

**East Wanneroo Cell 6 Agreed Structure Plan (ASP8)
Proposed Amendment No. 44**



Project Ref: 1201

Prepared for

Newsquare Nominees
115 Furniss Road
DARCH WA 6065

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Structure Plan Amendment

Amendment 44 to the East Wanneroo Cell 6 Agreed Structure Plan (ASP8).

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby amends ASP8 by:

1. Amending the zoning of Lot 1 (No. 115) Furniss Road, Darch as shown on the Zoning Plan from Landfill Precinct to Residential Precinct; and
2. Revising the indicative road layout.

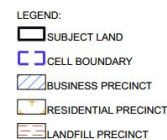
Table of Amendments

Record of Amendments made to the East Wanneroo Cell 6 Agreed Structure Plan (ASP8)

Amendment No.	Description of Amendment	Council Adopted	WAPC Adopted
44	Rezones Lot 1 (No. 115) Furniss Road, Darch to Residential; and revises the indicative road layout.		

Table 1: Amendment Table

Amendment Map



Part Two – Explanatory Section

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1.0 Background and Site Description

1.1 Introduction and Purpose

This report has been prepared on behalf of Newsquare Nominees in support of a Structure Plan amendment to the East Wanneroo Cell 6 Agreed Structure Plan (ASP8). The Structure Plan amendment will rezone Lot 1 (No. 115) Furniss Road, Darch (herein referred to as the 'subject site') from the 'Landfill Precinct' to the 'Residential Precinct' in order to facilitate residential subdivision and development.

The Structure Plan amendment has been prepared in accordance with the Western Australian Planning Commission (WAPC) Structure Plan Framework (2015) guidelines and is largely consistent with Amendment 43 to the East Wanneroo Cell 6 ASP8.

The project team involved in delivering the proposed Local Structure Plan (LSP) includes:

- Dynamic Planning and Development – Town Planning;
- Structerre – Geotechnical;
- Development Consulting Engineers – Engineering;
- Senversa – Environmental Auditing; and
- Transcore – Traffic Engineering.

1.2 Land Description

1.2.1 Location

The subject site is located 16.2 kilometres north of the Perth CBD and is located within the suburb of Darch and within the municipality of the City of Wanneroo. Further the site is located in the north east corner of Darch and is situated approximately 7km east of the Mitchell Freeway and 4.4km from the Kingsway Shopping Centre.

Locally, the land is bound by Furniss Road to the north, Driver Road to the west and Lot 2 (No. 26) Driver Road, Darch to the east and the south which was recently the subject of Amendment 43

Figure 1 and 2 below illustrates the subject site within its local and regional context.

1.2.2 Area and Land Use

The subject site comprises of a total land area of 11.9531ha and comprises of a singular allotment which has historically been used for the purposes of landfill activities. These activities are no longer in operation and the site with the site now being considered for residential development.

The surrounding locality is characterised by established single residential development to the east, west and south. To the north of the subject site is the existing Wangara Business Park which comprises of an array of established industrial uses.

1.2.3 Legal Description and Land Ownership

The subject site has a total area of 11.9531ha. The Certificate of Title & Property Details are detailed in Table 2 below.

Lot	Street Address	Ownership	Vol / Folio	Lot Area
1	115 Furniss Road	Newsquare Nominees	2807 / 995	11.9531 ha

Table 2 – Certificate of Title & Property details

A copy of the applicable Certificate of Title has been included in Appendix 1.

