

## LOT 70 WINTHROP AVENUE, APPLICATION FOR SUBDIVISION

### 1.0 PLANNING BACKGROUND

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#### 1.1 Introduction and Purpose

##### 1.1.1 Overview

Pursuant to Schedule 2, Clause 22(1)(a) of the Planning and Development Local Planning Schemes) Regulations 2015, the Western Australian Planning Commission on 2<sup>nd</sup> September 2020, granted approval to Lot 70 Winthrop Avenue College Grove Structure Plan.

The Local Structure Plan provides a responsive and appropriate layout over the subject site which will serve as a guide to future development to ensure appropriate and integrated land use of the site.

The Local Structure Plan facilitates subdivision of the subject land into 20 residential lots, while at the same time retaining significant remnant vegetation on the site which will be retained as POS for the area.

#### 1.2 Land Description

##### 1.2.1 Site Location

The subject site is located within the City's residential suburb of College Grove. College Grove is located approximately 6km south of the Bunbury CBD.

The suburb is bounded by Bussell Highway to the West, the Bunbury Health Care Campus, Southwest Institute of Technology, Edith Cowan University and Manea Senior College to the North. The Eastern boundary of the suburb is made up of bushland known as 'Manea Park'.

The property comprises a slightly irregular shaped lot with frontage to Trinity Rise, University Close and Winthrop Avenue.

**Figure 1 Location Plan**



### **1.2.2 Area and Land Use**

The land is approximately 2.17 hectares in size and is currently zoned 'Urban Development' under the City of Bunbury Local Planning Scheme No 8 and 'Urban' under the terms of the Greater Bunbury Region Scheme.

Approximately .96 hectares of the site comprises of remnant vegetation, which occupies steeply sloping land on the east side of the lot. The eastern boundary of the site rises steeply towards Winthrop Avenue to an elevation of approximately 25m AHD.

The remainder of the site with an elevation of approximately 15m AHD is flat and cleared of vegetation.

