres hierarchy which is the main intent of SPP 4.2. Its approach is to adopt a planning principles-based but otherwise open-minded attitude towards managing growth and change in activity centres by acknowledging inevitable uncertainty while positively seeking to create activity centre development opportunities and satisfactory outcomes.

The strategy identifies the subject site as Furley Industrial within the centres hierarchy which is consistent with the Economic and Employment Lands Strategy: non-heavy industrial (EELS) which is a state government initiative providing the strategic planning framework for industrial land use planning over the next 20 years and beyond.

Refer to Figure 12 - Activity Centre Strategy Map

3.7 Development Contributions

On 28 November 2006 Council adopted a Local Planning Policy that established a planning framework for Precinct 3. This Policy divides Precinct 3 into six sub-precincts and sets out various planning tasks that need to be addressed prior to proposals for subdivision and development being supported. These tasks include establishing a means to share the cost of provision of CIWs and POS. The Policy was updated on 27 April 2010 to redefine boundaries between certain sub-precincts.

The City of Gosnells has initiated Amendment No. 110 to establish a development contribution arrangement (DCA) for Precinct 3. The proposed DCA makes provision for contributions to be made towards certain infrastructure items and the acquisition of land for certain public purposes for the benefit of development of Precinct 3. The included infrastructure involves larger items such as regional roads (Garden Street and Southern River Road) and major drains as opposed to more localised items such as new subdivisional roads and services, which will be the responsibility of individual subdividers.

Provision has been made in the proposed DCA for the City to establish and administer contribution arrangements within a particular sub-precinct where an inequitable development outcome might occur without the City's involvement. Consideration of a mechanism for balancing the provision of POS/Conservation areas will be determined as part of the Development Contribution Scheme for Precinct 3.

4. Conclusion

The Southern River Precinct 3F SP has been prepared in order to facilitate the future subdivision, land use and development of land bound by Southern River Road, Lander Street, Matison Street and Furley Road within the suburb of Southern River. The subject site is proposed to be zoned Mixed Business and Light Industry. The SP and supporting report demonstrates how the proposed development is in accordance with State and Local Government provisions and represents the orderly and proper planning for the area, including optimising the development potential of the site whilst providing passive public open space and protection and conservation of wetlands and associated flora and fauna.

The key objectives of the proposal are to:

- rationalise private and public land uses having regard for wetland and buffer areas;
- ensure that adequate land is reserved for drainage purposes;
- ensure the orderly and proper subdivision of all lots within the SP area whilst optimising the development potential of the site;
- ensure the road configuration considers the existing regional road networks;
- ensure the internal road layout applies a modified grid pattern road system following the principles outlined under Liveable Neighbourhoods and Development Control Policy 4.1 - Industrial Subdivision increase the level of employment self-sufficiency and self-containment within the locality;
- maximise pedestrian connectivity through the site; and
- provide passive public open space to act as buffer for the protection and conservation of wetlands and associated flora and fauna.

The incorporation of the above elements has resulted in an SP design that will ensure a high quality Business Precinct. On this basis it is requested that the City of Gosnells support the proposed SP.

