



LOCAL STRUCTURE PLAN

JANE BROOK



ROWEGROUP

DOCUMENT CONTROL

Printed 15 August 2018 7846_18Aug01Rfc LSP Amendment

Version	File Name	Prepared by	Approved by	Date
1	7846_18Aug01Rfc	Forbes Chesterman	George Hajigabriel	15/08/2018

This report has been authorised by;



George Hajigabriel General
Manager



Forbes Chesterman Manager Urban
Design



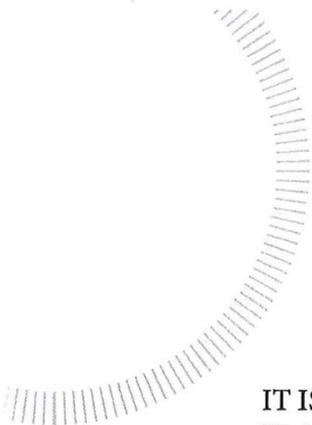
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IT IS CERTIFIED THAT AMENDMENT NO. 6 TO JANE BROOK LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

29 AUGUST 2018

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.



TABLE OF MODIFICATIONS TO LOCAL STRUCTURE PLAN AMENDMENT

Modification No.	Description of Modification	Date Endorsed by Council	Date Endorsed by WAPC
SP17-001	Original Structure Plan	15/10/2008 Subject to conditions, annotations on plan and additional information to be submitted.	9/12/2009
SP17 -001/A	Amendment to LSP (minor): <ul style="list-style-type: none"> - Inclusion of additional Temporary Sales Office and Car Park. - Deletion of 'Finalisation to Urban' hatching on plan. - Deletion of drainage easement. - Correction of minor error in POS Calculations. 	23/4/2012	WAPC endorsement not required as the amendments did not include the subdivision of land.
SP170- 001/B	Amendments to LSP: <ul style="list-style-type: none"> - Deletion of 'Landscape' designation over 83 lots. - Deletion of hatching indicating required MRS Rezoning to 'Urban' over 79 lots. - Addition of 6 'Residential' lots at R20 and R5. 	4/7/2012	18/9/2012
P17-001/C	Amendment to LSP (minor): <ul style="list-style-type: none"> - Addition of POS areas to facilitate drainage, with resultant minor modifications to road network. - Incorporates Fire Management Plan, and identified Bushfire Attack Levels. Responds to 'Planning for Bushfire' Guidelines (WAPC). 	5/3/2014	12/12/2014
SP17-001/D	Amendment Abandoned		
SP17-001/E	Amendment to LSP (minor): <ul style="list-style-type: none"> - Reduction and relocation of POS areas to facilitate drainage, with resultant minor modifications to road network. - Addition of 16 'Residential' lots at R20. 	N/A	

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) has been prepared on behalf of LandCorp as a precursor to subdivision.

The purposes of the LSP is to refine the provisions under the Jane Brook LSP to ensure a comprehensive approach to planning and development is undertaken with input from landowners, government agencies and other key stakeholders.

Local Structure Plan Summary Table

Item	Data
Total area covered by the Local Structure Plan	76.55 hectares
Area of each land use proposed:	
Regional Open Space	1.29 hectares
Landscape Zone	39.56 hectares
Dedicated Drainage	0.62 hectares
Residential	35.08 hectares
Estimated lot yield	359 lots across structure plan area
Estimated number of dwellings	359 dwellings
Estimated residential site density	10 dwellings per site hectare*
Estimated population	975 people
Number of high schools	0 high schools
Number of primary schools	0 primary schools
Estimated area and % of public open space:	5.44 hectares, 15.5%
Estimated area and number:	
1. POS Area 1	1.23 hectares, 1 Neighbourhood Park
2. POS Area 2	0.79 hectares, 1 Neighbourhood Park
3. POS Area 3	0.32 hectares, Creek Buffer
4. POS Area 4	2.38 hectares, 1 District Park
5. POS Area 5	0.71 hectares, 1 Neighbourhood Park

* Density per site hectare as defined under Element 1 – Community Design (*Liveable Neighbourhoods WAPC 2009*)



