



LOTS 401 & 9001 HAMPTON ROAD PINJARRA, STRUCTURE PLAN

PINJARRA



ROWEGROUP

DOCUMENT CONTROL

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1	8633_17apr01R_rd	Reyne Dial	George Hajigabriel	6/04/2017

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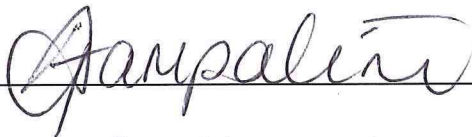
This structure plan is prepared under the provisions of the Shire of Murray
Town Planning Scheme No.4

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
ON: 9 May 2017

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

9 May 2017

Date

Date of Expiry: 9 May 2027



TABLE OF AMENDMENTS

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



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FIGURES

1. Regional Location
2. Locality Plan
3. Aerial Photography / Site Plan
4. Peel Region Scheme
5. Shire of Murray Town Planning Scheme No. 4





TECHNICAL APPENDICES

Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Summary of Document Modifications
1.	Structure Plan	Approval Required	Shire of Murray	
2.	Certificates of Title	Supporting document only	-	
3.	Local Water Management Strategy	Approval Required	Shire of Murray / Department of Water	
4.	Bushfire Management Plan	Approval Required	Department of Fire and Emergency Services	



01

Introduction

Rowe Group acts on behalf of the contracted purchaser of Lot 401 and 9001 Hampton Road, Pinjarra (the 'subject site'). This document has been compiled to satisfy the requirements of the Shire of Murray Town Planning Scheme No. 4 ('TPS 4') as they relate to the "Residential Development" zone included under Section 6.5 of Town Planning Scheme No. 4.

In accordance with the provisions of TPS and the Planning and Development (Local Planning Schemes) Regulations 2015, it is required that prior to the subdivision and development of land, a structure plan must be adopted by the Western Australian Planning Commission (WAPC) upon recommendation of the Shire of Murray.

A copy of the structure plan for Lot 401 and 9001 Hampton Road, Pinjarra is contained in Appendix 1 of this documentation.

The Structure Plan forms a precursor to the subdivision and development of land and is intended to demonstrate the fundamental principles pertaining to the subdivision design proposed for the subject site, and show relevant linkages with adjoining land to the south in terms of road access, lot layout and servicing provision.

1.1 Consultant Team

The Consultant Team appointed by the proponent who has supplied specialist planning, engineering and environmental input include;

- ▲ Rowe Group – Town Planning and Urban Design;
- ▲ Dennis Price and Miller – Civil Engineering Consultants; and
- ▲ Ecoscape Australia Pty Ltd – Environmental Consultants.

02

Site Description / Analysis

2.1 Regional Location

Lot 401 and 9001 Hampton Road, Pinjarra are located approximately 80 kilometres south of the Perth Central Area in the locality of Pinjarra. The land is situated 18 kilometres south-east of Mandurah.

Refer to Figure 1 – Regional Location.

2.2 Local Location

The subject site is bounded by existing residential allotments to the north and east. To the south the land is predominantly vacant with isolated residential dwellings with both Rural and Public Purpose zoned land situated on the western side of Hampton Road. The subject site has direct road frontage to Hampton Road and abuts an existing reserve for recreation in an “L shaped” arrangement of Humphry Street and Cornish Way in the north-east corner.

An existing residential dwelling has been constructed in the north-west corner of Lot 401 with a separate garage / outbuilding structure. Hampton Road, which borders the subject site, is classified as a district distributor in the Pinjarra Road hierarchy and will serve the requirements of the additional residents who will reside on the allotments created through the development of the subject site.

Refer to Figure 2 – Local Location Plan.

2.3 Legal and Cadastral Information

The structure plan comprises two (2) freehold titles, being:

- ▲ Lot 401 on Plan 58906 Certificate of Title Volume: 2687; Folio: 93; and
- ▲ Lot 9001 on Plan 58906 Certificate of Title Volume: 2687; Folio: 97.

The subject site comprises a total land area of 2.0429 hectares, with a frontage of 100.5m to Hampton Road.

Refer Figure 3 – Site Plan and Appendix 2 – Certificate of Title.

Town Planning Considerations

3.1 Zoning and Reservations

3.1.1 Peel Region Scheme

The subject site is zoned “Urban” under the provisions of the Peel Region Scheme (‘PRS’).

Refer to Figure 4 – Peel Region Scheme Map.

3.1.2 Shire of Murray Town Planning Scheme No. 4

The subject site is zoned “Residential Development” zone under the provisions of TPS 4. In accordance with the PRS, the zoning of land under a local authority Town Planning Scheme is required to be consistent with its zoning under the PRS.

