



606 (Lot 1) Warton Road, Southern River

REQUEST FOR ODP MODIFICATION



Prepared for BMC Properties Pty Ltd and Jarg Pty Ltd
Prepared by Taylor Burrell Barnett



ENDORSEMENT

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:

_____ 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

_____ Date

_____ Date of Expiry



TABLE OF AMENDMENTS

Each time the Structure Plan is amended, the amendment is to be recorded in the table of amendments at the front of the Structure Plan, including the amendment type (minor or major).

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Modify Lot 1570 Furley Road – Introduction of community purpose site		11 February 2003
2	Modify Lot 9001 Furley Road & Lot 9004 Balfour Street – Additional areas of increased density & deletion of area of POS		11 February 2003
3	Modify Balfour Street/Furley Road – Remove local centre & 400m walkable catchment radius, Balfour Street/Furley Road. Change R20+ to R20. Remove residential mixed use		20 April 2006
4	Modify Lot 3 Ranord Road – Change R20+ & residential mixed use to mixed business & restricted uses		20 November 2008
5	Modify Lot 9020 Ranford Road Southern River – To remove retail cap		N/A
6	Modify Lot 3 Ranford Road Southern River – To remove restricted land uses		N/A
7	Modify Lot 1 Warton Road Southern river – Site from private club – Canine Association to mixed business		19 March 2018

TABLE OF DENSITY PLANS

Each time a density plan is approved, the plan is to be recorded in the table of density plans at the front of the Structure Plan.

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC



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1 INTRODUCTION

This report has been prepared on behalf of BMC Properties Pty Ltd and Jarg Pty Ltd (the land owner) in support of a proposal to develop 606 (Lot 1) Warton Road, Southern River (subject site) for Mixed Business uses by first modifying the Southern River Precinct 5 Outline Development Plan (ODP) from 'Private Club – Canine Association' to 'Mixed Business'.

The subject site has been the subject of a previous application to modify the ODP to facilitate Mixed Business uses in 2006; however, the City of Gosnells required a Metropolitan Region Scheme (MRS) rezoning of the subject site to accommodate the proposed development, to be substantially progressed before proceeding with ODP modifications.

The subject site has been the subject of two separate requests to rezone the site from 'Private Recreation' to 'Urban' under the MRS. The first request (2004), whilst supported by the City of Gosnells, was not progressed by the Department of Planning due to the lack of a strategic centres planning framework and, consequently, the site's rezoning was considered premature.

Since then, an appropriate strategic planning framework has been prepared by the City of Gosnells, providing the necessary guidance for decision making for the subject site. In this regard, the City has prepared a draft Activity Centres Planning Strategy (2012) which has been advertised and referred to the Department of Planning for formal comment before being considered by Council for final adoption. It is understood that the Department of Planning has indicated support for the Strategy. The Strategy identifies the subject site for future 'Other Retail' uses, which is consistent with the landowner's development intent.

As a result of the recommendations of the Activity Centres Planning Strategy, the second request to rezone the subject site to 'Urban' was lodged with the Department of Planning in May 2014. This request has been supported through an initiation by the Western Australian Planning Commission (WAPC) of the South East and South West Omnibus MRS Amendment, to rezone the subject site to 'Urban'. The Omnibus Amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. The EPA advised that the proposed Amendment does not require formal assessment under Part IV of the Environmental Protection Act 1986. The Omnibus Amendment has since been publicly advertised, which no objections received during advertising for the subject site and is due to be considered by the (WAPC) in May/June 2017, prior to being referred to the Minister for approval.

The purpose of this request is to seek Council's support and the WAPC's approval for a modification to the ODP to facilitate Mixed Business uses on the subject site.

1.1 BACKGROUND

The subject site was created through the subdivision of former Lot 11 Warton Road, Southern River, which was owned by the Canine Association of WA (CAWA). The CAWA landholding, which is now contained solely on 602 (Lot 2) Warton Road, contains substantial infrastructure for the CAWA's daily operations. Prior to Lot 11 being subdivided, the CAWA reached a position where it did not require any major expenditure in relation to upgrading or expansion of their existing facilities. The original motivation for excising Lot 1 was to dispose of land that was surplus to the CAWA's needs, and in so doing, to generate capital to secure the future of the Association. The availability of the subject site for an alternative use presented an important opportunity to provide land for commercial uses that are currently under-supplied and forecast to experience further increase in demand as the population in the district continues to grow.

Subdivision approval was granted by the WAPC on 13 November 2009 (refer **Appendix A** – Subdivision Approval WAPC Ref. 140382) to create the subject site. Whilst the WAPC’s consideration of the subdivision application acknowledged the intended uses for the subject site, Advice Note No. 3 on the approval stated that changes in land uses not consistent with ‘Private Recreation’ would require a modification to the approved Southern River Precinct 5 Outline Development Plan first.

Therefore, in order to accommodate Mixed Business development, it is necessary to modify the ODP to change the land use designation for the subject site from Private Club – Canine Association to Mixed Business.

It is acknowledged that other relevant approvals (i.e. Development Application and Building Permit) will be required from the City of Gosnells following the gazettal of the MRS Omnibus Amendment and the ODP modification approval.

2 SITE ANALYSIS

2.1 LOCATION & SITE DETAILS

The subject site is 2.858 hectares in area and is located on the corner of Ranford and Warton Roads, Southern River.

The site is approximately 17.5 kilometres south east of the Perth CBD and approximately 10 kilometres north-west of the Armadale Town Centre. The site is bounded by Warton Road to the north, Ranford Road to the south west, the CAWA facility to the south east and Thornlie Christian College to the east. The Gosnells Golf Club is located immediately north-west of the site on the opposite side of Warton Road. Sanctuary Waters residential estate is located to the west, separated by the traffic light controlled intersection of Warton and Ranford Roads. The Boardwalk residential estate is located to the south east of the subject site. The land to the south west, which is also separated by Ranford Road, is currently being developed as the Harrisdale Green residential estate. The location of the site within its regional context is shown in **Figure 1** – Location Plan. The location of the site within its local context is shown in **Figure 2** – Local Context Plan.

The subject site is legally described as Lot 1 on Deposited Plan 55134, held on Certificate of Title Volume 2829, Folio 767 (refer to **Appendix B** – Certificate of Title).

2.2 CURRENT LAND USE & ZONING

The subject site is currently vacant with areas of vegetation which will be removed as part of the development of the site (refer to **Figure 3** – Aerial Photograph). The infrastructure and the associated activities on the abutting land owned by the CAWA will continue to operate independent of the proposed development for the subject site.

2.2.1 METROPOLITAN REGION SCHEME & OMNIBUS AMENDMENT

The site is currently zoned Private Recreation under the MRS, however is subject to an MRS Omnibus Amendment, in which the site is proposed to be zoned Urban (refer to **Figure 4** – Existing and Proposed Metropolitan Region Scheme Zoning Map). The Omnibus amendment is due to be considered by the WAPC in May/June 2017, prior to being referred to the Minister for approval.

