Western Australian Planning Commission



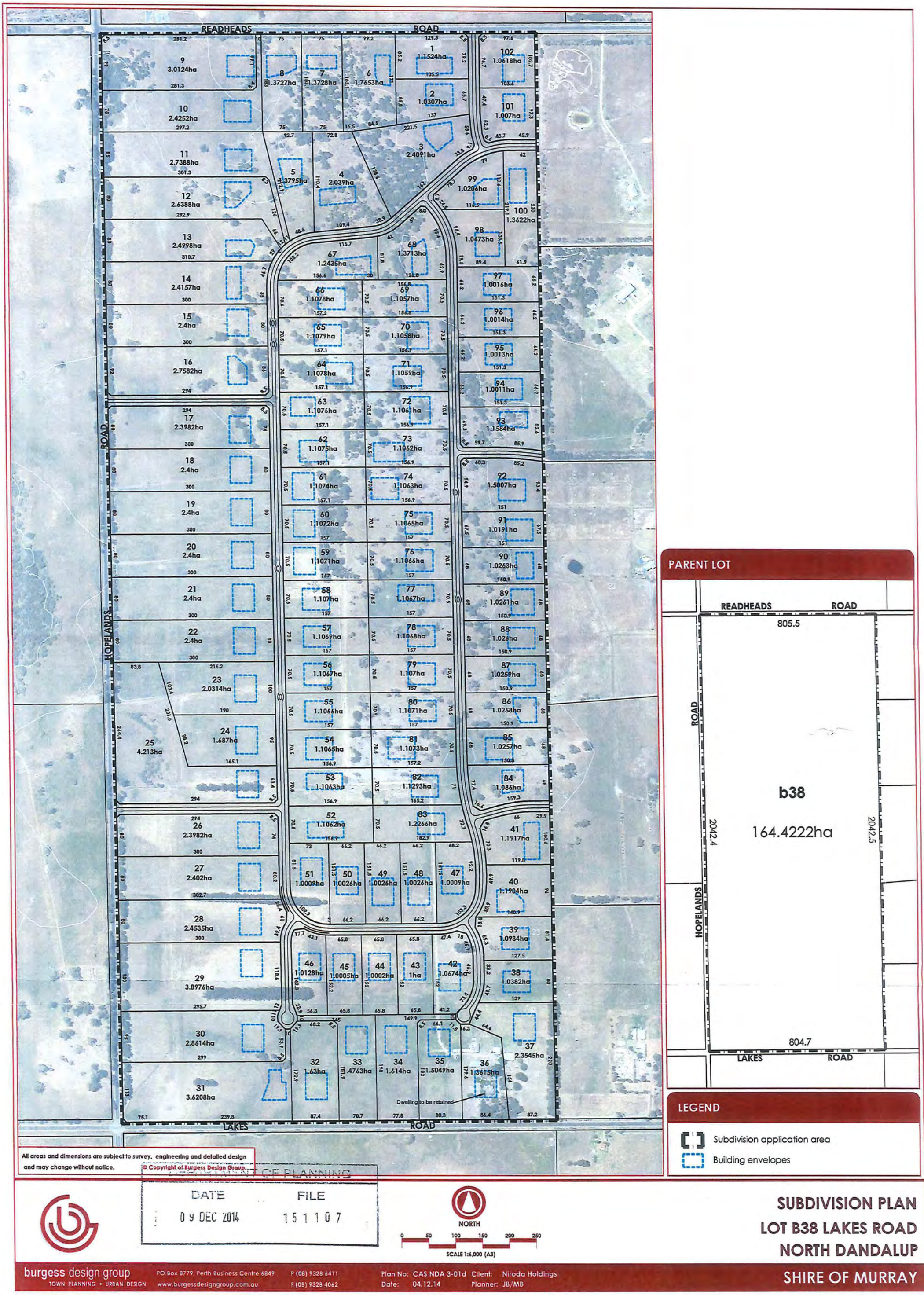
Statutory Planning Committee

Agenda Attachments

Tuesday 12 July 2016

ITEM NO: 9.1

Lot B38 Lakes Road, North Dandalup – Clearance Request for Condition 11



PARENT LOT

LEGEND

- Subdivision application area
- Building envelopes

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.

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DEPARTMENT OF PLANNING
DATE 09 DEC 2014 FILE 151107

NORTH
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SCALE 1:6,000 (A3)

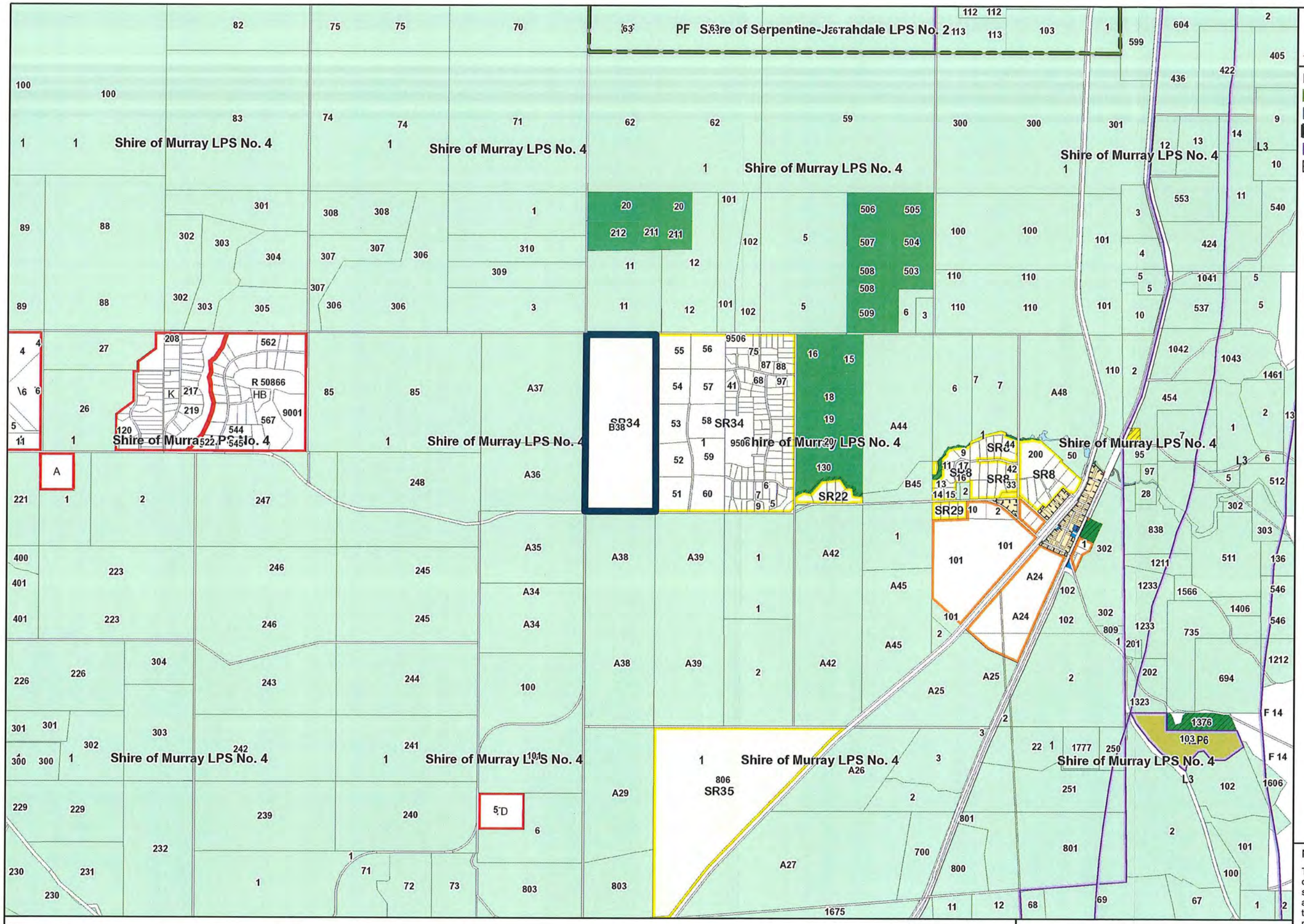
SUBDIVISION PLAN
LOT B38 LAKES ROAD NORTH DANDALUP
SHIRE OF MURRAY

burgess design group
TOWN PLANNING + URBAN DESIGN
PO Box 8779, Perth Business Centre 6849
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Plan No: CAS NDA 3-01d Client: Niroda Holdings
Date: 04.12.14 Planner: JB/MB

Attachments 1

Attachment 2.



Government of Western Australia
Department of Planning

Legend

- Local Government Area
- Cadastre (View 2)
- Local Planning Scheme Boundar
- Other Categories - Areas (SCA, I
- R-Code Boundary

LP Scheme Zones and Reserves

- Civic / cultural
- Commercial
- Farmlet
- Hills landscape protection
- Hotel / motel
- Major highway
- Ocean
- Public purposes
- Public recreation / conservation
- Railway
- Residential
- Residential development
- Road to be closed
- Rural
- Special rural
- Special use

Lot B38 Lakes Road, North Dandalup

INTERNAL USE ONLY

Internal Spatial Viewer
Link to website

N

0 1.27 2.5 Kilometres

1: 50,158
at A3

Projection: WGS 1984 Web Mercator Auxiliary Sphere

Notes:

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Produced by: **FUNCTIONALITY TO COME**

Date produced: 29-Jun-2016

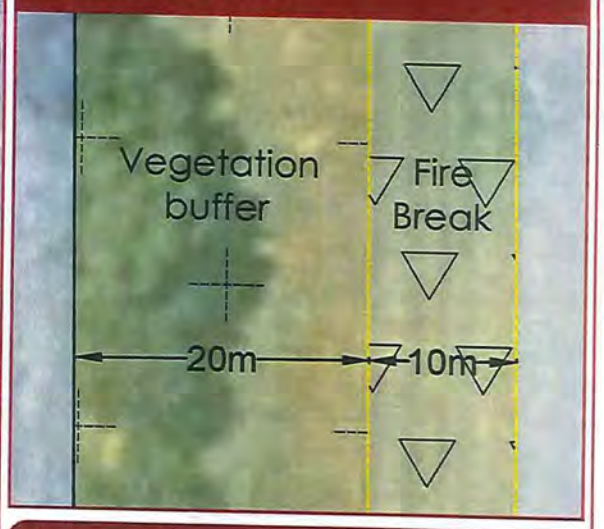
READHEADS ROAD

ROAD

HOPELANDS

LAKES ROAD

VEGETATION BUFFER



PROVISIONS

1. The Subdivision Guide Plan area is subject to the special provisions listed under SR34 in Schedule 4 of the Shire of Murray Town Planning Scheme No.4.
2. Crossover locations on corner lots should be located to avoid encroachment into the Living Streams Easement area. On single frontage lots where encroachment is unavoidable, crossovers are to be shared by adjoining lots in the location shown on the Subdivision Guide Plan. Crossovers and culverts in these locations shall be constructed by the subdividing landowners to Council's satisfaction.
3. A vegetation buffer is to be provided in accordance with the Department of Health *Guidelines for Separation of Agricultural and Residential Land Uses* along Readheads Road, Hopelands Road, and Lakes Road.
4. A Risk Assessment will be required as a condition of subdivision approval to identify all technical concerns arising from the proposed subdivison (i.e. road crossings, service crossings etc.) where crossing the gas pipeline.

LEGEND

- Subdivision Guide Plan area
- Building envelopes
- Maximum extent of 20m fuel free zone
- 30m 'Living Streams' easement
- 50m gas pipeline easement
- 100m gas pipeline buffer
- 20m Vegetation Buffer + 10m fire break (see inset)
- Area subject to inundation
- Revegetation area
- Potential habitat vegetation to be retained
- Conservation Category Wetland & 50m buffer
- Designated shared crossover locations
- Bridle trail (in verge)
- X Keeping of horses not permitted
- No vehicular access
- Temporary truck turnaround (design to be finalised at subdivision stage)

ENDORSED

....

Shire President
Shire of Murray — Date

....

Chief Executive Officer
Shire of Murray — Date

Shire of Murray Reference No:.....

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DATE 09 DEC 2014 FILE 151107

NORTH

0 50 100 150 200 250

SCALE 1:6,000 (A3)

SUBDIVISION GUIDE PLAN
LOT B38 LAKES ROAD
NORTH DANDALUP
SHIRE OF MURRAY

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Plan No: CAS NDA 2-01g Client: Niroda Holdings
Date: 30.10.14 Planner: JB/MB

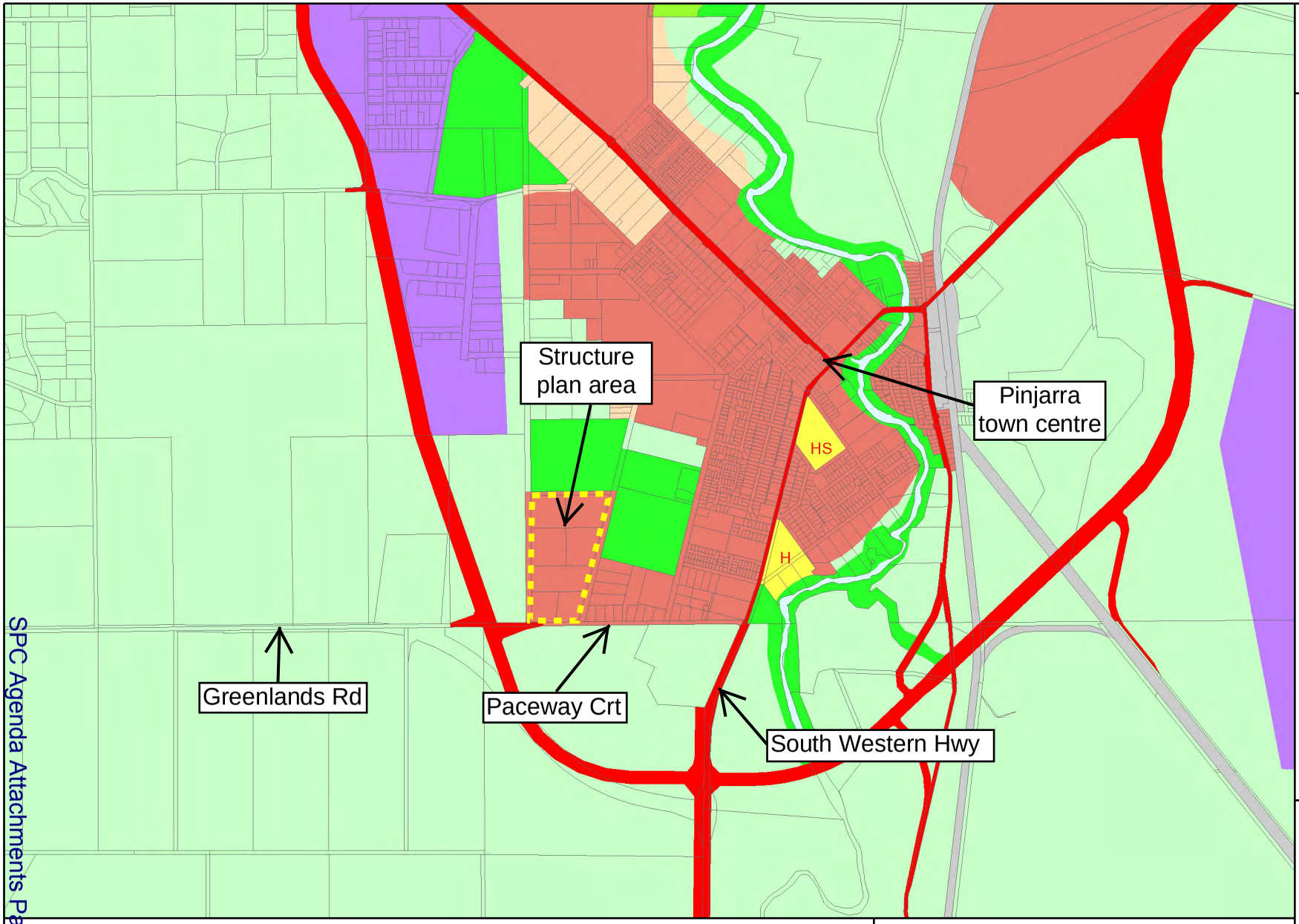
Attachment 3

ITEM NO: 9.2

ITEM WITHDRAWN PRIOR TO THE MEETING

ITEM NO: 9.3

Consideration of Kwel Road Structure Plan, Shire Of Murray



Government of Western Australia
Department of Planning

Legend

- Local Government Area
- Cadastre (View 2)
- Region Scheme Boundary
- Region Scheme Zones and Rese
  - Industrial
  - Primary regional roads
  - Private recreation
  - Public purposes - high school
  - Public purposes - hospital
  - Railways
  - Regional open space
  - Rural
  - Urban
  - Urban deferred
  - Waterways