Figure 4: Location Plan

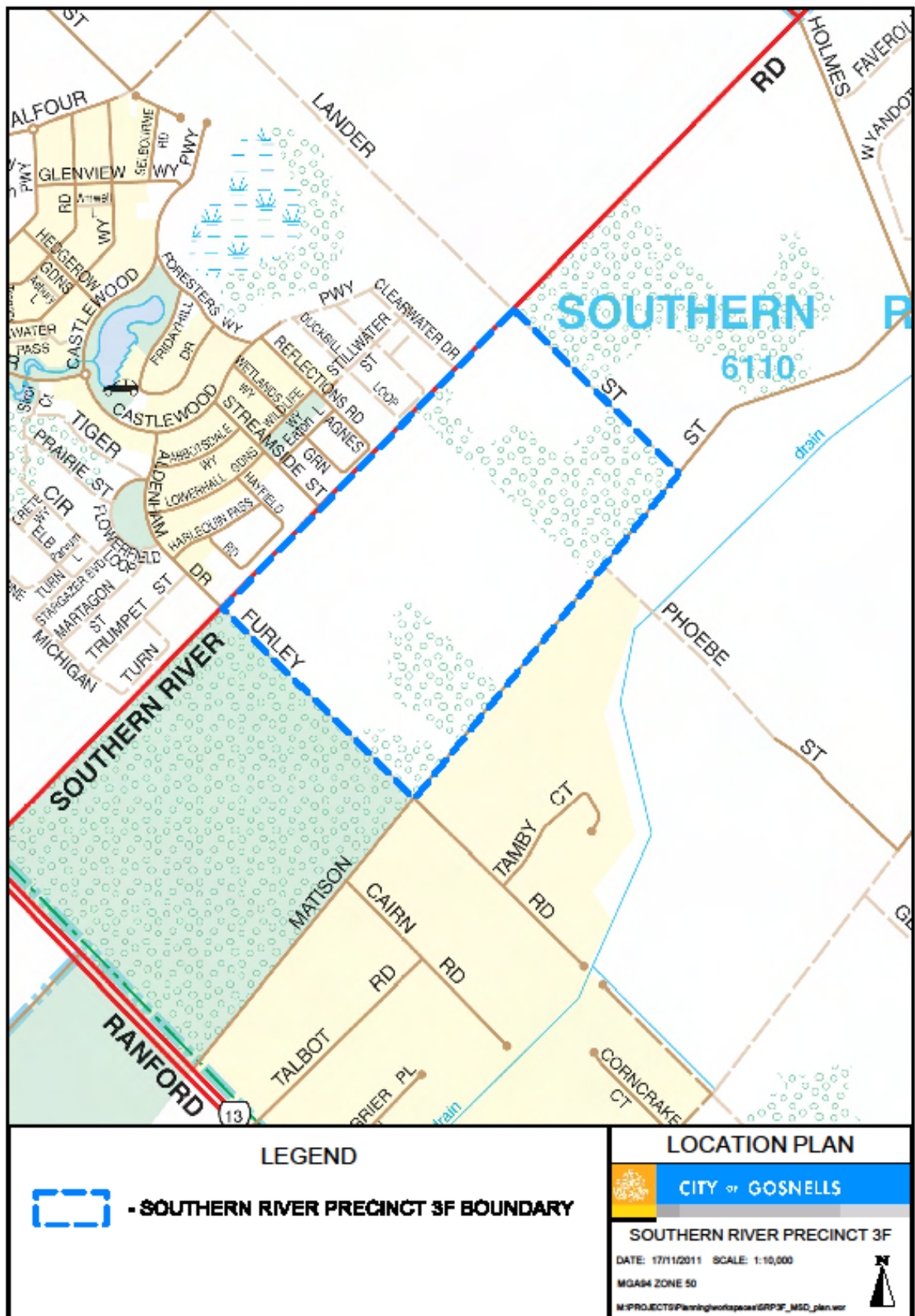


Figure 5: Aerial Photograph



LEGEND

 - SOUTHERN RIVER PRECINCT 3F BOUNDARY

AERIAL PHOTOGRAPH



CITY OF GOSNELLS

SOUTHERN RIVER PRECINCT 3F

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MGAM ZONE 50

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Figure 6: Site Plan

