



# LOCAL STRUCTURE PLAN

Lot 2 Thomas Road & Lot 4 Kargotich Road, Oakford



Harley Dykstra<sup>®</sup>

PLANNING & SURVEY SOLUTIONS





## DOCUMENT CONTROL

| Control Version | DATE       | Status | Distribution | Comment  |
|-----------------|------------|--------|--------------|--|
| E               | 14/12/2020 | Final  | WAPC         | Update to reflect WAPC Schedule of Modifications |

Prepared for: Goldlight Asset Pty Ltd  
Prepared by: CP  
Reviewed by: HD  
Date: 13<sup>th</sup> August 2019  
Job No: 21396  
Ref: 20180720 LSP Report

**Harley Dykstra - FORRESTDALE**  
PO Box 316  
Kelmscott WA 6991  
Phone: (08) 9495 1947  
Email: metro@harleydykstra.com.au

## DISCLAIMER

This document has been prepared by HARLEY DYKSTRA PTY LTD (the Consultant) on behalf of the Client. All contents of the document remain the property of the Consultant and the Client except where otherwise noted and is subject to Copyright. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

This document has been exclusively drafted. No express or implied warranties are made by the Consultant regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions and research provided and obtained at the time the Consultant conducted its analysis.

Please note that the information in this report may not be directly applicable towards another client. The Consultant warns against adapting this report's strategies/contents to another land area which has not been researched and analysed by the Consultant. Otherwise, the Consultant accepts no liability whatsoever for a third party's use of, or reliance upon, this specific document.

### PERTH & FORRESTDALE

Level 1, 252 Fitzgerald Street, Perth  
15/2 Hensbrook Loop, Forrestdale  
PO Box 316, Kelmscott WA 6991

T: 08 9228 9291

T: 08 9495 1947

E: metro@harleydykstra.com.au

ABN 77 503 764 248



Albany

Bunbury

Busselton

Forrestdale

Perth

www.harleydykstra.com.au

FS 536019

This structure plan is prepared under the provisions of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION  
ON: **09 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

09 FEBRUARY 2021

Date

09 FEBRUARY 2031

Date of Expiry



## TABLE OF AMENDMENT(S)

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

# Executive Summary

## Proposed Structure Plan Lot 4 Kargotich Road and Lot 2 Thomas Road, Oakford

This report represents an application to the Shire of Serpentine-Jarrahdale to consider a proposed Structure Plan comprising Lot 4 Kargotich Road and Lot 2 Thomas Road, Oakford (“the subject land”). The subject land has a total area of approximately 48.67ha and is situated on the corner of Thomas Road and Kargotich Road, approximately 30km southeast of the Perth CBD, and 5km east of the Byford Town Centre.

The proposed Structure Plan will facilitate future subdivision to create Rural Residential lots with a Rural Living A zoning, incorporating a minimum lot size of 4000m<sup>2</sup>.

The Structure Plan Summary Table below details the nature and key outcomes of the Structure Plan.

Table 1

| ITEM   | DATA    | STRUCTURE PLAN REF<br>(section no.) |
|--|---------|-------------------------------------|
| Total area covered by the Structure Plan             | 48.67ha | Section 1.2                         |
| Area of each land use proposed:<br>Rural Residential | 48.67ha | Section 5.3                         |

# **Part One - Implementation**

---

**1.0 Structure Plan Area**

This Structure Plan shall apply to Lot 4 Kargotich Road and Lot 2 Thomas Road, Oakford, 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**

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the WAPC.

**3.0 Staging**

Staging of the Structure Plan is not dependent upon any infrastructure triggers.

**4.0 Subdivision and Development Requirements**

4.1 Subdivision within the Structure Plan area is to be generally in accordance with the Rural Living A zoning depicted on the Structure Plan, with minimum lot sizes dependant on Scheme requirements and the provision of reticulated sewer.

4.2 Lots under 1ha in area must be connected to reticulated sewer infrastructure. All other lots must be serviced by an Alternative Treatment Unit that has nutrient stripping abilities.

4.3 Land use permissibility within the Structure Plan area shall be in accordance with the following:

Use classes permitted (P):

- Single Dwellings
- Public Recreation
- Public Utility

Discretionary Uses (AA)

- Ancillary Accommodation
- Home Occupation
- Stable

All other uses are prohibited.

4.4 At the time of subdivision, the following strategies and plans will be required via conditions of subdivision approval:

- a) Urban Water Management Plan;
- b) Geotechnical Report.

4.5 The Structure Plan has been prepared in respect of the development that is being prepared on the adjacent lot to the south of Lot 4 (Lot 207 Kargotich Road) and in respect of existing development on the lots to the east and south of Lot 2.

- 4.6 All indicative subdivision layouts shown in this Local Structure Plan and associated appendices are for conceptual purposes only and are subject to further investigation and detailed design at subdivision stage.
- 4.7 The proposed bund along the northern perimeter of Lot 2 (depicted on the Concept Plan), will be constructed as a condition of any subdivision approval that contemplates lots adjacent to it, to the extent of the proposed lots. The bund will be constructed in accordance with Local Government specifications and its purpose is to ensure compliance with *State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.
- 4.8 A landscaping and revegetation plan, and its subsequent implementation, will be required in support of any subdivision application. Nutrient stripping vegetation will be required to be planted in proposed swales to assist with nutrient management.
- 4.9 A street tree master plan shall be prepared, approved, and implemented by the developer as part of the subdivision implementation process.
- 4.10 Stocking rates will be required to be in accordance with the stocking rates set by the Department of Primary Industries and Regional Development.

