

Structure Plan

Lots 1 & 2 Gay Street
Dianella

PREPARED FOR GAY STREET PROPERTY HOLDINGS PTY LTD

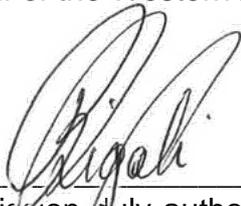
PREPARED BY ROBERTSDAY

OCTOBER 2020

This structure plan is prepared under the provisions of the City of Stirling Local Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **02 FEBRUARY 2021**

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

_____ 02 FEBRUARY 2021

_____ Date

_____ 02 FEBRUARY 2031

_____ Date of Expiry

TABLE OF MODIFICATIONS

Modification No.	Description of Modification	Endorsed by Council	Endorsed by WAPC

EXECUTIVE SUMMARY

This Structure Plan (SP) provides the statutory mechanism and supporting technical studies for the redevelopment and subdivision of Lots 1 (No. 2) and 2 (No. 10) Gay Street, Dianella (subject site). The SP will assist with fulfilling the State Government and City of Stirling's strategic direction in relation to housing supply and affordability. The SP is consistent with the City's strategic vision of a "green leafy character dominated by trees, parks and bushland" as outlined within the Dianella Local Area Plan.

The SP proposes a range of residential densities and provides for housing diversity to meet market and affordability demands. The SP also includes an east-west aligned public open space corridor providing direct connections to the surrounding areas.

The following Summary Table provides key planning outcomes of the SP:

Item	Data
Total area covered by the structure plan	5.08 ha
Area of each land use proposed:	
• Residential/Roads	2.80 ha
• Public Open Space/ Drainage	0.73 ha
• Balance Lot (Retained Vegetation)	1.55 ha
Estimated lot yield:	37 Lots
Estimated number of dwellings	147 Dwellings
Estimated residential site density	40 Dwellings per site ha
Estimated population	426 people
Number of high schools	0
Number of primary schools	0
Estimated commercial floor space	0
Estimated number and % of public open space:	
• Local park	0.713 ha (20.3%)
Estimated number and area of natural area and biodiversity assets	1.55 ha

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the 1990s, the number of people in the world who are illiterate has increased from 1.1 billion to 1.5 billion.

There are many reasons for this. One is that the population of the world is growing so fast that the number of people who are illiterate is increasing. Another reason is that the quality of education is so poor that many people who are literate are unable to read and write. A third reason is that many people who are literate are unable to use their skills in a way that is useful to them.

There are many ways to improve literacy. One way is to provide more schools and teachers. Another way is to improve the quality of education. A third way is to provide more opportunities for people to use their skills in a way that is useful to them.

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part one:
implementation

1.0 Structure Plan Area

This Structure Plan shall apply to Lots 1 (No. 2) and 2 (No. 10) Gay Street, Dianella being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map (Plan 1).

2.0 Operation

This structure plan shall come into operation on the date it is approved by the Western Australian Planning Commission (WAPC).

3.0 Staging

Staging of development will rely on key development parameters, primarily relating to the extension of available services from surrounding development.

4.0 Development and Subdivision

4.1 Land Use Permissibility

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

4.2 Residential

4.2.1 Density

- a. Plan 1 defines the broad residential density that applies to specific areas within the Structure Plan. Lot specific residential densities are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b. A residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan 1.
- c. The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d. Approval of the Residential Density 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. Variations to the residential Density Code Plan will require further approval of the WAPC.

- e. Residential Density 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 "super lot" 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.

4.3 Public Open Space

The provision of a minimum of 10 per cent public space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public Open Space is to be provided generally in accordance with Plan 1, with an updated Public Open Space Schedule to be provided at the time of subdivision for determination by the WAPC, upon advice of the City of Stirling.

Table 1: Public Open Space

POS SITE	SIZE (HA)
POS 1	0.713ha

4.4 Movement Network

Access shall be provided generally in accordance with Local Road Reserves shown on the Structure Plan Map (Plan 1).

Where provided, pedestrian paths shall directly abut the property boundary.

4.5 Requirements Prior to Subdivision

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

- a. Public Open Space Schedule prepared in accordance with Liveable Neighbourhoods (City of Stirling & WAPC);
- b. Residential Yield and Density Plan (City of Stirling & WAPC).

4.6 Conditions of Subdivision Approval

- a. At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:
 - i. Geotechnical Report (City of Stirling); and
 - ii. Landscaping and Drainage Management Plan (City of Stirling)
- b. At the time of subdivision the City of Stirling shall recommend to the WAPC the implementation of the following strategy which has been prepared and approved as part of the Structure Plan as a condition of subdivision:
 - i. Bushfire Management Plan.

4.7 Bushfire Management

This Structure Plan is supported by a Bushfire Management Plan (BMP). All development within the Structure Plan area shall have due regard to the requirements of the Bushfire Management Plan.

No future development should occur within areas classified as BAL-40 or BAL-FZ, in accordance with the Bushfire Management Plan.

4.8 Local Development Plans

A Local Development Plan is to be prepared in accordance with Clause 47 of the Planning and Development (Local Planning Schemes) Regulations 2015, prior to any subdivision or development within the Structure Plan area, for lots affected by the following considerations:

- a. Lots capable of accommodating grouped or multiple development
- b. Lots with rear-loaded vehicle access;
- c. Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space; and
- d. Lots subject to an APZ or otherwise deemed to be affected by a recognised Bushfire Hazard, as identified in the accompanying Bushfire Management Plan.