**LOT 1 (NO. 115) FURNISS ROAD
AMENDMENT 44 – EAST WANNEROO CELL 6 ASP8**

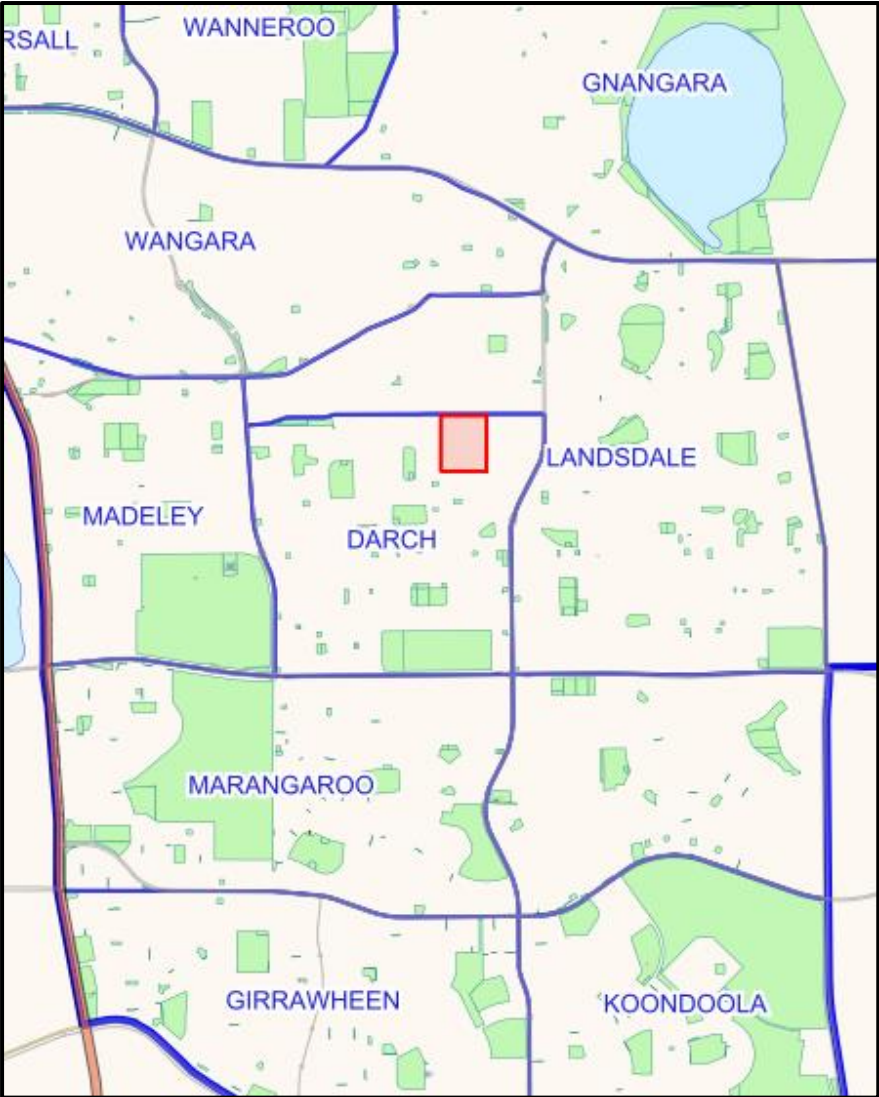


Figure 1 – Regional Context



Figure 2 – Local Context (Source: MetroMap)

2.0 Planning Framework

2.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). Residential development in accordance with what is proposed through this amendment is considered to be entirely consistent with the applicable MRS zoning. Figure 3 illustrates the applicable MRS zoning.

2.2 City of Wanneroo District Planning Scheme No. 2

Under the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS3), the subject site is zoned 'Urban Development'. The objectives for the 'Urban Development' zone are to:

- a) *Designate land for future urban development;*
- b) *Provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process; and*
- c) *Enable planning to be flexible and responsive to changing circumstances throughout the development stages of the area.*

In accordance with the above the City of Wanneroo have adopted the East Wanneroo Cell 6 ASP8, for which this amendment relates, to guide subdivision and development in accordance with the 'Urban Development' zone objectives. The proposed amendments compliance with the East Wanneroo Cell 6 ASP8 has been addressed in Section 1.3.3 below.

