FARRALL ROAD

LOCAL STRUCTURE PLAN

Part One: Implementation Section

November 2019

PEET

ABN ALCOCK BROWN-NEAVES GROUP

CLE TOWN PLANNING + DESIGN

This structure plan is prepared under the provisions of the City of Swan Local Planning Scheme No.17

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 15 September 2016

Signed for and on behalf of the Western Australian Planning Commission

_____

an officer of the Commission duly authorised by the Commission pursuant to Section 16 of *the Planning and Development Act 2005* for that purpose, in the presence of:

_____ ___Witness

15 September 2016 Date

Date of Expiry: 15 September 2031

TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
1	Amendment of Special Control Area (Flood Prone Mapping) boundary on Structure Plan map and delete Flood Prone Area provisions from Part 1 of the Structure Plan report.	Minor	4 February 2020

FARRALL ROAD LOCAL STRUCTURE PLAN

PART ONE - IMPLEMENTATION SECTION

Prepared by:

PO Box 796
Subiaco WA 6904
t: 9382 1233
f: 9382 1127
www.cleplan.com.au

3001Rep41G
November 2019

TABLE OF CONTENTS

1.0 STRUCTURE PLAN AREA

2.0 STRUCTURE PLAN CONTENT

3.0 INTERPRETATION AND RELATIONSHIP WITH THE STATUTORY PLANNING FRAMEWORK

4.0 OPERATION

5.0 LAND USE AND SUBDIVISION

- **5.1 Land Use and Zones**
- **5.2 Residential**
  - *5.2.1 Dwelling Target*
  - *5.2.2 Density*
  - *5.2.3 Locational Criteria*
- **5.3 Public Open Space**
- **5.4 Conditions of Subdivision Approval**

6.0 DEVELOPMENT

- **6.1 Area Subject to Future Planning Investigation**
- **6.2 Local Development Plans**
- **6.3 Bushfire Management**
- **6.4 Farrall Road Upgrade**

PLANS

Plan A: Local Structure Plan

1.0 STRUCTURE PLAN AREA

This Local Structure Plan, also referred to as the Farrall Road Local Structure Plan (LSP), applies to that land contained within the inner edge of the broken line shown on Plan A: Local Structure Plan.

2.0 STRUCTURE PLAN CONTENT

This Local Structure Plan comprises:

- Part One – Implementation Section

  This section contains the structure plan map and statutory planning provisions and requirements.

- Part Two – Explanatory Section

  This section justifies and clarifies the provisions contained in Part One, and is used as a reference guide to interpret and implement Part One.

- Appendices – Technical Reports

3.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANNING FRAMEWORK

The Farrall Road Local Structure Plan constitutes a Local Structure Plan required to be prepared pursuant to the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes.*

Pursuant to the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes*, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Local Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

4.0 OPERATION

This Local Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission.

5.0 LAND USE AND SUBDIVISION

5.1 Land Use and Zones

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the scheme, or as otherwise outlined in this Structure Plan. In addition, the following land uses are classified as 'D' uses in the Residential zone.

- Display Home Centre: A group of two or more dwellings and incidental car parking which are intended to be open for public inspection as examples of dwelling design.
- Residential Sales Office: A building or either a temporary or permanent nature, and incidental car parking, used directly in relation to the sale of land and dwellings in new residential estates.

5.2 Residential

5.2.1 Dwelling Target

a) Objective

To provide for a minimum of 15 dwellings per gross urban hectare within the Structure Plan area.

5.2.2 Density

a) Plan A defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential ranges, are to be subsequently assigned in accordance within a Residential Code Plan approved by the WAPC.

b) A Residential Code Plan is to be submitted at the time of subdivision to the WAPC and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan A and locational criteria contained in Clause 5.2.3.

c) The Residential Code Plan is to include a summary of the proposed dwelling yield of the subdivision.

d) Approval of the Residential Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications.

e) Variations to the Residential Code Plan will require further approval of the WAPC, with a revised Residential Code Plan submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised Residential Code Plan shall be consistent with Residential Density ranges identified on Plan A and the locational criteria contained in Clause 5.2.3.

f) A revised Residential Code Plan, consistent with Clause 5.2.2 (e) will replace, wholly or partially, the previously approved Residential Code Plan, and shall then form part of the Structure Plan as outlined in Clause 5.2.2 (d).

g) Residential Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:

   i) The amalgamation of lots;
   ii) Consolidation of land for 'superlot' purposes to facilitate land assembly for future development;
   iii) The purposes of facilitating the provision of access, services or infrastructure; or
   iv) Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

5.2.3 Locational Criteria

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

1) The R30 density code shall apply as the base code to all 'Residential' zoned lots, with the exception of those lots coded R40 – R80 as set out in 2), 3) and 4) below.

