

The Veris logo consists of the word "veris" in a bold, lowercase, sans-serif font, colored red. It is enclosed within a red rectangular border that is slightly tilted clockwise.

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Lot 600 (66) Mell Road, Spearwood

Proposed Structure Plan

Job Ref: 21572

V1.0.1012016

DEVELOP
WITH _____
CONFIDENCE™

CERTIFICATION OF APPROVED STRUCTURE PLAN

This Structure Plan Amendment is prepared under the provisions
of the City of Cockburn Town Planning Scheme No.3

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

6 December 2017 Date

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

6 December 2017 Date

6 December 2027 Date of Expiry

TABLE OF AMENDMENTS TO STRUCTURE PLAN

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

EXECUTIVE SUMMARY

This report represents an application to the City of Cockburn to consider a proposed Structure Plan over Lot 600 (66) Mell Road, Spearwood (the Structure Plan area) The Structure Plan area is 1,247m² in size and is situated approximately 20km south-west of the Perth CBD and 1.5km east of the Indian Ocean coastline..

The proposed Structure Plan will facilitate future residential development at a R40 density. The Structure Plan area is conveniently located within an existing urban area, close to public transport, education, employment nodes and shopping facilities. As such residential development up to the R40 density coding is considered appropriate.

The following table provides key statistic and planning outcomes as a result of the Structure Plan:

ITEM	DATA	STRUCTURE PLAN REF (SECTION NO.)
Total Area of Structure Plan	1,237m ²	1.2.2
Area of Residential Zone	1,237m ²	2.6.1
Total Estimated Lot Yield	5	2.6.1
Estimated Number of Dwellings	5	2.6.1
Estimated Residential Density	40 dwellings per hectare (approximately)	2.6.1
Estimated Population	14 people at 2.8 people per household	2.6.1

Contents

EXECUTIVE SUMMARY	0
Part One - Implementation	2
1 Structure Plan Area	2
2 Operation	2
3 Staging	2
4 Subdivision and Development Requirements	2
Part Two – Explanatory Section	3
1 Planning Background	3
1.1 Introduction and Purpose	3
1.2 Land Description	3
1.2.1 Location	3
1.2.2 Area and Land Use	3
1.2.3 Legal Description and Ownership	4
1.3 Planning Framework	4
1.3.1 Zoning and Reservations	4
Metropolitan Region Scheme	4
City of Cockburn Town Planning Scheme No.3	4
1.3.2 Regional and Sub-regional Structure Plans	4
Draft South Metropolitan Peel Sub-Regional Planning Framework	4
Packham North District Structure Plan	5

1.3.3	Planning Strategies	6
	Directions 2031 and Beyond	6
	Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy	6
	City of Cockburn Local Planning Strategy	6
1.3.4	Planning Policies	6
	Liveable Neighbourhoods	6
1.3.5	Pre Lodgement Consultation	7
2	Site Conditions and Constraints	8
2.1	Biodiversity and Natural Area Assets	8
2.2	Landform and Soils	8
2.3	Groundwater and Surface Water	8
2.4	Storm Water Drainage	8
2.5	Bushfire Hazard	9
2.6	Heritage	9
2.6.1.	Indigenous Heritage	9
2.6.2.	European Heritage	9
2.7	Context and Other Land Use Constraints and Opportunities	9
2.7.1.	Residential Density and Lot Yield	9
2.7.2.	Public Open Space	10
2.7.3.	Integration with Adjoining Lots	10
	References	11

Appendices

Appendix A Certificate of Title

Appendix B Department of Water Email

Part One - Implementation

1 Structure Plan Area

This structure plan, once approved, will become the guiding document in the consideration of future subdivision and development for the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map as shown in Figure 1.

2 Operation

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission (WAPC).

3 Staging

This Structure Plan is proposed to be developed in a single stage. There are no specific triggers for staging of development.

4 Subdivision and Development Requirements

The Structure Plan Map designates the density code as R-MD-R40 pursuant to the WAPC's Planning Bulletin 112/2016 – Medium density single house development standards – Development Zones and the associated City of Cockburn Local Planning Policy 1.16. – Single house standards for medium density housing in the development zone.