### 5.0 Local Development Plans

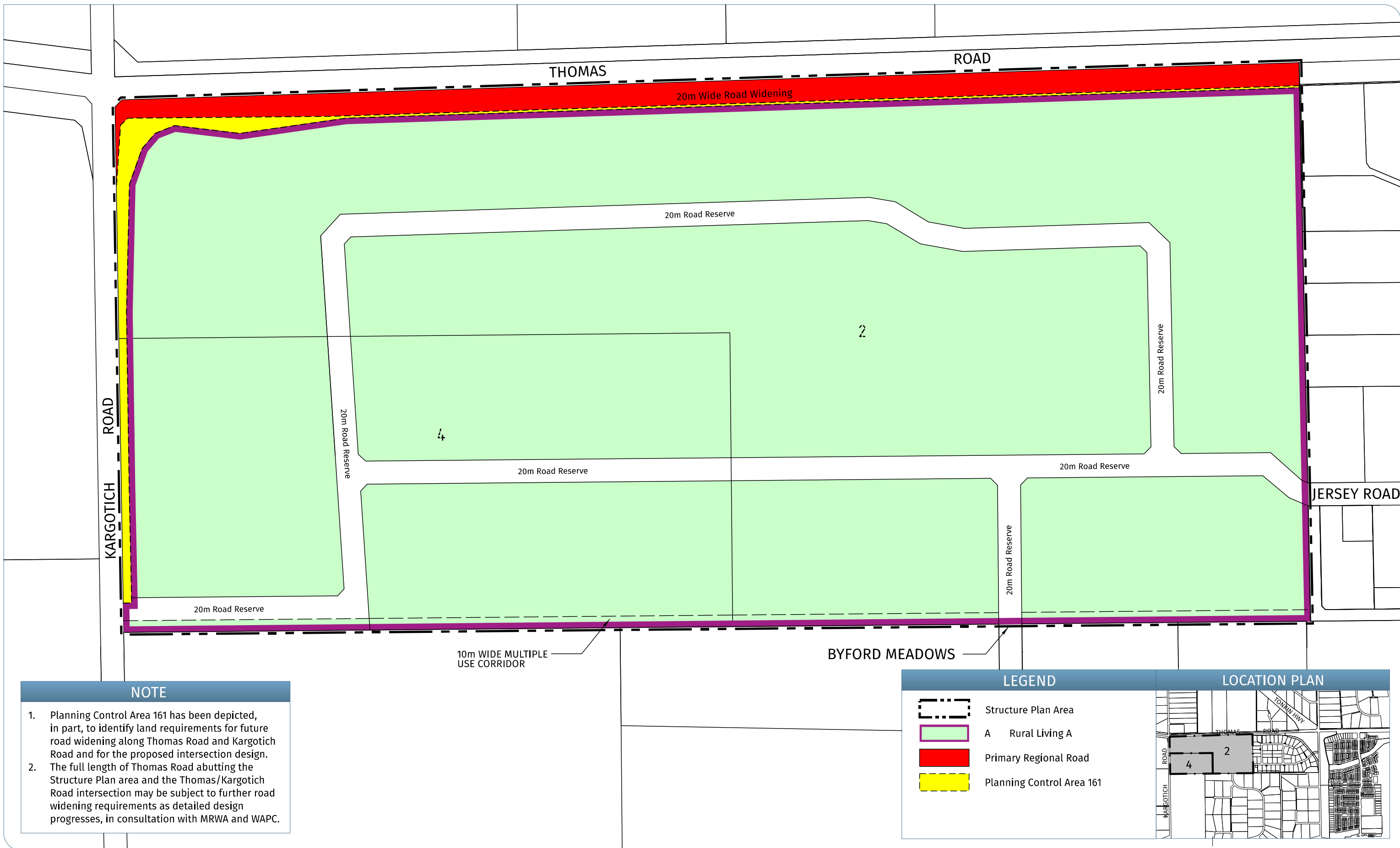
No Local Development Plans will be required for development within the Structure Plan area.



**Plan 1**

---

**Structure Plan**



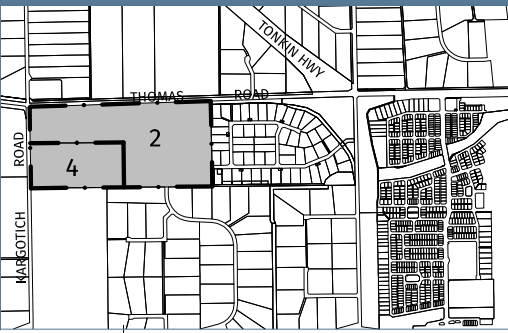
NOTE

- 1. Planning Control Area 161 has been depicted, in part, to identify land requirements for future road widening along Thomas Road and Kargotich Road and for the proposed intersection design.
- 2. The full length of Thomas Road abutting the Structure Plan area and the Thomas/Kargotich Road intersection may be subject to further road widening requirements as detailed design progresses, in consultation with MRWA and WAPC.

LEGEND

- Structure Plan Area
- A Rural Living A
- Primary Regional Road
- Planning Control Area 161

LOCATION PLAN



STRUCTURE PLAN

Lot 4 Kargotich Road & Lot 2 Thomas Road  
OAKFORD

Plan No. | 21396-05  
Date | 27/01/21  
Drawn | NP  
Checked | CP  
Revision | J

PERTH & FORRESTDAL: Lvl 1, 252 Fitzgerald St PERTH WA 6000  
1/2 Hensbrook Loop, FORRESTDAL WA 6112  
T: 08 9495 1947  
E: metro@harleydykstra.com.au

COPYRIGHT: This document is and shall remain the property of HARLEY DYKSTRA. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

ALBANY | BUNBURY | BUSSELTON | FORRESTDAL | PERTH

Scale | 1:3000@A3

0 40m 80m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

## **Part Two - Explanatory Report**

---

## CONTENTS

|       |   |    |
|-------|---|----|
| 1.0   | PLANNING BACKGROUND .....   | 1  |
| 1.1   | Introduction and Purpose .....  | 1  |
| 1.2   | Site Context.....   | 2  |
| 1.3   | The Subject Site.....   | 2  |
| 2.0   | PLANNING CONTEXT.....   | 4  |
| 2.1   | State Planning Framework .....  | 4  |
| 2.1.1 | Metropolitan Region Scheme.....   | 4  |
| 2.1.2 | Perth and Peel@3.5 Million.....   | 4  |
| 2.2   | State Planning Policies .....   | 4  |
| 2.2.1 | State Planning Policy 2.1 – Peel Harvey Coastal Plain Catchment .....               | 4  |
| 2.2.2 | State Planning Policy 2.5 – Land Use Planning in Rural Area (SPP2.5) .....          | 5  |
| 2.2.3 | State Planning Policy 3 – Urban Growth and Settlement (SPP 3).....                  | 8  |
| 2.2.4 | State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7) .....         | 8  |
| 2.2.5 | State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4).....                      | 8  |
| 2.2.6 | Government Sewer Policy.....  | 9  |
| 2.3   | Local Planning Framework .....  | 9  |
| 2.3.1 | Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 .....                     | 9  |
| 2.3.2 | Proposed Shire of Serpentine-Jarrahdale Local Planning Strategy and LPS NO. 3 ..... | 11 |
| 2.3.3 | Shire of Serpentine-Jarrahdale Rural Strategy Review 2013.....                      | 11 |
| 2.3.4 | Local Planning Policy 9 – Multiple Use Trails (LPP 9).....                          | 12 |
| 2.3.5 | Local Planning Policy 57 – Housing Diversity (LPP 57).....                          | 12 |
| 3.0   | SITE ANALYSIS .....   | 14 |
| 3.1   | Landform & Topography .....   | 14 |
| 3.2   | Historic Land Use .....   | 14 |
| 3.3   | Soil & Geology .....  | 14 |
| 3.4   | Acid Sulphate Soils.....  | 14 |
| 3.5   | Land Capability.....  | 14 |
| 3.6   | Vegetation – Flora and Fauna .....  | 15 |
| 3.7   | Wetlands .....  | 15 |
| 3.8   | Groundwater and Local Water Management.....   | 16 |
| 3.9   | Heritage.....   | 16 |
| 3.9.1 | Aboriginal Heritage .....   | 16 |
| 3.9.2 | European Heritage .....   | 16 |
| 3.10  | Bushfire Hazard .....   | 17 |
| 3.11  | Acoustic Impact .....   | 17 |
| 4.0   | Infrastructure Servicing.....   | 18 |
| 4.1   | Sewer .....   | 18 |
| 4.2   | Power.....  | 18 |
| 4.3   | Water .....   | 18 |

|     |   |    |
|-----|---|----|
| 4.4 | Telecommunications.....                     | 19 |
| 4.5 | Drainage Infrastructure .....               | 19 |
| 4.6 | Gas .....                                   | 19 |
| 4.7 | Movement Network.....                       | 19 |
| 5.0 | LAND USE AND SUBDIVISION REQUIREMENTS ..... | 20 |
| 5.1 | Overview.....                               | 20 |
| 5.2 | Open Space .....                            | 20 |
| 5.3 | Rural Residential.....                      | 21 |
| 5.4 | Movement Networks .....                     | 21 |
| 5.5 | Local Water Management.....                 | 22 |
| 6.0 | Conclusion.....                             | 23 |

