

STRUCTURE PLAN

Southern River Sub-Precinct 3Cii

Lots 1797 & 1798 Matison Street
Southern River (Sub-Precinct 3Cii)



Version 7 (Final)

MARCH 2022

Authored by: Corey Verwey

Prepared for: Lander Land Company Pty Ltd



Urbanism

PO Box 1804
Subiaco WA 6904
www.urbanism.com.au

Endorsement Page

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:

05 May 2022

[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:



09 May 2022

09 May 2032

Witness
Date
Date of Expiry

Table of Amendments

Amendment No.	Summary of Amendment	Amendment Type	Approval Date



Executive Summary

This Structure Plan, prepared pursuant to Section 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, guides future subdivision and development of the site and informs its proposed transfer to “Urban” under the (MRS) and the concurrent rezoning to a “Residential Development” zone under LPS6.

The land defining this site is known as Lots 1797 and 1798 Matison Street, at its intersection with unconstructed Woongan Street.

This Structure Plan forms part of the wider Southern River Precinct 3 Structure Plan area and constitutes a sub-precinct in Precinct 3C. It has been prepared to align with the existing strategic planning framework, considers contextual influences and concludes a logical extension of the urban footprint. The following table summarises the outcomes of the structure plan:

Description	Data	Reference
Total Land/ Site Area (Lots 1797 and 1798)	80,938m ²	1.2.2
Proposed Land Use:		
Residential		
R25	32 dwellings	11,167m ² 3.2.1
R30	18 dwellings	5,470m ² 3.2.1
R40	9 dwellings	2,150m ² 3.2.1
Open Space		
ROS - CCW		29,250m ² 3.2.2
ROS - CCW Buffer		19,608m ² 3.2.2
Local Open Space		7,927m ² 3.2.2
Roads		5,366m ² 3.2.3
Land Performance:		
Residential		
Total Lot Yield	47 lots	3.2.1
Potential Dwelling Yield	60 units	3.2.1
Estimated number of dwelling per site area (ha)	25 units/ha	3.2.1
Density per Gross Urban Area (ha)	12 units/ha	3.2.1
Local Open Space	22.9%	3.2.2
Local Open Space	7,927m ²	3.2.2
Restricted Open Space (CCW Buffer)	3,920m ²	3.2.2





Table of Contents

Part One: Implementation

1. STRUCTURE PLAN AREA	1
2. OPERATION	1
3. STAGING	1
4. DEVELOPMENT REQUIREMENTS	1
4.1 Land Use	1
4.2 Development	2
5. LOCAL DEVELOPMENT PLANS	3
6. OTHER REQUIREMENTS	3
6.1 Bushfire Risk Management	3
6.2 Development Contributions	4
7. ADDITIONAL INFORMATION	4
LOCAL STRUCTURE PLAN MAP (PLAN 1)	5

Part Two: Explanatory Section

1. PLANNING BACKGROUND	1
1.1 Introduction and Purpose	1
1.2 Land Description	1
1.3 Planning Framework	3
2. SITE CONDITIONS AND CONSTRAINTS	13
2.1 Biodiversity and Natural Assets	13
2.2 Landform and Soils	15
2.3 Groundwater and Surface Water	15
2.4 Bushfire Hazard	15
2.5 Heritage	16
2.7 Context	17
3. STRUCTURE PLAN	20
3.1 Design Principles	20
3.2 Design Standards	22
3.3 Structure Plan Outcome	31



Appendices:

- A Environmental Assessment: Aurora Environmental, February 2018
Updated Environmental Survey: Aurora Environmental, July 2018
Targeted Survey Results, Aurora Environmental, February 2021
- B Civil Engineering and Infrastructure Report: Francesco Lombardo Consulting Pty Ltd, February 2018
- C Bushfire Management Plan: Emerge Associates, Rev B March 2019
- D Transport Impact Statement: KCTT, March 2018
- E District Water Management Strategy (DWMS): Green Values Australia, December 2019

Figures:

- Map 1 Local Structure Plan Sub-Precinct 3Cii
- 1 Locality Map (City of Gosnells)
- 2 MRS Map (Department of Planning)
- 3 LPS Map (City of Gosnells)
- 4 District Structure Plan (City of Gosnells)
- 5 Precinct 3 Local Structure/ Guide Plan (City of Gosnells)
- 6 Sub-Precinct Plan (City of Gosnells)
- 7 CCW Amended Boundary (Department of Biodiversity, Conservation and Attractions)
- 8 Vegetation Quality (City of Gosnells)
- 9 BAL Contour Modelling (Emerge Associates)
- 10 Site Context (Urbanism)
- 11 Design Principles Map (Urbanism)
- 12 Concept Master Plan (Urbanism)
- 13 Open Space Definition
- 14 POS and Streetscape Concept Plan
- 15 Access Street C (15.4m)
- 16 Access Street C (13.5m)
- 17 Sub-Precinct 3Cii Structure Plan (Urbanism)



Part One: *Implementation*



1. STRUCTURE PLAN AREA

This Structure Plan applies to the land contained within the inner edge of the line denoting the Structure Plan Area on the Structure Plan Map (Plan 1).

2. OPERATION

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

3. STAGING

The staging of the development is yet to be defined. Although there are no specific triggers for initiating a staged development approach, development will be initiated to meet market demand and achieve connectivity to service infrastructure. In a staged approach, it is anticipated that the development along Matison Street will be established in an initial stage, before introducing infrastructure to internal roads and along the open space. The development along Woongan Street is likely to be developed in the final stage.

4. DEVELOPMENT REQUIREMENTS

4.1 Land Use

The Structure Plan Map (Plan 1) delineates Zones and Reserves, in accordance with the definitions and land use permissibility of the City of Gosnells Local Planning Scheme No 6 (LPS6), within the Structure Plan Area. These will guide future subdivision and development of the land.

4.1.1 Residential

Residential development shall align with the location and densities defined on the Structure Plan Map (Plan 1). Subdivision and development within the Structure Plan shall achieve a minimum density target of 15 dwellings per gross urban hectare.

Plan 1 defines a range of residential densities between R20 and R40 development. The distribution of densities aligns with the following principles:

- i. The R25 density code is the base density applicable to all lots not meeting any of the principles listed below;
- ii. The R30 density code applies to residential lots with high amenity near Public Open Spaces; and
- iii. The R40 density code applies to the corner location fronting the roundabout in Matison Street and the Public Open Space.



4.1.2 Local Open Space

The Structure Plan Map (Plan 1) defines the boundaries of a Conservation Category Wetland (CCW), a wetland buffer and unrestricted open space within the Local Open Space zone. Plan 1 establishes a 50m buffer from the surveyed boundary of the Conservation Category Wetland (CCW).

A minimum of 10% open space is to be provided in accordance with the principles of Liveable Neighbourhoods. A portion (10%) of the CCW buffer area may attribute to the required 10% open space under the provisions of Liveable Neighbourhoods. The Local Open Space will be defined through subdivision, vested in the Crown and managed by the local government.

A Wetland Management Plan will be required at subdivision stage to address the management and revegetation of the CCW and its 50m buffer area within the Regional Open Space.

4.1.3 Local Access Roads

The subdivision works are to provide suitable access to the proposed development in this structure plan and may require the upgrading of Matison Street, whereas Woongan Street requires construction.

Local Access Roads, to service individual residential lots and the Local Open Space, will be created through subdivision in accordance with Part 10 of the Planning and Development Act (2015). These Local Access Roads are to be designed as Access Street C in accordance with Liveable Neighbourhoods, at a reserve width of 15.4m and reducing to 12.5m where these public road reserves align POS. Mature trees will be retained in road reserves, where practicable and supplemented by street tree planting.

Some streets may be created as private streets or communal roads for lots to be developed as Grouped or Multiple Dwellings.

4.2 Development

Development will be initiated through the subdivision of land to create residential lots, open space and roads. Development is to be generally in accordance with the standards and requirements of LPS6. The required service infrastructure will be



delivered to all residential lots in agreement and to the satisfaction of the relevant utility companies and authorities.

5. LOCAL DEVELOPMENT PLANS

Local Development Plans (LDPs) will be prepared to address and establish development principles including:

- Driveway and garage location;
- Building orientation;
- Bin collection areas;
- Location of private open space; and
- Interface with public open space

for lots with one or more of the following attributes:

- i. Lots to be developed as Grouped or Multiple Dwellings;
- ii. Lots fronting onto the Shared Laneway;
- iii. Lots with street boundaries onto the roundabout at the Matison Street/ Bradley Street intersection;

In applying the above criteria, the requirement for the preparation of a LDP over a specific lot may not be limited to the areas identified on Plan 1.

6. OTHER REQUIREMENTS

6.1 Bushfire Risk Management

A Bushfire Management Plan has been prepared in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas.

Future development will have regard to the BAL Assessment contained in this Report and be determined in accordance with Schedule 2, Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015 and Section 6.3 of SPP 3.7 Planning in Bushfire Prone Areas.

The Bushfire Management Plan Rev B, dated March 2019, will need to be updated during the future subdivision of the land.



6.2 Development Contributions

Schedule 8 of LPS6 does not list any Contribution Scheme for Southern River Structure Plan Precinct 3 or any Sub-Precinct within the boundaries of Precinct 3. The City of Gosnells is seeking to establish a Development Contribution Plan (DCP) through Amendment No. 110 of TPS6.

In the interim, it is understood a Developer Contribution Agreement will be negotiated between the developer and the City of Gosnells to include infrastructure corridors and details of infrastructure upgrades required to facilitate the subdivision. Other community and regional infrastructure will be addressed through the implementation of the Southern River Precinct 3 Structure Plan/ Guide Plan.

7 ADDITIONAL INFORMATION

The table below outlines additional information that will be required at future approval stages. Additional information requirements may not be limited to those listed; the Local Government or WAPC may require other information in relation to particular proposals.