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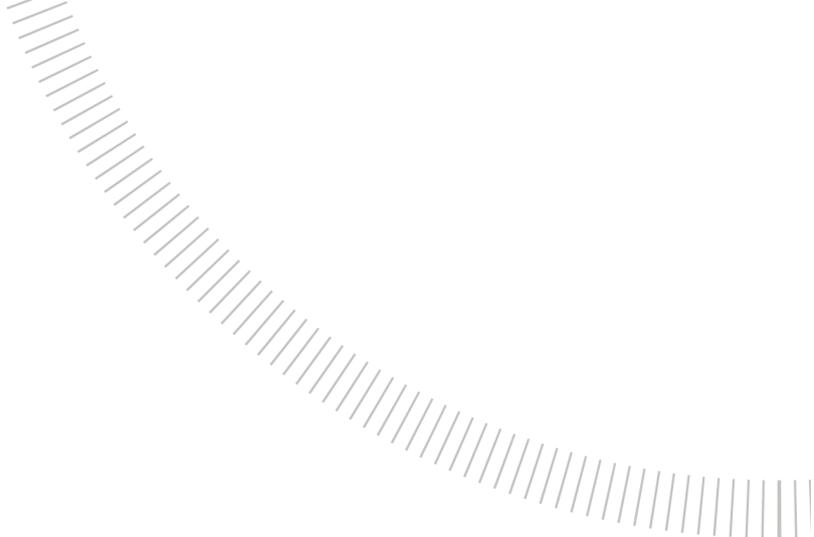
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PLANS

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2. BAL Plan
3. Public Open Space Schedule



Part One

IMPLEMENTATION PROVISIONS



1. Local Structure Plan Area

This Local Structure Plan shall apply to the land contained within the inner edge of the line denoting the Local Structure Plan boundary on the Local Structure Plan map (Plan 1).

2. Local Structure Plan Content

This Local Structure Plan comprises:

▲ Part 1 – Implementation Provisions

This section contains the Local Structure Plan map, statutory planning provisions and requirements.

3. Interpretations and Relationship with the Scheme

Unless otherwise specified in this part, the words and expressions used in this Local Structure Plan shall have the respective meanings given to them in the City of Swan Town Planning Scheme No.17 (the Scheme) including any amendments gazetted thereto.

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

Pursuant to Clause 27 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015;

The provisions, standards and requirements specified under Part One of this Local Structure Plan shall be given due regard. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Local Structure Plan, then the provisions, standards or requirements the Scheme shall prevail;

4. Operation

This Local Structure Plan shall come into operation when it is endorsed by the Western Australian Planning Commission.

5. Land Use and Subdivision

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

5.1 Land Use Permissibility

Land use permissibility within the Local Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme (Clause 5.A.1.12.4), with the addition of the uses of Office (Land Sales Office) and Temporary Carpark which are permissible uses on Lots 2055 and 2056 as described in provisions 12 and 13 on the Structure Plan map.

5.2 Residential

5.2.1 Dwelling Target

5.2.1.1 Objective

To provide for a minimum of 359 dwellings within the Local Structure Plan area.

5.2.1.2 Subdivisions are to achieve the following:

10 dwellings per site hectare.

5.2.2 Density

Plan 1 defines the residential density that applies to specific areas within the Local Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Code Plan approved by the WAPC.

5.3 Public Open Space

The provision of a minimum of 10 per cent public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1 [and Table 1, as applicable]. In the event that public open space areas need to be modified, an updated public open space schedule is to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Swan.

Table 1: Strategic Public Open Space Provision

POS Site	Size (HA)
POS 1	1.23 hectares
POS 2	0.79 hectares
POS 3	0.32 hectares
POS 4	2.38 hectares
POS 5	0.71 hectares

6. Development

6.1 Local Development Plans (formerly Detailed Area Plans)

Local Development Plans may be required by the WAPC on advice from the City as a condition of subdivision for lots:

- ▲ Directly abutting public open space;
 - To control fencing styles and to encourage surveillance to public open space; and
 - These Local Development Plans should also include the allowed R Code variation to site coverage as per section 6.2 below.
- ▲ Which are bushfire prone, where additional provisions are required to ensure the development complies with the WAPC's 'Planning for Bushfire Protection' Guidelines, such as;
 - The extreme north eastern corner of the existing Lot 19, where the Local Development Plan shall depict a 17m Building Protection Zone identified in the Fire Management Plan, and a driveway access in accordance with 'Planning for Bushfire Protection' Element 2 requirements.
- ▲ Abutting the Perth to Adelaide Highway reserve, to stipulate noise mitigation in accordance with recommendations of an acoustic report approved by MRWA.

Where variations to the Residential Design Codes (R-Codes) are sought, Local Development Plans may be prepared over Lot 19 at the request of the developer.

