

Dear Sir/Madam

**PROPOSED HENLEY BROOK LOCAL STRUCTURE PLAN ON VARIOUS PROPERTIES IN  
HENLEY BROOK - SWAN-SP/2019/4**

In response to your submission on this proposal, this email is to advise that Council, at its meeting held on **8 April 2020**, considered the above matter and resolved to:

- 1) Recommend that the applicant undertake the following modifications to the Henley Brook Local Structure Plan to the satisfaction of the City:
  - a. Modify the Structure Plan Map (Plan 1) and Public Open Space & Schools (Plan 2) in Part One – Implementation of the Henley Brook Local Structure Plan report to:
    - i. Increase the area of the two proposed 3.5 hectare public primary school sites to 4 hectares each;
    - ii. Relocate the western public primary school site to an alternative site that is outside of the ATCO, Dampier to Bunbury Natural Gas Pipeline, and Parmelia Gas Pipeline buffers (unless otherwise agreed), and which allows shared POS 6 to be a regular shape;
    - iii. Increase POS 6 and POS 7 in area from 1.81 and 1.89 hectares respectively, to a minimum area of 3.3 hectares each and a regular shape;
    - iv. Delete POS 16 and replace with 'Residential' zoned land;
    - v. Provide an additional linear corridor of public open space along the full extent of the eastern edge of the structure plan area (abutting the future Henley Brook Avenue) to a width of 15 metres in order to provide a tree buffer zone;
    - vi. Provide an additional linear corridor of public open space along the full extent of the southern edge of the structure plan area (abutting Park Street) to a width of 8 metres in order to provide a tree buffer zone and to ensure that no individual lots shall have direct access/egress to Park Street;
    - vii. Impose a Residential Density Coding of "R5 – R10" to both the eastern and southern peripheries of the Local Structure Plan (behind the recommended POS corridors) and along its boundary with Morgan Fields to provide for a larger lot (1000 - 2000m<sup>2</sup>) interface with the Swan Valley Planning Act area, Morgan Fields and the larger lots on the southern side of Park Street;
    - viii. Impose a Residential Density Coding range of "R30" to "R80" across land within the structure plan area to the west of the gas pipelines and a maximum Residential Density Coding of "R25" for land within the structure plan area to the east of the gas pipelines;
    - ix. Modify the overall POS network to reflect the modified Local Water Management Strategy (LWMS), Gas Pipeline Summary Guidelines (Appendix 8) and a desire to ensure that existing residences within the Local Structure Plan area are not lost to public open space provision as follows:
      - modifying the configuration of all proposed Public Open Space areas where required to ensure that none encompasses the residence or major infrastructure on any existing lot, with the exception of POS/School sites combined;

- modify POS 11 and POS 12 to identify a 30m buffer either side of the Creek (measured from the high water mark) plus a minimum 10-15m buffer to riparian vegetation to be retained. The buffer area is to be reserved as POS for 'Conservation and Recreation';
  - widen the linear pipeline POS 2, POS 4, POS 10 and POS 14 to the west as necessary to allow room for lighting to be installed outside of the pipeline easements to create a safe and functional shared and pedestrian path network;
  - extend the Structure Plan Area boundary to include the Henley Brook Avenue Other Regional Road reserve where abutting the Structure Plan area;
  - modify the road network and hierarchy in accordance with the modified Transport Impact Assessment, including showing Park Street road widening and no vehicle access to development adjacent to roads forecast to carry over 5,000 vpd.
- x. Make provision for the depiction of a site to provide for a local centrally located commercial centre of up to 1000m<sup>2</sup>(net leasable area).
- b. Modify Part One – Implementation of the Henley Brook Local Structure Plan to:
- i. Amend section 3.3 to have the heading: 'Foreshore Management/Revegetation Plan', and to read: "The alignment and profile of St Leonards Creek and its associated foreshore protection area will be reviewed as part of a Foreshore Management/Revegetation Plan' prepared in accordance with the approved Local Water Management Strategy."
  - ii. Amend section 3.4 to specify that a detailed noise assessment is to be prepared, and customised noise mitigation measures implemented, in accordance with State Planning Policy 5.4 and submitted with any application for subdivision and/or development where the noise target is likely to be exceeded;
  - iii. Include a new section 3.9 – Bushfire Management to require a BAL Contour Plan to be prepared in accordance with State Planning Policy 3.7 and submitted with any application for subdivision and/or development of land designated as a Bushfire Prone area;
  - iv. Include the 'Foreshore Management/Revegetation Plan' for St Leonards Creek in section 5 as required as a condition of subdivision approval for the relevant land/stage adjacent to the foreshore and in consultation with the City of Swan.
- c. Amend the Local Water Management Strategy (LWMS) (Appendix 2) appended to the Henley Brook Local Structure Plan as necessary to:
- i. reflect the ultimate groundwater allocation required for the establishment and ongoing irrigation of all proposed POS as modified in accordance with point a) above;
  - ii. demonstrate the capacity of the landowners/developers to gain access to groundwater resources sufficient to irrigate all POS as needed for establishment and ongoing maintenance;
  - iii. address the required modifications communicated by DWER to Emerge Consulting dated 9 April and 28 August 2019 regarding details of the treatment