2) The R40 density code shall apply to 'Residential' zoned lots where:

   i) The lot is located within 800m of community centres;
   ii) The lot is located within 400m of public open space; or
   iii) The lot is located within 250m of public transport or neighbourhood connector routes.

3) The R60 density code shall apply to 'Residential' zoned lots where:

   i) The lot is located within 400m of community centres;
   ii) The lot is located within 200m of public open space;
   iii) The lot is located within 200m of public transport or neighbourhood connector routes.

4) The R80 density code shall apply to 'Residential' zoned lots that meet one or more of the criteria set out in 3) above and where:

   i) The lot is abutting or directly adjacent to public open space not less than 3,000m² in area; or
   ii) The lot is greater than 800m², excluding balance of title lots.

The Residential Code Plan forming part of this Structure Plan shall indicate the R-Code applicable to each lot in accordance with the locational criteria.

5.3 Public Open Space

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

5.4 Conditions of Subdivision Approval

At the time of subdivision, the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following:

- Urban Water Management Plan
- Environmental Management Plan
- Rehabilitation and Vegetation Management Plan
- Noise Management Plan
- BAL Rating Assessment
- Local Development Plan

6.0 DEVELOPMENT

6.1 Area Subject to Future Planning Investigation

The Farrall Road Local Structure Plan does not constitute a local structure plan pursuant to the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes* for the area identified on Plan A as 'Subject to Future Planning Investigation'.

A separate local structure plan is to be prepared over the land designated 'Subject to Future Planning Investigation' in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes.*

6.2 Local Development Plans

The preparation of a Local Development Plan in accordance with Clause 47 of the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes* may be required by the Western Australian Planning Commission (WAPC), on the advice of the City of Swan, as a condition of subdivision approval where deemed necessary for land comprising, but not limited to:

- Lots with a density code of R80;
- Lots within a designated Bushfire Prone Area;
- Lots subject to "Quiet House Design" principles; and
- Lots abutting the Morrison Road road reserve and subject to a buffer separation from the Western Power 132kV transmission line.

6.3 Bushfire Management

All land within 100 metres from a bushfire hazard as indicated on Plan A is declared a 'Bushfire Prone Area' for the purpose of the City of Swan Local Planning Scheme No. 17 (LSP 17) and the Building Code of Australia.

6.4 Farrall Road Upgrade

The existing 30 metre road reservation in the southern section of Farrall Road is to be retained and upgraded to maintain access for existing residents.

The portion of Farrall Road referred to as the middle section, being land west of the Bush Forever Site, is to be upgraded within a minimum reserve width of 27 metres within left-in, left-out access and a roundabout installed at the northern point of this section.

The realigned portion of Farrall Road shall be constructed with a minimum reserve width of 27 metres. Single carriageway construction is expected to facilitate this development, however, the reserve width may accommodate a dual carriageway if required in the future.

LEGEND

LOCAL RESERVES

Public Open Space

Utilities / Infrastructure
Western Power

ZONES

Residential - R30/R40/R60/R80

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

1) The R30 density code shall apply as the base code to all 'Residential' zoned lots, with the exception of those lots coded R40 – R80 as set out in 2), 3) and 4) below.
2) The R40 density code shall apply to 'Residential' zoned lots where:
   i) The lot is located within 800m of community centres;
   ii) The lot is located within 400m of public open space; or
   iii) The lot is located within 250m of public transport or neighbourhood connector routes.
3) The R60 density code shall apply to 'Residential' zoned lots where:
   i) The lot is located within 400m of community centres;
   ii) The lot is located within 200m of public open space;
   iii) The lot is located within 200m of public transport or neighbourhood connector routes.
4) The R80 density code shall apply to 'Residential' zoned lots that meet one or more of the criteria set out in 3) above and where:
   i) The lot is abutting or directly adjacent to public open space not less than 3,000m² in area; or
   ii) The lot is greater than 800m², excluding balance of title lots.

OTHER

Structure Plan Boundary

District Distributor B

Neighbourhood Connector

Access Street

Area subject to Future Planning Investigation.

