



EQUIS
LAKE
THE VINES

Life. In harmony.

CITY OF SWAN
AMENDMENT D TO
OUTLINE DEVELOPMENT PLAN NO.139



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This Amendment to the Outline Development Plan is prepared under the provisions of Part 5A of the City of Swan Local Planning Scheme No. 17

RECORD OF AMENDMENTS MADE TO OUTLINE DEVELOPMENT PLAN NO. 139

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
A	Amend design to increase densities and include a retirement village and commercial site	12 June 2006	5 October 2007
B	Amend the design to incorporate a road reserve for fire separation purposes	17 March 2010	20 October 2010
C	Amend road network and remove retirement village and commercial site		
D	Amend design to remove Conservation and Drainage area (POS E) and replace with Residential		

AMENDMENT D
TO
OUTLINE DEVELOPMENT PLAN NO. 139

The City of Swan, pursuant to Part 5A of Local Planning Scheme No. 17, hereby amends the above Outline Development Plan (ODP) by:

1. Incorporate WAPC requested modifications for ODP 139/C;
2. Remove 'Conservation and Drainage' reserve area (POS E) and replace with 'Residential';
3. Amend road layout over the eastern portion of the ODP; and
4. Amend residential densities over the eastern portion of the ODP.

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO EQUIS LAKES WAS
APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON: **29 JULY 2016**

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.

EXPLANATORY REPORT

OUTLINE DEVELOPMENT PLAN NO. 139

1.0 BACKGROUND

The original Outline Development Plan No. 139 was approved by Council at its meeting of 7 June 2000. The original plan provided for 227 residential lots varying in density from R2.5 to R40, a country club site, a total of 3.5 hectares of public open space and land zoned for Parks and Recreation Reserve.

In 2005, an application for the modification of ODP 139 was lodged. The proposed modification to the endorsed plan sought to create 205 residential lots at an R25 density, one rural lot in the south eastern corner of the site, one grouped dwelling site coded R60 with the potential for a maximum of 16 dwellings, a retirement village lot with the potential for a maximum of 159 aged person's accommodation adjacent to a private conservation area, a commercial site of 350m² and an 11,140m² area of public open space.

The application was presented to Council at its meeting of 14 June 2006. Council resolved to endorse the modified ODP 139/A, subject to modifications. The requested modifications were made and the Council resolution was forwarded to the WAPC for consideration.

On 5 October 2007 the WAPC resolved to support ODP 139/A, subject to further modifications being made. The requested modifications were completed and endorsed by the City of Swan.

In 2009, a subsequent application for the modification (Amendment B) of ODP 139 was lodged. The proposed modification included a minor road re-design to facilitate an adequate fire separation between the propose lots and the Ellen Brook reserve. This modification was approved by Council at its meeting of 17 March 2010 and endorsed by the WAPC on 20 October 2010.

In 2013 an application for modification (Amendment C) of ODP 139 was lodged. The proposed modification included removal of the commercial site and retirement village and re-design over the eastern portion of the ODP.

The application was presented to Council at its meeting of 16 April 2014. Council resolved to endorse the modified ODP 139/C, subject to modifications. The requested modifications were made and the Council resolution was forwarded to the WAPC for consideration.

On 7 August 2014 the WAPC resolved to endorse ODP 139/C, subject to further modifications being made. The modifications to the ODP Map requested by the WAPC are incorporated into this amendment.

Stage 1 of the project, consisting of 53 lots, has been subdivided and the lots have been created and developed. Stage 1B, consisting of 38 lots, has an approved subdivision and the lots have been created. A subdivision application for Stage 2, consisting of 22 lots, has been approved and the lots are in the process of being created. A subdivision application for Stage 3, being the balance of Equis Lake and consisting of 129 lots has been granted approval and some of the lots have been created. Subject to Amendment D being finalised, a new subdivision application would be required for the amended design over the eastern portion of the ODP.

2.0 PROPOSED AMENDMENTS

2.1 ODP 139/C Requested Modifications

On 7 August 2014 the WAPC resolved to endorse ODP 139/C, subject to further modifications being made. The modifications requested by the WAPC are incorporated into this amendment, where appropriate.

