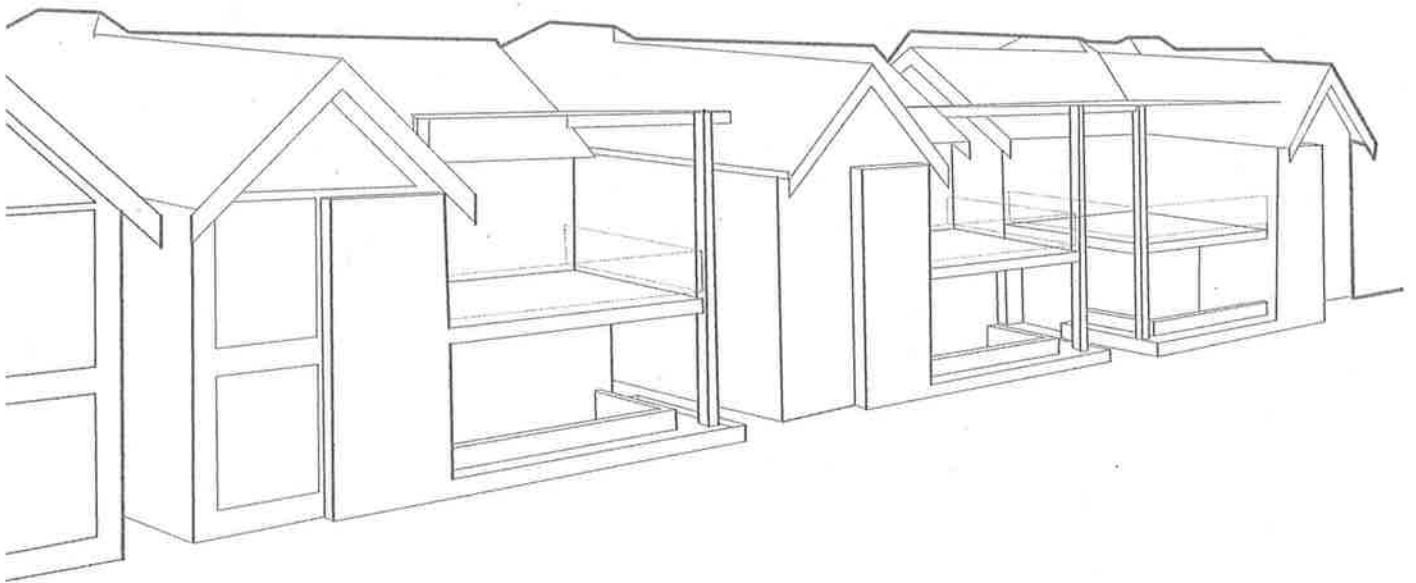


# OUTLINE DEVELOPMENT PLAN

LOTS 1, 2 & 49 BANKSIA TERRACE  
SOUTH YUNDERUP

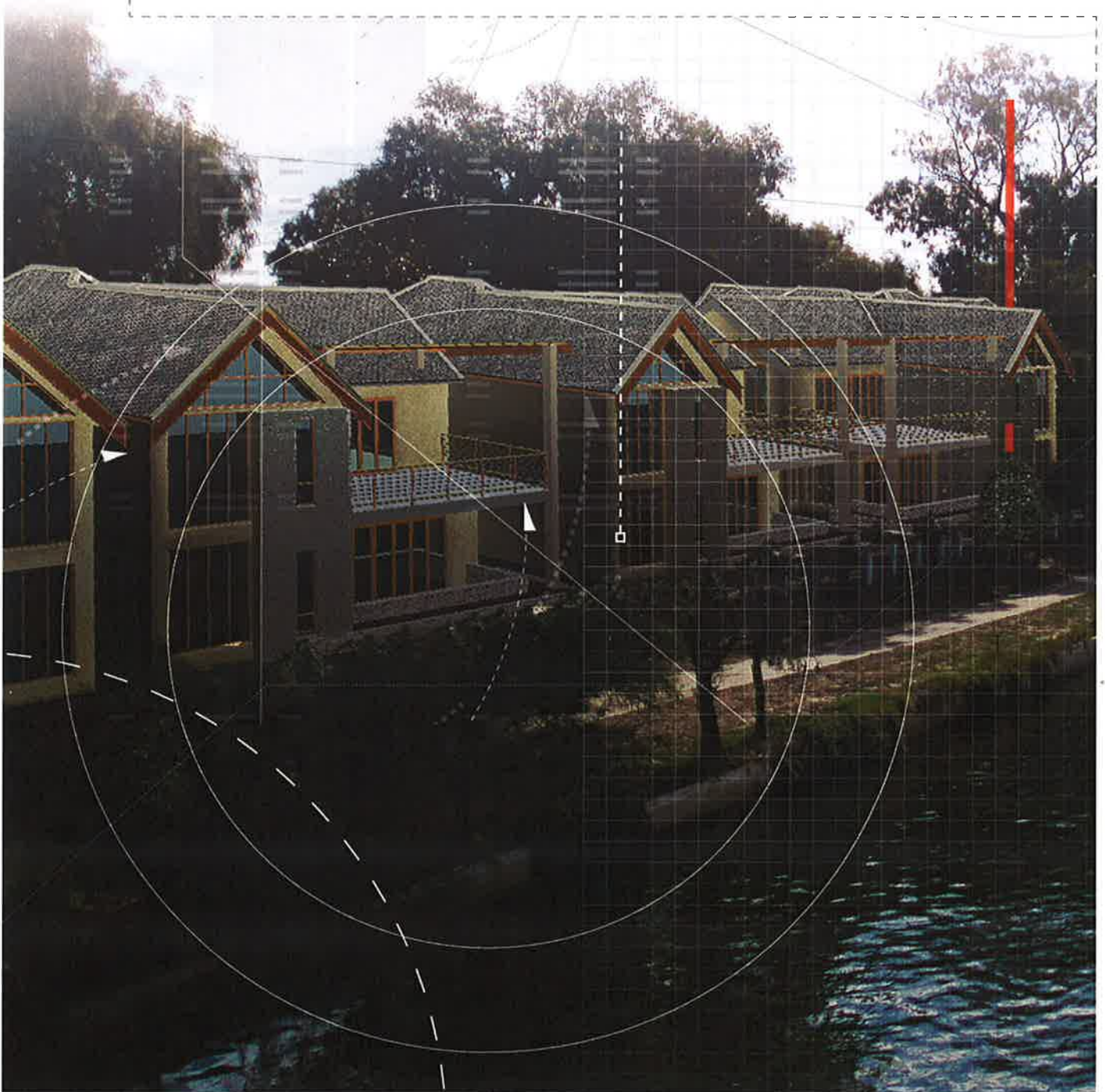
SEPTEMBER 2010 GRA REF 5439

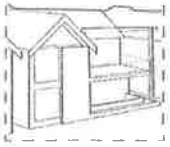


# OUTLINE DEVELOPMENT PLAN

LOTS 1, 2 & 49 BANKSIA TERRACE  
SOUTH YUNDERUP

SEPTEMBER 2010 GRA REF 5439





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- Town Planning
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- Urban Design
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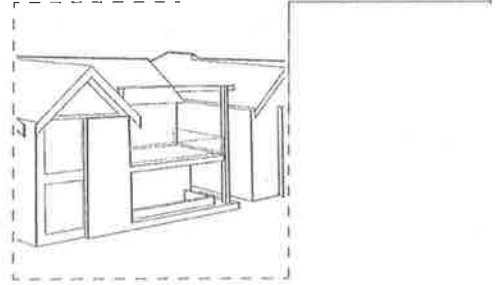
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## 1.0 INTRODUCTION

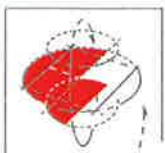
Greg Rowe and Associates acts on behalf of the registered proprietor of Lots 1 and 2 Banksia Terrace, South Yunderup. We have been instructed by our Client to prepare and lodge a Scheme Amendment to change the zoning of Lots 1 & 2 and an adjacent portion of road reserve from 'Residential R 12.5' and 'No Zone' to 'Residential Development' zone and 'Public Recreation/Conservation Reserve'. The primary objective of the rezoning is to enhance the entrance statement of the Murray Lakes canal estate from the Murray River. As such Lot 49 Banksia Terrace has been included in the amendment proposal so that both banks of the entrance canal may be addressed consistently. Lots 1, 2 and 49 Banksia Terrace and road closure portion are hereafter referred to as the subject site.