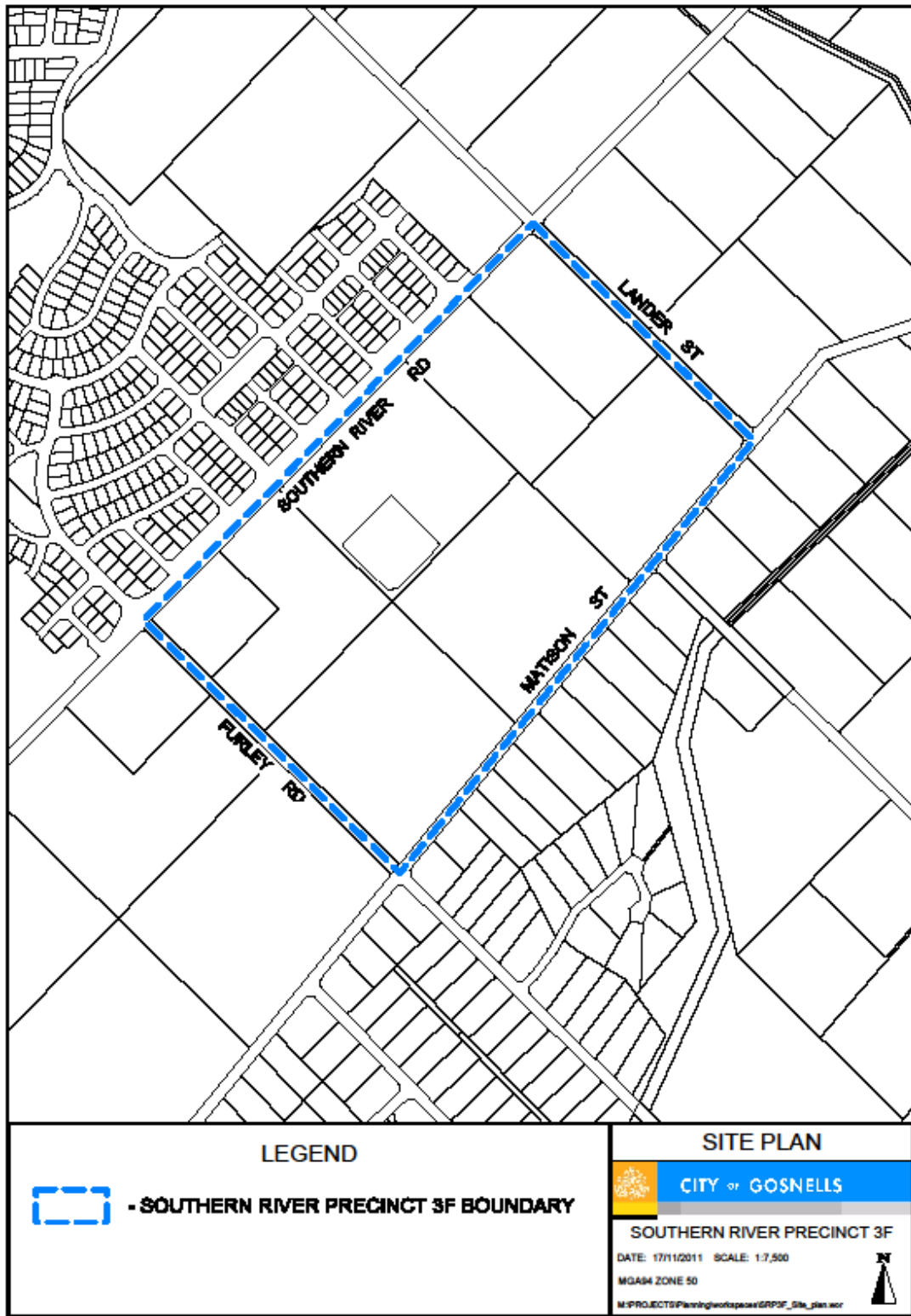


Figure 7: Metropolitan Region Scheme

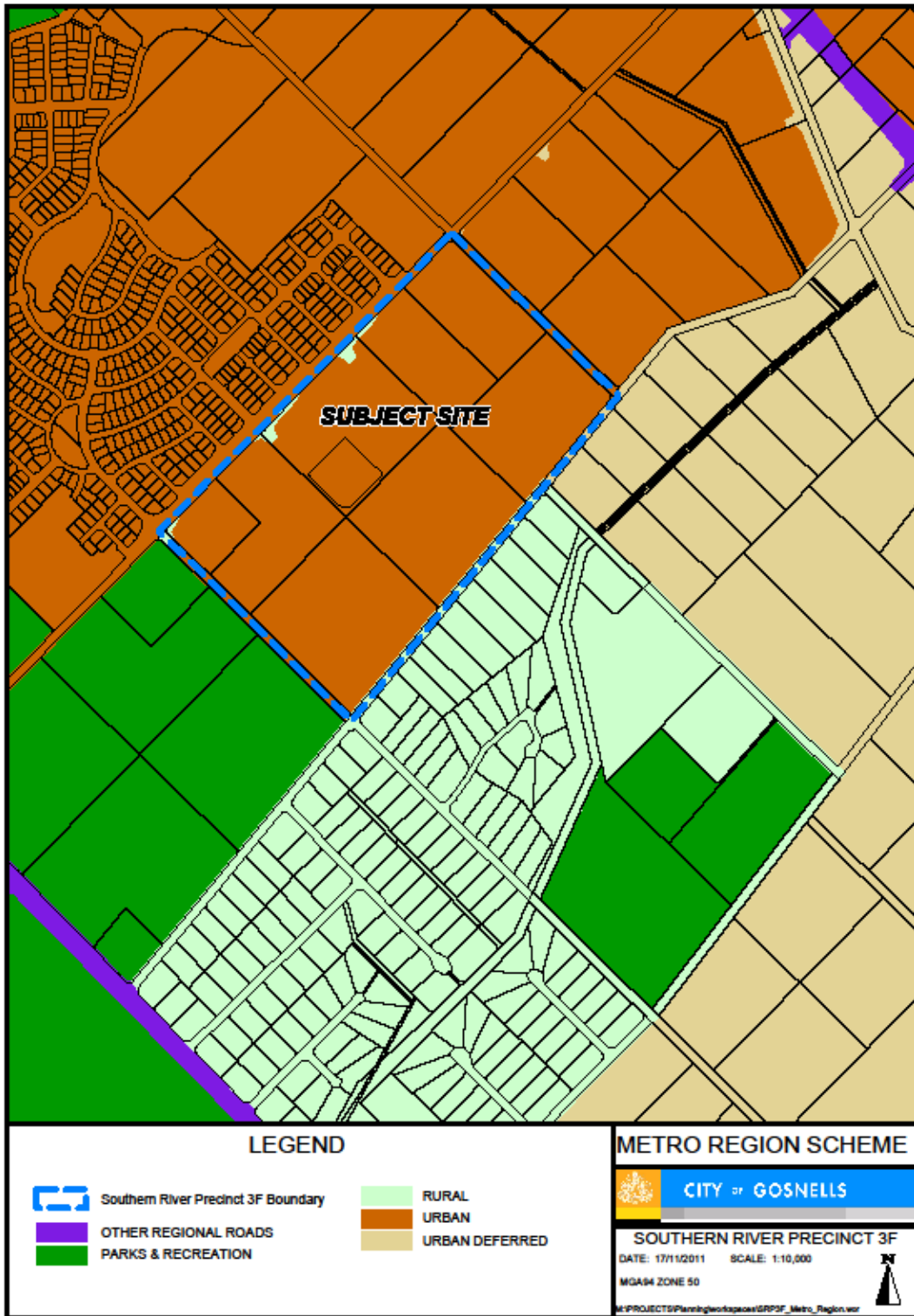


Figure 8: Town Planning Scheme No. 6

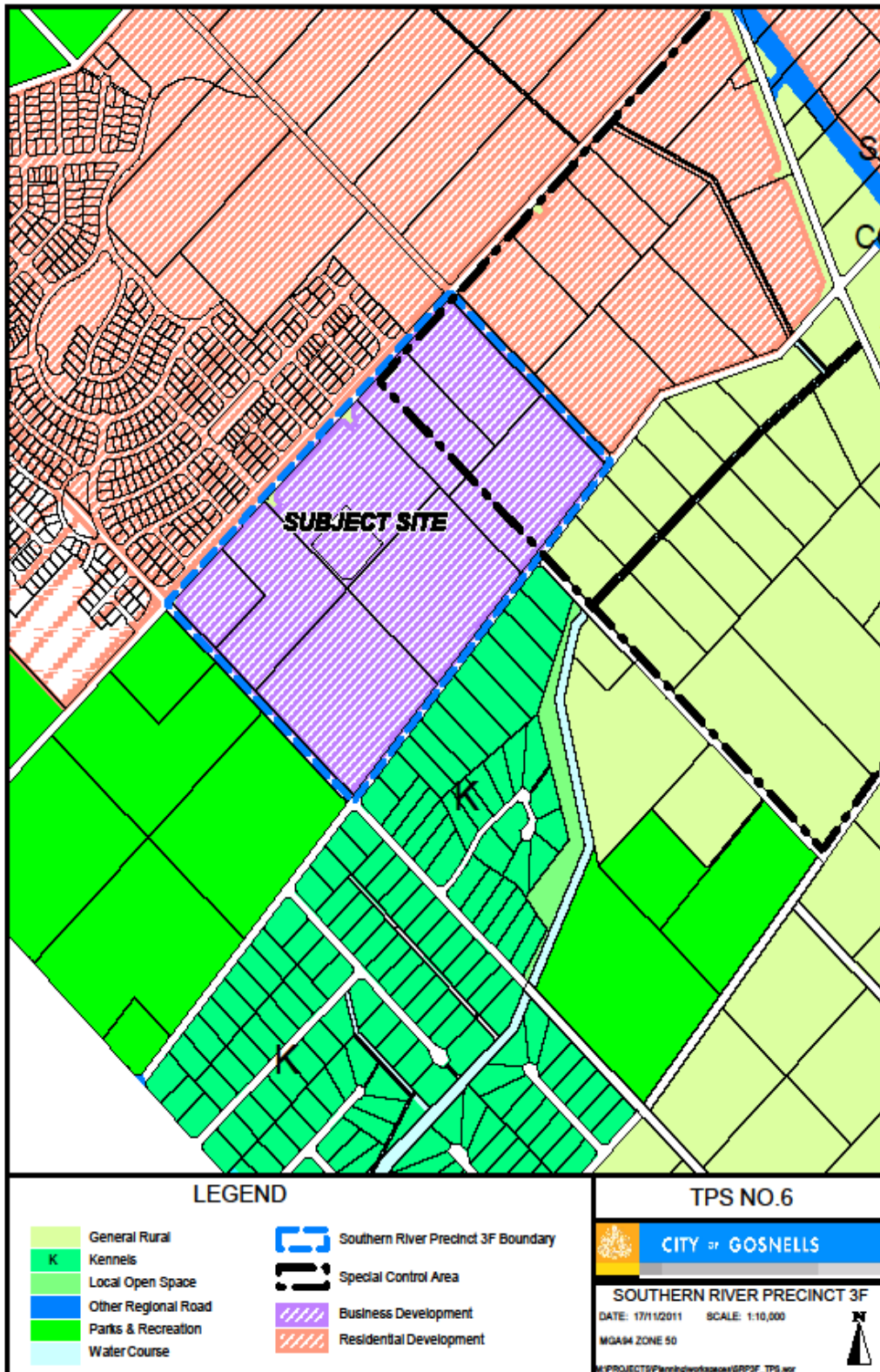


Figure 9: District Structure Plan

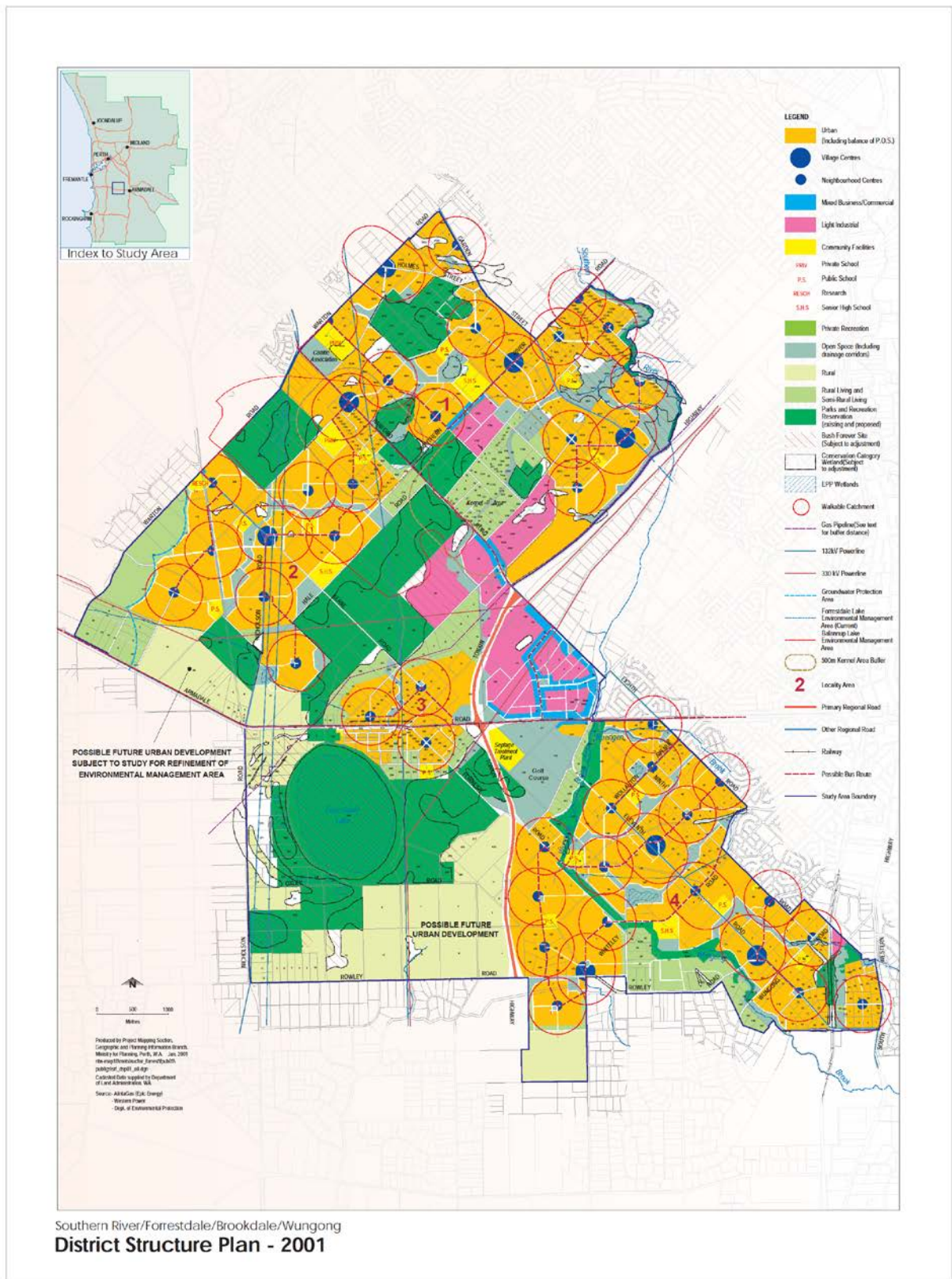
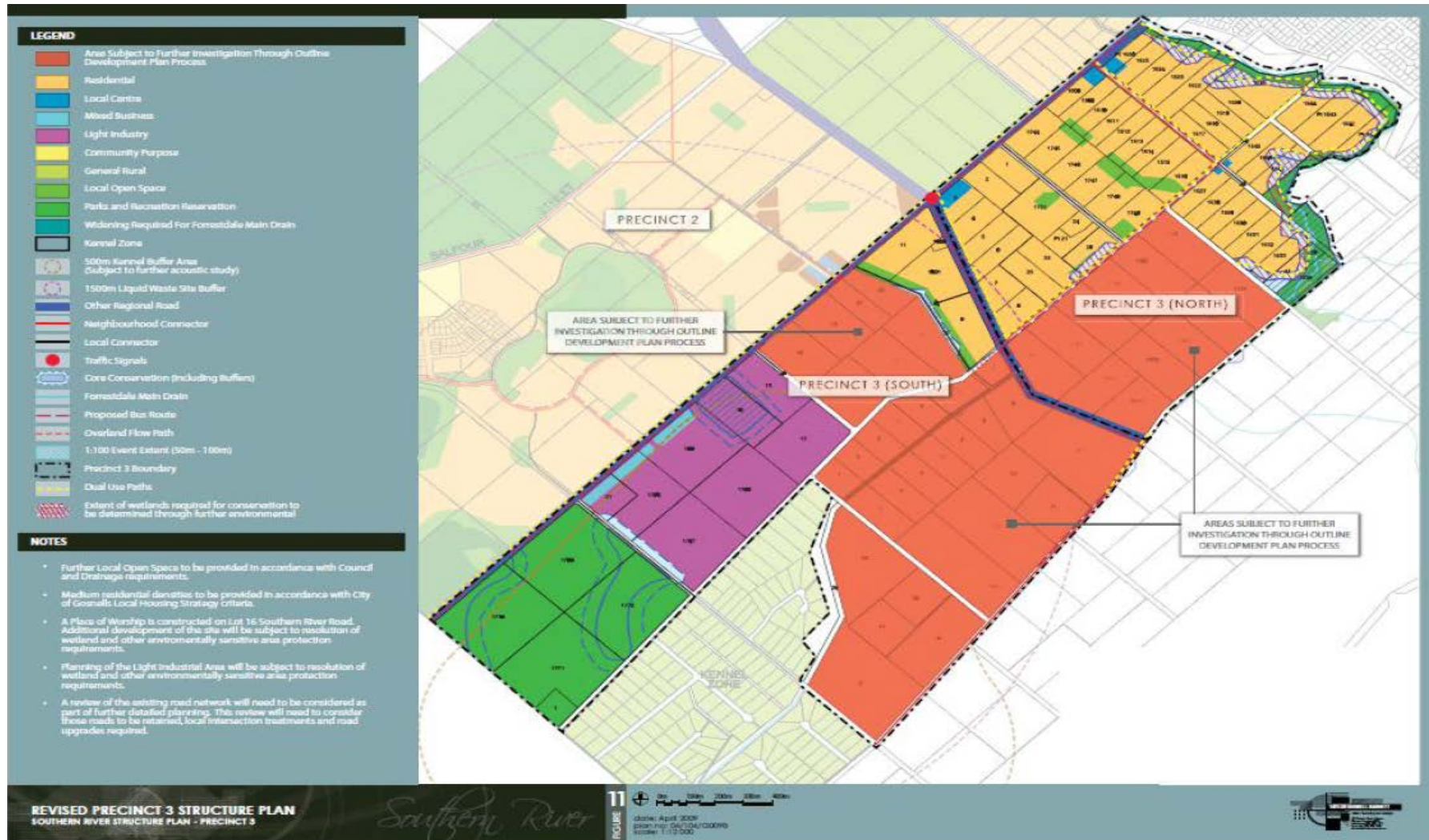