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Produced by: **FUNCTIONALITY TO COME**

Date produced: 21-Jun-2016

PlanViewWA Map

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PlanViewWA
Link to viewer

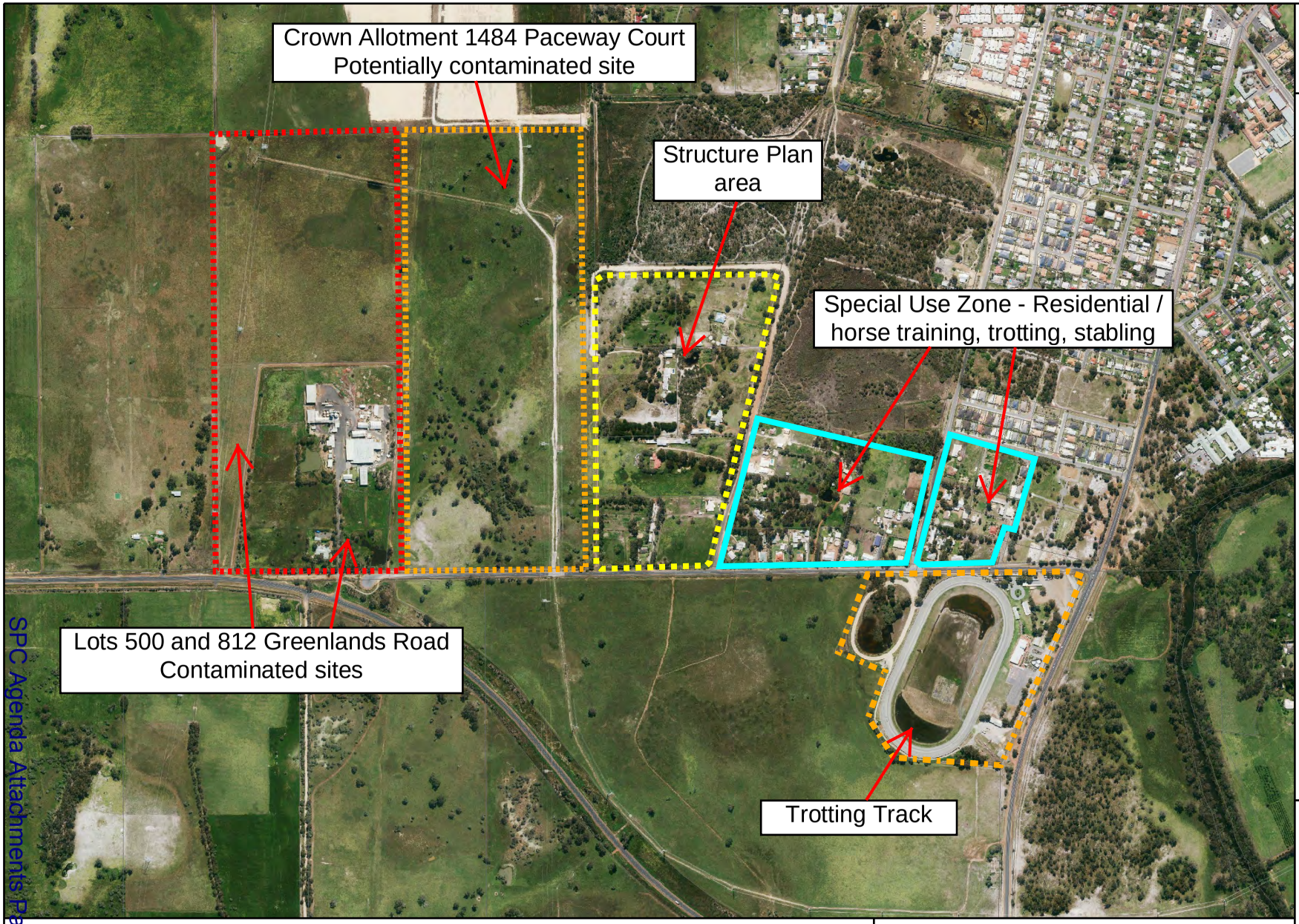
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at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere

ATTACHMENT 1



Government of Western Australia
Department of Planning

Legend

- Local Government Area
- Cadastre (View 1)

Notes:

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Date produced: 21-Jun-2016

PlanViewWA Map

INTERNAL USE ONLY

PlanViewWA
Link to viewer

N

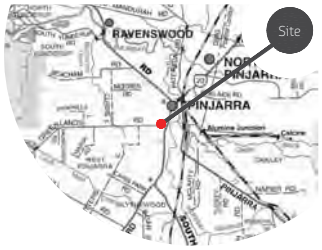
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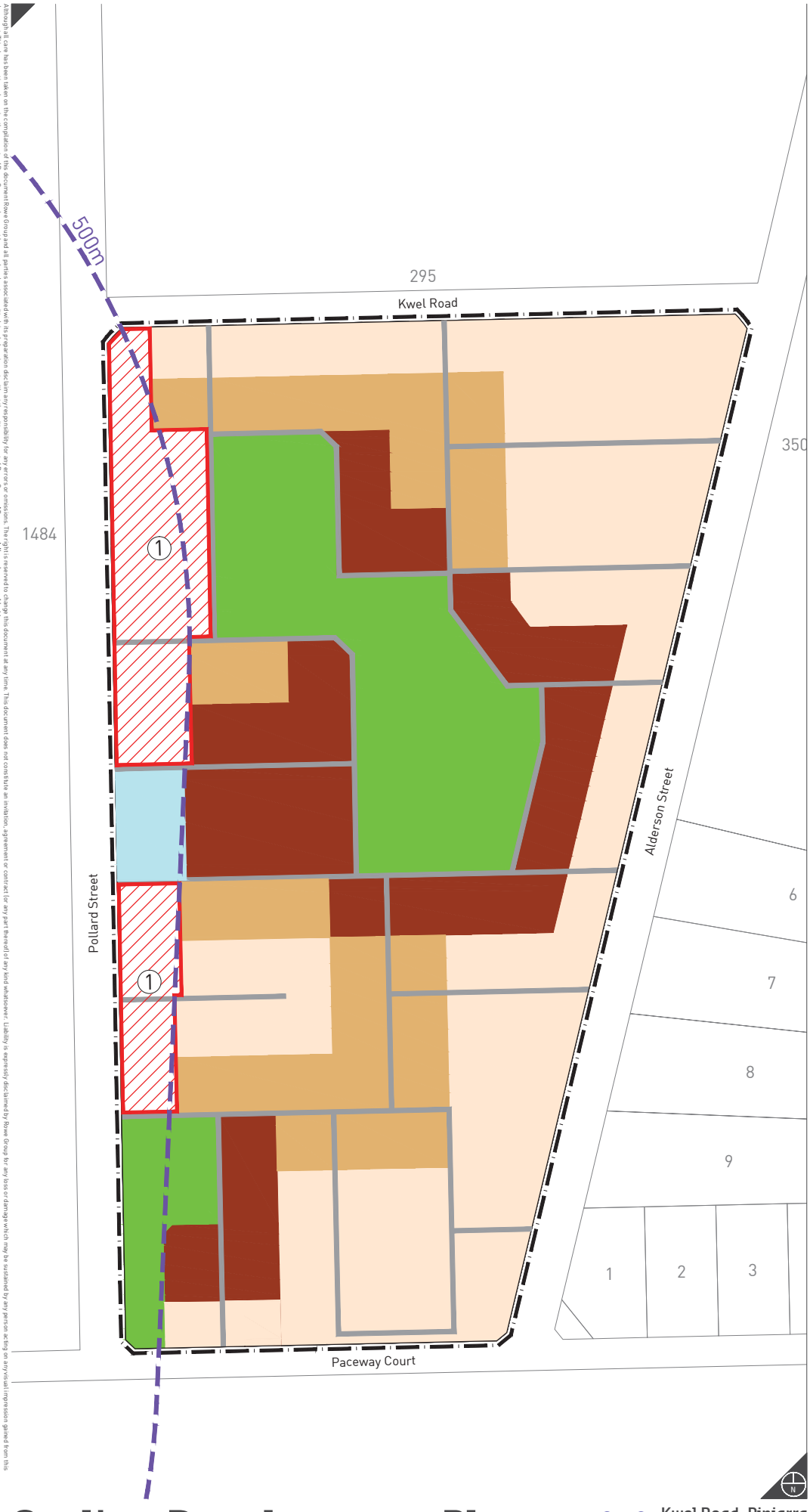
1: 15,223
at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere

ATTACHMENT 2

ATTACHMENT 3





RESIDENTIAL
- Residential - R25
- Residential - R30
- Residential - R40

COMMERCIAL
- Commercial - General

PARKS,RECREATION & CONSERVATION
- Public Open Space

TRANSPORT
- Access Street - Local Road

OTHER
- Outline Development Plan Boundary
- Investigation Area
- Industrial Buffer (500m)

NOTE: 1. This Outline Development Plan 1 is to be read in conjunction with the Kwel Road Outline Development Plan Report.

REVISIONS

Rev	Date	Drawn
B	2015.05.13	W. Clements
C	2015.05.22	W. Clements
D	2015.06.09	W. Clements
E	2016.01.11	W. Clements

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Date Drawn:	2014-12-09
Job Ref:	7767
Scale:	1:2500@A3
Client:	B. Hancock & B. Barrett-Lennard
Designer:	R. Dial
Drawn:	M. Sullivan
Projection:	MGA50 GDA94
Plan No:	7767-ODP-02-E

Outline Development Plan

Kwel Road, Pinjarra
Plan 1

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N:\TOWN PLANNING\7000-7999\7767\DRAFTING\A-CAD\7767_ODP02E_20160111 PINJARRA (PLAN 1).DWG
William Clements 11 January 2016

Shire of Murray

Kwel Road Structure Plan

Summary of submissions and determinations

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Government Agencies			
1	Telstra	No objection, but requested further information as development progresses.	Noted.	Noted.
2	Western Power	Provided no specific comments, but requested to be kept informed of future developments. Also provided general advice in relation to working in the proximity of power lines.	Noted.	Noted.
3	Department of Aboriginal Affairs	Advised that the structure plan area is not located within the boundary of any sites under the *Aboriginal Heritage Act 1972* as currently mapped on the Register of Aboriginal Sites, including DAA 3786 Battle of Pinjarra. Provided general advice in relation to the State's *Cultural Heritage Due Diligence Guidelines.*	The proposed site relates to the 'Battle of Pinjarra' site. There is separate legislation that protects the Aboriginal Heritage Sites and which the applicant will need to satisfy prior to development of the land. **Recommendation:** No changes.	Noted.
4	Main Roads WA	Raised no objection to the structure plan subject to the following recommendations: 1. the local government investigate requirements for local road links to the west and north and for appropriate development contributions.	Abutting local road network will be upgraded as part of the progressive subdivision of the land. There are comments regarding the need for a developer contribution area for the connection of local roads northwards to Pinjarra town. The upgrade of the intersection of South Western Highway and Paceway Court would improve	1. Noted. Agreed with Council comments.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Main Roads WA (cont.)	2. the Paceway Court/South Western Highway intersection be upgraded at the subdivision stage.	traffic safety recognising the increased traffic volume that will use this intersection. **Recommendation**: Include the installation of South Western Highway and Paceway Court as a component of the recommended developer contribution area.	2. Noted. The potential contribution requirements for the upgrading of Paceway Court/South Western Highway intersection can be considered as part of a development contribution plan for the subject land.
5	State Heritage Office	No comment.	Noted.	Noted.
6	Department of Environment Regulation	1. Acid sulfate soils will need to be addressed at subsequent planning stages. 2. Provided general advice on potential contaminated sites.	1. Acknowledge submitter's comments. Support proponent's comments. **Recommendation**: Require Section 5.7 of Part 1 of the ODP report to be updated to include a requirement for an Acid Sulfate Soils (ASS) self-assessment form and if required as a result of the self-assessment, an ASS report and management plan to be submitted to and approved by the Department Environment and Regulation prior to any subdivisional works being undertaken. *[Proponent's comments - Additional wording may be included under Section 5.7 of Part One of the ODP report stating that an acid sulfate soils (ASS) self-assessment may be required.]* 2. Noted.	1. Noted. The issue of acid sulfate soils would need to be addressed at the subdivision stage. In this respect, an acid sulfate soils self-assessment may be required at the subdivision stage. 2. Noted.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
7	Department of Education	No objection. Anticipated student yield will be accommodated at Pinjarra Primary School.	Noted.	Noted.
8	Department of Fire and Emergency Services	No objection. If the fire management plan is revised, it will need to be resubmitted to the Department of Fire and Emergency Services for review.	Support submitter's comments. **Recommendation**: The fire management plan should be updated with latest documents and forwarded to the Department of Fire and Emergency Services prior to the ODP being forwarded to the WAPC for final approval.	Noted. The revised fire management plan is consistent with the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas*. The Department of Fire and Emergency Services advises the revised fire management plan is acceptable.
9	Department of Health	1. All residential developments are to be connected to scheme water and reticulated sewerage. 2. Public health impacts (noise, odour, light and other lifestyle activities) should be addressed at the structure planning stage.	1. Support submitter's comments. **Recommendation**: Require provisions that specify reticulated water, sewerage and underground power supply is to be provided to all residential lots to be incorporated within Part 1 of the ODP text. 2. *[No comment from local government.]*	1. Upheld. All future residential lots should be connected to scheme water and reticulated sewerage, in accordance with WAPC policy. 2. Noted. The structure plan addresses the issue of the buffer for the canola processing plant, which is situated to the west of the subject land.
10	Department of Parks and Wildlife	1. The reduced buffer to the nearby conservation category wetlands is acceptable. 2. Proponent to adequately demonstrate that the proposed level of groundwater abstraction will not adversely impact the Conservation Category Wetlands and inferred TEC.	1. Noted. 2. Support submitter's comments. **Recommendation**: Require the local water management strategy to be updated to include an assessment on the level of	1. Noted. 2. Noted. The *Kwel Road Pinjarra Local Water Management Strategy*, which has been approved by the Department of Water, indicates that there would be sufficient groundwater available to irrigate