4.9 Conservation Lot

No development is permitted within the Conservation balance lot.

LEGEND

- SUBJECT LAND
- POS/DRAINAGE
- CONSERVATION

ZONE

- RESIDENTIAL

* No future development should occur within areas classified as BAL-40 or BAL-FZ, in accordance with the Bushfire Management Plan.



Plan 1: Structure Plan Map



SIZE A4 1:2000



LOCAL STRUCTURE PLAN
Lots 1 & 2 Gay Street, Dianella
 City of Stirling

REF NO. **NIN DIA** DRAW NO. **RD1 1024** REV. **F**

part two:
explanatory report

01 Planning Background

1.1 Introduction and Purpose

This Structure Plan (SP) has been prepared by RobertsDay on behalf of Gay Street Property Holdings Pty Ltd, the legal proprietor of Lots 1 (No. 2) and 2 (No. 10) Gay Street, Dianella ('subject site').

The purpose of the SP is to facilitate the subdivision and development of the subject site for residential purposes.

1.2 Project Team

The Project Team consists of:

Consultant	Role
RobertsDay	Urban Design and Statutory Planning
Prichard Francis	Civil Engineering
RPS	Environmental
GTA	Traffic
Herring Storer Acoustics	Noise Assessment
Strategen JBS&G	Fire Management
PLAN E	Landscape Architecture

1.3 Land Description

1.3.1 History of the Site

The subject site forms part of the Dianella Media Precinct which previously contained the television studios and broadcasting infrastructure for Channels Seven, Nine and Ten.

Since early 2008, there has been increased interest in the relocation of the media businesses and redevelopment of the sites for residential purposes. Recognising this at the 10 November 2009 Council Meeting, the City of Stirling Council endorsed the Media Zones Development Procedure Statement. The statement is an advisory note which identifies a number of conditions and prerequisites for the rezoning and redevelopment of the precinct. In 2010 the Dianella Media Zones Precinct Plan (Draft) was released by the City of Stirling to provide more detailed analysis of the change in land use and detailed guidance on the rezoning and preparation of plans to cater for residential development, and associated open space and protection of environmental amenities.

In August 2011 the City of Stirling adopted Amendment No.3 to the Scheme to rezone the Channel Seven site to 'Residential' zone and introduced a 'Special Control Area' over the entire Media Precinct which requires future redevelopment within the Precinct to comply with the requirements of the Dianella Media

Zones Precinct Plan. As outlined within this Plan, a prerequisite to the subdivision and development of the subject site was its rezoning to 'Development Zone' which was approved by the Stirling Council at its meeting on 19 February 2013 and forwarded to the Western Australian Planning Commission and granted final approval.

1.3.2 Location

The subject site is situated within the municipality of the City of Stirling, approximately 9.5 kilometres (km) north of central Perth and approximately 7kms east of the Stirling City Centre.

The subject site is approximately 1.2km south of Mirrabooka Square Shopping Centre. Direct access to the subject site is provided from Gay Street which extends along the northern boundary of Lot 1 and north-western boundary of Lot 2. Dianella Drive extends along the eastern boundary however no direct access is provided.

The Channel Seven site to the north-western side of Gay Street is zoned 'Residential' with a density of 'R30'. Lot 50 Gay Street to the north of the subject site is within a 'Parks and Recreation' Reserve and is earmarked as 'Bush Forever'. The Mount Yokine Reservoir to the west of the subject site is reserved 'Utility' whilst land immediately south of the subject site has been purchased by the State Government for bushland conservation.

The surrounding residential areas predominantly comprise of low density single dwellings. The Mirrabooka Senior High School and primary school are approximately 500m north-west of the subject site.

A major bus route extends along Dianella Drive from the Mirrabooka Regional Centre to the Perth Central Business District. A regional cycling route also extends along Dianella Drive. The intersection of Cottonwood Crescent and Dianella Drive to the immediate north of the subject site has been earmarked as a 'Proposed Light Rail Station' in the future.

Refer to Figure 1 – Location Plan.



Figure 1: Location Plan

1.3.3 Area and Land Use

Lot 1 is 2.23318ha and Lot 2 is 2.7404ha in size, resulting in a total area of 5.0787ha.

The subject site is currently vacant with some remnant vegetation, following the demolition of the television studio and administration buildings, transmission infrastructure and other fixtures associated with its previous use (refer to Figure 2).

1.3.4 Legal Description and Ownership

The SP area comprises Lots 1 and 2 Gay Street, Dianella. The subject site is legally described as follows:

- Lot 1 on Diagram 64079 of Certificate of Title Volume 1732 and Folio 194; and
- Lot 2 on Diagram 45395 of Certificate of Title Volume 1747 and Folio 409.

The 'Gay Street Property Holdings Pty Ltd' is the legal proprietor of the subject lots (refer to Appendix 1).

1.4 Planning Framework

1.4.1 Zoning and Reservations

In accordance with the provisions of the Metropolitan Region Scheme (MRS) the subject site is zoned 'Urban' (Figure 3).

