

DRAFT GOLDEN GATEWAY LOCAL STRUCTURE PLAN OVERVIEW

The draft Local Structure Plan (LSP) is intended to coordinate future development, subdivision and zoning within the Golden Gateway Precinct to provide “... *a vibrant precinct of residential and mixed use development, with strengthened connections to the Swan River and Ascot Waters...*”. An outline of the key elements of the draft LSP follows.

Format

The draft LSP is formatted into the following key components:

- Part One – Implementation: This part outlines the purpose and intent of the structure plan, establishes basic development requirements and includes the structure plan maps.
- Part Two – Explanatory Information: This part is the explanatory component of the structure plan that contains the background and explanation of the structure plan, including design methodology and relevance and compliance with State and local planning frameworks.
- Technical Appendices: This section contains all supporting technical documents, including a bushfire management plan, environmental assessments, traffic assessments, a drainage strategy, an infrastructure and servicing report and a public realm strategy.

It should be noted that the above format is standardised by the Western Australian Planning Commission (WAPC) in accordance with Schedule 2 – Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

Zoning and Reservation

- Provide for mixed residential and commercial land uses focussed between Stoneham Street, Great Eastern Highway (GEH), Resolution Drive and Hardey Road with a ‘Mixed Use’ zoning and an ‘R-AC0’ density code (subject to Structure Plan and/or Local Development Plan requirements).
- Provide for residential development between Resolution Drive, Grandstand Road and the Ascot Kilns site with a ‘Residential’ zoning and a density coding of R40 and R100.
- The reservation of approximately 0.6974ha of land for ‘Parks and Recreation’ through the centre of the precinct.

The draft Golden Gateway LSP map illustrating the proposed zoning and reservation of land within the precinct is reflected in Figure 1 below.



Figure 1 – Draft Golden Gateway LSP – Zoning and Reservation Plan

Land Use

- The precinct is predicted to ultimately accommodate approximately 3,400 dwellings, 7,400 square metres of commercial floor space (gross floor area) and 1,500 square metres of retail floor space (gross floor area).
- The permissibility of land uses within the 'Mixed Use' zone and 'Residential' zone will be as per Local Planning Scheme No. 15 (LPS 15), but with the restrictions or additions outlined in Table 1 below.

Mixed Use Zone	Residential Zone
Restricted Use (Not Permitted)	
Auction Mart Caretakers Dwelling Fast Food Outlet/Lunch Bar Home Store Garden Centre Industry - Light Motor Vehicle Repair Night Club Radio or TV Installation Restricted Premises Service Station Single House (with the exception of Precincts 7 and 8). Vet Hospital Warehouse	Home Store Radio or TV Installation Single House (with the exception of Precincts 7 and 8).

Table 1: Proposed Land Use Permissibility Restrictions

Built Form and Development Requirement

- Establish development requirements pertaining to building height, density and street setbacks on a sub-precinct basis that is premised on desired character, preferred land uses, residential density, built form and public realm design principles (refer to Figures 2 and 3).

- Provide for maximum building heights ranging between 2-15 storeys, with maximum building heights of 2 storeys adjacent to the Residential and Stables area and 3-6 storeys adjacent to Ascot Waters Estate, graduating to 10 and 15 storeys towards GEH (refer to Figures 3 and 4).
- Identify landmark development sites at key locations fronting GEH, Stoneham Street, Daly Street and Resolution Drive.
- Provide for variations to LPS 15 and the Residential Design Codes (R-Codes) car parking requirements where provision is made for communal parking.