Figure 10: Southern River Precinct 3 Structure Plan



**Figure 11: Economic and Employment Lands Strategy: non-heavy industrial
Perth Metropolitan and Peel Regions – Current program of planned and anticipated industrial land releases**

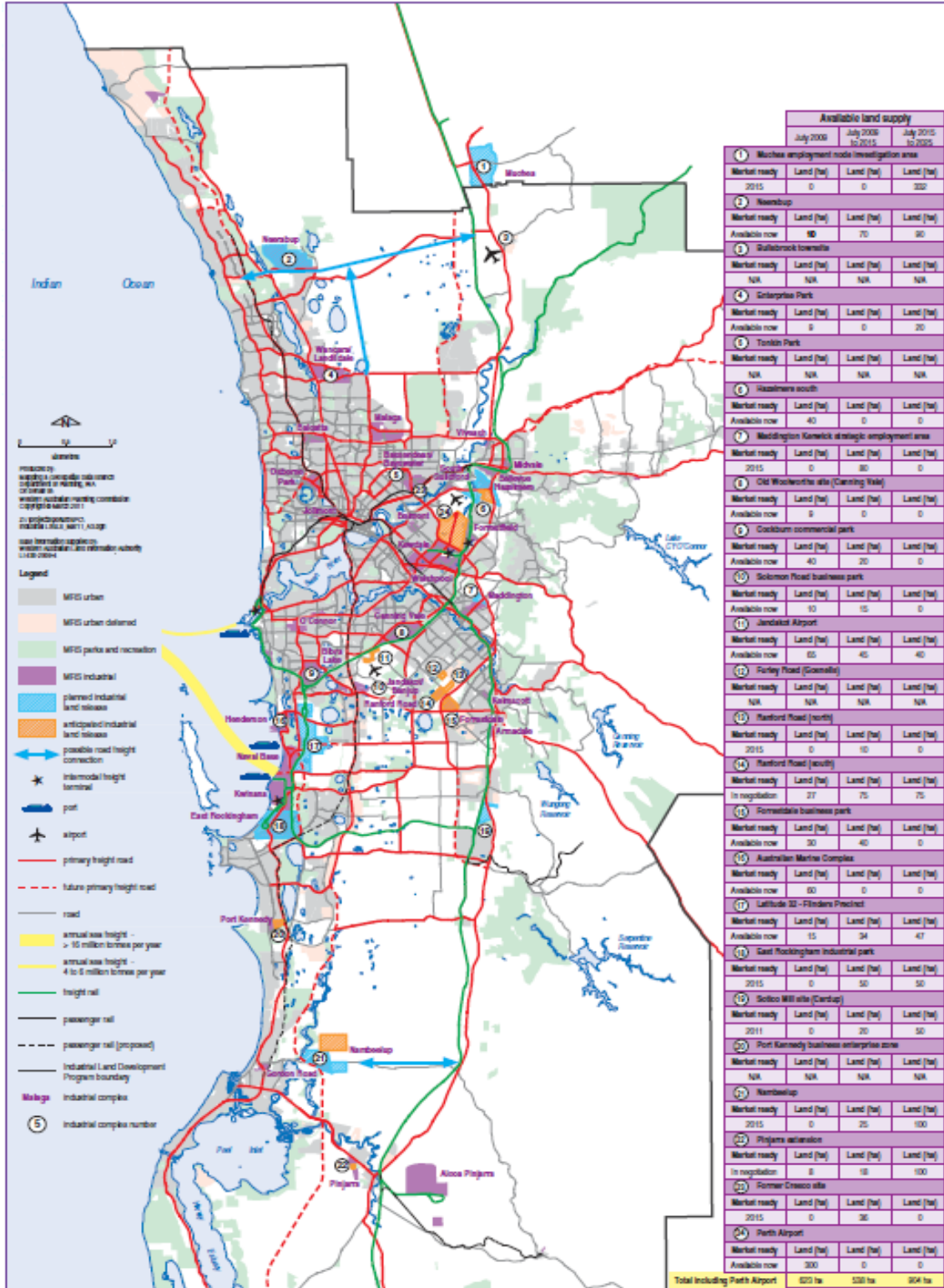


Figure 12: Sub-Precinct Plan

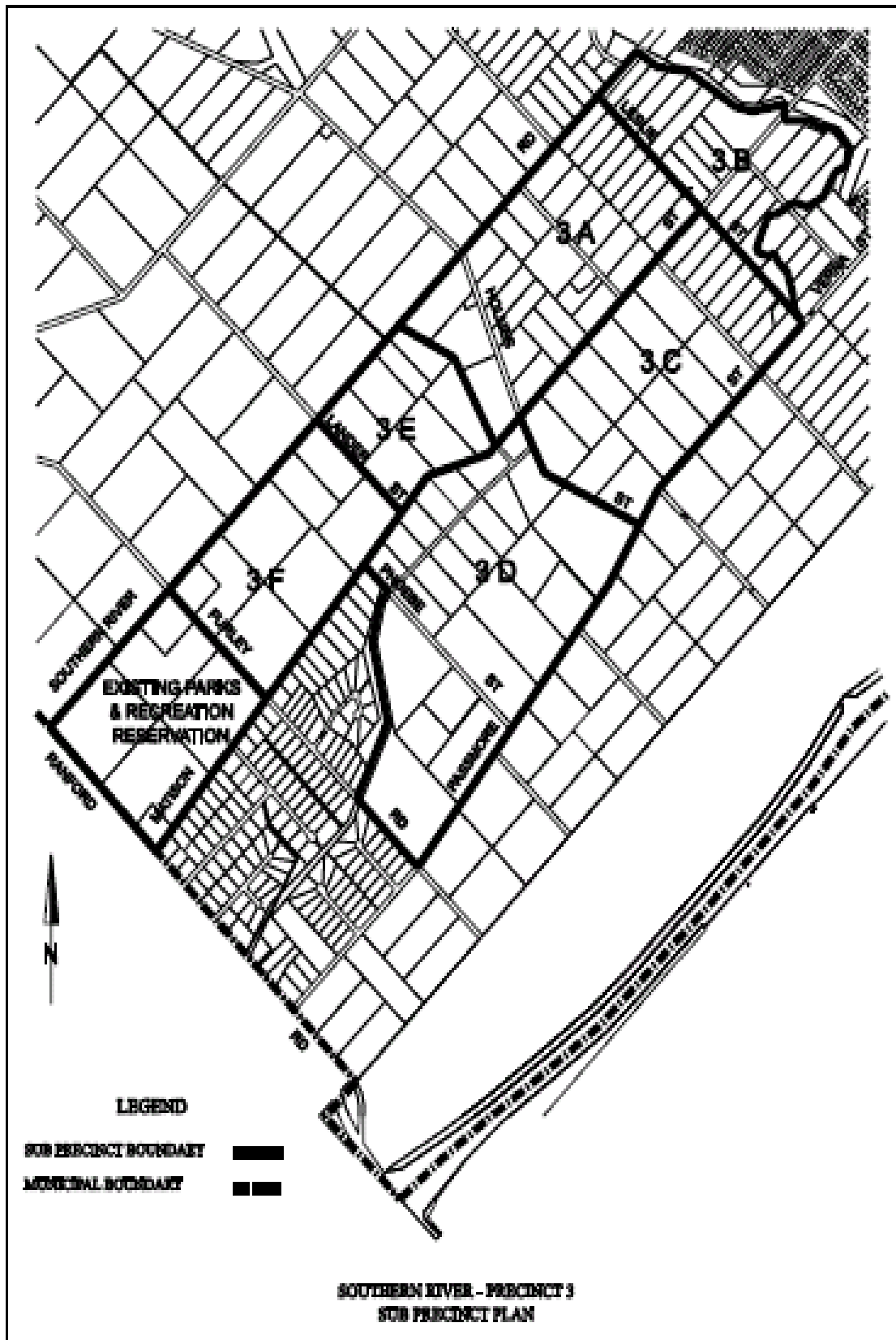


Figure 13: Regional Context Plan

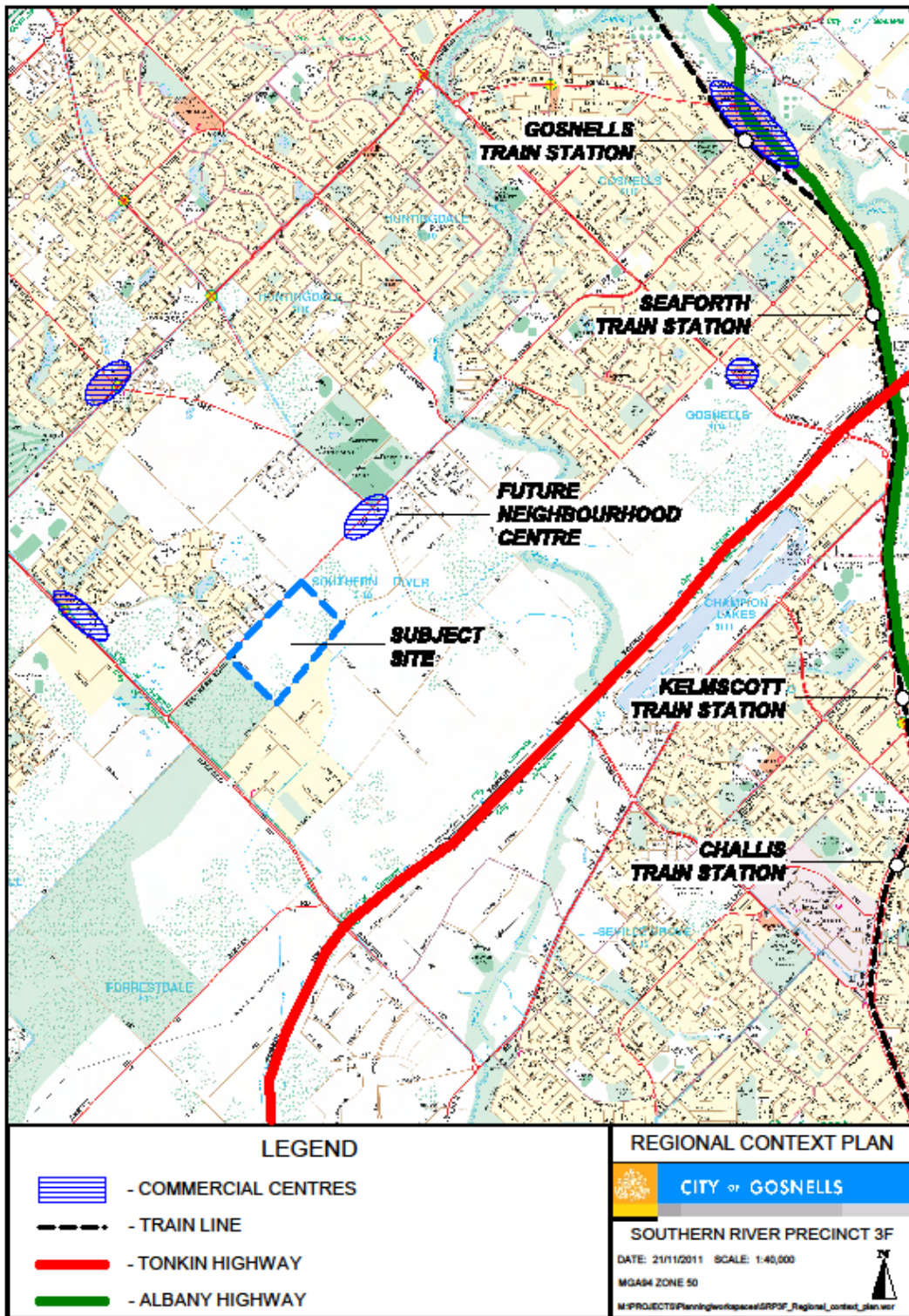
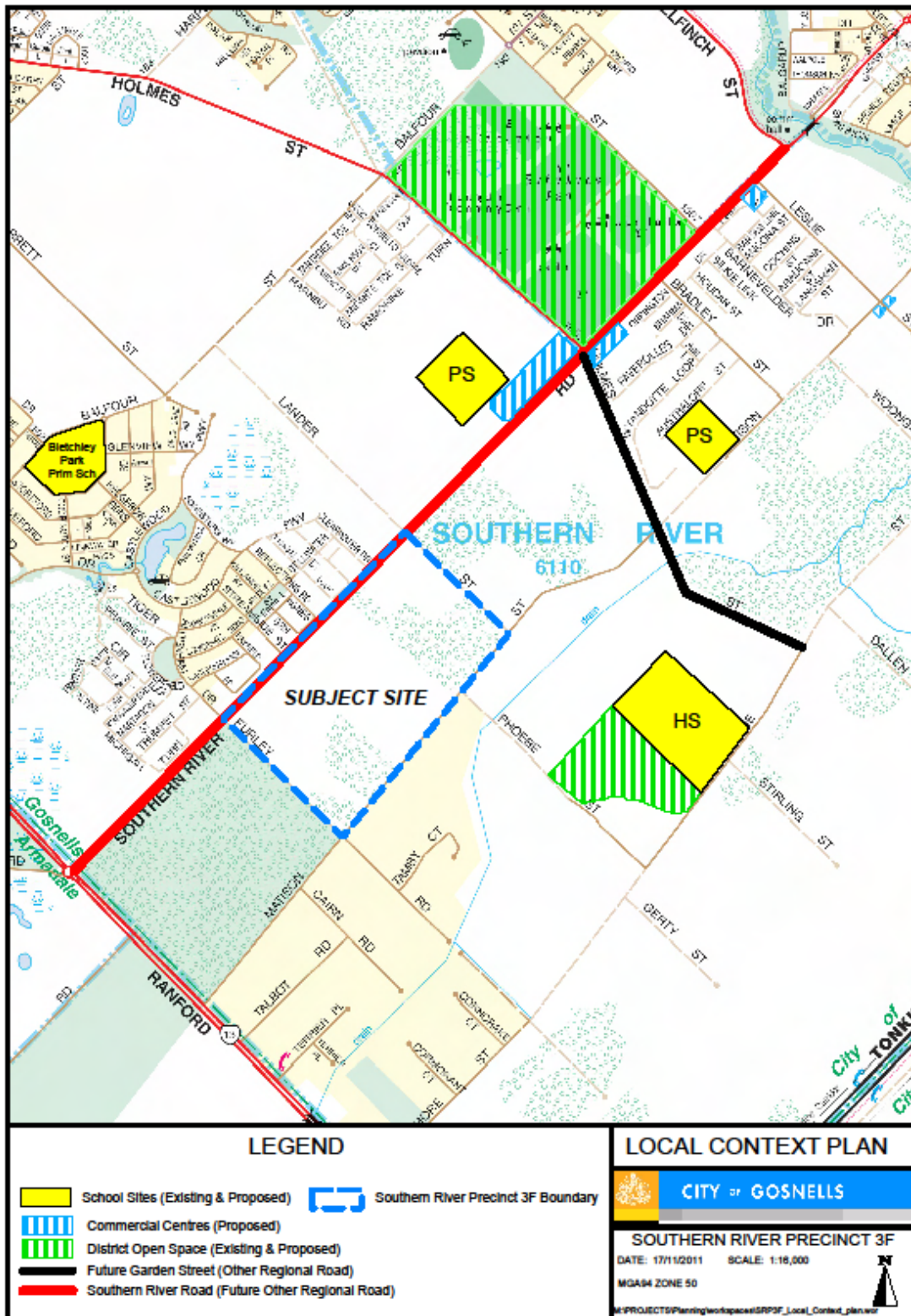


