



Lots 560 & 561 Cuneo Close Structure Plan

Prepared by Edge Planning & Property for the Shire of Gnowangerup

www.edgeplanning.com.au

January 2023

This structure plan is prepared under the provisions of the Shire of Gnowangerup Local Planning Scheme No.2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 28 April 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, in the presence of:



Witness

2 MAY 2016.

Date

Date of Expiry: 28 April 2026

Table of modifications to Structure Plan			
Modification No.	Description of modification	Date Endorsed by Council	Date Endorsed by WAPC
WAPC endorsed Structure Plan on 2 May 2016			
1.	Minor modifications including changing residential density.		15 March 2024

EXECUTIVE SUMMARY

The Cuneo Close Structure Plan has been prepared to guide subdivision/development of Lots 560 and 561 Cuneo Close, Gnowangerup and to meet the requirement of the *Shire of Gnowangerup Local Planning Scheme No. 2* (the Scheme).

The site is located only 500 metres from the town centre and is surrounded by a range of land uses making it an ideal site for allowing a relocation of rural produce businesses from the town centre.

The Structure Plan proposes light/service industry and service commercial uses in the northern part of the site and residential development in the southern section. A modest area of POS is proposed for the purpose of retaining a band of mature trees, the detention of stormwater and low-key recreation.

The Structure Plan will facilitate new employment land in Gnowangerup along with a range of housing close to the town centre and other facilities. New development will be designed to sensitively interface with existing development and complement the Gnowangerup town centre.

The Structure Plan will facilitate improved vehicle and pedestrian permeability through a logical extension of the surrounding road network. The Structure Plan promotes safe and convenient access for pedestrians, cyclists and motorists. Safety will be assisted through separating light industrial/commercial and residential traffic.

The following summarises the key outcomes of the Structure Plan:

Structure Plan Summary Table		
Item	Data	Section number reference within the Structure Plan report
Total area covered by the Structure Plan	8.5542 hectares	Part Two, section 1.2.2
Area of each land use: - Residential R40 - Residential R20 - Light & Service Industry - Public open space - Public roads	1.4138 hectare 0.2023 hectare 5.1804 hectares 0.66 hectare 1.0977 hectare	Part Two, sections 3.2, 3.3 and 3.7
Estimated lot yield - Residential R40 - Residential R20 - Light & Service Industry - POS - Total	32 lots/dwellings 4 lots 7 lots 1 lot 44 (including POS)	Part Two, section 3.1
Estimated number of dwellings	36 dwellings	Part Two, section 3.3
Estimated residential site density	22.2 dwellings per site hectare (for residential area)	Part Two, section 3.3
Estimated population	54 (assumes 1.5 people for dwelling)	Part Two, section 3.3
Number of schools	Nil	Part Two, section 3.6

This Structure Plan comprises two parts. Part One is the statutory section and Part Two is the explanatory (non-statutory) section.

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CUNEO CLOSE STRUCTURE PLAN

PART ONE - STATUTORY SECTION

1. Structure Plan area

This Structure Plan shall apply to the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (Plan 1).

2. Structure Plan content

This Structure Plan comprises:

- a) Part One – Statutory section: this section contains the Structure Plan map and statutory planning provisions and requirements.
- b) Part Two – Non-statutory (explanatory) section: this section to be used as a reference guide to interpret and justify the implementation of Part One.

3. Interpretations and Scheme relationship

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the *Shire of Gnowangerup Local Planning Scheme No. 2* (the Scheme) including any amendments gazetted thereto. The Structure Plan (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to clause 6.3.6.3 of the Scheme:

- a) The provisions, standards and requirements specified under Part One of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this structure plan, then the provisions, standards or requirements of the Scheme shall prevail;
- b) Any other provision, standard or requirement of Part One of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the Structure Plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Part Two of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

4. Operation

In accordance with clause 6.3.12 of the Scheme, this Structure Plan shall come into operation when it is certified by the Western Australian Planning Commission (WAPC).

5. Land use and subdivision requirements

5.1 Land use permissibility

The land uses, zones and reserves designated under the Structure Plan map (Plan 1) are to plan for the co-ordination of future subdivision and development of the Structure Plan area.

The Structure Plan shall be given due regard by the local government and the Western Australian Planning Commission when assessing planning applications. Once incorporated into the Scheme, the use and development controls of the Structure Plan will have force and effect.

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme. The following objectives will apply to land use proposals in the Structure Plan area:

- a) The local government can consider uses not listed in the Zoning Table in accordance with clause 4.4 of the Scheme;
- b) Service commercial, mixed business or service industrial uses must be compatible with sensitive land uses and incorporate appropriate setbacks and landscaping; and
- c) Uses that present a contamination risk to the adjacent water supply will not be permitted.

The local government will have regard to Environmental Protection Authority *Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses* in determining uses and development for land classified as 'Light & Service Industry'. As a general rule, the local government will only support land uses within the 100 metre residential buffer where impacts do not extend into residential areas.

5.2 Subdivision

Subdivision of lots within the Structure Plan area shall generally be in accordance with the endorsed Structure Plan Map (Plan 1). For land classified as 'Light & Service Industry', the final number and configuration of lots will be based on market demand and appropriate servicing.

The local government may require a Local Development Plan to be provided if a proposal will increase the number of lots proposed in the Structure Plan area (Plan 1).

5.3 Residential

5.3.1 Overview

Residential development is to comply with the R code as specified on the Structure Plan.

Prior to subdivision and development the local government will prepare a Local Development Plan to vary the deemed to comply requirements of the R codes including the following:

- a) Dwellings within the identified Residential R40 area are to apply a 10m setback from the boundary that abuts the identified Light and Service Industry area unless a suitable acoustic wall is provided.

5.3.2 Dwelling target

The Structure Plan area could accommodate approximately 36 dwellings (4 single dwellings and 32 grouped dwellings). The number of dwellings on land allocated as Residential R40 will be subject to detailed design and market demand.

5.3.3 Density

Plan 1 defines the residential density within the Structure Plan boundary.

5.4 Business use

Lot sizes in the area classified as 'Light & Service Industry' are to have a minimum lot size of 2000m².

Due to the preference for there to be 'dry-type' business/commercial uses that have minimum production of waste, lots in the area classified as 'Light & Service Industry' will be serviced with on-site wastewater disposal. Development is required to have low wastewater generation and low volume of process water for disposal. The development shall comply with the *Government Sewerage Policy*. This includes that the development does not generate more than 540 litres of wastewater a day per 2,000m² of lot size.

5.5 Public open space

The provision of a minimum of 10 per cent public open space (POS) being provided in accordance with the WAPC's *Liveable Neighbourhoods*. POS is to be provided generally in accordance with Plan 1 which exceeds the 10 per cent requirement in residential areas. Accordingly, no cash-in-lieu payment will be required.