Additional Information	Approval Stage	Approving Authority
Wetland Management Plan	Condition of Subdivision	WAPC, Local Government, DBCA
Urban Water Management Plan	Condition of Subdivision	WAPC, Local Government, DWER
Bushfire Management Plan	To be provided as part of a subdivision application	WAPC, Local Government
Mosquito Management Plan	Condition of Subdivision	WAPC, Local Government, Department of Health
Local development Plan	Condition of Subdivision	WAPC, Local Government
Fauna Management and Relocation Plan	Conditions of Subdivision	WAPC, Local Government
Landscape Plan	To be provided prior to or part of subdivision application	WAPC, Local Government



STRUCTURE PLAN

Sub-Precinct 3C (ii)

Southern River

Lots 1797 & 1798 Matison Street,
Southern River, City of Gosnells



LEGEND:

- Structure Plan Area
- Residential R25
- Residential R30
- Residential R40
- Local Open Space
- Conservation Category Wetland (CCW)
- CCW Buffer
- Access Roads
- Footpaths/ Shared Paths

Notes:

Requirement for Local Development Plan to address driveway and garage location, building orientation, bin collection, private open space and interface with POS.

Subdivision Design and Landscaping shall provide an appropriate interface between the POS and the adjoining Bush Forever site and facilitate the POS being managed in a low fuel state.

CCW boundary defined by Aurora Environmental on 12/10/2017 and surveyed by NMG on Feature Survey 101081-DE-001-A, dated 26/10/2017.

The road reserves for Roads A and B are reduced from 15.4m to 12.5m along the Local Open Space boundary.
Roads and intersection design to be detailed during subdivision stages.

STRUCTURE PLAN MAP (PLAN 1)

Date: 21/03/2022

Ver: 7.0

Scale (A1) 1 : 750

Scale (A3) 1 : 1,500

PDFs are to scale, as indicated, when printed on A3 or A1.

Urbanism

PO Box 1804
Subiaco WA 6904

corey@urbanism.com.au
www.urbanism.com.au



Part Two: *Explanatory Section*



1. PLANNING BACKGROUND

1.1 Introduction and Purpose

This Structure Plan has been prepared pursuant to Section 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and reflects the preferred framework of the WAPC "Structure Plan Framework (2015). It provides a basis for land use allocation (including residential density) and subdivision of land.

This Structure Plan also informs the proposed transfer of the "Urban Deferred" zone to "Urban" under the Metropolitan Regional Scheme (MRS). The application to amend the MRS was submitted to the WAPC concurrent to the submission of this Structure Plan. Final adoption of the Structure Plan is subject to this transfer to define development capacity within the statutory provisions of the MRS.

The City of Gosnells agreed to amend LPS6 concurrently with the MRS, as provided by section 126 (3) of the Planning and Development Act (2015). LPS6 should therefore be amended by the rezoning of Lots 1797 and 1798 Matison Street to a "Residential Development" zone, consistent to the new residential areas to the west of Matison Street and south of Holmes Street.

1.2 Land Description

1.2.1 Location

The site is in Southern River in the City of Gosnells. The suburb was originally a rural area.

Southern River, Forrestdale, Brookdale and Wungong are identified urban development precincts in the south-eastern region of the Perth Metropolitan Area. Southern River is being redeveloped into a medium density residential area. The properties along Matison Street constitutes a new residential area with several new subdivision areas in various stages of planning and construction.

The site address is Lots 1797 and 1798 Matison Street, at its intersection with unconstructed Woongan Street.



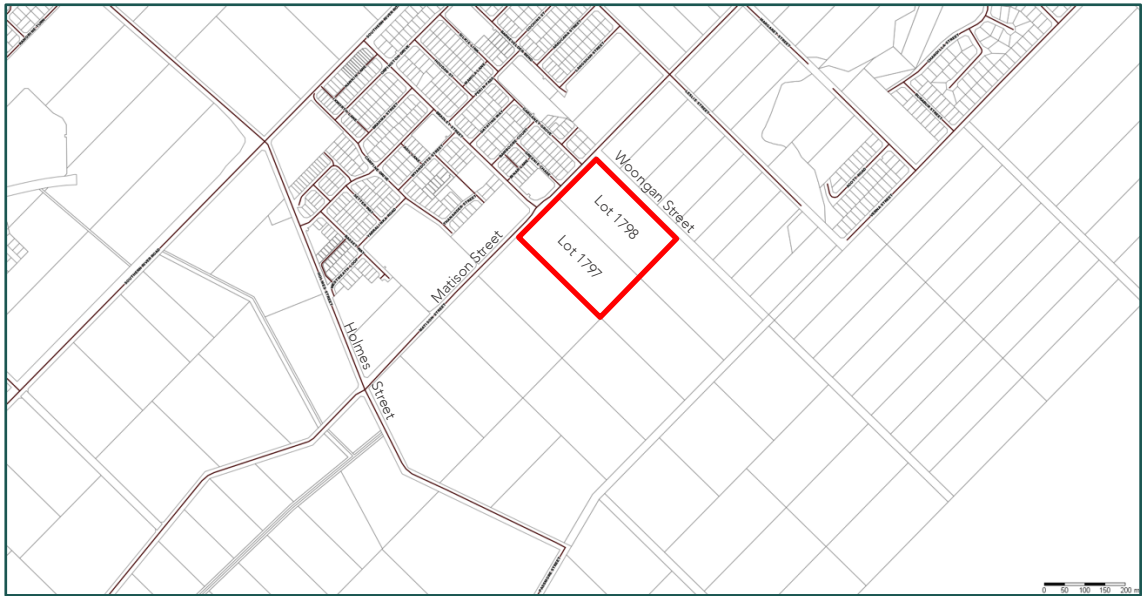


Figure 1: Locality Map

1.2.2 Legal Description and Ownership

The site is known as Lots 1797 and 1798 on Survey Plan 3315. Lot 1797 has 139.01m street frontage along Matison Street whereas Lot 1798 enjoys 139.01m and 291.29m of street frontage along Matison Street and the unconstructed Woongan Street, respectively.

Both lots measure 40,469m² and the site area totals 80,938m², as defined on Survey Plan 315.

The property is listed in the ownership of Charles Lander of Lot 1302 Chamberlain Street, Southern River under Certificate of Title Vol 1011 Fol. 365.

Lot No.	Survey plan	Area (m ²)	Certificate of Title	Landowner
1797	3315	40,469m ²	Vol 1011 Fol. 365	Charles Lander
1798	3315	40,469m ²	Vol 1011 Fol. 365	Charles Lander

The Certificate of Title acknowledges Winifred Rosemary Lander and Laurence Ernest Pace as executors of the Estate of Charles Lander. These representatives commissioned the preparation of this structure plan on behalf of the Pacelin Pty Ltd, who holds a lease under title over the land.



1.3 Planning Framework

1.3.1 Zoning and Reservations

Metropolitan Regional Scheme

The Metropolitan Regional Scheme (MRS) is the regional statutory land use scheme for the Perth Metropolitan Area. Part III of the MRS addresses the zoning of land - the site is zoned "Urban Deferred" (refer to Figure 2). This zone provides a strong indication that the land is suitable for urban purposes.

A separate submission has been made to the WAPC to request the transfer the "Urban Deferred" land to "Urban" under the MRS



Figure 2: MRS Map

Town Planning Scheme

The City of Gosnells Town Planning Scheme No 6 (LPS6) provides the local statutory land use control. The Site is zoned "General Rural" under LPS6. The intent of this zone is to provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality.

The City of Gosnells agreed to rezone the land under TPS6, concurrently to the MRS amendment.

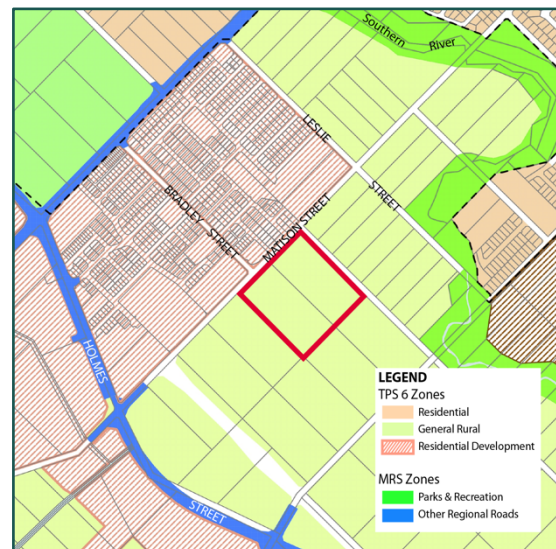


Figure 3: LPS Map



Structure Plan: *Southern River*
 Sub-Precinct 3Cii

The scheme map reflects the existing residential stock to the north of the open space system along the Southern River. The land to the west of Matison Street is zoned "Residential Development" and subject to structure planning under the Precinct 3 Local Structure Plan. The development of this area is being undertaken in smaller stages and subdivision works commenced in 2010 to establish new residential stock Southern River.

It is proposed to amend LPS6 by the rezoning of Lots 1797 and 1798 Matison Street to a "Residential Development" zone, concurrently with the proposed MRS amendment, as provided by section 126 (3) of the Planning and Development Act (2015).