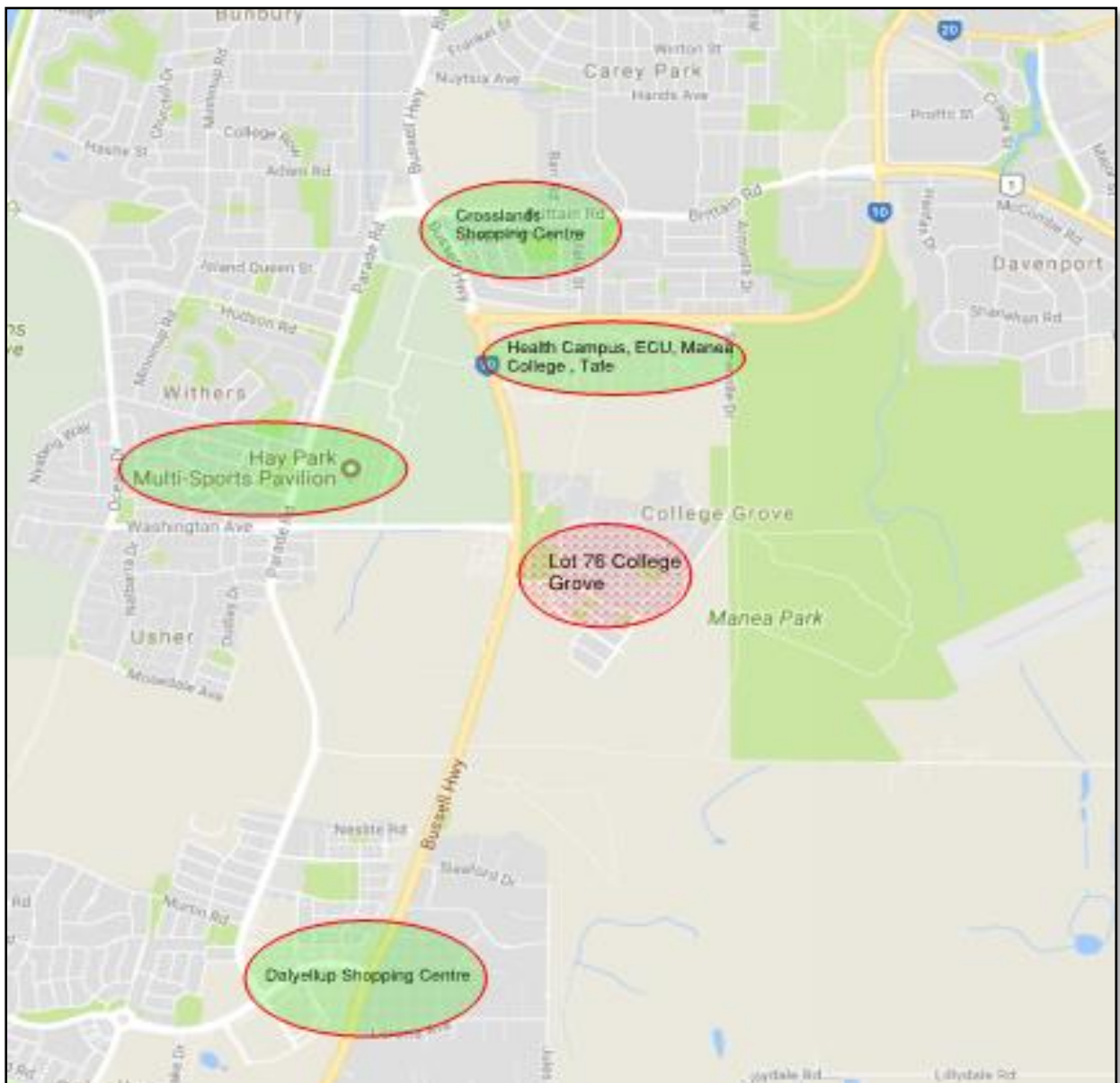
### **1.2.3 Surrounding Land Use**

The surrounding built form is typically low-density housing. The housing stock is generally in good condition. Housing is characterised by predominately brick and tile or brick and metal single storey construction. There several grouped housing developments scattered throughout the area.

The site is located in close proximity to the Bunbury Regional Health Campus, Edith Cowen University, Manea College and TAFE. The land is also with proximity of Hay Park and the Sports Centre and is located approximately 3.8kms from Dalyellup Shopping Centre and approximately 3.1km to the Parks Shopping Centre.

In addition to the remnant vegetation being maintained on the site there is a significant amount of naturally vegetated areas of reserve land in the immediate locality.

**Figure 2: Local Context Plan**



#### *1.2.4 Legal Description and Ownership*

The landholding is formally described as:

- Lot 70 on Deposited Plan No. 18631 on Certificate of Title as Volume 1959 Folio 434;
- The registered owner of the property is the City of Bunbury.  
Refer Appendix 1 – Certificate of Title

### *1.3 Planning Framework*

#### *1.3.1 Zoning and Reservations*

##### City of Bunbury Local Planning Scheme No. 8

The City of Bunbury Town Planning Scheme No.8 provides the planning framework to achieve sustainable development in the locality, by integrating economic, social, and environmental aspirations. The Scheme outlines the applicable zoning and related objectives for each zone, of which the subject site is zoned Urban Development (refer Figure 3. The Purpose and intention of the Urban Development Zone as set out in Part 3 of LPS8 is as follows:

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.
- To provide for a range of residential densities to encourage a variety of residential accommodation.
- To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.
- To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Greater Bunbury Region Scheme.

