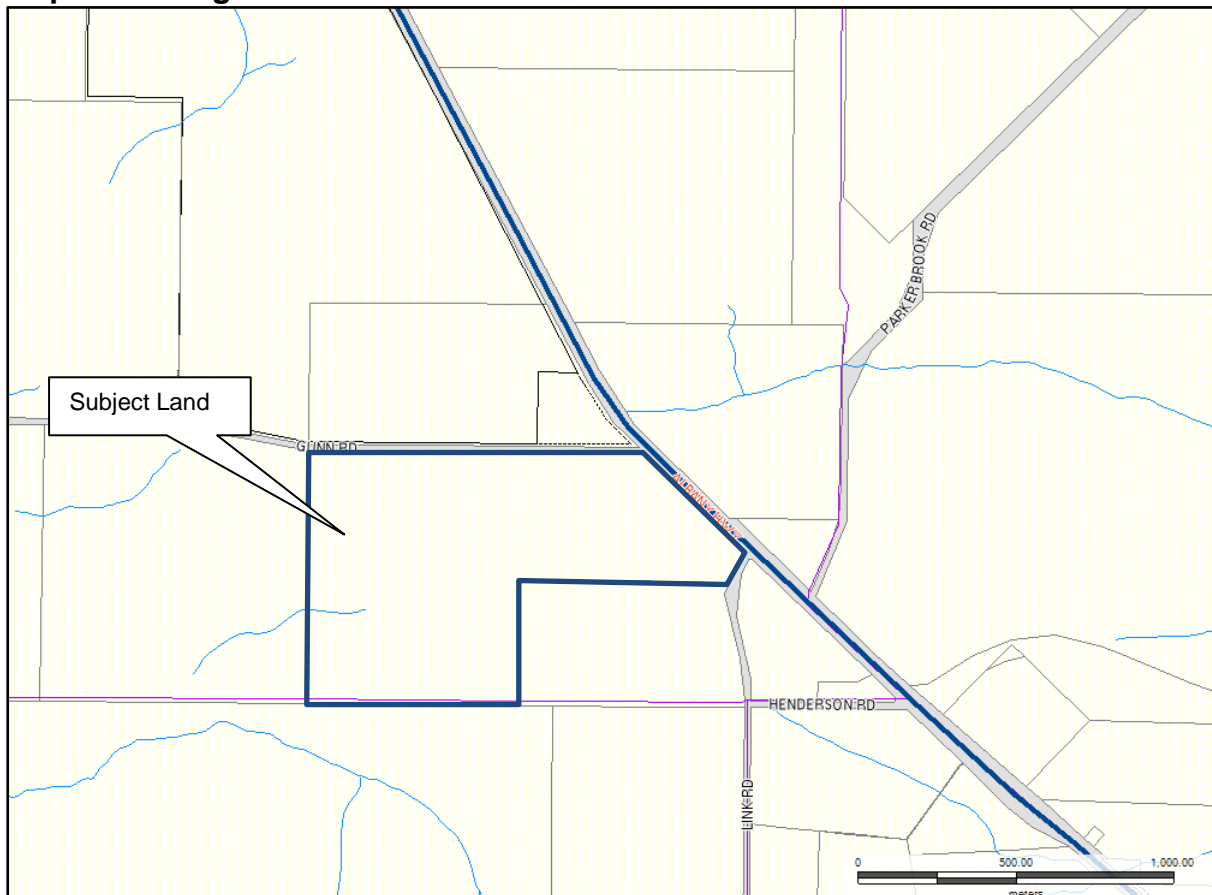


**2.5: ADOPTION OF SUBDIVISION GUIDE PLAN – SPECIAL USE ZONE
NO. 20 – LOT 2 GUNN ROAD, DROME**

Land Description	: Lot 2 Gunn Road, Drome
Proponent	: Loughton Patterson Architects
Owner	: Newseason Nominees Pty Ltd
Business Entity Name	: Newseason Nominees Pty Ltd
Director/s	: Mark James Patterson; Kenneth James Loughton
Attachments	: Subdivision Guide Plan : Copy of Main Roads WA advice
Councillor Workstation	: Copies of submissions : Local Water Management Strategy - OPUS : Acoustic Assessment - Herring Storer Acoustics
Responsible Officer(s)	: E/Director Planning & Development Services (G Bride)

Maps and Diagrams:



IN BRIEF

- To consider the Subdivision Guide Plan of Lot 2 Gunn Road, Drome for final adoption and recommend the plan for endorsement by the Western Australian Planning Commission.

CEO:	RESPONSIBLE OFFICER:
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ITEM 2.5: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council:

- 1) In accordance with Clause 1.2 of Special Use Zone No. 20 ADOPTS the Subdivision Guide Plan for Lot 2 Gunn Road, Drome; and**
- 2) FORWARDS the Subdivision Guide Plan to the Western Australian Planning Commission for endorsement.**

BACKGROUND

1. Lot 2 Gunn Road is Zoned “Special Use (Code No. 20)” in Town Planning Scheme 3.
2. The special conditions of associated with this Special Use zone require all development and subdivision to be in accordance with a Subdivision Guide Plan (SGP) signed by the Chief Executive Officer and endorsed by the Western Australian Planning Commission.
3. The Special Use zone allows for ‘survey strata’ development with shared facilities developed in common property areas or as an alternative a more conventional “Special Rural” development with a maximum of 77 x 1 hectare lots.
4. Given the alternatives the Western Australian Planning Commission considered it appropriate not to include a SGP as part of the rezoning documentation, instead deferring the preparation of the SGP closer to the time of development.
5. A SGP and supporting documentation was recently submitted for consideration.
6. The SGP and supporting documentation were assessed by staff and some minor modifications were required prior to public and Government consultation.
7. The SGP was advertised and referred to adjoining owners, servicing agencies and to the relevant Government Departments for comment.
8. The consultation phase has concluded and Council is now required to consider the SGP for adoption before final endorsement is considered by the Western Australian Planning Commission.