The “Residential Development” zone within TPS 4 does not have a specific Residential Density Code (R Code) assigned to the associated landholdings. It is a requirement of TPS 4 that a Structure Plan is prepared over the subject site prior to development / subdivision being permitted. The residential density is dictated through the Structure Plan.

The Structure Plan is required to be prepared in accordance with the provisions of TPS 4 and must contain information specified in Clause 6.5.3 of TPS 4. This information includes:

- ▲ Detailed subdivision design;
- ▲ Proposed infrastructure;
- ▲ Allocation of residential densities;
- ▲ The approximate location of recreation and open space areas proposed;
- ▲ The layout of comprehensive drainage, both land and stormwater; and
- ▲ Such other information deemed relevant by Council with regard to the future development of the subject site.

Refer to Figure 5 – Shire of Murray Town Planning Scheme No. 4 Zoning.


3.2 Existing Services

3.2.1 Sewer

Existing sewer lines are located within the subject site along the northern and eastern boundaries of Lot 401. These lines are capable of servicing the proposed subdivision but easements would be required at the rear of all proposed lots situated over this sewer.

3.2.2 Water

An existing 100mm diameter water main is located within the eastern verge of Hampton Road that can service the development.



3.2.3 Power, Telstra and Gas

A site inspection identified existing overhead power lines within the eastern verge of Hampton Road. The replacement of this line underground would in any case be a probable requirement of subdivision and would also be desirable from an aesthetic and marketing perspective.

Existing Alinta gas services and Telstra cables are located near to the subject land and would be extended to serve the new lots.

04

Environmental Considerations

4.1 Statement of Planning Policy 2.1 – Peel – Harvey Coastal Plain Catchment

The subject site is located within the Peel-Harvey Coastal Plain Catchment, identified by Statement of Planning Policy No. 2.1. Statement of Planning Policy No. 2.1 was introduced as a measure to protect the Peel-Harvey Estuary from excessive nutrient growth and overall degradation caused by over clearing and inappropriate use of surrounding land within the Estuary Catchment.

The subject site is located within the catchment area and in this regard, development on the land must meet prescribed criteria before Development Concept Plans may be approved. Some of the relevant criteria include:

- ▲ Subdivision proposals to make provision for a drainage system which maximises the consumption and retention of drainage on site;
- ▲ A moratorium on the clearing of existing vegetation; and
- ▲ Connection to a reticulated sewerage system.

Any proposed development needs to take into account and comply with the provisions of Statement of Planning Policy 2.1. More detailed information on how the proposed development has addressed the above criteria is included below.

4.2 Floodplain, Groundwater and Earthworks

The 100 year average recurrence interval ('ARI') flood mapping provided by the Department of Environment and Conservation ('DEC') indicated that the subject land is outside the flood prone areas as determined by the Murray River Flood Study. However, the flood level for the Murray River adjacent to the site is given as 11.13m Australian Height Datum ('AHD'), whereas contour information for the site indicates the current site levels are at approximately 10.5 to 11.0m AHD.

We have queried this anomaly with the DEC that has advised that the subject site is within a local drainage gully and thus floodwaters could spread through this general area. We have described this as the flood possibly "leaking" through the development. This is not to say that the land is directly affected by the forecast flood levels but simply that it will be necessary that any "leakage" is safely directed along the roads and past all houses by slightly elevating all lots above the road pavements.

The site earthworks will therefore be designed to ensure that all lots are about 0.25m above the road and for the road to be graded to direct any excess runoff to Hampton Road.

4.3 Acid Sulphate Soils

The Western Australian Planning Commission Planning Bulletin No 64 on Acid Sulphate Soils indicates that there is a moderate to low risk of either passive or active acid sulphate soils on the site at a depth greater than 3m. An onsite acid sulphate soils investigation would need to be undertaken to determine the actual extent of acid sulphate soils on the site. If the site is filled as described above and deep excavation works for sewer and drainage lines are undertaken during the summer months, then the extent of acid sulphate soil and groundwater treatment works required for the site should be reduced.

4.4 Vegetation Assessment

A vegetation assessment was undertaken by Landform Research in February 2006, who were commissioned to examine the various vegetation types existing on site. The results of the survey indicated that the site is dominated by one vegetated type namely *Corymbia calophylla*, *Eucalyptus marginata*, *Allocasuarina fraseriana* over a *Restionaceae* ground cover with a poorly developed shrub layer. This vegetation type has been identified as being part of the Bassendean Complex – central and south. While the survey was undertaken in accordance with the Environmental Protection Authority (2004) Guidance Statement No 51: Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in WA, it did not include a spring survey. The report highlighted that the site contained diverse flora and vegetation in good condition.