- of the St Leonards Creek foreshore and post-development flood modelling to demonstrate that the foreshore protection area appropriately incorporates flood storage for the Structure Plan area;
- iv. provide greater detail and scope of flood modelling to demonstrate the size and location of flood storage areas and the functionality and useability of POS;
  - v. detail the type and locations for at-source infiltration and treatment of stormwater consistent with DWER urban water best practice.
- d. Amend the Transport Impact Assessment (Appendix 6) appended to the Henley Brook Local Structure Plan as necessary to:
- i. use recognised trip generation rates in accordance with the WAPC's Transport Impact Assessment Guidelines or as otherwise agreed by the City;
  - ii. be based on a single mesoscopic model to establish likely trip distribution and traffic flows on internal and external roads and at key intersections, undertaken in accordance with the WAPC's Transport Impact Assessment Guidelines and using MRWA supported traffic modelling software, and containing sufficient information on the following points:
    - 1. Based model development methodology
    - 2. Calibration and validation methodology and results
    - 3. Third party review of the base model and calibration & validation report
    - 4. Zone refinement and land use assumption. City's planning team should be consulted
    - 5. Trip generation should be based on the RMS guidelines and 2013/04a Updated Traffic Surveys
    - 6. AM and PM peak should be modelled for every scenario i.e. base case and future models
    - 7. With and without development case should be modelled for all future scenarios
    - 8. Impacts on internal transport network in the interim and ultimate scenario
    - 9. Impacts on external transport network in the interim and ultimate scenario
    - 10. Required upgrades in the interim and ultimate scenarios
    - 11. Apportionment of proposed development's traffic on roads and intersections
    - 12. .V/C plots
    - 13. SIDRA / LinSig modelling of key intersections (internal and external);
  - iii. amend cross-sections for Access Streets to have the minimum specifications of 6 metre (2x 3 metre lanes) carriageway, 2.3 metre embayed parking, 2.5 metre dual use path and 1.5 metre pedestrian path;

- iv. include provision for no vehicle access to development on zoned land adjacent to roads forecast to carry over 5,000 vpd.
- e. Amend the Gas Pipeline Summary Guidelines (to be added as Appendix 8 to the Henley Brook Local Structure Plan) as necessary to:
  - i. Identify design specifications and requirements for all vegetation, landscaping, species details, surface treatments, furniture, structures, infrastructure, and any other improvements within the pipeline POS;
  - ii. demonstrate the entire length of the pipeline POS will be irrigated with respect to the placement of mainlines within, across and near to the easement; and,
  - iii. demonstrate the entire length of the pipeline POS will be sufficiently lit, with respect to the placement of lighting and paths within, across and near to the easement.

To the satisfaction of the City in consultation with the relevant pipeline operators and the Department of Planning, Lands and Heritage.

- f. Amend the Bushfire Management Plan (Appendix 1) as necessary to:
  - i. classify vegetation in Plot 14, Plot 15 and Plot 16 as worst-case scenario on the basis that vegetation outside the Structure Plan area will be unmanaged, and POS and re-vegetation of St Leonards Creek internally will be guided by future landscaping and irrigation and foreshore management plans to meet agreed conservation objectives.
- g. Amend the POS Schedule (Appendix 5) appended to the Henley Brook Local Structure Plan as necessary to be consistent with the modifications listed in points a) to f) above;
- h. Amend the Executive Summary and Part Two – Explanatory Section of the Henley Brook Local Structure Plan as necessary to be consistent with the modifications listed in points a) to f) above, and also to:
- i. Modify Figure 6 – Proposed Development Contribution Items to;
  - 1. State under Notes in the Legend that “Contributions may be sought for the full cost of Henley Brook Avenue where located within the Structure Plan area, including acquisition of land and construction.”
  - 2. Identify the construction of Henley Street (east) and a roundabout intersection with Henley Brook Avenue including acquisition of land for widening if necessary;
  - 3. identify the construction of Brooklands Drive (east) including the acquisition of land for widening and intersection with Henley Street if necessary;
  - 4. identify the construction of Asturian Drive including the acquisition of land for widening if necessary; and,
  - 5. delete POS 16.

- 2) Recommend that the Western Australian Planning Commission resolve to direct the City to readvertise the local structure plan so modified, inclusive of any additional modifications it resolves to make in accordance with r.22 (2) of Part 4 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Should you have any queries regarding this matter, please do not hesitate to contact Asha Logan on 08 9267 9368.

**Regards,**  
**Statutory Planning - Development Services**



PO Box 196  
MIDLAND WA 6936  
**t** 08 9267 9267  
**f** 08 9267 9444  
[www.swan.wa.gov.au](http://www.swan.wa.gov.au)