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Department of Parks and Wildlife (cont.)		abstraction required to adequately irrigate the POS areas and an assessment on the impact this level of abstraction will have on the adjacent wetlands and inferred. This update is required prior to the ODP being forwarded to the Department of Planning for final endorsement.	public open space. This strategy does not identify any potential impacts on conservation category wetlands.
		3. Need to ensure that there is an adequate separation between buildings and the adjoining bushland reserves for bushfire protection, and that all necessary bushfire protection measures are accommodated on the development land and do not place reliance or impositions on the management of the adjoining bushland reserves and conservation category wetland areas.	3. Acknowledge submitter's comments. **Recommendation:** No changes to the ODP.	3. Noted. The fire management plan for the structure plan indicates that the residential lots closest to the Regional Open Space reserved land would have bushfire attack levels of BAL-29. At this level, the proposed residential lots would be capable of being developed in accordance with of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* and *Australian Standard 3959 - 2009: Construction of buildings in bushfire-prone areas*. It should be possible to meet these requirements without needing to modify or manage vegetation within the Regional Open Space reserved land.
11	Department of Water	1. Provided general advice and requested the following modifications to the local water management strategy: (a) Section 3 - update to include the Phosphorous Retention Index.	1. Acknowledge submitter's comments. Several technical issues remain outstanding with the local water management strategy. Changes to the local water management strategy will not substantially change the layout of the outline development plan.	1. (a-c) Noted. The revised *Kwel Road Pinjarra Local Water Management Strategy* has been modified as requested and has been approved by the Department of Water.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Department of Water (cont.)		**Recommendation:** Require the local water management strategy to be update to meet the requirements of the Department of Water and the Shire prior to forwarding the ODP to the WAPC.	
		(b) Section 3.3 - update to confirm if a wetland is to remain as a resource enhancement wetland and if it and its buffer is to be located within public open space.	(b) Submitter's comments noted, however, support proponent's comments. **Recommendation:** No change to the ODP. *[Proponent's comments - An analysis of the quality of the REW by DPAW has meant the classification category has been downgraded to Multiple Use. As such, the wetland will not be included within the POS area and no buffer is required.* *Following reclassification of the wetland (after the initial submission of the LWMS), the ODP and drainage strategy have both been updated. The revised planning does not include retaining the wetland as it is considered to have no significant environmental value.]*	
		(c) Figure 9 depicts a basin within a resource enhancement wetland. Clarify if this is proposed infrastructure or if the wetland would offer storage in a storm event.	(c) A local water management strategy is required to establish surface and ground water drainage to ensure that the development proposed is sustainable. **Recommendation**: Require the	

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Department of Water (cont.)		local water management strategy to be updated to address the issues raised by the Department of Water, including the detailed landscape concept designs to the satisfaction of the Department of Water and Shire of Murray prior to forwarding the ODP to the WAPC for final endorsement. 2. *See comments and recommendation to 1(c) above.*	2. Noted. The revised *Kwel Road Pinjarra Local Water Management Strategy* has been modified as requested and has been approved by the Department of Water.
		2. Requested modifications to the stormwater management strategy section of the local water management strategy.		
12	Water Corporation	1. <u>Water</u> - Reticulated water is available to the site. All water main extensions must be carried out in accordance with the *Utility Providers Code of Practice*. The proposed water reticulation water servicing strategy requires refinement. The current system may need to be upgraded due to the proposed increase in development density.	1. Submitter comments noted. Support the proponent's comments. **Recommendation**: Require an updated servicing strategy and report to the satisfaction of the Water Corporation to be submitted prior to the ODP being forwarded to the WAPC for final endorsement. Also require a further refined servicing report to be provided prior to subdivision. Provision for this to be included in Part 1 of the ODP text. *[Proponent's comments - Comments noted. The servicing strategy will be further refined at subdivision stage in consultation with the Water Corporation's Land Servicing Branch.]*	1. Noted. Provision of reticulated water to the structure plan area can be addressed at the subdivision stage. The sharing of cost for the provision of headworks could be addressed through the preparation and implementation of a development contribution plan or other suitable cost sharing arrangement.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Water Corporation (cont.)	2. <u>Wastewater</u> - Subject area falls within two catchments. Northern portion to use existing pump station in Yagan Street. Remaining subject area falls within a catchment with no permanent pump station. A new pump station planned to be constructed in the south east corner but not within the current 5 year capital investment program and would not be able to be 'prefunded'. Therefore all references to prefunding to be removed. Advice provided in relation to headworks infrastructure which may need to be constructed as part of the subdivision process. The sewerage servicing strategy requires modification at the subdivision stage.	2. As above. *[Proponent's comments - The servicing report will be updated based on the submission by the Water Corporation prior to the ODP being forwarded to the WAPC. It is also noted that the report will be further refined at subdivision stage in consultation with the Water Corporation's Land Servicing Branch.* *The Water Corporation's Land Development Branch previously noted that a proposal to adjust the catchment boundary so that the entire Structure Plan area was graded back to the Yagan Street pump station (Pinjarra PS 9) was feasible with additional fill applied (refer attached email correspondence).* *Notwithstanding, the potential future pump station site has been shown on the ODP Plan 1 and Detailed Street block Plan however will be subject to detailed engineering design at subdivision stage.]*	2. Noted. Provision of wastewater services to the structure plan area can be addressed at the subdivision stage. The Shire of Murray advises that the Water Corporation is satisfied with the updated servicing strategy. The sharing of cost for the provision of headworks could be addressed through the preparation and implementation of a development contribution plan.
		3. <u>Drainage</u> - The structure plan area falls within the Waroona Drainage District, a rural drainage system. Development is required to detain flows from a one in one hundred year storm event on site.	3. Submitter's and proponent's comments noted. **Recommendation:** No change to ODP. *[Proponent's comments - As outlined*	3. Noted. Drainage issues have been addressed in the *Kwel Road Pinjarra Local Water Management Strategy*. This issue would also be addressed in more detail in an urban water management plan prepared and submitted at the subdivision stage.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Water Corporation (cont.)	Discharge to the Water Corporation drainage system to be restricted to pre-development levels.	*in Section 6 of the LWMS document, all stormwater storage areas have been sized to contain the 1 in 100 year ARI event within the development. All post-development discharge to the Water Corporation's Buchanans Drain will be compensated to predevelopment rates.* *The origin of discharge rates, specified in Section 6 of the report, is derived from the approved Kwel Rd District Water Management Strategy completed by TME. The rates for each drainage catchment are based on predevelopment allowable discharge rates into the Buchanans Drain of 5m3/s per 1000 hectares, or 0.005m3/s/ha. Section 6 of the document will be amended to reflect this derivation.]*	
		4. The local water management strategy needs to be modified to adequately address drainage requirements, prior to it being approved.	4. Support submitter's comments. **Recommendation:** Require the local water management strategy to be updated to address Water Corporation comments and to include the latest information on the wetlands.	4. Noted. The revised *Kwel Road Pinjarra Local Water Management Strategy* has been modified as requested and has been approved by the Department of Water.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Neighbouring Landowners			
13	L Galloway on behalf of L.I. & C.R. Galloway and Ifafa Pty Ltd Lot 295 Alderson Street, Pinjarra	1. Wishes to continue to use Lot 196 Alderson Street for rural purposes, as it is an important part of their farming enterprise.	1. Noted, however support the proponent's comments. In June 2011, land in the ODP areas was transferred to the Urban zone under the Peel Region Scheme and to the Residential Development zone in the *Shire of Murray Town Planning Scheme No. 4*. *[Proponent's comments - Whilst Lot 196 Alderson Street is currently used for rural purposes and its owners have no intention of developing the lot for residential purposes in the short term, lot is suitably zoned for residential development under the Peel Region Scheme and in the local planning scheme. However, they may continue to use the land for rural purpose until such time they wish to develop.]*	1. Noted. Approval of the structure plan does not force landowners to redevelop their land.
		2. Request confirmation that the zoning of Lots 196 and 295 Alderson Street will remain unchanged and that rates will not be significant affected.	2. The land was rezoned in June 2011 and the zoning will not change as a result of an endorsed outline development plan.	2. Noted. The approval of the structure plan will not change the zoning of Lot 196 Alderson Street or any other part of the structure plan area. It would, however, provide further detail in relation to matters such as residential densities and distribution of public open space. Lot 295 Alderson Street is reserved Region Open Space under the Peel Region Scheme. This reservation of this lot will not change as a result of the structure plan being approved.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
14 & 15	**(Name and address withheld)**	1. Supports the ODP. 2. Question the need for the 500 metre industrial buffer to the canola factory.	1. Noted. 2. The 500m buffer is required under the Environmental Protection Authority's *Guidance Statement No. 3: Separation Distances Between Industrial and Sensitive Land Uses*. The 500m buffer cannot be removed until such time as the Environmental Protection Authority and Shire of Murray agree that the buffer can be removed. No development is permitted in this zone until the buffer is removed or reduced. **Recommendation:** No change to ODP.	1. Noted. 2. Dismissed. The 500 metre buffer is a nominal buffer distance for edible oil or fat processing plants recommended by the Environmental Protection Authority's *Guidance Statement No. 3: Separation Distances Between Industrial and Sensitive Land Use*. The nominal buffer distance is used in the absence of a site specific technical study which would determine an appropriate separation distance between the canola oil plant and sensitive land uses, such as residential development. *State Planning Policy 4.1: State Industrial Buffer Policy* states that it is appropriate to use nominal buffer distance from Guidance Statement No. 3 until such time a buffer definition study is undertaken to demonstrate that a lesser buffer distance would be appropriate. Identifying land within the nominal buffer zone as an investigation area on the structure plan is consistent with this policy.
16	**(Name and address withheld)**	Supports the ODP.	Noted.	Noted.
17	D Hazelden Lot 7 (No. 107) Alderson Street, Pinjarra	1. Concerned about the impact of the proposal on the rural atmosphere of the locality. Particularly concern about the impact of extra traffic on	1. Note submitter's comments, but support proponent's comments. *[Proponent's comments - Submitter's*	1. Noted. However, the zoning of the structure plan area under the Peel Region Scheme and in the *Shire of Murray Town Planning Scheme No.*