A site meeting was also held with representatives from the Department of Environment ('DoE') and the Environmental Protection Authority Service Unit in mid April 2006 arising from advice received from Department of Environment on another Residential development site (Lots 38 and 39 Hampton Road) north of the subject land. One suggestion at the meeting was to examine the potential to offset the impact of urban development on the vegetation through relocation of better vegetation through topsoil transfer, direct seeding and ongoing management to enhance degraded areas of the State Government vested land immediately to the west of Hampton Road. This land is vested under the care and control of CALM (now the Department for Environment and Conservation ['DEC']) and Aboriginal Lands Trust and an opportunity exists to consolidate the conservation values of the area via the abovementioned management approach.

This compromise solution is seen as representing a logical and common sense approach to addressing vegetation protection instead of trying to isolate smaller pockets of vegetation which would lead to problems in maintaining and managing separate remnant parcels of vegetation. Ecoscape also intend to carry out a spring flora survey and Threatened Ecological Community ('TEC') analysis, to be conducted in accordance with EPA Guidance No 51. The Environmental Consultant is to liaise with DEC, as the key agency for biodiversity conservation, for guidance on establishing the significance of the vegetation on site and reporting with respect to species of significance under the relevant legislation and EPA Guidance Statements.


4.5 Stormwater Drainage Strategy

In general, the design philosophy adopted is that all runoff from road reserves is to be collected, connected to the Shire drainage system and then discharged to an identified low point west of the site. Roof runoff can drain to conventional soakwells within individual lots. This philosophy assumes relatively permeable soils and average annual maximum groundwater level ('AAMGL') approximately 1.5m below lot pad levels. The geotechnical investigation has confirmed the validity of these assumptions.

The entire drainage system is to be designed utilising the "fail safe" philosophy. Thus, any peak rainfall events or a failure in the drainage system will result in peak runoff being restricted to the road reserves only and ultimately discharging to adjacent water bodies. Final levels within the development will be designed with this ultimate "fail safe" philosophy in mind.

The road and lot levels are to be designed to allow a safe flood route and maintain a minimum clearance of 250mm to all habitable floor levels and important infrastructure.

The drawing included in Appendix 3 highlights the specific stormwater drainage strategy proposed for the development, based on the design philosophy and criteria detailed above. Small swales are to be



constructed alongside the edge of Hampton Road and these are sized to detail the peak 10-year storm to comply with the Shire's requirements in this district.

It is proposed that runoff from the new road reserves be collected and transported via a traditional pit and pipe drainage system and discharged to an identified low point west of the site. It is also proposed that the existing open drains on Hampton Road will be backfilled and replaced with a piped system along the boundary of the Structure Plan area.

In order to promote on-site discharge of stormwater, it is proposed that side entry pits allow for soakage into the soil via aggregate filled "seepage holes" located in their bases.

Structure Plan

5.1 Design Process

The proposed structure plan has been prepared to demonstrate the intended urban development pattern for the subject site. The structure plan has been prepared with due regard to the local planning framework and urban layout and development over the neighbouring landholdings. In this regard, Council recently considered a structure plan for landholdings to the south of the subject land, which incorporates Lot 50 McLarty Road and Lot 43 Hampton Road. These landholdings are also zoned “Residential Development” in Town Planning Scheme No. 4 and the proponents have submitted a revised Structure Plan which shows an indicative road layout over Lots 51 and 42 Hampton Road and Lot 51 McLarty Road. The road layout has been designed so that each of the Lots 401, 9001, 42 and 51 can be developed independently from Lots 43 and 50.

Council Officers have acknowledged that a further structure plan will be required for the future development of Lots 42 and 51. The layout of the proposed structure plan has therefore been undertaken in a manner that enables independent “stand alone” development of the subject site without reliance on any surrounding landholdings.

5.2 Proposed Density

The enclosed structure plan proposes a residential density of R20 which is consistent with the approach taken for landholdings further to the south and is consistent with the Western Australian Planning Commission’s Liveable Neighbourhoods and Statement of Planning Policy (SPP No. 3 – Urban Growth and Settlement) which strongly suggests that R20 is the minimum density that should be applied to new urban areas or infill developments.


It is noted that most of the Pinjarra town site urban areas are presently coded R15 (minimum 580m² with an average of 666m²). However it is becoming evident that retirees and younger families are seeking smaller lots with less gardens to maintain and with a greater choice in housing design now available to fit these smaller lots, an increase in residential density to R20 is therefore considered to offer more lot size choice within the Pinjarra town site area, but still capable of providing a range of lots sizes from 450m² through to 600m² in area.