## APPENDICIES:

|              |                                 |
|--------------|---------------------------------|
| Appendix A - | Certificates of Title           |
| Appendix B - | Clause 42 MRS Certificate       |
| Appendix C - | Geotechnical Investigation      |
| Appendix D - | Environmental Assessment        |
| Appendix E - | Local Water Management Strategy |
| Appendix F - | Heritage Listing                |
| Appendix G - | Bushfire Management Plan        |
| Appendix H - | Transportation Noise Assessment |
| Appendix I - | Servicing Report                |
| Appendix J - | Traffic Impact Statement        |
| Appendix K - | Concept Subdivision Plan        |

## 1.0 PLANNING BACKGROUND

### 1.1 Introduction and Purpose

This submission has been prepared by Harley Dykstra on behalf of our client, Goldlight Asset Pty Ltd, and the landowners of Lot 2 (HN 1842) Thomas Road and Lot 4 (HN 331) Kargotich Road, Oakford (“the subject land”). This Structure Plan has been prepared in conjunction with Amendment No.206 to the Shire of Serpentine Jarrahdale Town Planning Scheme No.2 which is progressing simultaneously. Amendment No.206 provides for the subject land to be rezoned from “Rural” to “Rural Living A” and includes the land within Appendix 4A – Rural Living A Zone of TPS2 with related land use controls and provisions.

This Structure Plan provides the associated framework to facilitate the subdivision and development of the land for rural residential land uses in a manner that interacts appropriately with the developing rural residential environment in this locality. The proposed development of this site represents a “rounding off” of rural living development in an area that is bounded by Thomas Road, Tonkin Highway Reserve, Gossage Road and Kargotich Road.

The Structure Plan will facilitate the development of rural residential lots in accordance with the Rural Living A zone of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 (TPS No. 2). It is intended that where possible lots will be serviced by the extension of existing sewer services in the road reserve to the east, thereby allowing potential for lots to be created smaller than 1ha in size, with a minimum lot size of 4000m<sup>2</sup>.

This report is accompanied by a Structure Plan (**Plan 1**), which is included at Part One of this Report, prepared in accordance with the Planning and Development (Local Planning Scheme) Regulations and TPS No. 2.

The Explanatory section of this Structure Plan Report includes a detailed description of the proposal, provides an evaluation of the relevant town planning, local water management, bushfire and servicing considerations applicable to the land, and details the rationale supporting the proposed Structure Plan.

The Structure Plan has been formulated by Harley Dykstra in collaboration with specialist consultants, who have provided input in relation to matters as follows:

|                        |                                    |
|------------------------|------------------------------------|
| Porter Consulting      | - Engineering and Servicing Design |
| Flyt Pty Ltd           | - Traffic Assessment               |
| Lush Fire              | - Bushfire Management Plan         |
| Douglas Partners       | - Geotechnical Investigation       |
| Ecoscape Australia     | - Environmental Assessment         |
| Hdy2o                  | - Local Water Management Plan      |
| Lloyd George Acoustics | - Transportation Noise Assessment  |

## 1.2 Site Context

The subject land (see **Figure 1**) is located in Oakford and is situated approximately 30km southeast of the Perth CBD, and 5km east of the Byford Town Centre. It is located on the south eastern corner of Thomas Road and Kargotich Road. Nearby development includes similar rural living estates to the east and south with lot sizes ranging between 4,000m<sup>2</sup> and 2 hectares within those estates. Other estates to the north also comprise rural residential development, but land to the west is used for rural purposes.

Lot 2 Thomas Road is 35.1746ha in area and has frontage to Thomas Road, Kargotich Road, Byford Meadows Drive and Jersey Road. Lot 4 Kargotich Road is 13.4984ha in area and has frontage to Kargotich Road. The total area subject to the proposed Local Structure Plan, is therefore, 48.6748ha.



**Figure 1 – Subject Land**

The subject land is located within the Shire of Serpentine Jarrahdale, with lots to the west comprising existing rural land and lots to the north, east and south comprising a mixture of rural residential/special rural and rural land. Land to the south of Lot 2, which fronts Kargotich Road (Lot 207), is currently undergoing a scheme amendment to convert the existing rural zoning to “Special Rural” with a minimum lot size of 2ha. The scheme amendment for that site is still in the process of being finalised by the WAPC.

The subject land currently accommodates a dwelling on each lot, a caretakers dwelling on Lot 2 and a number of associated outbuildings on each lot. The rest of the site comprises open pasture and limited vegetation.

## 1.3 The Subject Site

**Table 1** below provides details in respect to the legal ownership of the subject land.

Copies of Certificates of Title and Sketches are included at **Appendix A**.

| Lot No. | House No. | Plan / Diagram | Volume | Folio | Registered Proprietor(s)   |
|---------|-----------|----------------|--------|-------|--|
| 4       | 331       | 64846          | 1644   | 900   | Asterdell Corporation Pty Ltd                                      |
| 2       | 1842      | 63571          | 1645   | 575   | Tuscanny Management Pty Ltd care of Gilmour Thornett and Jefferies |

Both Lot 2 and Lot 4 are affected by an easement noted on the title in favour of the State Energy Commission of Western Australia. The easements reflect the presence of a high voltage power line corridor traversing the lots. The easement and corridor are recognised both in this document and in the concept plan for potential development of the subject lots.

Lot 4 is also affected by a drainage easement in favour of the Shire of Serpentine-Jarrahdale lying immediately adjacent to the Kargotich Road reserve. No change is proposed to this drain as a result of this proposal.



## 2.0 PLANNING CONTEXT

### 2.1 State Planning Framework

#### 2.1.1 Metropolitan Region Scheme

Land generally surrounding the site is zoned “Rural”, reflecting both the broad acre farming and rural-residential use of the land. Approximately 1km east of the subject site, land is reserved for “Primary Regional Roads” (PRR) for the extension of Tonkin Highway. East of this PRR reservation is the “Urban” zoned Byford residential area.

The majority of the subject land is zoned “Rural” under the Metropolitan Region Scheme (MRS). An “Primary Regional Roads” (PRR) reservation covers a 20m wide portion of the site along the northern boundary of Lot 4 for the future widening of Thomas Road.

A copy of the Clause 42 MRS Certificate that relates to the reservation is included in **Appendix B**. The reservation of a portion of the land for PRR has been accommodated in concept planning for the subject site. Acquisition of the PRR land area is to be considered separately and in parallel to this submission.

This proposed Structure Plan request is entirely consistent with the MRS “Rural” zoning of the land and respects the PRR reservation as outlined.

#### 2.1.2 Perth and Peel@3.5 Million

The Perth and Peel@3.5 Million suite of documents released by the WAPC seek to provide a planning framework for the Perth and Peel Regions as they grow to a population of 3.5 million people by 2050. The strategy is supported by “sub-regional planning frameworks”. The subject site lies within the ‘South Metropolitan Peel Sub-Regional Planning Framework’.

Whilst the land was identified in the South Metropolitan Peel Sub-Regional Planning Framework for “Urban Expansion”, it is noted that the final adopted version of the document identifies the subject site for Rural Residential development. This change ensures the site accords with the Shire of Serpentine Rural Strategy that depicts this site for Rural Living development.