Prior to the lodgement of subdivision applications to the WAPC or a development application with the City of Cockburn, a Storm Water Management Plan should be prepared, to the satisfaction of the relevant authority and provided with the application for subdivision and/or development approval. Please note that whilst Better Water Urban Management requires a Local Water Management Strategy at Structure Plan stage and also an Urban Water Management Plan (UWMP) at subdivision stage the Department of Water has permitted for an Local Water Management Strategy not to be provided for this Structure Plan and for a UWMP not to be provided for at subdivision stage but rather a Stormwater Management plan to be provided at subdivision stage given the small size of the lot and that no land for POS is proposed. Refer to Appendix B for details.

In accordance with Provision 3 of Development Area 31 (DA31), each subdivision and development application in the Structure Plan Area shall achieve at least 85% of the potential number of dwellings achievable under the RCode designated for the application area in the endorsed Structure Plan.

The developer is to make satisfactory arrangements with the City of Cockburn to provide proportional contributions toward those items of development infrastructure (inclusive of POS) defined in the City of Cockburn Town Planning Scheme No. 3 for Developer Contribution Area 12 ('DCA 12') and Developer Contribution Area 13 ('DCA 13').



LEGEND

Local Scheme Zones



RESIDENTIAL R-MD - R40

Other Elements that Inform the Structure Plan



STRUCTURE PLAN AREA BOUNDARY

Plan No. : 21572-001

Revision : REV.0

Scale : 1:750@A4



This plan must not be reproduced without the permission of VERIS. All dimensions and areas are subject to survey.

STRUCTURE PLAN LOT 600 (No. 66) MELL ROAD SPEARWOOD

DATE DRAWN: 12/05/2017
DRAWN BY: TVW
CHECKED BY: MM

FILE: 170512-Lot600MellRd_StructurePlan.dgn
V DATUM: AHD
H DATUM: MGA94 (50)

veris

Part Two – Explanatory Section

1 Planning Background

1.1 Introduction and Purpose

Lot 600 (66) Mell Road, Spearwood is zoned 'Development' under the provisions of the City of Cockburn Town Planning Scheme No.3 (TPS3). This zone requires the preparation of a structure plan to guide subdivision and development. This Structure Plan has been prepared to meet this requirement and has been prepared in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.2 Land Description

1.2.1 Location

The Structure Plan Area is located within the municipal district of the City of Cockburn. The Structure Plan Area falls within the locality of Spearwood and is generally bound by Mell Road to the east and existing residential properties to the north, west and south. The surrounding residential development varies in age and density. The surrounding land to the north, west and south features vacant land parcels and newly constructed dwellings with lot sizes ranging from 305m² to 676m². While the land to the east features a variety of lot sizes ranging from 308m² to 1785m². Refer to Figure 1 for a location plan.

FIGURE 1: 2017 AERIAL OF SUBJECT SITE AND SURROUNDS. SOURCE: LANDGATE



1.2.2 Area and Land Use

Lot 600 is 1,237m² in area and is currently developed with a single storey dwelling, which appears

to have been built in the early 1960's, and its associated structures. The site slopes up slightly from the north to the south, is regular in shape and has a 33m frontage to Mell Road.

The subject site is currently serviced with power, water, sewer, gas and telecommunications infrastructure. The proposed structure plan amendment and subsequent increase in density is not anticipated to require an upgrade to the servicing infrastructure. Similarly the surrounding road network will not require upgrading as a result of the Structure Plan.

1.2.3 Legal Description and Ownership

The subject site comprises 1 lot and is legally described as follows:

TABLE 1 OWNERSHIP DETAILS

LOT NO.	ADDRESS	CERTIFICATE OF TITLE	REGISTERED PROPRIETORS
600	66 Mell Road, Spearwood	1436/481	Christopher Ball & Rachel Calderbank

A copy of the Certificate of Title is included at Appendix A.

1.3 Planning Framework

1.3.1 Zoning and Reservations

METROPOLITAN REGION SCHEME

The subject site and surrounding land are zoned 'Urban' under the Metropolitan Region Scheme (MRS).