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	D Hazelden Lot 7 (No. 107) Alderson Street, Pinjarra (cont.)	horses.	*comments noted, however the land is zoned for urban development under both the Peel Region Scheme and Town Planning Scheme No. 4.*	*4* provides for its urban development. As a result, it is a reasonable expectation that the structure plan area would be developed for residential purposes and that such development would be likely to change the character and amenity of the locality.
		2. Suggests allowing one acre lifestyle blocks instead.	2. Note submitter's comments, but support proponent's comments. *[Proponent's comments - one acre lot sizes would not meet the minimum density requirements under Liveable Neighbourhoods for urban zoned land.]* **Recommendation:** No change to ODP.	2. Dismissed. The creation of one acre residential lots is not appropriate as residential subdivision at this density would not achieve dwelling targets recommended in *Liveable Neighbourhoods*.
		3. The subdivision on the corner of Padbury and Hampton Roads is an example of what we don't want.	3. *[No comment by local government.]*	3. Dismissed. The form of residential development adjacent to Padbury and Hampton Roads is consistent with the intent of the Residential Development zone and WAPC policy for an urban area. A similar development outcome is appropriate for the structure plan area.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
18	Resident Lot 6 (No. 99) Alderson Street, Pinjarra	1. Increased traffic safety issue.	1. Traffic management in relation to vehicle speeds and driver awareness should be considered by the developer. **Recommendation**: Require the traffic management report to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall be included in Part 1 of the ODP text.	1. Noted. There is the potential to consider traffic safety and calming measures at the subdivision stage.
		2. Only 1 exit - in case of fire no safe evacuation exits.	2. Acknowledge submitter's comments in relation to one exit being provided (Paceway Court). However the development meets the requirements of the *Planning for Bushfire Protection Guidelines* as the subdivision provides two accesses from the proposed subdivision, Pollard Street south and Alderson Street south to Paceway Court and Shire recommendations include the connection of Pollard/Alderson northwards to the Pinjarra town. **Recommendation**: No change to ODP or Fire Management Plan.	2. Dismissed. The revised version of the fire management plan identifies two options for providing two emergency access routes, consistent with the requirements of the WAPC's *Guidelines for Planning in Bushfire Prone Areas.* However, the fire management does not state which of these options should be implemented. This is not a significant issue as it would be appropriate for fire management plan/s submitted at the subdivision application stage to nominate the most appropriate route for the second emergency access route.
		3. Stable zone – restrictions on our properties.	3. Current Health Local Laws require horses and stables to be located 30m from any dwelling. Alderson Street which separates the ODP area from the Special Use zone to the east has a width of 30m. The construction of dwellings within the	3. Noted. Agree with Council's comments.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Resident Lot 6 (No. 99) Alderson Street, Pinjarra (cont.)		ODP area will not affect whether horses can be kept or stables constructed on the Special Use lots. **Recommendation:** No changes to the ODP.	
		4. Small acreage allows country lifestyle without distance from town – lifestyle will be diminished.	4. Acknowledge submitter's comments. However, the subject land is located within the Pinjarra townsite boundary and is zoned Residential Development. *Shire of Murray Town Planning Scheme No. 4* allows an outline development plan to be approved by Council and the WAPC to facilitate the subdivision of the land. Design principles that require wider lot frontages to provide a transition from the wider frontage to the east will help to minimise the visual impact of the higher density development. **Recommendation:** Require design guidelines to be drafted to ensure lot frontages are wider with deeper street setbacks similar to Special Residential zones to provide an appropriate transition.	4. Dismissed. Refer to response no. 2 to submission 17.
		5. Horses vs cars on roads – danger for both –when Paceway Court was off-ramp for Forrest Hwy there were many near incidents.	5. Acknowledge submitter comments. The Shire does not support bridle trails being located within Paceway Court road reserve. Traffic management in relation to vehicle speeds and driver awareness should be considered by the developer.	5. Noted. Refer to response no. 1 to Submission 18.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Resident Lot 6 (No. 99) Alderson Street, Pinjarra (cont.)		**Recommendation**: Require the Transport Assessment report to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part 1 of the ODP text.	
19	P & Y Robertson Lot 21 (No. 64) Paceway Court, Pinjarra	Opposed for following reasons: 1. 500sqm lots alongside contaminated site.	1. & 2. Support proponent's comments. **Recommendation:** No change to ODP. *[Proponent's comments - The submitter's comments with regard to odour emissions is noted, however this is addressed under Part 1 of the ODP by way of Clause 7.1 whereby development shall not be permitted within the buffer zone until such time as the buffer is reduced or removed in consultation with the Shire and EPA. Should residential development be permitted within the buffer zone, it is likely that it will be a requirement of subdivision or development for notifications to be placed on the Certificates of Title of the affected lots alerting prospective purchasers to the potential odour emissions.]*	1. Dismissed. Lots 500 and 812 Greenlands Road are identified as contaminated sites (which require remediation) and Crown Allotment 1484 Greenlands Road, is identified as a potentially contaminated site in the Department of Environment Regulation's contaminated site database. These lots are located to the west of the structure plan area. There are no identified contaminated sites within the structure plan area. The *Kwel Road Pinjarra Local Water Management Strategy* for this structure plan states that no groundwater contamination issues have been identified within the structure plan area. Furthermore, the strategy also states that groundwater contamination from the nearby contaminated site is unlikely to impact on the structure plan area, as groundwater flows in a north-westerly direction.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	P & Y Robertson Lot 21 (No. 64) Paceway Court, Pinjarra (cont.)	2. Odour buffer zone.		2. Dismissed. The structure plan complies with industrial buffer requirements as the report states that no sensitive development (i.e. residential) should be permitted within the 500 metre nominal buffer to the oilseed processing plant until a study is carried out which demonstrates that a lesser separation/buffer distance is appropriate. This is consistent with the requirements of the Environmental Protection Authority's *Guidance Statement No. 3: Separation Distances Between Industrial and Sensitive Land Uses* and *State Planning Policy 4.1: State Industrial Buffer Policy*.
		3. Wetlands areas within.	3. Support proponent's comments **Recommendation:** ODP text and reports to be updated to include the latest information in relation to the former wetlands. *[Proponent's comments - There are no wetlands of significant conservation value within the ODP boundaries. The portion of wetland previously identified as conservation category has been remapped to exclude the area of land in the northwest corner of Lot 197. Further, DPaW have downgraded the category of the resource enhancement wetland mapped within the site to multiple use*	3. Dismissed. All wetlands within the structure plan area are now classified as Multiple Use wetlands and do not require protection.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	P & Y Robertson Lot 21 (No. 64) Paceway Court, Pinjarra (cont.)		*category and have no objection to the development of these areas for residential purposes.]*	
		4. Access with one road in, Paceway Court.	4. There are recommendations for including the extension of Pollard and Anderson Streets northwards to the Pinjarra townsite. **Recommendation:** No change to the ODP. *[Proponent's comments - Whilst it is acknowledged that Paceway Court is currently the only access road to the ODP area, future long term planning for the Pinjarra locality shows the extension of both Pollard and Alderson Streets to the north. This will provide for alternative access to the site and reduce traffic flows along Paceway Court.]*	4. Noted. Response 1 to Submission discusses traffic safety issues and response no. 2 to Submission 18 discusses emergency access issues in regards to bushfire risk management requirements. Comments relating to the future extensions of Pollard and Alderson Streets are noted. However, the road access provided by the existing local road access would be consistent with WAPC policy.
		5. Interaction with horses, i.e. like before bypass.	5. Measures may be put in place to manage traffic speed and educate drivers of the close proximity to horses. **Recommendation:** As above. Require the traffic management plan to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part One of the ODP text.	5. Noted. Refer to response no. 1 to Submission 18.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	P & Y Robertson Lot 21 (No. 64) Paceway Court, Pinjarra (cont.)	6. Much larger lots would reduce traffic, better environmental outcome, better transition from town to rural.	6. Smaller acreage lots would not meet the requirements of Outer Metropolitan and Peel Strategy to contribute to 600 additional lots by 2031 or Directions 2031 which require development of 15 houses per hectare and Liveable Neighbourhoods requirement of 22 houses per hectare (65% of land). **Recommendation:** No change to the ODP.	6. Dismissed. Refer to response no. 2 to Submission 17.
		7. Murray River Country Estate has better outcome than Padbury Estate.	7. Noted.	7. Noted. However, the relevance of this comparison between two other residential areas to the consideration of this proposal is not clearly indicated.
20	J Currie Lot 1902 (54) Paceway Court, Pinjarra	Object for following reasons: 1. Increased traffic noise.	1. Noted. It is acknowledged that the future development of the ODP area will increase traffic noise within the ODP area. However, the land is zoned for residential purposes and the ODP sets out how the land will be developed. **Recommendation:** No change to the ODP.	1. Dismissed. It is noted that development of the structure plan area would lead to an increase in traffic movements and some increase in traffic noise. However, it is unlikely that a significant increase in traffic noise would occur given the proposed scale of development.
		2. General lack of understanding of horses in a horse zoned area.	2. Measures may be put in place to reinforce the speed limits and educate drivers of the close proximity to horses. **Recommendation:** As above.	2. Noted. Refer to response no. 1 to Submission 18.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	J Currie Lot 1902 (54) Paceway Court, Pinjarra (cont.)		Require the traffic management plan to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part One of the ODP text.	
		3. Horse zoned areas should be subdivided to 1 acre blocks.	3. The Scheme provisions for Special Use – Residential / Horse training, trotting, stabling require a minimum lot size of 4,000m^2. Residential zoned land is required to meet minimum requirements set by State guidelines and planning policies. One acre lots within the Residential Development zone could not be supported. **Recommendation:** No change to the ODP.	3. Dismissed. The structure plan area is zoned Residential Development in the *Shire of Murray Town Planning Scheme No. 4*, not Special Use – Residential / Horse training, trotting, stabling. As a result, the lot size requirements of the Special Use zone do not apply. Refer to response no. 2 to Submission 17 for a discussion of density targets.
		4. Environmental impact on wildlife.	4. The ODP area has been used for residential and rural purposes for many years with the lots generally being parkland cleared. The Regional Open Space to the north and north-east will not be impacted through the development of this land. **Recommendation:** No change to the ODP.	4. Dismissed. Subdivision and development of the structure plan area is unlikely to have a significant impact on wildlife as: • the Department of Parks and Wildlife's Threatened Species and Communities database identifies no threatened species in the structure plan area; and • There is unlikely to be any significant fauna species on the site due the degraded nature of vegetation on site.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
21	Resident Lot 193 (No. 108) Alderson Street, Pinjarra	Supports the ODP.	Noted.	Noted.
22	J & M Currie Lot 1904 (No. 190) Hampton Road, Pinjarra	1. Object as they are in a horse zoned area and will increase traffic on Paceway Court, which is not good for the horses. 2. In support of submission if lots subdivided to 1 acre minimum blocks zoned Stables.	1. Measures may be put in place to reinforce the speed limits and educate drivers of the close proximity to horses. **Recommendation**: As above. Require the traffic management plan to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part 1 of the ODP text. 2. Generally support proponent's comments. The draft Outer Metropolitan and Peel Subregional Strategy identifies the subject land to contribute to over 600 additional lots by 2031. Smaller acreage lots would not meet the requirements of Strategy or Directions 2031 which requires residential development of 15 houses per hectare and Liveable Neighbourhoods requirement of 22 houses per hectare (65% of land). **Recommendation**: No change to ODP. *[Proponent's comments - In order to meet the required density targets of*	1. Dismissed. Refer to response no. 1 to Submission 18. 2. Dismissed. Refer to response no. 3 to Submission 20.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	J & M Currie Lot 1904 (No. 190) Hampton Road, Pinjarra (cont.)		*the Western Australian Planning Commission's 'Liveable Neighbourhoods' an appropriate mix of density must be provided throughout the ODP. Should the land be subdivided into lot sizes of a minimum of 1 acre, the ODP would be non-compliant with the density requirements of Liveable Neighbourhoods.]*	
23	Resident I Cardilini Lot 195 (No. 179) Pollard Street, Pinjarra	Object for following reasons: 1. Odour emissions buffer needs to be fully removed prior to the ODP being approved. Concerned that the 500 metre buffer for the canola factory is not adequate and should be reviewed.	1. Support proponent's comments. **Recommendation**: Include provisions within Part One of the ODP document to require Notifications to be placed on titles of all lots at subdivision stage. *[Proponent' comments - The submitter's comments with regard to odour emissions is noted, however this is addressed under Part 1 of the ODP by way of Clause 7.1 whereby development shall not be permitted within the buffer zone until such time as the buffer is reduced or removed in consultation with the Shire and EPA. It is likely that an environmental report would be prepared with regard to the odour and/or notifications placed on the Certificates of Title of those lots affected by the buffer alerting prospective purchasers to the potential odour emissions.]*	1. Dismissed. Refer to response no. 2 to Submissions 14 and 15.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Resident I Cardilini Lot 195 (No. 179) Pollard Street, Pinjarra (cont.)	2. Groundwater may be unsuitable for scale urban use, as it may be contaminated.	2. Support the proponent's comments. **Recommendation**. Require Groundwater Monitoring report to be included in the LWMS which provides details on the quality of the ground water extracted and to ascertain the extent of any groundwater contamination. *[Proponent's comments - Groundwater quality monitoring of the site, undertaken by Hyd2o over an 18 month period at seven groundwater bores, yielded results that are consistent with current and past land use at the site, and are comparable to groundwater characteristics experienced across the wider Swan Coastal Plain. Groundwater at the site will be utilized for the irrigation of public open space areas only and is considered suitable to do so.* *Further to the comment above, no evidence of groundwater contamination was observed during groundwater monitoring at the site.* *The site is located over 450 m to the east of Lot 812 Paceway Court and based on groundwater monitoring the flow of groundwater is in a westward direction. It is unlikely that any potential groundwater contamination of Lot 812 Paceway Ct would extend into the site area.]*	2. Dismissed. Refer to response no. 1 to submission 19.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Resident I Cardilini Lot 195 (No. 179) Pollard Street, Pinjarra (cont.)	3. Local centre/commercial site is not considered to be well located.	3. Support the proponent's comments. **Recommendation:** No changes to the ODP. *[Proponent's comments - the commercial site was relocated at the request of the Shire as commercial land uses are not negatively impacted by the odour emissions from the canola factory. The commercial site is located such that it may serve the broader locality area whilst also being located a short walk from all future lots within the ODP area.]*	3. Dismissed. The location of the neighbourhood centre is consistent with the requirements of Liveable Neighbourhoods as: • about 90 per cent of the residential lots in the structure plan area would be located within 400 - 500 metres of it; • the land east of Pollard Street is designated as Industrial Expansion in the draft South Metropolitan Peel Sub-Regional Planning Framework. Should this land be developed for industrial purposes, it may provide additional customers for the neighbourhood centre; and • Pollard Street is likely to be extended north to Lovegrove Street in the future. The potential increase in traffic flows along this street may provide additional customers for the neighbourhood centre.
		4. Proposed development design for Lot 195 Pollard Street is poorly designed with low yield high density blocks.	4. Support proponent's comments. **Recommendation**: No change to the ODP. *[Proponent's comments - the higher density within Lot 195 is proposed given the location of the commercial site within the boundaries of Lot 195 and the adjacent areas of POS. Higher densities are supported in*	4. Noted. The development layout proposed for Lot 195 is consistent with *Liveable Neighbourhoods*. However, the sharing of cost of the ceding of road reserves and the construction of roads may need to be addressed through the preparation of a development contribution plan, in accordance with the requirements of *State Planning Policy 3.6:*

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Resident I Cardilini Lot 195 (No. 179) Pollard Street, Pinjarra (cont.)		*proximity to commercial areas and areas of POS in accordance with Liveable Neighbourhoods.* *It is assumed the submitters comments regarding low yield refer to the indicative lot layout shown at Figure 11. It is considered that the lot sizes shown are an accurate reflection of the current market conditions of residential zoned land within the broader Pinjarra locality.]*	*Development Contributions for Infrastructure*. Comments relating to density codes are dismissed. The density codes shown on the structure plan are maximum densities only and landowners are not required to subdivide their land at this density. Developers would be required to achieve the dwelling targets set out in *Liveable Neighbourhoods and Directions 2031* and *beyond*, as set out in the structure plan report.
		5. Existing buildings on Lot 195 are within the 30 metre fire buffer zone.	5. The fire management plan has [considered] the development against the *Planning for Bushfire Protection Guidelines* which has indicated that the dwelling and buildings on Lot 195 are within the building protection zone. Any new development with this zone will be required to comply with the BAL requirements as outlined in the FMP. **Recommendation**: No changes to the Fire Management Plan as a result of these comments.	5. Noted. Existing buildings on Lot 195 are located in a moderate bushfire risk area, as identified in the fire management plan. However, the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* do not apply to the existing dwelling unless any extensions or significant modifications are proposed. Furthermore, should the subdivision of Lot 195 be subdivided in accordance with the structure plan, it is likely to result in the demolition of these buildings.
		6. Reduce traffic flow on Paceway Lane for horse riders.	6. Measures may be put in place to reinforce the speed limits and educate drivers of the close proximity to horses.	6. Dismissed. Refer to response no. 1 to Submission 18.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	Resident I Cardilini Lot 195 (No. 179) Pollard Street, Pinjarra (cont.)		**Recommendation:** As above. Require the traffic management plan to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part 1 of the ODP text.	
24	A Harold Lot 2 (No. 58) Paceway Court, Pinjarra	Object for following reasons: 1. Increased traffic along Paceway Court which will affect our lifestyle and make horse riding dangerous. 2. Traffic increase on Paceway Court will be a detriment to our ambience. 3. Paceway Court recently turned into a Cul De Sac which decreased traffic. Increasing traffic here will create a new safety issue.	1. Measures can be put in place for the reinforcement of the traffic speeds and driver awareness of proximity to horses strategies. **Recommendation**: Require the transport assessment to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part 1 of the ODP text. 2. & 3. Note submitter's comments. It is acknowledged that the future development of the ODP will increase traffic within the ODP area. However the land is zoned for residential purposes and the ODP sets out how the land will be developed including roads and access to the development. **Recommendation**. No change to the ODP.	1. Dismissed. Refer to response no. 1 to Submission 18. 2. Dismissed. Refer to response no. 1 to Submission 17. 3. Dismissed. Refer to response no. 1 to Submission 18.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
25	M & L Batty Lot 1903 (46) Paceway Court, Pinjarra	1. Object due to area being a horse zoned area and developing it into a residential density would be unwise – already too many unsafe car drivers.	1. Supports the proponent's comments. Measures can be put in place for the reinforcement of the traffic speeds and driver awareness of the proximity to horses strategies. **Recommendation**: As stated above. Require the transport assessment to be updated to include provisions for the control of traffic speed and for driver awareness strategies for Paceway Court to be undertaken by the developer. Provision shall also be included in Part 1 of the ODP text. *[Proponent's comments - Submitter's comments noted however the land subject to the ODP is zoned 'Urban' under Peel Region Scheme and 'Residential Development' under the Shire's Town Planning Scheme No. 4 which is suitable for residential development.]*	1. Dismissed. Refer to response no. 1 to Submission 18 and to response no. 3 to Submission 20.
		2. Would support proposal if Shire can block access to using Paceway Court as a thoroughfare.	2. The draft South Metropolitan and Peel sub-regional strategy due for release in April 2015 to allow for public consultation should identify the future strategic road locations within the Shire of Murray. This may include the future of Paceway Court. However at this time Paceway Court is a cul-de-sac with no legal access to Greenlands Road and should not be used as a thoroughfare. **Recommendation:** No change to ODP.	2. Dismissed. There are no planning grounds for preventing access to Paceway Court from the structure plan area. Whilst the residential development of the structure plan area would result in an increase of traffic along Paceway Court, this increase is unlikely to have unacceptable adverse impacts on the amenity of the locality or road safety.