Figure 3: Extract from Local Planning Scheme No 8



### *1.3.2 Regional and Sub-Regional Structure Plan*

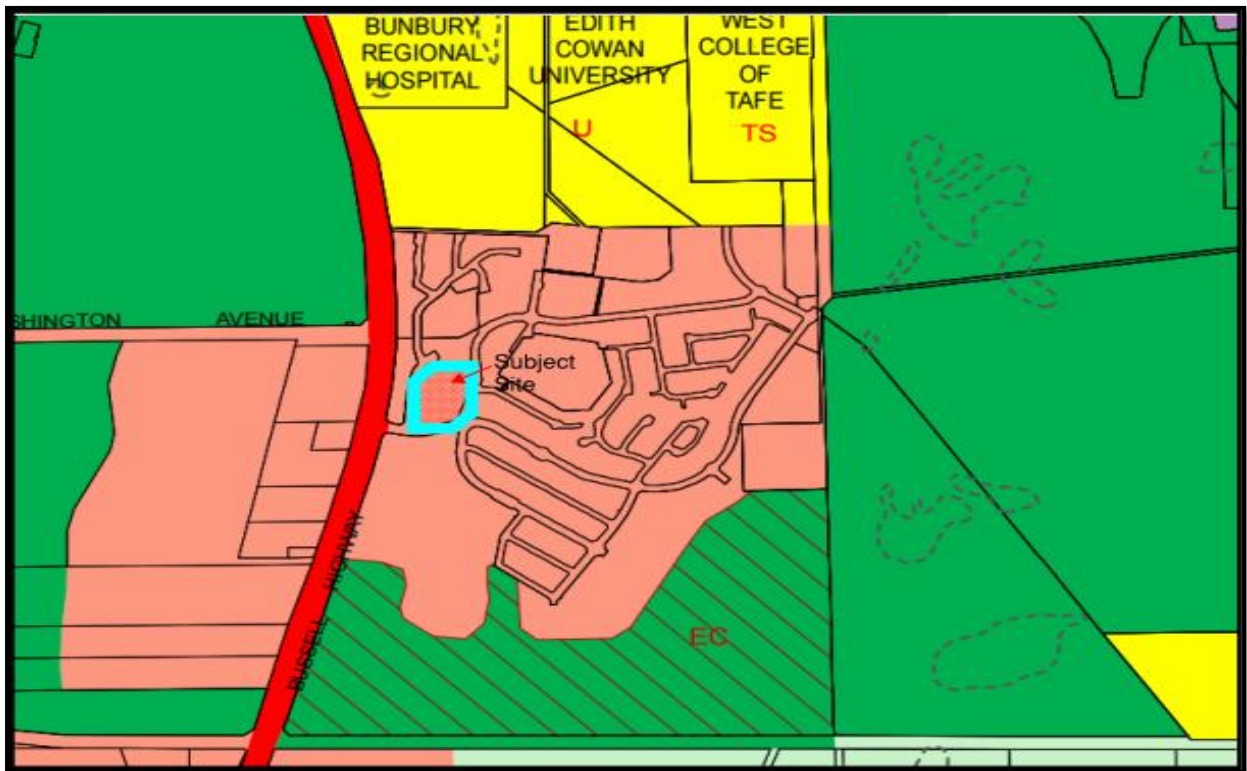
#### Greater Bunbury Region Scheme

The GBRS provides a high-level strategic direction for the promotion of sustainable development in the region through regulation of subservient schemes, strategies and policies. The GBRS provides regional scale land allocation and mapping to guide the zoning of land, provision of infrastructure, protection of environmental assets, areas of regional open space, location of industrial areas, extraction of resources and protection of productive agricultural land.

The subject site is zoned Urban under the GBRS. The purpose of the Urban zone is “to provide for residential development and associated local employment, recreation and open space, shopping schools and other community facilities”.

This development will provide a high-quality residential development providing for a greater variety of affordable infill development in the Urban zone. This Structure Plan acts to ensure that the proposed development will further the objectives of the GBRS, by providing a high-quality medium density development in a well serviced urban infill location.

Figure 4: Extract from GBRS



### 1.3.3 Planning Policies

#### Liveable Neighbourhoods

*Liveable Neighbourhoods* is an operational policy for the design and assessment of structure plans and subdivision for new urban areas.

*Liveable Neighbourhoods* is applied in the design and approval of urban development, structure planning and subdivision for green field sites and for the redevelopment of large brown field and urban infill sites. The design of the College Grove Local Structure Plan has been formulated using the Liveable Neighbourhoods planning approach to development.

Design Element 2 (Movement Network) is addressed at section 2.1 of this report, with the proposed internal road complying with the road hierarchy standards as described by Liveable Neighbourhoods.

Design Element 5 (Public Open Space) has similarly been addressed at section 2.3 with 23 % being provided consistent with 'Nature' and 'Recreation' space requirements.

#### State Planning Policy No 3: Urban Growth Centres and Settlement

The State Planning Policy No 3: Urban Growth Centres and Settlement sets out the principals and considerations which apply to planning for urban growth settlement in Western Australia.

The main objectives of the policy include the promotion of:

- *a sustainable and well-planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space*
- *existing communities with established local and regional economies, growth and development of urban areas in response to the social and economic needs of the community*
- *development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes,*

Given the proposed built form and the proximity to employment, transport, education, open space, healthcare, retail and local centres, the proposed Structure Plan is considered to be consistent with the intent of SPP No. 3. (WAPC 2006).