2.2.1.1 ENVIRONMENTAL AND BUSHFIRE MANAGEMENT CONSIDERATIONS

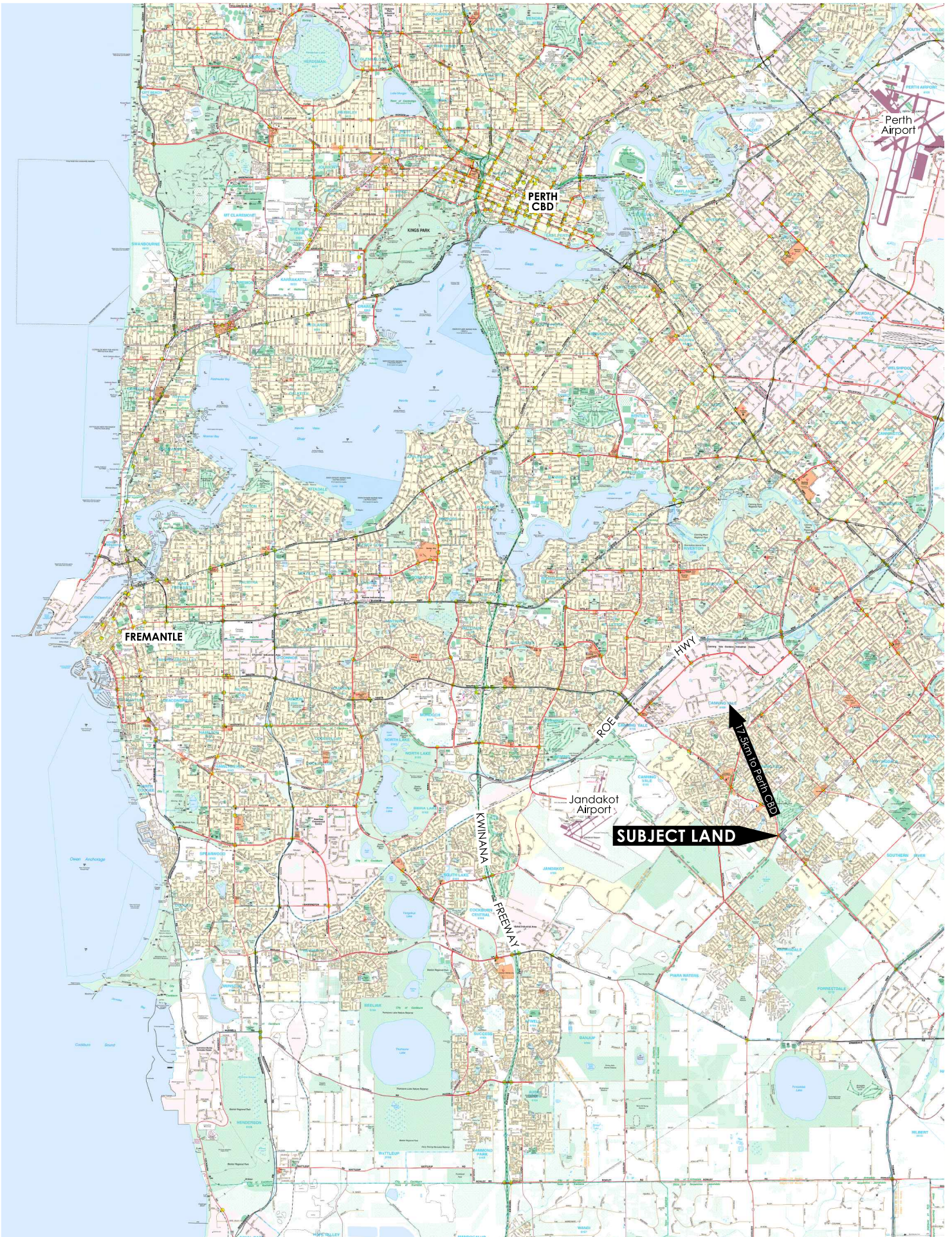
As part of the Department of Planning's assessment of the Omnibus Amendment relating to the subject site, consideration was given to potential environmental and bushfire implications. In this regard, a Flora and Fauna Survey was undertaken on behalf of the proponent and assessed by the Department of Parks and Wildlife and a Bushfire Management Plan was prepared on behalf of the proponent and assessed by the Department of Fire and Emergency Services. Both agencies provided their support for the Omnibus Amendment based on the findings in each report (refer to **Appendix C and Appendix D** – Flora and Fauna Survey including DPaW advice; and Bushfire Management Plan including DFES advice).

2.2.2 CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 6

The site is zoned Residential Development under TPS 6 (refer to **Figure 5** – City of Gosnells – Town Planning Scheme No. 6 Map).

2.3 SURROUNDING TRAFFIC AND TRANSPORT ENVIRONMENT

Both Ranford Road and Warton Road are dual carriageway roads and are reserved as an Other Regional Road (ORR) under the MRS. Both roads are classified by Main Roads WA as a District Distributor (A) road in this locality, and the four-way intersection is controlled by traffic signals. Ranford Road includes dual lane approaches to the intersection with separate left and right turn deceleration lanes. The left turn movement is 'Give Way' controlled. Warton Road on both approaches includes dual lanes to the intersection with a separate right turn deceleration lane.