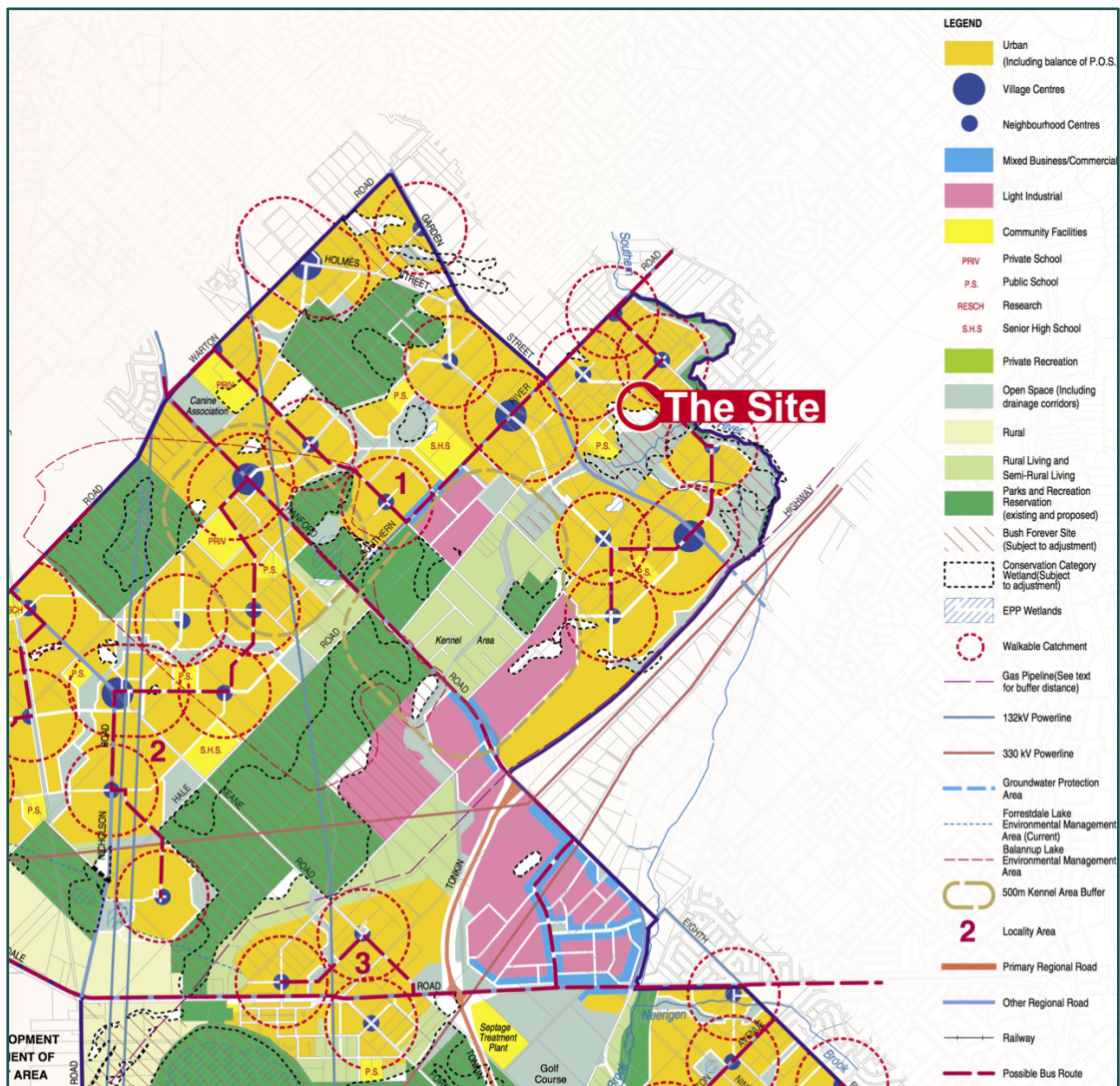


Figure 4: District Structure Plan



1.3.2 Regional and Sub-Regional Structure Plan

Southern River/ Forrestdale/Brookdale/Wungong DSP

The District Structure Plan for the areas of Southern River, Forrestdale, Wungong and Brookdale was finalised in 2001, refer to Figure 4. Although the plan has no statutory power, some of the key deliverables of the plan is to facilitate amendments to the MRS and coordinate infrastructure delivery.

It identifies potential development areas and describes the physical framework for future development to resolve implementation issues, such as staging, funding of infrastructure and conservation management. The site is not located between 500m and 1km from the kennel zone and is not subject to the inclusion of memorials on titles to advise of the potential future noise nuisance.

This plan identifies Lots 1797 and 1798 Matison Street for residential development outside the preliminary boundaries of the wetland, which affects the southern portion of the site.

Southern River Precinct 3 LSP

The Southern River Precinct 3 Structure Plan was prepared to refine the broad urban structure outlined in the DSP. The WAPC adopted the Structure Plan on 15 September 2009 to also 'note' the Structure Plan for use as a tool to assess Metropolitan Regional Scheme amendments, Local Planning Scheme amendments and subdivision and development applications.

The structure plan became known as the Southern River Precinct 3 Guide Plan, which comprises of six precincts (3A, 3B, 3C, 3D, 3E and 3F). On 13 June 2017, the Council adopted several changes to the plan, which is considered non-statutory in nature – refer to Figure 5.

The structure plan identifies a Conservation Category Wetland (CCW)/ Resource Enhancement Wetland (REW) and the associated buffer over the site. It requires activation of the open space edge through connections with the footpath network. The remainder of the site is identified as Residential use.



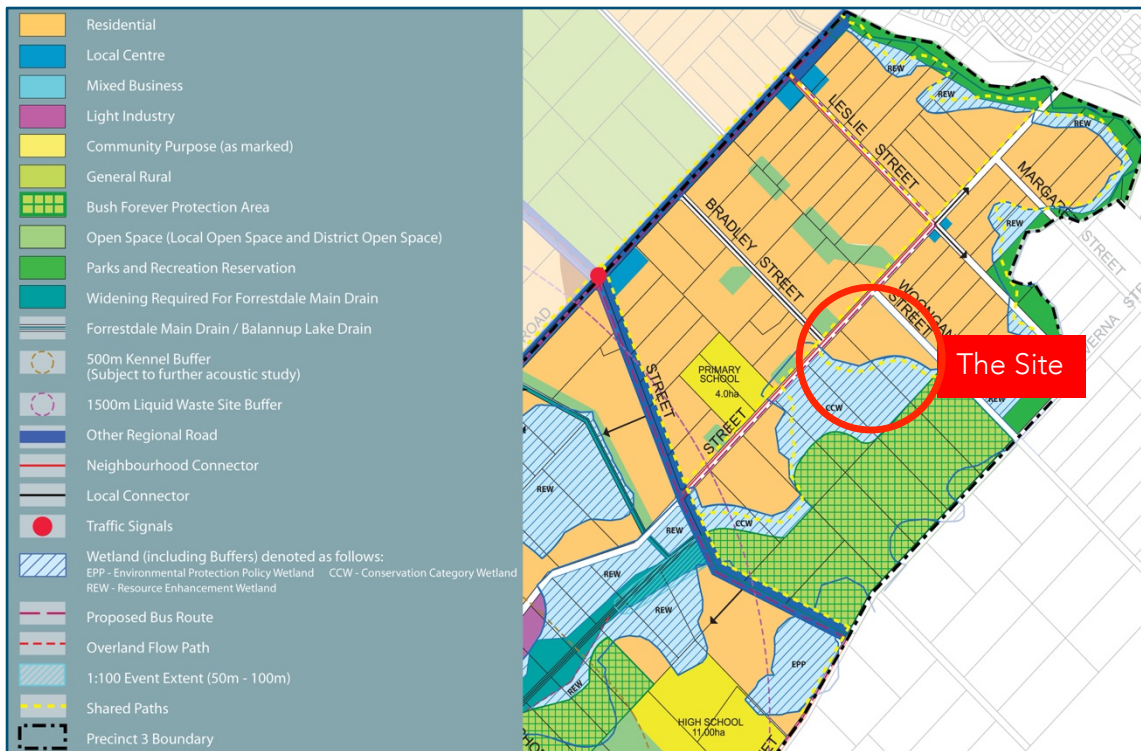


Figure 5: Precinct 3 Local Structure/ Guide Plan

The surrounding area is identified as a residential area to include open spaces, local centres and an identified locality for a primary school. It recognises the Bush Forever land to the east of the site. Matison and Leslie Streets are neighbourhood connector roads and Bradley Street a local connector. It is expected that other local access streets will be resolved through further structure planning.

1.3.3 Planning Strategies

Directions 2031 and Beyond

Directions 2031 and Beyond (August 2010) is a high-level spatial framework and strategic plan that establishes a vision for future growth of the Metropolitan Perth and Peel Regions. It sets out figures for population growth and infill targets to be achieved by 2031.

The site is located within the south-east subregion. This region is earmarked to accommodate 35,000 new dwellings by 2031. This growth is to be achieved through a combination of greenfield development and presumes that the “Urban Deferred” land within the south-east subregion become available to achieve the objective.



To achieve these targets, Direction 2031 sets an average minimum target of 15 dwellings per gross urban zoned hectare, which equates to approximately 26 dwellings per net site hectare.

Perth and Peel @3.5Million Sub-Regional Planning Framework

Perth and Peel @3.5Million was released by the WAPC in 2015 to identify:

- The location of future homes and jobs;
- Protection of environmental assets
- Optimal utilization of utilities and infrastructure; and
- appropriate areas for greater infill development and residential density.

The minimum urban infill dwelling targets identified for the City of Gosnells are 1,616 dwellings in 2016-21 and 2,008 dwellings from 2021-26.

This planning initiative through the lift the “Urban Deferred” land under the MRS, the rezoning of the land to “Residential Development” under TPS6 and the development frameworks established under this Structure Plan will assist in achieving the infill dwelling targets for the City of Gosnells.

1.3.4 Planning Policies

The City of Gosnells adopted Local Planning Policy (LPP)3.3, which establishes a planning framework on a precinct-based approach.

The policy requires the statutory planning initiatives for any geographical area smaller than the precincts identified in this plan. The City is currently assessing a structure plan for the southern portion of Precinct 3C area and considered the developable area being physically separated from the balance of the precinct by environmental constraints. It is understood that proposals relating to the northern portion of Precinct 3E (now 3A South) were progressed on similar grounds.

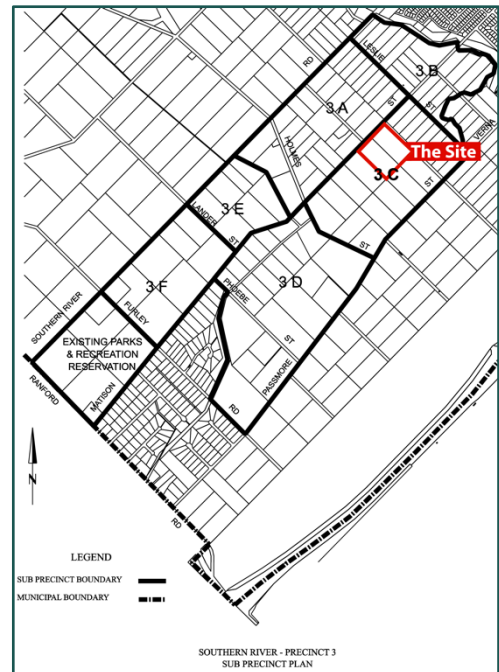


Figure 6: Sub-Precinct Plan



This Structure Plan introduces a Sub-Precinct 3C(ii) into Precinct 3C, based on the following considerations:

- The Environmental Report in Appendix A confirms the CCW classification of the wetland over Lots 1796 and 1797 Matison Street. This wetland isolates the Structure Plan Area from the Sub-Precinct 3C, approved by Council on 11 July 2017 for the land to the south.
- The eastern portion of Precinct 3C is defined as Bush Forever Protection Area under the MRS and has no future development potential. The management of this land need not be determined through a structure plan process and there is no need to incorporate this land into the planning control under a structure plan.
- Lots 1797 and 1798 Matison Street is in single ownership to form a discreet land parcel at the corner of Matison Street and Woongan Street.
- The northern portion of Precinct 3C is affected by the wetlands along the Southern River, similar to Precinct 3B. The planning considerations are different to the context and planning inputs informing the remainder of Precinct 3C and the land parcels to the north of Woongan Street could therefore be considered as a discreet sub-precinct and in a consistent planning approach for these lots.
- Lots 1797 and 1798 represent the smallest sub-precinct in Precinct 3C. The impacts from the Bush Forever Protection Area and CCW are the key elements informing the future urban development. These studies have been completed and has little influence on the remainder of Precinct 3C. Addressing the site in a separate Sub-Precinct 3C(ii) will not compromise the ability to prepare a comprehensive structure plan for each area in an orderly and proper manner.
- LSP3 considers the provision and location of regional infrastructure throughout the precinct. The site is not affected by any regional infrastructure and there is no district level planning considerations that would be prejudiced by the proposed precinct boundary adjustments.