Although the sub-regional planning framework indicates that Rural Residential development generally comprises lots between 1 and 4 hectares, in this instance smaller lots sizes, down to 0.4ha can be considered because of the provision of reticulated sewer, the Shire of Serpentine Jarrahdale Rural Strategy (refer to section 2.3.3 below), and proposed Scheme Amendment No. 206 (refer to section 2.3.1 below). In summary, there are specific provisions with the Scheme Amendment document and the Rural Strategy that permit lot sizes at a minimum of 4,000m<sup>2</sup>, provided there is a connection to reticulated sewer.

### 2.2 State Planning Policies

#### 2.2.1 State Planning Policy 2.1 – Peel Harvey Coastal Plain Catchment

The Peel-Harvey Coastal Plain Catchment Policy seeks to ensure that land uses occurring within the Peel-Harvey estuary system are managed to minimise impact and coordinated through planning frameworks. The subject land lies within the policy area. SPP 2.1 includes

provisions relating to the development of land for rural-residential purposes (lots over 4,000m<sup>2</sup>) and identifies requirements for on-site effluent disposal.

## 2.2.2 State Planning Policy 2.5 – Land Use Planning in Rural Area (SPP2.5)

SPP 2.5 establishes the objectives for the management and protection of rural and rural living land in Western Australia. Under Clause 4.3 of the Policy, the WAPC recognises that there is a market for rural living development, and that it provides for a range of housing and lifestyle opportunities. The policy notes, however, that this type of use can sterilise rural land and should be carefully planned. The policy notes the guidance of SPP 3 with respect to the strategic identification of settlement patterns and guidance on rural living use.

This Structure Plan is consistent with the strategic planning framework endorsed by the WAPC and Shire of Serpentine-Jarrahdale as outlined in Table 2.

**Table 2 – Analysis of Proposal under SPP 2.5 Rural Planning (Clause 5.3 – Rural Living)**

| <b>SPP 2.5 Policy Criteria Measures to apply in decision making for rural living (Clause 5.3)</b>   | <b>Analysis of this Scheme Amendment Request</b>  |
|---|---|
| (a) <i>Rural living proposals shall not be supported where they conflict with the objectives of this policy or do not meet the criteria listed at 5.3 (b) and (c)</i>   |   |
| (b) <i>The rural living precinct must be part of a settlement hierarchy established in an endorsed planning strategy;</i>   | The subject site is identified within the Shire's Rural Strategy as endorsed by both the Shire and WAPC.  |
| (c) <i>The planning requirements for rural living precincts are that:</i><br>i. <i>The land be adjacent to, adjoining or close to existing urban areas with access to services, facilities and amenities;</i> | The proposal represents the final 'round-off' of the identified and well-established rural-residential corridor between Tonkin Highway and Kargotich Road. The land lies immediately west of the planned urban residential area of Byford and has access to the urban services and facilities provided there.   |
| ii. <i>The proposal will not conflict with the primary production of nearby land, or reduce its potential;</i>  | The land does not impact on or prejudice the continued broad acre rural uses west of the site.  |
| iii. <i>areas required for priority agricultural land are avoided;</i>  | The subject site is <u>not</u> identified for priority agricultural use.  |
| iv. <i>the extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;</i>  | The Rural Strategy as endorsed identifies the subject site for Rural Living as proposed and notes the demand for this land use. The Strategy notes that the population of the Shire will grow some 128% by 2036, realising a significant demand for new housing. The subject site is the most conveniently accessible remaining land of this use type, with the majority of all nearby rural living |

|  |  |
|--|--|
|  | land already developed. The proposal will create a mix of lot sizes not otherwise provided for in the immediate locality.  |
| v. <i>areas required for urban uses are avoided;</i>   | <p>The subject site is not intended for urban use and has been endorsed for rural living use by both the WAPC and Shire within the Shire's Rural Strategy.</p> <p>Finalisation of the Sub-Regional Planning Framework (WAPC March 2018) has identified the land as 'Rural-Residential' consistent with the approved Shire Rural Strategy and surrounding land uses].</p> |
| vi. <i>Water supply shall be as follows – where lots with an individual area of four hectares or less are proposed and a reticulated water supply of sufficient capacity is available in the locality, the precinct will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to a licensed supply be proposed it must be demonstrated that a licensed supply is not available; or – where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for firefighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health; or – the development cannot proceed if an acceptable supply of potable water cannot be demonstrated;</i> | An existing reticulated water service to the immediate east of the subject site can be extended to service all proposed lots.  |
| vii. <i>electricity supply shall be as follows – – where a network is available the precinct is to be serviced with electricity by a licensed service provider, or – where a network is not available, the precinct is to be serviced by electricity from renewable energy source/s, by a licenced service provider, and this has been demonstrated;</i>   | An existing power supply to the east of the subject site can be extended to service all proposed lots.   |
| viii. <i>the precinct has reasonable access to community facilities, particularly education, health and recreation;</i>  | The subject site is relatively close to planned community facilities within  |

|   |  |
|---|--|
|   | the established urban area to the east.  |
| ix. <i>the land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;</i>             | The subject site is mostly cleared of vegetation, having been long used for grazing purposes. A full feature survey has established the locations of all trees to facilitate tree retention where possible and guide the formulation of a concept plan.  |
| x. <i>the proposal demonstrates and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;</i> | Environmental and land capability, together with site specific geotechnical testing demonstrate the land is suitable for development as proposed. There are no environmentally sensitive areas within the subject site. A substantial portion of the development would be serviced by reticulated sewer, thereby minimising the potential nutrient loading from development. |
| xi. <i>the land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area prone to seasonal inundation;</i>              | A substantial portion of the development would be serviced by reticulated sewer, thereby minimising the potential nutrient loading from development. Those properties not being serviced by sewer have been assessed as suitable for on-site effluent disposal through the use of alternate treatment units (ATU's).   |
| xii. <i>the land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact;</i>   | The subject site is not affected by a buffer from an adjoining or nearby land use.   |
| xiii. <i>the lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and</i>  | The lots created by this rezoning can be readily connected to the wider road network and be accessible at all times.   |
| xiv. <i>bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;</i>                 | Bushfire risk will be addressed through implementation of the Bush Fire Management Plan completed. Fire risk can be readily managed without any impact on the natural environment.   |
| (d) <i>development standards for rural living zones are to be included in local planning schemes;</i>   | Development standards are established in TPS2 and discussed further in this report.  |
| (e) <i>further subdivision of existing rural living lots into smaller parcels is not supported, unless</i>  | Not applicable to this proposal.   |

|  |                                  |
|--|----------------------------------|
| <i>provided for in a local planning strategy and/or scheme; and</i>  |                                  |
| <i>(f) rural strata proposals with a residential component are considered to be rural living and will be considered in accordance with the criteria listed at clauses 5.3 (a), (b) and (c) of this policy.</i> | Not applicable to this proposal. |

This proposed Structure Plan is demonstrably consistent with SPP 2.5 and the criteria contained therein.

### 2.2.3 State Planning Policy 3 – Urban Growth and Settlement (SPP 3)

SPP 3 identifies the need for rural residential settlements to be located and designed in a sustainable way which is integrated with the overall pattern of settlement. Specifically, SPP 3 states that planning for rural residential development should:

- *avoid productive agricultural land, important natural resources, areas of high bush fire risk or environmental sensitivity;*
- *avoid future urban areas or areas particularly suitable for urban development in terms of their characteristics and proximity to urban services;*
- *give preference to locations near existing settlements with available services and facilities in order to support the local community and avoid locations where services are not available or costly extensions are necessary;*
- *minimise potential for conflict with incompatible activities associated with productive rural uses or natural resource management;*
- *only include locations which are suitable for this type of development, such as land which is topographically varied, visually attractive and with distinctive environmental attributes or otherwise has potential for lifestyle pursuits; and*
- *take a realistic approach by allocating land based on forecast estimates of demand for rural living not on the speculative development of land.*

This Structure Plan is considered to be consistent with SPP 3. Specifically, the land has been considered to be best suited to rural residential lot sizes, it avoids future urban areas (as confirmed by WAPC support of the RSR) and can be serviced, including the provision of water, power, telecommunications and, to a portion of the site, reticulated sewer.