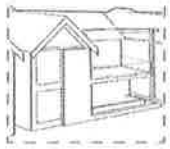
The Residential Development Zone requires the preparation of an Outline Development Plan (ODP) to guide the subdivision and development of the land. Greg Rowe and Associates have prepared an ODP for the subject site indicating lot layout, design standards and treatment of the Murray River Foreshore. The proposal incorporates the necessary controls to provide for a high quality and well designed built form outcome that will complement and enhance the existing natural foreshore environment at the entrance of the Murray Lakes canal estate.

This Report includes:

- a site description;
- a description of the existing land uses and development on the site;
- a description of the surrounding land uses and development;
- an overview of the relevant planning and design issues;
- Outline Development Plan; and
- Explanation of the Outline Development Plan.

# 1.0 INTRODUCTION





1.0 INTRODUCTION

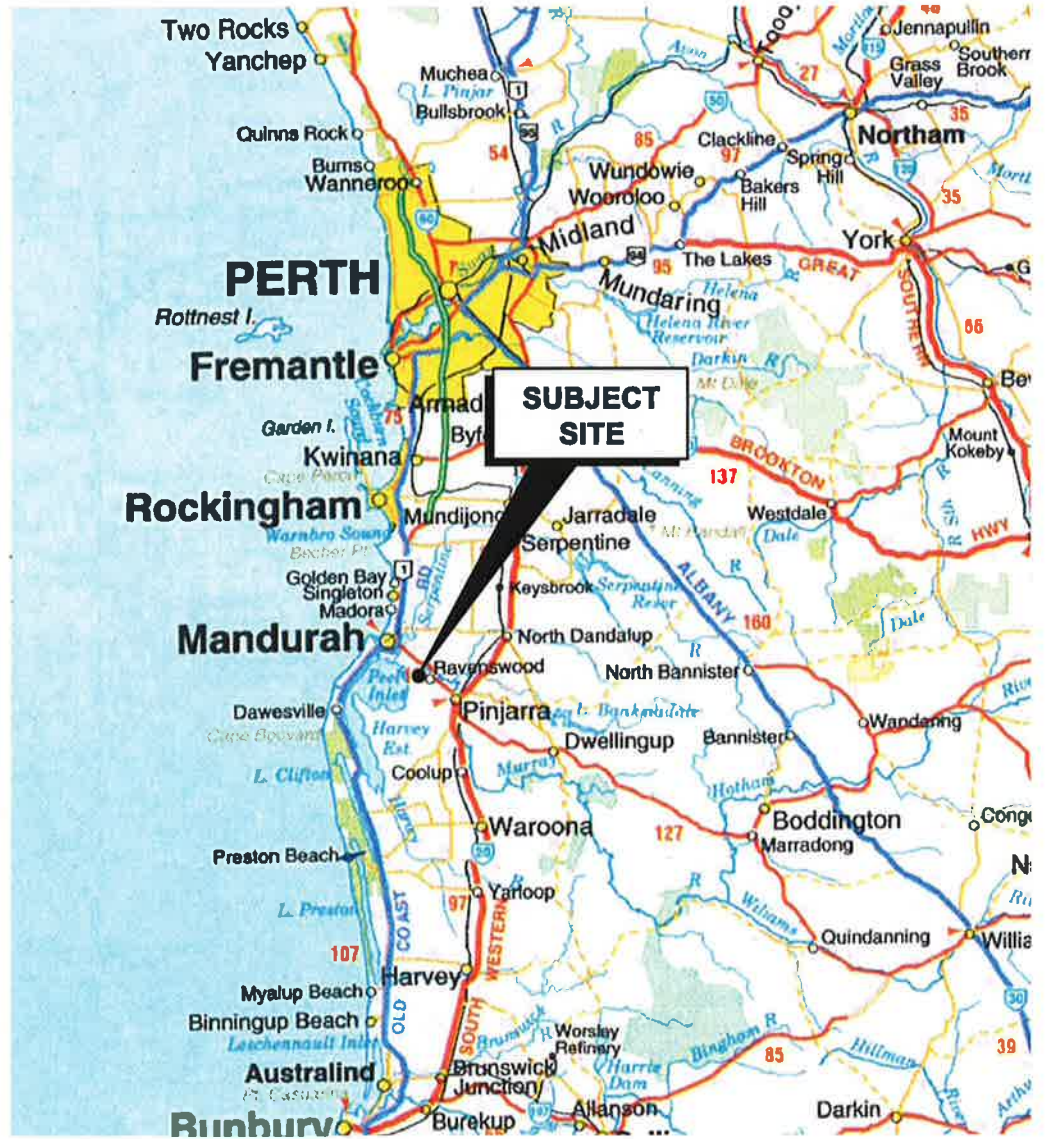
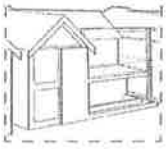