In accordance with the City of Stirling Local Planning Scheme No.3 (LPS3), the subject site is zoned 'Development Zone' (Figure 4). The intent of the Development Zone is described as:

- "To provide for coordinated development through the application of a comprehensive structure plan to guide subdivision and development;*
- To avoid the development of land for purposes likely to compromise its future development for purposes, or in a manner likely to detract from the amenity or integrity of the area."*

The preparation of this SP is a prerequisite to the future development and subdivision of the subject site. The proposed SP is therefore consistent with the intent of the Development zone.



Figure 2: Aerial Plan (Nearmap August 2018)

01 Planning Background

Figure 3: MRS Zoning Plan

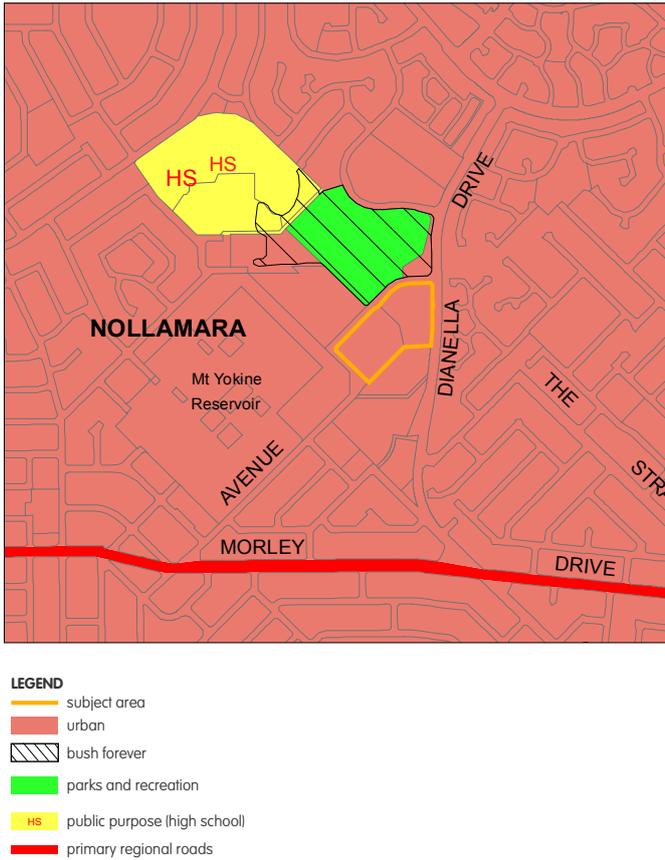


Figure 4: TPS Zoning Plan



1.4.2 Regional and Sub-Regional Structure Plan

1.4.2.1 Dianella Media Zones Precinct Plan and Redevelopment Procedure Statement

The Dianella Media Zones Precinct Plan ('Precinct Plan') was released in December 2010 to comply with the provisions of the Procedure Statement and provide guidance for the rezoning and planning for each site within the Precinct. The purpose of the Precinct Plan was to determine the extent and composition of urban development and outline bush protection areas, public open space, urban zones, development densities, built form guidelines and infrastructure provision.

The intent of the Precinct Plan is to:

- Facilitate development that is consistent with adopted state and local planning policies for the precinct;
- Promote conservation of environmentally significant areas;
- Deliver high quality sustainable outcomes in an integrated manner;
- Recognise the intentions and expectations of individual developer owners for their respective sites; and
- Ensure that community aspirations are appropriately considered.

The Precinct Plan proposes the redevelopment of the Media Zone predominantly for residential purposes. The Precinct Plan includes a preliminary Concept Plan over the site. Although the Precinct Plan provides only limited guidance on the future development of the site, the SP is consistent with the intent of the Plan and maintains similar connections to surrounding lots.

01 Planning Background

1.4.3 Planning Strategies

1.4.3.1 State Planning Strategy

The State Planning Strategy (1997) was prepared by the WAPC as a whole Government approach to guide sustainable land use planning throughout the State up until 2029. The Strategy is aimed at developing a land use planning system to help the State achieve a number of key goals. These include generating wealth, conserving and enhancing the environment, and building vibrant and safe communities for the enjoyment of current and subsequent generations of Western Australians.

1.4.3.2 Directions 2031 and Beyond – A Spatial Framework for Perth and Peel

Directions 2031 and Beyond provides the overarching strategic framework for the Perth and Peel Regions. A key element of Direction 2013 is the consolidation of existing urbanised areas to ensure efficient use of land and infrastructure.

The subject site is within the Central Sub-Region which is identified as requiring an additional 121,000 dwellings by 2031 in accordance with the 'connected city scenario'. Directions 2031 notes there is a need to introduce greater diversity in the new housing market to accommodate families. Directions 2031 seeks a 50% increase in the current average residential density to 15 dwellings per gross zoned hectare of land in new developments.

The SP proposes a density of 30 dwellings per gross zoned hectare and will contribute to meeting the forecast housing needs of the Central Sub-Region. Further to this, the SP will introduce much needed housing diversity to meet housing demand and accommodate more families.

1.4.3.3 Central Metropolitan Perth Sub-regional Strategy

The Central Metropolitan Perth Sub-regional Strategy ('CMPSRS') provides the strategic framework for the planning of urban growth consistent with Directions 2031. The City of Stirling is identified as requiring an additional 31,000 dwellings by 2031.

The CMPSRS identifies the 'Media Precinct' as having a projected dwelling yield of 700 dwellings representing an 85% take-up rate. Dianella is recognised as having potential densities of 10 dwellings per hectare and 19 persons per hectare.