### 2.2.4 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)

SPP 3.7 requires that any Structure Plan incorporate a Bushfire Hazard Level assessment to consider hazard levels. The policy notes that development should occur only where moderate or low hazard rating can be achieved.

Lush Fire & Planning have completed a Bushfire Management Plan (BMP) for the subject site, in accordance with SPP 3.7 and having regard to the form of development contemplated. The detail within the BMP is discussed further in this report, but nevertheless demonstrates compliance of the proposal with the objectives of SPP 3.7.

### 2.2.5 State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)

SPP 5.4 requires that “Sensitive Land Uses” (as defined within SPP 5.4) within 300m of a “Primary Regional Road” be assessed against the noise criteria provided in SPP 5.4. The policy requires that future dwellings will not be subject to noise levels above the assigned maximum noise levels produced by passing traffic. If noise levels do exceed the maximum

level notifications are required to be placed on future titles and sensitive uses, such as residential dwellings, are to be constructed to prescribed standards that provide protection against higher noise levels.

In a response to the requirements of this policy an Acoustic Study has been completed by *Lloyd George Acoustics*, is discussed in further detail below and demonstrates compliance with the requirements of the policy.

#### 2.2.6 Government Sewer Policy

The Government Sewer Policy came into effect in 2019 following a period of review after the receipt of numerous submissions. The subject land is to be developed for rural-residential purposes and is expected to provide both lots serviced by reticulated sewer, as well as a limited number of unsewered lots. This is discussed further in the servicing comments contained within this report.

Importantly the identified objectives of the policy are:

- To protect public health and amenity;
- To protect the environment and the State's water and land resources;
- To promote the efficient use of infrastructure and urban land; and
- To minimise costs to the broader community by ensuring an appropriate level and form of sewerage servicing is provided.

In respect of the above, it should be noted that this subdivision and development of the land will occur in accordance with this policy. Lots that are not expected to be serviced by reticulated sewer have been designed to meet the policy's identified 1ha minimum..

### 2.3 Local Planning Framework

#### 2.3.1 Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2

##### Existing Zoning

The subject land is identified as "Rural" in the Shire of Serpentine-Jarrahdale's Town Planning Scheme No. 2 (TPS 2), as outlined in **Figure 2**. The MRS Primary Regional Road reservation outlined in above is also reflected. Heritage Item 26 is identified on the Scheme Map and is discussed further in this report.

Land to the south of Lot 2 is zoned Special Rural (SR 20) and land to the east of Lot 2 is zoned Rural Living A (RLA 10). Land to the south of Lot 4 is zoned Special Rural (SR27). Other land surrounding the site is a mixture of Special Rural and Rural.





**Figure 2: Town Planning Scheme No. 2 – Zoning Extract**

#### Scheme Amendment No. 206

The Shire of Serpentine Jarrahdale has adopted the rezoning of the subject land from “Rural” to “Rural Living A” under Amendment 206 to TPS2. Furthermore, following assessment by the WAPC, the Minister for Planning has requested that the amendment be modified under Section 87 (1) of the *Planning and Development Act 2005*. These amendments have been completed and submitted to the WAPC to enable the imminent gazettal of the amendment.

This Structure Plan directly reflects Amendment No.206 and is submitted in that context.

#### Town Planning Scheme Provisions

In addition to the zoning of the land under TPS2, a number of scheme provisions are of relevance to this proposal. They are outlined below and have been addressed in the preparation of this submission and the supporting technical information.

Clause 5.12.5 makes reference to the requirement for landowners to prepare a submission in support of a request to rezone land for Rural Living A purposes and make reference to matters outlined in Clause 5.9.3, which are identified in Table 3. These details were addressed as a part of Amendment 206 for the land and are retained in this document:

**Table 3 – Analysis of Proposal Under Clause 5.9.3 of TPS 2**

| Clause 5.9.3 of TPS2 - Measures for Proposals to Rural Living | Analysis of this Scheme Amendment Request |
|---|---|
| Any submission shall include:                                 |   |
| (a) the objectives of the proposal;                           | These are identified within this report.  |

|  |  |
|--|--|
| (b) <i>the reasons for selecting the particular area, and <b>how it relates to the Council's adopted Rural Policy</b>;</i>   | The land is identified within Council's Rural Strategy for the proposed use. The merit of the proposal is further outlined herein. |
| (c) <i>an <b>analysis of the physical characteristics of the subject land such as geology, soil types, landform, vegetation cover, skylines, vistas, and natural features</b>;</i>   | The physical characteristics of the land have been assessed in Part 3 of this report and the accompanying technical appendices.    |
| (d) <i>a <b>plan showing contours at two metre intervals and any physical features such as existing buildings, rock outcrops, trees or groups of trees, lakes, rivers, creeks, wells and any significant improvements</b>;</i> | A full feature survey identifying all features forms part of the documentation within this request.                                |
| (e) <i>information regarding the <b>method whereby it is proposed to provide a potable water supply to each lot</b>;</i>   | A reticulated water supply is identified as being able to be extended from immediately east of the subject site.                   |
| (f) <i>the proposed staging of the development and any development provisions which may be required; and</i>   | Anticipated staging of the development is identified in this report.   |
| (g) <i>any other information the Council may reasonably require.</i>   | Hydrology, environmental, traffic and fire management reporting are all incorporated.  |

### 2.3.2 Proposed Shire of Serpentine-Jarrahdale Local Planning Strategy and LPS NO. 3

It is acknowledged that the Shire has recently forwarded the draft Local Planning Strategy to the WAPC for review and determination.

The current draft strategy indicates that the subject site has been designated as Special Residential development which can provide for lots as small as 4,000m<sup>2</sup>. Accordingly, this request is consistent with the draft Local Planning Strategy.

### 2.3.3 Shire of Serpentine-Jarrahdale Rural Strategy Review 2013

The Shire has recently completed a review of its Rural Strategy (RSR), which was adopted by the WAPC in December 2017 following a number of required modifications.

The Rural Strategy identifies the subject land as "Rural Living 'A' (4000m<sup>2</sup> to 1 ha lots)". Section 4.3 of the RSR provides further guidance regarding the Rural Living Policy Area. The RSR states that:

*The Rural Living Policy Area provides an opportunity for residential uses in a rural setting. The opportunity for this style of development is becoming harder to find in the metropolitan area and is one of the key characteristics associated with the Shire of Serpentine Jarrahdale. Rural Living development in this instance provides both a mechanism to house a growing population while*



*maintaining the rural character and landscape that has been recognised as being of significance to the identity of the Shire.*

Furthermore, of particular interest to the subject land, a specific provision in the Strategy (within Section 4.3) notes that a minimum lot size of 1 hectare is applicable to the subject site, unless a connection to reticulated sewer is provided. This is provided in respect of Clause 5.12.4 of *Town Planning Scheme No. 2* that promotes a minimum lot size of 1 hectare for sites where land capability requires a larger lot size. As such, it is implied that a sewer connection resolves the land capability question. Accordingly, Amendment No.206 and this Structure Plan will facilitate subdivision of the site in accordance with this requirement and the broader objectives of the Rural Strategy.