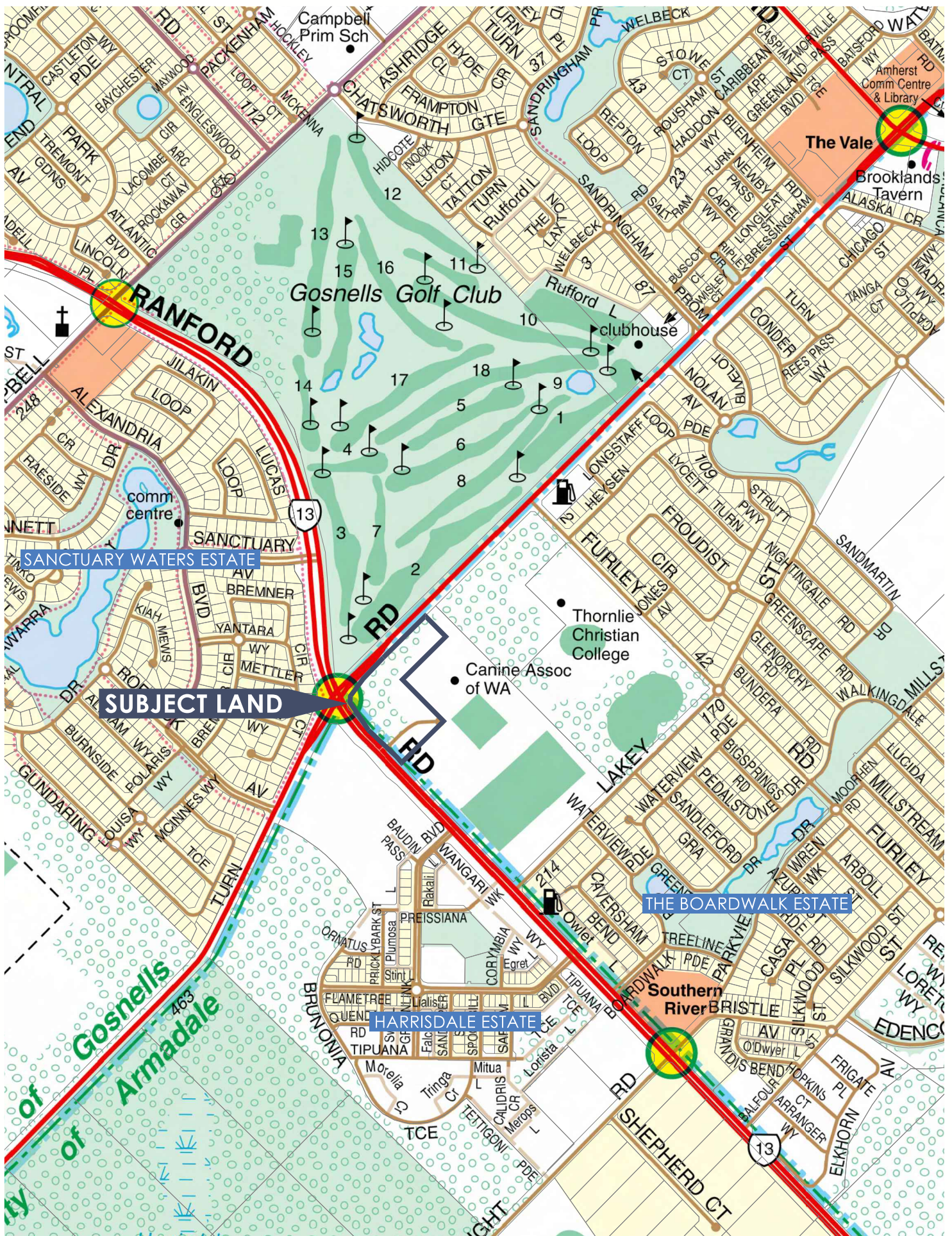
LOCATION PLAN

606 (Lot 1) Warton Road,
Southern River



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figure
01



LOCAL CONTEXT PLAN

606 (Lot 1) Warton Road,
Southern River



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02



LEGEND

 SUBJECT LAND

AERIAL PHOTOGRAPH

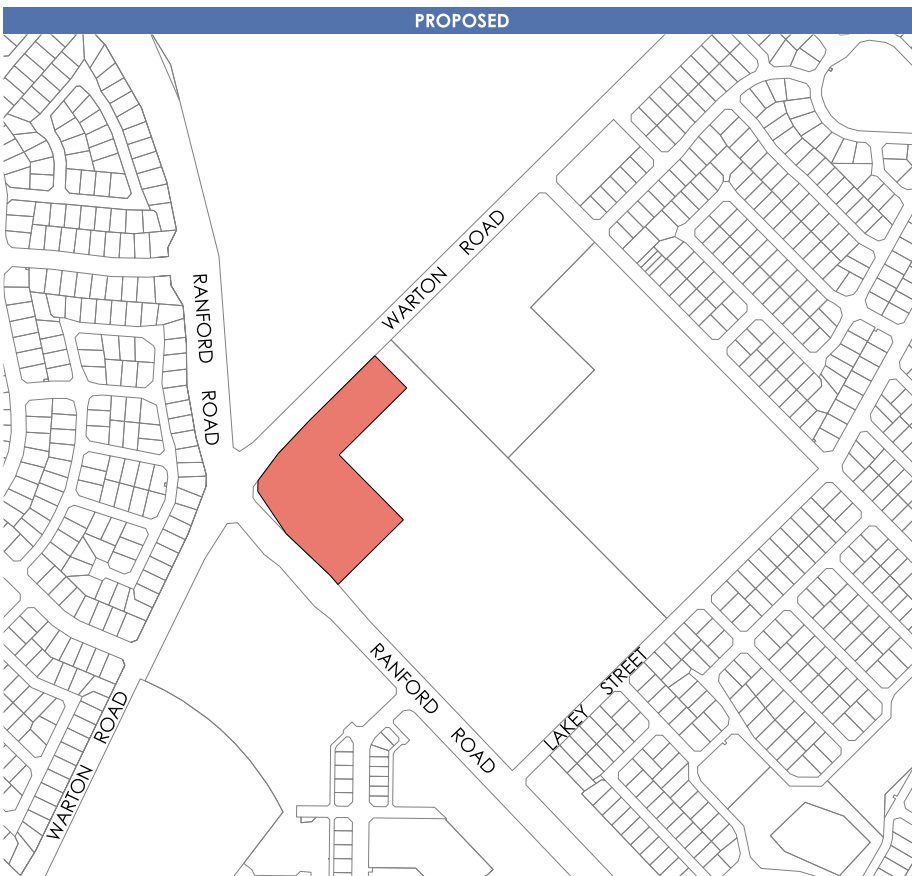
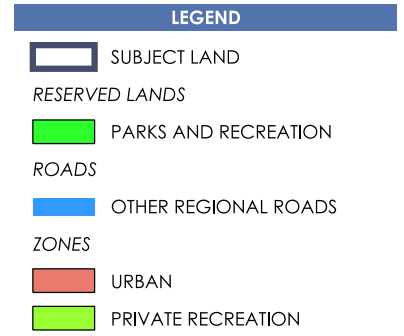
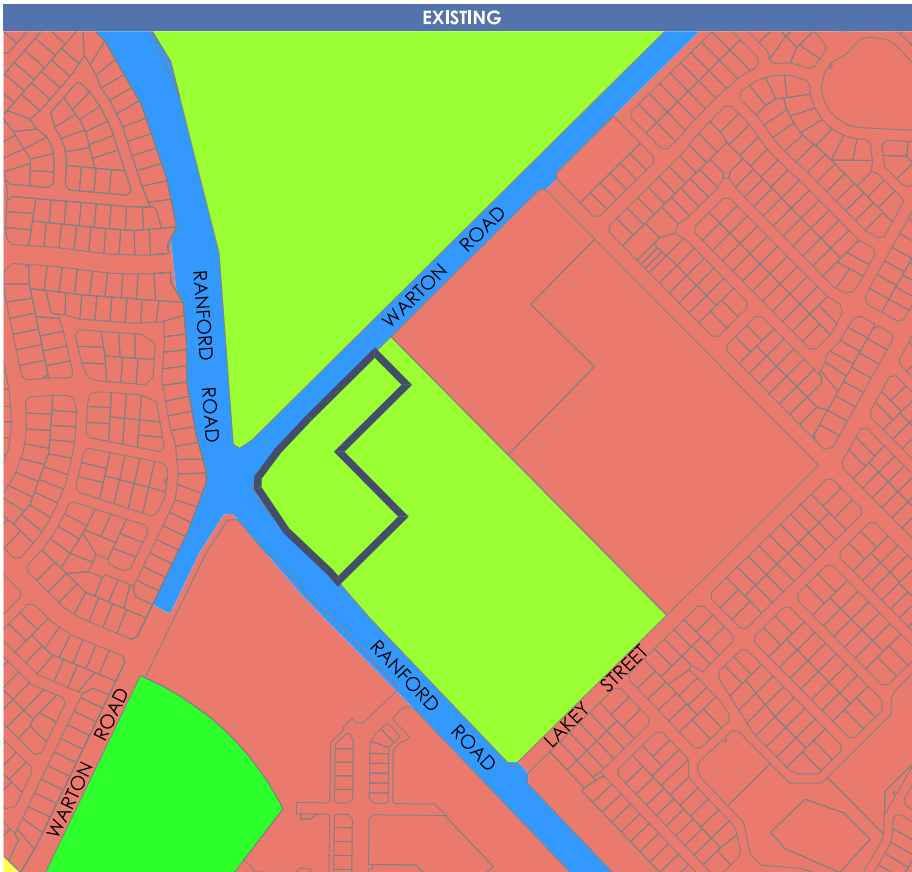
606 (Lot 1) Warton Road,
Southern River