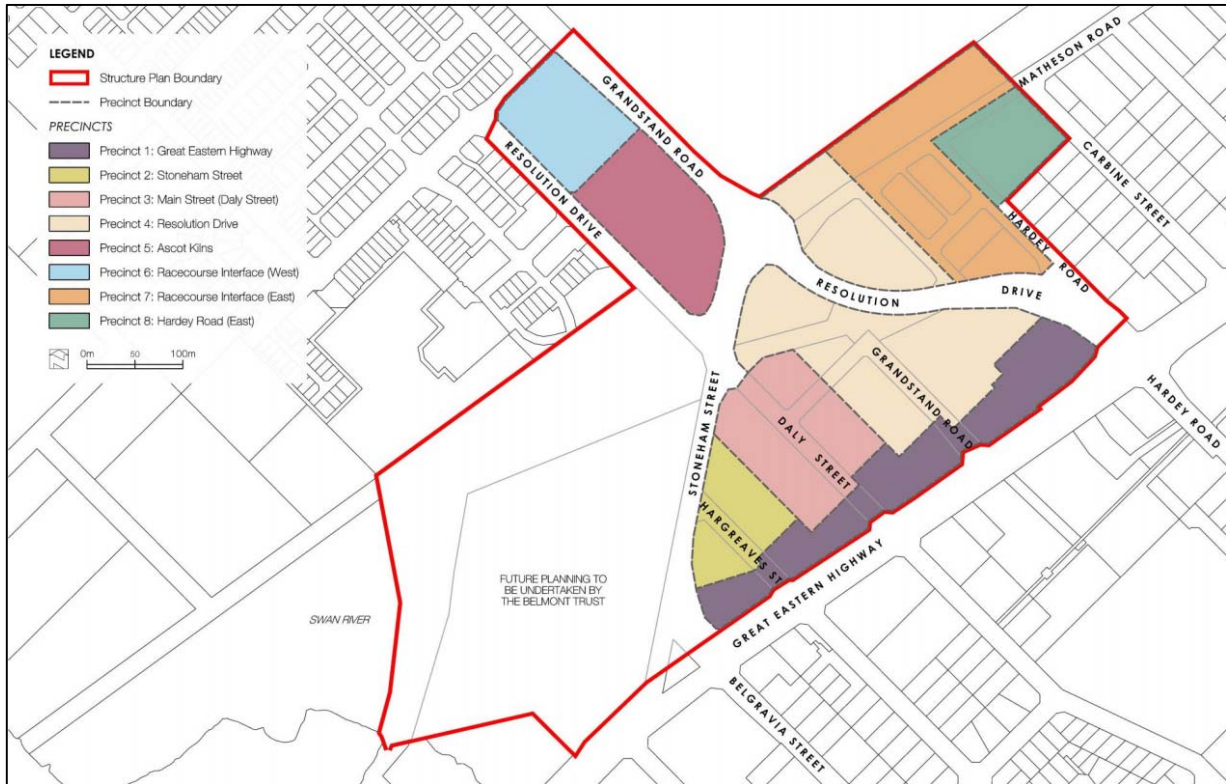


Figure 2 – Draft Golden Gateway Local Structure Plan – Precinct Plan

Precinct	R-Code	Min. height	Max. height	Min. boundary setback	Min. street setback	Max. street setback	Plot ratio
1 Great Eastern Highway	R-ACD	Podium: 2 storeys Tower: 7 storeys	Podium: 3-5 storeys Tower: 15 storeys	Podium: Nil Tower: as per Apartment Design Guidelines	Podium: Nil Tower: 3m	Podium: Nil Tower: N/A	N/A
2 Stoneham Street	R-ACD	Podium: 2 storeys Tower: 5 storeys	Podium: 3 storeys Tower: 10 storeys	Podium: Nil Tower: as per Apartment Design Guidelines	Podium: Nil Tower: 3m	Podium: Nil Tower: N/A	N/A
3 Main Street (Daly Street)	R-ACD	Podium: 2 storeys Tower: 5 storeys	Podium: 3 storeys Tower: 10 storeys	Podium: Nil Tower: as per Apartment Design Guidelines	Podium: Nil Tower: 3m	Podium: Nil Tower: N/A	N/A
4 Resolution Drive	R-ACD	Podium: 2 storeys Tower: 5 storeys	Podium: 3-5 storeys Tower: 10 storeys	Podium: Nil Tower: as per Apartment Design Guidelines	Podium: Nil Tower: 3m	Podium: Nil Tower: N/A	N/A
5 Ascot Kilns	R-ACD	Refer to Ascot Kilns Design Guidelines and Local Development Plan	Refer to Ascot Kilns Design Guidelines and Local Development Plan	Refer to Ascot Kilns Design Guidelines and Local Development Plan	Refer to Ascot Kilns Design Guidelines and Local Development Plan	Refer to Ascot Kilns Design Guidelines and Local Development Plan	N/A
6 Racecourse Interface (West)	R40 & R100	2 storeys	3-6 storeys	As per Residential Design Codes	As per Residential Design Codes	N/A	As per Residential Design Codes and/or the Apartment Design Guidelines
7 Racecourse Interface (East)	R-ACD	2 storeys	3-6 storeys	Podium: Nil Tower: as per Apartment Design Guidelines	Podium: Nil Tower: 2m	Podium: Nil Tower: N/A	N/A
8 Hardey Road (East)	R-ACD	N/A	2 storeys	Podium: Nil Tower: as per Apartment Design Guidelines	2m (minimum) 4m (average)	N/A	N/A