The RSR also outlines a series of key objectives for the Rural Living Policy Area, which are as follows:

- *Provide for additional choice in style and location of residential land not available within the Shire's urban nodes.*
- *Maximise the provision, use and efficiency of infrastructure available in and around the Shire's urban nodes.*
- *Restrict rural land uses that are not generally compatible with maintaining residential amenity.*
- *Provide opportunities for development that maintains rural character and promotes appropriate land management.*
- *Provide for a diversity of lot sizes ranging from 0.4 and 4 hectares.*
- *Provide opportunity for low-key tourism, such as Bed & Breakfast accommodation*
- *Protect Local Natural Areas and encourage revegetation.*

The RSR notes that subdivision in Rural Living Policy Areas should occur in a co-ordinated manner and be pre-empted by an amendment to TPS 2 that includes a Subdivision Guide Plan (this Structure Plan) and associated scheme provisions.

#### 2.3.4 Local Planning Policy 9 – Multiple Use Trails (LPP 9)

LPP 9 sets out the Shire's framework for a network of multiple use trails that provide for walking (including the use of motorised wheelchairs), hiking, cycling, horse riding (including horse drawn vehicles) and other non-motorised recreational uses.

This Structure Plan recognises and extends the adjoining multiple use trail along the southern boundary of the subject site to ensure its continuation and connectivity.

#### 2.3.5 Local Planning Policy 57 – Housing Diversity (LPP 57)

Two of the objectives of LPP 57 are to:

- *Promote and facilitate increased housing diversity and choice to meet the changing housing needs of the Shire community; and*
- *Provide a diverse range of housing types to meet the needs of residents which vary based on income, family types and stages of life, to support the growth of sustainable communities.*

The proposed Structure Plan will facilitate the provision of rural-residential housing, which will contribute to the continued diversity of housing availability within the Shire. More importantly, within the Oakford-Byford area where substantial urban residential

development in recent years has significantly outweighed the availability of this lot product, it is expected to be highly sought after.

## 3.0 SITE ANALYSIS

### 3.1 Landform & Topography

The site slopes gently from centrally within the subject site, around the existing dwellings, to the west and east with ground surface levels around the dwellings peaking at 26m AHD and falling to levels between 23 and 24m AHD on the eastern boundary and 22mA AHD on the western boundary.

### 3.2 Historic Land Use

Historic Landgate aerial photography shows that the land has been cleared and grazed since at least 1953 and that no other land uses have occurred on the property since that time. There is no visual or other evidence on site or on aerial photographs of any contentious land uses that might warrant further review.

### 3.3 Soil & Geology

The subject land is characterised by soils consistent with those identified in the Guildford Formation with sandy/silty clay soils. Drilling at a number of different locations across the subject land found soil profiles that consist of grey-brown, medium grained top soil, with varying amounts of silt and clay that morphs into grey-brown and orange-brown medium grained sand with some silt/clay underneath the topsoil layer. The layer underneath the topsoil was encountered at depths ranging between 0.7m and 2.3m below ground level. Full details are provided in the geotechnical report prepared by Douglas Partners, as attached at **Appendix C**.

### 3.4 Acid Sulphate Soils

Site specific geotechnical testing completed by Douglas Partners concludes that the site is not subject to acid sulphate levels that may require further management.

Douglas Partners conclude, with further explanation, that testing results are not “strongly indicative of actual acid sulphate soil conditions at the test locations to a depth of 2.5m”. The results from testing produced two “exceedances” of the relevant action criteria, however, these were concluded to be of “low significance”. A full explanation of these findings is provided in the report. Douglas Partners note that no further requirements are necessary regarding this, having regard to the type of development proposed where limited excavation will occur.

### 3.5 Land Capability

A portion of the site will be serviced by reticulated sewer, though a number of lots will be required to dispose of effluent onsite. The geotechnical report, as attached in **Appendix C**, indicates that lots greater than 2,000m<sup>2</sup> are capable of disposing of effluent onsite provided that they meet the criteria detailed in the report (Criteria include the use of alternative treatment systems including Aerobic Treatment Units, and the proper maintenance of primary effluent treatment systems). All lots disposing of effluent onsite will be greater than 1ha in size, in accordance with the Government Sewerage Policy, and as such, these lots are considered adequate for onsite effluent disposal subject to the implementation of the above criteria.

The keeping of horses and livestock will be limited by the stocking rates provided by the Department of Primary Industries and Regional Development. It is noted that “Stables” is

a discretionary use in the zone, which ensures that Development Approval needs to be sought for the keeping of horses on each lot, providing the Local Government with the regulatory power to ensure that stocking rates are adhered too.

### 3.6 Vegetation – Flora and Fauna

An Environmental Investigation Report has been prepared by Ecoscape Australia in accordance with Environmental Protection Authority (EPA) guidelines and standards (including both desktop and field visit). The investigation also considered matters of national Environmental significance (under the Federal Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)).

The report concludes that the site has “little or no significance” as a general fauna habitat given the completely degraded nature of the site and the lack of an understorey of vegetation to support a diverse fauna assemblage. Furthermore, the degraded nature of the site also indicates that there are no vegetation communities or protected flora at the subject site.

The report adopts a precautionary approach to the management of potential black cockatoo habitats. Six trees have been identified on the site as having the potential to be utilised by black cockatoo species as breeding, foraging or roosting habitat, however, it is important to note that no actual evidence of cockatoo roosting/feeding was observed. The report concludes that when considering the vegetation in the context of the surrounding landscape, the areas of potential habitat on the subject site are considered to be of low significance. Therefore, the potential for the removal of black cockatoo habitat vegetation should only be referred to the Commonwealth if any of the 6 trees in question are proposed to be removed as a part of the development process of the site. All of these trees can be retained, ensuring that no such referral would be necessary.

Further information on the state of existing vegetation is provided in the Environmental Report, as attached at **Appendix D**. Importantly, no findings preclude progression of this Structure Plan as proposed.

In regards to proposed revegetation, this will occur within road verges, on bunds and within proposed swales. Planting in road verges will comprise street trees interspersed at even locations along road frontages, with one generally occurring in front of each lot. Planting on the proposed bund, along the Thomas Road frontage, will comprise a series of shrubs and small trees that would be suitable for planting on the slope of the bund. Planting in swales will occur in accordance with the purpose of the swale (drainage).

A landscaping plan, that will provide comprehensive planting detail, can be required in support of any subdivision application, given that the final detail on lot layout will be known at that stage.

### 3.7 Wetlands

The Environmental Report, prepared by Ecoscape Australia, has indicated that a review of the DBCA Geomorphic Wetlands dataset indicates the presence of a number of Multiple Use Category Wetlands occurring across the subject site. Importantly, a review of the mapping indicated that there are no RAMSAR Wetlands within a 5km radius of the subject site.

The presence of Multiple Use category wetlands and the lack of any environmentally important wetlands indicate that there is no hindrance to the development of the site. Rather, development should simply be managed so that the existing hydrology of the area

is preserved. Further details are provided in the environmental report attached at **Appendix D**.