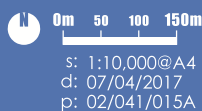
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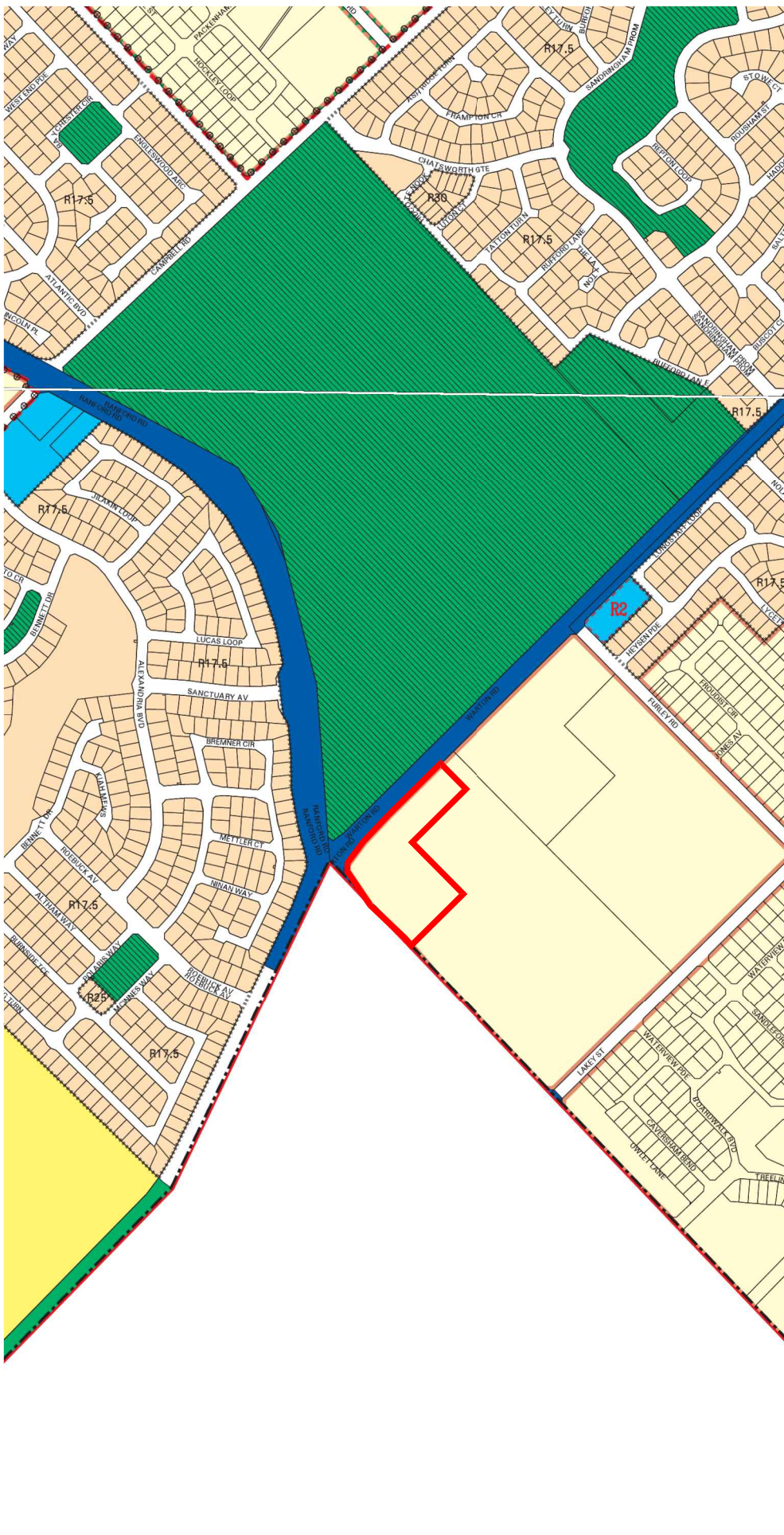
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**EXISTING AND PROPOSED METROPOLITAN
REGION SCHEME ZONING MAP**
606 (Lot 1) Warton Road,
Southern River





LEGEND

PARKS AND RECREATION	PRIMARY REGIONAL ROADS
RESTRICTED PUBLIC ACCESS	OTHER REGIONAL ROADS
RAILWAYS	PUBLIC PURPOSES - DENOTED AS FOLLOWS:
PORT INSTALLATIONS	HOSPITAL
STATE FORESTS	HIGH SCHOOL
WATER CATCHMENTS	TECHNICAL SCHOOL
CIVIC AND CULTURAL	CAR PARK
WATERWAYS	UNIVERSITY
	COMMONWEALTH GOVERNMENT
	STATE ENERGY COMMISSION
	SPECIAL USES
	WATER AUTHORITY OF WA
	PRISON

LOCAL SCHEME RESERVES

CIVIC & CULTURAL	PUBLIC PURPOSES DENOTED AS FOLLOWS:
LOCAL OPEN SPACE	WATER CORPORATION/TELSTRA
PUBLIC PURPOSES	WATER COURSES
PUBLIC PURPOSES DENOTED AS FOLLOWS:	
CEMETERY	
CAR PARK	
GAS PIPELINE	
PRIMARY SCHOOL	
TELECOM	
WATER CORPORATION	

ZONES

COMPOSITE RESIDENTIAL/LIGHT INDUSTRY	REGIONAL CENTRE
DEVELOPMENT	SPECIAL USE
RESIDENTIAL	EXTRACTIVE INDUSTRY
RESIDENTIAL DEVELOPMENT	GENERAL INDUSTRY
BUSINESS DEVELOPMENT	LIGHT INDUSTRY
DISTRICT CENTRE	GENERAL RURAL
HIGHWAY COMMERCIAL	KENNELS
LOCAL CENTRE	SPECIAL RURAL
MIXED BUSINESS	
OFFICE	

OTHER

R CODES	WEST CANNING VALE OUTLINE DEVELOPMENT PLAN AREA (SEE SCHEME TEXT)
ADDITIONAL USES	SOUTHERN RIVER OUTLINE DEVELOPMENT PLAN AREA (SEE SCHEME TEXT)
RESTRICTED USES	ARMADALE REDEVELOPMENT AREA (SEE SCHEME TEXT)
SCHEME BOUNDARY	SPECIAL RURAL AREA (SEE SCHEME TEXT)
LOCAL GOVERNMENT BOUNDARY	SPECIAL USE AREA (SEE SCHEME TEXT)
SPECIAL CONTROL AREA	RESTRICTIVE CONVENIENTS
ENVIRONMENTAL CONDITIONS APPLY (SEE SCHEME TEXT)	DEVELOPMENT CONTRIBUTION AREAS (SEE SCHEME TEXT)
CENTRAL MACKINNON OUTLINE DEVELOPMENT PLAN AREA (SEE SCHEME TEXT)	NO ZONE
CANNING VALE OUTLINE DEVELOPMENT PLAN AREA (SEE SCHEME TEXT)	
SUBJECT LAND	

CITY OF GOSNELLS - TOWN PLANNING SCHEME No. 6 MAP
 606 (Lot 1) Warton Road,
 Southern River

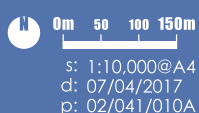


figure **05**

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3 PLANNING FRAMEWORK

The planning framework for the district, including Canning Vale, Forrestdale, and Southern River, has progressively evolved over several years, adapting to a rapidly growing and changing urban fabric. The following is a summary of the key strategic and statutory planning instruments relevant to the consideration of this rezoning proposal.

3.1 STRATEGIC PLANNING FRAMEWORK

3.1.1 SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

The subject site is contained within the WAPC's draft South Metropolitan Peel Sub-regional Planning Framework (the Framework) and is identified as 'Open Space'. A submission was prepared by our Office during advertising of the Framework to notify the Department of Planning of this mapping inconsistency in light of the proposed rezoning of the site to Urban under the South East and South West Omnibus Metropolitan Region Scheme Amendment.

3.1.2 SOUTHERN RIVER/FORRESTDAL/BROOKDALE/WUNGONG DISTRICT STRUCTURE PLAN

The Southern River, Forrestdale, Brookdale, Wungong District Structure Plan (DSP) provides a guide to future development and the management of key environmental assets for the study area, which encompasses the localities of Southern River in the City of Gosnells and Forrestdale, Brookdale and Wungong in the City of Armadale. While this plan, which was originally produced in 2001, remains the most current District Structure Plan for the area, the extensive development that has since occurred, and a constantly evolving approach to urban land use structure planning, have rendered some aspects of the DSP redundant; however, the broad principles of urban form remain relevant.

The DSP depicts the distribution of local commercial centres (neighbourhood and village centres), which are intended to service the general shopping needs of the local neighbourhood catchments. However, the DSP does not address the need or potential for higher order commercial uses, although it does state a relevant Land Suitability objective in relation to land use mix, as follows:

'To identify all land capable of providing a range of land uses which balances conservation and development and provides for a mix of lifestyle opportunities within the intended community.'