The SP will facilitate the redevelopment of the subject site for residential purposes consistent with the CMPSRS and the need to meet the anticipated demand for housing by 2031.

1.4.3.4 City of Stirling Local Housing Strategy and Dianella Local Area Plan

The Local Housing Strategy acknowledges the growing shortage of both smaller and appropriately designed and priced dwellings within Perth and the City of Stirling. The Strategy identifies the need for statutory planning to facilitate the development of higher density dwellings in suitable locations close to activity centres and high frequency transit routes.

The Dianella Local Area Plan was prepared by the City of Stirling and notes the community vision for the area is a "green leafy character dominated by trees, parks and bushland."

Within the 'Dianella Local Area Future Opportunities' Plan the subject site is highlighted as 'Media Precinct: unique economic and conservation role.' Dianella Drive to the east of the subject site is shown as needing the installation of cycle lanes or dual use paths.

With regard to the subject site, it is identified as a desirable location for medium to high density residential development provided this is balanced with bushland conservation. The Plan notes that increased density would be desirable to allow more people access to community amenities, to meet sustainability objectives and to support larger commercial centres.

The proposed SP is consistent with the Strategy and will facilitate a range of housing types including small to medium sized single dwellings, grouped dwellings and multiple dwellings.

01 Planning Background

1.4.3.5 *City of Stirling Public Open Space Strategy*

The City's Public Open Space ('POS') Strategy provides guidance for the continued provision of POS to all residents within the City. It provides guidance for the location and accessibility of open space, recognising different categories of open space (passive, active, conservation). The objectives and principles of the POS Strategy have been considered during the design of the SP.

1.4.3.6 *Integrated Transport Strategy*

The City's Integrated Transport Strategy provides a strategic approach to transport by integrating land use and transport planning, pedestrian amenity, cyclist amenity, public transport, parking and demand management, policy and travel behaviour. The key objectives of the Strategy are:

- To encourage more sustainable transport of people and goods;
- To enable efficient movement of people and goods;
- To improve accessibility for pedestrians, cyclists and public transport users to a variety of destinations ;
- To equitably provide for transport needs throughout the community; and
- To encourage public transport modes over private transport modes.

The Mirrabooka Regional Centre is identified as a future Train Station under the City's Public Transport Wish List. The proposed SP will contribute to an increased number of housing stock, thus providing opportunities for increased public transport usage and resultant investment.

1.4.4 **Policies**

In assessing planning and development proposals, local and state government must have due regard for any relevant Statements of Planning Policy ('SPP') which are prepared and adopted by the WAPC or Local Planning Policies ('LPP') prepared by the City of Stirling. SPPs and LPPs relevant to the future subdivision and development of the subject site are provided below.

1.4.4.1 *Statement of Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region*

Statement of Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region (SPP2.8) provides a policy and implementation framework to ensure bushland protection and management is appropriately addressed and integrated with broader land use planning and decision-making.

The subject site is immediately south of a 'Bush Forever Reserve' as recognised within SPP 2.8. The proposed development of the subject site is not considered to have an adverse impact on the Bush Forever Site. Provision has been made within the SP design for a POS and Public Access Way (PAW) to provide a suitable transition between development and Bush Forever areas.

1.4.4.2 *SPP No. 3 – Urban Growth and Settlement*

SPP 3 establishes the principles for urban growth in Western Australia to ensure that future development is undertaken in a sustainable manner including the provision of a variety of housing types and infrastructure to service the urban growth.

The subject site is located within an existing urban area and is within close proximity to the Mirrabooka District Shopping Centre, an important employment node, and the educational establishments of the Mirrabooka Primary and High Schools. There is good access to public transport as well as local and regional recreation facilities. The proposed SP accordingly meets the development criteria outlined within this Policy.

1.4.4.3 *SPP No. 3.1: Residential Design Codes*

The Residential Design Codes ('R-Codes') provide a comprehensive basis for the control of residential development throughout Western Australia. The SP proposes a range of densities at the subject site including R25, R30, R40, R50 and R60 in order to facilitate a variety of housing products and affordability options. Provision has been made for a mix of single, grouped and multiple dwellings at the subject site. Development provisions within the R-Codes will be adopted to guide development at the subject site except where it is otherwise specified within the SP or DAP.

02 Site conditions and constraints

2.1 Biodiversity and natural area assets

The subject site contains some remnant vegetation, mainly over the northern portion of the site. A Level 1 Flora and Vegetation Survey was undertaken by RPS on behalf of the landowner in October 2008 (refer to Appendix 2).

In accordance with an agreement reached with the Environmental Protection Authority, the Structure Plan retains a Threatened Ecological Community (TEC) in a 1.55ha conservation lot that will be retained in the ownership of Gay Street Property Holdings Pty Ltd.

2.2 Landforms and Soils

The subject site has a gentle slope from 65m AHD in the south-western corner to 57m and 60m AHD in the east and north-east respectively. Accordingly there is a level difference of approximately 6m between the subject site and Dianella Drive. The elevation of the subject site offers opportunities for views across surrounding neighbourhoods and to the Darling Scarp.

An analysis of services and civil engineering requirements to facilitate development was undertaken by Pritchard Francis (refer to Appendix 3). The report states that the majority of the site is low risk for Acid Sulfate Soils (ASS) and the site is not included on the Department of Environment Regulation (DoER) database of contaminated sites.