Based on preliminary designs, the structure plan provides for a yield of approximately 27 dwellings. On this basis, the structure plan achieves a density of approximately 18 dwellings per site hectare, and 13 dwellings per gross hectare. Whilst the structure plans falls slightly short of the density targets stipulated by both Liveable Neighbourhoods and Directions 2031, it is noted that the current market conditions for the Pinjarra locality require lot sizes slightly above the “market average” generally contemplated for the Perth Metropolitan area.

5.3 Public Open Space

The subject site has a total land area of 2.04 hectares and hence, generates the requirement for the provision of 2,040m² of Public Open Space in accordance with WAPC Policy DC 2.3 – Public Open Space in Residential Areas and Liveable Neighbourhoods.

The indicative subdivision layout plan considered by the Shire of Murray for the broader structure plan area to the south, identified an area of Public Open Space in the north-east corner of Lot 401 to be integrated in with the existing recreation reserve off Humphrey Street and Cornish Way. It is



considered that “the squaring off” of Public Open Space reserve in a central position to service the needs of the future residential community has merit. The structure plan has therefore identified an area of 1,584m² which achieves this “rounding off” of open space into a more usable distribution of recreational space.

Notwithstanding, it is noted that the site is identified in the draft Green Growth Plan and as being regionally significant Swan Bioplan which was not previously addressed by the structure plan. On this basis, it will be necessary for Lot 9001 to provide 10% of its total land area as public open space at the time of subdivision. Additional public open space may be required at the time Lot 401 Hampton Road is subdivided, which would be at the discretion of the Western Australian Planning Commission.

5.4 Movement Networks

It is intended that the proposed development on the subject site will be accessed via a subdivisional road off Hampton Road which will extend into a “loop” road system to also service the adjoining Lot 42 in accordance with the indicative structure plan considered by Council at its April 2006 round of meetings.

The width of the internal road network is proposed at 18m with a pavement width of 6m. A dual use path system is proposed within the subdivisional road reserve to connect with the pedestrian and cycle way system for development to the south with a link connecting into the Public Open Space area.

06

Planning and Development Considerations

6.1 Subdivision Application

A “Green Title” subdivision application reflecting the proposed structure plan will be submitted with the Western Australian Planning Commission. In accordance with the provisions of the Shire of Murray Town Planning Scheme No 4, development of land within the “Residential Development” zone cannot be supported by the Shire until such time as a structure plan has been approved by the Western Australian Planning Commission. It is therefore intended that once the structure plan has been considered and assessed by the Murray Shire Council and any submissions received have been determined and forwarded onto the Western Australian Planning Commission, that a subdivision application, reflecting the provisions of the structure plan, will be submitted to the Department for Planning for approval.

6.2 Bushfire Management

A bushfire management plan has been prepared for the site and is to be implemented at the subdivision and development stages.

Dwellings located in areas with a bushfire attack level rating of between BAL-12.5 and BAL-29 should be constructed to an appropriate standard as required by *Australian Standard 3959: Construction of Buildings in Bushfire Prone Areas* and any amendments thereto.

Refer Appendix 4 – Bushfire Management Plan.

07

Conclusion

The proposed structure plan accommodates the various elements affecting the subject site and achieves the objectives by the Shire of Murray in its Town Planning Scheme No 4. The proposed road and lot layout will compliment and integrate residential development, both existing and proposed, in the surrounding area and enable future subdivision of the subject site in a logical and coordinated manner.

Protection of remnant vegetation on site can be achieved via a proposal put forward by Ecoscape Australia Pty Ltd using an "offset" process for the relocation of higher value vegetation onto the nearby reserve to the west of Hampton Road, presently managed by the Department for Environment and Conservation that forms part of a larger, more representative grouping of proposed Regional Open Space land being considered by the Western Australian Planning Commission for Reservation under the Peel Region Scheme.

On this basis, it is requested that the Western Australian Planning Commission adopt the attached structure plan as it is consistent with zoning under the Shire of Murray Town Planning Scheme No 4 and the urban zoning under the Peel Region Scheme to supply additional residential lots within the Pinjarra town site which are in high demand.