For higher order commercial uses, the DSP recommends the surrounding district centres at Canning Vale, Maddington and Gosnells, and the Armadale Strategic Metropolitan Centre, will provide sufficient opportunities, not only for higher order retail, but also for peripheral uses such as showrooms, office/medical, hardware and other large scale commercial uses, requiring prominent locations.

As the localities of Canning Vale and Southern River have rapidly developed, it has become apparent that the identified opportunities for peripheral commercial uses are limited, and are insufficient to provide a reasonable range of goods and services to the district. This will be discussed in further detail in section 5.0 of this report.

The DSP includes important objectives addressing local employment, including the following:

'To exploit the local geographic features, resources and linkages to other areas to provide accessible, appropriate and sustainable employment opportunities.'

The DSP recognises that an average of 10 per cent of the population in the outer suburbs of the Perth Metropolitan Region is locally employed. Importantly, the DSP sets a target of 15 per cent local employment for the DSP area. This is intended to be achieved through encouraging a broadening of local employment opportunities, and endeavouring to take a localised approach to the provision of goods and services.

Whilst the proposed development is not specifically recognised in the DSP, the proposed development of the site for Mixed Business uses will assist in fulfilling some of the key objectives of the DSP without undermining any of its principles. This matter will be discussed in further detail in section 5.0 of this report.

3.2 STATUTORY PLANNING FRAMEWORK

3.2.1 SOUTHERN RIVER PRECINCT 5 OUTLINE DEVELOPMENT PLAN AND PROPOSED MODIFICATION

The City of Gosnells TPS 6 requires an ODP for areas zoned Residential Development where they consider there is a need for comprehensive planning prior to subdivision, development and use of the land. The subject site is contained within the Southern River Precinct 5 ODP, which covers an area generally bounded by Warton Road, Ranford Road, Balfour Street, and land to the north of Furley Road. The ODP identifies the subject site as 'Private Club – Canine Association', recognising that, at the time of preparing the ODP, the CAWA was the owner and sole user of its land.

It is requested the ODP be modified from 'Private Club – Canine Association' to 'Mixed Business' to accommodate future Mixed Business development on the subject site (Refer to **Figure 6** – Existing and Modified Southern River Precinct 5 Outline Development Plan).

3.2.2 STATE PLANNING POLICY 4.2: ACTIVITY CENTRES FOR PERTH AND PEEL

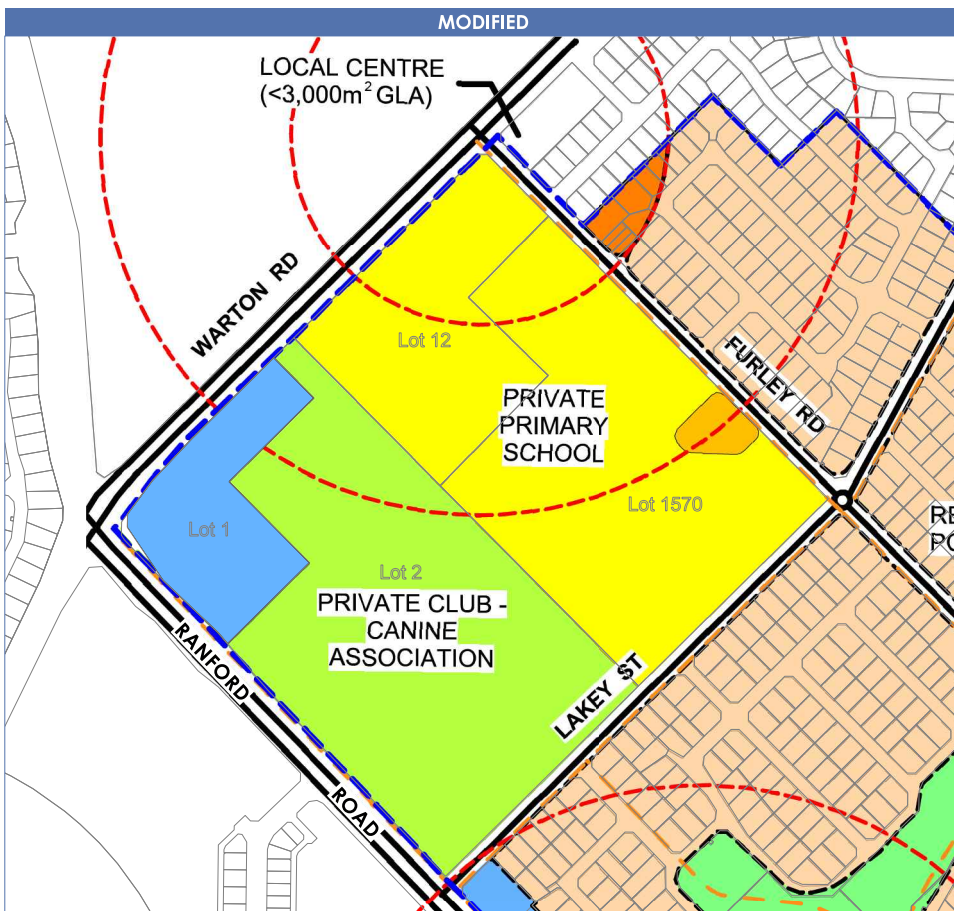
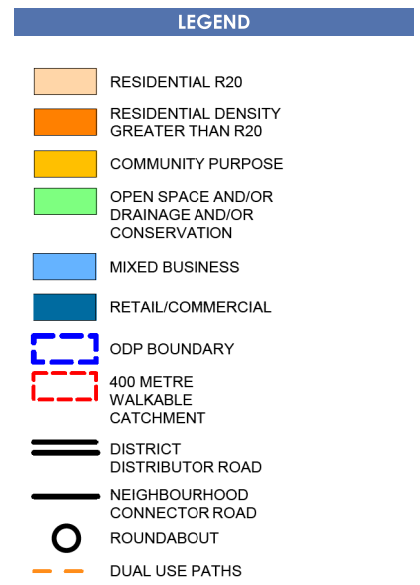
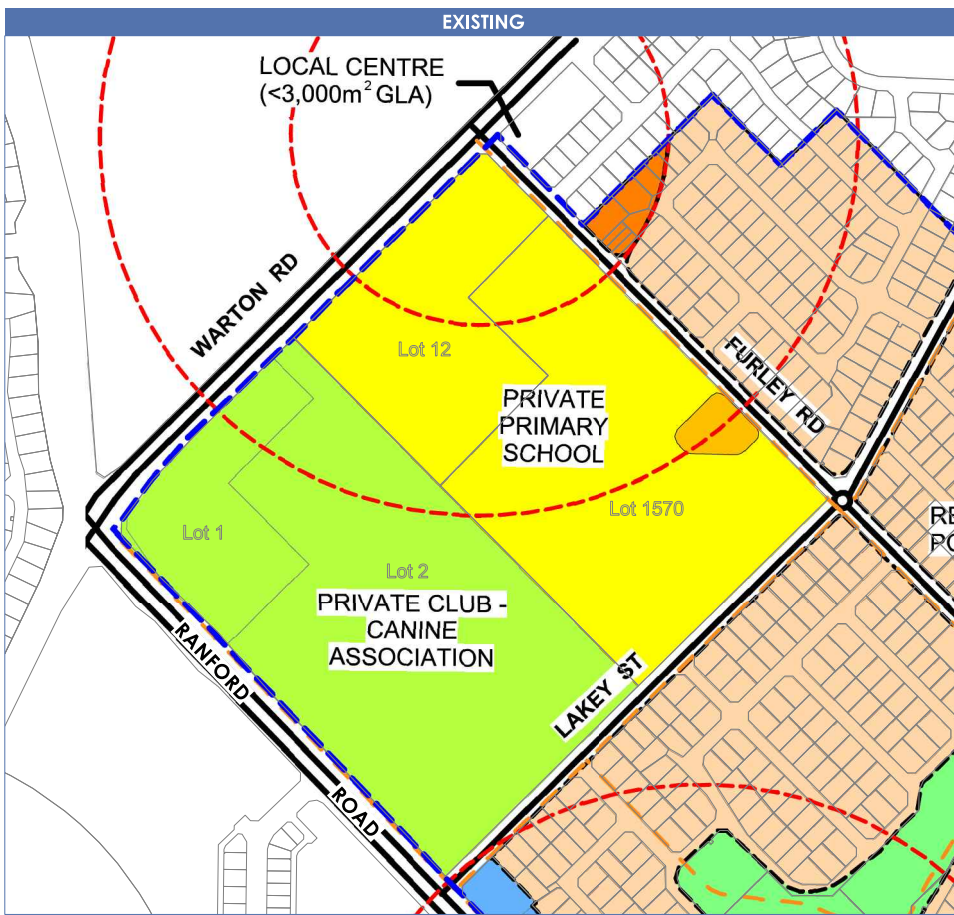
State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP 4.2) specifies broad planning requirements for the planning, design and development of new activity centres, and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and coordinating their land use and associated infrastructure planning. Activity centres are community focal points, and can include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic/community, higher education, and medical services.