#### State Planning Policy No 3.7: Planning in Bushfire Prone Areas

The State Planning Policy 3.7 directs how land use should address bushfire risk management in Western Australia and applies to all land mapped by the Fire and Emergency Services (FES) Commissioner as being a Bush Fire Prone Area.

SPP 3.7 is supported by *Guidelines for Planning in Bushfire Prone Areas* which provides advice on how bushfire risk is to be addressed when planning, designing, or assessing planning proposals within a designated bushfire prone area. The guidelines outline four performance-based criteria for assessment:

Element 1: Location.

Element 2: Siting and Design of Development

Element 3: Vehicle Access; and

Element 4: Water

Table 4 of Appendix 5 outlines the assessment under each of the above elements. The proposed Structure Plan is compliant with the acceptable solutions.

#### Draft State Planning Policy No 5.4: Road and Rail Noise

This policy aims to promote a system in which sustainable land use and transport are mutually compatible. One of the main objectives of the policy is to protect people from unreasonable levels of transport noise.

The proposed development is set back approximately 70m from edge of carriageway of Bussell Highway. Within this 70m area is 40m strip of well vegetated land that is reserved for 'Environmental Conservation' and provides an effective buffer both acoustically and visually from the Bussell Highway.

It is not perceived that Noise from Bussell Highway will negatively impact the proposed residential lots. Notwithstanding, the subject lot is still within a trigger distance to the transport corridor.

As required by the Structure Plan, A Noise Exposure Forecast is to be submitted at the time of subdivision to identify the requirement for any noise mitigation from Bussell Highway is required in accordance with State Planning Policy 5.4 Road and Rail Transport Noise and Freight Consideration.

Based on Table 2 (Noise Exposure Forecast) of SPP 5.4 Road and Rail Noise Implementation Guidelines an exposure category of 'B' has been determined by cross referencing the below table. On this basis, noise sensitive land use and/or development is acceptable subject to mitigation measures in accordance with an approved noise management plan or Quiet House package B.

Table 2: Noise exposure forecast

Transport Corridor Classification	Number of lanes (both directions), including bus/priority lanes and entrance/exit ramps	Forecast noise exposure category based on lot distance(m) from edge of nearest main road carriageway (not entrance/exit ramps)																											
		adjacent	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	175	200	225	250	275	300						
Strategic freight/major traffic route • 500 or more Class 7-12 Austroads vehicles per day, or • 50,000+ vehicles per day	2 to 4 lanes	72	68	66	65	63	62	61	61	60	59	59	58	57	57	56	55	54	53	52	51	50							
	5 to 6 lanes	74	70	68	66	65	64	63	63	61	61	60	59	59	58	58	57	56	55	54	53	52	51	50					
	7 to 8 lanes	76	72	69	68	66	65	64	64	63	62	62	61	60	60	59	58	57	56	55	54	53							
	9 to 10 lanes	77	73	70	69	67	66	65	65	64	63	63	62	61	61	60	59	58	57	56	55	54							
	10 or more lanes	78	74	71	70	68	67	66	66	65	64	64	63	62	62	61	60	59	58	57	56	55							
Other significant freight / traffic routes • Any actual or planned future State Administered Road • Local Government Roads Carrying 100 or more Class 7 – 12 Austroads vehicles/day • 25,000+ vehicles per days vehicles/day	Urban Region Scheme areas 60-80 km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	56	55	54	54	53	53	52	51	50	49	48	47						
		3 to 6 lanes	69	66	64	63	62	61	60	59	58	58	57	56	56	55	55	54	53	52	51	50	49						
	Urban Region Scheme areas 100+ km/hr	1 to 2 lanes	70	67	65	64	63	62	61	60	59	59	58	57	57	56	56	55	54	53	52	51	50						
		3 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	59	59	58	57	56	55	54	53	52	51	50					
	Rural areas 60-80 km/hr	1 to 2 lanes	62	59	57	56	55	54	53	52	51	51	50	49	49	48	48	46	45	44	43	42	41						
		3 to 4 lanes	66	63	61	60	59	58	56	56	55	54	53	53	52	52	51	50	49	48	47	46	45						
	Rural areas 100+ km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	55	54	54	53	53	52	51	50	49	48	47	46						
		3 to 4 lanes	69	66	64	63	62	61	60	59	58	57	56	55	55	54	53	52	51	50	49	48	47	46					