5.6 Reports/strategies required prior to subdivision

The following reports and strategies are required to be prepared prior to lodging a subdivision application with the WAPC:

- i) Geotechnical investigations (local government/Department of Health); and
- ii) Urban Water Management Plan (local government/Department of Water and Environmental Regulation).

5.7 Conditions of subdivision approval

- a) At the time of subdivision the local government shall recommend to the WAPC the implementation of the following strategies which has been prepared and approved as part of the Structure Plan as conditions of subdivision:

- i) Geotechnical investigations (local government/Department of Health);
 - ii) Urban Water Management Plan (local government);
 - iii) Revegetation/landscaping plan (local government) including a 5 metre width for vegetation buffer/landscaping adjoining Yougenup Road; and
 - iv) Bushfire Management Plan (local government/Department of Fire and Emergency Services).
- b) The local government will recommend that the WAPC impose relevant subdivision conditions. Some of the required conditions of subdivision approval will include:
- i) All residential lots being connected to the reticulated sewerage system;
 - ii) A footpath/dual use path shall be provided in accordance with Plan 1;
 - iii) The provision of POS and/or make a cash-in-lieu payment for POS;
 - iv) Preventing direct vehicular access between lots and Yougenup Road;
 - v) Civil engineering design;
 - vi) 70A Notification advising that reticulated sewerage is not provided to lots allocated as 'Light & Service Industry' and that there is a need for low wastewater generation and low volume of process water for disposal; and
 - vii) Remove 300mm bitumen road base from the residential area.

6. Development requirements

6.1 Overview

Development, including building setbacks, car parking provision and landscaping, will be controlled by the Scheme including Table 2 – Development Table and Schedule 12 relating to Special Control Area No. 5. Additionally, development will be guided by the Structure Plan (Plan 1) and any relevant adopted Local Planning Policies.

6.2 Building setbacks

All dwelling setbacks are to be provided in accordance with the *Residential Design Codes* for the relevant R Code. The only exception to the R Codes is that dwellings within the structure plan boundary are to be setback a minimum of 10 metres from the rear boundary where residential lots adjoin land classified as 'Light & Service Industry' unless a suitable acoustic wall is provided.

The local government will generally require setbacks for buildings on land classified as 'Light & Service Industry' to be setback as per the Scheme including Table 2 – Development Table. The exceptions are that buildings are not within the 'Vegetation Buffer/Landscaping' as outlined on the Structure Plan.

6.3 Building design

No building shall be constructed of materials or colours which, in the opinion of the local government, are undesirable for the locality.

The local government will have regard to *Local Planning Policy No. 10 – Industrial Design Guidelines* for development on land classified as 'Light & Service Industry'.

Building design for land classified as 'Light & Service Industry' may include measures to ensure that noise has minimal impact on nearby dwellings.

There is a requirement that proposed signs, particularly those on land classified as 'Light & Service Industry' are consistent with the Scheme and *Local Planning Policy No. 4 – Signs and Advertisements*.

6.4 Developer contributions

Subdividers shall provide POS generally in accordance with Plan 1. Subdividers shall also provide footpaths/dual use paths as set out by Plan 1.

7. Other requirements

Future subdivision/development must address the requirements of Schedule 12 for Structure Plan Area 5.

PART TWO - EXPLANATORY SECTION

1. PLANNING BACKGROUND

1.1 Introduction and purpose

The purpose of the Structure Plan is to:

- Facilitate relocation and development of a new retail development by Landmark in Gnowangerup (this has now occurred) along with providing additional industrial/commercial and residential lots;
- Provide additional POS;
- Provide for the orderly and proper planning of the site; and
- Address the planning requirements set out in the *Shire of Gnowangerup Local Planning Scheme No. 2* (the Scheme).

The Structure Plan, provided in Plan 1, shows how the site can be subdivided and developed. The Structure Plan seeks to provide for the orderly and proper planning of the site in terms of land use, servicing and design.

The preparation of the Structure Plan has addressed the matters contained in Clause 6.3, Schedule 4 and Schedule 12 of the Scheme. The Structure Plan allocates land uses which are complementary to the surrounding area and within the Structure Plan boundary. More detailed planning and investigations will occur at the subdivision, planning application and building permit stages.

1.2 Land description

1.2.1 Location

The Structure Plan area is located within the Gnowangerup townsite, approximately 500 metres north-west of the Gnowangerup town centre as outlined in Plan 2. The site is bordered by Yougenup Road, residential properties, a Water Corporation dam and the Ratten & Slater agribusiness development.

Gnowangerup is located 365 kilometres south-east of Perth, 156 kilometres north of Albany and 85 kilometres south-east of Kalanning. Gnowangerup is a district centre in the Great Southern Region. The town provides a range of services and facilities to residents and visitors.

1.2.2 Area and land use

Lot 560 is 1.0159 hectares and contains the Landmark development. Lot 561 (Reserve 51639) is 7.2352 hectares and contains no buildings. Most of the site is cleared and is covered in bitumen as it was previously part the Water Corporation's surface water catchment supply.

1.2.3 Legal description and ownership

The Structure Plan comprises two land parcels plus the Cuneo Close reserve. The site is legally described as Lot 560 on Deposited Plan 410307 and Lot 561 on Deposited Plan 410307. Lot 561 currently has the status of a reserve under management order (Reserve 51639) with the Shire of Gnowangerup being the primary interest holder.

There will be a need to change Lot 561 (Reserve 51639) from a reserve to a freehold lot to enable subdivision/development and associated sale. The local government has commenced the necessary actions to progress the freeholding.

The site was previously Lot 426 on DP221136 Yougenup Road and is still referred to as Lot 426 in the Scheme in Schedules 4 and 12.

1.3 Planning framework

1.3.1 Zoning and reservations

The site is zoned as Special Use Zone No. 16 within Structure Plan Area No. 5. Provisions relating to the site are outlined below. The table below is from Schedule 4 Special Use Zone:

16	Southern Portion of Lot 426 DP221136 Yougenup Road	<ul style="list-style-type: none"> As determined in any approved Structure Plan for the site. 	<ol style="list-style-type: none"> All use and development requires Planning Approval. Prior to any use commencing on the site a Structure Plan shall be prepared and approved by Council and the Western Australian Planning Commission in accordance with Clause 6.3. It shall also address the matters cited in Schedule 12.
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The following is from Schedule 12 Structure Plan Areas:

Area No (SPA)	Description of Land Area	Land Use Expectation	Matters to be Addressed in Structure Plans (in addition to Clause 6.2.2)	Associated Provisions
SPA5	Southern Portion of Lot 426 DP221136 Yougenup Road	Land use will be as defined in the Structure Plan and shall recognise the strategic location of the site at the entrance to the Gnowangerup townsite and the proximity of the Water	<ol style="list-style-type: none"> Defining the principal land uses. Proposed subdivision design. Management of the interface to Special Use Zone No 10. Provision of suitable buffers to any residential components and/or to surrounding residential development including the hospital. Water management and stormwater discharge, particularly in relation to runoff to the adjacent water supply dam. Access to Yougenup Road. The protection of water quality and function of the adjacent water supply dam through the 	<ol style="list-style-type: none"> Service commercial, mixed business or service industrial uses must be compatible with sensitive land uses and incorporate appropriate setbacks and landscaping. Uses that may present a contamination risk to the

		Corporation dam.	restriction of inappropriate land uses.	adjacent water supply will not be permitted.
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The aims of the Scheme (Clause 1.6) include "To assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial...developments".