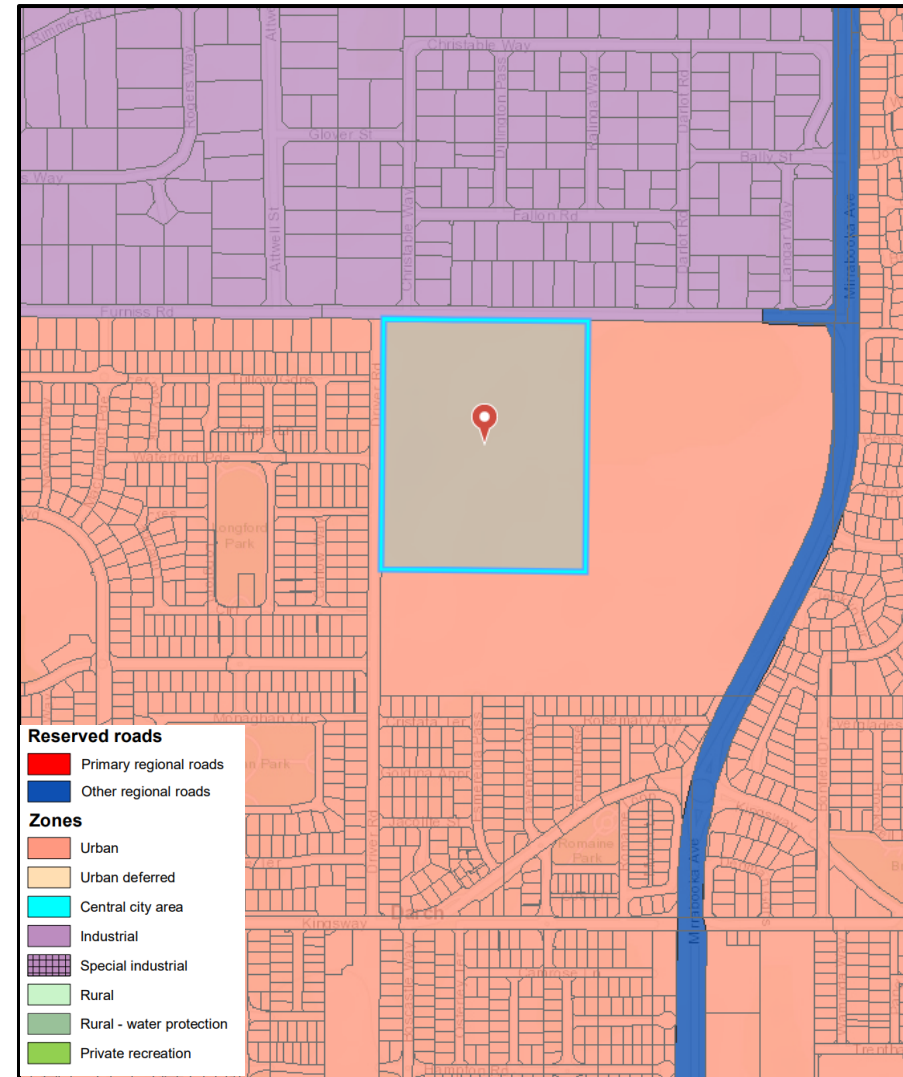


Figure 3 – Metropolitan Region Scheme Zoning and Reservation

LOT 1 (NO. 115) FURNISS ROAD
AMENDMENT 44 – EAST WANNEROO CELL 6 ASP8

2.3 East Wanneroo Cell 6 Agreed Local Structure Plan 8

The East Wanneroo Cell 6 Agreed Structure Plan 8 (ASP8) has been endorsed by the City of Wanneroo and the WAPC with various amendments being subsequently approved. The area encompassed by ASP8 is approximately 600ha of land with the majority of it having already undergone subdivision and development in accordance with the approved structure plan.

The subject site and until recently the adjoining Lot 2 (No. 26) Driver Road, Darch were identified as ‘Landfill Precinct’ by ASP8 which is addressed in Clause 4.2 of the Structure Plan report which states:

Whilst it is general intended that land uses within the Landfill Precinct will be guided by the Agreed Structure Plan, prior to the Council issuing a use or development approval, or subdivision support to an application within the Landfill Precinct, the Agreed Structure Plan will need to be modified to remove the Landfill Precinct zoning and replace it with an appropriate zoning e.g. Residential Precinct. Such a modification will only be supported by Council if it can be clearly demonstrated that any geotechnical or other environmental clearances have been obtained to the satisfaction of Council, the WAPC or DEP as the case requires.