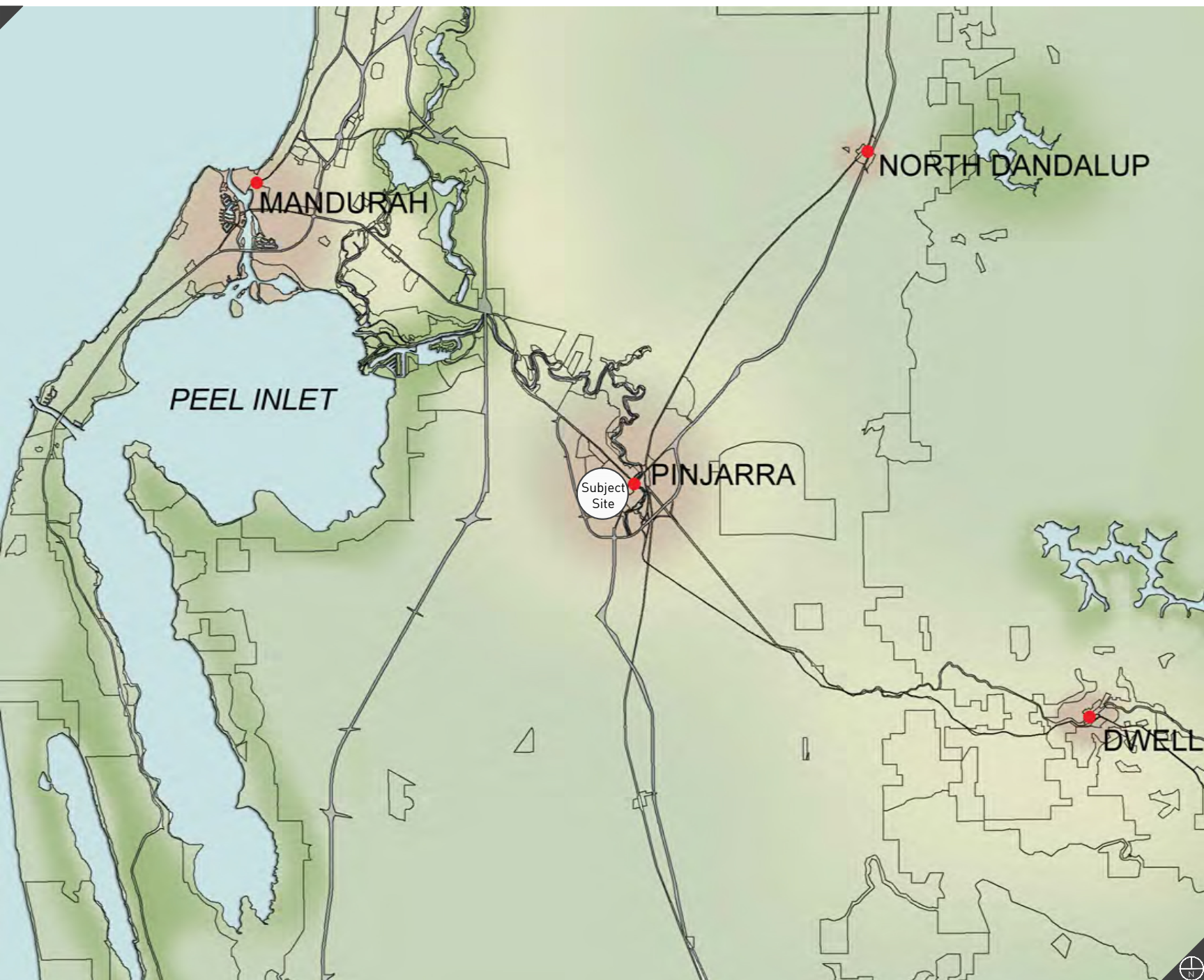


FIGURES



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Rev	Date	Drawn
A	2017.04.05	M. Sullivan



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p: 08 9221 1991

Date Drawn:	2017-04-05
Job Ref:	8633
Scale:	NTS @ A4
Client:	Corkar Pty Ltd
Designer:	R. Dial
Drawn:	M. Sullivan
Projection:	N/A
Plan ID:	8633-FIG-01-A

