

Forrestfield U7 | Agreement Area 2, 3 and 4

Structure Plan Amendment Report
Lot 12 (256) Sultana Road East, Forrestfield

Prepared for Acott Equities Pty Ltd

23~070

June 2024

Taylor Burrell Barnett

Document Information

Structure Plan Amendment Report - Kalamunda U7 Outline Development Plan

Lot 12 (256) Sultana Road East, Forrestfield

Acott Equities Pty Ltd

23~070

Prepared By: Taylor Burrell Barnett

Level 7, 160 St Georges Terrace
PERTH WA 6000

PO Box 7130
Cloisters Square
PERTH WA 6850

Phone: 9226 4276
Email: admin@tbbplanning.com.au



Doc ID: 23~070 RPT SP Amendment

Revision	Status	Author	Approved by	Date Issue
1.0	Draft	L. Martins	J. Ross	13/06/2024

Disclaimer

This document was prepared for Acott Equities Pty Ltd and may only be used in accordance with the executed agreement between Taylor Burrell Barnett and the Client.

The report may contain information gathered from a number of sources using a variety of methods. Taylor Burrell Barnett does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Taylor Burrell Barnett by third parties.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Taylor Burrell Barnett.

Approvals and Amendments

APPROVAL PAGE

(to be inserted following approval by the Western Australian Planning Commission)

TABLE OF AMENDMENTS

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC

Table of Contents

PART 1 | IMPLEMENTATION

1.0 Structure Plan Area & Operation 8

2.0 Purpose of the Structure Plan 8

3.0 Staging of Implementation 9

4.0 Subdivision and Development 9
- 4.1 Land Use Zones and Reserves 9
- 4.2 Density and Development 10
- 4.3 Other Requirements 10
- 4.4 Additional Details 11

PART 2 | EXPLANATORY SECTION

1.0 Introduction and Purpose 14
- 1.1 Purpose 14
- 1.2 Land Description 14

2.0 Site and Context Analysis 16
- 2.1 Regional Context 16
- 2.2 Local Context 17
- 2.3 Environmental Considerations 18
- 2.4 Transport Considerations 20
- 2.5 Planning Framework 22

3.0 Opportunities and Constraints Analysis 28
- 3.1 Opportunities and Constraints 28

4.0 Pre-Lodgement Consultation 30

5.0 Design Response 30
- 5.1 Vision 30
- 5.2 Residential Design 31
- 5.3 Public Open Space 31

6.0 Conclusion 32

APPENDICES

Appendix A - ODP Forrestfield U7 Amended Plan

Appendix B - Bushfire Management Plan

Appendix C - Engineering Service Report

Appendix D - Transport Impact Statement

Appendix E - Urban Water Management Plan

Executive Summary

This report has been prepared as an amendment to the Outline Development Plan for Agreement Areas 2, 3 and 4 (Forrestfield U7) which is implemented in accordance with *Planning and Development (Local Planning Scheme) Regulations 2015* and the City of Kalamunda *Local Planning Scheme No. 3.*

The subject site for the purpose of the amendment is Lot 12 (256) Sultana Road East, Forrestfield, which is currently a 1ha lot consisting of a single dwelling and associated outbuildings which fronts Sultana Road East and is surrounded by similar sized rural living landholdings and a growing suburban residential estate.

This report provides a comprehensive overview of planning controls and considerations to facilitate the future subdivision and development of the site for residential purposes consistent with the over arching vision of the City of Kalamunda and the Western Australian Planning Commission.

Land Use

The structure plan amendment retains the existing 'Residential' zone applicable to the subject site and proposes the land to be subdivided and developed exclusively for residential purposes.

The amendment seeks to modify the residential coding applicable to the site from R12.5 and R20 to a more contemporary density coding range of R25-R40, which may provide for the development of a range of high quality dwelling types including but not limited to single detached dwellings, grouped dwellings and terrace home style development.

The final lot design and selected R-Code is to be determined at the subdivision application stage in order to provide flexibility to respond to changing market conditions and deliver an optimal outcome for existing and future residents.

Structure Plan Amendment Summary Data

Item	Data	Document Reference
Total Amendment Area	1.001Ha	Part 2, Section 1.2
Area of Land Use Proposed	~0.76Ha (Residential)	Plan 1
Estimated Lot and Dwelling Yield	17-25 lots/dwellings	Part 2, Section 5.2
Estimated Residential Site and Target Density	20-25 dwellings/ha	Part 2, Section 5.2
Estimated Population	47-70 people	Part 2, Section 5.2

Movement Network

The existing Outline Development Plan provides an indicative road pattern which provides for connections to Mangosteen Drive to the west, Sultana Road East to the north and Canopy Circuit to the south.

Connections to these existing streets have been retained as a component of the amendment, but an alternative indicative road design is proposed across the subject site, along with the adjacent Lots 11 and 13, which provides greater efficiency in subdivision design for all three lots whilst maintaining connectivity to the broader network.

Public Open Space

The original Outline Development Plan identified a small portion of public open space in the southern section of subject site.

In further discussion with the City it was recognised that this additional open space was too small to provide benefit to the existing or future residents of the area, and was not necessary given the extent of open space already available within the local area.

On this basis, it is proposed that the open space area be removed from the subject site as part of the amendment proposal, and the subdivider be required to make a cash-in-lieu payment for their open space contribution as a condition of subdivision approval.

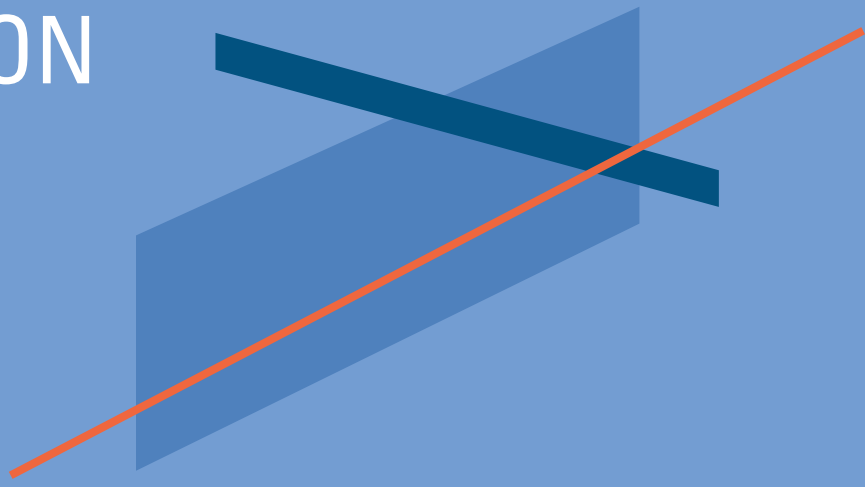
This cash-in-lieu is to be used to fund improvements or expansion of public open space within the immediate locality to ensure that it provides benefit to the local community.

Implementation

The implementation of the subdivision and development is likely to occur as a single stage, with subdivision approval to be progressed following approval of this structure plan amendment, and will include the extension of public infrastructure and connection to services in accordance with the conditions of approval.

1.0

PART ONE: IMPLEMENTATION



1.0 Structure Plan Area & Operation

This Structure Plan Amendment applies to Lot 12 (256) Sultana Road East, Forrestfield, as depicted on **Plan 1**.

The plan is in effect from the date stated on the cover (date decision letter is distributed to the applicant) and for a period of 10 years, or for any other period approved by the Western Australian Planning Commission (WAPC).

The structure plan amendment is informed by the adopted Outline Development Plan and by the City of Kalamunda's *Local Planning Scheme No. 3*.

2.0 Purpose of the Structure Plan

The purpose of this report is to outline an amendment to the approved Forrestfield U7 Outline Development Plan (ODP) with respect to the Structure Plan Amendment Area.

The key objectives of this report are to:

- Apply a more contemporary residential density coding to the subject area which is reflective of modern residential development and aligns with existing and proposed development throughout the surrounding area;
- Clarify arrangements with respect to the provision of public open space within the ODP Area and more specifically with respect to the structure plan amendment area; and
- Outline the anticipated road network modifications across the structure plan amendment area, and the anticipated alignment of these across adjacent development sites to connect with the existing gazetted road network.

3.0 Staging of Implementation

The subdivision of the subject site is likely to be undertaken as a single stage, with development to occur progressively across new residential lots following the creation of new titles.

4.0 Subdivision and Development

The proposed zones and reserves for the structure plan amendment area are outlined in **Plan 1**.