No.	Submitter's Name	Summary of Submission	Council Comment and Recommendation	Department of Planning Comment and Recommendation
	M & L Batty Lot 1903 (46) Paceway Court, Pinjarra (cont.)	3. Recommend smaller acreage plots more appropriate - keep horses and their trainers in a safer environment.	3. Generally support the proponent's comments. **Recommendation:** No change to ODP. *[Proponent's comments - Smaller acreage lot would not be consistent with the residential zoning and density per site hectare requirements of Liveable Neighbourhoods for 'Urban' zoned land.]*	3. Dismissed. Refer to response no. 2 to Submission 17.

Late submission sent to Councillors via memo prior to meeting, raised at the Council meeting and noted in Council meeting minutes.

26	Kennedya Pty Ltd Lot 462 Greenlands Road, Pinjarra	Support ODP as proposed.	Details of submission do not change officer's recommendation.	Noted.

Schedule of Modifications
Kwel Road Structure Plan

Structure Plan Map and Figures

1. All references to 'Outline Development Plan' and 'ODP' to be changed to 'structure plan'

2. The following annotation to be added to the structure plan map:

   'The Commercial designated site is to be transferred to an appropriate zone in the local planning scheme prior to it being developed for commercial purposes.'

Cover Page/Executive Summary

3. All references to 'Part One – Statutory Section' to be changed to 'Part One – Implementation'.

4. All references to 'Outline Development Plan' and 'ODP' to be changed to 'structure plan'.

5. the 'Record of Endorsement' page is to be modified in accordance with Appendix 2 of the structure plan framework (http://www.planning.wa.gov.au/publications/8029.asp).

6. Modify the 'Table of Changes' to a 'Table of Amendments' page based on the following template:

Amendment No.	Summary of Amendment	Amendment type	Date approved by WAPC

Part One - Implementation

7. All references to 'Outline Development Plan' and 'ODP' to be changed to 'structure plan'.

8. Clause 1 of the structure plan being modified to read as follows:

   "The Kwel Road Structure Plan (hereafter referred to as the structure plan) applies to Lots 11, 193, 196 & 198 Alderson Street, Lot 10 Paceway Court and Lots 195 & 197 Pollard Street, Pinjarra being the land contained within the inner edge of the line denoting the structure plan boundary on the structure plan map (Plan 1)."

9. Clauses 2 and 3 of the structure plan are to be deleted.

10. Clause 4 is to be re-numbered as clause 2 and modified to read as follows:

    "The date this structure plan comes into effect is the date of the structure plan being approved by the Western Australian Planning Commission."

11. Insert clause 3 'Staging', this clause to read as follows:

"Subdivision and development should proceed in stages, generally in accordance with Figure 14."

12. Clauses 5.1 - 5.6, 5.8(i), 6.2 and 6.4 are to be deleted and replaced with a new clause 4 'Subdivision and development requirements', and modified to read as follows:

"4. Subdivision and development requirements

The structure plan outlines land use zones and reserves applicable within the structure plan area in accordance with the zones and reserves listed in the local planning scheme.

4.1 Industrial buffer requirements

4.1.1 Investigation Area –Oilseed processing plant buffer

The area identified as an Investigation Area is located within a 500 metre nominal buffer for the oilseed processing plant located on Lot 812 (No. 172) Greenlands Road, Pinjarra. The extent of the nominal buffer is consistent with the recommendations of the Environmental Protection Authority's Guidance Statement No. 3: Separation Distances Between Industrial and Sensitive Land Uses and State Planning Policy 4.1: State Industrial Buffer Policy.

4.1.2 Development within the Investigation Area

A site-specific buffer definition study should be prepared and endorsed (as outlined in section 4.1.3 Buffer definition study requirements), or other appropriate information should be provided, which demonstrates that the nominal 500 metre buffer to the oilseed processing plant is not required over the Investigation Area prior to:

(a) approval being granted for residential development, or other sensitive land uses, within the Investigation Area; or

(b) the structure plan being modified to designate land within the Investigation Area as suitable for residential development, or other sensitive land uses.

4.1.3 Buffer definition study requirements

A site specific buffer definition study, prepared for land within the Investigation Area, should be prepared and endorsed in accordance with the requirements of State Planning Policy 4.1: State Industrial Buffer Policy.

The site specific buffer study definition should define the extent of a buffer required to:

(a) secure the appropriate ongoing operation of the oilseed processing plant; and

(b) appropriately reduce the risk of conflict between the operation of the oilseed processing plant and sensitive land uses, such as residential development.

The site specific buffer definition study should be reviewed and endorsed by the Office of the Environmental Protection Authority and/or the Department of Environment Regulation as appropriate.

4.2 Response to hazards and separation requirements

Bushfire attack level contour maps or assessments and, if required, bushfire management plans may need to be prepared and submitted for subdivision applications within the structure plan area, demonstrating compliance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas. Bushfire attack level assessments should consider the impact of surrounding bush fire prone areas on the subdivision and development of land within the structure plan area and account for the staging of development.

Dwellings located in areas identified as requiring increased building protection measures are to be constructed in accordance with the requirements of Australian Standard 3959: Construction of buildings in bushfire-prone areas under the Building Code of Australia.

4.3 Public open space

Public open space should be provided in accordance with the structure plan, when approved.

4.4 Residential densities and development standards

4.4.1 Dwelling targets and residential density

<u>Dwelling targets</u>

It is intended that the structure plan area accommodate a minimum of 340 dwellings, with an average of at least:

(a) 22 dwellings per site hectare across the structure plan area; and

(b) 15 dwellings per gross urban hectare across the structure plan area.

<u>Residential Density</u>

Plan 1 sets out the residential density codes that apply to the structure plan area.

Subdivision applications should demonstrate how the proposed subdivision meets (as a minimum) the density targets set out above. In doing so, the landowner/applicant should include a summary of the proposed dwelling yield of the subdivision.

4.4.2 Variation of Residential Design Codes provisions

A local planning policy should be adopted or local development plans should be approved to vary the provisions of State Planning Policy 3.1: Residential Design Codes for residential lots fronting Paceway Court, Pollard Street, Alderson Street and Kwel Road. These provisions should be varied to ensure that these lots are developed in a manner that provides an appropriate transition to surrounding land zoned Rural and Special Use: Residential/horse training, trotting and stabling zoned land in the local planning scheme.

4.5 Commercial development standards

Land identified for commercial development in the structure plan is to be appropriately rezoned under the local planning scheme prior to it being developed for commercial purposes. In this regard, the current zoning of the structure plan area under the local planning scheme, Residential Development, does not allow for commercial development.

Development of land identified for commercial development, in the structure plan, should be in accordance with a local development plan approved by the Shire of Murray.

The site identified for commercial development should have a maximum net lettable area of 500m^2. Any development proposal which seeks a lager net lettable area should be supported by a retail needs assessment which justifies the need for the additional net lettable area. This assessment should be endorsed by the Shire of Murray."

13. Clause 6.1 is to be re-numbered clause 5 'Local development plans', and modified to read as follows:

"5. Local development plans

Local development plans may need to be prepared for lots:

(a) identified for commercial;

(b) identified for Residential and fronting Paceway Court, Pollard Street, Alderson Street and Kwel Road where development should provide a suitable transition to surrounding land zoned Rural or Special Use: Residential/horse training, trotting and stabling in the local planning scheme;

(c) immediately adjoining public open space;

(d) abutting a rear laneway;

(e) where it is important to control vehicle access and egress;

(f) of an irregular shape or with an area of less than 350m^2;

(g) which are narrow and require special conditions to be set;

(h) subject to fire management requirements; and

(i) where otherwise deemed appropriate by the Shire of Murray.

Where necessary, local development plans should address the following matters:

(a) Building envelope(s) - ground and upper floor setbacks, building envelopes, north boundary setback for solar access, nil setbacks.

(b) Parking - location (mandatory or desired), potential additional parking for duplex-sized lots.

(c) Vehicle access - location of vehicle access point, particularly where laneway access is available.

(d) Fencing - heights, detailing, retaining walls, developer-provided fencing.

(e) Services - easements.

(f) Private open space - location of strategically important outdoor living areas.

(g) Landscaping - location of existing trees to be retained in the street or in lots (as agreed with the local government).

(h) Ancillary dwellings and/or studio dwellings, home business or home workspace - potential location and size, parking provision and location.

(i) Encroachments - reciprocal rights of way, party walls.

(j) Variations from State Planning Policy No. 3.1: Residential Design Codes.

(k) Mechanisms for expiry or variations of local development plans.

Local development plans should be consistent with the Framework for Local Development Plans."

14. Clauses 5.7.2, 5.8 h) and 7.1 are to be combined and re-numbered as clause 6 'Other requirements', and modified to read as follows:

"6. Other requirements

6.1 Notifications

Notifications may be placed on the certificate of title for each affected lot to advise of:

(a) the potential odour impacts that may arise from the operations of the oilseed processing plant located on Lot 812 Greenlands Road, Pinjarra;

(b) building setbacks and construction standards to achieve a bushfire attack level between BAL-12.5 and BAL-29, in accordance with Australian Standard 3959-2009: Construction of Buildings in Bushfire Prone Areas, and any subsequent amendments thereto; and

(c) the lots being located in close proximity to mosquito breeding areas and the health risks associated with mosquitos.

6.2 Infrastructure Requirements

With regard to the structure plan area, it may be necessary to require developers contribute to:

(a) ceding and developing land for public open space in accordance with the structure plan and Liveable Neighbourhoods;

(b) the construction and/or upgrading of roads and footpaths within and surrounding the structure plan area. Works should include the provision of dual use paths, undergrounding of overhead power lines, intersection treatments, drainage and street trees;

(c) the construction of vehicular and pedestrian connections to the Pinjarra townsite to the north;

(d) acquiring land required for road widening purposes;

(e) acquiring land required for drainage purposes and the construction of internal and external drainage infrastructure necessary to drain the structure plan area;

(f) implement relevant bushfire risk management measures within the structure plan area as required by any bushfire management plan and in accordance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas; and

(g) the cost of preparing and administering developer contributions.

6.3 Funding Arrangements

Due to the fragmented nature of land ownership within the structure plan area, it will be necessary to coordinate contributions (made by landowners and/or developers) towards infrastructure and the ceding of land required to support the subdivision and development of land within the structure plan area. In this respect, a development contribution plan should be prepared for the structure plan area, which should be finalised and given effect prior to the granting of subdivision approval for land in the structure plan area.

6.4 Development of Lot 196 Alderson Street, Pinjarra

Prior to any residential subdivision or development of Lot 196 Alderson Street, Pinjarra, the following technical reports are to be prepared and finalised:

(a) flora and vegetation survey;

(b) bushfire management plan; and

(c) aboriginal heritage survey.

15. Clauses 6.3 and 6.4 are to be deleted.

16. Clauses 5.7 and 5.8 are to be combined and re-numbered as clause 7 'Additional information', and modified to read as follows:

"7. Additional information

Additional Information	Approval Stage	Consultation Required
Transport Assessment	Submit with subdivision application.	Shire of Murray
Tree Survey/ Retention Plan	Condition of subdivision approval.	Shire of Murray
Urban Water Management Plan	Condition of subdivision approval.	Shire of Murray / Department of Water
Bushfire Attack Level Assessment / Bushfire Management Plan	Submit with subdivision application.	Shire of Murray / Department of Fire and Emergency Services
Public open space development and management plan	Condition of subdivision approval.	Shire of Murray
Acid sulfate soils assessment	Submit with subdivision application	Shire of Murray
Mosquito management plan	Condition of subdivision approval.	Shire of Murray / Department of Health
Contaminated site assessment	Submit with subdivision application.	Department of Environment Regulation
Local development plan(s)	Condition of subdivision approval.	Shire of Murray

Part Two - Explanatory Section

17. All references to ‘Outline Development Plan’ and 'ODP' to be changed to ‘structure plan’.

18. Clauses 2.1.3.2 'Outer Metropolitan Perth and Peel Sub-Regional Strategy', 2.1.3.3 'Draft Shire of Murray Local Planning Strategy' are to be deleted and the remaining clauses re-numbered as necessary.