CITY OF COCKBURN TOWN PLANNING SCHEME NO.3

The Structure Plan area is zoned 'Development' and 'Special Control Area – Development Area 31' (DA31) under the City of Cockburn TPS3. The provisions of the 'Development' (DA31) zone require preparation and approval of a structure plan prior to any subdivision and development. The DA31 zone also requires that each subdivision and development application in the Development Area shall achieve at least 85% of the potential number of dwellings achievable under the RCode designated for the application area in the endorsed Structure Plan.

In addition, to the above, the Subject Land is located within the Special Control Areas, Development Contribution Area 12 (DCA12) and Development Contribution Area 13 (DCA13) of the TPS3, which outline infrastructure costs associated with the area. It is envisaged that any required contributions for the future development of the Subject Land will be imposed as a condition on any subdivision or development approval of the land by either the Western Australian Planning Commission or the Local Authority.

1.3.2 Regional and Sub-regional Structure Plans

DRAFT SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

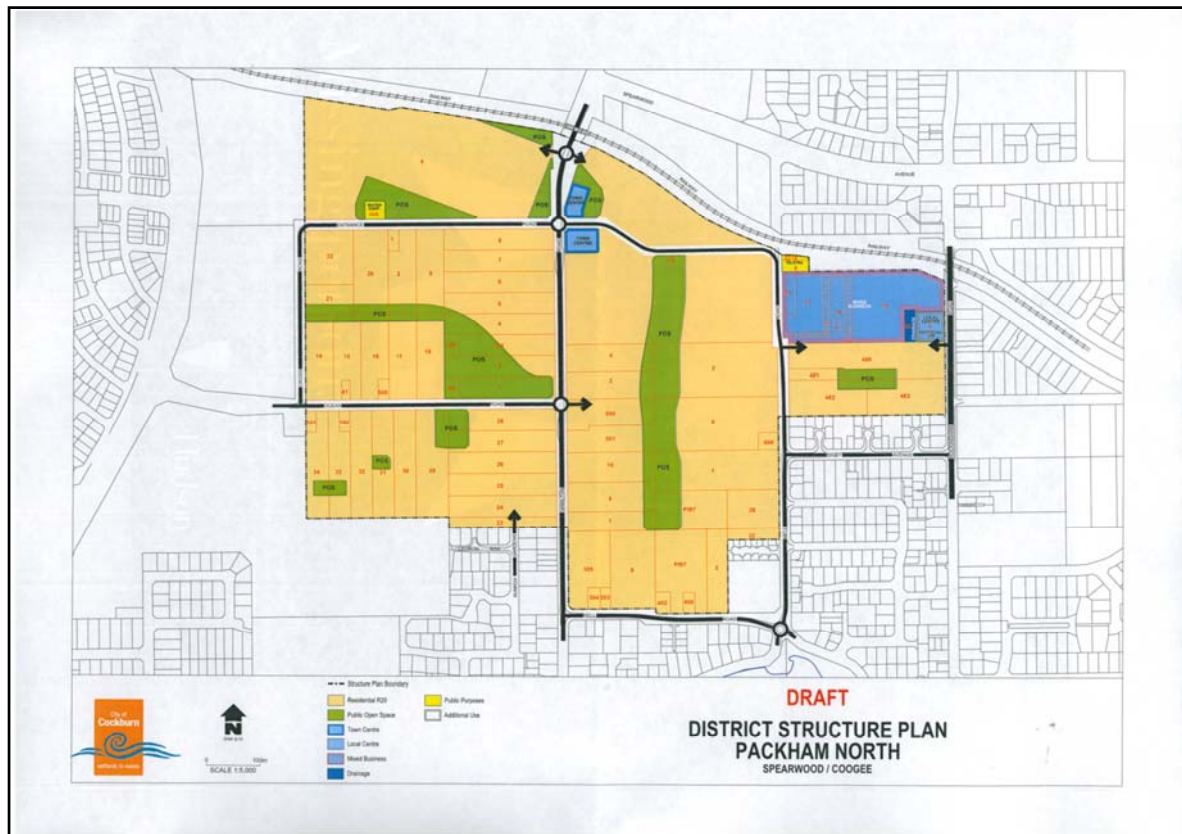
The Draft South Metropolitan Peel Sub-Regional Planning Framework is a key instrument for

achieving a more-consolidated urban form that will reduce dependence on new urban greenfield developments to accommodate the anticipated population growth by increasing residential density and urban infill development targets. This structure plan is considered to align with the objectives of the Framework as it proposes to increase residential density at an infill location.