FIGURE 1: REGIONAL LOCATION





# 1.0 INTRODUCTION

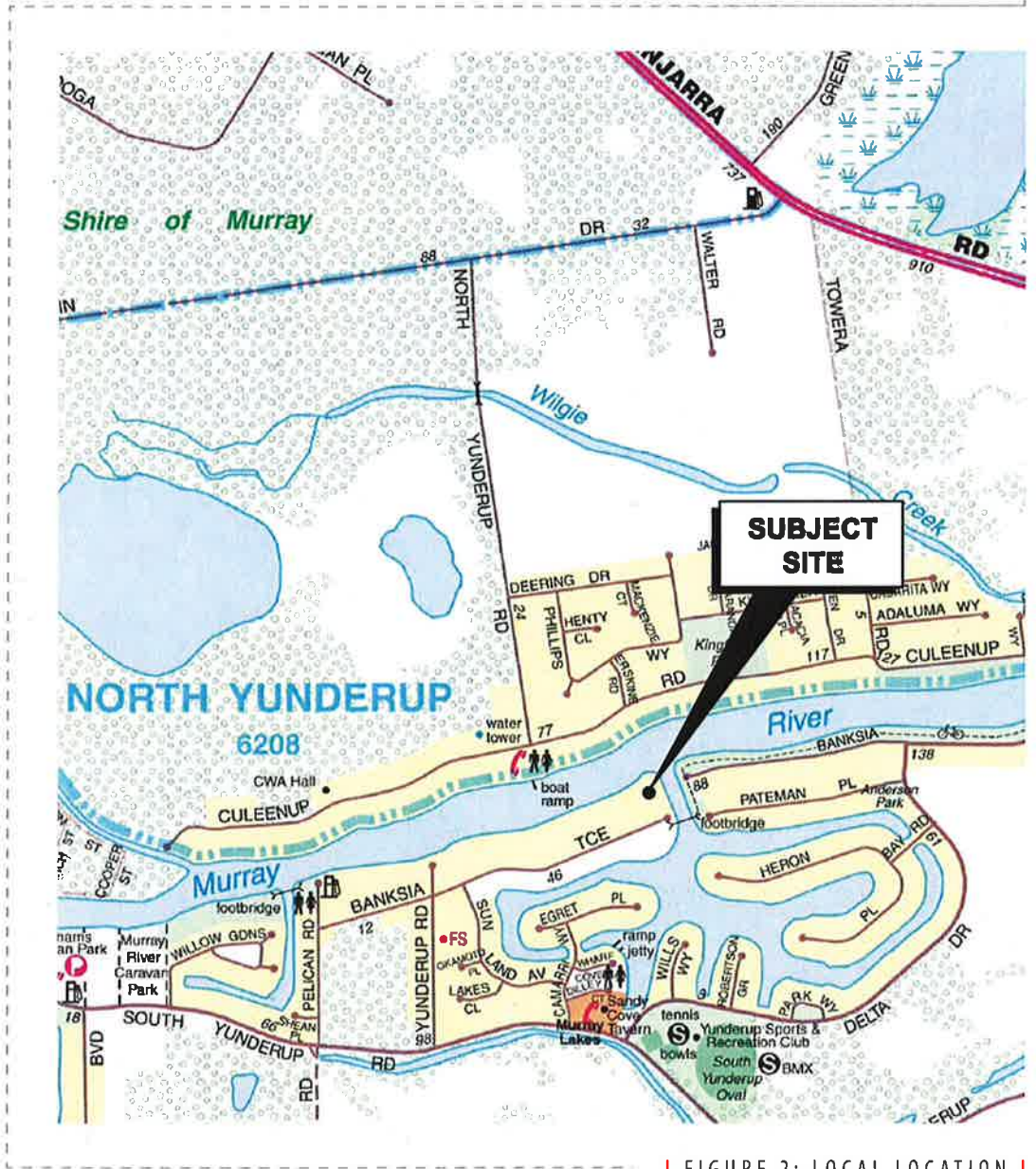
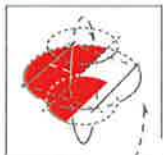