The intent of Clause 4.2 was to address any likely contamination matters within the ‘Landfill Precinct’ prior to supporting an amendment to ASP8. However, it is noted that this was implemented prior to the introduction of the *Contaminated Sites Regulations 2006* and particularly Part 6 – Certificates of contamination audit.

The introduction of the *Contaminated Sites Regulations 2006* provided legislation to address the reporting, auditing and remediation of contaminated sites. Compliance with these regulations exist entirely independent of the planning framework with no subdivision or development is able to occur without the completion of an audit of the site

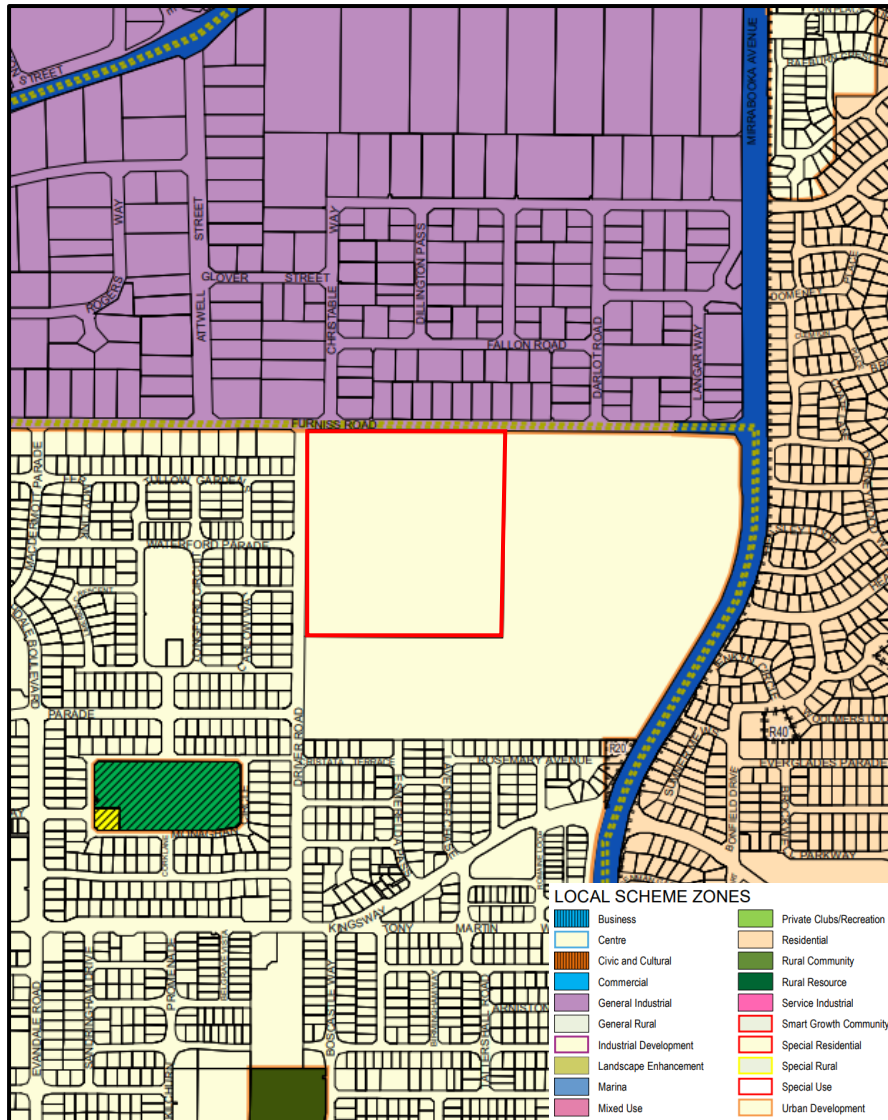


Figure 4 – City of Wanneroo DPS No. 2 Zoning

under the Regulations. With this in mind, it is not considered necessary to delay or defer determination of the proposed amendment.