4.1 Land Use Zones and Reserves

4.1.1 Zoning

The subject site is zoned 'Residential' for the purpose of this Structure Plan Amendment, and is to be interpreted consistent with the land use permissibility and development controls applicable to the corresponding 'Residential' zone of the City of Kalamunda's *Local Planning Scheme No. 3* (as amended).

4.1.2 Road Reserves

The indicative road reserve alignments are outlined in **Plan 1**, and will be designated as a component of a submitted Plan of Subdivision for the Structure Plan Area.

It is anticipated that the Plan of Subdivision will outline standard 15.0m wide Road Reserve consistent with the surrounding road network, and designed in accordance with Liveable Neighbourhoods and the applicable standards and requirements of the City of Kalamunda.

4.1.3 Public Open Space

The subject site is not required to provide any land as public open space as outlined in **Plan 1**. The subdivider will instead provide a cash-in-lieu contribution to a value consistent with 10% of the market value of the land in accordance with the WAPC Development Control Policy 2.3 and s.155 of the *Planning and Development Act 2005.*

4.2 Density and Development

4.2.1 Density and R-Codes

Plan 1 designates an R-Code range of R25-R40 applicable to subdivision and development in the structure plan area, being:

- **R25**, which is to be applicable to lots directly fronting Sultana Road East, and are intended as a lower density transition to the rural-residential land uses to the north;
- **R25-R40 Range**, which is applicable to the remainder of the Structure Plan Amendment Area, and is intended to provide flexibility in lot design, and as a result will be defined at subdivision application stage via a submitted Plan of Subdivision and an R-Codes Plan.

For the purpose of lots within the Density Code Range of R25-R40, an R-Codes Plan is to be submitted at the time of subdivision for the entire Structure Plan Amendment Area.

The plan will allocate R-Codes for street blocks / lots, and once approved by the WAPC, will form part of this Structure Plan Amendment report.

4.2.2 Local Development Plan(s)

A Local Development Plan is to be prepared for the Structure Plan Amendment area as a condition of subdivision approval to identify variations to the R-Codes for the delivery of residential development across created lots, and in addition will address (as relevant):

- front boundary setback requirements to lots fronting Sultana Road East in accordance with Bushfire Attack Level (BAL) ratings;
- uniform fencing design for any lots abutting the adjacent public open space; and
- additional design considerations for narrow and/or laneway lots.

4.3 Other Requirements

4.3.1 Bushfire Protection

A portion of the subject site is identified as 'Bushfire Prone' on the DFES Map of Bush Fire Prone Areas.

A bushfire management plan has been prepared by Martinick Bosch Shell Pty Ltd in support of this structure plan amendmentprovided in **Appendix B.** The BMP notes that the proposal is capable of being fully compliant with the acceptable solutions and protection criteria.

4.3.2 Infrastructure Arrangements

An approved subdivision application will be subject to conditions requiring connection to all essential services necessary to accommodate residential development of proposed lots. A servicing strategy demonstrating the lack of constraint to utility connections is outlined in **Appendix C**.

4.3.3 Development Contributions

There are no development contribution arrangements applicable to the subdivision or development of the subject site other than the anticipated requirement for a cash-in-lieu contribution for public open space consistent with section 4.1.3 of this report.

4.3.4 Protection or Management of Environmental / Landscape Features

There are no environmental or landscape features of the subject site which warrant protection or management.

4.3.5 Water Resource Management

A draft Urban Water Management Plan (UWMP) has been prepared based on a conceptual subdivision proposal and is included as **Appendix E**. The UWMP outlines local stormwater management is to be consistent with water sensitive design practices and to meet key objectives and criteria.

4.4 Additional Details

4.4.1 Required Application Information

A subdivision application for the subject site may be required to be accompanied by the additional information outlined in **Table 1** below.

Table 1: Additional Information likely to be required as a component of a subdivision application for the subject site.

Additional Information / Purpose	Approval Stage	Responsible Agency
Justification of consistency with Structure Plan Addendum Report Guidance	Subdivision Application	Western Australian Planning Commission
Bushfire Attack Level (BAL) Assessment	Subdivision Application	Western Australian Planning Commission
Transport Impact Assessment	Subdivision Application	Western Australian Planning Commission
Liveable Neighbourhoods Assessment	Subdivision Application	Western Australian Planning Commission

4.4.2 Conditions of Future Approvals

A subdivision approval for the subject site is anticipated to be subject to standard conditions of residential subdivision proposals, and generally in accordance with the WAPC's model subdivision conditions.

Studies or assessments which may be required are anticipated to be limited to those outlined in **Table 2** below.

Table 2: Additional Information likely to be required as a condition of a subdivision approval for the subject site.

Additional Information / Purpose	Approval Stage	Responsible Agency
Urban Water Management Plan	Subdivision Approval	Western Australian Planning Commission
Geo-technical Analysis	Subdivision Approval	Western Australian Planning Commission



Plan 1: Structure Plan Amendment Plan

2.0

PART TWO: Explanatory Section

1.0 Introduction and Purpose

1.1 Purpose

This amendment to the Outline Development Plan (ODP) for Agreement Areas 2, 3 & 4 Forrestfield U7 (**U7SP)** applies to Lot 12 (No.256) Sultana Road East, Forrestfield (subject site) within the municipality of the City of Kalamunda (City). It forms part of a broader development area that is progressively being developed for residential purposes. Under the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs) Outline Development Plans (or similar) are now defined as 'Structure Plans'.

The U7SP was originally approved by the Western Australian Planning Commission (WAPC) on 15 June 1998. The most recent amendment to the U7SP was approved by the WAPC on 28 June 2019.

The purpose of the proposed structure plan amendment is intended to facilitate a more contemporary residential density for the site and a more efficient subdivision layout. U7SP will remain in operation for the portions of the Agreement Areas which include existing development.

The report addresses the proposed mix of residential densities, adjustments to the indicative movement network, clarification of public open space provisions with further information provided on the planning background, site conditions and subdivision considerations.

1.2 Land Description

The subject site comprises of a single land parcel (Lot 12), with an area of approximately 1 hectare. The site currently consists of an existing residential dwelling on the north-eastern portion of the site, with the remainder generally cleared with areas of low-level vegetation and some large trees along the lot boundary, refer **Figure 1.**

Development of the surrounding area has occurred progressively since the introduction of the U7SP, with mostly rural residential properties being subdivided on an individual basis according to the existing U7SP.

The property details and ownership of the subject site are detailed in **Table 3** below.

Table 3: Legal Description

Lot No.	Volume/Folio	Plan	Site Area	Registered Proprietor
12 (No. 256) Sultana Road East, Forrestfield	1595/559	P013574	10,001m²	Acott Equities Pty Ltd