Considering the above, the project team requested the City's support to address Lots 1797 and 1798 Matison Street in a separate Sub-Precinct 3C(ii). The City advised that Lots 1797 and 1798 Matison Street are also considered to be a discreet planning area within Precinct 3C and indicated support for the creation of this sub-precinct in the scheme amendments and this structure plan process.



1.3.5 Other Approvals

The City of Gosnells approved the Structure Plan for Precinct 3C (south) over Lots 1793, 1794 and 1795 Matison Street, Southern River at their meeting on 11 July 2017. The key impacts from this approval are as follows:

- Established a sub-precinct approach for Precinct 3C, based on:
 - The physical separation and varied planning influences due to the environmental constraints in Precinct 3C,
 - a sub-precinct approach for land in single ownership will not compromise the ability to prepare other sub-precinct structure plans, and
 - the sub-precinct is not affected by regional infrastructure.
- Confirmed a residential density range between R25 to R40;
- Support for a marginal lower than 10% POS provision;
- Confirmed the need for 50m buffer to the CCW.
- Recognition of the Southern River Kennel zone and the noise implications on surrounding areas.
- The lifting of the “Urban Deferred” status of the land under the MRS triggers an automatic TPS 6 rezoning to the “Development” zone.

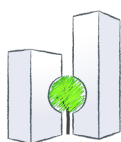
1.3.6 Pre-Lodgement Consultation

This Structure Plan has been prepared by Urbanism, leading the Project Team in delivering the vision for the future development of the Lots 1797 and 798 Matison Street, Southern River, considering contextual and technical influences on the site.

The Project Team and the areas of responsibilities are as follows:

Role/ Discipline	Consultant
Urban Planning and Design	Urbanism (Project Lead)
Bushfire management	Emerge Associates
Civils Engineering	Francesco Lombardo Consulting Pty Ltd
Environmental: Planning	Aurora Environmental
Environmental: Hydrology	Green Values Australia
Traffic and Transport	KCTT

The Project Team consulted with various stakeholders in delivering the structure plan report and supporting technical reports. The outcomes from pre-lodgement consultation with main stakeholders are summarized under the following headings:



City of Gosnells

Formal communications with the City were initiated through the public notification process of the Southern River Sub-Precinct 3C (South) Structure Plan. Following a formal submission to the structure plan, the landowner representatives made a deputation to the Council meeting on 11 July 2011 for the inclusion of Lots 1797 and 1798 Matison Street into Sub- Precinct 3C (South) or the consideration of this site in a discreet Sub-Precinct.

A follow-up meeting with the Director Planning and Sustainability and Senior Planners at the City was confirmed the following principles in writing:

- In principle support for a separate structure plan over Lots 1797 and 1798 within the Precinct 3C area,
- Preferred entry points at the existing roundabout in Matison Street and Woongan Street, which will, be constructed as part of the development under this plan.
- The need to confirm the CCW boundary and adoption of the preferred buffer widths.
- The need to coordinate environmental management and bushfire threats in a complimentary manner.
- Consideration of open space design.

Several project meetings were held with staff representing Town Planning, Environmental, Traffic and Subdivisions to include advice on the following aspects:

- Requirement to update the Environmental Report and specifically the finalization of the CCW boundary, also applying a 50m buffer.
- The buffer may be activated through active open space uses to include paths, play equipment, seating, etc., but not activities that will increase bushfire risk, i.e., BBQ areas.
- The structure plan for this sub-precinct is to be supported by a feature survey, traffic study, bushfire report and a drainage strategy (does not have to be a comprehensive LWMS).
- The watertable is shallow, 1m below surface.
- The drainage solution need to accommodate the first 15mm of rainfall. Overflow could drain towards Matson Street for discharge into Southern River or alternatively to the CCW. Some drainage infrastructure in Matison Street may need to be accommodated in the new drainage solution for the site.
- Confirm CCW boundary with DPAW (DBCA)
- No heritage studies are required, as the site is listed in broader Southern River a Registered Aboriginal Heritage site.
- R25 residential densities are the base density and may be increased to R40 where appropriate



- Councils standard road verges are 15.4m width for local access road and maintaining a minimum 4.1m verge. The road reserve along the POS may be reduced by 3.1m, resulting in a 1m verge along the POS boundary.
- Footpaths require a 2m width on one side of the street.

Urbanism provided interim concept designs to the City for comment in January and March 2018. As stated in section 1.3.4, the City indicated support for a discreet sub-precinct planning approach in respect of the structure plan and the lifting of the “Urban Deferred” zone under the MRS with concurrent rezoning of the site under LPS6.

The Civil Engineer and Environmental Consultant discussed the City’s standards and preferred approach in respect of earthworks, road design and drainage strategies.

Department of Planning

Urbanism communicated the intent to submit a request for the lifting of the “Urban Deferred” zone under the MRS and the concurrent assessment by the City of Gosnells of the proposed structure plan. The department’s advice informed the recent submission of the proposed MRS amendment and procedural discussion with the City of Gosnells.

Department of Biodiversity, Conservation and Attractions

Aurora Environmental conducted site investigations to review the environmental conditions for both flora and fauna. The CCW boundary was interpreted on site, given on-ground conditions and vegetation community, topography and observations from historical aerial imagery. These findings were discussed and presented to the department for review. On 29 January 2018, the department provided written advice to support the approach presented by Aurora Environmental and agreed to modify the wetland boundary, as shown in Figure 7 (i.e. minor realignment).



Structure Plan: Southern River
Sub-Precinct 3Cii

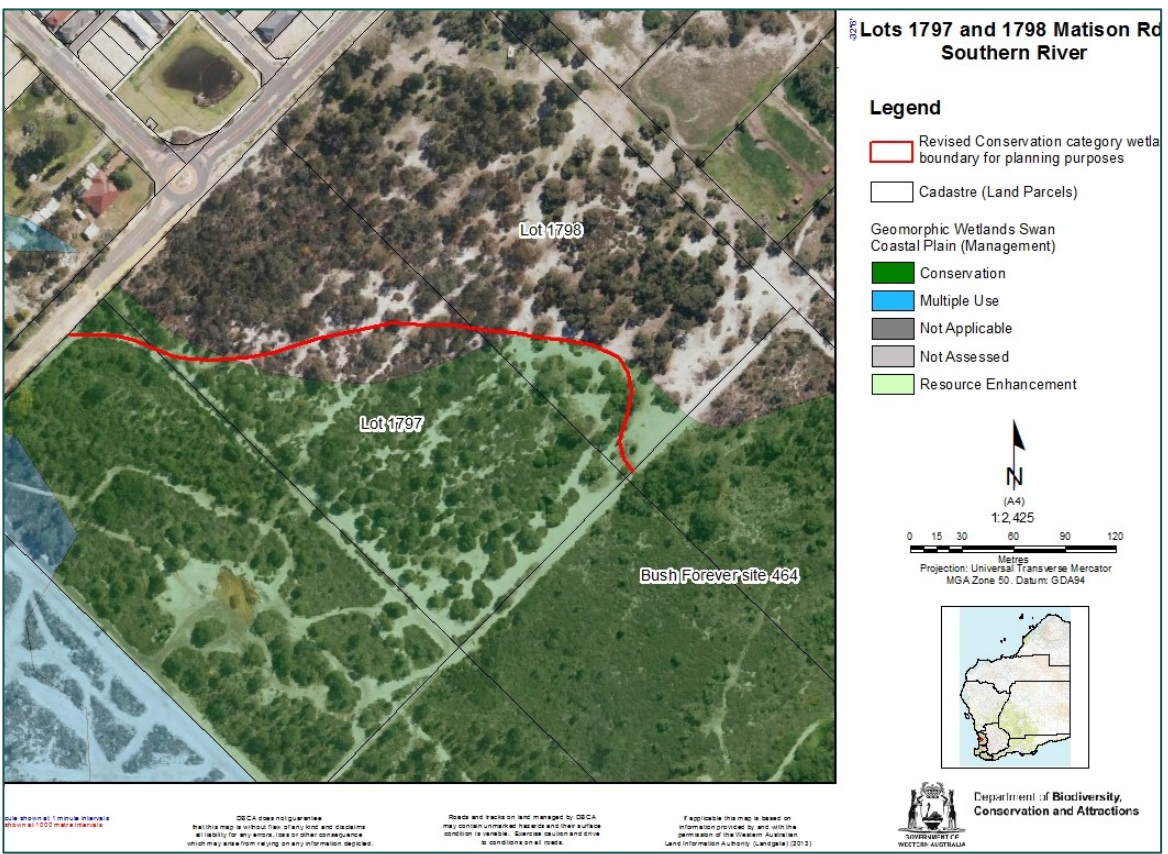


Figure 7: CCW Amended Boundary



2. SITE CONDITIONS AND CONSTRAINTS

2.1 Biodiversity and Natural Assets

Aurora Environmental provided an Environmental Assessment Report for Lots 1796, 1797 and 1798 Matison Street, Southern River. The report is dated 13 February 2018 and attached hereto in Appendix A. In addition, as additional vegetation surveys and a targeted survey for the threatened species *Austrostipa jacobsoniana* was undertaken and reported in February 2021. The following sub-headers provides a summary of the findings and establishes the environmental context and framework for future development:

2.1.1 Wetland

Almost all of Lot 1796, a significant proportion of Lot 1797 and the south-western portion of Lot 1798 are mapped as a CCW. Aurora Environmental considers the opportunity to downgrade the classification as low, given that the vegetation has improved since the original ENV (2006) mapping. The mapped wetland boundary was identified by Aurora Environmental as being incorrect in some locations as shown in Figure 7. The revised mapping has been endorsed by the DBCA and should be used as the basis for structure planning.