SPP 4.2 guides the preparation and review of local planning strategies, schemes and structure plans, and development control. SPP 4.2 covers the following types of activity centres:

- Perth Capital City
- Strategic Metropolitan Centres
- Secondary Centres
- Specialised Centres
- District Centres
- Neighbourhood Centres (supplemented by Local Centres)

The Strategic Metropolitan Centres identified in SPP 4.2 are Fremantle, Rockingham, Cannington, Armadale, Stirling, Morley, Midland, Joondalup, Mandurah and Yanchep. The closest Strategic Metropolitan Centres are Cannington – 9 kilometres to the north east and Armadale – 10 kilometres to the south east of the subject site. The City of Gosnells contains the Maddington Secondary Centre and Livingston and Gosnells District Centres (refer to **Figure 7** – Surrounding Higher Order Centre Network).

SPP 4.2 notes that local planning strategies should guide the long-term distribution of retail and commercial floorspace, and that sufficient development opportunities should be provided to enable a diverse supply of commercial floorspace to meet projected community needs. The City of Gosnells Activity Centres Planning Strategy has been prepared, partly in response to SPP 4.2, and supports the notion of Mixed Business development on the subject site (detailed further in section 3.2.2 of this report).

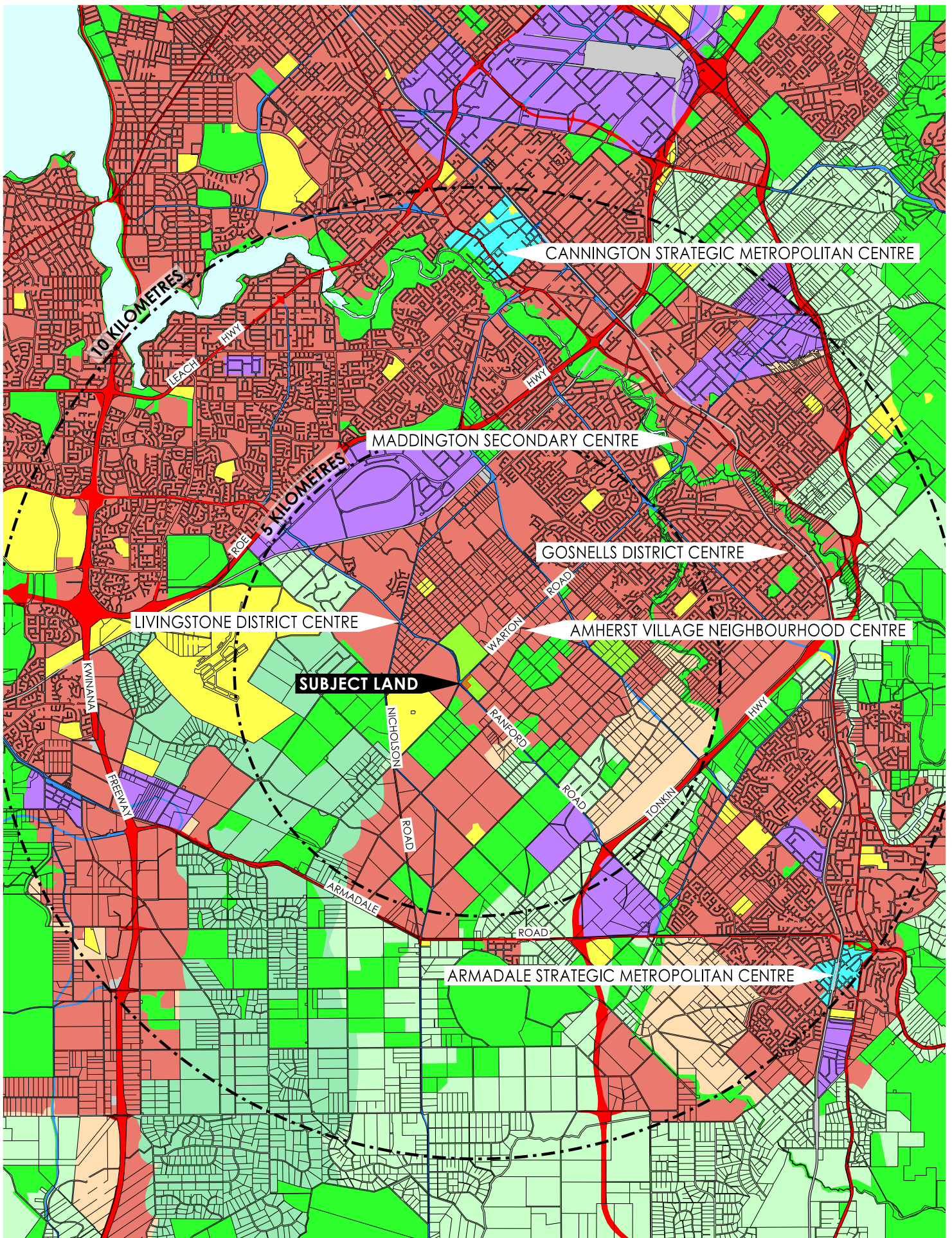


**EXISTING & MODIFIED
SOUTHERN RIVER PRECINCT 5
OUTLINE DEVELOPMENT PLAN**

606 (Lot 1) Warton Road, Southern River



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SURROUNDING HIGHER ORDER CENTRE NETWORK

606 (Lot 1) Warton Road,
Southern River



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figure
07

3.2.3 CITY OF GOSNELLS ACTIVITY CENTRES PLANNING STRATEGY (DRAFT)

The City of Gosnells Activity Centres Planning Strategy (Centres Strategy) is intended to form part of the City's Local Planning Strategy and guide decisions to be made in respect of structure plans, the Town Planning Scheme and applications for subdivision and development.

In August 2012 the Department of Planning advised the City of Gosnells that it was prepared to give the City's draft Centres Strategy 'in-principle' approval, subject to two minor modifications being made. These modifications related to the need for inclusion of residential development targets within centres and the deletion of a reference made to an absolute retail floorspace cap for the Amherst Village Neighbourhood Centre. In accordance with the Department's advice, the City of Gosnells 're-adopted' the Centres Strategy with the Department's required modifications, at its meeting held on 27 November 2012. The revised Centres Strategy was subsequently returned to the Department and is awaiting endorsement of the revised Strategy by the WAPC.