The WAPC Schedule of Modification to Amendment C to OCP 139 states the following:

1. *The ODP Map being modified in accordance with the attached Map, date stamped 24 June 2014 and being further modified as follows:*
 - a. *Inclusion of an additional annotation to clarify that the future road connection onto Railway Parade is dependent on the construction of the Railway Parade bridge across the Ellen Brook / construction of the abutting section of Railway Parade.*
 - b. *Modify the annotation which relates to a noise mitigation strategy which applies to lots to the north east of the ODP area, to state as follows:*

"A noise assessment being prepared and submitted to the WAPC at the of the lodgement of a subdivision application and implemented as a condition of subdivision approval."
 - c. *A 1.8m high boundary wall to be provided along the eastern boundary of the ODP area extending from the northern road reserve abutting the Conservation and Drainage site up to the northern boundary of the ODP area as annotated on the attached plan, date stamped 24 June 2014.*
2. *Appropriate arrangements being made to ensure that the ownership and management of the Conservation and Drainage/Resource Enhancement Wetland site is addressed to the satisfaction of the WAPC and the inclusion of an appropriate notation on the ODP Map to clarify this matter*
3. *The Explanatory Report to be modified as follows:*
 - a. *Update Table 3 (Lot and Dwelling Yield) in Section 2.4 to reflect the residential densities indicated on the attached ODP Map, date stamped 24 June 2014.*
 - b. *Update Table 4 (Public Open Space Schedule) and associated Figure 2 in Section 4.0 of the associated Explanatory Report to reflect the removal of POS E (Conservation and Drainage site) as public open space.*

The modifications outlined under item 1 have been incorporated into the ODP Map (See Appendix A).

The modifications outlined under item 2 are no longer relevant on the basis Amendment D proposes the removal of the Conservation and Drainage site.

The modifications to Table 3 (Lot and Dwelling Yield) and Table 4 (Public Open Space Schedule) outlined under item 3, plus modifications to reflect Amendment D are contained within the following sections of the Explanatory Report.

2.2 Remove Conservation and Drainage site and replace with Residential

The current ODP includes a 7,031m² Conservation and Drainage POS site. The Conservation and Drainage POS includes a portion (2,700m²) of Resource Enhancement Wetland (REW) UFI 15733. The balance of REW UFI 15733 is within the adjacent rail reserve (2,200m²) and the Railway Parade road reserve (2,300m²).

The proposed amendment seeks to remove the Conservation and Drainage POS and replace with 'Residential'. The removal of the Conservation and Drainage is in response to the City of Swan's future upgrading of the Railway Parade road reserve and construction of a bridge across the Ellen Brook.

The construction of the portion of Railway Parade immediately adjacent to the Equis Lake ODP area will result in environmental and management issues for the REW, including:

- Infilling of the portion of REW UFI 15733 within the existing Railway Parade road reserve;
- The potential for battering (fill) from the construction of Railway Parade encroaching into the ODP area and the REW;
- Fragmentation of REW UFI 15733. After construction of the road, the remaining portions of the REW would be physically separated, creating a 0.22ha portion within the rail reserve and 0.27ha portion within the Equis Lake ODP area; and
- The City of Swan has confirmed they will not accept the vesting and management of the 0.27ha REW reserve within the Equis Lake ODP area, as it consists of low quality wetland vegetation and additional area of buffer that is mapped as "completely degraded" (Greencap Consulting 2004). The retention of these fragmented portions of wetland is considered unviable.

In light of these issues, it is proposed to remove the Conservation and Drainage POS from the Equis Lake ODP and replace with Residential. In support of the proposed amendment, RPS has prepared an environmental technical note (See Appendix B).

2.3 Amended Road Layout

Local Road Network

The configuration of the local road network in the redesigned eastern portion of the ODP area has been adjusted to provide access to the residential lots proposed over the former Conservation and Drainage POS site. As per the current Rev. C of the Equis Lake ODP, the revised local road network maintains one connection to Railway Parade (subject to construction of the portion of road reserve abutting the site).

Please refer to the Traffic Assessment Technical Note (see Appendix C) for further information.