Map supplied by WA Planning Commission

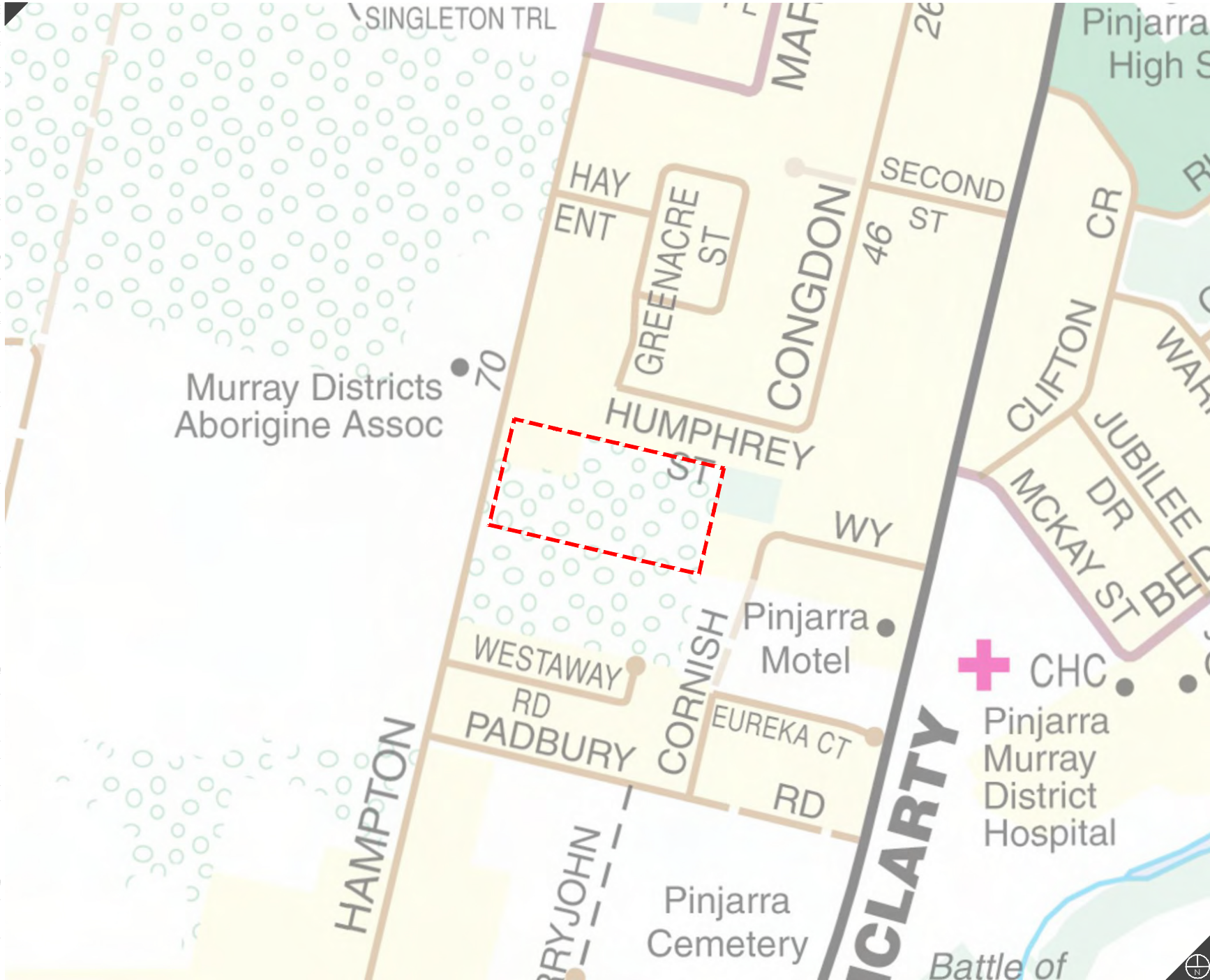
Regional Location

N:\TOWN PLANNING\8000-8999\8633\DRAWING\A-CAD\8633_FIG01A_20170405 PINJARRA (REGIONAL).DWG
Matt Sullivan 5 April 2017

Lots 401 & 9001 Hampton Street
Pinjarra

Figure 1

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LEGEND
--- Subject Site

0 125 Metres

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Drawn:	M. Sullivan
Projection:	MGA50 GDA94
Plan ID:	8633-FIG-02-A

Map supplied by Streetsmart

Local Location

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Lots 401 & 9001 Hampton Street
Pinjarra

Figure 2

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LEGEND

- Subject Site
- Contours
- Existing Lot Numbers
- Existing Boundaries
- Water
- Sewer

0 50 Metres

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Designer: R. Dial
Drawn: M. Sullivan
Projection: MGA50 GDA94
Plan ID: 8633-FIG-03-A
Cadastral supplied by Water Corporation of WA