Figure 14: Local Context Plan



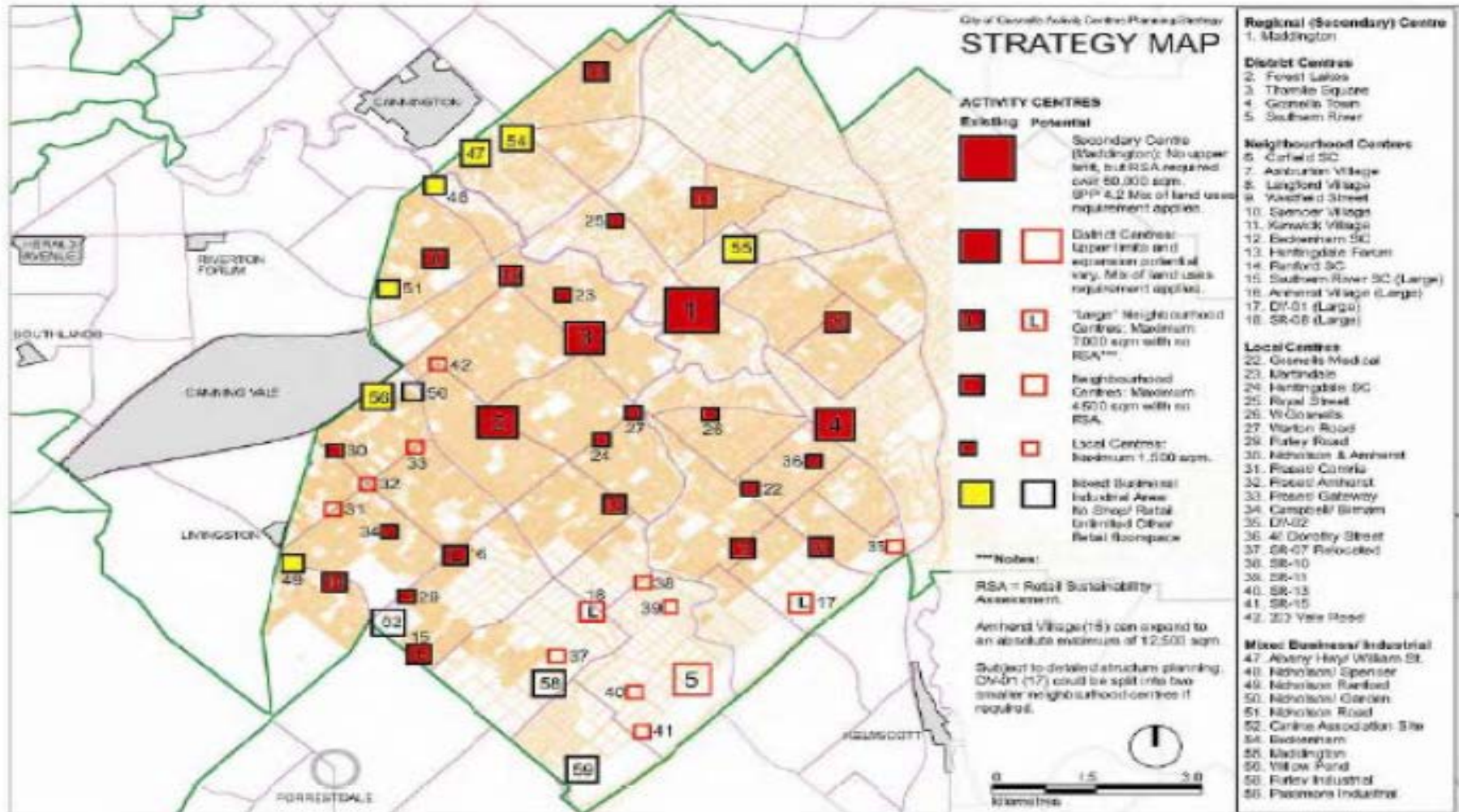


Figure 15: Activity Centre Strategy Map

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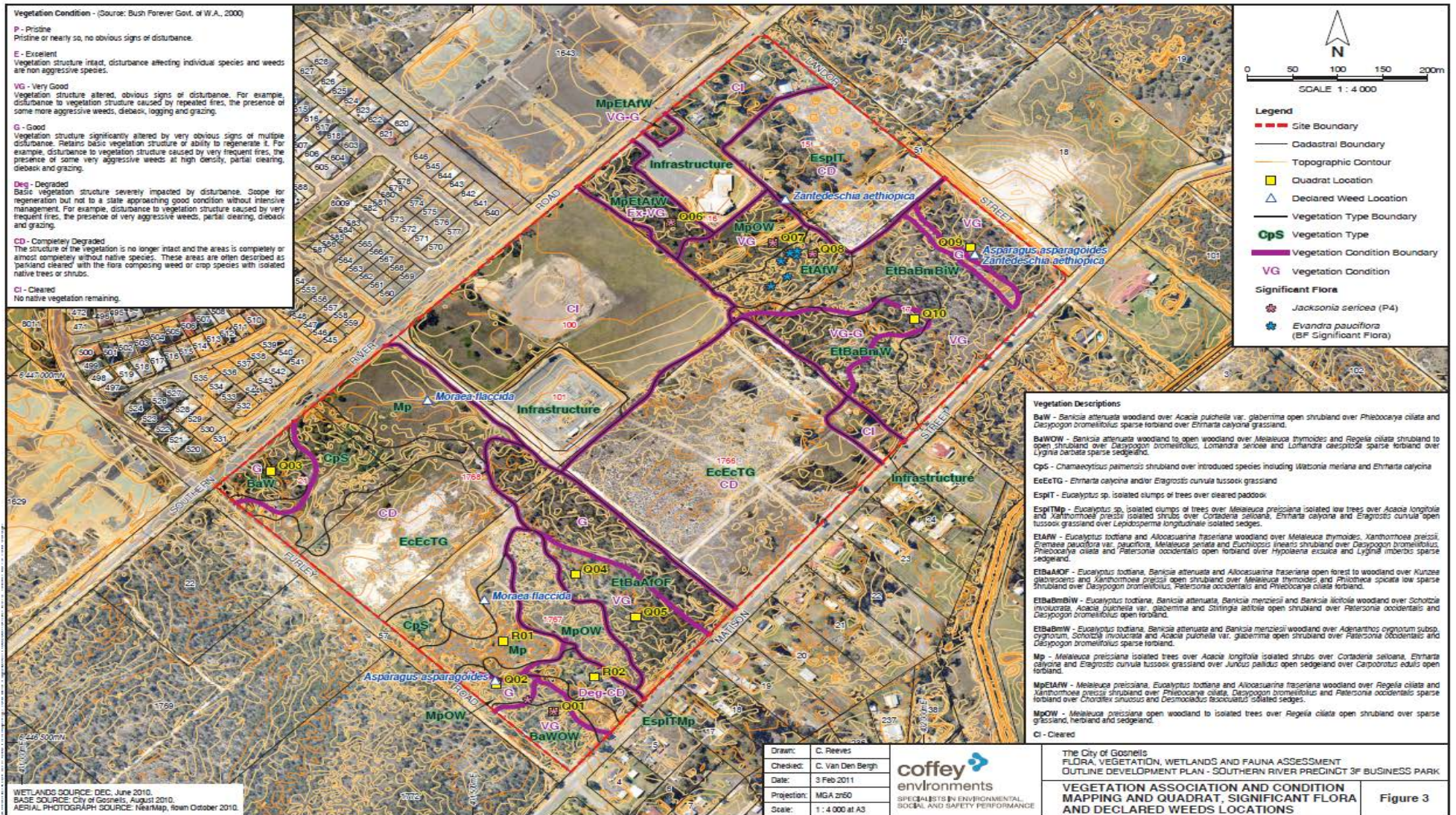