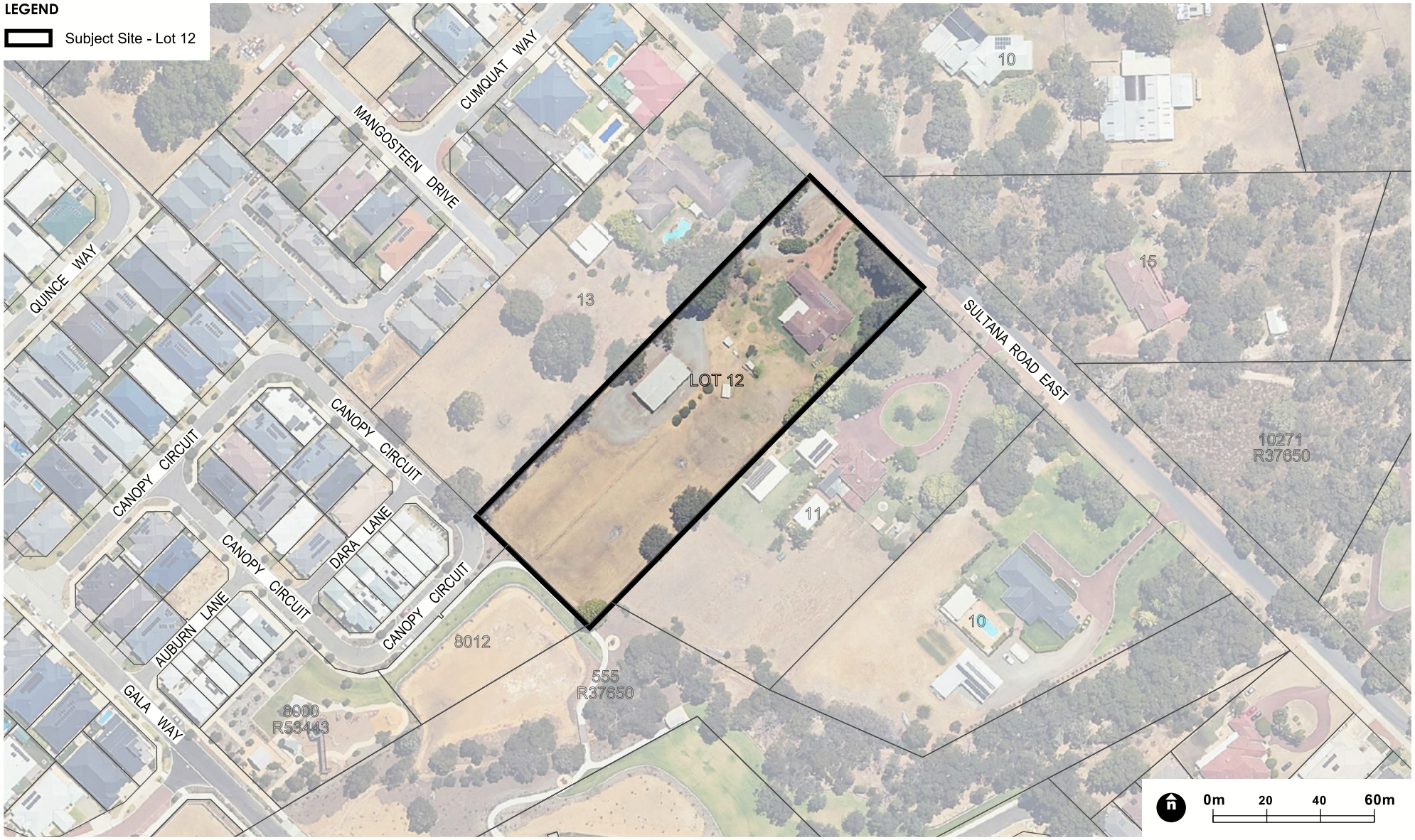


Figure 1: Subject Site (Aerial)

2.0 Site and Context Analysis

2.1 Regional Context

The subject site is located within the suburb of Forrestfield situated within the municipality of the City of Kalamunda. It is situated approximately 14km east of the Perth Central Business District, 8.5km south of the Midland Activity Centre, and 4.km south east of the Perth Airport (**Figure 2**).

Situated in the Darling Range foothills, the site is an extension of the existing Forrestfield residential area.

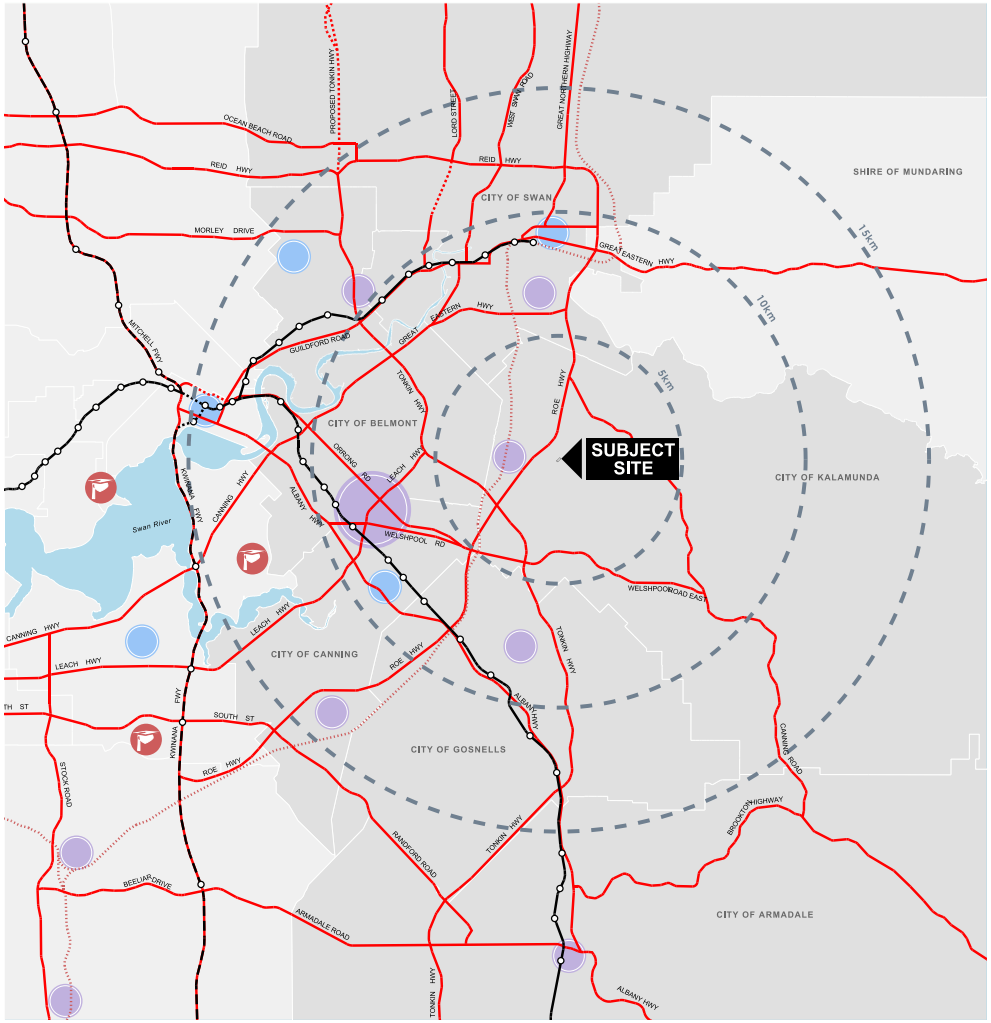


Figure 2: Regional Context Plan

2.2 Local Context

The subject site fronts Sultana Road East to the north, and is generally bound by existing residential development and land identified for future infill housing development.

Land to the north of Sultana Road East primarily consists of large lot rural-residential properties, whilst to the south and west development generally comprises medium density residential development (**Figure 3**).

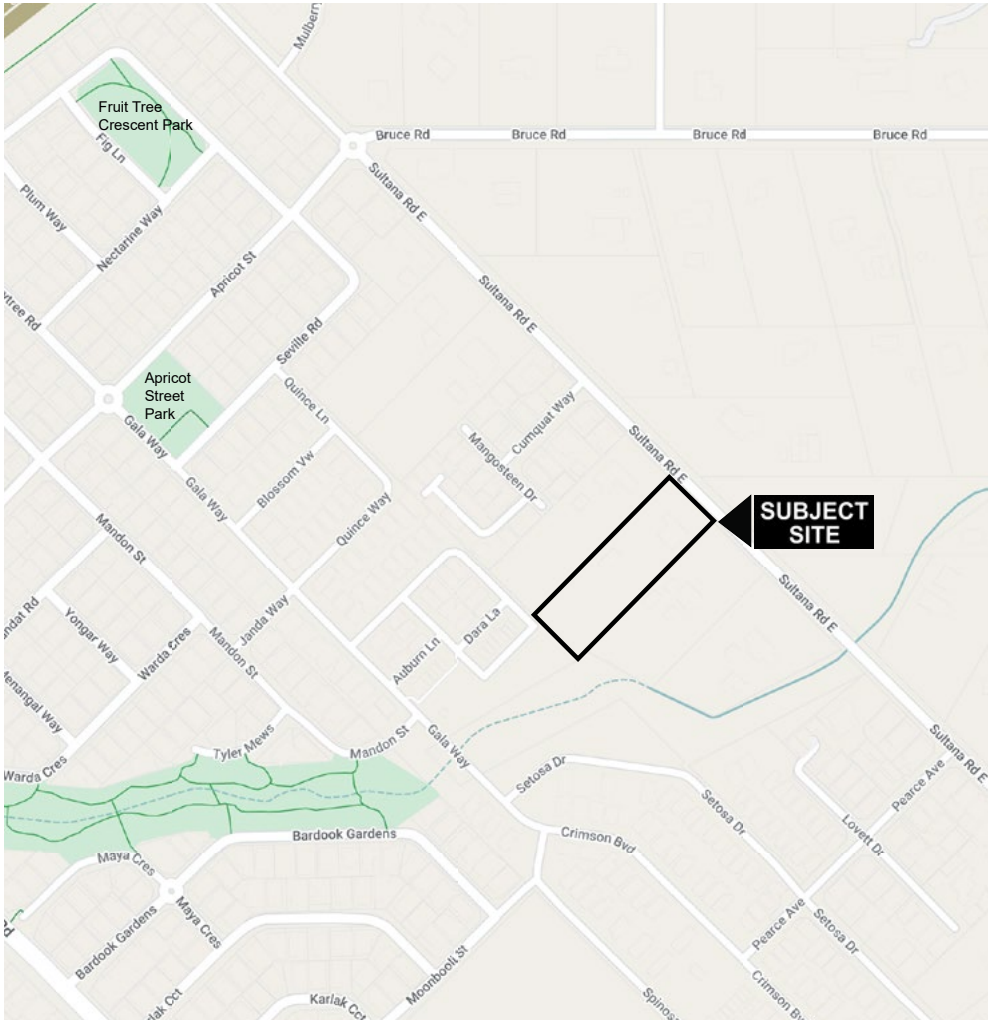


Figure 3: Local Context Plan

2.3 Environmental Considerations

2.3.1 Landform

The subject site is located in the Perth sub-region, broadly characterised by Jarrah and Banksia woodlands on sandy soils.