ITEM NO: 9.4

Construction of West Perth Fire Station at 27-33 Carr Street, West Perth



Location Plan for:
Subdivision Application

This data is to be used only for the processing of a Subdivision Application

Application Number: 153489
Decision: Outstanding
Printed: 7/04/2016

Department of Planning

Western Australian Planning Commission

Application Status
- Approved
- Outstanding

Existing LPS Zones and Reserves
- R Code boundaries
- Commercial
- Residential
- Residential - commercial

Easements and Referrals
- Easements

Region Scheme Reserves
- Primary regional roads

Localities & Local Government Boundaries
- Local government boundary
- Locality

N

0 8.5 17 25.5 34
meters

Produced by GeoSpatial Research and Modelling, Department of Planning, Perth WA
Base information supplied by Western Australian Land Information Authority LI 782-2015-1

ATTACHMENT 2



Legend

- Localities
- Local Government Area
- Public Transport Stops
  - CAT Bus
  - Standard Bus
- Railway Lines
  - Passenger
- Roads
  - State Highway
  - Freeway
  - Main
  - Minor
  - Laneway
- Main Roads Road Hierarchy
  - Primary Distributor
  - District Distributor (A)
  - District Distributor (B)
  - Local Distributor/Industrial
  - Access Road
- Public Transport Routes
  - CAT Bus
  - School Bus
  - Standard Bus
  - Train
- SPP 2.10 Swan-Canning River S
  - SPP Precinct
- SPP 3.7 Designated Bushfire Prc 21/05/2016
- SPP 3.7 Designated Bushfire Prc
- Region Scheme Reserves
  - Other regional roads
  - Parks and recreation
  - Primary regional roads
  - Public purposes - car park
  - Public purposes - special uses
  - Railways

N

0 0.13 0.3

Kilometres

1: 5,657 at A3

Projection: WGS 1984 Web Mercator Auxiliary Sphe

Notes:

The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. This information is stored in the relevant layers metadata. For these reasons the map should not be distributed outside of the Department.

Map was produced using DoP's PlanViewWA.

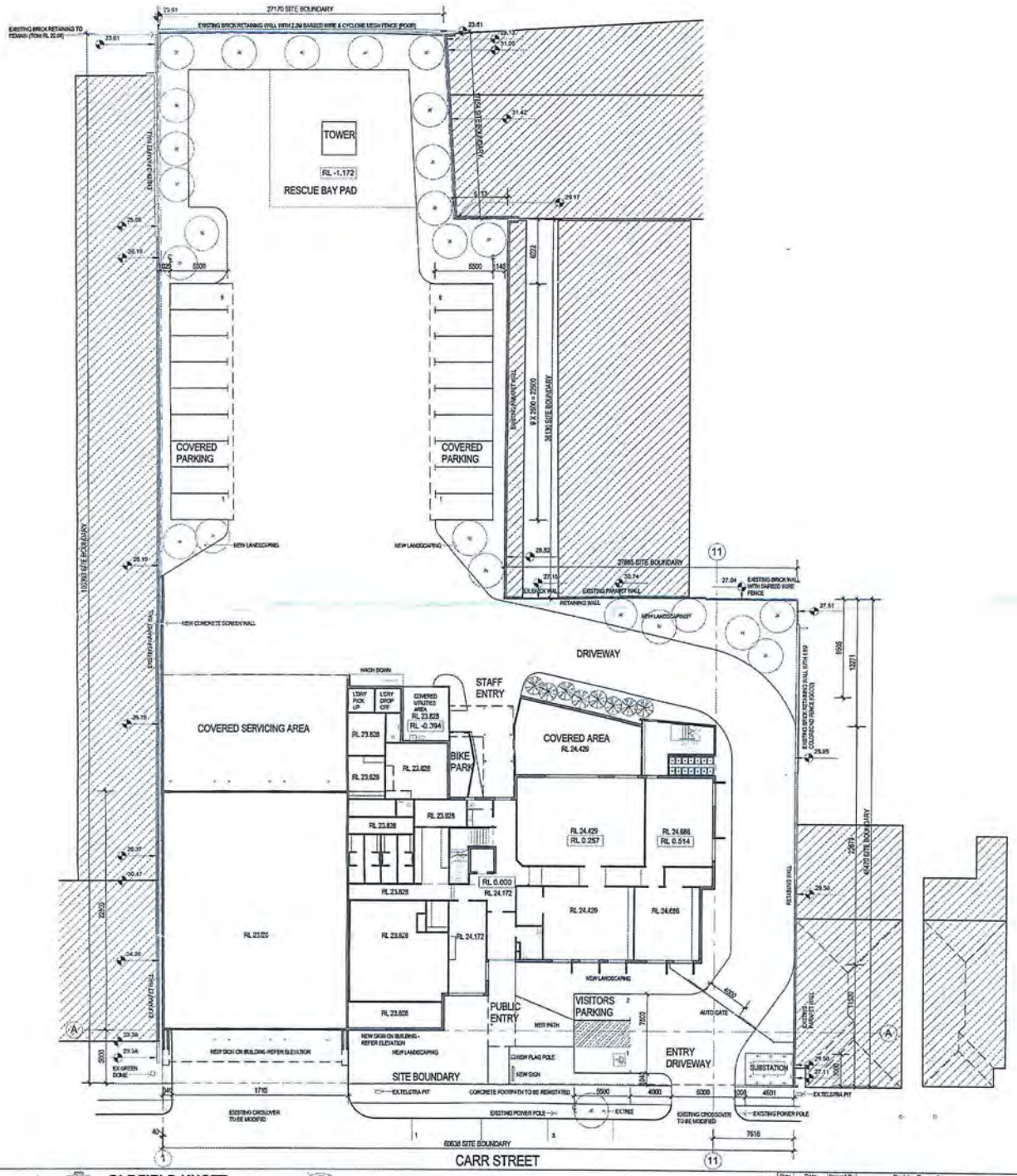
Produced by: FUNCTIONALITY TO COME

Date produced: 02-Jun-2016

PlanViewWA Map

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PlanViewWA
Link to viewer



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Rev	Date	Issued By	Revision Description
D	20.05.15	MN	PLANNING COMMENT
E	5.10.15	TP	SUBSTATION ADDED
F	26.11.15	TP	CARPARK & BIKE PARK ADDED
G	28.11.15	TP	TUNIC & LAUNDRY ROOMS REVISED
H	21.12.15	TP	ISSUE FOR DA

Project Name: West Perth Career Fire Station, Lots 1, 2, 66 & 107, No. 27, 31 & 33 Carr Street, West Perth WA 6005 for DEPARTMENT OF FIRE AND EMERGENCY SERVICES

Drawing Name: SITE PLAN

Project Number: 15058

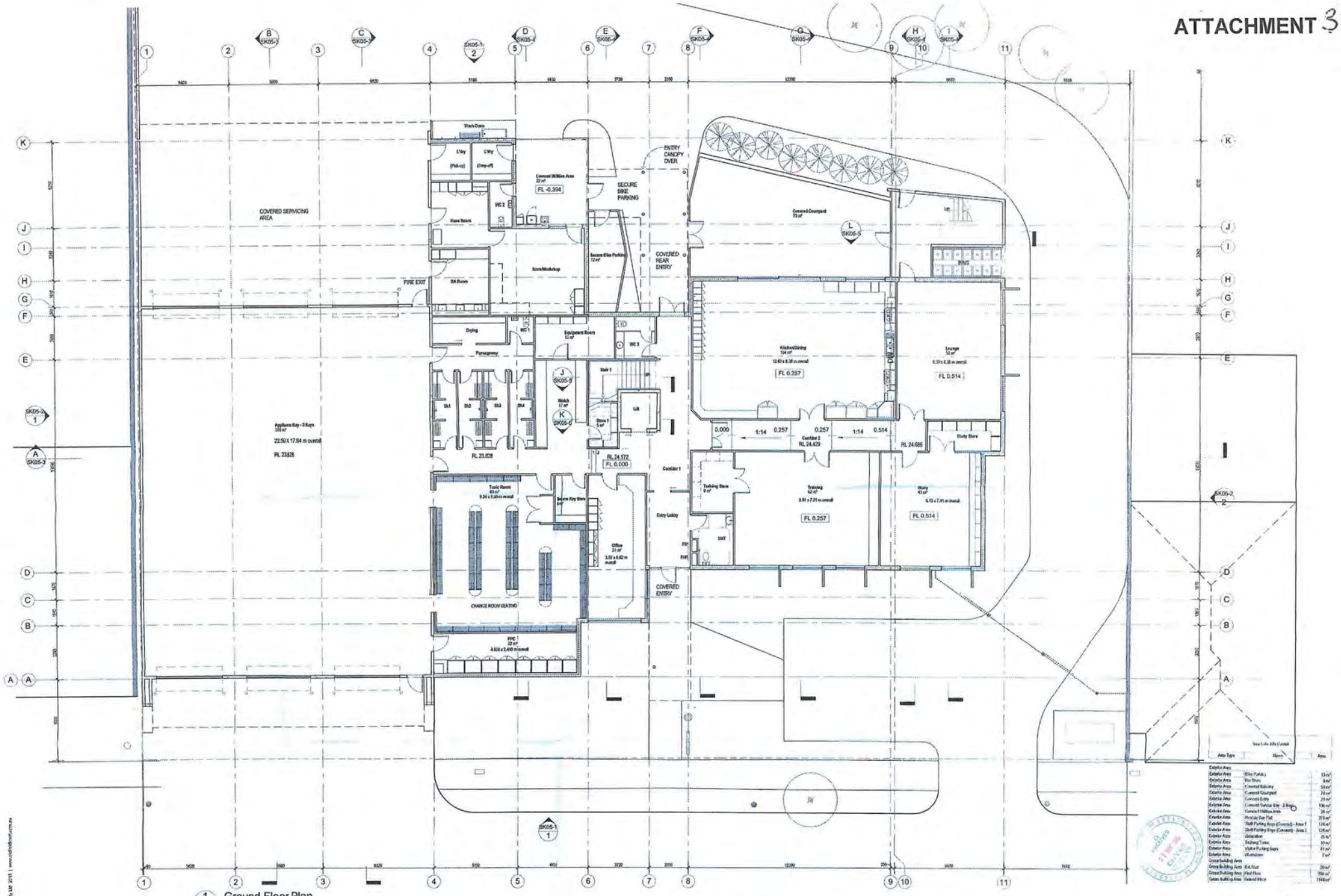
Drawing No: SK01

Rev: H

PRELIMINARY ONLY

Drawn: TP | Checked: TP

SPC Agenda Attachments Page 177



1 Ground Floor Plan
SK05-1 SCALE: 1 : 100

OLDFIELD KNOTT ARCHITECTS PTY LTD

Rev.	Date	Issued By	Revision Description
K	29.11.15	TP	NUMBER OF OCCUPANTS INCREASED
G	28.11.15	TP	TUNIC & LAUNDRY ROOMS REVISED
H	27.11.15	TP	TUNIC & PPC ROOM REVISED
I	27.11.15	TP	TUNIC & PPC ROOMS & OFFICE REVISED
J	21.12.15	TP	ISSUE FOR DA

Project Name: West Perth Career Fire Station, Lots 1,2,66 & 107. #27, 31 & 33 Carr Street, West Perth for Department of Fire & Emergency Services

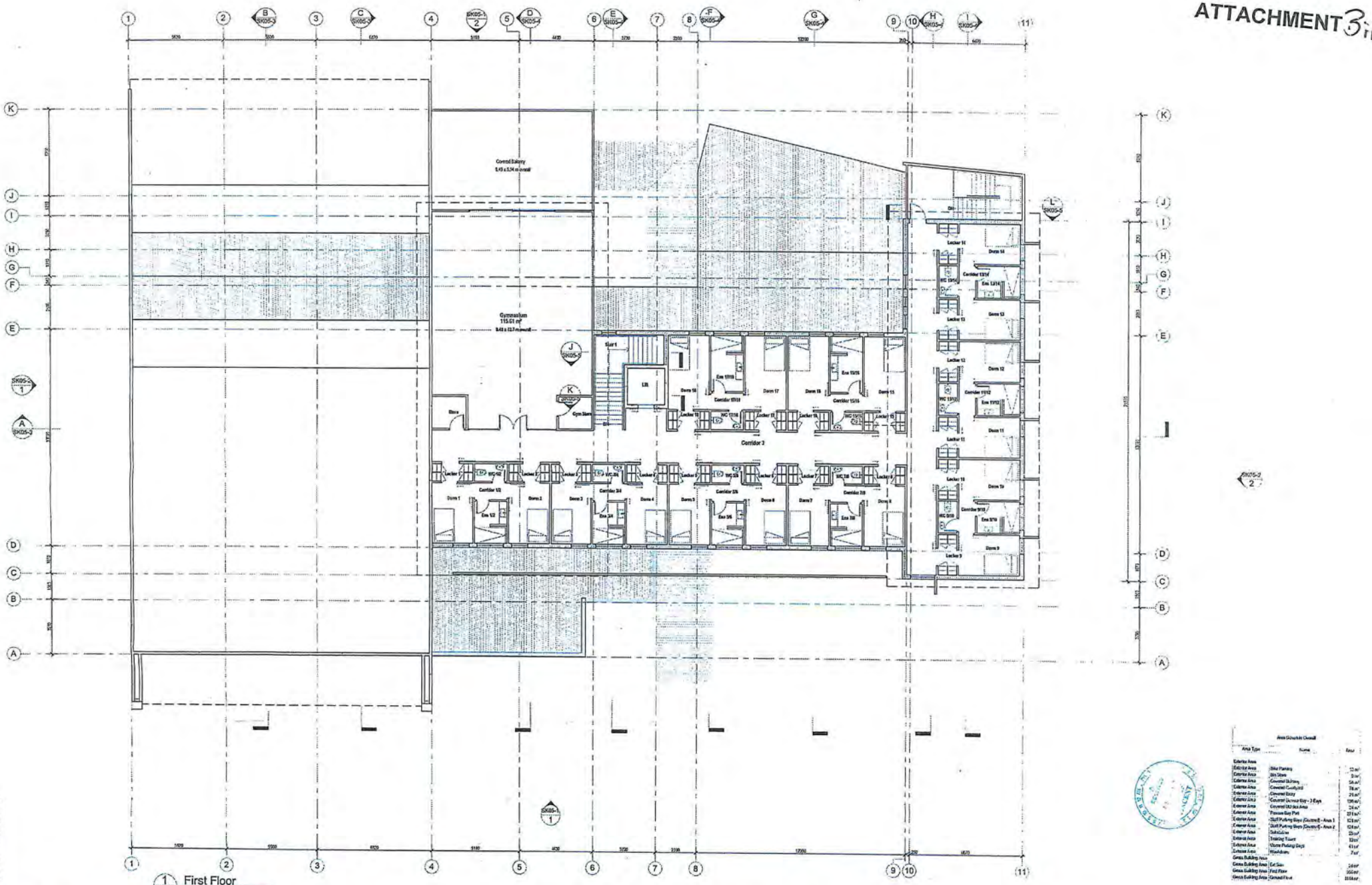
Drawing Name: Ground Floor Plan

PRELIMINARY ONLY

Project Number: 15058 | Drawing No: SK02 | Rev: J

Scale: 1 : 100 | Date: August 2015 | Drawn: BRW | Checked: TP

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1 First Floor
SK05-1 SCALE: 1 : 100

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Rev.	Date	Issued By	Revision Description
C	6.10.15	MW	ISSUED FOR APPROVAL
D	9.11.15	TP	ISSUED FOR APPROVAL
E	26.11.15	TP	NUMBER OF OCCUPANTS INCREASED
F	26.11.15	TP	TUNIC & LAUNDRY ROOMS REVISED
G	21.12.15	TP	ISSUE FOR DA