2.3 Groundwater and surface water

An analysis of the SP area confirms there are no wetlands identified on the DoER's Geomorphic Wetlands Swan Coastal Plain dataset as being located either on or adjacent to the site and groundwater is at a level of 24-25m AHD. Given there are no constraints relating to groundwater and surface water at the subject site, the Department of Water (DoW) has confirmed that water monitoring would not be necessary to progress development at the subject site. More specifically, the DoW confirmed that it would not be necessary to prepare a Local Water Management Strategy (LWMS) for the SP nor an Urban Water Management Plan (UWMP) as part of the subdivision of the subject site (refer to Appendix 4).

2.4 Heritage

A review of the Aboriginal Heritage Enquiry System and City of Stirling Heritage List confirmed there are no 'Registered Aboriginal Sites' or 'Other Heritage' sites within or surrounding the SP area.

03 Land use and subdivision requirements

3.1 Land use

The SP proposes to develop the site for predominantly residential purposes (refer to Plan 1 and Figure 5). A range of residential densities from R30 to R80 as well as housing typologies are proposed to meet market and affordability demands.

An open space corridor is proposed to extend through the centre of the site to provide direct connections with existing and future residential development, the bush forever site to the north-west as well as the public transport opportunities available along Dianella Drive to the east.

The internal street network is predominantly grid-like, following the existing curve of Gay Street. Two points of direct access are proposed from Gay Street and Withnell Street.

The proposed SP is consistent with the existing State and Local Government planning framework over the site and will contribute to meeting the forecast housing demand for the City of Stirling.

An overview of the SP and its key elements is provided in the table below:

Item	Data
Total area covered by the structure plan	5.08 ha
Area of each land use proposed:	
• Residential/Roads	2.80 ha
• Public Open Space/ Drainage	0.73 ha
• Balance Lot (Retained Vegetation)	1.55 ha
Estimated lot yield:	37 Lots
Estimated number of dwellings	147 Dwellings
Estimated residential site density	40 Dwellings per site ha
Estimated population	426 people
Number of high schools	0
Number of primary schools	0
Estimated commercial floor space	0
Estimated number and % of public open space:	
• Local park	0.713 ha (20.3%)
Estimated number and area of natural area and biodiversity assets	1.55 ha



Figure 5: Structure Plan Indicative Concept Plan

Legend

- | | |
|---|--|
| <p>1 Landscaped internal street network with dense tree planting and reduced corner radii</p> <p>2 Internal footpaths set back from kerb aligned to property boundary</p> <p>3 Retained boundary interface for drainage and servicing</p> | <p>4 POS incorporating drainage, central grassed area and planted buffer to conservation area</p> <p>5 Landscaped Pedestrian Access Way with drainage easement</p> <p>6 Multiple dwelling development with direct unit entries at street level</p> |
|---|--|

03 Land use and subdivision requirements

3.2 Open Space

The proposed open space has been strategically located to provide opportunities for passive and active recreation, drainage and tree retention whilst integrating with areas of conservation vegetation. A significant amount of POS is provided, exceeding 20% of subdivisible area in addition to a significant conservation area.

The proposed POS within the conservation cell together with the landscaped Public Access Ways (PAW) fronting an existing Bush Forever reserve to the south of the site provide a functional and interconnected network of passive and active spaces for residents of the site and the surrounding neighbourhood.

Higher density (R60-R80) multiple dwellings are proposed to overlook the PAW to improve passive and active surveillance of the space for users.

As demonstrated within the following POS schedule, a total area of 0.713 ha is proposed to be retained for POS which is consistent with the minimum 10% POS provision as prescribed by Liveable Neighbourhoods.

Structure Plan Area				
Total Site Area				5.08 ha
Deductions				
Conservation Area		1.55 ha		
Dedicated Drainage (1:1)		0.017 ha		
Gross Subdivisible Area (GSA)				3.51 ha
Public Open Space @ 10% of GSA May Comprise :				
Minimum 80% unrestricted public open space		0.281 ha		
Maximum 20% restricted use public open space		0.07 ha		0.351 ha
Public Open Space Contribution				
	Total Area (ha)	Unrestricted (ha)	Restricted (ha)	Dedicated Drainage (ha)
POS 1	0.713	0.685	0.028	0.017
Total Open Space Provision				0.713 ha (20.3%)

Management of the POS will be the responsibility of the City of Stirling following a two year maintenance period by the developer. Further detailed design of the POS will be undertaken at the subdivision stage.



Figure 6: Landscape Concept Plan

03 Land use and subdivision requirements

3.3 Residential

The SP proposes a range of residential densities including R30, R40, R60 and R80 in order to facilitate diversity and accommodate a variety of demographics and housing typologies.

The SP proposes the following composition of lots:

- Lower density (R30-40) single dwelling lots in the southernmost corner of the site;
- Medium density (R40-R60) single residential terrace lots and the northern multiple dwelling site; and
- Higher density (R60-80) at the southern multiple dwelling site that will be screened from adjacent roads and residential areas by lower density development and existing vegetation.

Residential densities within the specified ranges will be determined at subdivision through the submission of a Residential Density Code Plan.

The SP proposes 40 dwellings per Urban zoned hectare which is consistent with the Perth and Peel @ 3.5 million target of 15 dwellings per Urban zoned hectare.

Lots are predominantly orientated to maximise views across POS and the existing Bush Forever Sites within the constraints of the existing road network and resultant SP design.