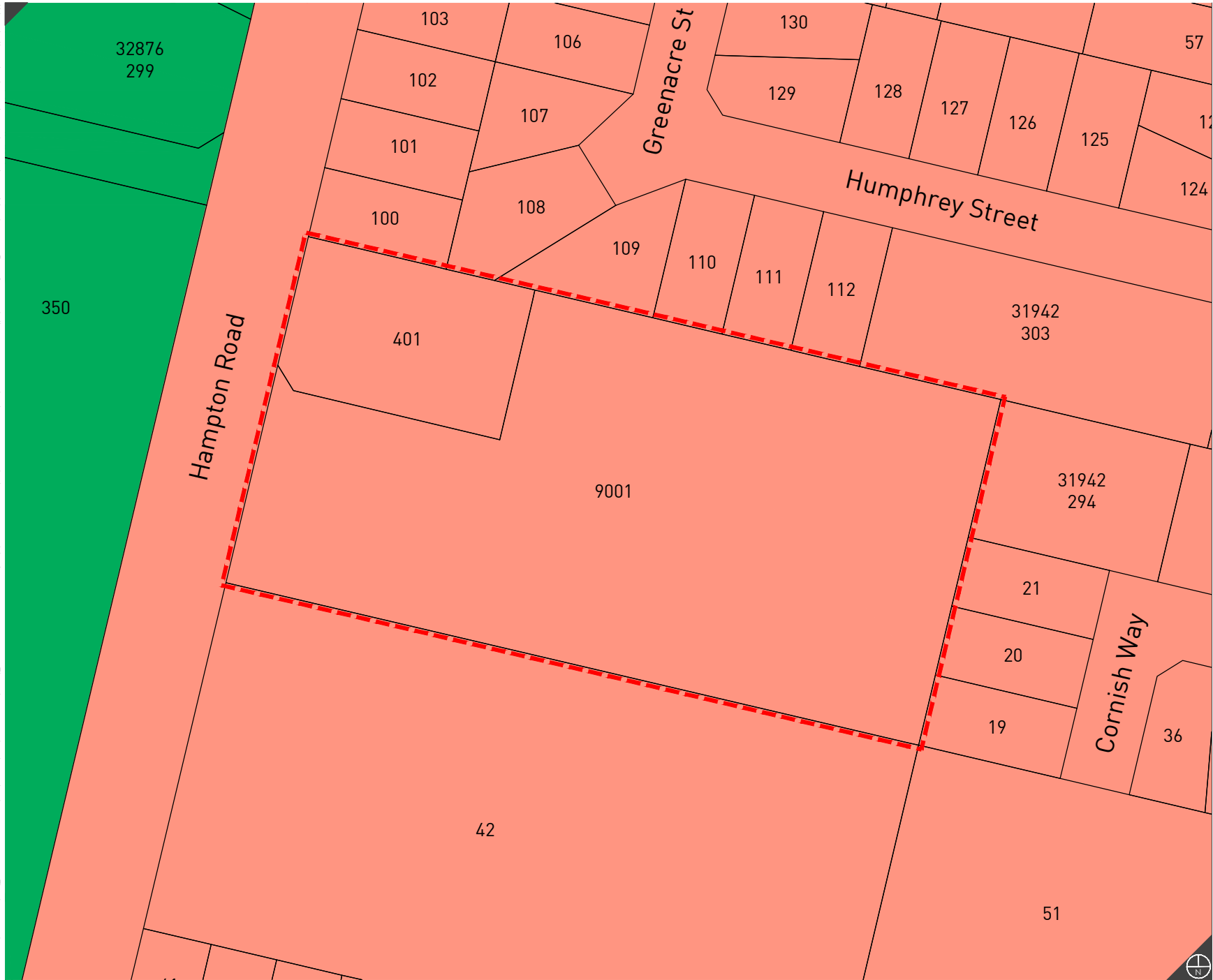
Site Plan

N:\TOWN PLANNING\8000-8999\8633\DRAWING\A-CAD\8633_FIG03A_20170405 PINJARRA [SITE].DWG
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Lots 401 & 9001 Hampton Street
Pinjarra