PACKHAM NORTH DISTRICT STRUCTURE PLAN

The Structure Plan has been prepared in accordance with the City of Cockburn Packham North District Structure Plan (DSP). The purpose of the DSP is to guide development of the former food processing plant and surrounding land that was included in the odour buffer for residential development. The DSP will set out an overall strategic planning framework providing the direction for preparation of local structure plans and future applications for subdivision and development. This Structure Plan has been prepared in accordance with the planning objectives set out in the DSP, which includes allocation of public open space, access, interfacing with adjoining land uses, movement linkages and areas for residential living (refer to Figure 2 Packham North District Structure Plan).

FIGURE 2: PACKHAM NORTH DISTRICT STRUCTURE PLAN. SOURCE: CITY OF COCKBURN



1.3.3 Planning Strategies

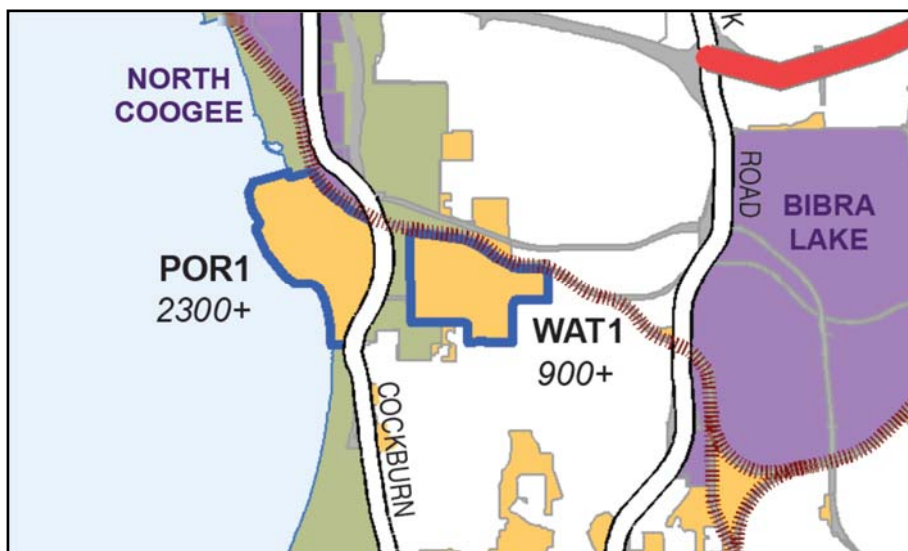
DIRECTIONS 2031 AND BEYOND

Directions 2031 and Beyond establishes the vision for the future growth of the Perth and Peel regions. It provides a framework in which population growth is to be accommodated. Directions 2031 seeks a 50% increase in the current average residential density of 10 dwellings per gross urban zoned hectare; and has set a target of 15 dwellings per gross urban zoned hectare of land in new development areas. This proposed structure plan will work to achieve the targets set by Directions 2031.

DRAFT OUTER METROPOLITAN PERTH AND PEEL SUB-REGIONAL STRATEGY

The Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy identifies the subject land (including Watsons Land to the north) as “WAT1” with an estimated potential for future 900+ lots [see below extract]. It should be noted that this is an indicative estimate based on 75% of the land being able to be developed.

FIGURE 3: EXTRACT FROM THE DRAFT OUTER METROPOLITAN PERTH & PEEL SUB-REGIONAL STRATEGY. SOURCE: WAPC



CITY OF COCKBURN LOCAL PLANNING STRATEGY

The City of Cockburn Local Planning Strategy (LPS) promotes, amongst other things, urban development to include a range of housing densities and opportunities and strategies to reduce car use and encourage walking, cycling and public transport use. The proposed structure plan is consistent with this philosophy in that it will contribute to the provision of a variety of dwelling types in close proximity to community and commercial infrastructure and services.

1.3.4 Planning Policies

LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods has been prepared to guide the sustainable development of communities. It addresses both strategic and operational aspects of structure planning and subdivision for both 'greenfield' and urban infill sites. The proposed structure plan is considered to be consistent with

the objectives of Liveable Neighbourhoods as it provides additional residential development in close proximity to public transport, increases the variety of available lots sizes in the local area and proposes a density in line with local and state density objectives.