1.3.2 State and regional strategies and policies

The Structure Plan is consistent with the State and regional planning framework including:

- *State Planning Strategy 2050* – this has a vision of sustained growth and prosperity. Page 20 states 'The vision of sustained growth and prosperity envisages a future where Western Australians enjoy high standards of living, improved public health and an excellent quality of life for present and future generations.' The Strategy also promotes urban infill;
- *State Planning Policy 1 State Planning Framework Policy (Variation No. 2)* – identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy No. 3 Urban Growth and Settlement* – promotes a sustainable settlement pattern, job creation, building on and within existing communities and the cost-effective use of infrastructure;
- *State Planning Policy 4.1 State Industrial Buffer Policy* – this was considered through Scheme Amendment No. 6 in rezoning the site to Special Use (SU16);
- *Liveable Neighbourhoods* – promotes residential development near activity centres (town centre) and connected communities. The site is located approximately 500 metres from the Gnowangerup town centre and is close to the hospital and other facilities/services. The proposed subdivision/development will promote a walkable community;
- *Development Control Policy 2.2 – Residential Subdivision* – proposed lots are considered both suitable and capable of residential development;
- *Development Control Policy 4.1 Industrial Subdivision* – the location and configuration of the site and the development are consistent with DC4.1 including lot design, servicing and the efficient movement of traffic. While noting that the policy does not favour cul-de-sacs, the Structure Plan provides a cul-de-sac turning head to accommodate potential road trains;
- *EPA Guidance Statement No 3 Separation Distances Between Industrial and Sensitive Land Uses (2005)*; and
- *Great Southern Regional Planning and Infrastructure Framework* - identifies Gnowangerup as a district centre. The Framework sets out that district centres provide for the needs of the local community and the rural population in their local hinterland.

1.3.3 Local Planning Strategy

The Structure Plan is consistent with the endorsed *Shire of Gnowangerup Local Planning Strategy* which identifies the site as a 'Special Use Area' (see Attachment 1). The Strategy Plan states the following for the site:

'Development investigation area. The location has potential for a variety of uses which can take advantage of its location at the entrance to the town or proximity to the hospital, potential land uses and subdivision area subject to approval of a structure plan.'

The Strategy promotes new industrial/commercial and residential development along with increasing population in the Shire.

Section 4.3.3 of the Strategy in part states:

'The majority of the floorspace in the Commercial zone is taken up by space extensive quasi retail uses such as vehicle and machinery businesses and rural traders (63%) as opposed to the more intensive retail businesses" and "It is unlikely that retail businesses will survive unless they have frontage to Yougenup Road.'

Yougenup Road is classified as a 'haulage road'.

1.3.4 Local Planning Policies

The Structure Plan is consistent with relevant Local Planning Policies pursuant to clause 2.2 of the Scheme including:

- *Local Planning Policy No. 4 – Signs and Advertisements;*
- *Local Planning Policy No. 6 – Fire Management Plans;*
- *Local Planning Policy No. 7 – Public Open Space – 3 - 5 Lot Subdivision;*
and
- *Local Planning Policy No. 10 – Industrial Design Guidelines.*

1.3.5 Other approvals and decisions

The site formed part of Scheme Amendment No. 6 which was gazetted on 26 September 2014. The site is designated as a development investigation area given the location and physical characteristics of the site means it could potentially be development for a range of land uses.

Previously, the site was a Public Purposes Reserve for the purpose of 'Water'. Amendment 6 has addressed the key requirements of relevant State and regional planning strategies and policies. Amendment 6 also assisted to facilitate a land exchange program between the Water Corporation and the local government.

2. SITE CONDITIONS AND CONSTRAINTS

2.1 Biodiversity and natural area assets

2.1.1 Overview

It is expected that proposed subdivision/development will have negligible environmental impacts given the site is largely cleared, residential lots will be connected to reticulated sewerage and stormwater will be appropriately managed. In addition, there are opportunities to undertake environmental repair through

replanting on the drainage line on the site's south-western boundary, the buffer between the light & service industry and residential areas, additional planting in vegetated swales in road reserves and planting undertaken by landowners.

2.1.2 Native vegetation

The site is predominantly cleared. There is regrowth scrub adjoining Yougenup Road and some mature Eucalypt remnant trees near the south-western boundary.

Plans prepared as part of Scheme Amendment No. 6 showed nearly all vegetation on the site being removed including near Yougenup Road and on the south-western boundary. Given State Government agencies and the community have previously considered subdivision/development proposals through Amendment 6, it is considered there is implied support for clearing on the site.

The Structure Plan proposes that some of the shrub adjoining Yougenup Road will be cleared to facilitate access and development. Some clearing has occurred to create Cuneo Close.

While noting the approach to clearing in Amendment 6, the Structure Plan proposes that some of the shrub adjoining Yougenup Road will be retained to assist in providing a vegetated entrance into Gnowangerup. Additionally, POS are outlined on the Structure Plan to assist in conserving remnant vegetation in the south-western section.

Landscaping/revegetating is proposed to enhance the amenity of the site and the area. Revegetation will be undertaken at the subdivision stage particular between the industrial/commercial lots and the residential lots along with enhancing the drainage line on the south-western boundary of the site.

In addition to the above, a landscape plan is required to be prepared, approved by the Shire and then appropriately implemented at the Planning/Building stage for industrial/commercial development and the Residential R40 site. The preliminary concept includes to use a mixture of local native and water-wise exotic species that are appropriate in an urban setting and to complement the effective management of stormwater.

2.1.3 Site contamination

A search of the Department of Environment Regulation Contaminated Sites Database was conducted to determine locations of any known or suspected contaminated sites in the vicinity of the development site. The search revealed that no known or suspected contaminated sites occur within the site.

Bio Diverse Solutions examined the soil test results in relation to the Department of Environment and Conservation's *Contaminated Sites Management Series: Assessment Levels for Soil Sediment and Water* (2010) ("Contaminated Sites Guideline"). Samples were tested for suites of Phenolic Compounds, Polynuclear Aromatic Hydrocarbons, Total Petroleum Hydrocarbons and BTEX. Results show that levels of nearly all compounds did not exceed assessment levels in the Contaminated Sites Guideline.