2.3.2 Geotechnical Analysis

Surface soils across the study area are classified as sand and clay, consistent with the adjacent Hales Estate Stages 2 - 9. The draft UWMP provided in **Appendix E** notes that there was no indicated contaminated sites, risk of Acid Sulphate Soils (ASS) or impacts to groundwater qualities on the subject site (**Figure 4**).

2.3.3 Environmental Features

The subject site currently contains remnant vegetation of a managed rural lot, comprising of lawn areas, landscaped gardens, shrubs, and trees scattered on the sites east, west and northern borders.

The site does not contain any significant vegetation or environmental features, or any wetlands or waterways, with the closest streamline (Crumpet Creek) that flows from the northeast from Sultana Road East to the southwest located approximately 150m to the northeast.

2.3.4 Groundwater

Assessment of the subject site indicates that minimum groundwater levels are around RL24m AHD, with significant separation (approximately 20m) from natural surface levels. The draft UWMP notes that clay soils may present issues with surface water perching, requiring a subsoil network for discharge to the south and stormwater infiltration, which will be addressed in the final UWMP during detailed design following subdivision approval.

2.3.5 Stormwater Management

The stormwater drainage system recommended in draft UWMP has been designed based on the management of small, minor and major events.

- **Initial Rainfall:** First 15mm of rainfall discharges into the road drainage network, directing runoff to roadside swales.
- **Minor Events:** Managed through drains, pipes, kerbs, and gutters for up to 20% AEP.
- **Major Events:** Directed along overland flow paths.

The site falls within two drainage catchments: lots fronting Sultana Road East drain to its stormwater system (Catchment A); with the remainder to be directed to the Hales Estate Detention Storage basin (Catchment B). The draft UWMP notes that based on the concept design, stormwater drainage levels are capable of being sufficiently managed.



Figure 4: Environmental Considerations for subject site

2.4 Transport Considerations

2.4.1 Road Network

Existing access to the subject site is provided via Sultana Road East, with proposed access to be provided via Mangosteen Drive to the north-west and Canopy Circuit to the south. Sultana Road East is classified as an Access Road by Main Roads WA, operating under the default speed limit of 50km/h.

The proposed subdivision will provide access via existing access arrangements from Sultana Road East, combined with modifications to the road network to allow access from the adjacent subdivision to the east, west and south of the site via Canopy Circuit and Mangosteen Drive (**Figure 5**).

The proposed modifications to the road network will improve the local road network and connectivity.

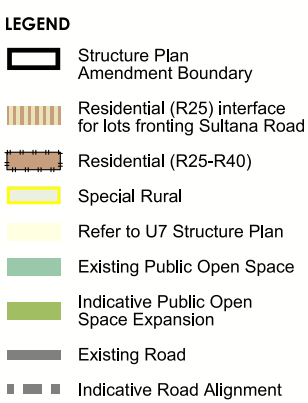




Figure 5: Indicative road alignments across Lots 13, 12 and 11 to provide connections to the existing Mangosteen Drive, Canopy Circuit and Sultana Road East.

2.4.2 Public Transport

Access to public transport services (Bus Service 270) exists on Hawtin Road approximately 1.2km east of the subject site (**Figure 6).** This bus route provides service between High Wycombe Station to Elizabeth Quay Station from Monday to Sunday including Public Holidays.

2.4.3 Cycling / Walking

A 2m shared path exists along portions of the southern side of Sultana Road East. The subject site has direct access to Sultana Road East and will have improved pedestrian and cycle access as the planned movement networks of the surrounding area become fully developed in the future.

Identified on Perth Bike Maps published by the Department of Transport, the cycle network around the subject site and along Sultana Road East is considered 'good riding environment'. The cycling network provides good accessibility east and west through the local area.

2.4.4 Waste Collection

Waste will be collected by the standard arrangement for residential subdivisions throughout the City of Kalamunda. The proposed road network will provide sufficient access in both directions on all streets for rubbish collection on either side of the street, and will be further considered at subdivision design stage.

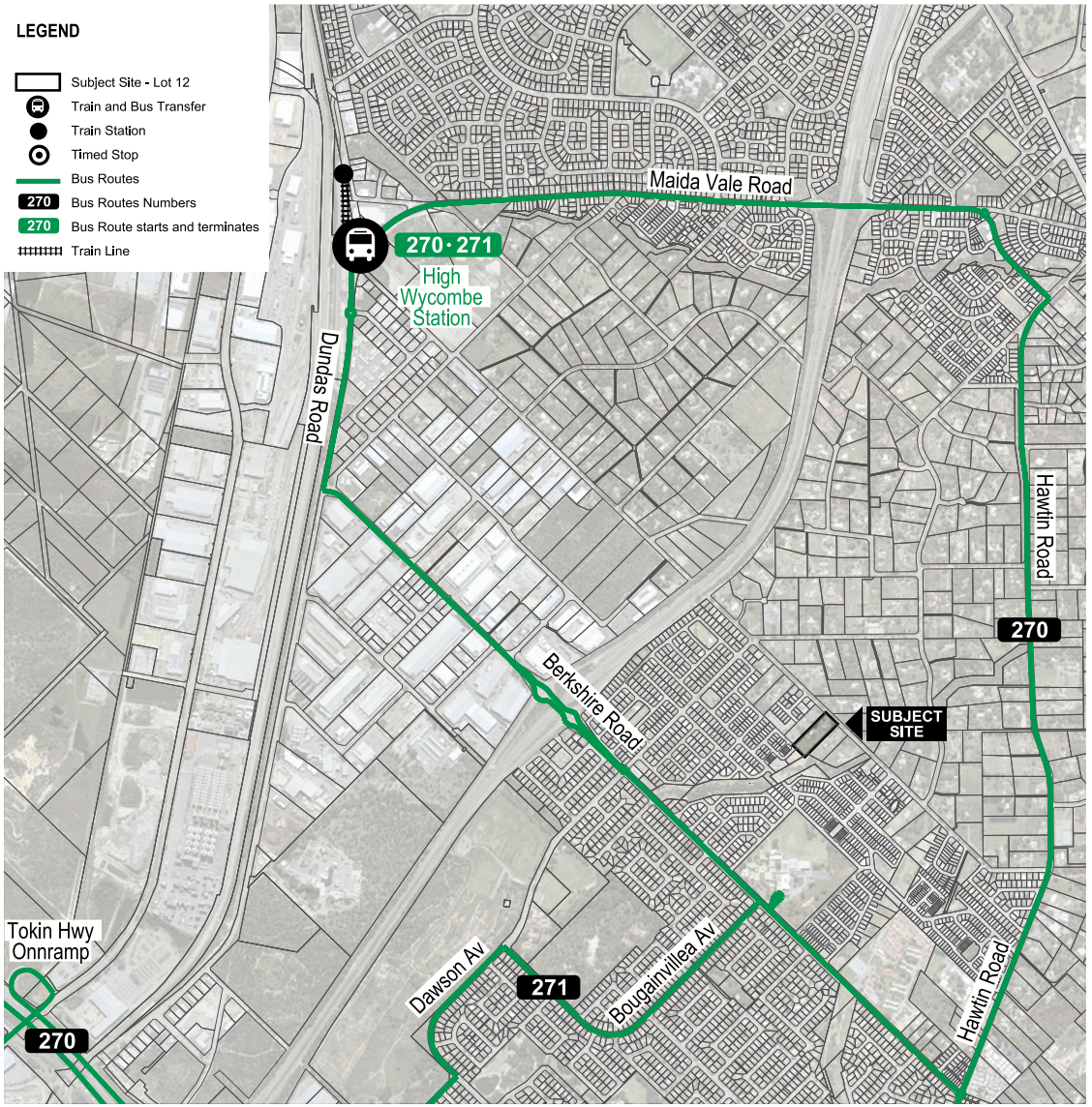


Figure 6: Public Transport Access within surrounding area.