3.4 Movement Networks

3.4.1 Street Hierarchy and Network

The hierarchy of streets within and adjacent to the SP is based on the hierarchy defined within Liveable Neighbourhoods. The proposed design provides for a permeable, interconnected road network that provides ease of movement for pedestrians, cyclists and motorists within the SP area.

The proposed internal street network is consistent with the existing alignment of Gay and Withnell Streets. The street network will be developed with regular intersections to allow a high level of accessibility for pedestrians, cyclists and vehicles.

The provision of a Pedestrian Accessway along the southern site boundary provides the opportunity to strengthen the pedestrian network by connecting the footpaths along Gay Street and Hays Avenue and internal streets to the surrounding Bush Forever reserves.

Further detailed design of the local road network will be refined through the subdivision design process. The road design will be consistent with the City of Stirling's servicing requirements, particularly with regard to accommodating rubbish collection services whilst satisfying safety requirements.

3.4.2 Vehicle Access

Access to the site is proposed via intersections on Gay Street and Withnell Street. The latter intersection is proposed to be higher order with 18m road reserve designed to cater for carriageways intersecting Withnell Street and accommodate retaining. There is one laneway proposed to intersect with Withnell Street in the south-west corner of the site.

The Traffic Statement prepared by GTA Consultants in August 2019 (Appendix 5) confirms access arrangements are suitable from a traffic management perspective and indicates areas where embayed visitor parking may be located.

Parking is proposed to be provided on each lot for residential parking consistent with the Residential Design Codes. Visitor parking will be available within driveways of single front-loaded dwellings, on-street and adjoining the POS.

3.4.3 Traffic Volumes

The Traffic Assessment found that both Dianella Drive and Gay Street are expected to have traffic volumes that should not exceed the maximum traffic flows for similar roads of its type. The traffic volumes should be approximately half for roads of these types as a result of developing the subject site. Traffic on Dianella Drive is expected to increase by an insignificant amount. Traffic volumes on Gay Street are forecast to increase by approximately 900 vehicles per day which will not exceed the maximum traffic flow for Gay Street.

3.4.4 Public Transport

Dianella Drive currently accommodates high frequency Bus Routes 67 and 68, which run between Mirrabooka Bus Station and the Perth CBD every 10-15 minutes in peak periods. The nearest stops are located on Dianella Drive on the north side of Gay Street, with the first approximately 30m from the intersection, and the second approximately 200m south of Gay Street. These are approximately 250m to 100m respectively from the proposed development equating to 1-3 minute walking time via a combination of Gay Street, the POS and PAWs within the development.

3.4.5 Pedestrian and Cycle Access

Dianella Drive is currently serviced by a 2.4m wide shared path to the western side and a 1.2m wide footpath to the eastern side which are connected to other paths north and south of the subject site to provide access to established residential development (refer to Figure 7).

A new footpath has been constructed on Gay Street as part of the Seven Hills development which provides suitable connectivity to Dianella Drive (refer to Figure 7).

3.4.6 Service Vehicles

Service Vehicles are expected to enter the site from Gay Street and traverse through the site to then re-enter Gay Street in a forward gear. The type of vehicles expected to access the site would not exceed the size of an 12.5m long rubbish truck. Rubbish will be collected from the site by rubbish trucks servicing bins placed in front of each lot. There will be no need for trucks to undertake a three point turn.