Figure 3

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Planning Design Delivery



LEGEND

- Subject Site
- 7 Existing Lot Numbers
- Existing Boundaries

RESERVED LANDS

- Regional Open

ZONES

- Urban

0 50 Metres

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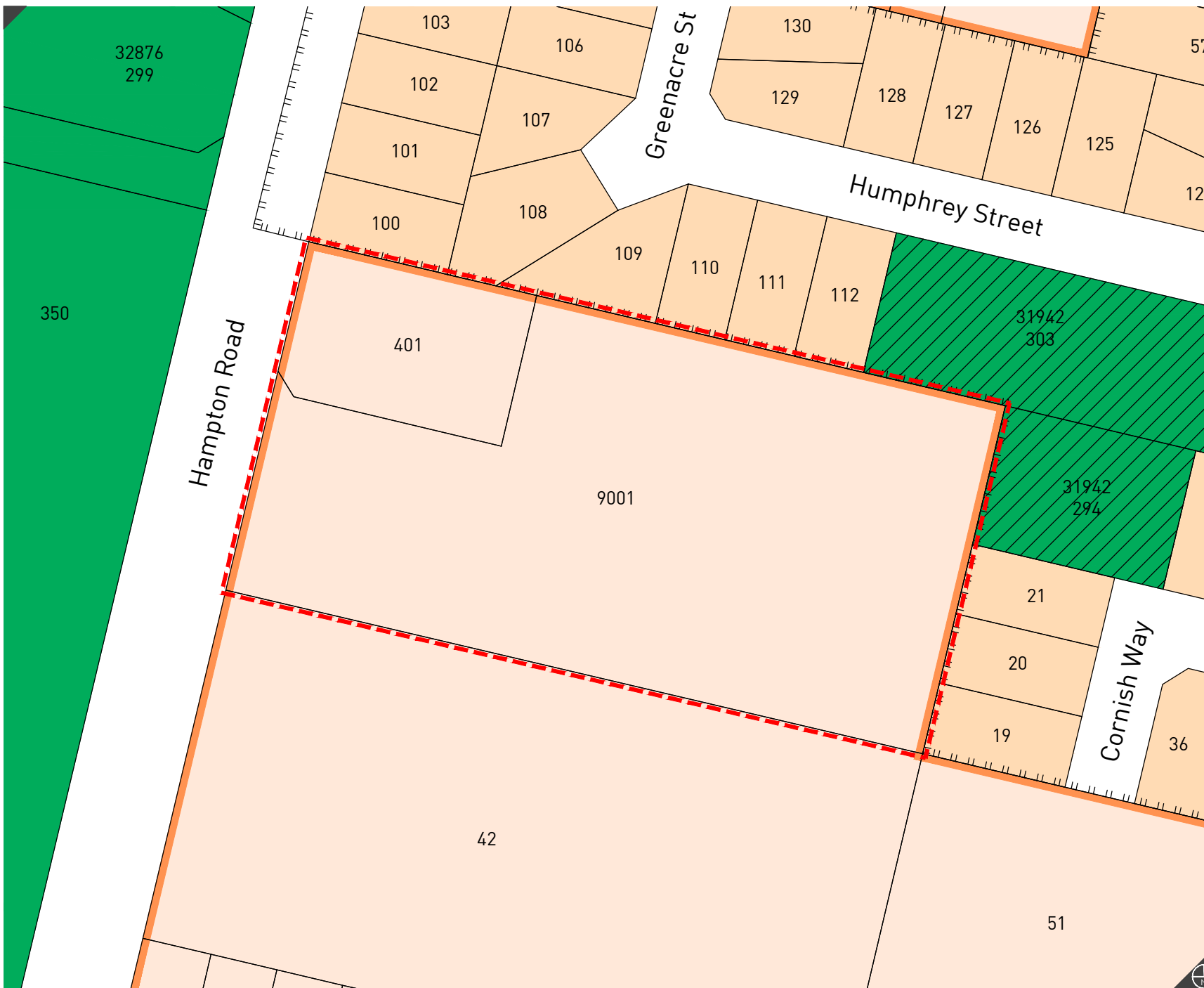
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Projection:	MGA50 GDA94
Plan ID:	8633-FIG-04-A
Cadastral supplied by Water Corporation of WA	

Peel Region Scheme Zoning

**Lots 401 & 9001 Hampton Street
Pinjarra**

Figure 4

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LEGEND

- Subject Site
- Existing Lot Numbers
- Existing Boundaries
- REGION SCHEME RESERVES (PRS)
 - Regional Open Space
- LOCAL SCHEME RESERVES
 - Public Recreation / Conservation
- LOCAL SCHEME ZONES
 - Residential
 - Residential Development
- OTHER CATEGORIES
 - No Zone
 - R-Codes

0 50 Metres

REVISIONS

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Plan ID:	8633-FIG-05-A

Cadastre supplied by Water Corporation of WA

Town Planning Scheme No.4 Zoning

Lots 401 & 9001 Hampton Street
Pinjarra

■ ■ ■ Structure Plan Boundary

7 Existing Lot Numbers

 Residential - R20

 Public Open Space

■ Access Street - Local Road

0 25 50 Metres

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B	2017.04.12	W. Clements



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Plan ID:	8633-LSP-01-B

Aerial Photography captured and supplied by Nearmap

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Structure Plan

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William Clements 12 April 2017

**Lots 401 and 9001 Hampton Road
Pinjarra**