1.3.5 Pre Lodgement Consultation

Prior to submission consultation on the draft structure plan report was undertaken with the City of Cockburn and the Department of Water with regards to the Better Urban Water Management of the Structure Plan area.

2 Site Conditions and Constraints

2.1 Biodiversity and Natural Area Assets

The Structure Plan area has been previously developed for residential purposes and as such there are unlikely to be any biodiversity and natural area assets with the site.

2.2 Landform and Soils

The structure plan area is located on the Swan Coastal Plain within the Aeolian Deposits of the Cottesloe Dune System. This System is generally described as low hilly landscape with shallow brown sands over limestone with exposed limestone outcropping (Department of Agriculture, 2003).

Geomorphologic classification for the structure plan area reported in the *Perth Metropolitan Region 1:50,000 Environmental Geology Series, Rockingham (Part of Sheets 2033 I and 2033 IV)* (Gozzard 1983) indicates that the general geology of the area consists primarily of the following soil types:

Spearwood Sand formed during the Pleistocene era. This sand is described as a pale yellowish brown, medium to coarse-grained, sub-angular quartz, trace of feldspar, moderately sorted and of residual origin (Gozzard 1983). Tamala limestone (quartz) is the potential origin of the sand. The Spearwood Sand is considered to have high permeability, with a low to moderate load bearing capacity (Gozzard 1983), and;

Limestone soil types also formed during the Pleistocene era described as pale yellowish brown, fine to coarse grained, sub-angular to well rounded, quartz, trace of feldspar, shell debris, variably lithified, surface kankar and of aeolian origin (Gozzard 1983). The permeability of limestone is described as high, with a variable load bearing capacity (Cardno BSD, 2009).

2.3 Groundwater and Surface Water

There are no permanent surface water bodies within the Structure Plan area. The *Perth Groundwater Atlas* (Department of Water, 2003) identifies the Structure Plan area as being within an area where groundwater table contours are at 1.0 metre below surface level. In the lower lying depression (i.e. 1.0 – 1.5 AHD) of the Structure Plan area the water levels can seasonally be at or near the surface. Accordingly, there may be a need for bulk earthworks within parts of the structure plan area to achieve the required 1.2 metre minimum separation distance between the finished lot levels and the highest known groundwater table level.

As part of the preparation of the City of Cockburn draft Packham North District Structure Plan, groundwater monitoring has been undertaken and the report “Packham North Groundwater Monitoring Report” (Cardno, 2010) provides a basis as to pre-development hydrological studies, which can be utilised to assist in future planning of proposed development. A Local Water Management Strategy has also been prepared for the Packham North District Structure Plan.

2.4 Storm Water Drainage

Whilst the WAPC’s Better Urban Water Management guideline recommends that a Local Water Management Strategy accompany a structure plan, given the small size of the Structure Plan area and that no POS is proposed it is considered more suitable that a Storm Water Management Plan

be required to accompany a subdivision or development application. Depending on the lot size that is eventually developed the Storm Water Management Plan will need to outline if storm water will be dealt with on site or if a drainage system that is connected to the City of Cockburn's drainage infrastructure is required. Please refer to the email from the Department of Water at Appendix B, which confirms that this approach is acceptable.

2.5 Bushfire Hazard

The Structure Plan Area is not located in a bushfire prone area according to a search of the Department of Fire and Emergency Services (DFES) Map of Bush Fire Prone Areas.

2.6 Heritage

2.6.1. Indigenous Heritage

A search of the Department of Indigenous Affairs Aboriginal Heritage Inquiry System indicates that there are no recorded sites in the Structure Plan area.

It is important to note that the database of heritage sites held by the DIA is not comprehensive and there exists the potential for unknown sites of indigenous heritage significance to be located inside or within close proximity to the subject land. Due to the level of disturbance to the subject land as a result of development activities and clearing over the past years, an archaeological survey is not considered necessary, however, archaeological monitoring is recommended for any eventual excavation works as part of subdivision and development. The process for protecting indigenous heritage sites and considering proposals that may impact a known site is set out under the Aboriginal Heritage Act 1972. The Act protects all Aboriginal sites in WA whether they are known to the DIA or not. The Act provides for a clear process for addressing these issues as they relate to the proposed structure planning.