A wetland buffer of 50m is applied to the CCW. A wetland management plan will be required to guide the rehabilitation and management of the buffer between the development and the wetland and in due consideration of the bushfire risks on the proposed urban area.

2.1.2 Vegetation

The vegetation on lots 1797 and 1798 was mapped as being mostly Degraded with an area of vegetation within the CCW in "Good" condition. The vegetation has improved since the ENV (2006) survey, particularly in the area associated with Wetland UFI 15961.

The subsequent targeted survey identified seven vegetation types on the site, but concluded that the site does not support any populations of *Austrostipa jacobsoniana*. A small area of less than 1 ha was identified as being consistent with the *Banksia* woodland ecological community. However, based on its current condition, this patch does not meet two of the key diagnostic criteria in respect of the tree canopy and understorey. The vegetation survey report concluded that no other conservation significant flora are likely to be found in the proposed developable portion of the site due to the degraded condition.



Bush Forever – Bush Forever Site 464 is located to the south and south-east of the Site and is known to contain a TEC. Future development will need to ensure that environmental impacts from the Site can be adequately managed. This may include strategies such as the provision of a buffer to the Bush Forever site or the provision of a hard edge, such as a public road.

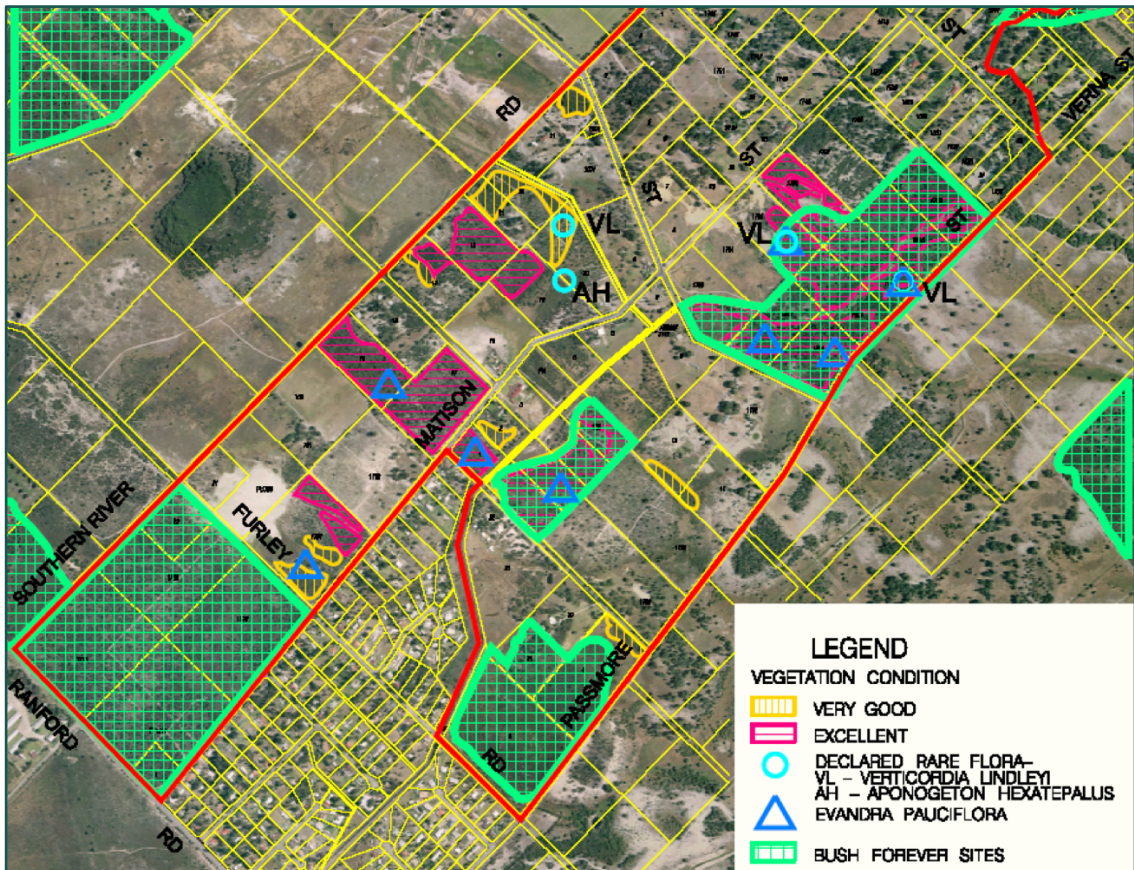


Figure 8: Vegetation Quality

2.1.3 Fauna

Forest Red-tailed black cockatoos and Carnaby’s Cockatoo have been sighted. ENV (2006) recorded a single habitat tree on Lot 1797 that contains a hollow large enough to be used by black cockatoos. However, there was no evidence that the hollow was in use, or has been used by any of the black cockatoo species.

The foraging value of the habitat on the Site is assessed as poor given the degraded nature of the vegetation, limited Banksia species and extensive areas of wetland vegetation on Lots 1796 and 1797.



2.2 Landform and Soils

The site is located within the Swan Coastal Plain (SCP). The SCP is generally a flat, low-lying belt approximately 23 km wide in the south. Geological mapping shows the site is located on the Bassendean Sand Formation. Soil conditions vary between Bassendean Sands and the sandy clay to clayey sand of the Guildford Formation.

The study area is mapped as 'Class 2' – moderate to low risk of Acid Sulphate Soils (ASS) being present within 3m of the natural soil surface. Excavation or the lowering of the local groundwater table (via drainage or dewatering) has the potential to expose ASS material to oxygen.

2.3 Groundwater and Surface Water

It is likely that shallow groundwater conditions are present beneath the Site. The historical maximum groundwater levels are mapped as being approximately 1m below the natural surface. It is recommended that groundwater monitoring bores are installed at the Site to assess groundwater levels to ascertain the seasonal variation in groundwater levels and to assess pre-development groundwater quality.

2.4 Bushfire Hazard

The site is identified as a 'bushfire prone area' under the state-wide Map of Bush Fire Prone Areas. Emerge Consultants completed a Bushfire Management Plan, Revision B dated March 2019 in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas. The report is attached in Appendix C.

The report identifies various vegetation types on the site and assumes a post development vegetation classification scenario, retaining the CCW vegetation in perpetuity and the 50m wetland buffer in a revegetated state. Both of these area are classified Forest (Class A) in the bushfire risk modelling. The rest of the open space areas will be landscaped as a to a low threat standard as formally managed local open space.

The study confirms that development will be subject to a low or moderate bushfire hazard with planning requirements setting buildings in areas to achieve a BAL rating of BAL-29 or less. Most dwellings will be in an area where BAL rating of BAL-12.5 will apply, with several future lots in the eastern portion of the site likely to be subject to BAL-19.



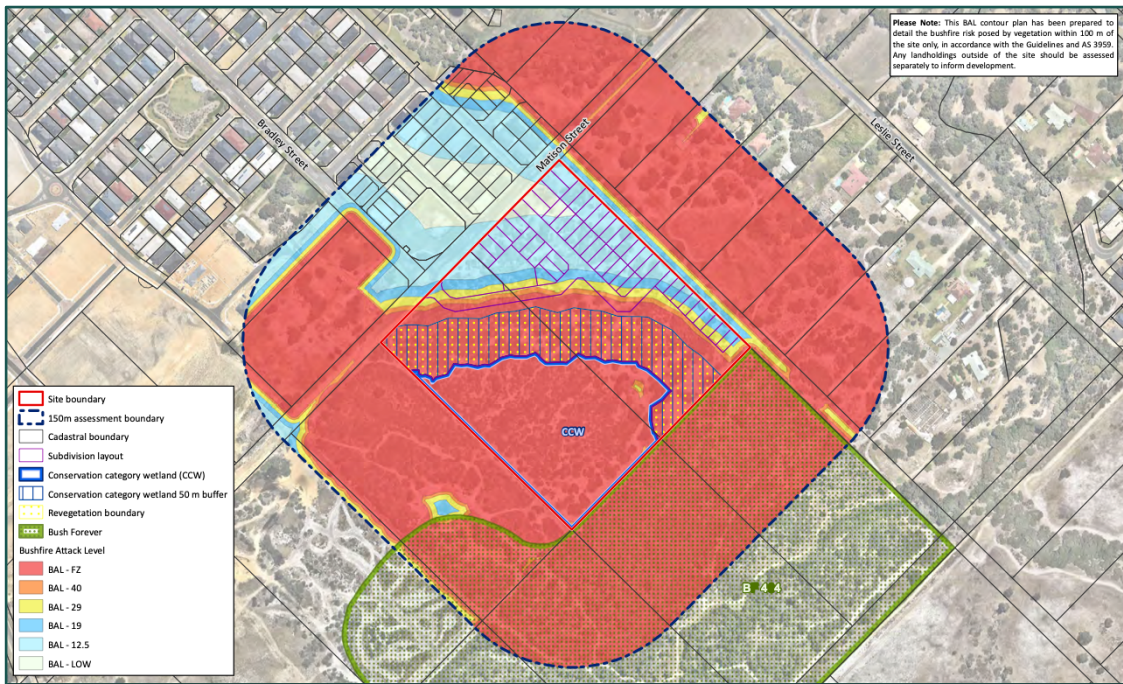


Figure 9: BAL Contour Modelling

The Bushfire Management Report recommends that the modelling be updated during the subdivision and development stages. Remodelling will depend on currency of the Bushfire Management Plan and, as a minimum, maintaining the modelled setbacks.

2.5 Heritage

The Department of Planning, Lands & Heritage's (DPLH's) Aboriginal Heritage Inquiry System indicates that there is one registered sites which affects Lots 1796-1798. The registered site (Site ID 3511) is a part of a much larger site known as Southern River. The site is recorded as a mythological site as well as a camping and hunting place. Given that Southern River does not pass through the site, it is not anticipated that this heritage listing represents a constraint to future development of Lots 1796-1798.

No European Heritage sites of significance were listed within the Site.



2.7 Context

Lots 1797 and 1798 Matison Street, Southern River is currently vacant and located along the eastern alignment of Matison Street. The site slopes gently at 0.8 % from Matison Street, opposite Bradley Street, towards a low-lying area near the eastern site boundary. Another prominent low point exists along the northern site boundary and most notably in the Woongan Street reserve.