Notes:

- Minimum and maximum building heights specified for tower components are inclusive of podium levels.
- Landmark sites - Tower elements shall be permitted up to 5 storeys above specified maximum height, subject to the criteria set out in Section 4.2.2. Podium heights are permitted to range between 3-5 storeys.
- This table is to be read in conjunction with the more detailed provisions of the LPP.
- In relation to Precinct 5 Ascot Kilns, this table is to be read in conjunction with the Ascot Kilns Design Guidelines and LDP.
- Any subdivision in the Hardey Road (East) precinct shall align with an adapted LDP and/or Development Approval for the comprehensive redevelopment of the precinct.

Figure 3 – Draft Golden Gateway Local Structure Plan – Precinct Development Table

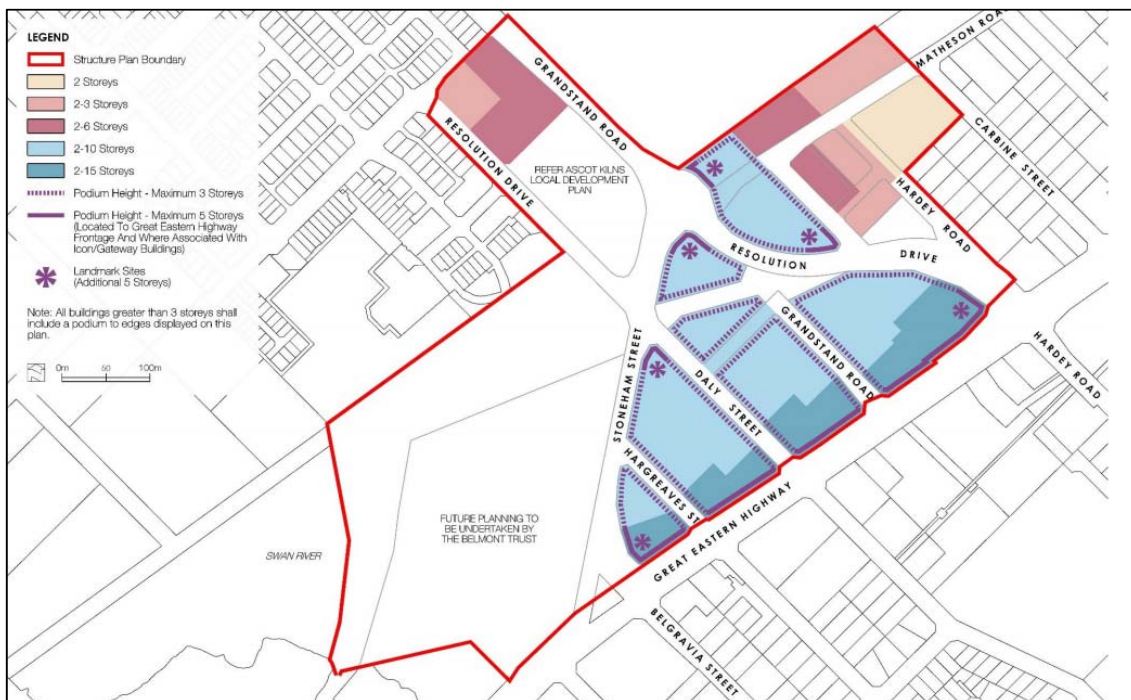


Figure 4 – Draft Golden Gateway Local Structure Plan - Building Height Plan

Movement Network

- Relocate the existing roundabout at the Stoneham Street and Resolution Drive (north) intersection 125 metres north-east towards Ascot Racecourse, at the intersection of Grandstand Road (north) and Stoneham Street.
- Realign Resolution Drive between GEH and the new roundabout at the intersection of Grandstand Road (north) and Stoneham Street following the Raconteur Drive alignment.

- Establish a new signalised intersection at Stoneham Street, Resolution Drive (north) and Daly Street to provide pedestrian access across Stoneham Street.