2.6.2. European Heritage

There are no places or sites of cultural significance within the Structure Plan area under the City of Cockburn Municipal Heritage Inventory and State Heritage Register. However there are 3 sites within the District Structure Plan area that are listed in the City's Municipal Inventory. These are:

- Lot 132 (No. 174) Hamilton Road – Watsonia Factory
- Lots 4 and 5 (Nos. 189 and 193) Hamilton Road – Cottages Opposite Watson's Factory
- Lots 1, 2, 4, 300 and 301 Hamilton Road – Wetlands

This proposed structure plan does not affect any of these sites.

2.7 Context and Other Land Use Constraints and Opportunities

2.7.1. Residential Density and Lot Yield

The proposed residential density of R40 is consistent with the principles of the Sub- Regional Planning Framework, which emphasises the need for greater urban infill and increased residential densities in areas that will maximise the use of existing infrastructure. For the City of Cockburn the

Framework estimates a requirement for an additional 30,000 dwellings by 2050. This Structure Plan and the proposed R40 density coding will work to achieve this figure.

Liveable Neighbourhoods also supports the proposed R40 density as it requires higher residential densities in areas close to activity centres, high frequency public transport routes and stations and public open space to support activity centres and public transport use. Specifically LN recommends 30 to 50 dwellings per hectare (R30 to R50) within 400 metres of local or neighbourhood centres, and 250 metres from any high frequency transit route. The subject site meets this requirement as follows:

- 300m from the Rockingham Road Local Centre;
- 160m from the Mixed Business Centre proposed in the Packham North District Structure Plan, which is situated between Mell Road and Rockingham Road;
- 150m from Public Open Space (POS)
- 300m from Rockingham Road and 400m from Hamilton Road, which are both high frequency transit routes;
- 900m from a district centre (Phoenix Shopping Centre), and
- 1500m from the beach and Port Coogee coastal activity node.

Adoption of the proposed R40 density code will facilitate the development of the subject site in line with the principles and expectations of local and State planning strategies.

Given the size and shape of the Structure Plan area it is anticipated that it will likely be developed for grouped housing or multiple dwellings. With a R40 density this would result in the potential for 5 grouped dwellings or 10 multiple dwellings (based on an average dwelling size of 70m²).

2.7.2. Public Open Space

The Packham North District Structure Plan does not designate Public Open Space (POS) within the Structure Plan area. Further POS is not proposed within the Structure Plan as it would result in the creation of a 124m² land parcel, which is considered to be too small for public recreational use. In addition there are a number of existing and proposed areas of POS within walking distance of the site. It is therefore acknowledged that a 10% contribution towards the provision of POS will be obtained by the City of Cockburn in accordance with the developer contribution items for DCA 12.

2.7.3. Integration with Adjoining Lots

The neighbourhood where the Structure Plan area is located features a variety of densities, lots sizes and frontage widths resulting in an indefinable streetscape character. Therefore whilst the lots adjacent to the north and south of the Structure Plan area are larger than what the R40 code allows, there are multiple dwellings and grouped housing located immediately to the north east, east and south west and consequently future development of the site with grouped housing or multiple dwellings is not considered to be out of character with the locality.

References

Soils and Landforms of the Perth Area, Department of Agriculture, 2003

Acid Sulphate Soil Desktop Assessment, Cardno BSD, May 2009

Perth Metropolitan Region 1:50,000 Environmental Geology Series, Rockingham (Part of Sheets 2033 I and 2033 IV, Geological Survey of Western Australia) (Gozzard J.R 1983)

Perth Groundwater Atlas, Department of Water, 2003

Hamilton Road/Mell Road Coogee Servicing Report, Cardno BSD, 2008



Certificate of Title

Appendix A

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER	
600/D49932	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	12/12/2011

VOLUME
1436FOLIO
481

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 600 ON DIAGRAM 49932

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHRISTOPHER ANDREW BALL
RACHEL CATHERINE ANGELA CALDERBANK
BOTH OF 66 MELL ROAD, SPEARWOOD
AS JOINT TENANTS