One test pit 1 showed the contaminant benzo(a)pyrene did exceed the relevant levels. While noting this, the result did not exceed 250 per cent of the relevant value in Table 1 of the generic levels for that particular contaminant (benzo(a)pyrene) as set out in the Contaminated Sites Guideline. Additionally, the total Polynuclear Aromatic Compounds (PAHs) results for Test Pit 1 Sample 1 did not exceed the relevant levels as set out in Table 1 of the Contaminated Sites Guideline.

Total Petroleum Hydrocarbons (TPH) was exceeded in the bitumen sample (which is to be expected) and some levels were exceeded in one test pit in the road base material under the bitumen (20-180mm). It was noted that the road base material is in poor condition (cracking and broken) and leaching of matter could occur.

Bio Diverse Solutions concludes that:

- Based on the above results, no further investigation for soils or contamination is required;
- In applying the precautionary principle, the bitumen and topsoil should be removed from the Site when developing the land for residential use to approximately 300mm; and
- The removed material could be used for road base fill for any future development in the area and would save energy on imported material to the site for that use.

2.1.4 Minimising land use conflict

A key planning requirement is separating potentially conflicting land uses and ensuring impacts are appropriately managed. While the risks are expected to be low, the most likely source of potential conflict is from noise or dust.

The Structure Plan (Plan 1) has considered its context, including nearby sensitive uses, and considered the compatibility of future development. To minimise risk, the Structure Plan proposes:

- Light/service industry and commercial development rather than general industry in the northern portion of the site;
- Light/service industry and commercial development to adjoin the approved Ratten & Slater agribusiness development;
- No development will occur within the 100 metre hospital buffer;
- The requirement that dwellings in areas allocated as R40 are setback a minimum 10 metres from the rear boundary unless a suitable acoustic wall is provided;
- A vegetation buffer to be located between the residential and Light & Service Industry areas; and
- Residential areas in the southern portion of the site to adjoin the existing residential area.

In relation to compatibility between the light industrial and residential land uses, it is typically expected that light/service industry type uses are compatible with surrounding residential land uses and this is reflected within the zone objectives for the light and service industry zone. This, in conjunction with the subdivision and

development requirements outlined on the Structure Plan and landscape buffer conclude that no additional studies are required at the Structure Plan stage.

There is also a requirement for industrial/commercial operators to appropriately manage their operation and control their impacts on their own property in accordance with standard practice and legal principles. Conditions imposed by the local government through development approvals can also assist to control the impacts of industrial and associated uses.

In relation to dust, vehicular access, manoeuvring and car parking areas for future industrial/commercial development in the front setback area should be sealed. Any unsealed vehicular access way and manoeuvring area, on land allocated as 'Light & Service Industry' is required to be managed by the operators to control dust from impacting properties off-site.

2.1.5 Noise from Yougenup Road

Most of the proposed R40 site is within the State Planning Policy 5.4 Road and Rail Noise 'trigger area'.

Recent Department of Planning, Lands and Heritage advice outlines that based on the road characteristics, traffic volumes of Broomehill-Gnowangerup Road and guidelines of SPP 5.4 that no further information is required at the Structure Plan stage. There is still the opportunity to require this at subdivision/development if there are noise concerns as a result of traffic increases etc.

2.2 Landform and soils

The site has a gentle gradient falling across the site towards the south. Elevation varies from approximately 260 metres AHD at the lowest point on the southern boundary to 265 metres AHD on the northern boundary. There are contour banks near the south-western and southern-eastern boundaries and a drainage line on the south-western boundary of the site.

Information relating to soils is outlined in Attachment 2.

2.3 Groundwater and surface water

Groundwater and surface water are not considered constraints to future development.

The preliminary geotechnical investigations undertaken by Bio Diverse Solutions did not encounter the groundwater table. There is however a need to undertake additional geotechnical investigations at the subdivision and building permit stages.

The site is elevated compared to the Gnowangerup townsite, is well setback from watercourses and is not within a floodplain. There is a drainage line on the site's south western boundary which is included within the POS. The site slopes towards the south.

The site is covered in bitumen as part of the former catchment for the Gnowangerup town site's water supply. The Water Corporation proposes to retain the existing dam for emergency storage purposes. It will however no longer be filled from the existing sealed catchment surface on the site. It is expected that development of the site will need to ensure that any stormwater discharge is directed around the dam.

Salinity is a major environmental problem threatening the existence of many country towns in the low and medium rainfall areas (<600 mm/year) of Western Australia's agricultural region, especially where towns are located in the lower sections of the landscape. While noting this, Attachment 3 outlined the land degradation risk through salinity is low in this soil mapping unit. Given the site's more elevated location, there is expected to be a greater potential for salinity to be an issue within the town centre than on the site.

2.4 Bushfire hazard

Only a small section of the site, near the south-western boundary, is within the designated bushfire prone area. Given this is a modest revision to the endorsed Structure Plan, relevant bushfire assessments will occur at the subdivision and development stages.

The site has a mix of low and moderate risk of bush fire given it and the surrounding area are predominantly cleared, portions of the scrub near Yougenup Road are proposed to be cleared, it has gentle slopes and it is an 'infill' urban development site. Accordingly, no Bushfire Management Plan has been prepared at this stage. There is however a need to prepare a Bushfire Management Plan at the subdivision application stage.

While noting the above, the subdivision/development will include measures such as the provision of fire hydrants, alternative escape route for residents, requiring landowners to retain a low fuel area around their dwelling, advising prospective purchasers of bushfire risk and their obligations and the site being serviced by fire response units located in the Gnowangerup townsite. Accordingly, bushfire risk on the site can be appropriately managed within acceptable limits.

2.5 Heritage

There is no registered Aboriginal heritage site within the Structure Plan area as set out on the Department of Planning, Lands and Heritage's heritage inquiry system. Proponents are required to address the Department's *Cultural Heritage Due Diligence Guidelines* and meet the provisions of the *Aboriginal Heritage Act 1972* and the *Aboriginal Cultural Heritage Act 2021*.

The site contains no structure or place of heritage significance on the *Shire of Gnowangerup Municipal Heritage Inventory* (heritage or survey).

2.6 Servicing

2.6.1 Wastewater

All residential lots will be connected to the reticulated sewerage system. It is expected that on site wastewater disposal will be appropriate for lots allocated as 'Light & Service Industry'. Further details are outlined in section 3.8.2.

2.6.2 Water

Gnowangerup's drinking water is supplied via the Great Southern Town Water Scheme. Future lots will be required to be serviced with reticulated water. There are also opportunities for development to capture rainfall into water tanks for reuse within both industrial/commercial operations and on residential lots.

2.6.3 Stormwater

The site generally drains towards the south towards the Water Corporation's dam. Most of the site is covered in bitumen as it was previously part the Water Corporation's surface water catchment supply. It is proposed that stormwater drainage will be managed through on-site reuse, detention and connection to the local government's stormwater system.

2.6.4 Telecommunications and electricity

The site is serviced by telecommunications and overhead electricity assets. Future lots will need underground power.