DISCUSSION

9. The SGP proposes 68 conventional special rural lots of between 1 hectare and 1.3 hectares.
10. Access to the lots will be from Gunn Road and other internal roads that will be constructed at the time of subdivision. An upgrade to Gunn Road and the Gunn Road intersection with Albany Highway will be required at the time of subdivision. No direct vehicle access will be permitted to Albany Highway from the proposed lots.

11. The SGP also indicates a future road link into Lot 1 to the south of the subject lot; it is envisaged that this will form a future connection with the Link Road.
12. The SGP includes a required 80m acoustic setback between Albany Highway and all habitable structures. The plan also includes the mandatory 40 metre setbacks of habitable buildings from existing agricultural uses on Lot 5 and Lot 401.
13. The indicative location for the construction of an earth berm for noise abatement purposes from Albany Highway is also shown on the plan.
14. A Local Water Management Strategy was prepared and submitted with the SGP. The applicable recommendations from the Strategy have been incorporated into the plan (e.g. overland flood route and building restrictions).

GOVERNMENT CONSULTATION

15. The SGP was referred to the Water Corporation, Western Power, Main Roads WA, Department of Health, Department of Environment and Conservation and the Department of Water.
16. Responses were received from all the above departments/agencies with no objections expressed. A number of comments were however made by Main Roads WA that will be relevant at the time of subdivision and should be noted by the proponent.
17. The Main Roads comments can be summarised as follows:
 - Access into this development is to be from Gunn Road only to reduce traffic conflict points on the Albany Highway.
 - A point to point Restrictive Covenant for the benefit of Main Roads WA being registered on the Certificates of Title of all Lots fronting the Albany Highway.
 - Suitable turn treatments which have been approved by Main Roads are to be installed at the intersection of Albany Highway and Gunn Road. The intersection treatments must comply with the requirements of the AUSTRROADS Guide to Traffic Engineering Practice – Part 5: Intersections at Grade. All associated works would be at the proponents cost. To limit conflict points, Link Road shall not be considered a future connecting access, unless the proponent is intending to upgrade the Link Road/Albany Highway intersection. Link Road may be closed to future traffic, with access to Link Road via Gunn Road.
 - No stormwater is to be discharged from this development into the Albany Highway drainage system.
 - A suitable noise abatement buffer and buffer zone shall be provided by the proponent along the Albany Highway. The design and effectiveness must meet Main Roads standards as applied to the Albany Ring Road.
 - Gunn Road shall be sealed to a minimum of 200m to mitigate dust blowing onto Albany Highway across causing a traffic hazard. The City of Albany should require the proponent to seal Gunn Road from Albany Highway to the subdivision entrance.

18. The Department of Planning on behalf of the Western Australian Planning Commission will assess the SGP as part of the process of endorsement.

PUBLIC CONSULTATION / ENGAGEMENT

19. The SGP was advertised from 31 March to 21 April 2011 by placement of a sign on-site, direct referral to adjoining landowners, and advertisement in the local newspaper. No public submissions were received.

STATUTORY IMPLICATIONS

20. Clause 1.2 of the special conditions of “Special Use” area 20 contained in Town Planning Scheme 3 requires all development and subdivision to be in accordance with a Subdivision Guide Plan (SGP) signed by the Chief Executive Officer and endorsed by the Western Australian Planning Commission as stated below:

“1.2 Subdivision and development of the site is to be in accordance with a Subdivision Guide Plan to be signed by the Chief Executive Officer and endorsed by the Western Australian Planning Commission along with any minor variations that might be approved by Council and the Western Australian Planning Commission for the subject land prior to subdivision and development.”

STRATEGIC IMPLICATIONS

21. The land is already zoned to accommodate the subdivision pattern and development envisaged within the Subdivision Guide Plan and therefore there are no strategic implications.

POLICY IMPLICATIONS

22. There are no policy implications relating to this item.

RISK IDENTIFICATION & MITIGATION

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Not adopting the plan will result in the developer not being able to undertake any subdivision or development of the land in accordance with the Town Planning Scheme.	Possible	Moderate	Medium	Mitigation entirely dependent on Council.

FINANCIAL IMPLICATIONS

23. Advertising of the guide plan and referral to surrounding landowners and government agencies was undertaken by staff within existing budget lines.

LEGAL IMPLICATIONS

24. There are no legal implications related to this item.

ALTERNATE OPTIONS

25. Council has the following options in relation to this item, which are:
- To adopt the SGP without modification and forward the plan to WAPC for endorsement.
 - To adopt the SGP with modification and forward the plan to WAPC for endorsement.
 - Not to adopt the SGP.

SUMMARY CONCLUSION

26. The SGP was developed in accordance with the requirements prescribed in the special conditions of “Special Use” Area 20 with no negative comments or objections were received as a result of the advertising process.

Consulted References	Town Planning Scheme 3
File Number (Name of Ward)	A63909/AMD 270 (West Ward)
Previous Reference	Final adoption of Amendment No. 270 (OCM 20 May 2008 - Item 11.3.8)