03 Land use and subdivision requirements

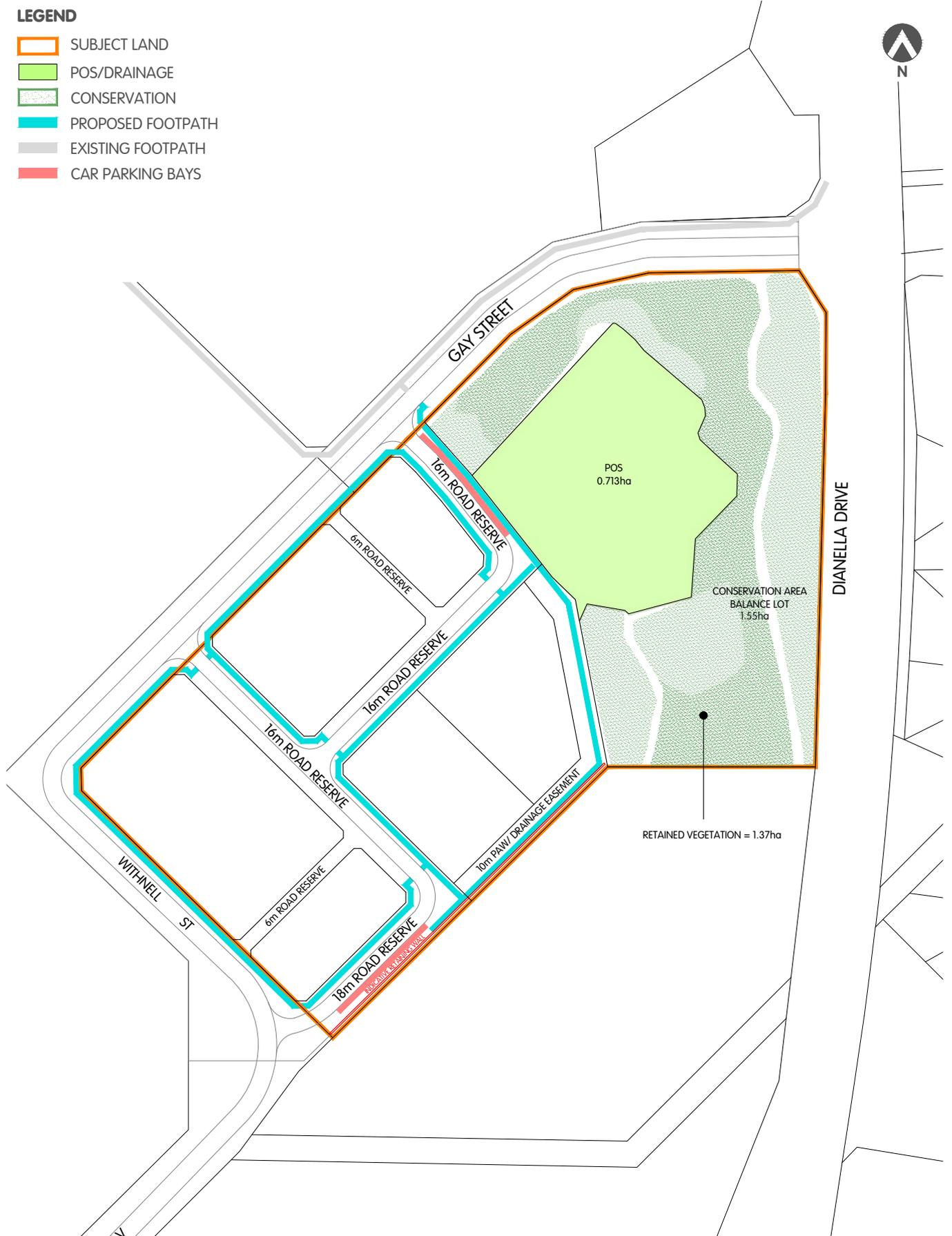


Figure 7: Cycle / Footpath Plan

03 Land use and subdivision requirements

3.5 Noise Management

A Noise Impact Assessment prepared by Herring Storer Acoustics (July 2019) has been prepared in support of the SP (refer to Appendix 6). The assessment confirms that noise received to the subject site would comply with State Planning Policy 5.4 and therefore no further action or noise mitigation through building design is required.

3.6 Bushfire Hazard

A Bushfire Management Plan has been prepared by Strategen JBS&G (October 2019) in accordance with 'Planning for Bush Fire Protection Guidelines Edition 2' (refer to Appendix 7), confirming the suitability of the site for development from a bushfire risk perspective.

The BMP demonstrates that proposed management measures achieve compliance with the bushfire protection criteria and in accordance with the Guidelines.

3.7 Water Management

In December 2012, the Department of Water confirmed that neither a Local Water Management Strategy nor an Urban Water Management Plan would be required to form part of the Structure Plan or a condition of subdivision respectively (refer to Appendix 4).

3.8 Education Facilities

The subject site is approximately 600m south-east of the existing Mirrabooka Senior High School.

3.9 Activity Centres and Employment

The subject site is 1km south of the Mirrabooka Square Shopping Centre which is classified as a 'Secondary Centre' within Statement of Planning Policy 4.2: Activity Centres for Perth and Peel (SPP4.2). The existing centre will provide essential services, community facilities and employment opportunities for future residents within the SP area.

