

WISTERIA (WEST) OUTLINE DEVELOPMENT PLAN

PORTION OF LOT 9500 WISTERIA CRESCENT, AND LOT 304 REDGUM ROAD, PINJARRA



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15/01/2013

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ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the Shire of Murray
Local Planning Scheme No.4

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

07 APRIL 2014

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the
Planning and Development (Local Planning Schemes) Regulations 2015.

Date of Expiry:

19 OCTOBER 2027

Table of Modifications to Outline Development Plan

Modification No.	Description of Modification	Date Endorsed by Council	Date Endorsed by WAPC
1	References to Residential Code Plan and Residential Density ranges removed.		
2	Access Streets downgraded to Access Street D with width of 14.2m.		
	13m width to road abutting eastern side of POS.		
3	Power transmission line easement area to be converted to POS.		
	Neighbourhood Connector and dual use paths to be updated on Movement Plan in accordance with SP Preparation Guidelines.		
4	Delete Landscape Management Plan and Urban Water Management Plan references from clause 5.5 and 7.		
5	Delete Wildlife/Fauna Management/Relocation Plan from clause 5.5.		
6	Include Noise barrier design report (Shire of Murray) within clause 5.5.		
7	Table 5 updated to reflect current R-Codes.		

Executive Summary

The Outline Development Plan (ODP) covers an area of 22.7 hectares of Residential Development Zoned land in North Pinjarra approximately 4 kilometres to the north of the Pinjarra townsite urban area.

The ODP is bordered by the Perth to Bunbury railway line to the west, Wisteria Crescent to the north and east and the approved North Pinjarra ODP area (and Cornish Gully) to the south.

The ODP is intended to accommodate largely single residential use (320 dwellings) of land at a range of densities (R20, R25, R30 and R40) in order to provide market choice focussed on a combined linear open space link which combines urban water management features and recreational and landscape attributes.

The ODP area covers land that was the subject of an approved (now lapsed) subdivision approval and represents a redesign based on more contemporary planning principles and at increased yields more in line with current strategic planning targets and objectives

Outline Development Plan Summary Table 1

Item	Data	Section number referenced in report
Total area covered by the Outline Development Plan	22.762 hectares	1.1 (Stat Section)
Area of each land use proposed:		
» Residential	19.078 hectares	5.3 (Stat Section)
» Public Open Space	2.9701 hectares	5.3 (Stat Section)
» Drainage	0.799 hectares	2.3.1.2 & 2.6.1.4
Estimated lot yield	303 lots	5.2.1
Estimated number of dwellings	322 dwellings	5.2.1
Estimated residential site density	14.14 dwellings per site hectare	5.2.2
Estimated population	805 people (2.5/dwelling)	N/A
Number of primary schools	1 primary schools previously provided	3.6
Employment self sufficiency targets	259 jobs ÷ 346 workers = 75%	3.7.2
Estimated area and number:		5.3
» neighbourhood parks	2.749 hectares, 3 parks	

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3. Conceptual Stormwater Management Strategy (ENV Australia 2012)
4. Transport Noise Assessment (Lloyd George Acoustics)
5. PTA Advice on noise attenuation treatment
6. Urban Water Management Plan 2006 (ENV Australia)
7. Department of Water advice on water management requirements for ODP
8. Geotechnical study 2012 (Galt Geotechnics)
9. Infrastructure Servicing 2012 (VDM Consulting)
10. Traffic Assignment

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PART I

Statutory Section

1. Outline Development Plan Area

This Outline Development Plan shall apply to Lots 9508 and 304 Redgum Road Pinjarra being the land contained within the inner edge of the line denoting the Outline Development Plan boundary on the Outline Development Plan map (Figure 1).

2. Outline Development Plan Content

This Outline Development Plan comprises:

- » Part 1 - Statutory section
This section contains the Outline Development Plan map and statutory planning provisions and requirements.
- » Part 2 – Non-statutory (explanatory) section
This section to be used as a reference guide to interpret and justify the implementation of Part One.
- » Appendices – Technical reports and supporting plans and maps.

3. Interpretations and Relationship with the Scheme

Unless otherwise specified in this part, the words and expressions used in this Outline Development Plan shall have the respective meanings given to them in the Shire of Murray Town Planning Scheme No.4 (the Scheme) including any amendments gazetted thereto.