In addition to the above, Amendment 43 to ASP8 which proposed similar changes was recently approved in the absence of the necessary audit in accordance with the *Contaminated Sites Regulations 2006*. With this in mind, it is expected that the proposed amendment is also able to be approved in spite of Clause 4.2 requiring that the necessary environmental clearances not having been obtained yet.

2.4 State Planning Policies

2.4.1 State Planning Policy 2.4 – Basic Raw Materials (Draft)

State Planning Policy 2.4 – Basic Raw Materials (SPP2.4) intends to facilitate the responsible extraction of basic raw materials, while ensuring the protection of people and the environment as well as broad compatibility between land uses.

Whilst not directly applicable to the subject site with all extraction activities having been completed and the site no longer being identified as a ‘Priority Resource Location’ SPP2.4 does consider sequential land use planning and rehabilitation of land for long-term development. With this in mind, the structure plan amendment request is consistent with the intent of SPP2.4.

2.4.2 State Planning Policy 3.0 – Urban Growth and Settlement

State Planning Policy 3.0 – Urban Growth and Settlement (SPP3.0) intends to establish principles that guide urban growth and settlement within WA. SPP3.0 recognises that:

The orderly planning of urban growth and settlement should be facilitated by structure plans, which should take into account the

strategic and physical context of the locality, provide for the development of safe, convenient and attractive neighbourhoods which meet the diverse needs of the community, and facilitate logical and timely provision of infrastructure and services. Structure plans may consist of a hierarchy of plans ranging from broad district structure plans to more detailed plans for neighbourhoods and precincts.

As the subject site is located within an area with an approved local structure plan, the proposed amendment is considered to be entirely consistent with the abovementioned objective. Further detailed analysis of the proposed concept plan and its appropriateness given the site context is discussed further in subsequent sections of this report.

2.5 Regional Strategies

2.5.1 Perth and Peel @ 3.5 Million

Perth and Peel @ 3.5 Million provides a strategic planning framework for the development of the Perth and Peel regions. The strategy seeks to accommodate a total of 3.5 million people by 2050.

The subject site is located with the North West Metropolitan Sub-Regional Planning Framework. Through this sub-regional planning framework, the City of Wanneroo are expected to provide an additional 146,160 dwellings by 2050. Under the North West Metropolitan Sub-Regional Planning Framework, the subject site being identified as ‘Urban’ which is consistent with the existing MRS zoning. Further, the subject site is considered to be an appropriate infill development that will assist with the City of Wanneroo meeting their dwelling targets.

2.6 Development Control and Operational Policies

2.6.1 Liveable Neighbourhoods

Liveable Neighbourhoods is the primary policy used for the design and assessment of structure plans (regional, district and local) and subdivision and development applications for new urban areas. Its primary objective is to promote the design of walkable neighbourhoods, places that support community and a sense of place, mixed use and active streets, accessible and sustainable parking, energy efficient design, and housing choice.

The primary objectives are addressed in eight design elements, which if implemented appropriately are considered to fulfil the overall objectives of Liveable Neighbourhoods. These eight design elements are to be considered at the various levels of planning (structure planning and subdivision) to ensure that development will occur in a thoughtful and sustainable manner.

The proposed structure plan amendment and associated concept plan has been designed with regard to the eight design elements outlined within Liveable Neighbourhoods. Further, the amendment does not seek to vary the existing approved structure plan in a significant way suggesting that the already established road network, assigned residential densities and distribution of public open space (POS) is appropriate in accordance with Liveable Neighbourhoods.