2.4 Amend the Residential Densities

In response to the removal of the Conservation and Drainage POS site and reconfiguration of the local road network, it is also proposed to amend the residential densities over the redesigned eastern portion of the ODP. The following tables detail the current and proposed lot and dwelling yields:

Table 1: Outline Development Plan Proposed Rev. C - Lot + Dwelling Yield

LOT TYPE	LOT YIELD	DWELLING YIELD
R17.5	9	9
R25	211	211
R30	22	22
TOTAL	242	242

Table 2: Outline Development Plan Proposed Rev. D - Lot + Dwelling Yield

LOT TYPE	LOT YIELD	DWELLING YIELD
R20	29	33
R25	171	173
R30	57	57
TOTAL	257	263

3.0 BUSHFIRE MANAGEMENT

A Fire Management Plan (FMP) has been prepared to address the requirements for bushfire preparedness and bushfire damage mitigation for the redesigned eastern portion of the ODP.

To ensure compliance with 'Planning for Bushfire Protection Guidelines' (WAPC, 2010), the risk and threat of retained vegetation has been assessed and a Bushfire Attack Level (BAL) has been assigned through the FMP. To ensure protection of human lives and assets in accordance with the policy, a range of measures are necessary. These include mandatory building design standards in accordance with AS3959. The ODP is annotated with the specified BAL ratings.

Mandatory building design standards as stipulated in the FMP will be implemented through the Detailed Area Plan for the affected lots. The Detailed Area Plan will refer directly to the FMP and the relevant clause.

The FMP also outlines a range of mitigation strategies, namely:

- Development location;
- Vehicular access;
- Water supply;
- Siting and design of development
- Landowner education and awareness; and
- Annual fuel hazard inspections.

For more detailed assessment please refer to the Fire Management Plan contained in Appendix D. This Fire Management Plan should be read in conjunction with the previously approved FMP that was an appendix to ODP 139/C.

4.0 PUBLIC OPEN SPACE

The POS provided in the proposed ODP is generally in accordance with the current ODP. The following POS Schedule has been prepared in accordance with the amended design and associated drainage requirements:

Table 3: Public Open Space Schedule

Site Area			28.1696ha
Less			
Foreshore Reserve	6.5363ha		
Total		21.6333ha	
Total Net Site Area			21.6333ha
Deductions			
1 in 1 year drainage areas	0.2011ha		
Rural zoned land	0.7085ha		
Total		0.9096ha	
Gross Subdivisible Area (GSA)			20.7237ha
Public Open Space requirement @10% of GSA			2.072ha
Public Open Space Contribution			
May comprise:			
Minimum 80% Unrestricted Public Open Space		1.6576ha	
Maximum 20% Restricted Public Open Space		0.4144ha	2.072ha
Unrestricted Public Open Space Sites			
A 0.3007			
B 1.3795			
C 0.3569			
D 0.7017			
E 0.7035			
Minus 1 in 1 year storm volume		3.4423ha	
		-0.2011ha	
		-0.0058ha	3.22354ha
Minus Restricted POS (1 in 5 year storm volume minus 1 in 1 year storm volume – 0.2069ha minus 0.2011ha = 0.0058ha)			
Restricted Public Open Space Sites			
Total restricted use public open space contribution (less than 20% of total POS)			0.0058ha
Includes Drainage area in POS (subject to inundation greater than 1 year ARI rainfall interval but more frequently than 5 year ARI rainfall event – i.e. between 1 and 5 year rainfall event)			
Total Public Open Space Provision		15.6%	3.2412ha

Figure 1: Public Open Space Plan



5.0 ENVIRONMENTAL

As outlined above, the proposed amendment seeks to remove the Conservation and Drainage POS site / REW and replace with Residential. The removal of the Conservation area is the result of the City of Swan's future plan to construct within the Railway Parade road reserve immediately abutting the site and the subsequent degradation / separation of portions of REW UFI 15733. An Environmental Technical Note addressing the removal of the Conservation and Drainage area has been prepared (see Appendix B).

6.0 SERVICING

As the proposed ODP lot yield has only marginally increased from the current ODP, there are no additional servicing requirements. Therefore, the information provided in the original ODP is still valid.