2.6.5 Roads

Vehicular access is via Cuneo Close/Yougenup Road, Whitehead Road and Corbett Street. Currently, Corbett Street and Whitehead Road adjoining the site are cul-de-sacs. It is proposed to connect Corbett Street and Whitehead Road.

Yougenup Road is the main access road into the Gnowangerup townsite and the speed zoning adjoining the site is 50kph.

A dual use path is located on the eastern side of Yougenup Road connecting the hospital and the town centre.

2.7 Context and other land use constraints

2.7.1 Context

The site is located approximately 500 metres north-west of the town centre and is surrounded by a wide range of land uses including those outlined on Plan 3. Nearby land uses include commercial development, light and general industry, the CBH grain terminal, the district hospital, a private school, town dam, the war memorial park and residential development. There is correspondingly a range of various nearby zones and reserves.

2.7.2 Rationale for Structure Plan design

The Structure Plan responds to the site's context, opportunities and constraints and the planning framework. The rationale behind the Structure Plan (Plan 1) includes to:

- Provide a site for Landmark (already occurred);
- Provide a range of lots to cater for light/service industry and service commercial to facilitate additional employment in Gnowangerup;
- Address land use compatibility with adjoining/nearby uses and coordinate with surrounding development;
- Provide a range of residential lots which provide separation from light/service industry and commercial development;
- Provide opportunities for grouped dwellings, aged persons housing and workforce accommodation site to take advantage of the site's proximity to the hospital and the town centre;
- Provide generally regularly shaped industrial and residential lots;
- Provide POS adjoining the residential area to conserve vegetation, treat stormwater along with providing opportunities for low-key recreation;
- Retain a vegetated entry into Gnowangerup and assist to screen/soften development;
- Facilitate improved vehicle and pedestrian permeability to residential development via a logical extension of the surrounding road network;
- Promote safe and convenient access for pedestrians, cyclists and motorists including through separating light industrial/commercial and residential traffic;
- Address bush fire risks and enhance the safety of future residents;
- Address stormwater management;
- Provide appropriate buffers to Water Corporation's water supply reserve through the proposed POS;
- Align roads where possible to support drainage to the site's south and treat stormwater in the POS;
- Stage the subdivision including that industrial/commercial or residential lots could be independently staged; and
- Address the requirements of the Scheme.

2.7.3 Structure Plan key proposals

The Structure Plan proposes:

- Light and service industrial lots (generally ranging between 4000m² - 1 hectare), with opportunities to subdivide to 2000m²;
- R20 and R40 residential development;
- POS in the southern section of the site;
- New roads and new footpaths/dual use paths;
- The residential road reserve is indicatively 20 metres wide and will incorporate swales for managing stormwater. The road reserve serving the industrial/commercial lots is shown as 30 metres wide with a provision for a 40 metre wide turning head to accommodate potential road trains;
- Vegetation buffer/landscaping; and
- Subdivision and development requirements.

An associated Subdivision Concept Plan is provided in Plan 4. This shows 7 industrial/commercial lots, 4 residential lots, a large group dwelling site and POS. The group dwelling site provides the opportunity for a number of smaller dwellings which could potentially be used by singles or aged persons.

3. LAND USE AND SUBDIVISION REQUIREMENTS

3.1 Land use

3.1.1 Overview

The Structure Plan (Plan 1) provides guidance for future subdivision and development. The Structure Plan provides the opportunity for industrial/commercial development, low and medium density housing development and POS. The Structure Plan provides a variety of lots including a potential unit site to facilitate aged persons housing.

The Structure Plan Summary Table in the Executive Summary outlines key statistics and planning outcomes.

3.1.2 Suitability of proposed land uses

The northern portion of the site is considered suitable for light and service industry development as outlined in section 2.1.4. Anticipated industrial/commercial development will allow for the relocation of an existing business from the town centre and this will have the added benefit of making more land available for town centre uses.

The southern portion of the site is considered suitable for residential subdivision/development on a location that is close to the town centre, hospital and other services. *Liveable Neighbourhoods* promotes the concept of 'walkable catchments'. The residential area is within 400 metres (equivalent of 5 minutes walking time) to the centre of town. The proposed residential use is also compatible with existing residential development.

3.1.3 Integration with surrounding land use

The Structure Plan is compatible and integrated with surrounding land uses. Refer to sections 2.1.4, 2.7.1 and 2.7.2 of this report.

3.2 Open space

An area of POS is proposed in the south-west section of the site. The POS will assist to conserve remnant vegetation, treat stormwater, buffer the dam catchment and provide low-key recreation opportunities. The local government will manage the POS.

3.3 Residential

The Structure Plan provides R20 and R40 coded areas to facilitate a mix of new residential lot sizes and housing types. Increasing population in Gnowangerup adds

to its overall viability, vitality and prosperity and the range of services that can be sustained.

The site adjoins areas coded R20 and this will provide opportunities for both single dwellings and grouped dwellings. The site's location near the hospital, other services and the town centre along with being a nearly flat site are expected to be attractive for aged persons housing.

The area coded R40, adjoining the Light & Service Industry lots will be compatible based on measures outlined in section 2.1.4.

In accordance with the established road and lot layout (Whitehead Road and Corbett Street), the residential lots will predominantly orientate north-west to south-east.

Future subdivision will meet the minimum lot size and will comply with the average lot size requirements of the *Residential Design Codes* for the specified density coding.

3.4 Movement networks

3.4.1 Vehicle movements

The Structure Plan proposes:

- To create and extend Cuneo Close to service the Light & Service Industry lots. There are appropriate vehicular sight distances at the intersection of Cuneo Close with Yougenup Road which will facilitate safety for road users. The proposed road reserve width is 30 metres and the cul-de-sac turning head is proposed to have a 40 metre diameter to accommodate the potential for road trains;
- An extension of Whitehead Road and Corbett Street to create a loop road to service the residential lots. The Structure Plan will change the current cul-de-sacs of Whitehead Road and Corbett Street into a loop road which is consistent with *Liveable Neighbourhoods* to seek interconnected communities. The proposed road reserve width is 20 metres; and
- No direct vehicular access is supported between Yougenup Road and the Light & Service Industry lots.

The Structure Plan will ensure convenient vehicular access that meets safety and amenity objectives.

The site is highly accessible with Yougenup Road which is a designated haulage route. Yougenup Road can readily accommodate the expected traffic generated by the development. Cuneo Close is slightly offset from the hospital entry.

Consideration was given to providing a road linking the industrial/commercial area and the residential area. This however was not progressed given it was considered a better design outcome to confine the different traffic types (cars and trucks) to their respective development areas, to prevent the road being used as a short-cut and to reduce road construction costs.

3.4.2 Vehicle manoeuvring and parking

Vehicle parking and manoeuvring areas for industry/commercial development will be contained on site and all vehicles will be able to enter and leave the site in a forward gear. Vehicular access, parking and manoeuvring areas will be constructed, drained and where necessary sealed to the satisfaction of the local government.