Area subject to future investigation for grade separated railway crossing

Area Subject to Further Investigation

Designated Bushfire Prone Area
(100m setback from bushfire hazard)

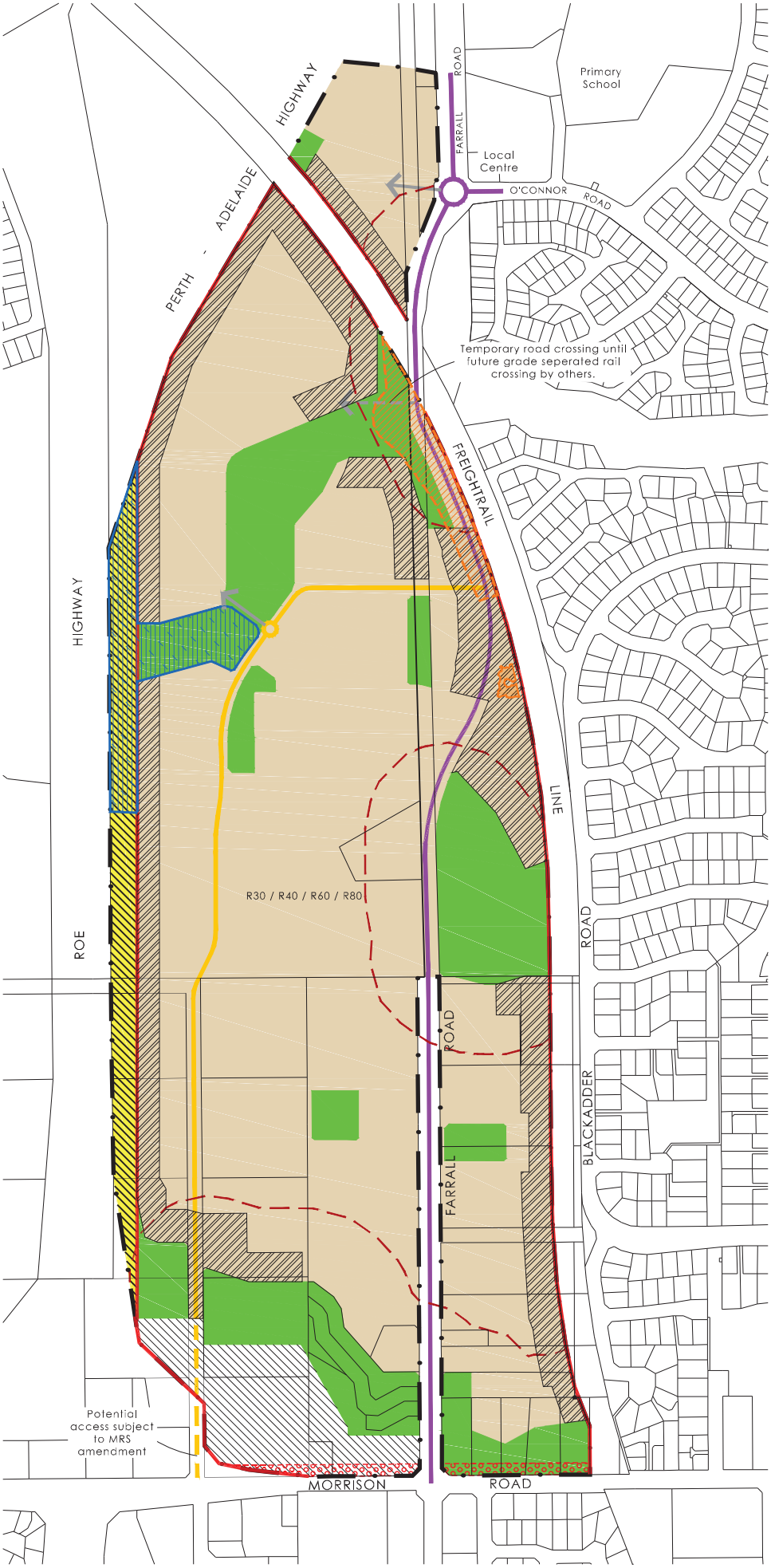
Western Power Easement (16m wide)
(Local Development Plan required)

Flood Prone Areas
(Local Development Plan required)

Dwellings subject to Quiet House Design principles
(Local Development Plan required)

Noise Wall (indicative)

Notes:
1. Local road network and public open space is indicative only and subject to change and refinement at subdivision stage.
2. Notwithstanding any statement to the contrary with AS3959-2009, (or relevant equivalent) any Class 1, 2 or 3 buildings or a class 10a building or deck associated with a Class 1, 2 or 3 building to be erected on residential lots within Structure Plan 42, that are either partly or wholly within 100 metres of the 'extreme' or 'moderate' Bushfire risk areas as identified in 'Appendix 8 - Fire Management Plan' or shall comply with the requirements of AS3959-2009, or equivalent Australian Standard.



CLE Town Planning + Design
www.cleplan.com.au

PLAN A: LOCAL STRUCTURE PLAN

3001-32L-01 8 February 2019 Nts

City of Swan