7.0 DRAINAGE

A Local Water Management Strategy was not prepared as part of the current ODP. Urban Water Management Plans (UWMP) has been prepared for previous stages to obtain the necessary subdivision clearances. As the design of the balance of Equis Lake is quite advanced an UWMP has been prepared over this area (refer to Appendix E).

8.0 ACOUSTIC

As the area subject to the amended design immediately abuts the Railway Parade road reserve and is in close proximity to the rail reserve, an Acoustic Assessment has been prepared. The Acoustic report assesses noise received at the future residences and comments on noise attenuation measures that can control the noise intrusion to acceptable levels. A copy of the Acoustic Assessment is contained within Appendix F.

APPENDIX A

OUTLINE DEVELOPMENT PLAN

LEGEND

- SITE BOUNDARY
- FUTURE ROAD CONNECTION
- INDICATIVE LOCATION OF REGIONAL WALK TRAIL (EDGE OF POS)
- INDICATIVE LOT BOUNDARIES
- FOOTPATH
- SHARED PATH

LAND USE AND DEVELOPMENT SUMMARY

- RURAL
- RESIDENTIAL (R20)
- RESIDENTIAL (R25)
- RESIDENTIAL (R30)
- PARKS & RECREATION - TO BE VESTED FREE OF COST TO THE WAPC PENDING FUTURE MANAGEMENT ARRANGMENTS. AREA TO BE REVEGETATED OR REHABILITATED WITH ENDEMIC SPECIES.
- PUBLIC OPEN SPACE
- NATIVE VEGETATION IN POS TO BE RETAINED
- AN EMERGENCY VEHICLE ACCESS POINT TO BE CONSTRUCTED AND LANDSCAPED TO THE SATISFACTION OF THE CITY
- WETLAND BUFFER
- BUSHFIRE ATTACK LEVEL 12.5 (Refer to Fire Management Plan, Stratagen 2014)
- BUSHFIRE ATTACK LEVEL 19 (Refer to Fire Management Plan, Stratagen 2014)
- DESIGNATED BUSHFIRE PRONE AREA (100m SETBACK FROM BUSHFIRE HAZARD)
- 1.8m HIGH MASONRY WALL
- 1.8m HIGH SIDE FENCE

NOTES:

- Notwithstanding any statement to the contrary within AS3959-2009, (or relevant equivalent) any Class 1,2 or 3 buildings or a Class 10a building or deck associated with a Class 1, 2 or 3 building to be erected on residential lots within Outline Development Plan 139, that are partially or wholly within 100 metres of the 'extreme' or 'moderate' Bushfire risk areas as identified in 'Appendix D Figure 9', shall comply with requirements of AS3959-2009, or equivalent Australian Standard.
- Subdivision is to occur generally in accordance with this plan.



THIS ROAD CONNECTION IS DEPENDENT ON THE CONSTRUCTION OF THE RAILWAY PARADE BRIDGE ACROSS THE ELLENBROOK / CONSTRUCTION OF THE ABUTTING SECTION OF RAILWAY PARADE



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SIZE A3
1:2500
0 metres 25 50 75 100 125

CADASTRAL INFORMATION
SOURCE: WHELAN'S
YYMMDD:
DWG REF:
PROJECTION: PCG84

G	TEXT MODIFICATIONS	150916	SB	RD
F	UPDATED FMP AND LOT DESIGN	150814	RF	EJ
E	ADDITIONAL INFORMATION	150528	RF	RD
D	UPDATED DESIGN	150515	RF	TT
C	CORN. DRAIN. BUFFER	140627	MI	TT
B	DENSITIES MODIFIED	140620	SB	TT
A	BASE PLAN RD1 201 K	140609	SB	TT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

EQUIS LAKE OUTLINE DEVELOPMENT PLAN - No. 139 (Rev D)
Railway Parade, The Vines
City of Swan

REF NO. LWP EQS
DRAW NO. RD1 202
REV. G

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

APPENDIX B

ENVIRONMENTAL NOTE

APPENDIX C

TRAFFIC TECHNICAL NOTE



APPENDIX D



FIRE MANAGEMENT PLAN

APPENDIX E

URBAN WATER MANAGEMENT PLAN



APPENDIX F



ACOUSTIC ASSESSMENT