Project Name: West Perth Career Fire Station, Lots 1,2,66 & 107, #27, 31 & 33 Carr Street , West Perth WA 6005 for Department Of Fire & Emergency Services

Drawing Name: First Floor Plan

Project Number: 15058

Drawing No: SK03

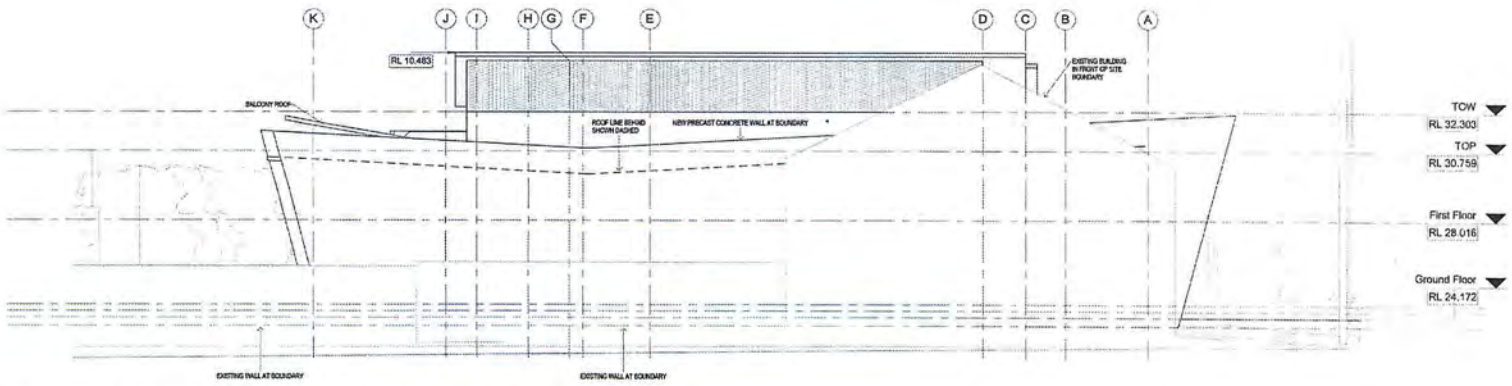
Rev.: G

PRELIMINARY ONLY

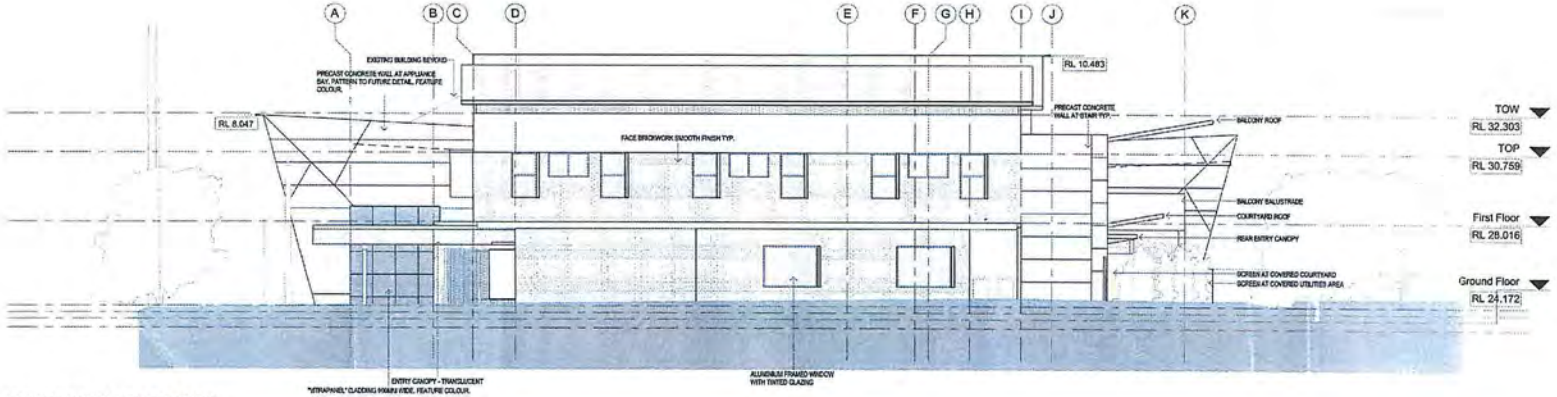
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Date: August 2015

Drawn: Author | Checked: Checker



NORTHEAST ELEVATION



NORTHWEST ELEVATION

FOR INTERNAL REVIEW

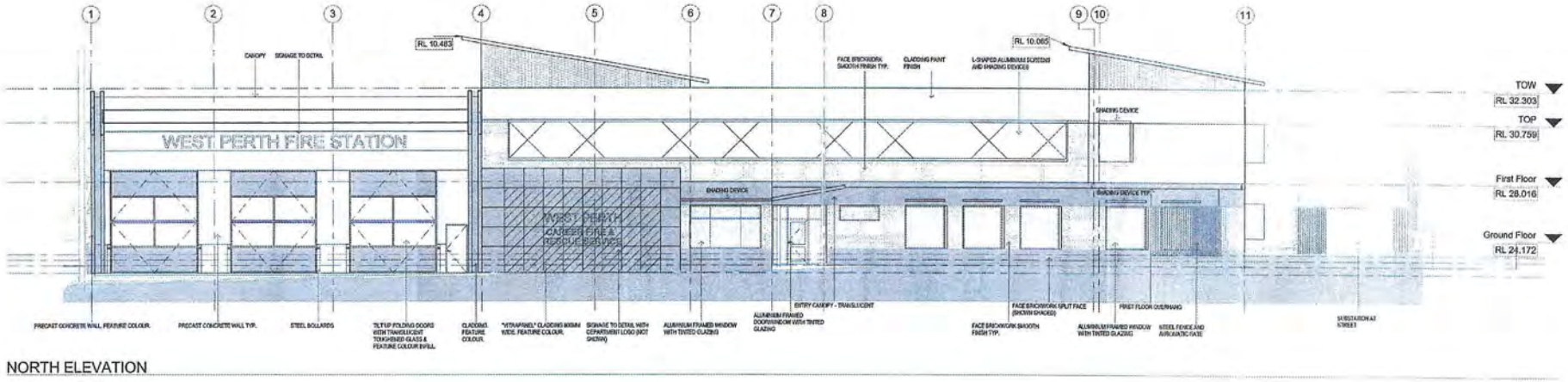
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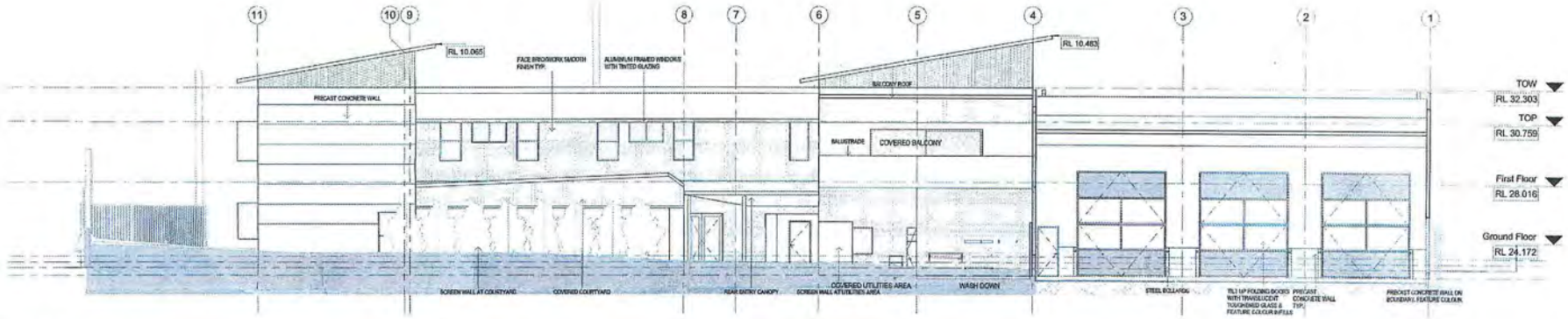
Rev	Date	Issued By	Revision Description
A	8.11.15	TP	ISSUED FOR APPROVAL
B	21.12.15	TP	ISSUE FOR DA

Project Name: West Perth Career Fire Station, Lots 1,2,66 & 107, #27, 31 & 33 Carr Street , West Perth WA 6005 for Department Of Fire & Emergency Services

Drawing Name: Elevations | Project Number: 15058 | Drawing No: SK05-2 | Rev: B



NORTH ELEVATION



SOUTH ELEVATION

FOR INTERNAL REVIEW

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647 Hay Street Oldfield WA 6008 | PO Box 649 SUBIACO WA 6904
T: (08) 9381 4748 | F: (08) 9381 4973 | E: ok@oldfield.com.au

Rev.	Date	Issued By	Revision Description
A	9.11.15	TP	ISSUED FOR APPROVAL
B	21.12.15	TP	ISSUE FOR DA

Project Name: West Perth Career Fire Station, Lots 1,2,66 & 107. #27, 31 & 33 Carr Street, West Perth WA 6005 for Department of Fire & Emergency Services

Drawing Name: Elevations

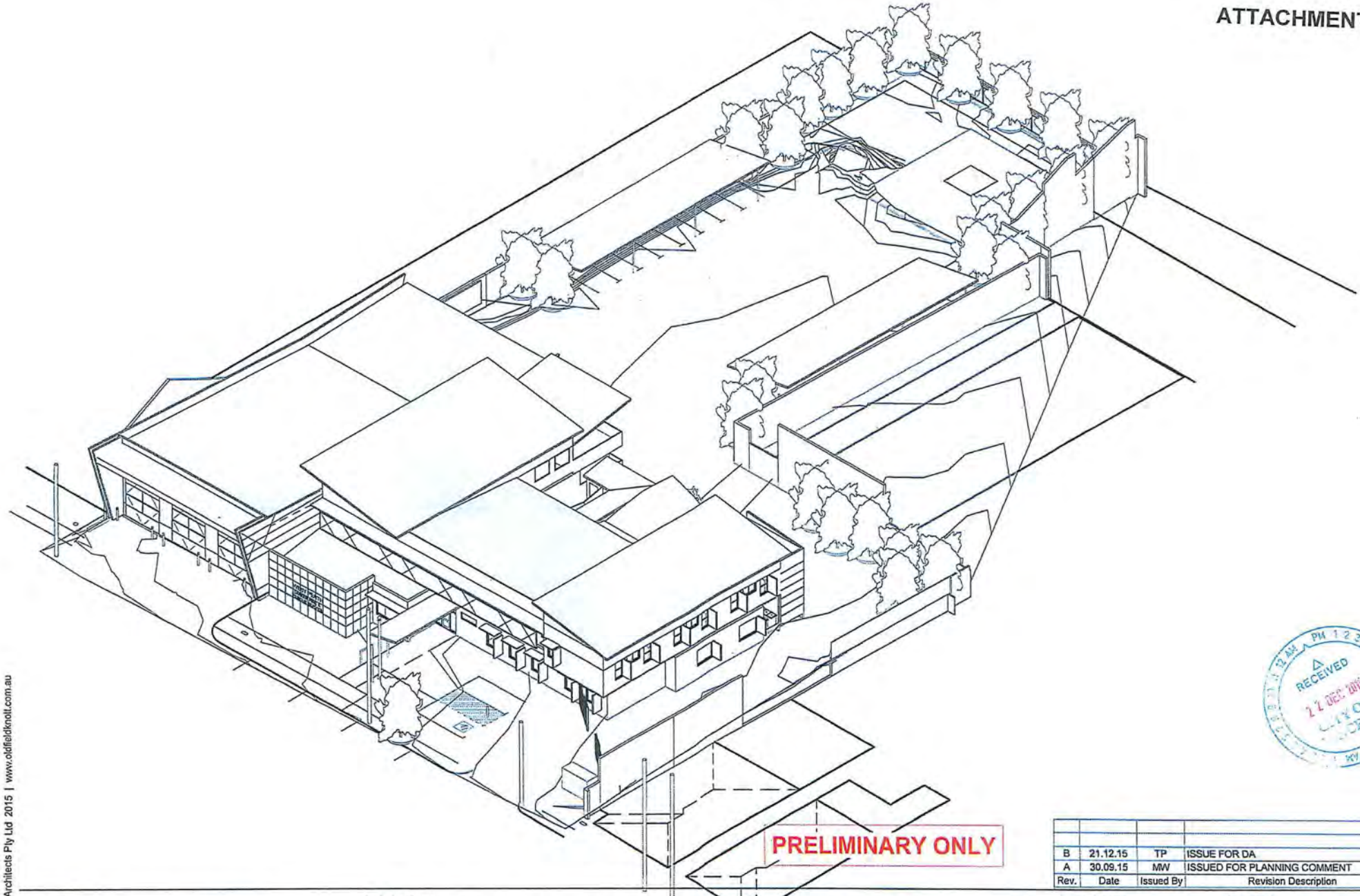
Project Number: 3058

Drawing No.: DA-SK05-1

Rev: B

Reduction | 25mm on A1 | Scale: 1 : 100 | Date: August 2015 | Drawn: TP | Checked: MW

ATTACHMENT 3 vi



PRELIMINARY ONLY

Rev.	Date	Issued By	Revision Description
B	21.12.15	TP	ISSUE FOR DA
A	30.09.15	MW	ISSUED FOR PLANNING COMMENT

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567 Hay Street DAGLISH WA 6008 | PO Box 849 SUBIACO WA 6904
T: (08) 9381 6788 | F: (08) 9381 4619 | E: oka@okarch.com.au

Project Name
West Perth Career Fire Station, Lots 1,2,66 & 107. #27, 31 & 33 Carr Street , West Perth WA 6005 for Department Of Fire & Emergency Services