Figure 5: Excerpt of Table 2 Noise Exposure Forecast



Forecast Excess Noise Level, dB	Exposure Category	Policy requirements for noise-sensitive land-use and/or development
0 or less	-	No further measures
1 to 3	A	Noise-sensitive land-use and/or development is acceptable, subject to: Mitigation measures in accordance with an approved noise management plan; or quiet house package as specified
-	*A+	
4 to 7	B	
-	*B+	
8 to 11	C	Noise-sensitive land-use and/or development is not recommended. There is no default quiet house option due to excessive forecast noise: professional design input is required in order to achieve compliance with relevant criteria. If noise-sensitive land-use and/or development is unavoidable, an approved noise management plan is required to demonstrate compliance with the noise target (see Table 1).
-	*C+	
12 to 15	D	
16 +	E	

B Quiet House B	Facing	Bedroom and indoor living and work areas to Rw+Ctr 50dB	Bedrooms	Bedrooms:	To Rw+Ctr 35dB	At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level
	Side-on	<ul style="list-style-type: none"> <li>Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face</li> </ul> </li> <li>Single leaf of 220mm brick masonry with 13mm cement render on each face</li> <li>150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face</li> </ul>	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified Rw+Ctr 31dB rated door and frame including seals and 10mm glass</li> <li>Other external doors to Rw+Ctr 28dB, e.g.</li> <li>As per Quiet House A Bedrooms.</li> </ul>	<ul style="list-style-type: none"> <li>Total external door and window system area up to 40% of room floor area: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 31 dB).</li> <li>Up to 60% floor area: as per above but must be minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 34dB).</li> </ul>	<ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation</li> </ul>	
	Opposite	<ul style="list-style-type: none"> <li>Double brick: two leaves of 90mm clay brick masonry with: <ul style="list-style-type: none"> <li>A 50mm cavity between leaves</li> <li>50mm glass wool or polyester cavity insulation (R2.0+)</li> <li>resilient ties where required to connect leaves</li> </ul> </li> <li>Double brick: two leaves of 110mm clay brick masonry with a 50mm cavity between leaves and R2.0+ cavity insulation</li> </ul>	<ul style="list-style-type: none"> <li>As per Quiet House A 'Facing' above (Rw+Ctr values may be 3dB less, or max % area increased by 20%).</li> <li>As per Quiet House A 'Side-on' above.</li> </ul>	<ul style="list-style-type: none"> <li>Indoor living and work areas</li> <li>Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 28dB). Sealed awning or casement windows may use 6 mm glazing instead.</li> <li>Up to 60% floor area: As per Bedrooms at up to 40% area (Rw+Ctr 31 dB).</li> <li>Up to 80% floor area: As per Bedrooms at up to 60% area (Rw+Ctr 34dB).</li> </ul>		

Figure 6: Quiet House Requirements

## 2.0 PROPOSED SUBDIVISION

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### 2.1 Access and Movement

The subject property has frontages to 3 roads. Winthrop Avenue to the East, Sommerville Drive to the South and Trinity Rise to the West of the site. The effective road frontage is via Trinity Rise and vehicular access to and from the site will be provided via this frontage. Access to both Sommerville and Winthrop Avenue is restricted (except in cases of emergency at which time access to Winthrop Av is provided via the “Emergency Access Way”).

The existing road infrastructure has been reviewed by Engenuity as part of the Structure Plan process and their assessment is that there will be no negative impact as a result of the proposed development on the existing road network.

Internal street widths of 14.5m have been proposed consistent with Liveable Neighbourhoods Access Street D. A section of street parking is also indicated adjoining the POS area at the southern end of the site.

#### 2.1.1 Emergency Vehicle Access

Emergency vehicle access is to be provided in the location shown.

To enable shared access between the Strata Lot 1 & 2 (Vol 2659 Fol 698) University Close, College Grove and the adjoining proposed emergency access way, an easement in gross must be registered on the certificate of title of both lots to secure rights of carriageway over the emergency access way. The easements must be at the full cost of the subdivider and to the satisfaction of the City of Bunbury.