3.4.3 Pedestrian and cyclist movements

The site's location and the Structure Plan design provide opportunities for cycling and walking. To complement existing and nearby footpaths/dual use paths, the Structure Plan (Plan 1) shows that subdivision/development of the site is required to incorporate additional footpaths/dual use paths. The developer will be required to provide a footpath/dual use path at the subdivision stage.

3.5 Water management

As outlined in section 2.3, the site is covered in bitumen as part of the former catchment for the Gnowangerup townsite's water supply. Accordingly, development of the site will assist to decrease the impervious areas through landscaping/revegetation.

There are opportunities to enhance water quality and quantity onsite before being discharged offsite to the south. Accordingly, stormwater management from the subdivision/development should be effectively designed, constructed and maintained.

It is proposed to undertake geotechnical investigations and prepare an Urban Water Management Plan (UWMP) prior to lodging a subdivision application with the WAPC. The UWMP will be informed by the geotechnical investigations and will address site specific conditions including not exacerbating salinity. The UWMP will be done in conjunction with the local government, Department of Water and Environmental Regulation, and Water Corporation to include addressing the long term future of the existing dam. While noting this, the following provides a framework for stormwater management:

- Adopt a water sensitive design which manages, detains and slows down peak flows that especially address the 'first flush' run off. This will promote stormwater harvesting (including rainwater tanks), manage runoff and promote appropriate infiltration on each lot or within the site. At the detailed design stage, there is expected to be landscaped swales (bioretention systems) and possible detention basins;
- Minor rainfall events can be detained on each lot through the use of rainwater tanks with staged outlets and/or outlet gullies/property connection silt pits. The local government will additionally apply appropriate conditions to manage stormwater from future buildings at the Planning Application and/or Building Permit stages;
- All lots will be connected to the local government's stormwater system;

- It is expected that drainage easements will be required to ensure that lots on the low side of roads can be connected to the local government's stormwater system;
- More significant storm events will be conveyed along roads and the stormwater system to downstream receiving waters;
- Drainage can be directed towards Corbett Street which then also flows into the existing drainage line by passing the Water Corporation dam;
- Filling for buildings to increase heights above the adjacent road and/or ground level to avoid localised drainage impacts; and
- Appropriate treatment of water and treatment of stormwater runoff including oil and other pollutants from vehicles in the area allocated 'Light & Service Industry'.

There are opportunities for various water conservation initiatives on the site as part of future subdivision and development. This can include conserving potable water through utilising water-efficient fixtures and fittings, encouraging water wise practices by households, developing water-wise gardens and encouraging alternative sources such as rainwater tanks. Development in the area allocated as Light & Service Industry should harvest the stormwater from the buildings for reuse within their operations. For industry/commercial development, this part could assist to be used for firefighting purposes.

There will be a need for a site classification report stage to determine soil conditions.

3.6 Education facilities

No areas are set aside for a school within the site given the small area, limited number of lots and that public and private schools (with adequate capacity for any additional students) are located in close proximity.

3.7 Activity centres and employment

The local government promotes employment and economic growth which will be assisted by the creation of new light/service industrial and commercial lots and associated development in the northern portion of the site. The creation of Lot 560 to facilitate the Landmark development has created direct and indirect jobs and assisted to strengthen and sustain local businesses and the economy. Additional employment in Gnowangerup may also be created during the construction phase of the development.

As outlined in section 1.3.3, the majority of the floorspace in the town centre is taken up by agribusinesses. These businesses require a large land area due to the size of the machinery, harvesters and tractors and the need for storage of farm equipment and supplies. As a valuable and limited resource, land within the town centre is more appropriate for smaller more intensive businesses and land uses.

The proposed light/service industry and commercial development is expected to complement rather than compete with the nearby town centre.

In the residential area, there are opportunities for low-key home businesses permitted by the Scheme or which gain relevant approvals.

3.8.1 Infrastructure coordination, servicing and staging

3.8.1 Overview

Background servicing information is set out in section 2.6.

The proposed lots will be appropriately serviced in accordance with local government, WAPC and other government agency requirements. The proposed subdivision and associated development will consist of sealed roads, underground power, reticulated (scheme) water, upgraded fire management measures including fire hydrants and enhanced stormwater management.

The subdivision/development of the site as advocated by the Structure Plan will require the extension and upgrading of essential civil infrastructure. There will be a need for more detailed investigations and design to ensure there is capacity of these services for the subdivision/development. The capacity of existing infrastructure to service future subdivision will need to be determined prior to the issue of titles.

It is not expected that retaining walls will be required given the gentle slopes and generous lot sizes.

3.8.2 Wastewater

All residential lots and dwellings will be connected to the reticulated sewerage system.

It is expected that on site wastewater disposal will be appropriate for light/service industrial lots. This reflects the expected lot sizes, the intended land uses, the expected low wastewater generation, anticipated low volume of process water for disposal and support from the Department of Health and Water Corporation. There is a need for development to comply with the State Government Sewerage Policy. This includes that the development does not generate more than 540 litres of wastewater a day per 2,000m² of lot size.

The proposal for onsite wastewater disposal is subject to the results of a more detailed geotechnical investigation and wastewater systems being designed to the satisfaction of the Department of Health and the local government. Geotechnical investigations will confirm whether by standard septic tank/leach drain and/or by Alternative Treatment Unit.

3.8.3 Staging

It is anticipated that a staged development will occur. The first stage has occurred to create the initial section of Cuneo Close and create Lot 560 (Landmark development). The formulation of future stages will consider the location of services, demand and feasibility considerations.