Drawing Name
3D VIEW - CARR STREET WEST

Project Number
15058

Drawing No.
SK04-2

Rev.
B

Reduction | 25mm on A3 | Scale | Date August 2015 | Drawn TP | Checked MW

C:\Revit Temp\15058 SK Fire Station_tperrella.rvt

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ITEM NO: 9.5

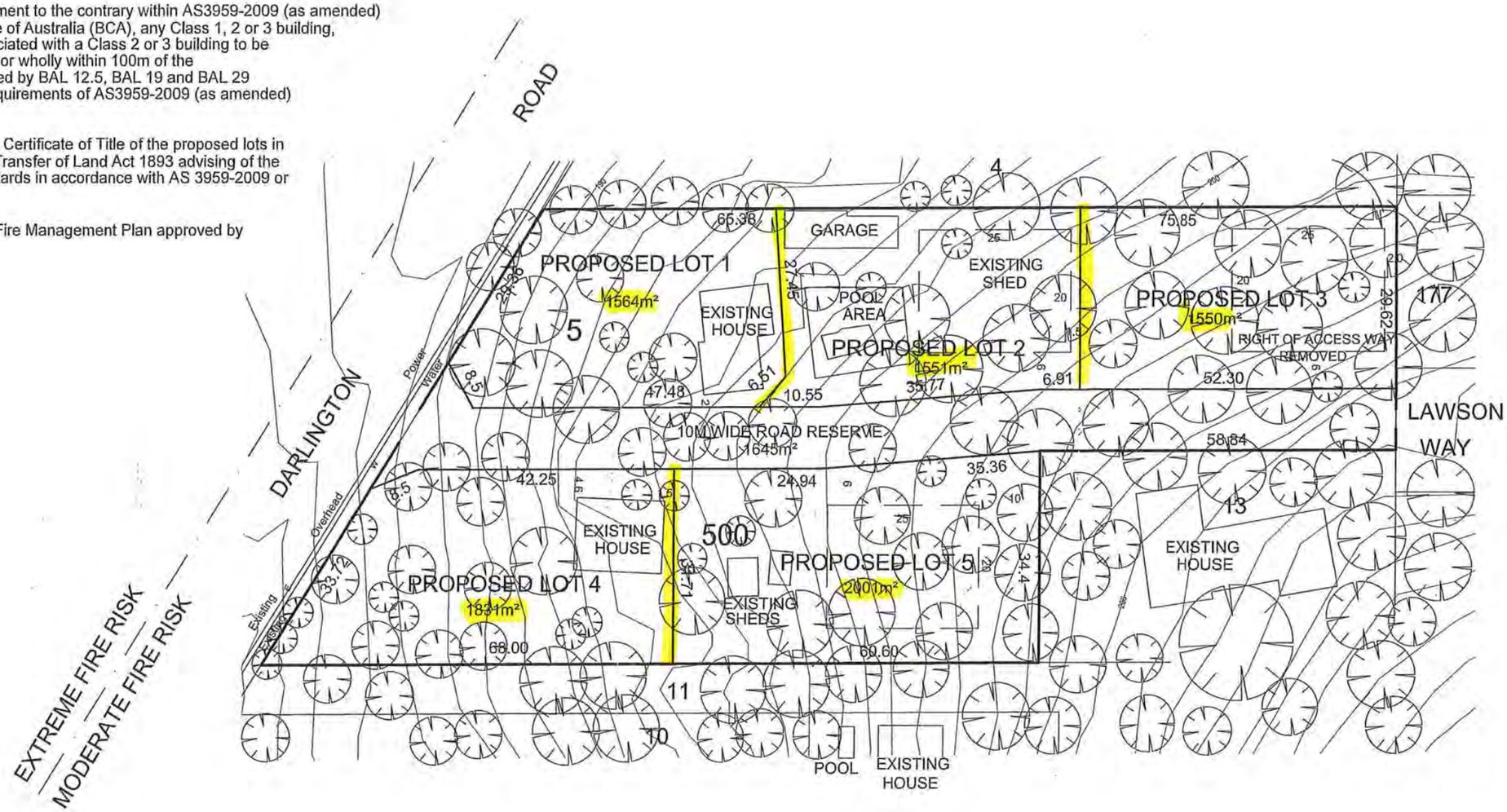
Subdivision to Create 5 Residential Lots and Road Reserve – Lots 5 and 500 Darlington Road, Darlington

SUBJECT TO SURVEY

NOTES: Not with standing any statement to the contrary within AS3959-2009 (as amended) for the purposes of the Building Code of Australia (BCA), any Class 1, 2 or 3 building, or a Class 10a building or deck associated with a Class 2 or 3 building to be included on lots that are either partly or wholly within 100m of the Extreme Bush Fire Prone Area notated by BAL 12.5, BAL 19 and BAL 29 on this plan, shall comply with the requirements of AS3959-2009 (as amended) or equivalent Australian Standard.

A notification shall be inserted on the Certificate of Title of the proposed lots in accordance with Section 70A of the Transfer of Land Act 1893 advising of the increased building construction standards in accordance with AS 3959-2009 or equivalent Australian Standard.

All development shall comply with a Fire Management Plan approved by the Shire of Mundaring.



DEPARTMENT OF PLANNING

DATE	FILE
22/02/2016	153289

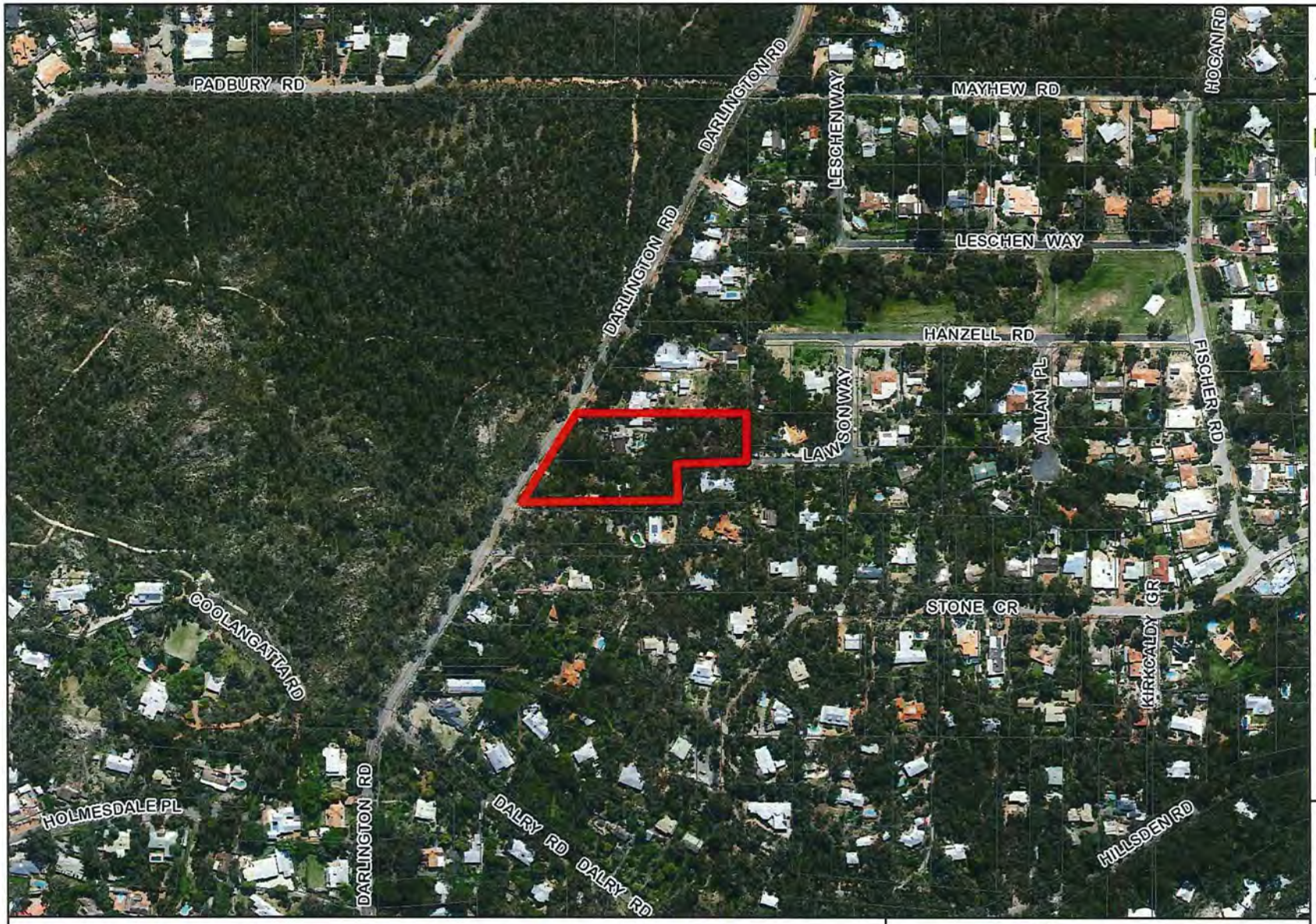
NOTES:
- ORIGINAL AREA OF LOT 5: 6088m²
- ORIGINAL AREA OF LOT 500: 4054m²

BUILDING ENVELOPE

SUBDIVISION PLAN

LOTS 5 & 500 DARLINGTON ROAD DARLINGTON

SCALE	DATE	DRAWN	CHECKED	REFERENCE	SHEET
1:750@A3	30-01-16	PJ	SO	14257 & 15061	1 OF 1



Department of Planning

Legend

- Local Government Area
- Cadastre (View 1)
- Road Names

PlanViewWA Map

INTERNAL USE ONLY

PlanViewWA
Link to viewer

N

0 0.14 0.3 Kilometres

1: 5,587
at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere

Notes:

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Map was produced using DoP's PlanViewWA.

Produced by: **FUNCTIONALITY TO COME**

Date produced: 09-Jun-2016

ATTACHMENT 3


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510 R 28501 510 R 6922 142
500 R5 501
R 28530 590
13699
R 25313
13699 R 25313
R 25313
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R5
515 R 29558
R5
R5
R5

SUBJECT TO SURVEY

NOTES: Not with standing any statement to the contrary within AS3959-2009 (as amended) for the purposes of the Building Code of Australia (BCA), any Class 1, 2 or 3 building, or a Class 10a building or deck associated with a Class 2 or 3 building to be included on lots that are either partly or wholly within 100m of the Extreme Bush Fire Prone Area notated by BAL 12.5, BAL 19 and BAL 29 on this plan, shall comply with the requirements of AS3959-2009 (as amended) or equivalent Australian Standard.

A notification shall be inserted on the Certificate of Title of the proposed lots in accordance with Section 70A of the Transfer of Land Act 1893 advising of the increased building construction standards in accordance with AS 3959-2009 or equivalent Australian Standard.

All development shall comply with a Fire Management Plan approved by the Shire of Mundaring.

ENDORSEMENT OF LOCAL SUBDIVISION AND INFRASTRUCTURE PLAN NO. 374

The Western Australian Planning Commission resolved on 17 July 2015 to certify the Local Subdivision and Infrastructure Plan as a guide for future development and subdivision within the locality.

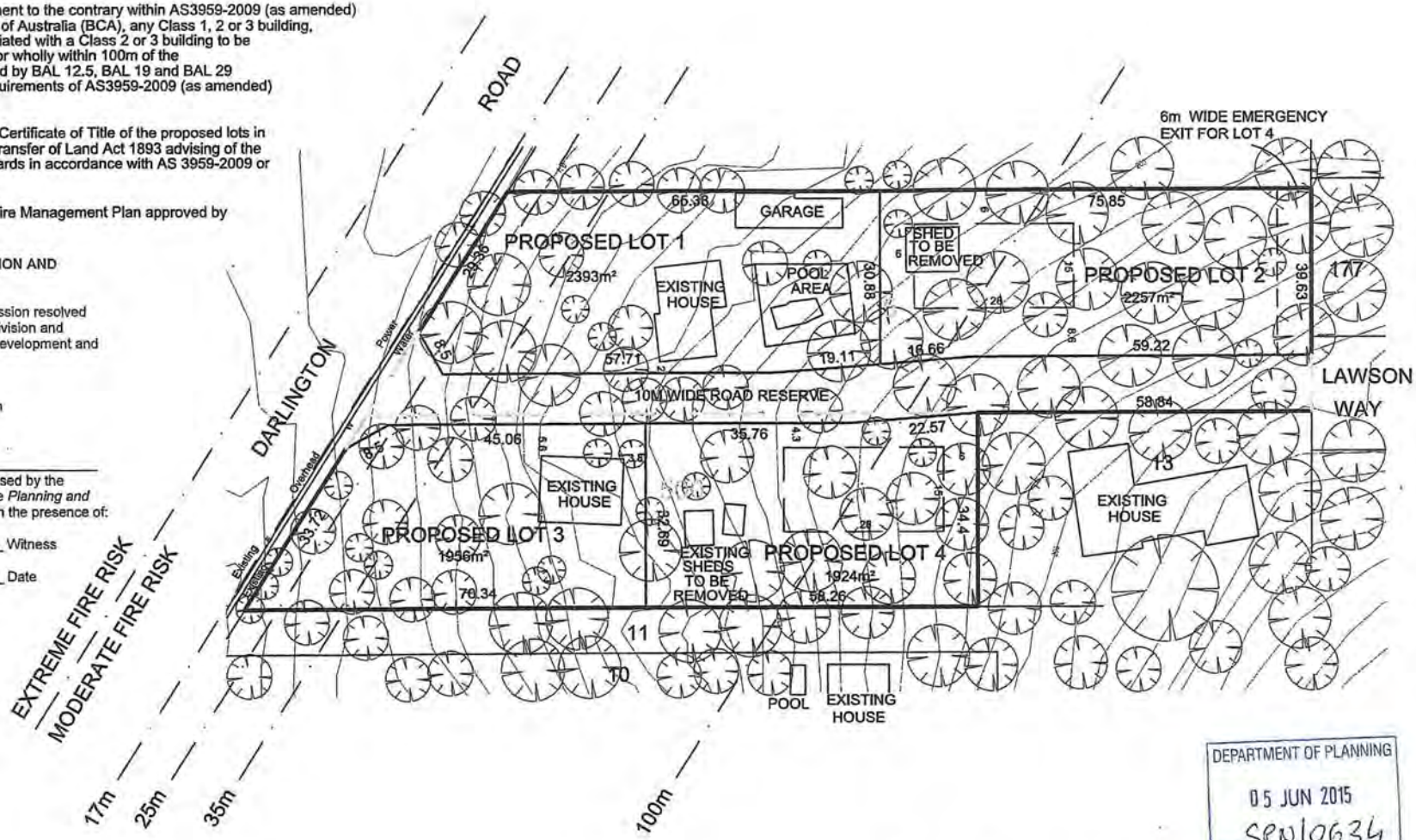
Signed for and on behalf of the

Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose in the presence of:

M. Wieclaw Witness

24 July 2015 Date



DEPARTMENT OF PLANNING
05 JUN 2015
FILE SPN/0634

NOTES:
- ORIGINAL AREA OF LOT 5: 6088m²
- ORIGINAL AREA OF LOT 500: 4054m²

BUILDING ENVELOPE

STATEWEST SURVEYS
LICENSED SURVEYORS
DIRECTORS: RON ROGERS & PAUL INCERTI
P.O. Box 1377, Midland W.A. 6936 - 69 Great Northern Highway, Midland W.A. 6056
Telephone:(08)9274 3198 Email:statewest@statewest.net Website:http://www.statewest.net

LIMITED LOCAL SUBDIVISION AND INFRASTRUCTURE PLAN LOTS 5 & 500 DARLINGTON ROAD DARLINGTON

SCALE	DATE	DRAWN	CHECKED	REFERENCE	SHEET
1:750@A3	1-06-15	PI		14257 & 15061	