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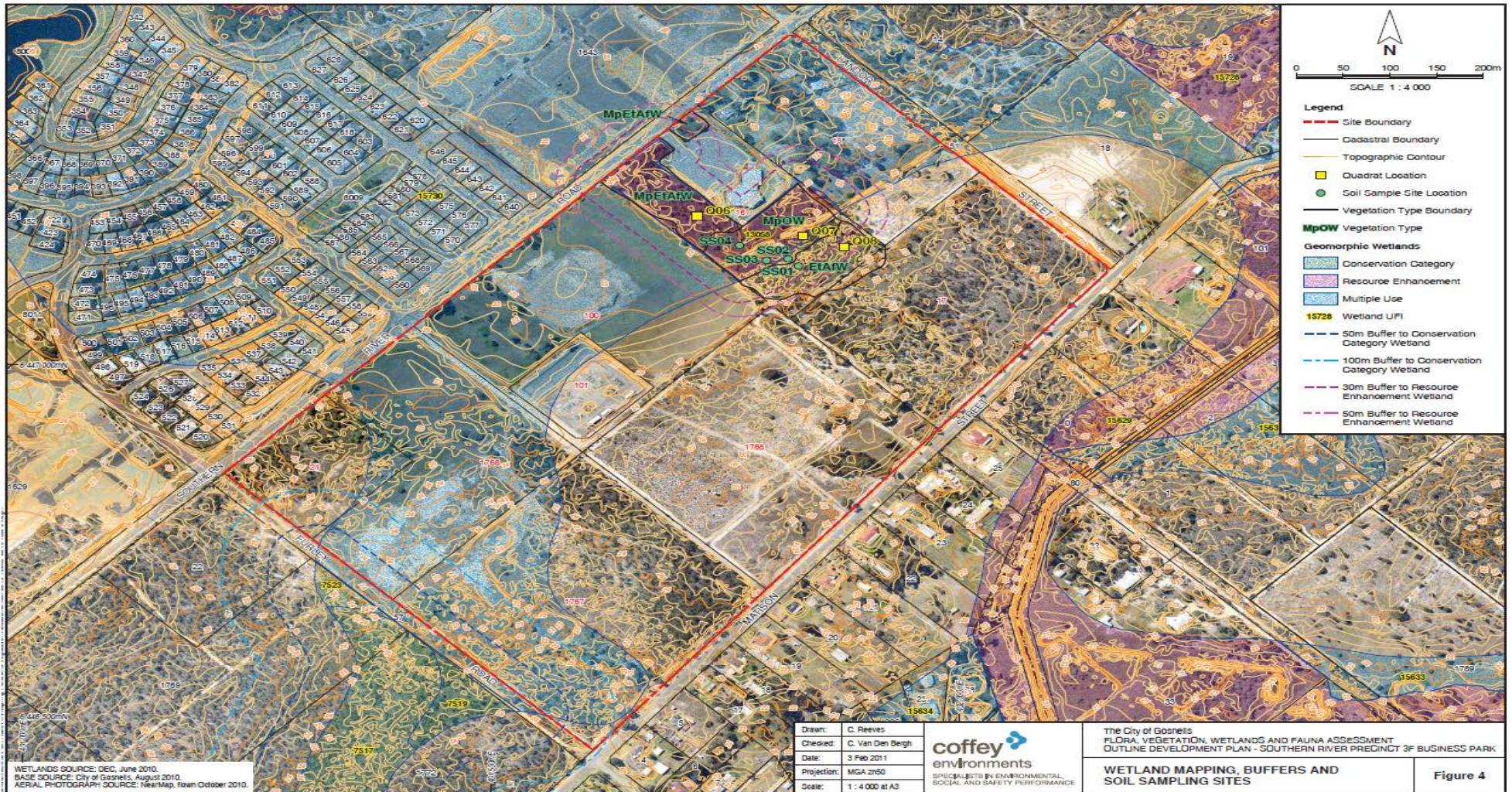
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PART 3 - APPENDICES

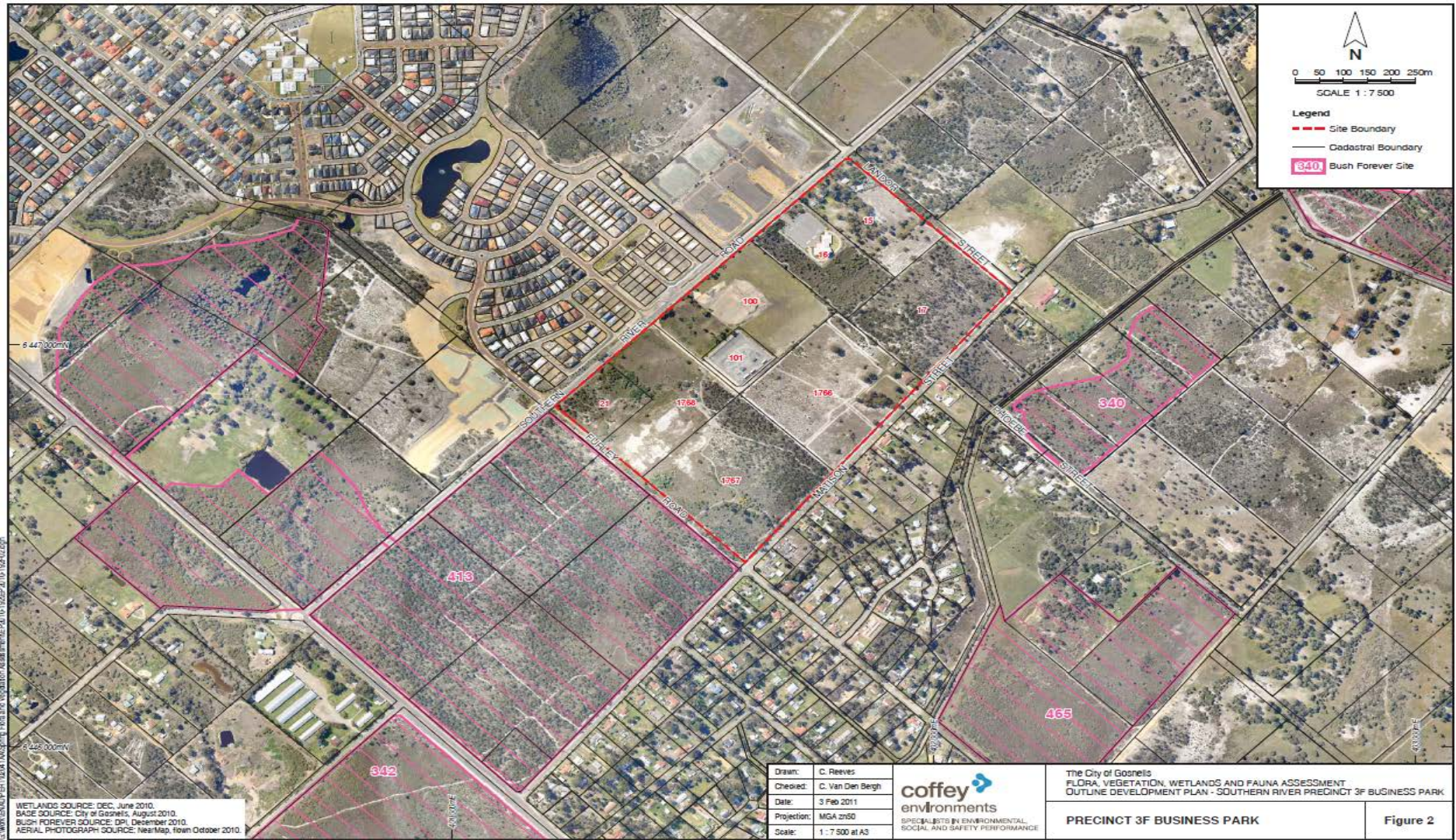
Appendix A
Vegetation Map
(Int ECM Ref: 3176423)