3.9 Developer contribution arrangements

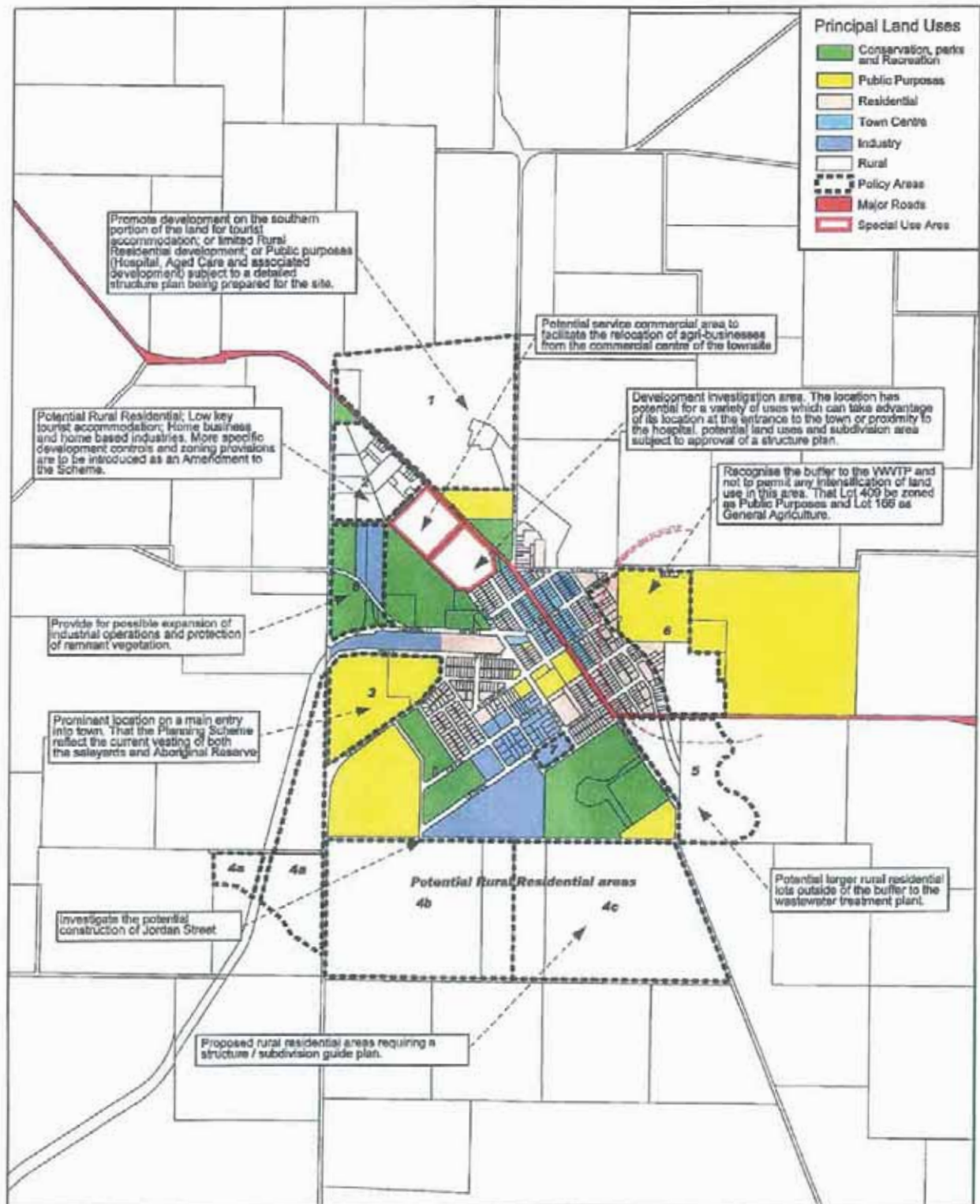
Developer contributions are to be made in accordance with the WAPC's State Planning Policy 3.6 and any Local Planning Policy adopted by the Council.

3.10 Other requirements

There are no other requirements.

ATTACHMENT 1

Gnowangerup Local Planning Strategy – Modifications



ATTACHMENT 2

Attachment 3 Soil mapping unit and land degradation risk

Soil mapping unit

The site is wholly contained within the Upper Pallinup 2 (241Up_2) soil mapping unit 1. This is described as:

"Lower, middle and upper slopes and broad hillcrests on colluvium over weathered granite, adamellite and dolerite in the upper reaches of the Pallinup River catchment south to the Stirling Range. Grey shallow sandy and loamy duplex soils, including soils with alkaline subsoils and grey deep sandy duplex soils. Mixed Eucalyptus woodland with rock sheoak and jam in west changing to mallee with *Melaleuca* understorey and moort thickets in the east."

The above is from *Katanning Area Land Resources Survey*, Land Resources Series No. 16, Agriculture Western Australia (Percy, H. 2000)

Land degradation risk

The land degradation risk is summarised as follows:

Salinity:	13%	of map unit is presently saline.
	0%	of map unit has a high risk.
	0%	of map unit has a moderate risk.
	87%	of map unit has nil or partial risk.
Waterlogging:	0%	of map unit has a very high risk.
	0%	of map unit has a high risk.
	100%	of map unit has nil to moderate risk.
Water erosion:	0%	of map unit has an extreme risk.
	2%	of map unit has a very high risk.
	1%	of map unit has a high risk.
	97%	of map unit has a very low to moderate risk.
Phosphorus loss:	0%	of map unit has an extreme risk.
	2%	of map unit has a very high risk.
	98%	of map unit has a low to high risk.
Wind erosion:	0%	of map unit has an extreme risk.
	0%	of map unit has a very high risk.
	100%	of map unit has a low to high risk.

The above is from the Western Australia Natural Resource Management SLIP website <http://spatial.agric.wa.gov.au/slip/index.asp>.

PLAN 1

STRUCTURE PLAN

Cuneo Close Gnowangerup PLAN 1

LEGEND

- STRUCTURE PLAN BOUNDARY
- LIGHT AND SERVICE INDUSTRY
- RESIDENTIAL R20
- RESIDENTIAL R40
- PROPOSED NEW ROADS
- PROPOSED FOOTPATH / DUAL USE PATH
- PUBLIC OPEN SPACE
- 100m RESIDENTIAL BUFFER
- VEGETATION BUFFER / LANDSCAPING
- FUTURE VEHICLE PARKING / TOURIST INFORMATION BAY
- INDICATIVE LOTS
- EXISTING LOT DETAILS
- CONTOURS

SCALE 1:1000
SHEET A3
5m

Subdivision and development requirements

1. Uses in the land classified as 'Light & Service Industry' as per the Light and Service Industry Zone.
2. Uses in the land classified as 'Residential' as per the Residential Zone.
3. The local government can consider uses not listed in the Zoning Table in accordance with clause 4.4 of the Scheme.
4. Service commercial, mixed business or service industrial uses must be compatible with sensitive land uses and incorporate appropriate setbacks and landscaping.
5. Uses that may present a contamination risk to the adjacent water supply will not be permitted.
6. Dwellings within the structure plan boundary are to be setback a minimum of 10 metres from the rear boundary where residential lot, option land classified as 'Light & Service Industry' unless a suitable acoustic wall is provided.
7. Other than the creation of a new public road servicing the land classified as 'Light & Service Industry', no direct vehicular access is supported to 'Gnowangerup Road'.
8. Stormwater is to be managed to incorporate water sensitive urban design principles including on-site stormwater retention to the satisfaction of the local government.
9. Subdivision and development to occur generally in accordance with the Structure Plan.
10. Subdividing design for land classified as 'Light & Service Industry' may include measures to ensure that noise has minimal impact on nearby dwellings.
11. The local government will request the preparation and implementation of a revegetation/landscaping plan as a condition of subdivision.

This Structure Plan has been approved by the WAPC

Signed _____ Date _____

This Structure Plan has been adopted by the Shire of Gnowangerup in accordance with clause 6.2.9 of Local Planning Scheme No. 2.