The southern half of the site is affected by a Conservation Category Wetland. This wetland spills into the neighbouring Lot 1976 Matison Street. The boundary of this wetland was confirmed on site and has subsequently been agreed to by the Department of Biodiversity, Conservation and Attractions (DBCA). The wetland isolates the site from the southern portion of Precinct 3C.

The land to the west of Matison Street is primarily a residential precinct being developed under the guidance of the Precinct 3A Outline Development Plan, following the WAPC's adoption of the Southern River Precinct 3 Structure Plan in 2009. This structure plan area for Precinct 3 encompasses approximately 365 hectares of land bounded by Southern River Road, Ranford Road, the "Kennel" zone, Passmore Street and the Southern River Road. Residential densities vary between R20, R30 and R40 around key land uses, such as activity/ neighbourhood centres. Subdivision works in this precinct commenced in 2010 in the north-western corner of this precinct along Southern River Road and is on-going in a staged approach.

The City of Gosnells approved a Local Structure Plan for a Sub-Precinct 3C on 11 July 2017. The plan was developed for a sub-precinct within Precinct 3C and contrary to the provisions of the Guide Plan and Local Planning Policy 3.3. The draft Local Structure Plan for a Sub-Precinct 3C accommodates residential development at a R25 base density and medium density R40 in areas of high amenity, including adjoining open space areas. The proposed structure plan offers for a 9.7% POS contribution. The City supported this marginal shortfall on the basis that the site abuts the Bush Forever site and is within walking distance of other local open spaces.

The City of Gosnells advertised the Local Structure Plan for Precinct 3B to the north of Leslie Street. This plan was previously advertised for comment and has been updated to accommodate more extensive stakeholder comments, including adjustments to the boundary of the wetland along the Southern River. Residential densities in this area include an R25 density as a base zone, applies R30 in areas of high amenity and R40 around the activity/ neighbourhood centre.



The above indicates that this portion of the Southern River suburb is being transformed into an urban area, mostly for residential development and associated local urban infrastructure. The evolving land use pattern complies with the State's strategic planning initiatives and policies to include Directions 2031.

The area to the east of the site is earmarked for Bush Forever Protection Area. It is expected that this land will ultimately link with the linear open space network along the Southern River and this is likely to be addressed in more detailed planning for the land to the north of the unconstructed Woongan Street. Planning for this sub-precinct in Precinct 3C has not commenced and is somewhat isolated from the site. This open space network establishes an eastern edge of the urban development footprint defined in the Precinct 3 Structure Plan/ Guide Plan.

Southern River is affected by the Kennel Zone between Phoebe Street and Randford road. The site is more than 1.4km from this zone and is not affected by the noise impacts and associated buffer.

Matson Street is an Urban Local Road/ Access Road and constructed in part as a 2-lane road. It is expected that this road will ultimately be constructed to intersect with Holmes Street to the south of the site. A roundabout is constructed in Matson Street as its intersection with Bradley Street. This roundabout offers good opportunity for controlled access to development on this site. Woonagan Street is an unconstructed road as crown land within a dedicated road reserve. This road reserve is the northern street boundary of Lot 1798 Matson Street for 291m of its length. It is likely to offer alternative access to the development of the site and its design and constructed will be resolved in future detail planning of the development of this sub-precinct.

The development along Matson Street also includes a network of pedestrian paths and shared bicycle paths to facilitate sustainable and alternative options to commute to neighbourhood functions. These are supported by a bus route in the area.





Figure 10: Site Context



3. STRUCTURE PLAN

3.1 Design Principles

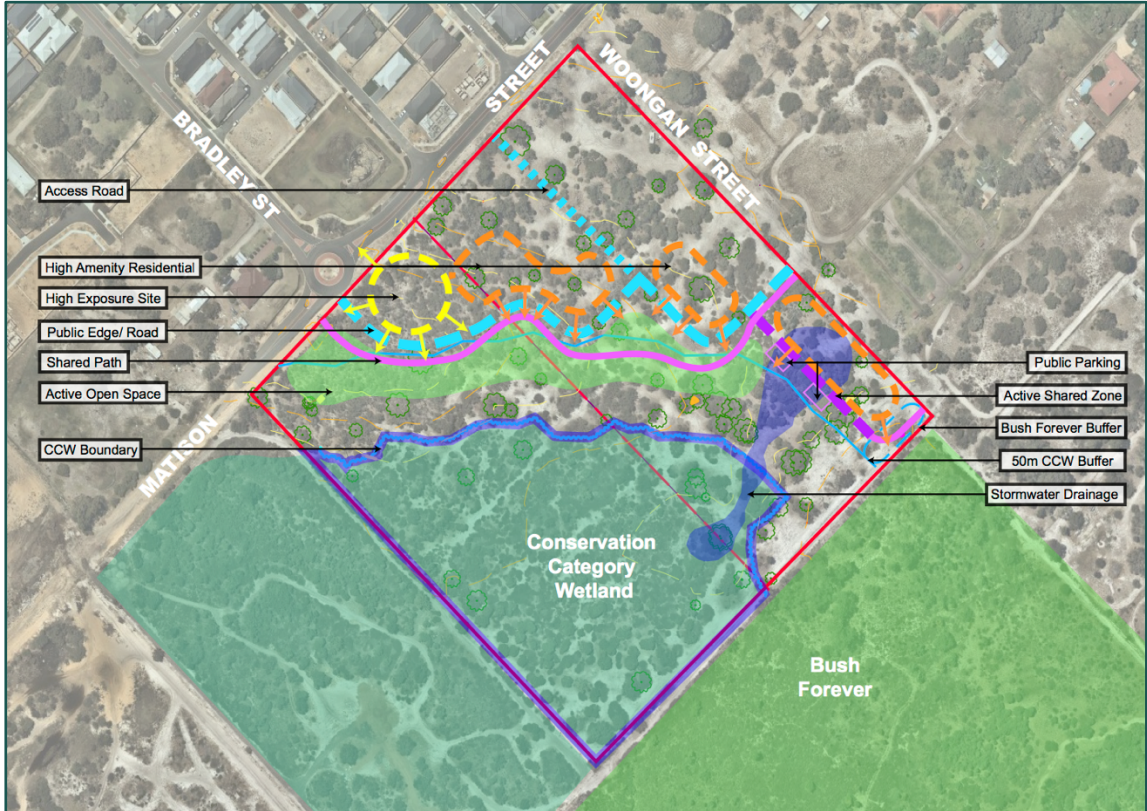


Figure 11: Design Principles Map

The site context, development opportunities and constraints identified in technical studies have been interpreted into spatial planning outcomes to define a preferred future development.

3.1.1 Land Use Planning

Open Space

The natural environment dominates the site capacity and the following key principles apply to the provision of open space:

- Establish and define the extent of the Conservation Category Wetland (CCW) and the associated 50m buffer and ensure its protection as a natural asset.
 - A Wetland Management Plan will inform revegetation and future management requirements to maintain environmental values.
 - Reinforce the values of the CCW through an environmentally sensitive approach to drainage.



- Land outside the CCW and buffer area affected by a BAL rating exceeding BAL29 will be allocated for road infrastructure and Local Open Space. This includes a minimum 15m buffer between any formal development and the Bush Forever along eastern site boundary to manage the bushfire risk onto future built form and limit the impact from this future built onto the Bush Forever land.
- Locate active open space within the Local Open Space, outside the the CCW and buffer area, to meet the future local requirements and activate the open space as a consolidated neighbourhood asset.
- Design the road and pedestrian routes to establish a public and activated frontage to the open space uses on the site.

Built Form

The built form for this site will focus on residential type uses to establish a residential pocket that would benefit from the high value natural assets on the site:

- A key element of the plan is to create opportunities for a range of housing options, defined by a range of standard lot widths to attract more builders into this market place.
- Establish a base density of R25 over the residential capable land and locate higher densities (R30) in locations of high amenity along the open space.
- The main entry into this residential pocket will be from the roundabout in Matison Street. The resulting corner site will be highly visible and exposed to open space along three site boundaries. This high value site will anchor this residential precinct with a R40 density built form.
- For dual frontage lots in Woongan Street, establish main access from the street and activation of the rear lane through pedestrian entries, location of alfresco areas and permeable rear fencing. These will be detailed in an Outline Development Plan.

Connectivity

All land uses are to be connected by movement corridors to ensure a high level of connectivity within the precinct and to neighbouring residential developments.

- Provide road design standards for access roads that are complimentary to their function and needs.
- Create a pedestrian network to integrate the residential development with an activated edge to the open space system.
- Connect all streets and paths to the existing network in an integrated and permeable approach.
- Design road network to efficiently accommodate all service infrastructure and drainage routes.
- Provide access to public parking to serve this neighbourhood and open space uses.



3.2 Design Standards

The above design principles are adopted into the following design standards to resolve a concept Master Plan for Lots 1797 and 1798 Matison Street.



Figure 12: Concept Master Plan



3.2.1 Residential Density

The existing development to the west of Matison Street has been developed in accordance with the Southern River Precinct 3A Structure Plan. This plan adopts a base density of R20, R30 densities in areas of high amenity and connectivity and R40 around activity/ neighbourhood centres. The lot sizes along the western alignment of Matison Street varies between 400 m² and 470m², in accordance with the R20 density coding.

Figure 10 demonstrates the residential designs for the Draft Structure plans for Precinct 3C (south) and Precinct 3B. These plans adopt a similar approach to density distribution; however, the base residential density code is R25. This Structure Plan for Precinct 3Cii applies these principles as follows:

- i. The R25 density code (minimum 300m² and average of 350m²) is the base density applicable to all lots not meeting any of the principles listed below;
- ii. The R30 density code (minimum 260m² and average of 300m²) applies to residential lots with high amenity near Public Open Space; and
- iii. The R40 density code (minimum 180m² and average of 220m²) applies to the corner location fronting the roundabout in Matison Street and the Public Open Space.