6.2 Residential Design Code Variations

Table 2 sets out variations to the Residential Design Codes that are deemed to constitute 'deemed-to-comply' Development within Lot 19 and which do not therefore, require neighbour consultation and planning approval.

Table 2: Residential Design Code Variation

Design Element	Deemed to Comply
Minimum Open Space	Minimum open space for lots coded R20, directly abutting public open space may be reduced to 40%



7. Other Requirements

7.1 Conditions of Subdivision Approval

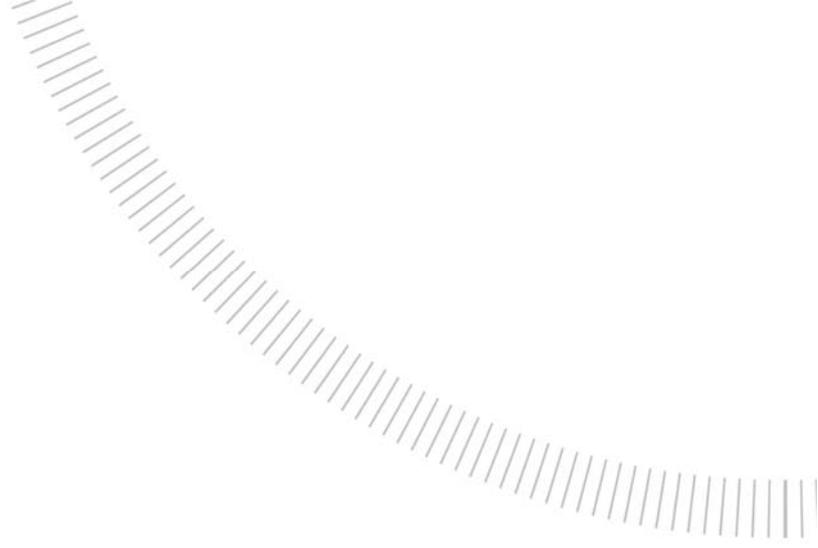
At the time of a subdivision application, conditions including but not limited to the following may be applied, as applicable.

Preparation and/ or implementation of;

- ▲ Urban Water Management Plan (City of Swan)
- ▲ Construction Management Plan (City of Swan)
- ▲ Fire Management Plan – Including Notifications on Certificate of Title and works associated with the plan (City of Swan)
- ▲ Acoustic Reports – For lots abutting the future Perth to Adelaide Highway, including Local Development Plans (previously Detailed Area Plans) which apply recommendations of the Acoustic Reports (e.g. quiet house design requirements) and Notifications on Certificate of Title.
- ▲ Local Development Plans (previously Detailed Area Plans) as described in Part 6 (City of Swan).
- ▲ Landscaping of public open space and fencing to lots abutting public open space (City of Swan).
- ▲ Design and construction of cul-de-sacs to provide for rubbish truck access and fire service access, as required (City of Swan).