### 3.8 Groundwater and Local Water Management

A Local Water Management Strategy has been prepared by Hyd2o utilising Better Urban Water Management principles. The general approach to stormwater management includes the use of roadside swales, maintenance of existing surface water flow paths, proposed swales at the rear of the smaller lots and the use of a drainage corridor in the natural low point of the site.

In regards to groundwater, Hyd2o Groundwater Plan (**Appendix E**) indicates an average depth to groundwater of between 19.37 and 23.96m AHD. Furthermore, onsite testing completed as a part of the geotechnical investigation indicate that groundwater is greater than 1.6m below surface level in all pits, which is generally consistent with existing mapping.

### 3.9 Heritage

#### 3.9.1 Aboriginal Heritage

The Department of Planning, Lands and Heritage Aboriginal Heritage Inquiry System is managed in accordance with Clause 5.38 of the Aboriginal Heritage Act (1922) and contains details on Registered Aboriginal Sites and other heritage places in Western Australia. A search of the online AHIS enquiry system indicated no registered or other sites of heritage significance in proximity to the subject land.

#### 3.9.2 European Heritage

Lot 4 contains an existing homestead, known as 'Bateman Homestead' which is identified as Item 26 within Appendix 7 of TPS 2 Schedule of Places of Natural Beauty, Historical Buildings and Objects of Historical or Scientific Interest. The homestead is also referred to in the Shire's Municipal Inventory.

A search of the Heritage Council of WA's online portal for heritage places and listings identified the homestead as Place Number 08479. A copy of the listing comprises **Appendix F** to this report. The homestead is significant as one of the earlier homesteads in the Byford district and built by the well-known Bateman family.

While considering a land use approval matter for Lot 4 in 2010, the Shire of Serpentine Jarrahdale noted with respect to the homestead, and the Municipal Heritage Inventory that *"The management category assigned to the homestead under the Municipal Inventory is 'Conservation Highly Recommended'".* The Council report at that time noted that any approval being granted would *"..not adversely impact upon the heritage homestead in any way"*.

In this instance the Structure Plan merely seeks to facilitate subsequent subdivision approval of the land, with a concept plan that can readily accommodate retention of the homestead. No works to or modification of the homestead are contemplated. The proposal is therefore not going to impact upon the heritage homestead in any way.

### 3.10 Bushfire Hazard

A Bushfire Management Plan has been prepared by Lush Bushfire Consulting and it concludes that compliance with State Planning Policy 3.7 – Planning for Bushfire Prone Areas, can be achieved.

In particular, the future dwellings/lots will be subject to potential radiant heat levels of less than BAL 29, the site is well connected to the surrounding road network and is connected to a reticulated water supply. The Bushfire Management Plan also requires the ongoing management of the subject site to ensure that bushfire hazards are not produced or intensified by the proposed development. The Bushfire Management Plan has been included at **Appendix G**.

While the Bushfire Management Plan identifies a number of matters including emergency access, building envelopes and the like – and these can be readily addressed – for the purpose of this Local Structure Plan, the BMP adequately demonstrates compliance with SPP3.7 can be achieved, noting that a BMP will also be required in support of any subdivision application.

### 3.11 Acoustic Impact

A Transportation Noise Assessment has been prepared by Lloyd George Acoustics in response to the requirements of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4). The report requires the implementation of a number of measures to ensure that future dwellings would be constructed at an acceptable standard that does not result in the noise levels produced by nearby Thomas Road exceeding the maximum noise levels permitted under the policy. Primarily, these include the establishment of a 3m high earthen bund and/or wall and quiet house design construction packages for selected dwellings. Notifications on the certificates of title for all affected lots are also suggested.

The complete report has been attached at **Appendix H**.

## 4.0 INFRASTRUCTURE SERVICING

A Servicing Report has been prepared by Porter Engineering. The report indicates that services (power, water, telecommunications and sewer) are available to the site, and importantly, it also confirms those lots less than 1ha, as identified on the Subdivision Concept Plan, are able to be serviced by reticulated sewer. The findings of the report are summarised below and further details can be found in the servicing report, as attached at **Appendix I**.

### 4.1 Sewer

Porter Consulting Engineers have advised that the existing Wastewater Pumping Station immediately east of the subject site on Jersey Road can be extended via a sewer mains extension into the subject land. This advice has been confirmed with Water Corporation.

The extent of the subject site to be provided with reticulated sewer is influenced by the extent of the serviceable wastewater catchment given minimum pipe grades, required pipe cover and service levels. Generally, the eastern portion of the site is able to be sewer, whilst the western side, because of topographical constraints, is difficult without the substantial placement of Final lot yield will be subject to detailed sewer design whereby all lots below 1 hectare are to be provided with a reticulated sewer connection consistent with the Government Sewer Policy.

Importantly, the sewer serviceability of the land has both been reviewed by Porter Consulting Engineers and discussed with the Water Corporation directly ahead of Structure Plan progression. In regard to lots not serviced by sewer, these will be provided with alternate treatment units as outlined within this report and consistent with the geotechnical review of the site's capability. These lots have been kept to a minimum, having regard to design and sewer service. The following is extracted from the Porter Consulting advice (See **Appendix I**):

*"this concept is subject to change but indicated a likely catchment scenario based on realistic site and development constraints. The wastewater catchment is dictated by minimum pipe grades, pipe cover and servicing levels.*

*The Water Corporation, via email, have confirmed their existing infrastructure has sufficient capacity to cater for these lots and their planning will be formally revised once the land has been rezoned.*

*The balance of the lots will be serviced via traditional on site disposal."*

### 4.2 Power

There are a number of overhead and underground power lines within close proximity to the site. Furthermore, there is a high voltage overhead power line that runs through the site as well, which is protected by an easement. Proposed development will occur in respect of that easement. The servicing report concludes that underground power can be extended in to the site.

### 4.3 Water

Existing water mains are located within Jersey Road and can be readily extended in to the site as demonstrated in the servicing report.

#### 4.4 Telecommunications

Existing telecommunications infrastructure is located in the vicinity of site and can also be extended within it in order to service the various lots that will be facilitated by the adoption of this Structure Plan.

#### 4.5 Drainage Infrastructure

The servicing report indicates that drainage can occur utilising a similar approach to the existing development to the east of the site. A series of road side drains and culverts can be proposed that ultimately drain into drainage reserves contained on the eastern portion subject site. The report notes that the western third of the site can be drained through the provision of oversized road side swales.

#### 4.6 Gas

No gas infrastructure exists in the vicinity of the subject land.

#### 4.7 Movement Network

The subject land is well connected by road to the wider metropolitan area. Kargotich Road has a direct connection to Thomas Road, which provides subsequent connections to the nearby Tonkin Highway, approximately 500m east of the site, and Kwinana Freeway to the east. Tonkin Highway is identified to be extended further south towards Mundijong, providing additional locational advantages for the subject site. Jersey Road and Byford Meadows Drive are sealed roads (20m wide reserves) servicing adjacent rural living development and are to be extended in to the subject site.

A traffic impact statement, prepared by Flyt, is attached at **Appendix J**. It provides a review of the existing road network, including intersection standards, and provides analysis on the additional traffic impact that the proposed development will create. The report confirms that the proposed and existing extensions to the road network are capable of accommodating the additional traffic generated by the proposed development.



## 5.0 LAND USE AND SUBDIVISION REQUIREMENTS

### 5.1 Overview

This Structure Plan has been prepared in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015. The LSP provides a broad framework for subdivision and development and identifies the key land use and movement network considerations.