(T 1744975) REGISTERED 29/12/2003

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *N084906 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 6/8/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

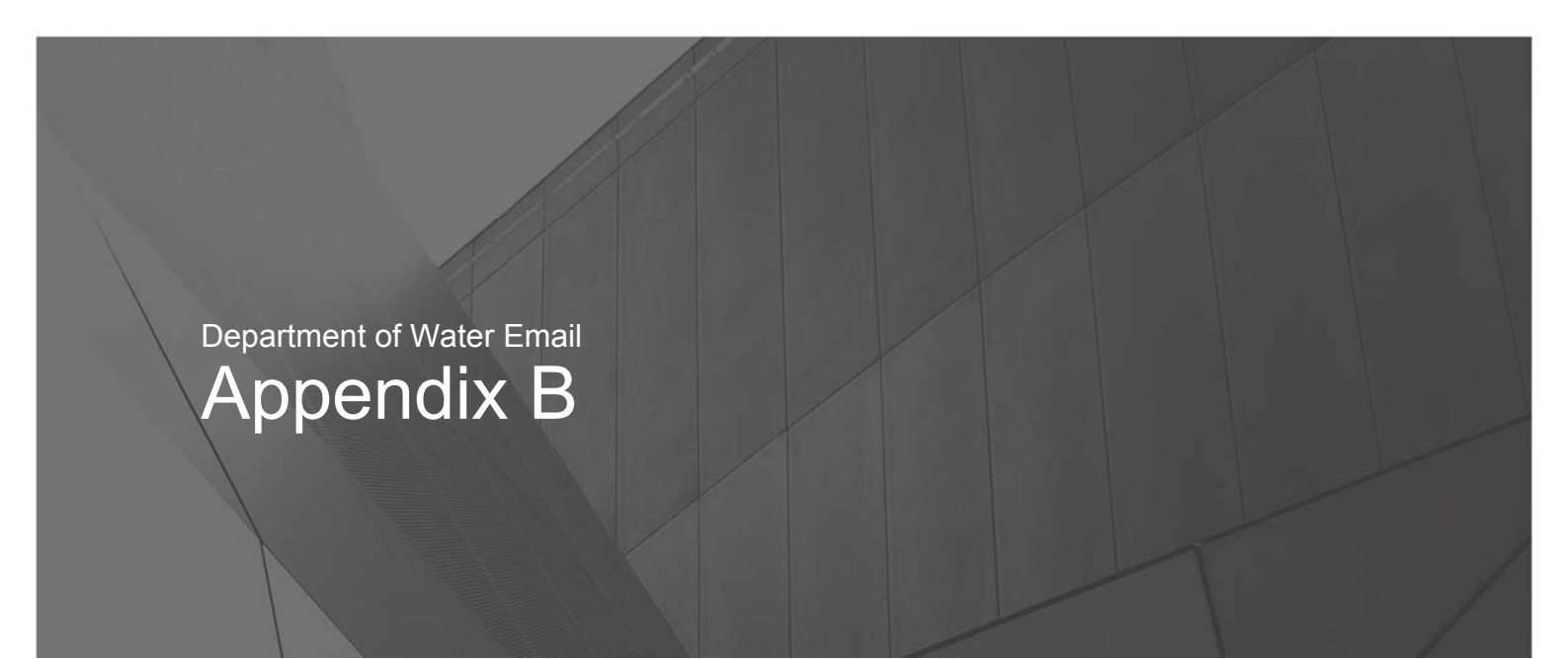
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1436-481 (600/D49932)
PREVIOUS TITLE: 1037-414
PROPERTY STREET ADDRESS: 66 MELL RD, SPEARWOOD.
LOCAL GOVERNMENT AUTHORITY: CITY OF COCKBURN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
N084906



Department of Water Email

Appendix B

Melinda Marshall

From: STURGESS Jane <Jane.STURGESS@water.wa.gov.au>
Sent: Wednesday, 17 May 2017 5:14 PM
To: Melinda Marshall
Subject: RE: [21572] Proposed Structure Plan - Lot 600 (66) Mell Road, Spearwood

Yes, so a simple discussion on these drainage requirements.