2.5 Planning Framework

2.5.1 Sub-Regional Strategy

The *Perth and Peel @3.5million* strategy was adopted by the WAPC in March 2018, with the framework establishing a long-term, integrated planning framework for land use and infrastructure to guide future growth. The strategy was published together with a number of sub-regional planning frameworks to provide guidance at the local level.

The *North-East Sub-Regional Planning Framework* (Sub-Regional Framework) is the strategic planning document that encompasses the area of Forrestfield and is intended to guide the delivery of the objectives under Directions 2031.

The Sub-Regional Framework identifies the Kalamunda local government area, inclusive of Forrestfield, as an area for urban expansion and expected population increase, suggesting land zoned urban to accommodate increased residential infill development and densities in undeveloped areas (**Figure 7**). The framework provides a minimum urban infill dwelling target of 11,450 dwellings to accommodate 25,190 people by 2050, with a total dwelling target of 21,040.

The proposed structure plan amendment is consistent with the strategy as follows:

- The proposed residential development within this structure plan is in accordance with the Sub-Regional Framework urban development objectives and dwelling targets for the local government area.
- The subject site is identified as 'Urban' under the framework and is therefore identified as suitable location for accommodating increased urban development.
- The proposed increases in densities reflect the Sub-Regional Framework's recommendation on increasing residential densities in greenfield developments.
- Bushfire risk assessment has been conducted as part of this report (refer **Appendix B**), consistent with the Sub-Regional Framework.

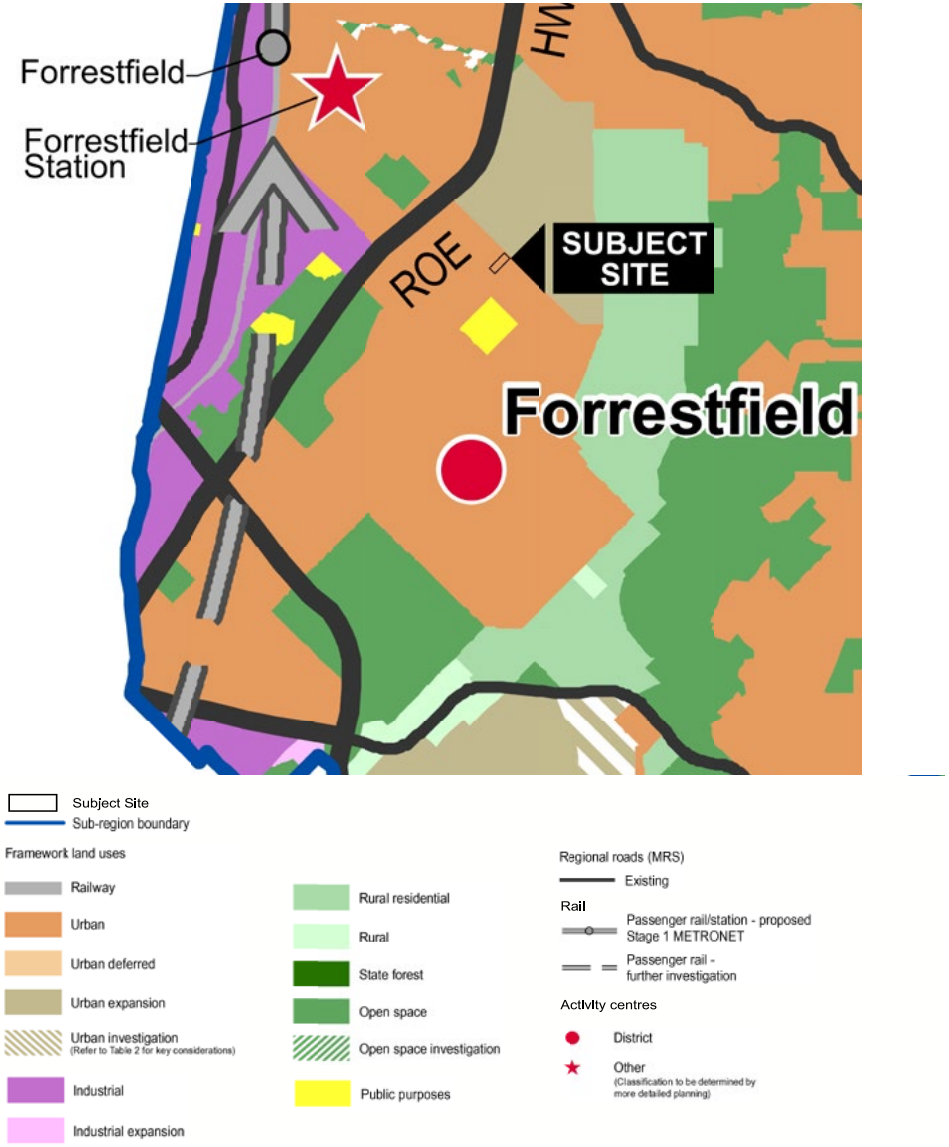


Figure 7: North-East Sub-Regional Planning Framework Map Extract

2.5.2 Local Planning Strategy

The City of Kalamunda *Local Planning Strategy* was endorsed on 5 February 2013 (**Figure 8**). The strategy has been prepared to provide planning and development guidance in conjunction with the City of Kalamunda *Local Planning Scheme No.3*.

The proposed amendment is consistent with the key objectives of the strategy applicable to the subject site as follows:

- The proposed amendment will support employment growth proximate to the Perth Airport, identified as a driving demand for housing in the Forrestfield area.
- The development supports population and dwelling targets by accommodating increasing residential densities.
- The development of new dwellings in Forrestfield area is described as a priority.

2.5.2.1 Local Housing Strategy

Informing the preparation of the endorsed Local Planning Strategy (2013), the City prepared a Local Housing Strategy (LHS) to identify and facilitate housing needs for the area.

The LHS noted the limited housing diversity within the municipality, with half of all housing stock being low density being occupied by one or two persons. Subsequently, the LHS promotes increased densities.

The proposed amendment seeks to modify the coding applicable to the subject site, which under the existing ODP is allocated as R12.5 and R20, to a density coding range of R25-R40, providing for a larger number of dwellings to be created and a more contemporary residential development pattern.



Figure 8: Local Planning Strategy Map Extract

2.5.3 Metropolitan Region Scheme

Under the provisions of the *Metropolitan Region Scheme* (MRS) the subject land is zoned 'Urban'. Land to the north-east of Sultana Road remains within the 'Rural' zone under the MRS (**Figure 9**).

To the south of the subject site is a portion of a land reserved for 'Public Purpose' (High School), and to the north-west of the site is land reserved for 'Primary Regional Road' which accommodates Roe Highway.

The proposed amendment to the structure plan is consistent with the objectives of the Urban zone under the MRS.

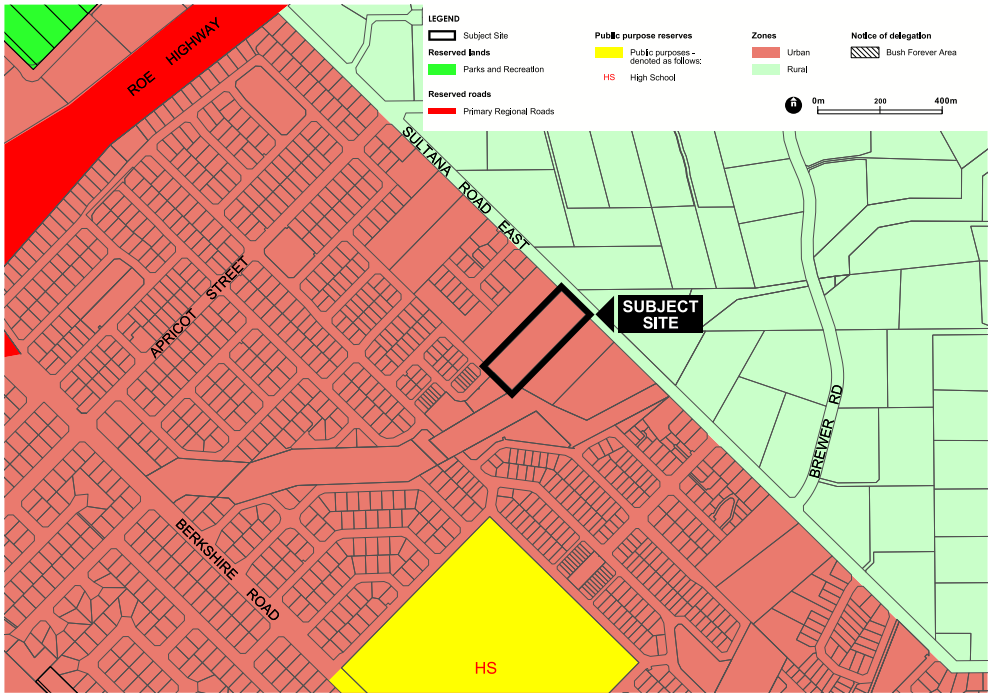


Figure 9: Metropolitan Region Scheme Zoning

2.5.4 Local Planning Scheme No. 3

The subject site is zoned 'Urban Development' under the City of Kalamunda *Local Planning Scheme No.3* (LPS3) (**Figure 10**). Clause 4.2.1 outlines the objectives of the Urban Development zone:

- *To provide orderly and proper planning through the preparation and adoption of a Structure Plan setting the overall design principles for the area.*
- *To permit the development of land for residential purposes and for commercial and other uses normally associated with residential development.*

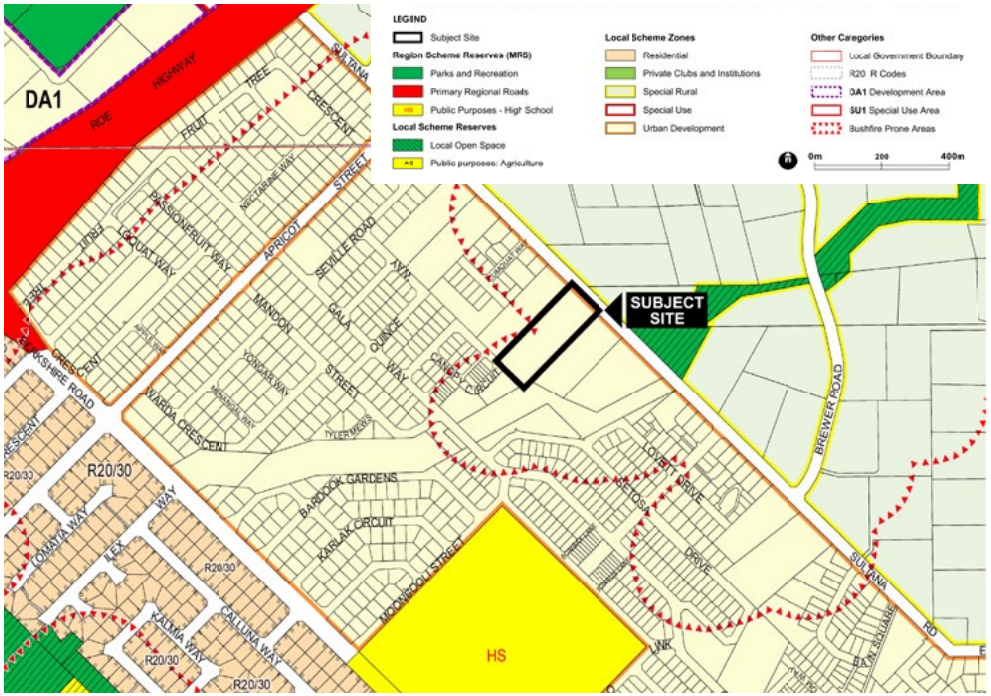


Figure 10: Local Planning Scheme No.3 Zoning

Consistent with the zones objectives, U7SP was adopted for the subject site in accordance with clause 6.2.2.1 of LPS3 and the *Planning and Development (Local Planning Scheme) Regulations 2015*. The Structure Plan has been adopted by the WAPC, and is intended to guide future subdivision and associated residential development.

2.5.4.1 Outline Development Plan Agreement Areas 2,3 & 4 Forrestfield U7

Under the provisions of U7SP the subject site is zoned 'Residential,' with residential density codes of R12.5 on the northern portion of the lot abutting Sultana Road East, and R20 for the remainder of the lot, as outlined in **Figure 11.**

It is also noted that the south-east corner of the subject site is identified as part of the reservation for 'Public Open Space'.

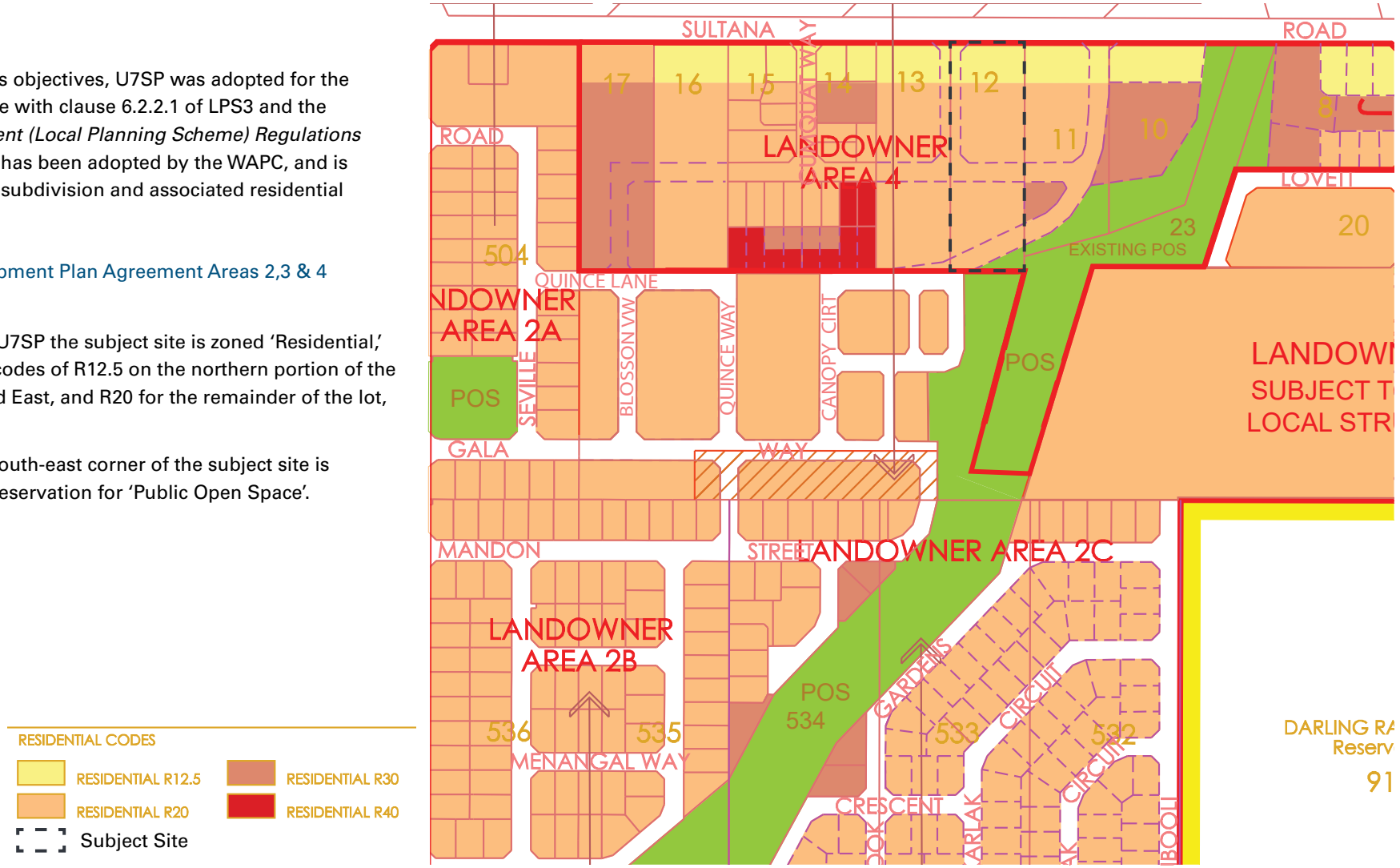


Figure 11: Outline Development Plan Agreement Areas 2, 3 and 4 (Forrestfield U7)

2.5.5 Policy Framework

2.5.5.1 State Government Policies

State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) outlines measures to reduce risk of bushfire to people, property and infrastructure. The entire project site is identified as being 'Bush Fire Prone' under the Map of Bush Fire Prone Areas.

As such, a Bushfire Management Plan (BMP) has been prepared by Martinick Bosch Sell to address the requirements of SPP3.7 and the associated Guidelines for Planning in Bushfire Prone Areas provided in **Appendix A**.