Key features of the LSP are as follows:

- a) **Lot sizes, with an approximate range from 4,000m<sup>2</sup> to 2ha** – the Structure Plan provides for potential lot sizes that accord with the requirements of TPS 2 and the RSR and will enable a more diverse range of additional housing options to be provided within the Oakford community. The subdivision of lots that are smaller than 1 hectare in size will only be permissible in the instance that they can be connected to reticulated sewer;
- b) **Thomas Road Widening** – the LSP recognises for the proposed future widening of Thomas Road, in accordance with the Primary Regional Roads reservation, by recognising a 20m wide strip along the northern perimeter of Lot 2. This has been provided for in accordance with the Clause 42 notice and is the subject of a separate request for acquisition;
- c) **New roads** – a series of new 20m road reserves are proposed, providing access and facilitating the proposed drainage of the subject land. The proposed design utilises the existing and proposed road network that surrounds the site, by proposing extensions of Jersey Road, Byford Meadows Drive and the north-south road proposed as a part of the scheme amendment process on Lot 207, to the south. In addition to a proposed connection with Kargotich Road;
- d) **Multiple Use Path** – a 10m wide multiple use path has been provided along the southern boundary of the subject site. This multiple use path is an extension of that which is located in the development to the east of the site.

The Structure Plan has been prepared to guide the development of the site for rural living subdivision. The Structure Plan will contribute to the development of a high quality, liveable rural living estate offering a diversity of lot products that is well located in relation to the movement network.

The Concept Plan included at **Appendix K** depicts potential subdivision of the site. In regards to lot layout and design depicted on the Concept Plan, the key influencing factor is the provision of reticulated sewerage. Lots which can be connected to this service are able to have a minimum lot size of 4,000m<sup>2</sup>, whilst lots that are unable to be connected require a minimum lot size of 1 hectare. The sewer strategy for the land has been prepared by Porter Consulting in liaison with the Water Corporation.

### 5.2 Open Space

The lot sizes are sufficiently large that they reflect a traditional rural residential subdivision, for which public open space is not required in accordance with WAPC Development Control Policy 2.5

We note that, Policy DC2.5 specifically indicates:

*“3.2.3 Design and servicing considerations which should be applied to Special Residential zones are as follows:*

*b) Because of their spacious character and large lot sizes, the Commission does not specify a standard open space contribution for Special Residential zones. Land for public open space will be required, however, when the provision of recreational open space is considered desirable or when it can include an important topographical feature such as a creek, lake or group of trees which is to be retained as a recreational amenity for residents of the subdivision and the district as a whole.”*

While Liveable Neighbourhoods (LN) acts as a policy tool for the assessment of Structure Plans, we note it is designed to facilitate the orderly and proper development of urban residential neighbourhoods. In that sense, while LN also advocates for the provision of POS this is in an urban context and as neighbourhood planning would warrant.

The Structure Plan as proposed does identify appropriate locations for drainage of the land in accordance with an accompanying LWMS. The Structure Plan also provides for a multi-use corridor on the southern boundary to appropriately extend an existing link.

No POS is proposed under this plan as it is a final ‘rounding off’ of the corridor of rural residential land use between Thomas Road and Gossage Road to the south. These developments have not previously been subject to POS obligations given the lots created and ample onsite open space. The land’s location at the periphery of this corridor indicates POS in this location would in any event be inappropriate.

### 5.3 Rural Residential

The Local Structure Plan provides opportunity for the creation of rural living lots that are consistent with the Shire’s strategic planning and with development in the locality.

The road network has been designed to facilitate the creation of regular shaped lots, capable of accommodating single dwellings and associated outbuildings, which can have direct access to a public street. The design also provides for a range of potential lot sizes at the subdivision stage.

### 5.4 Movement Networks

The existing subdivisional road network for the locality has been designed to service proposed development over the subject site and is, therefore, capable of accommodating the increased traffic associated with residential development of the subject land. Access to the various proposed lots over the subject land will be derived from the extension of a number of existing roads and two additional subdivisional roads. As such, vehicles will be disbursed across the local road network, thereby minimising the traffic impact.

The anticipated total daily traffic volume associated with the proposed rural living development at the subject land is considered acceptable as has been demonstrated in the preparation of a Traffic Impact Statement that is attached at **Appendix J**. The report investigates the existing road network and intersection in the context of the increased traffic brought about the development of the site. It is concluded that the proposed road network has the capacity to accommodate the anticipated traffic and, accordingly, the Structure Plan will not have an adverse impact on traffic operations.

Access/egress to all lots will be via the 20m wide internal local roads that are proposed in the LSP. No direct access to either Thomas Road or Kargotich Road is contemplated in the LSP or Scheme Amendment proposals for the site.

## 5.5 Local Water Management

The WAPC's Better Urban Water Management (BUWM) document identifies the requirement to prepare a Local Water Management Strategy (LWMS) to support a proposed Structure Plan. The LWMS (**Appendix E**) has been prepared to support the proposed Structure Plan in accordance with the requirements of the BUWM. The LWMS outlines the key elements required to achieve best practice stormwater management for the site and describes the existing hydrological environment. The LWMS provides for an integrated total water cycle management approach. The LWMS:

- Describes the predevelopment environment, with an assessment of that environment;
- Sets out a Local Water Management Strategy for the precinct, including details relating to:
  - a) Water Use and sustainability initiatives;
  - b) Surface Water Management; and
  - c) Groundwater Management.
- Describes implementation of the LWMS including requirements for subsequent investigations (i.e. Urban Water Management Plan).

The general approach to stormwater management includes a number of catchment swales that are located in road side drains, drainage corridors and at the rear of the smaller properties (protected by an easement or covenant). It also requires the maintenance of existing surface water flow paths, including those within existing drainage swales. This strategy will attenuate the 1, 5 and 100 year ARI post-development flows from the subject land to pre-development rates.

## 6.0 CONCLUSION

The Structure Plan will facilitate future subdivision of the site into a range of lots between 4,000m<sup>2</sup> and 2 hectares in size that is consistent with the Rural Living zone identified in the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, with lot sizes being largely dependent on the provision of reticulated sewerage. Rezoning of the land under TPS2 is currently progressing under Amendment 206.

The subdivision and development of this site will represent a rounding off of the existing Rural Living/Special Rural area that is bounded by Thomas Road, Kargotich Road, Gossage Road and Hopkinson Road/Future Tonkin Highway.

Furthermore, the various studies completed in support of this Local Structure Plan, including environmental, bushfire, traffic and servicing demonstrate that the land is physically capable of supporting the proposed development.

On the basis of the above, we respectfully request that the Shire of Serpentine Jarrahdale and the Western Australian Planning Commission consider the proposed Local Structure Plan favourably.

## TECHNICAL APPENDICES INDEX

| Appendix No. | Nature of Document              | Assessment Agency | Approval Status |
|--------------|---------------------------------|-------------------|-----------------|
| A            | Certificate of Title            |                   |                 |
| B            | Clause 42 MRS Certificate       |                   |                 |
| C            | Geotechnical Investigation      |                   |                 |
| D            | Environmental Assessment        |                   |                 |
| E            | Local Water Management Strategy |                   |                 |
| F            | Heritage Listing                |                   |                 |
| G            | Bushfire Management Plan        |                   |                 |
| H            | Transportation Noise Assessment |                   |                 |
| I            | Servicing Report                |                   |                 |
| J            | Traffic Impact Statement        |                   |                 |
| K            | Concept Plan of Subdivision     |                   |                 |