The City's Technical Officers have advised the WAPC has not yet endorsed the Strategy as the City of Gosnells does not have an overarching Local Planning Strategy. Nonetheless, the WAPC advised the City of Gosnells of their willingness to accept it as an 'interim' strategy until such time that a Local Planning Strategy is prepared, subject to modifications. The City has advised the modifications requested do not relate to the subject site. As a consequence, the recommendations for the subject site under the Centres Strategy should be considered in the context of the ODP modification on the basis of the Strategy now being a 'seriously entertained planning document'.

The objectives of the Centres Strategy are as follows:

- Contribute to the implementation of Directions 2031 and 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 developments 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.
- Guide the consideration and determination of applications for commercial development.

Many of the objectives referred to above are relevant to this proposal and the future development of the subject site for Mixed Business uses.

The subject site is identified in the Centres Strategy under the Mixed Business/Industrial centre category, providing an estimated 10,000m² of 'Other Retail' floorspace by 2021 with this amount increasing by increments of 5,000m² every 5 years to a maximum of 15,000m² by 2026. Other Retail generally includes those retail activities normally referred to as "bulky goods" (e.g. furniture, floor coverings, etc).

The Centres Strategy states that within Mixed Business areas, no or very limited additional Shop/Retail floorspace is allowed, however there is no limit on Other Retail and general service commercial floorspace, as is proposed for the subject site. These areas help to boost the level of employment self-sufficiency and self-containment for the City of Gosnells.

As demonstrated above, the strategic planning framework, particularly with the finalisation of the Centres Strategy and its 'in principle' support by the Department of Planning, unequivocally supports the proposed development of the subject site, for which the ODP modification request is being sought.

4 PROPOSED LAND USE AND DEVELOPMENT

As previously explained, the purpose of this proposal is to accommodate Mixed Business development, for primarily commercial uses, with minor supporting retail. The site is being considered for showrooms, possible warehouse, supporting bulky goods uses, as well as a service station and convenience store in accordance with the City's Centres Strategy and Town Planning Scheme. An Indicative Concept Development Plan for the site has been prepared to depict a possible development scenario and to demonstrate an appropriate and functional layout and built form (refer to **Figure 8** – Indicative Concept Development Plan – Mixed Business). Details include gross floor areas, associated car parking, landscaping areas and access arrangements. Detailed design will be progressed as part of any future development application(s).

The strategic location of the site will ensure that appropriate car-based uses can be accommodated to serve the surrounding district. Development will be based on maximising exposure to a highly vehicular trafficked intersection. The site is of an appropriate size to accommodate substantial commercial floorspace and supporting Mixed Business uses.

Buildings will be oriented towards, and have frontage to address, both Ranford and Warton Roads. The main façade of the buildings will be set back from Ranford and Warton Roads to provide a viable balance between providing good architectural address to the street and well located car parking. The built form will be complemented by a high standard of landscape design and maintenance. The landscaping theme will be determined in consultation with Council; however it is intended to use a mix of low landscape along the street frontages, including grass and ground covers with higher landscape in the form of shade trees throughout the car parks. Strategic view corridors will be maintained to ensure strong visibility of the key built form elements – particularly entrances and signage. All landscaping will be permanently reticulated. The 'soft' streetscape offered by the landscaped frontages will offer some reflection of the soft landscape of the adjacent golf course (Warton Rd frontage), and visual relief from the featureless estate wall bounding the Sanctuary Waters Estate (Ranford Rd).

The proposed development will be appropriately set back from the existing CAWA pavilion on the abutting land. The proposed buildings will not adversely impact on the CAWA's existing infrastructure as the existing pavilion and clubhouse are orientated to the south east towards the existing showgrounds, which is the primary activity area for the CAWA.

Car parking will be provided in accordance with Table 3A of TPS 6, which establishes the parking requirements for various land uses.

Access to the site is proposed via an upgrade to two existing crossovers from Ranford and Warton Roads. The Ranford Road entrance is proposed to be a left-in, left-out and right-in turn movement crossover. This crossover is to lead to an access lane which will be shared with the CAWA. The entrance on Warton Road is proposed to be a full movement crossover. This driveway will allow access to the car parking in front of the development and the CAWA property.

The car parking design will allow for vehicles to access all buildings once they have entered the proposed development and will provide adequate ingress/egress points for all vehicle movements. Service vehicles will be able to access the rear of the showrooms via laneways. The strategic location of the access crossovers for the proposed development on both Warton and Ranford Roads seeks to maximise separation from the four-way intersection and will allow for safe integration of vehicles entering and exiting the site from either road.

5 LAND USE AND DEVELOPMENT RATIONALE

5.1 LAND USE

Previous sections of this report have described the existing land use framework and the future planning for the district, as expressed in various strategic planning documents.

The City's draft Activity Centres Planning Strategy supports development of Mixed Business uses, noting that the site provides good potential for development (for the establishment of Other Retail floorspace) in the Southern River area. The southern parts of Canning Vale, together with Southern River and Forrestdale are relatively remote from the district centre/regional centre network (refer to **Figure 7** – Surrounding Higher Order Centre Network). Within the district, the only nearby district centre is at Livingston and, with the exception of some showroom development on the diagonally adjacent corner, the centre has no capacity for additional Mixed Business development. The other district centres at Maddington and Gosnells are also well established, remote from the urban cells of Canning Vale/Southern River/Forrestdale and are not considered to be suitably located to provide that area with a convenient and reasonably accessible service.

In terms of the land use interrelationship between the proposed development and its immediate environs, the site displays good attributes for the development of non-residential uses, where such uses will provide highly accessible service to the surrounding residential catchments, without adversely impacting on residential amenity (refer to **Figure 9** – Land Use Context). The site is well connected to the surrounding district and regional catchment, being situated at the junction of two District Distributor roads; both classified Other Regional Roads under the MRS, and is ideally suited for a 'car-based' commercial development. This is an important consideration both from the community perspective, in terms of providing good accessibility for the broader residential catchment; and from the commercial perspective, providing a location with strong profile and accessibility, and therefore commercial sustainability.

The site is well separated from surrounding residential areas. To the south-east, the site abuts the CAWA facilities on Lot 2; as previously explained, the CAWA has invested considerable capital into these facilities, and intends to remain in this location for the long-term. The nearest residential development in this direction is the developed Boardwalk estate to the south-east of Lakey Street. This estate accommodates the Southern River Shopping Centre along its Ranford Road frontage.

To the north-east, the site abuts the Thornlie Christian College, which is bordered by Warton Road, Furley Road and Lakey Street. The nearest residential development in this direction is Brookland Park, on the opposite side of Furley Road. At the eastern junction of Furley Road and Warton Road is a small local centre site which accommodates a service station, local retail and non-retail commercial uses.

To the north-west of the site, on the opposite side of Warton Road, is the Gosnells Golf Club, which is bordered by Warton Road, Ranford Road, Campbell Road and the Brookland Greens estate.

To the west of the site, is the existing residential estate, Sanctuary Waters. It is notable that the section of this estate nearest to the subject site is separated by a light-controlled intersection with dual-carriageway roads in each direction. Furthermore, the residential lots adjacent to this intersection have been oriented inwards, towards an internal local road, and are screened from the main road by a substantial masonry estate wall.

Land to the south-west of the subject site, on the southern corner of Ranford and Warton Roads, is currently being developed as part of the Harrisdale Green residential estate. The land, owned by the Housing Authority, is situated within the City of Armadale. The estate will accommodate a local centre site, with Mixed Business/residential development along portion of its Ranford Road frontage. The land immediately adjacent the Warton Road/Ranford Road intersection will be developed for a mix of low and medium density residential housing. A Bunnings Warehouse store is located to the south of the site, at the intersection of Ranford and Wright Roads.