### 2.2 Lot Sizes and Yield

The Local Structure Plan provides for medium density residential development in a layout that responds to community concern over higher density options which were previously put forward for the site.

The subdivision proposes a yield of 20 lots.

The proposed larger lots along the northern and western boundaries deal with the slope of the site and provides for some retaining to enable a developable area at the front of the lot.

Lots are also proposed on the flat area of the site that overlooks Trinity Rise and the bushland that exists at Lot 733 Trinity Rise which is reserved for ‘Environmental Conservation’.

### 2.3 Public Open Space

In accordance with Liveable Neighbourhoods, the proposed development would see the provision of two separate areas of Public Open Space, both with differing functions.

The main area of Public Open Space at the southern end of the site provides for an area of open space that is a 'Nature Space'. The provision of the 'Nature Space' at this location also serves to protect the four large Tuart Trees (trees of significance) that have been noted on this site.

This area of POS will provide a walking trail through the native vegetation to enable the community to enjoy the environment without causing damage to the existing vegetation.

The smaller area of POS as demonstrated on the plan, provides a 'Recreation Space'. This area provides the community with an informal space that can be utilised for such things as:

- Picnic/barbeque area,
- Casual exercise area,
- Dog exercise area.

It is proposed that this area will be grassed and ceded free of cost and without compensation as a condition of subdivision.

The development of the POS will be addressed in the Landscape Plan that will be required as a condition of subdivision.



**FIGURE 7 – POS Provisions**

**TABLE 1 – POS Schedule**

<b>POS SCHEDULE</b>	
<b>TOTAL SITE AREA</b>	21,773m <sup>2</sup>
<b>REQUIRED POS (10%)</b>	2177 m <sup>2</sup>
<b>BREAKDOWN OF POS PROVIDED BY FUNCTION:</b>	
<b>RECREATION</b>	1698 m <sup>2</sup>
<b>NATURE</b>	4502 m <sup>2</sup>
<b>Provision of POS as Percentage of Gross Subdivisible Area</b>	28%

## **2.4 Provision of Infrastructure**

### **2.4.1 Water Supply**

Aqwest has confirmed that there are sufficient water mains surrounding the site to enable connection to the reticulation system.

### **2.4.2 Waste Water**

It is proposed to connect the development to the existing reticulated sewerage system as part of the subdivision and development process.

### **2.4.3 Stormwater**

An Urban Water Management Plan will be required as a condition of subdivision.

### **2.4.4 Earthworks**

It is proposed that some terracing/retaining will be required for lots along the eastern side of the proposed development.

### **2.4.5 Power and Communications**

Preliminary investigations indicate that the land can be serviced by underground power.

## **2.5 Bushfire Hazard**

The site has been identified as bushfire prone on Department of Fire and Emergency Services (DFES) bushfire prone area maps. A Bushfire Management Plan has been prepared for the site and is included within the application.

The subject site was assessed as having internal areas of Woodland Type B and adjacent bushfire risks of Woodland type B. Slopes were assessed in direction of fire run as per AS3959 methodology and low

to moderate slopes prevail adjacent to the site with all internal areas being upslope of the development. BAL allocation across the site has demonstrated BAL29 or less can prevail over the lots in the structure plan.

**Figure 8 DFES Bush Fire Prone Map**



## 2.6 Heritage

A search of local and state heritage databases has identified no listings or features specific to the structure plan area or immediate surrounds. A search of the Department of Aboriginal Affairs DAA Aboriginal Heritage Inquiry system undertaken on the 2 May 2017 indicates that there are no registered aboriginal heritage sites located at the Site or within 1km radius of the site.

## 2.7 Public Health

The location of the site is within a mosquito breeding and mosquito borne disease risk area. A condition of subdivision approval is to submit a mosquito-borne disease and nuisance risk assessment and management plan. Similarly a condition of subdivision approval requires a notification on certificate of title, advising purchasers of the mosquito breeding areas and risks.

### **3.0 CONCLUSION**

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The subject land offers a sizable opportunity for new residential infill development and investment in the suburb of College Grove. It is well serviced and proximity to local facilities.

This report has demonstrated that the proposed subdivision is consistent with the relevant strategic and statutory planning documents.

The approved local structure plan includes within it the relevant subdivision and development requirements, including recommended conditions of subdivision approval. It is requested these conditions be applied accordingly.