The BMP determines that the proposed subdivision is in an area where the bushfire hazard level is manageable. A summary of the key findings from the BMP are provided below:

- All proposed lots can achieve a Bushfire Attack Level (BAL) of BAL-29 or lower as shown in **Figure 12.**
- Lots proposed to front Sultana Road East are likely to be rated BAL-29 with the application of a minimum 4m setback for R25 lots from the front lot boundary.
- The anticipated subdivision design widths are suitable to ensure radiant heat does not exceed BAL-29 as measured from any external wall or supporting post or column in all circumstances.

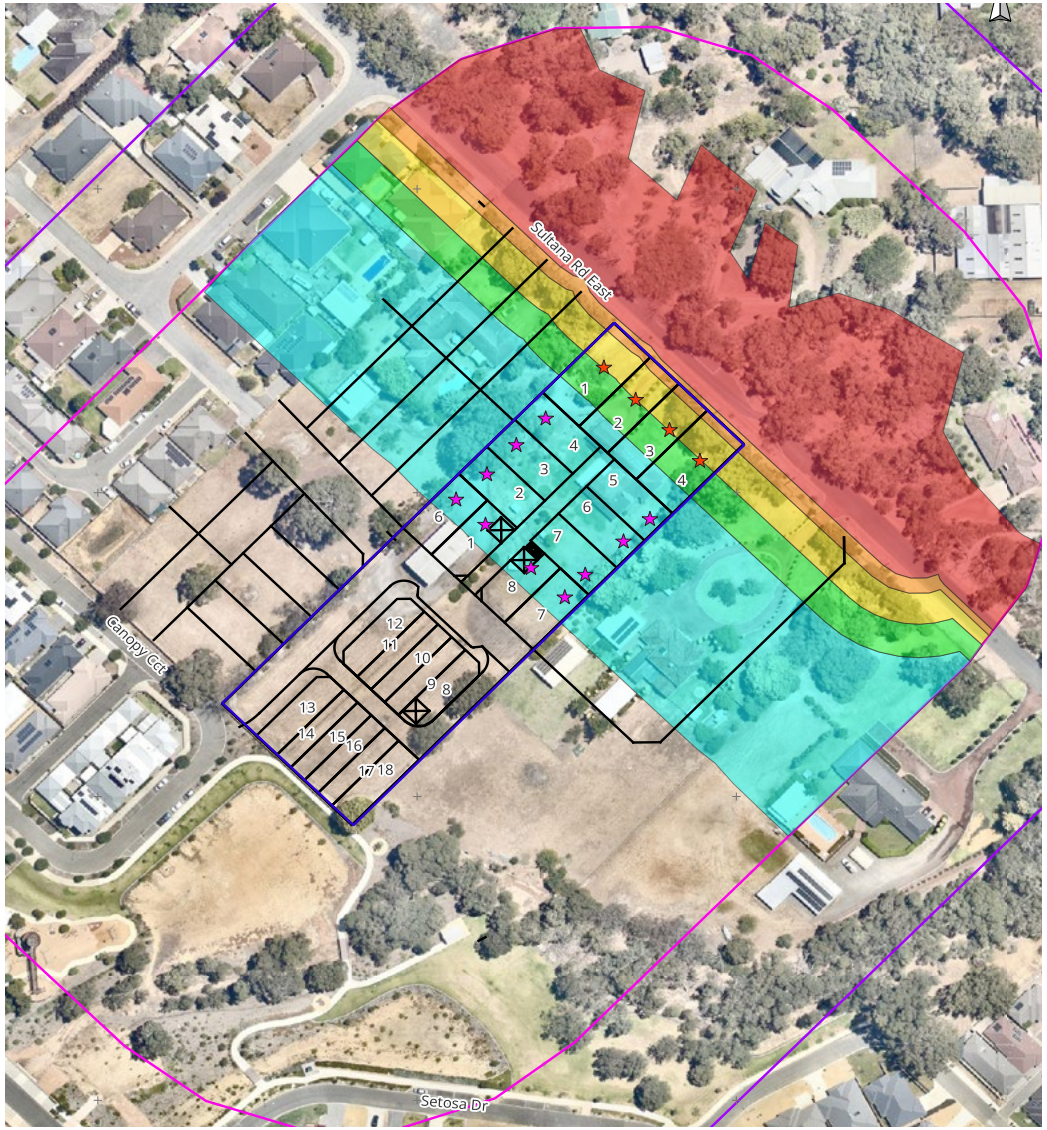


Figure 12: Bushfire Attack Level Assessment based on conceptual plan of subdivision for the subject site.

State Planning Policy No. 7.3 – Residential Design Codes (Volume 1)

State Planning Policy 7.3 - Residential Design Codes (R-Codes) applies to residential development in Western Australia. Clause 4.2.2 of LPS3 requires the development of land for residential purposes to conform to the provisions of the R-Codes.

The proposed amendment seeks to amend the two existing residential density codes pertaining to the subject site from R12.5 and R20 to R25-40 respectively. Future subdivision and residential development across the subject site are to comply with the requirements of the R-Codes.

Liveable Neighbourhoods

Liveable Neighbourhoods (LN) is a State policy which guides neighbourhood scale development. The proposed amendment has been prepared in accordance with the LN target of 26 dwellings per site hectare.

The proposed amendment would increase the potential density of the subject site from approximately 12 dwellings under the current U7SP, to approximately 20-25 dwellings per site hectare.

2.5.5.2 Local Planning Policies

There are no local planning policies which are considered specifically relevant to the subject proposal.

3.0 Opportunities and Constraints Analysis

3.1 Opportunities and Constraints

An opportunities and constraints analysis has been undertaken for the subject site based on the natural features, surrounding development, existing infrastructure and the future vision.

The analysis has been separated into considerations of built form, land use, public realm and movement network, and is outlined as Figure 13.

LAND USE | OPPORTUNITIES

Opportunity to provide lower residential density orienting to Sultana East Road to respect adjacent existing development.

Optimise higher residential density within the site and in closer proximity to areas of higher amenity.

Provide diversity of lot size and area as to promote a diverse built form outcome.

LAND USE | CONSTRAINTS

Lower density, wider lots provided to orientate to Sultana East Road to respect adjacent existing development.

Identified Bush Fire Prone area as such, any attenuation requirements would need to be adhered to.

BUILT FORM | OPPORTUNITIES

Opportunity to provide a variety of housing types and density.

Opportunity for residential development oriented to Sultana Road East promoting and improving passive surveillance.

Opportunity for development adjacent the open space to provide a built form outcome that orientates to and promotes passive surveillance of the open space.

Proposed streets to respond to site topography and optimise potential for solar access.

BUILT FORM | CONSTRAINTS

Potential for future homes to need to adhere to Bush fire attenuation requirements (subject to assessment).

PUBLIC REALM | OPPORTUNITIES

All new streets to provide street trees improving amenity, streetscape appeal, shade canopy and improved walkability conditions as well as permeability.

Opportunity to provide a cash-in lieu contribution for Public Open Space (rather than a physical area) to improve utilisation, open space functionality and residential efficiency.

Opportunity to consider existing tree retention within proposed road reserve (subject to further detailed design).

PUBLIC REALM | CONSTRAINTS

Limited opportunity for tree retention within site

MOVEMENT | OPPORTUNITIES

Opportunity to connect new roads to the surrounding existing and proposed roads to complete a number of networks and provide improved legibility and permeability locally.

Integrate proposed footpath/shared path network with the existing network with carefully consideration given to abutting existing open space design.

MOVEMENT | CONSTRAINTS

Proposed ultimate road connection to Sultana Road East provided as a component of adjacent subdivision.

Proposed ultimate road connection to Mangosteen Drive provided as a component of adjacent subdivision.