The performance of the proposed residential reservation may be summarised as follows:

Density Code	Land Area	Number of Lots	Yield Potential
R25	11,167m ²	32 lots	32 dwellings
R35	5,470m ²	14 lots	18 dwellings
R40	2,150m ²	1 lots	9 dwellings
Total	18,787m²	47 lots	59 dwellings

The dwelling yield is comparable with surrounding residential densities and exceeds the minimum density targets under Directions 2031 (refer to section 1.1.3):

Estimated number of dwelling per site area <i>(Liveable Neighbourhoods definition)</i>	25 dwellings /ha
Density per Gross Urban Area <i>(Directions 2031 definition)</i>	12 dwellings /ha



3.2.2 Open Space

The Conservation Category Wetland (CCW) is a major influence on the land use planning. Almost all of Lot 1796, a significant proportion of Lot 1797 and the south-western portion of Lot 1798 is mapped as a CCW. The mapped wetland boundary was identified by Aurora Environmental as being incorrect in some locations as shown in Figure 7 - this revised mapping has been endorsed by the DBCA. The structure plan adopts a 50m buffer to the CCW.

A Wetland Management Plan will be prepared at subdivision stage for the CCW buffer area and in consultation with the City of Gosnells. The management plan will address revegetation of the buffer area, control of pedestrian and vehicle access, and the management of weeds and dieback.

The local open space provision is guided by Liveable Neighbourhoods, which requires a 10% land contribution for local open space. The following interim POS Schedule defines the open space provision under the structure plan, also refer to Figure 13:

Description	Area	Total Area
Land/ Site Area:		80,938m ²
Lot 1797	40,469m ²	
Lot 1798	40,469m ²	
Calculation for Required Open Space:		
Land/ Site Area	80,938m ²	
<u>Deduction:</u> CCW area	29,249.6m ²	
Gross Subdivisible Area		51,688.4m²
Required Public Open Space (10%)		5,168.8m²
Breakdown of POS Provided		
CCW Buffer Area	19,607.9m ²	
Total Restricted POS Credited (maximum 20% of CCW Buffer Area)		3,921.6m ²
Unrestricted POS (Recreation)		7,927.4m ²
Total Unrestricted POS		11,847.8m²
POS Provision (% of Gross Subdivisible Area)		22.7%

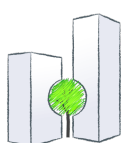




Figure 13: Open Space Definition

The total open space reservation of this land covers 65% of the total site area. These are defined in Figures 12 and 13 as CCW, CCW buffer and Local Open Space, which also correlates to the Structure Plan Map 1. The provision of Local Open Space significantly exceeds the requirements under Liveable Neighbourhoods and is to be maintained in a low fuel state.

The POS is to be provided in accordance with the Structure Plan and will be refined at the subdivision stage to meet obligations. The POS Schedule will be updated to a standard commensurate to Liveable Neighbourhoods requirements and to the satisfaction of the City of Gosnells.

The site contains a significant amount of open space (65% of the site area), abuts an extensive Bush Forever site and has access to several local open spaces to the east of Matison Street within its walkable catchment. All residential properties within this



development site therefore have excellent access to several open spaces for passive and active recreation. The POS Concept Plan (Figure 14) addresses the treatment to the Local Open Space within this residential pocket to create a sense of place and local connection for its residents.

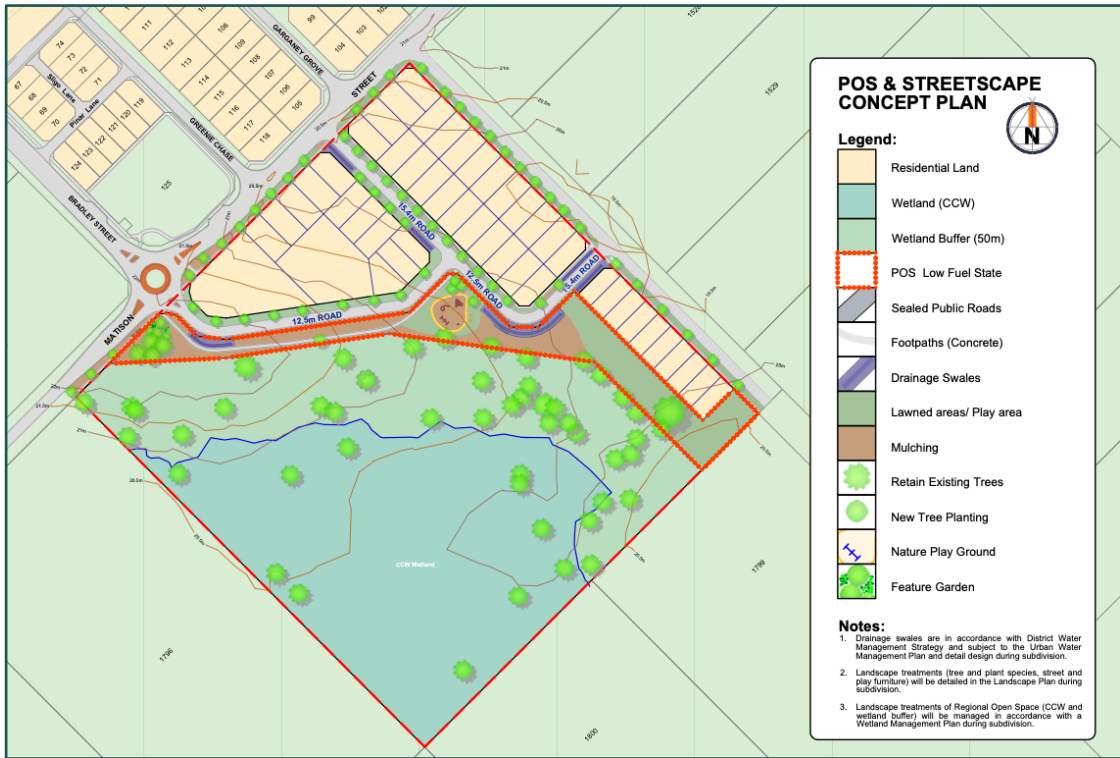


Figure 14: POS and Streetscape Concept Plan

Landscaping of the Local Open Space (POS) will require a treatment and management regime to maintain it in a low fuel state. Most of this space will be landscaped in a mulched covering with occasional shrub and ground cover planting. A formal feature garden will be provided near the roundabout in Matison Street, which would serve as an entry statement. Some lawned areas will be designed to facilitate active play areas and a formal nature play area is envisaged in a central location. The open space area will also accommodate some infrastructure to include swales and a footpath. The pedestrian footpath is in part separated from the access road to create an association with the values of the Regional Open Space. Treatment and management of the Regional Open Space will be defined in the Wetland Management Plan at subdivision stage. These are illustrated in Figure 14 and will be detailed in the Landscape Plan required at subdivision stage.



3.2.3 Road Design

The Structure Plan is developed aligning the existing road reserves for Matison Road and Woongan Street. The road reserve widths of these road are approximately 20m, which is considered sufficient. The development proposed in this structure plan may require the upgrading of Matison Street, whereas Woongan Street will be constructed to provide suitable access to lots.

KCTT prepared a Traffic Impact Statement, refer to Appendix D. The traffic modelling suggests that the development will generate up to 410 vehicular movements per day and 50 vehicular movements during the AM and PM peak periods.

The internal traffic will be accommodated in Access Street C in accordance with Liveable Neighbourhoods, which has a reserve width of 15.4m.

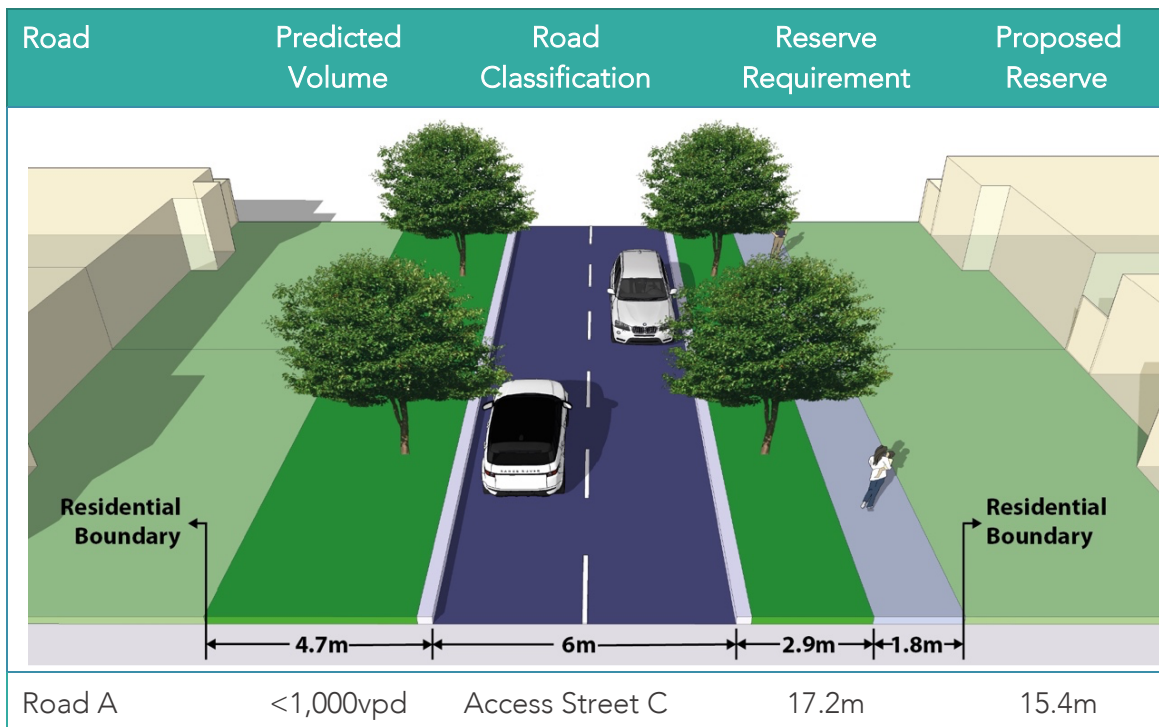


Figure 15: Access Street C (15.4m)

The road system follows the open space to establish a public activated edge. Where the Access Street C aligns the POS, the road reserve will be reduced to 12.5m. This allows for a seamless integration of the verge into the open space area. The reduction of the Road B reserve by 2.9m is on advice from City of Gosnells. This reduction of the road reserve will be applied to Road B and a section of Road A.