From: Melinda Marshall [mailto:M.Marshall@veris.com.au]
Sent: Wednesday, 17 May 2017 5:03 PM
To: STURGESS Jane <Jane.STURGESS@water.wa.gov.au>
Subject: RE: [21572] Proposed Structure Plan - Lot 600 (66) Mell Road, Spearwood

It is just housing and there is no POS. I am assuming that the stormwater management plan will propose soak wells however may require connection to the City's drainage system depending on the resulting lot size.

Melinda Marshall

Town Planner

0417 149 769
M.Marshall@veris.com.au

T 08 6241 3305
Suite 4, Level 1, 40 Hasler Road
Osborne Park WA 6017
PO Box 99, Mount Hawthorn WA 6915
Australia



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From: STURGESS Jane [mailto:Jane.STURGESS@water.wa.gov.au]
Sent: Wednesday, 17 May 2017 5:01 PM
To: Melinda Marshall <M.Marshall@veris.com.au>
Subject: RE: [21572] Proposed Structure Plan - Lot 600 (66) Mell Road, Spearwood

If it is just housing or commercial, I presume you will propose soakwells. There wouldn't be any POS areas within this lot? Drainage along existing roads?

From: Melinda Marshall [mailto:M.Marshall@veris.com.au]
Sent: Wednesday, 17 May 2017 4:58 PM
To: STURGESS Jane <Jane.STURGESS@water.wa.gov.au>
Subject: RE: [21572] Proposed Structure Plan - Lot 600 (66) Mell Road, Spearwood

Hi Jane

Thank you for your prompt response. I have already included a section in the Structure Plan report advising that a Stormwater Management Plan would need to be prepared at the subdivision or development stage however a Stormwater Management Plan has not been prepared to accompany the Structure Plan as the form of development is not known. Will that be ok?

Warm regards

Melinda Marshall
Town Planner

0417 149 769
M.Marshall@veris.com.au

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Osborne Park WA 6017
PO Box 99, Mount Hawthorn WA 6915
Australia



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From: STURGESS Jane [<mailto:Jane.STURGESS@water.wa.gov.au>]
Sent: Wednesday, 17 May 2017 4:54 PM
To: Melinda Marshall <M.Marshall@veris.com.au>
Cc: TAYLOR Catherine <Catherine.TAYLOR@water.wa.gov.au>; HINGSTON Mark <Mark.Hingston@water.wa.gov.au>
Subject: RE: [21572] Proposed Structure Plan - Lot 600 (66) Mell Road, Spearwood

Hi Melinda,

A stormwater management plan within the Local Structure Plan (LSP) will be fine in this instance. This may be a section within the LSP or an appendix.

Thanks.

Regards,
Jane

Jane Sturgess

A/Program Manager | Urban Water Management
Peel Region | Department of Water
Phone: (08) 9550 4228 | Fax: (08) 9581 4560
Mail: PO Box 332, Mandurah WA 6210
Address: 107 Breakwater Parade, Mandurah Ocean Marina, WA 6210
Email: jane.sturgess@water.wa.gov.au | Web: <http://www.water.wa.gov.au>
Please note that on Thursday and Friday, my hours are 9am to 2.30pm.



From: Melinda Marshall [<mailto:M.Marshall@veris.com.au>]
Sent: Wednesday, 17 May 2017 11:46 AM
To: Atrium Reception <Atrium.Reception@water.wa.gov.au>
Subject: [21572] Proposed Structure Plan - Lot 600 (66) Mell Road, Spearwood

Good Morning

I am seeking feedback from the Department of Water on an alternative to the requirement for a Local Water Management Strategy to accompany a Structure Plan, as outlined in Better Urban Water Management. On behalf of the owner, Veris is currently preparing a structure plan for Lot 600 (66) Mell Road, Spearwood. As the proposed Structure Plan area is only 1,237sqm we are proposing that the Structure Plan require a Storm Water Management Plan be submitted with an application for subdivision or development as an alternative to a LWMS. The Structure Plan is proposing a density of R40, which would result in a maximum of 5 lots with a minimum lot size of 180sqm. Would this be acceptable to the DoW?

Thank you in advance for your response.

Warm regards

Melinda Marshall
Town Planner

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M.Marshall@veris.com.au

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PO Box 99, Mount Hawthorn WA 6915
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Disclaimer:

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