Based on the current structure planning for the area, minimal, if any, residential lots would directly face the proposed development. The proposed Harrisdale Green Structure Plan shows residential lots abutting a local service road running parallel with Ranford Road. The combined width of the Ranford Road reserve (including proposed road widening) and the service road is approximately 60m. It would be reasonable to expect that, as part of the proposed Harrisdale Green estate development, the developer will make a reasonable endeavour to provide some form of visual buffer (by landscaping, bunding, etc.) in order to reduce the impact of Ranford Road on the amenity of future residents. Therefore, on the basis of the degree of physical separation, existing and future traffic volumes on Ranford Road, and the likely form of residential subdivision design, it is highly unlikely that the proposed commercial development on the subject site will have any discernible impact on the amenity of future residents within the proposed Harrisdale Green estate.

Figure 10 provides a compelling illustration of the mixture of land uses, with a strong predominance of non-residential uses that either exist, or have been approved through structure planning, along this section of Ranford Rd between Livingston District Centre and the Southern River Neighbourhood Centre; and that the proposed Mixed Business use of the subject site is consistent with this diverse land use fabric.

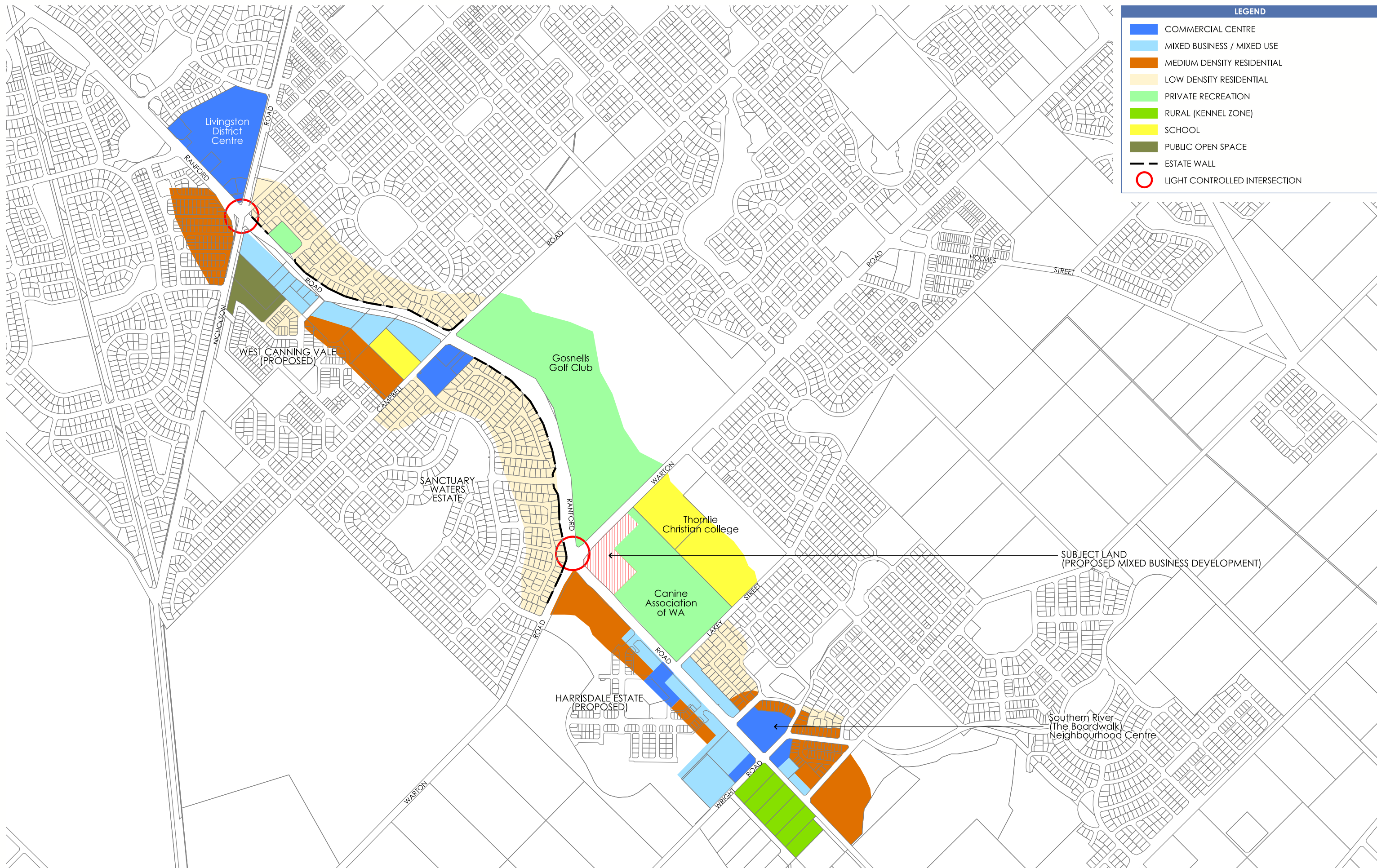
Based on the above, it can be concluded that the area surrounding the subject site features a diversity of non-residential and residential uses, all of which are impacted by the major arterial road network; and the development of the subject site for Mixed Business use will complement existing and planned land uses and development within proximity of the subject site.

5.2 EMPLOYMENT

Localising employment opportunities has been an increasingly prominent objective in pursuing social sustainability within communities. Locally available employment is essential to creating self-contained and vibrant communities with diverse employment choices as well as reducing the need for long journeys to work and alleviating pressure on the transport system. The Draft South Metropolitan Peel Sub-regional Planning Strategy projects employment self-sufficiency (ESS) in the south-east sub-region to increase from 45% in 2011 to 61% by 2050. To meet this projection, an estimated 27,000 to 50,000 additional jobs will need to be provided in this sub-region by 2050.

In 2011, the City of Gosnells had an overall employment self-sufficiency of 45.7 per cent, and an employment self-containment of 18.6 per cent (ABS 2011). Approximately half of the City's local jobs were occupied by local residents; however, each working day more than 35,000 people left the City of Gosnells to travel to another Local Government Area (LGA) to work. An additional 10,000 jobs would be required if the City of Gosnells LGA was to achieve an employment self-sufficiency target of 55 per cent, as set by Directions 2031.

The proposed development would provide significant employment opportunities, not only for full time employment, but also part time/casual employment. In addition to the direct employment generated by this development, it will also generate significant business for local service providers. Therefore, the proposed development will contribute substantially to achieving the high local employment rates sought by State and local governments and the community.



LAND USE CONTEXT - EXISTING AND PLANNED
 606 (Lot 1) Warton Road, Southern River

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6 CONCLUSION

Based upon the information provided in this report, it is requested that the land use designation for 606 (Lot 1) Warton Road, Southern River, be modified from Private Club – Canine Association to Mixed Business on the Southern River Precinct 5 ODP. It is considered appropriate and should be supported by the City of Gosnells and approved by the Western Australian Planning Commission for the following reasons:

- The site has been identified for Commercial and Mixed Business uses in the City of Gosnells Activity Centres Planning Strategy.
- The site is currently being progressed through an MRS Omnibus Amendment to zone the land Urban.
- The proposed development of the subject site for Mixed Business purposes is an appropriate land use; given the site is currently vacant and its purchase from the CAWA confirms it is not required for the purposes of Private Recreation.
- The site is well segregated from surrounding residential land uses and the adjacent school site.
- The site is highly accessible, given its frontage to the two main district distributor arteries of Ranford and Warton Roads
- The site is ideally suited for 'car-based' commercial uses and activities, in an area that presently suffers an under-supply of land for this purpose.
- The proposed development of the site will make a discernible contribution to the number of sustainable employment opportunities for the local community.

Based on the information and justification provided in this report we respectfully request that Council support and the WAPC adopt a modification to the Southern River Precinct 5 Outline Development Plan from Private Club – Canine Association to Mixed Business for 606 (Lot 1) Warton Road, Southern River.