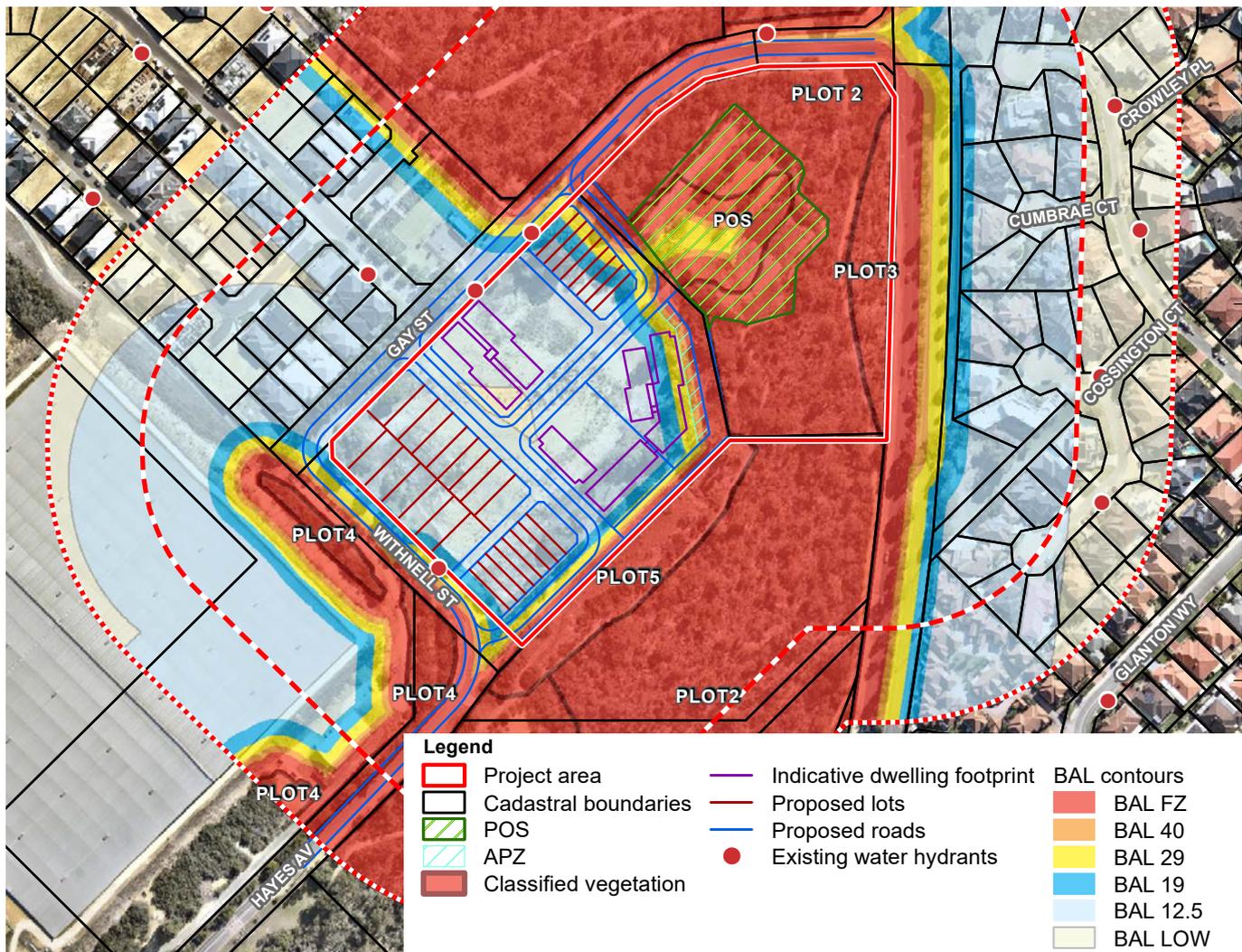


Figure 8: BAL Contour Plan

3.10 Infrastructure Coordination, Servicing and Staging

An Engineering Services Report prepared by Pritchard Francis (July 2019) has confirmed that there are no major impediments to the future development of the subject site (refer to Appendix 3). The report notes:

- Sewer: The Water Corporation has indicated that the development can be served from an existing system on the east of Dianella Drive. A 225mm diameter sewer main will need to be installed under Dianella Drive and connected to the existing system;
- Water Reticulation: The Water Corporation has indicated the development can be served by the existing infrastructure without any upgrading of the existing system;
- Electrical Reticulation: There is capacity to provide power to the site, subject to provision of necessary infrastructure within the subject site. The infrastructure required will depend on advice received from Western Power;
- Communications: Correspondence with NBN Co. indicated the site is located within the Fibre Footprint and that the development is eligible for fibre broadband infrastructure;
- Gas Supply: Correspondence with ATCO Gas Australia has confirmed the existing 100mm Gas Main in Dianella Drive has capacity to service the proposed development and therefore no upgrades are required;
- Stormwater: The report includes a Stormwater Drainage Strategy which notes that stormwater drainage will need to be managed in accordance with City of Stirling requirements. Existing drainage infrastructure for the site will be retained onsite where possible. More detail on the management of stormwater will be determined at time of subdivision.

The Engineering Services Report confirms the site is accessible and can be adequately serviced with electrical, water, sewer, gas, stormwater drainage and communications infrastructure.

the 1990s, the number of people in the UK who are employed in the public sector has increased from 10.5 million to 12.5 million, and the number of people in the public sector who are employed in the health sector has increased from 2.5 million to 3.5 million (Department of Health 2000).

There are a number of reasons for this increase. One of the main reasons is the increasing demand for health services. The population of the UK is increasing, and the number of people who are aged 65 and over is increasing rapidly. This has led to an increase in the number of people who are in need of health services, and this has led to an increase in the number of people who are employed in the health sector.

Another reason for the increase is the increasing demand for health services in the private sector. The private sector has been growing rapidly in the UK, and this has led to an increase in the number of people who are employed in the private sector. This has led to an increase in the number of people who are employed in the health sector.

A third reason for the increase is the increasing demand for health services in the voluntary sector. The voluntary sector has been growing rapidly in the UK, and this has led to an increase in the number of people who are employed in the voluntary sector. This has led to an increase in the number of people who are employed in the health sector.

There are a number of challenges that the health sector faces in the future. One of the main challenges is the increasing demand for health services. The population of the UK is increasing, and the number of people who are aged 65 and over is increasing rapidly. This has led to an increase in the number of people who are in need of health services, and this has led to an increase in the number of people who are employed in the health sector.

Another challenge is the increasing demand for health services in the private sector. The private sector has been growing rapidly in the UK, and this has led to an increase in the number of people who are employed in the private sector. This has led to an increase in the number of people who are employed in the health sector.

A third challenge is the increasing demand for health services in the voluntary sector. The voluntary sector has been growing rapidly in the UK, and this has led to an increase in the number of people who are employed in the voluntary sector. This has led to an increase in the number of people who are employed in the health sector.

There are a number of ways in which the health sector can meet these challenges. One of the main ways is to increase the number of people who are employed in the health sector. This can be done by increasing the number of people who are employed in the public sector, the private sector, and the voluntary sector.

Another way is to increase the efficiency of the health sector. This can be done by increasing the number of people who are employed in the health sector, and by increasing the number of people who are employed in the health sector.

A third way is to increase the quality of the health services. This can be done by increasing the number of people who are employed in the health sector, and by increasing the number of people who are employed in the health sector.