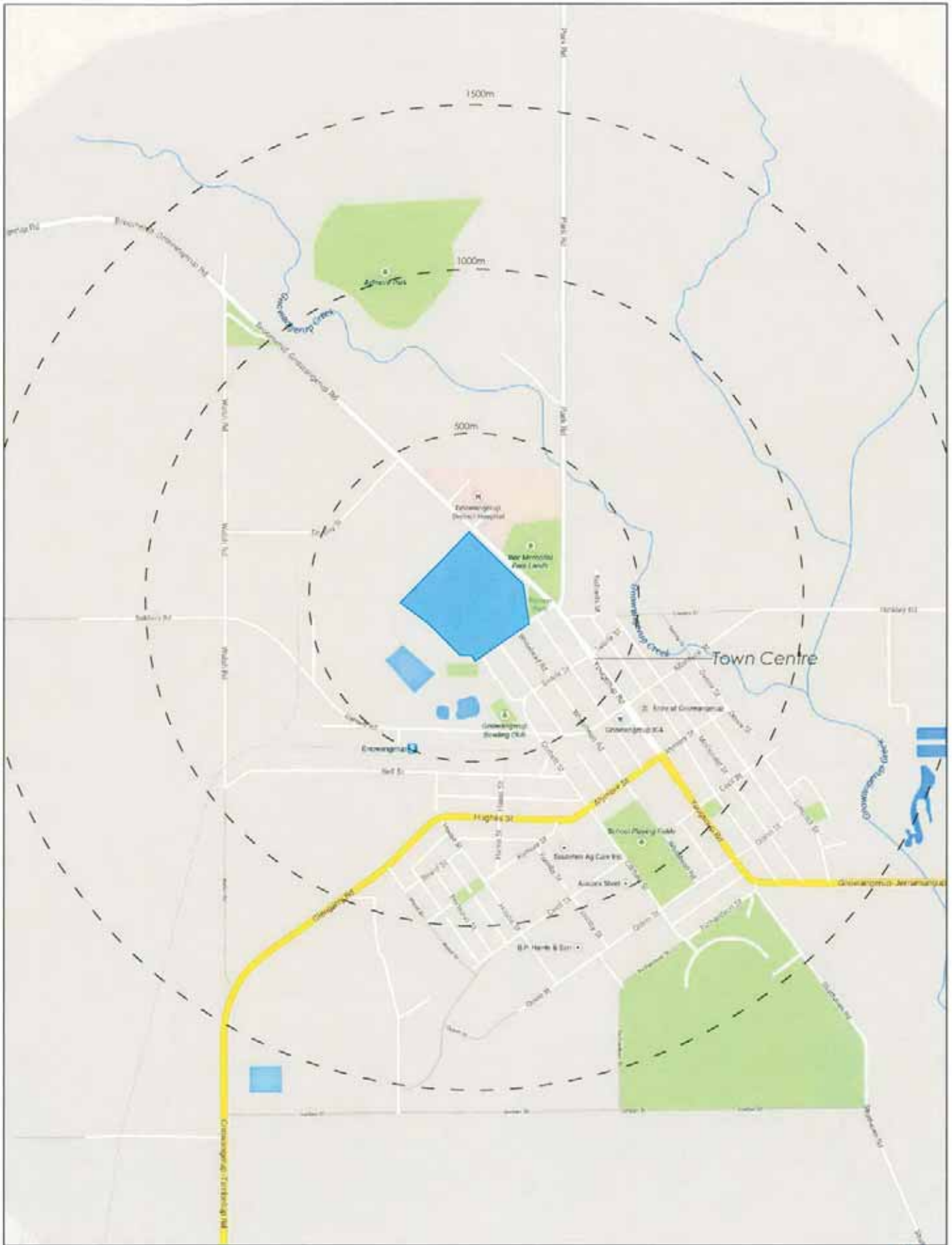
Signed - Shire CEO _____ Date _____

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www.gnowangerup.wa.gov.au


U. RESIDENTIAL CLASS. 2012Z
BY DECISION 17/0003





PLAN 2



LOCATION PLAN
 Cuneo Close Structure Plan
 Gnowangerup
PLAN 2


 Edge Planning & Property
 124 High Street, Mount Clarence
 ALBERT WA 6300
 W: www.edgeplanning.com.au
 E: info@edgeplanning.com.au
 M: 0807 107 200

Scale 1 : 15,000 @ A4










PLAN 3

CONTEXT AND CONSTRAINTS PLAN

Cuneo Close
Growangerup

PLAN 3

LEGEND

-  STRUCTURE PLAN BOUNDARY
-  EXISTING LOT DETAILS
-  CONTOURS
-  U/GROUND SEWER PIPE
-  U/GROUND WATER PIPE
-  HOSPITAL BUFFER (100m BUFFER)
-  DRAINAGE FLOWS

NOTES

- ① SCRUB - RETAIN PORTION CLOSEST TO YOUJENUP ROAD
- ② PIONEER PARK (INFORMATION BAY)
- ③ WAR MEMORIAL
- ④ TOWN CENTRE
- ⑤ MOST OF SITE WITHIN 'TRIGGER' AREA FOR STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE



B. CUNGUO CLOSE POINTS 331306 31 31
 A. CORNER COORDINATES 330413 11 11
 BY DESCRIPTION TRIMMED DRAWING APPROVED



DRAWING NUMBER: SP 150224 03
 DATE: 15/02/24
 PROJECT: Cuneo Close
 CLIENT: Cuneo Close
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:500



PLAN 4

SUBDIVISION / DEVELOPMENT CONCEPT PLAN

Cuneo Close
Growwangerup

PLAN 4

LEGEND

- LIGHT & SERVICE INDUSTRY
- RESIDENTIAL
- PUBLIC OPEN SPACE
- NEW ROAD
- VEGETATION BUFFER / LANDSCAPING
- SUBJECT LAND
- EXISTING LOT DETAILS
- CONTOURS
- U/GROUND SEWER PIPE
- U/GROUND WATER PIPE



A	APPROVED LOT 19 (REV)	2011/11	11	11
B	APPROVED LOT 20 (REV)	2011/11	11	11
C	APPROVED LOT 21 (REV)	2011/11	11	11
D	APPROVED LOT 22 (REV)	2011/11	11	11
E	APPROVED LOT 23 (REV)	2011/11	11	11
F	APPROVED LOT 24 (REV)	2011/11	11	11
G	APPROVED LOT 25 (REV)	2011/11	11	11
H	APPROVED LOT 26 (REV)	2011/11	11	11
I	APPROVED LOT 27 (REV)	2011/11	11	11
J	APPROVED LOT 28 (REV)	2011/11	11	11
K	APPROVED LOT 29 (REV)	2011/11	11	11
L	APPROVED LOT 30 (REV)	2011/11	11	11
M	APPROVED LOT 31 (REV)	2011/11	11	11
N	APPROVED LOT 32 (REV)	2011/11	11 <td 11	

DATE: 10/11/2023
BY: [Signature]