The Outline Development Plan (Figure 1) outlines land use, zones and reserves applicable within the Outline Development Plan area. The zones and reserves designated under this Outline Development Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to Clauses 6.5 and 6.14.12 of the Scheme:

- » The provisions, standards and requirements specified under Part One of this Outline Development Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Outline Development Plan, then the provisions, standards or requirements of this Outline Development Plan shall prevail.
- » Any other provision, standard or requirement of Part One of the Outline Development Plan that is not otherwise contained in the Scheme, shall apply to the Outline Development Plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme.
- » Part Two of this Outline Development Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

Planning Design Delivery



- LEGEND**
- Subject site
 - Cadastral
 - Noise barrier (fence)
 - R20
 - R25
 - R30
 - R40
 - POS / Drainage
 - Bioretention areas
 - Living stream swales
 - Restricted POS
 - Proposed dual use path
 - Crossing & intersections requiring treatment
 - Proposed road closure
 - Neighbourhood Connector B (18m)
 - Access Street



Outline Development Plan
Lot 9500 Wisteria Crescent
Pinjarra

FIGURE 1 OUTLINE DEVELOPMENT PLAN

MANDURAN OFFICE
26 MAR 2014
SPN / 0523

0 50 100 150 Metres

REVISIONS

Rev	Date	Drawn
A	2013.08.05	S Blanchard
B	2014.01.16	M Sullivan
C	2014.02.06	K. Trenberth

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4. Operation

In accordance with clause 6.14.2 of the Scheme, this Outline Development Plan shall come into operation when it's either; certified by the Western Australian Planning Commission (WAPC) pursuant to clause 6.14.2.12 of the Scheme; or adopted, signed and sealed by the Council pursuant to Clause 6.14.2.9.1 of the Scheme, whichever is the latter.

5. Land Use and Subdivision

The Outline Development Plan (Figure 1) outlines land use, zones and reserves applicable within the Outline Development Plan area. The zones and reserves designated under this Outline Development Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

5.1 Land Use Permissibility

Land use permissibility within the Outline Development Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

5.2 Residential

5.2.1 Dwelling Target

- » Objective
 - To provide for a minimum of 320 dwellings within the Outline Development Plan area.
- » Subdivisions are to achieve the following:
 - 15 dwelling units per site hectare (Directions 2031)

5.2.2 Density

- » Figure 1 defines the broad residential densities that are to apply to specific areas within the Outline Development Plan. Lot specific residential densities are to generally be in accordance with this plan.
- » Subdivision (in term of lot size/yield) shall be undertaken in accordance with the endorsed Outline Development Plan, which shall be used for the determination of future Development Applications.
- » Variations to the applicable lot sizes outside of the indicated densities will require the further approval of the WAPC, by way of an amendment. The revised plan shall be consistent with Residential Density identified on Figure 1 and the Locational criteria contained in Clause 5.2.3.
- » An ODP amendment may replace a part of, or the entire of the approved ODP area. However endeavours should be made to ensure that residential density is maintained to the densities outlined in Clause 5.2.3 below.

5.2.3 Locational Criteria

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

- » R20 to R40
 - a base density code of R20 shall be provided for all other residential lots within the Outline Development Plan.

- R25 density should be applied to some of the shorter roads which terminate at Public Open Space area
- medium densities of R30–R40 shall be provided in areas of high amenity, around public open space and areas of spacious outlook.

5.3 Public Open Space

The provision of a minimum of 10 per cent public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Figure 1 and Table 2, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the Shire of Murray. The central park area includes a 'Living Stream' and other urban water management areas are consolidated with the Public Open Space area. Table 2 below reflects the total available space including unrestricted and restricted POS areas. While not recorded in Table 2 there are additional drainage areas as part of the consolidated recreation area which can be used for recreation purposes.

Table 2: Strategic Public Open Space Provision (inclusive of drainage and living stream areas)

POS Site	Size (Ha)
1	0.7188
2	0.7270
3	1.3032
4	0.1512
Total	2.9002

5.4 Reports / Strategies Required Prior to Subdivision

Prior to the lodgement of subdivision applications to the WAPC, the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided with the application for subdivision:

- » Traffic Assessment Report (Shire of Murray)
- » Noise Barrier design report (Shire of Murray)

5.5 Conditions of Subdivision Approval

- » At the time of subdivision the Shire of Murray shall recommend to the WAPC the implementation of the following strategies which have been prepared and approved as part of the Outline Development Plan:
 - Vegetation Retention Management Plan

6. Development

6.1 Detailed Area Plans

Detailed Area Plans (DAP's) are to be prepared in accordance with 6.14.2.15 of the Scheme, prior to any subdivision and/or development for R30 & R40 Codes Lots.

The DAP's will also be applied to lots backing onto the freight rail corridor and apply noise attenuation for living area (habitable rooms) on the second storey where 2 storey dwelling are proposed.

The DAP should also refer to the design and materials to be used in the acoustic barrier as recommended by Acoustic consultants.

7. Other Requirements

While the Shire of Murray does not currently have a Developer Contributions Plan for Community Infrastructure provisions under Town Planning Scheme No 4, the Shire of Murray has confirmed that such a plan will be introduced into the Scheme in the future. This will be based on a Community Infrastructure Needs study.

Public utility infrastructure will be funded through conventional channels, including headworks charges, prefunding, developer capital funding or funding by the servicing authority as the case may be. These processes are outlined in the Engineering servicing Report (Appendix 9).

Other additional studies which will be required at the subdivision stage include Traffic Management, Detailed Area Plans and Public Open Space Management Plans.