3.0 Site Conditions and Environment

3.1 Geotechnical Analysis

Up until 2008, the subject site was used for the purposes of disposing construction and demolition waste in accordance with the requirements of a Waste Disposal Licence. Between 2008 and 2017 the site ceased operations as a landfill site and started a full scale recycling facility producing recycled fill products. Since 2017 the site has ceased recycling and is simply processing the current stockpiles on site.

As a result of the abovementioned activities, the site has been the subject of a number of geo-technical investigations with the most recent being in 2017 at the conclusion of the recycling activities. A copy of the relevant geo-technical investigations have been included in Appendix 4 with the conclusion of the relevant investigations being that the subject site is suitable for residential development subject to a number of remediation measures occurring.

3.2 Contaminated Sites

As a result of the historical use of the site the Department of Water and Environmental Regulation has classified the site as ‘contaminated – restricted use’. The conditions of the contaminated – restricted use classification are as follows:

1. The land use of the site is restricted to a managed ‘Landfill Site’ only;
2. All public access to the site should be prohibited;
3. No soils or groundwater should be disturbed, excavated or abstracted without the implementation of a Health, Safety and Environmental Management Plan; and
4. The site should be subject to an on-going program of on-site and perimeter landfill gas and groundwater monitoring.

As the site is now proposed to accommodate residential development with a small portion of commercial development along Furniss Road, the site is required to be re-classified by DWER. To undertake this process Senversa, a contaminated sites auditor, has been engaged.

As part of the auditing process, Senversa have reviewed a range of supporting environmental analysis for the site and have identified the key contamination issues as:

- The site is underlain by fill material to depths up to 24m including significant quantities of metal, wood, plaster board, plastic fragments and ACM;
- Groundwater beneath the site contains metals (including arsenic and iron) and nutrients;
- Landfill gas including methane and carbon dioxide, is present within the site, resulting from deterioration of organic material. Data collected between 2017 and 2020 show that the calculated GSVs indicate that the site represents a ‘very low risk’. However, during each of the monitoring events, with the exception of one, there were methane and/or carbon dioxide concentrations above 1% and 5% respectively.
- ACM with the landfill mass requires the appropriate management.

Works are currently being undertaken to resolve the contamination issues noted above with Senversa overseeing those works to ensure that the site will be suitable for re-classification under the *Contaminated Sites Act 2003*. It is commented that as these works are required prior to development under separate legislation, with this in mind, there is no reason for the works to delay the assessment of the proposed structure plan amendment.

A supporting letter, detailing the extent of the contamination and outlined the auditing process has been provided by Senversa and is included in Appendix 5 of this submission.

3.3 Water Management

A Local Water Management Strategy (LWMS) has been prepared by Urbaqua to accompany the structure plan amendment request in order to demonstrate how drainage of the proposed development concept will occur. A copy of the relevant LWMS is included in Appendix 6 with the relevant water management strategy detailed below:

- To ensure the appropriate management of ground water, the proposed development will:
 - Ensure infiltration of stormwater runoff; and
 - Use bio-retention areas within raingardens, tree pits and swales to improve groundwater quality.
- To ensure the stormwater is managed effectively the following measures will be adopted:
 - Residential, industrial and commercial floor levels to be 300mm above the 1% AEP;
 - Runoff from up to the 20% AEP event in residential lots will be managed;
 - Manage the first 15mm of rainfall through retention/detention and treatment within the subject site;
 - Modify the existing local drainage systems to suit the urban form; and
 - Internal management of drainage up to the 1% AEP event within the Business precinct.
- The subject site will provide two drainage basins on site with two separate catchment areas. Catchment 3a will be directed to a shared basin with the adjoining site and Catchment 4 will be directed to a basin entirely within the subject site.