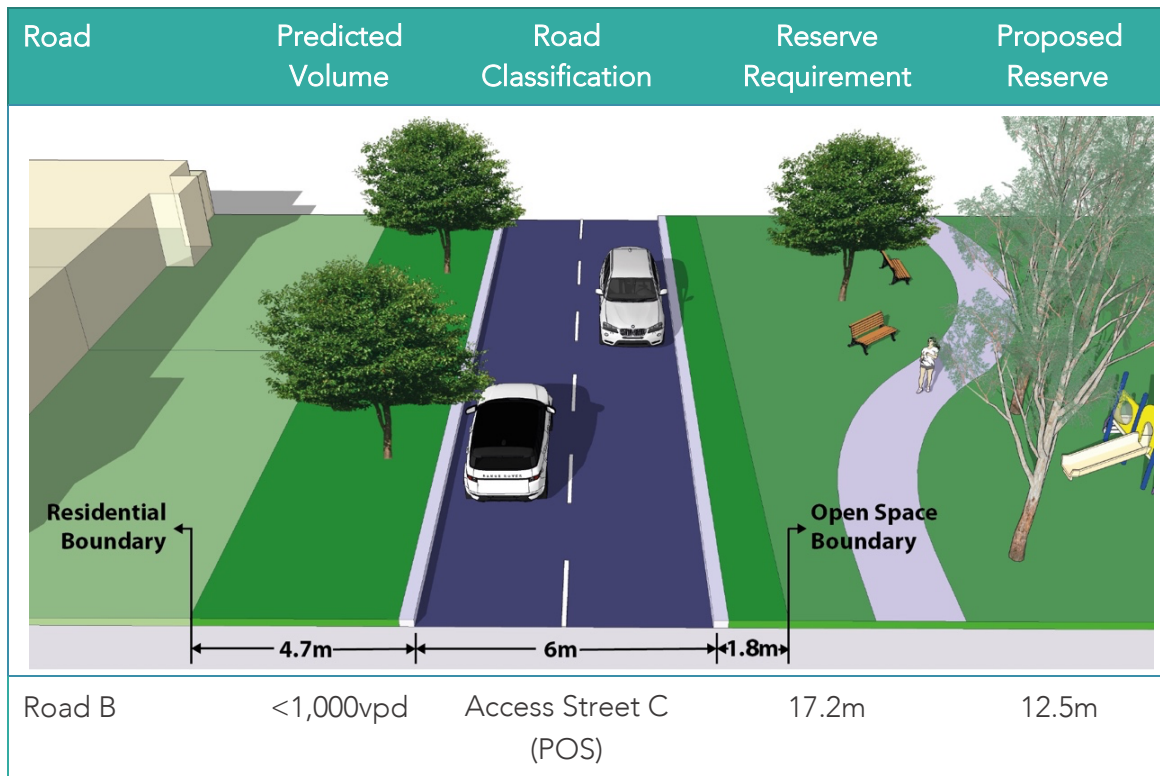


Figure 16: Access Street C (12.5m)

The landscaping of all verges allows for tree planting to a minimum of one tree per lot. The verges will also accommodate drainage swales in accordance with the recommendations of the Local Water Management Strategy. These will be defined in the Urban Water Management Plan and detail stormwater design at subdivision stage. The verges will be finished as lawned verges, where they abut new residential lots. Alternatively, these verges will be dressed with mulch.

The landscaping of the street verges along the POS will assume the landscape treatment of the POS adjoining the road. This will allow for a consistent finish and to be integral to the activation of the adjoining open space. The the footpath along Road B will vee away from the road to align outside the CCW 50m buffer area to facilitate an end user experience and appreciation of the values of the Regional Open Space. This may be communicated through information signage along this path.

The verge treatments and footpaths along Matison Street and Woongan Street will align the outer boundary of the structure plan area. The landscaping and tree planting concept is illustrated in Figure 14.



3.2.4 Other Infrastructure

Drainage and Water Management

The City of Gosnells and Department of Water and Environmental Regulation approved a District Water Management Strategy (DWMS), refer to Appendix E. This strategy bases its objectives on the principles and objectives detailed in the Southern River Integrated Land and Water Management Plan, Stormwater Management Manual and Better Urban Water Management.

The DWMS establishes several modelling assumptions to inform the following stormwater management techniques:

- Install drainage soakwells to reduce direct runoff to the street conveyance system. This will increase detention periods, minimise peak flow rates and enhance runoff quality.
- Provide bio-retention pockets (Raingardens) close to runoff source areas where possible, to treat and infiltrate 2% of the connected construction impervious area.
- Provide adequate storage to attenuate post-development flow rates within the boundary of the CCW.

The DWMS is based on groundwater monitoring over the 2019 winter (July to December) period to determine the average annual maximum groundwater level (AAMGL) at 18.78mAHD, with a maximum groundwater level (MGL) of 19.167m AHD, observed in October 1978. This provides a 0.5m buffer over the measured MGL.

The DWMS incorporates some concept design elements from the Civil Engineering and Infrastructure Report in Appendix B.

- The existing “bubble up” in the Matison Street verge will be relocated at a suitable location down Road ‘A’ with a pipe extension.
- The collection and disposal of stormwater runoff is to be handled by bio-infiltration at the source via shallow swales (300mm max.) and rain gardens. Overland stormwater flow for events greater than 1 in 1 ARI will drain to the existing wetland.
- The overland flow path from the low point in Road ‘A’, unconstructed Woongan Street and the open space itself will discharge to the wetland buffer.
- Short portions of Road ‘A’, Road ‘B’ and Woongan Street are proposed to grade towards Matison Street.



Sewerage

The calculated peak flow from the proposed residential development is within the Water Corporation allowable discharge for the catchment area. The proposed development will connect to the existing 225 diameter main sewer in Matison Street. Water Corporation advised that the connection of this proposal into the existing wastewater gravity in Matison Street is acceptable and will not require headworks charges.

Water Reticulation

The connection of the required water reticulation will be into the existing 250mm diameter water main. Water Corporation advised that the connection of this proposal into the existing water reticulation system in Matison Street is acceptable and will not require headworks.

Gas

There is an existing ATCO gas high pressure reticulation system located in Matison Street to also provide supply to the proposed development.

Electrical

There appears to be sufficient capacity on the existing electrical network. The anticipated total load requirement of the proposed development may require a new transformer to serve the proposed development site.

Data

There is existing NBN in Matison Street and it is likely that NBN will be able to provide a connection for this proposal site.



3.3 Structure Plan Outcome

The above design principles are adopted into the following design standards to resolve a concept design for Lots 1797 and 1798 Matison Street, refer to Figure 17.

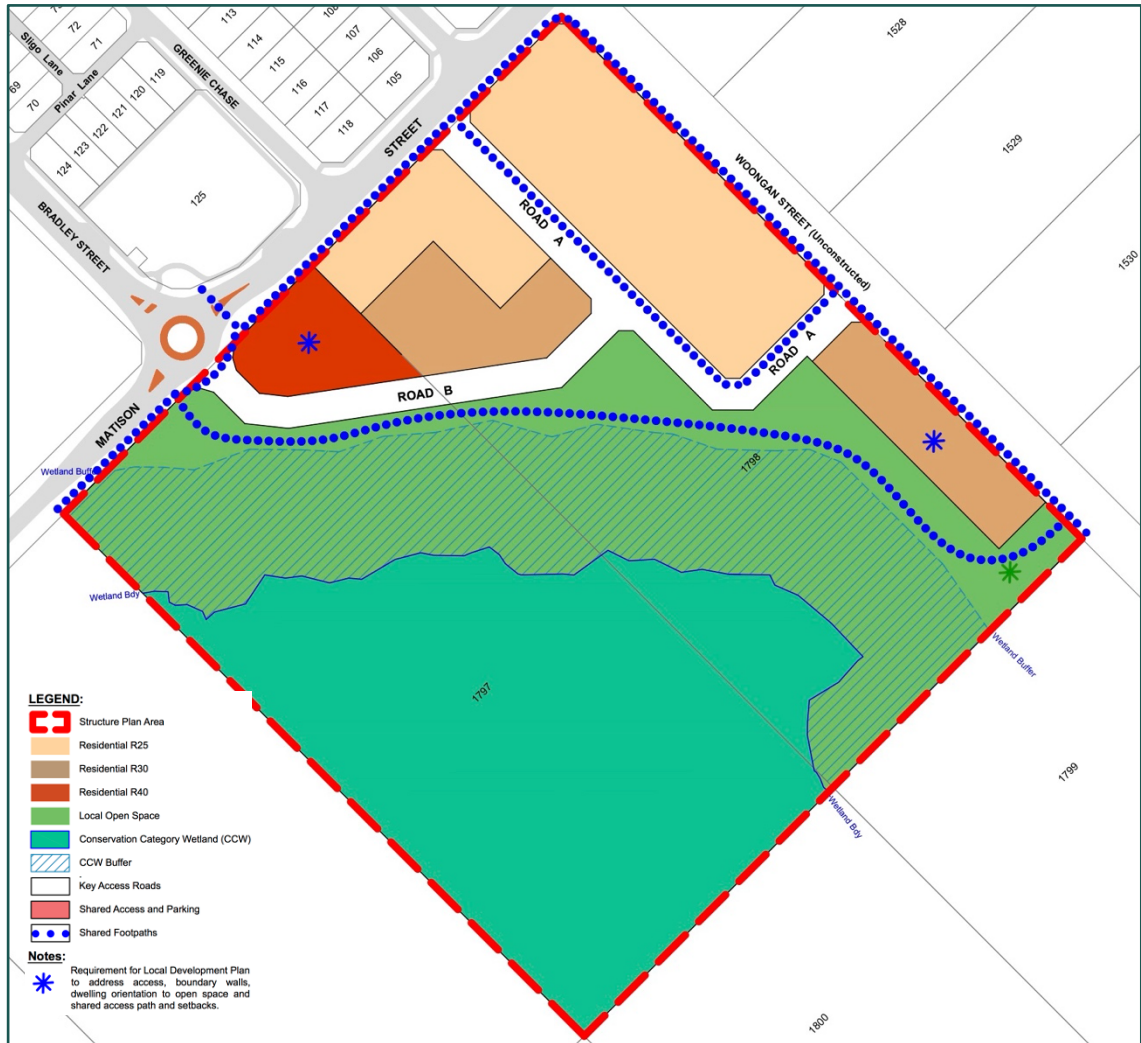


Figure 17: Structure Plan Map



Appendices

- A** Environmental Assessment
Updated Environmental Survey
Targeted Survey Results
- B** Civil Engineering and Infrastructure Report
- C** Bushfire Management Plan
- D** Transport Impact Statement
- E** District Water Management Plan