- Extend Matheson Road through Perth Racing land to connect with Resolution Drive (south).
- Extend Grandstand Road (south) through private property to connect with Daly Street.

Figure 5 below illustrates the proposed movement network changes.

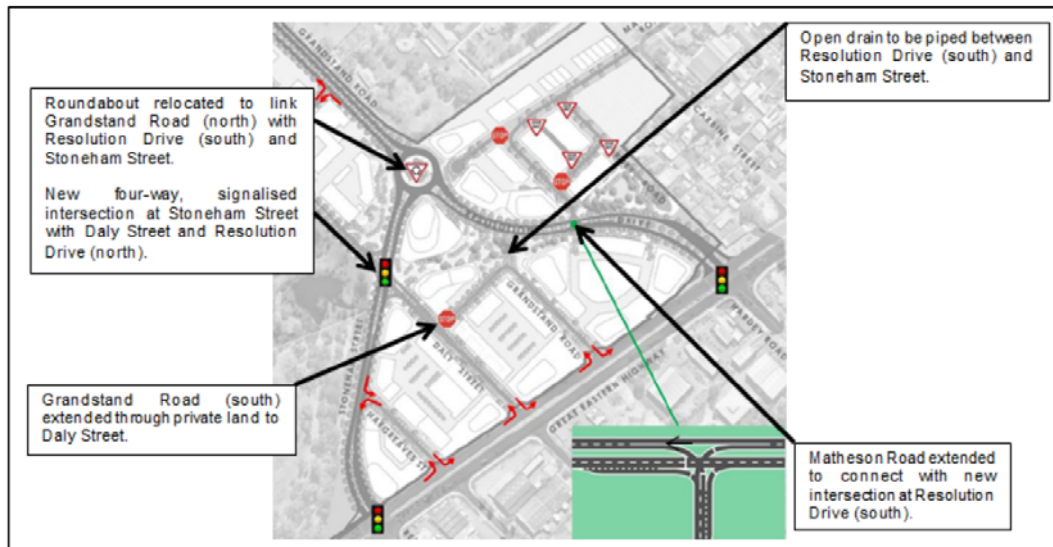


Figure 5 – Movement Network Modifications

Water Management

A Local Water Management Strategy (LWMS) has been prepared for the precinct. The key principles of the LWMS include:

- The first 15mm of rainfall is to be retained within all lots through a combination of raingardens, water tanks and soakwell systems.
- Raingardens and tree-pits are to be installed in all new or upgraded streets to provide infiltration of the first 15mm of rainfall.
- Habitable floors are to be constructed at least 0.5m above the 1% AEP flood level in the Swan River adjacent to the precinct.
- Roads and public open spaces are to be designed to cater for the surface overflow for severe storm events.
- Subsoil drainage below bio-retention areas, raingardens and tree pits should be used to minimise local groundwater rise.
- Groundwater management systems are to be designed as free-discharging under normal operating conditions.

- Flows from groundwater management systems are to be treated prior to discharge.
- The existing open section of the Belmont Main Drain between Stoneham Street and Resolution Drive is proposed to be piped in accordance with the recommendations of the Water Corporation.