3.4 Infrastructure Coordination, Servicing

Development Engineering Consultants were engaged to examine the sites suitability to accommodate services residential and commercial development. A copy of the relevant Engineering Services Report has been provided in Appendix 7 with the findings noted below:

- The site can be serviced with ease due to all required services being located within existing road reserves abutting the site.
- The site will be excavated to approximately 2.5m below finished surface levels and a 'raft' consisting of geotextile and limestone will be constructed generally to mirror the finished surface levels. The existing inert materials will be compacted above the raft to around 1m below finished survey levels and then will be capped with 1m of clean important sand fill.
- The expected peak height of the finished lot levels will be RL56m AHD.
- Sufficient power supply exists in the area to supply the development and it is expected that a high voltage power extension will be required with the installation of a new transformer and switchgear to service the development.
- Sufficient water supply exists to service the development with connection to either the 150mm main or the 375mm main on Driver Road.
- The proposed residential development is able to connect to the existing 150mm sewer main along Driver Road and the commercial development will connect to the existing DN225mm sewer along Furniss Road.
- Telstra underground infrastructure exists along both Driver Road and Furniss Road with the infrastructure along Driver Road likely able to be extended to service the development.

- It is expected that reticulated gas is able to be extended into the development with an existing 110mm pressure main along the western verge of Driver Road.

3.5 Movement Network

The proposed structure plan amendment will maintain a road reserve that is largely consistent with the existing structure plan. Further, the connections to the adjoining lot will be maintained in all instances.

In considering the above, further analysis of the proposed movement network beyond what has already been completed as part of the approved East Wanneroo Cell 6 ASP8 is not considered necessary.

4.0 Structure Plan Amendment

The East Wanneroo Cell 6 (ASP8) Structure Plan is proposed to be amended by:

1. Amending the zoning of Lot 1 (No. 115) Furniss Road, Darch as shown on the Zoning Plan from Landfill Precinct to Residential Precinct; and
2. Revising the indicative road layout.

Plans detailing the proposed changes have been provided below in Appendix 2.

In accordance with the existing provisions included in Clause 4.2 of ASP8, the proposed amendment intends to facilitate the removal of the 'Landfill Precinct' designation in order to allow the development of the site for residential purposes.

The modification to the indicative road layout is to facilitate an improved movement network and more desirable layout for future residents. It is commented that the changes are only minor and the general intent of the previously approved road layout are maintained.

5.0 Concept Plan

The subject site is proposed to be developed completely in accordance with the proposed structure plan amendment with 'Business' development proposed along Furniss Road and 'Residential' development to a density of R20 is proposed for the remainder of the site. To accompany this proposed amendment a concept subdivision plan has been prepared and provided in Appendix 3.

A summary of the relevant concept plan is provided below:

- 11 'Business' zoned lots ranging from 1,120sqm to 1,182sqm;
- 168 'Residential' zoned lots consistent with a residential density of R20 as prescribed by the structure plan. The lots range in size from 375sqm to 897sqm with an average lot size of 470sqm achieved.
- The concept plan proposes a 15m wide internal road reserve and provides a legible layout that is largely consistent with the approved structure plan. It also maintains all connections with the adjoining development to the east.
- Included within the concept plan are two drainage basins which are consistent in size and location to what is illustrated in the LWMS prepared by Urbaqua.

It is considered that subdivision of the site in a manner largely consistent with the proposed concept plan would be a positive outcome for the site and would ultimately complete the transition of the site from a landfill site to an infill residential subdivision. It is commented that, subdivision is not able to occur until the site has been remediated in accordance with the *Contaminated Sites Act 2003*.

6.0 Conclusion

The proposed amendment to the *Cell 6 East Wanneroo Structure Plan (ASP8)* is considered to be appropriate and justified for the following reasons:

- The amendment is consistent with the applicable planning framework at the subject site as it has long been determined as being appropriate for residential development at the conclusion and remediation of the historical landfill activities at the site;
- The amendment is largely consistent with the existing approved structure plan and simply seeks to replace the 'Landfill Precinct' designation with a 'Residential Precinct' designation as well as undertake minor modifications to the existing approved road network;
- The amendment is able to be progressed in the absence of remediation works occurring as this is required prior to subdivision and development and needs to be addressed under separate legislation; and
- The resultant subdivision and development will represent an appropriate infill development.

With regard to the above, it is requested that the City of Wanneroo and the Western Australian Planning Commission support the amendment as proposed.