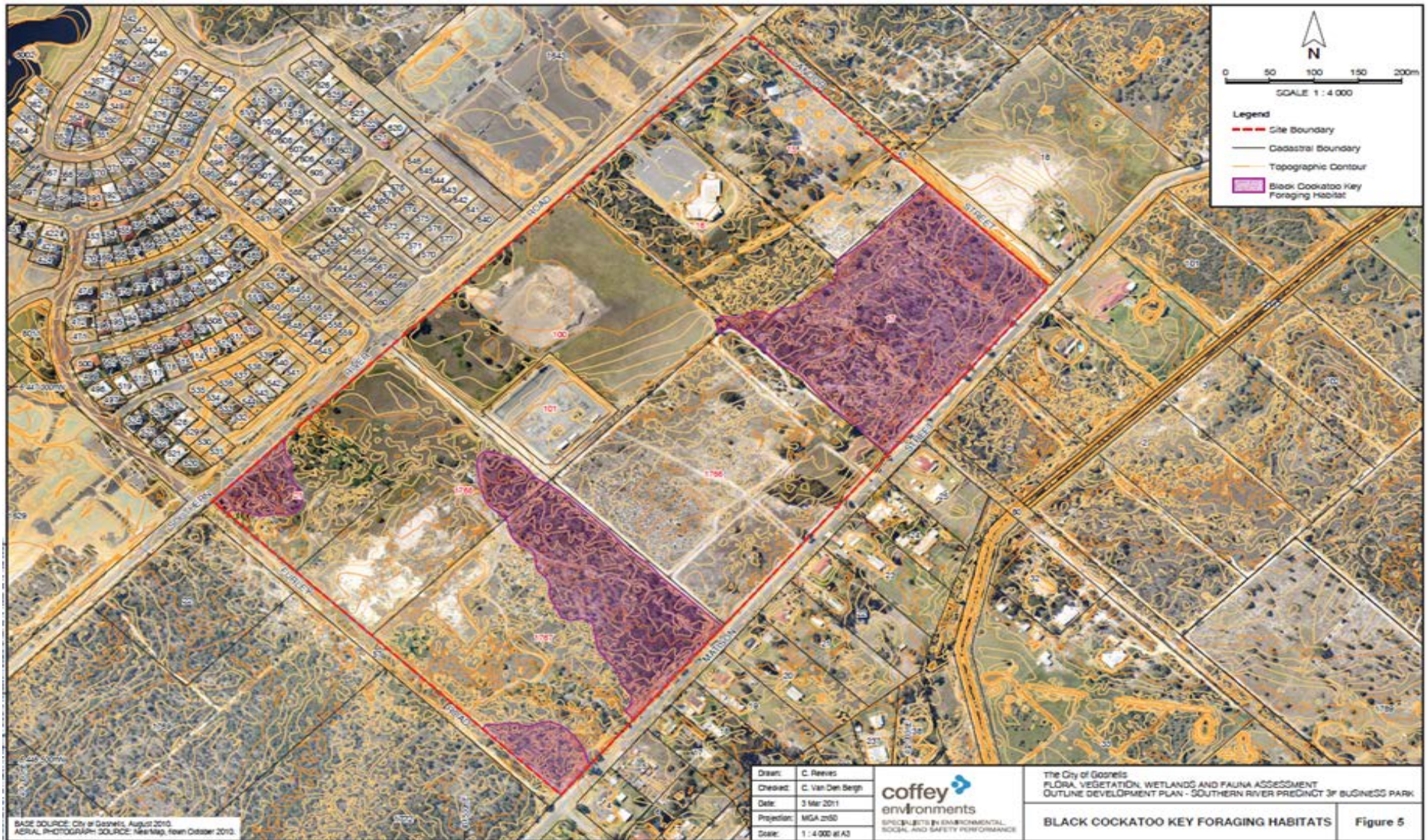
Appendix B
Wetland Map
(*Int ECM Ref: 3176423*)



Appendix C
Bush Forever Site Map
(Int ECM Ref: 3176423)



Appendix D
Black Cockatoo Foraging Habitat Map
(*Int ECM Ref: 3176423*)



Appendix E
Black Cockatoo EPBC Referral Report
(Int ECM Ref: 3002999)

(SEE ATTACHED CD)

Appendix F
Notification of Referral Decision from DSEWPC
(*Int ECM Ref: 3011852*)



EPBC Ref: 2013/6813

Simon O'Sullivan
Manager City Growth
City of Gosnells
PO Box 662
GOSNELLS WA 6990

COG SCAN SET NO	- 9 MAY 2013	RTN LOCATION
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Dear Mr O'Sullivan

Decision on referral

Southern River mixed business precinct F, Forrestdale, WA (EPBC 2013/6813)

Thank you for submitting a referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This is to advise you of my decision about the proposed action to clear native vegetation for the subdivision of the Southern River precinct F into a mixed business precinct, Forrestdale, Western Australia.

As a delegate of the Minister for Sustainability, Environment, Water, Population and Communities, I have decided that the proposed action is not a controlled action. This means that the proposed action does not require further assessment and approval under the EPBC Act before it can proceed.

A copy of the document recording this decision is enclosed. This document will be published on the department's website.

Please note that this decision relates only to the specific matters protected under Chapter 2 of the EPBC Act.

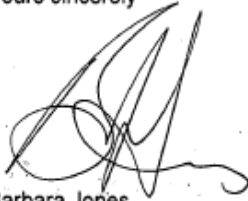
This decision does not affect any requirement for separate state or local government environment assessment and approvals of the proposed action.

The department has an active audit program for proposals that have been referred under the EPBC Act. The audit program aims to ensure that proposals are implemented as planned. Please note that your project may be selected for audit by the department at any time and all related records and documents may be subject to scrutiny. Information about the department's compliance monitoring and auditing program is enclosed.

+

If you have any questions about the referral process or this decision, please contact the project manager, Matt Barwick, by email to matt.barwick@environment.gov.au, or telephone 02 6274 2332 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely



Barbara Jones
Assistant Secretary
North, West & Offshore Assessment Branch

5 May 2013

cc:
Ms Belinda Heath
Senior Environmental Consultant
PGV Environmental



Notification of

REFERRAL DECISION – not controlled action

Referral Decision Brief – Southern River mixed business precinct F, Forrestdale, WA (EPBC 2013/6813)

This decision is made under Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Proposed action

person named in the referral City of Gosnells
18 374 412 891

proposed action Clear native vegetation for the subdivision of the Southern River precinct F into a mixed business precinct, Forrestdale, Western Australia [See EPBC Act referral 2013/6813].

Referral decision: **Not a controlled action**

status of proposed action The proposed action is not a controlled action.

Person authorised to make decision

Name and position Barbara Jones
Assistant Secretary
North, West & Offshore Assessment Branch

signature

date of decision 5 May 2013

Appendix G
Preliminary Investigation of Aboriginal Heritage
(*Int ECM Ref: 3156522*)

(SEE ATTACHED CD)

Appendix H


Landscape Concept Plan



SOUTHERN RIVER PRECINCT 3F LANDSCAPE CONCEPT PLAN

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Appendix I
Transport Assessment Report
Int ECM Ref: 4319564)

Appendix J
Local Water Management Strategy

(Updated LWMS as per the Commissions modifications, to be forwarded on the 13/5/2016)

Appendix K
Bush Fire Management Plan