Public Realm

- Identify public realm improvements including upgrades to street pavement, pedestrian/cycle infrastructure, street furniture, landscaping, conversion to underground power and street lighting upgrades.
- The creation of a linear public open space area along the drain alignment that provides a connection between the Residential and Stables area and the Swan River.
- The draft LSP proposes a total of 6,974m² of public open space (POS), which equates to 3.47% of the total developable area. For the purpose of assessing the quantum of public open space provided, Table 2 below provides a breakdown of the proposed POS areas, including deductions.

Golden Gateway Precinct – POS Schedule	Total (ha)	
Gross Site Area		30.9284
Deductions		
D1 Parks and Recreation Reservation (existing)	4.5556	
D2 Road Reserves (existing)	6.3024	
Total Deductions		10.8580
Gross Subdivisible Area		20.0704
Creditable Public Open Space Required @ 10%		2.0070
Public Open Space Provision		
Unrestricted Public Open Space		
POS 1	0.4536	
POS 2	0.2438	
Total Unrestricted Public Open Space		0.6974
Restricted Public Open Space		Nil
Total Credited Public Open Space		0.6974
Percentage of Public Open Space Provided		3.47%

Table 2: Public open space calculations

Environmental Considerations

An Environmental Assessment Report has been prepared for the draft LSP precinct. The key recommendations in the report are as follows:

- A large portion of land within the precinct is identified as containing a 'high to moderate' risk of acid sulfate soils. Prior to works occurring, this land may need to be investigated for acid sulfate soils.
- Lot 5, No. 160 Stoneham Street, Ascot is listed as 'Possibly Contaminated, Investigation Required' under the Department of Water and Environmental Regulation Contaminated Sites data base. Prior to any disturbance of the lot, a preliminary site investigation for contamination in accordance with the *Contaminated Sites Act 2003* may need to be undertaken.

- The provision of a 50m buffer to the banks of the Swan River consistent with its designation as an environmentally protected area and conservation category wetland is to generally be applied.
- It is recommended that trees that can be retained in street verges, landscaped areas, parking areas and entry areas be identified and included in detailed design plans for the area.
- Implementing management strategies to minimise impacts to fauna prior to undertaking any clearing of a lot.
- Any works being undertaken within the buffer area to the site of Aboriginal heritage significance will be required to cease if an archaeological site is discovered and the Department of Planning, Lands and Heritage are required to be contacted.
- Management of future construction activities to minimise the impact to the Swan River, surrounding residents and any vegetation proposed to be retained.

Bushfire Management

A Bushfire Management Plan (BMP) has been prepared for the draft LSP due to a portion of land within the precinct being designated as 'bushfire prone' (Figure 6). The main aspects of the BMP include:

- A BAL rating of BAL-LOW applies to all developable land within the precinct. Therefore there is insufficient risk to warrant specific construction requirements.
- Bushfire risk can be adequately managed through appropriate location, siting and design of development, as well as necessary vehicular access and water supply, which will be provided to the development.



Figure 6: Golden Gateway Bushfire Prone Area

Infrastructure

An Infrastructure Assessment Report has been prepared for the draft LSP. The report highlights that the following upgrades to existing water, wastewater and electricity infrastructure may be required in response to development within the precinct:

- In relation to water, upgrades to the headwork's pipe equal to or greater than 300mm diameter and pump stations, as and when required.
- In relation to wastewater, the potential upgrading of the Redcliffe Pumping Station 5.
- In relation to electricity, provision to install a new 2km long feeder from the Belmont Substation to supply the 8.325MVA load that may be required.

Implementation

The draft LSP identifies further requirements to facilitate the implementation of the draft LSP, including:

- The rationalisation and assembly of land parcels to facilitate road realignments/upgrades, development sites and public open space areas.
- The preparation of an amendment to LPS 15 that aligns the zoning of land within the LSP.

- The preparation of a Local Planning Policy to guide future development in the precinct.
- The establishment of a Development Contribution Plan for the purposes of providing a mechanism for sharing the provision of infrastructure necessary to facilitate the redevelopment of the precinct.
- Infrastructure works including road realignments/upgrades and public realm improvements.

It should be noted that there is a considerable amount of work associated with implementation, and no timeframe has been identified at this stage.