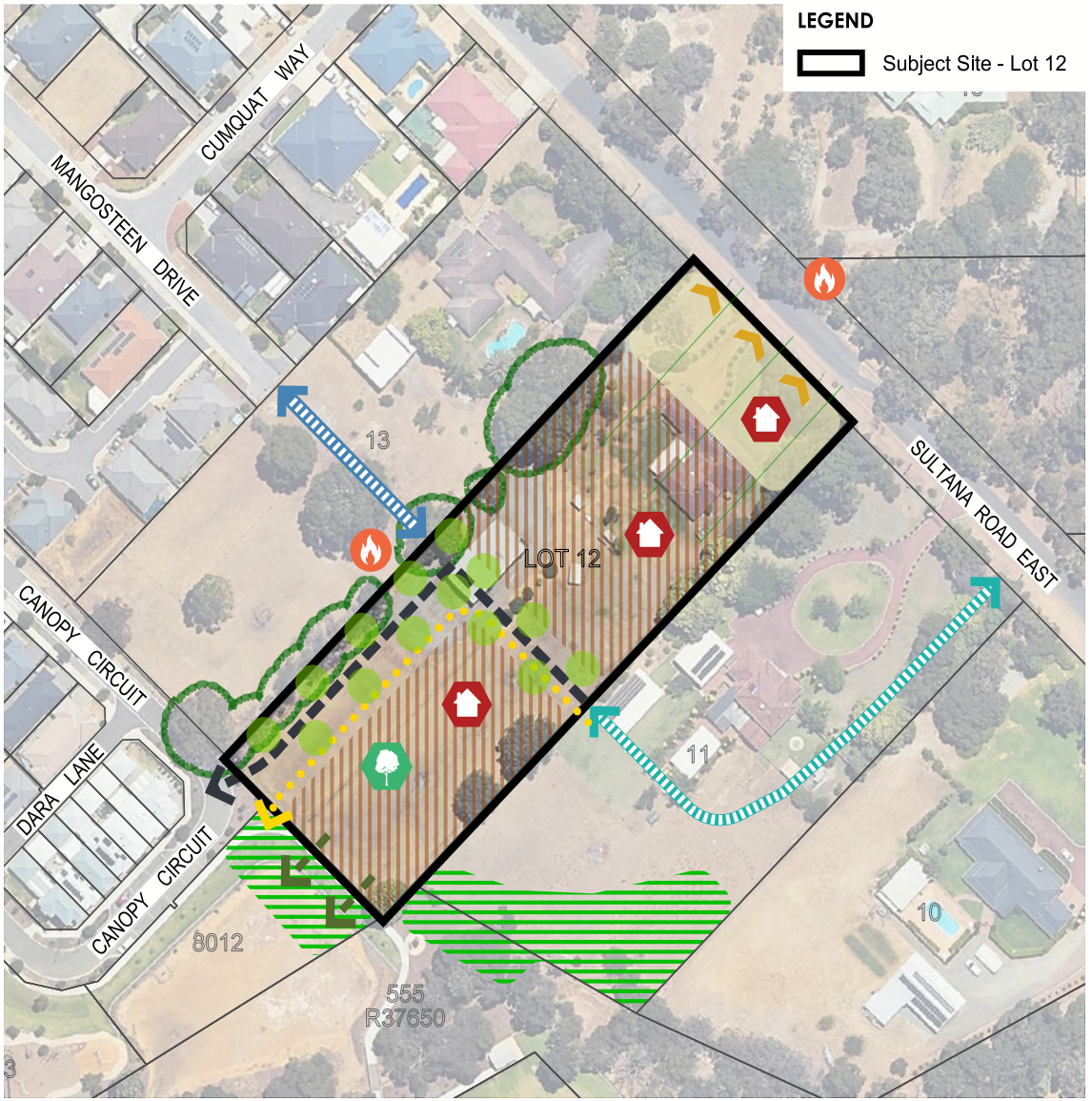


Figure 13: Opportunities and Constraints Analysis Map

4.0 Pre-Lodgement Consultation

Pre-lodgement consultation has been undertaken with the City of Kalamunda with respect to the proposed structure plan amendment, as outlined in **Table 4** below.

Table 4: Pre-Lodgement Summary

Date	Attendees	Summary
21 August 2023	**Taylor Burrell Barnett** • Jarrod Ross **City of Kalamunda** • Andrew Fowler-Tutt • Regan Travers • Anjali Parmar	• Overview of the proposed amendment and the appropriate selection of residential coding. • Discussion on the acceptability of cash-in-lieu payment for open space, noting that Landowner Area 4 already has in excess of 10% of the total land area provided as public open space.
20 November 2023	**JDA Consultant Hydrologists** **City of Kalamunda** • Raktim Barua	• JDA has had ongoing correspondence and site meetings with the City of Kalamunda's Engineering Services regarding resolution of the flood issue at Berkshire Road, and ensuring that the proposed subdivision of the subject site does not exacerbate this issue. • Most recently JDA has provided concept design drawings to the City for the purpose of stormwater drainage management consistent with those included in **Appendix E**, and it is understood that the City are supportive in principle of the management regime proposed.
31 May 2024	**Taylor Burrell Barnett** • Jarrod Ross • Rachel Chapman **City of Kalamunda** • Regan Travers • Cardia Mariani • Raktim Barua • Partha Deb	• Pre-lodgement discussion on the proposed amendment, inclusive of refined position on appropriate residential density codes, adjustment to indicative street alignments and design of drainage within surrounding area. • Confirmation of process requirements for assessment, advertising and recommendation.

5.0 Design Response

5.1 Vision

Following on from the opportunities and constraints analysis the project team prepared the Structure Plan amendment to spatially depict the vision for the precinct.

The Structure Plan focuses on:

- The creation of a diverse range of residential living opportunities through a flexible density range across the site. This will provide the opportunity for diverse dwelling typologies and arrangements to encourage families, young couples, down-sizers and retirees into the community.
- An understanding of the role and hierarchy of Sultana Road East, the existing surrounding development fronting the road and the desire for a transition of development intensity abutting Sultana Road East. This will encourage and promote a built form outcome that aligns to and is sensitive to existing homes along Sultana Road East.
- The integration of new access roads that connect with the existing street network (i.e. from Canopy Circuit) whilst future proofing new road connections that align to the surrounding existing road network (i.e. Mangosteen Drive and Sultana Road East) and the wider Outline Development Plan.
- Promoting pedestrian and cycling through the area and providing a legible, permeable and safe path that ultimately connects Sultana Road East and Hales Park/Crumpet Creek Reserve as well as the wider surrounds.
- Providing street trees within proposed road reserves that improve amenity, streetscape appeal, shade canopy and improved pedestrian and cycling conditions.
- A development layout and road network that aligns to and takes advantages of the benefits of good passive solar orientation.
- The integration of the high quality parkland and open space facilities of adjacent existing Hales Park/Crumpet Creek Reserve and providing the opportunity for development to orient to and promote increased passive surveillance and safety of the existing open space.

5.2 Residential Design

The ultimate subdivision design is to be confirmed at the subdivision application stage in order to provide flexibility and respond to market demand at the time of subdivision, but key parameters of this structure plan amendment will provide for:

- A lower density (R25) interface with Sultana Road East which provides for a minimum 4m setback to the road, allowing a more consistent streetscape design on the southern side of the road and responding to the existing rural lifestyle development to the north of Sultana Road East.
- The key road network connections within the site, and ultimately across adjacent sites, such that the subdivision area will be initially connected to Canopy Circuit to the south, and ultimately be connected to Mangosteen Drive and Sultana Road East once the adjacent Lots 11 and 13 are subdivided and developed.
- The option to create a range of residential dwelling types within the balance of the site at a density coding between R25 and R40, which could be provided as single detached housing, grouped dwellings or terrace style development depending on market demand and compliance with the R-Codes.
- The incorporation of a requirement for the preparation of a Local Development Plan as a condition of subdivision approval to ensure that residential design appropriately responds to the public realm and desired built form outcomes for the precinct.

5.3 Public Open Space

The original Outline Development Plan identified a small portion of public open space in the southern section of Lot 12. In further discussion with the City it was recognised that:

- The portion of open space was too small to meaningfully provide any benefit to the existing or future community, and as such was not seen to be of high value in a subdivision proposal.
- The existing open space provided within 'Landowner Area 4' equates to approximately 12.35%, which indicates the area may already be oversupplied with open space.
- The additional area is not required for the accommodation of further stormwater drainage from the subject site or the surrounding sites.

On this basis it is considered a better outcome to remove the proposed open space from the subject site , and instead apply a cash-in-lieu contribution requirement for the ultimate subdivision of the subject site, as this will provide the City with funds to further embellish existing open space or acquire more strategic parcels of land for future open space within the immediate area.

6.0 Conclusion

The proposed amendment to Outline Development Plan for Agreement Areas 2, 3 & 4 Forrestfield U7 seeks to facilitate efficient future subdivision for residential purposes.

The proposed modifications will result in improved connectivity of the proposed subdivision with the existing 'The Hales' development and will provide standardised lot types and cell depths that will facilitate the development of high quality residential development and increased housing densities and diversities.

The provisions to apply a more contemporary residential density coding to the subject area is reflective of modern residential development and supports the City's strategic directions to accommodate dwelling targets and increased densities.

The proposed amendment is consistent with the applicable planning frameworks, resulting in a proposal that sufficiently meets the planning intent of the State and Local Government.

Respective of the aforementioned, it is respectfully requested that the proposed amendment to Outline Development Plan for Agreement Areas 2, 3 & 4 Forrestfield U7 is supported by the City of Kalamunda and the Western Australian Planning Commission.