PLANS



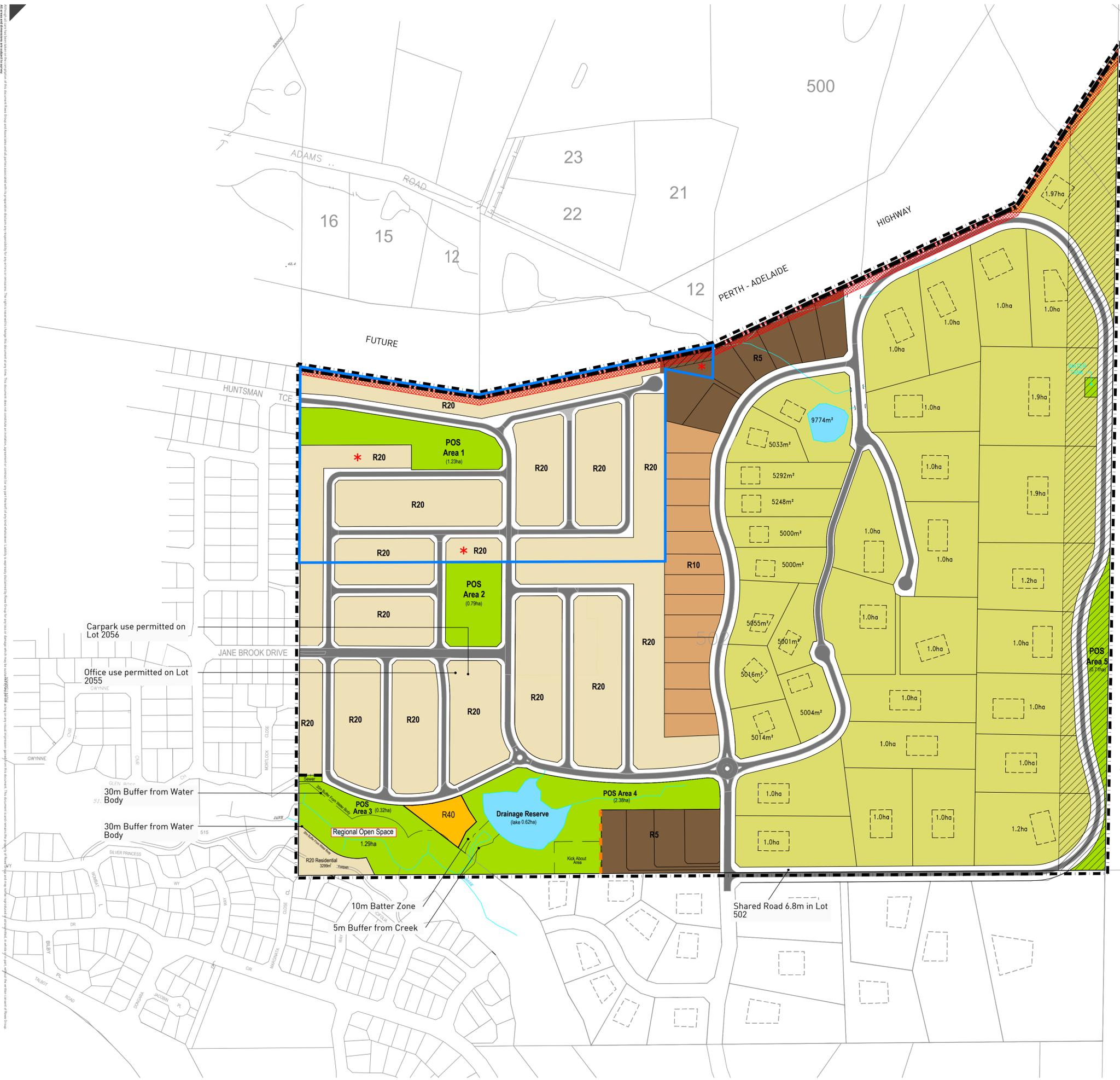


NOTES:

- Areas and dimensions subject to survey.
- All buildings to be located within building envelopes where designated.
- Except for the construction of a driveway or firebreak, no clearing of vegetation within Landscape Zone is to occur outside the building envelope without Council approval.
- Building envelope size and setbacks as per Scheme requirements unless otherwise depicted on the Structure Plan.
- Buildings are not permitted within the 60m Hazard Protection Zone.
- With regard to subdivision of "Landscape" zoned land which abuts or is adjacent to the Perth - Adelaide National Highway reservation, a noise assessment to the satisfaction of Main Roads Western Australia will be required as a condition of subdivision approval. The proponent is to implement the recommendations made in the noise assessment. With regard to subdivision of "Residential Development" zoned land which abuts or adjoins the Perth - Adelaide National Highway reservation, a noise assessment to the satisfaction of Main Roads Western Australia will be required to be submitted with a subdivision application. The subdivision application is to incorporate the recommendations made in the noise assessment.
- A 25 metre short left turn lane to be installed on the Talbot Road/Toodyay Road intersection to the specifications of the City of Swan and at the developer's cost. This requirement will be imposed as a condition of subdivision approval.
- The maintenance period for public open space and the Jane Brook foreshore works shall be 5 years in accordance with the City of Swan Interim Policy Pol-C-112 "Public Open Space in Residential Areas".
- All development on the Landscape zoned lots is to be in accordance with Design Guidelines prepared to the specifications of the City of Swan and implemented through a developer covenant. The Design Guidelines are to address, but not limited to, the following criteria: building materials/colours, building design, weather outbuildings are permitted and if so their location within the building envelope, and are to stipulate that building envelopes cannot be extended or split.
- The landowner is to submit a landscaping and rehabilitation plan over the Structure Plan area, including over 60m hazard protection zone, to the satisfaction of the City of Swan.
- Prior to subdivision, a Stormwater Drainage and Nutrient Management Plan over the Structure Plan area is to be submitted and approved by the Department of Water.
- "Office is permitted use on Lot 2055 as depicted on the Structure Plan, for the intended purpose of a land sales office. Upon the sale of all lots, the developer is to remove the Land Sales Office, and the lot is thereafter to be used for residential purposes.
- "Carpark" is a permitted use on Lot 2056 as depicted on the Structure Plan, for the intended purpose of a temporary carpark associated with the sales office. Upon the cessation of use of the land sales office, the developer is to remove the carpark, and the lot is thereafter to be used for residential purposes.
- Lots abutting public open space (POS) Subject to a Local Development Plan.

LEGEND:

- Structure Plan Area.....
- Lot 19.....
- Public Open Space/Drainage/Wetlands.....
- Residential R5.....
- Residential R10.....
- Residential R20.....
- Residential R40.....
- Landscape Lots.....
- Water Body.....
- Subject to Acoustic Assessment - Refer "Note 6"
- Hazard Protection Zone.....
- Semi Permeable Fencing.....
- No Vehicular Access Strip.....
- Building Envelope.....
- Lots Subject to Local Development Plan *



0 125 Metres

REVISIONS

Rev	Date	Drawn
G	2014.07.25	K. Trenberth
H	2017.10.13	W. Clements
I	2017.10.23	F. Chesterman
J	2018.08.15	F. Chesterman



Date Drawn: 2013-05-28
 Job Ref: 7846
 Scale: 1:2500GA1
 Client: Landcorp
 Designer: K Kyle
 Drawn: K Trenberth
 Projection: NA
 Plan ID: 7846-STR-01-J
 Structure Plan supplied by Burgess Design Group

Plan 1 - Local Structure Plan

Lot 502 Jane Brook Drive & Lot 19 Huntsman Terrace, Jane Brook

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LEGEND

- Subject Site
- * BAL - 12.5
- * BAL - 19
- * BAL - 29
- 17m BPZ*

Note: No dwelling within the 17m BPZ. Any ancillary structures (e.g. sheds or carports) within the 17m BPZ are to comply with AS 3959 (2009) 3.2.3, either by being constructed in accordance with a BAL-40 rating, or by being separated from dwellings through the measures prescribed. Any fences shall be of non-combustible materials (e.g. limestone, Colorbond or brick).

"Notwithstanding any statement to the contrary within AS3959-2009, (or relevant equivalent) any Class 1, 2 or 3 buildings or a Class 10a building or deck associated with a Class 1, 2 or 3 building to be erected on residential lots, that are either partly or wholly within 100 metres of the 'extreme' Bush Fire Risk areas as identified in 'Appendix 9 - Fire Management Risk', shall comply with the requirements of AS3959-2009, or equivalent Australian Standard."

0 75 Metres

REVISIONS

Rev	Date	Drawn
A	2013.12.13	K. Trenberth
B	2014.09.05	M. Sullivan
B	2014.09.10	M. Sullivan



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Date Drawn: 2013-12-13
 Job Ref: 7846
 Scale: 1:3000 @ A4
 Client: Landcorp
 Designer: K. Kyle
 Drawn: K. Trenberth

Projection: N/A
 Plan ID: 7846-FIG-06-C

BAL data supplied by Emerge Associates

Future Perth - Adelaide Highway

Huntsman Terrace

Jane Brook Drive

BAL Plan

Lot 19 Toodyay Road, Jane Brook
 Plan 2

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Local Structure Plan – Public Open Space Schedule

14.08.2018

Site Area (Local Structure Plan Area) 76.55

Less			
Deductions			
Regional Open Space	1.29ha		
Landscape Zone	39.56ha		
Dedicated Drainage	0.62ha		
Total		41.47ha	
Gross Subdivisible Area			35.08
POS @10%			3.51
Public Open Space Contribution			
May comprise:			
Min 80% unrestricted POS			2.81
Min 20% restricted use POS			0.70
Total Required POS			3.51
POS Reference Number (area within urban zone/LSP boundary only)	POS Area (m ²)	Unrestricted Urban POS sites (m ²)	Restricted Urban POS sites (m ²)
1		12350	2380
2		7900	
3		3200	3200
4		23800	
5		7100	
Total		54350	7931
		5.44	0.79
Percentage of gross subdivisible area		15.5%	2.3%

Notes:

1. This Public Open Space Schedule is based on the Local Structure Plan PLAN 1 prepared by Rowe Group (Plan ID: 7846_STR01J_20180815).