FIGURE 2: LOCAL LOCATION |





## 2.0 SUBJECT SITE

### 2.0 SUBJECT SITE

#### 2.1 LEGAL DESCRIPTION

The subject site is legally described as:

Lot 1 on Diagram 39369 Certificate of Title Volume 1629 Folio 73

Lot 2 on Diagram 39269 Certificate of Title Volume 1328 Folio 87

Lot 49 on Diagram 6632 Certificate of Title Volume 1204 Folio 323

#### 2.2 LOCATION

The subject lots and portion of Banksia Terrace are located within the Shire of Murray in South Yunderup. South Yunderup is readily accessible to Mandurah and Pinjarra, both within 10-15km of the site. South Yunderup contains local services including shops, restaurant and tavern.

The site is situated on the Murray River at the entrance of the Murray Lakes canal entrance. Lots 1 & 2 are situated on the western side of the canal entrance. Lot 49 is situated on the eastern side.

#### 2.3 SITE CHARACTERISTICS

The Murray River foreshore is a distinctive and highly valued part of South Yunderup. On the western side of the canal entrance the Murray River foreshore is approximately 18m wide and contains native vegetation and grasses. No pathway exists however the area is signposted for pedestrian use. Dwellings front directly onto the foreshore reserve, predominantly unfenced.

On the eastern side of the canal entrance the Murray River foreshore is approximately 40m wide. Banksia Terrace fronts the foreshore reserve in this area ending in a cul de sac at the canal entrance.

The canal entrance is 40m wide with footpaths running along both sides, accessing the foreshore reserve from Banksia Terrace and Pateman Place respectively. Both sides contain vegetation alongside the canal edge. A pedestrian bridge connects the two sides from the end of the western section of Banksia Terrace to the eastern section of Pateman Place.

The western side of the canal entrance contains a road reserve extending from Banksia Terrace that currently is not maintained but provides access to Lot 2. The road reserve contains a footpath, wooden bollards, small trees and shrubs and unmaintained bitumen surface.

Lot 1 contains a brick and tile home and is currently tenanted. Lot 2 contains a weatherboard and sheet metal home that is currently owner occupied. Lot 49 is currently vacant but has a constructed retaining wall.







3.0 OUTLINE DEVELOPMENT PLAN

### 3.0 OUTLINE DEVELOPMENT PLAN

The ODP proposes to facilitate the development of land for 6 grouped dwellings on Lots 1 & 2 and 3 dwellings on Lot 49 and associated subdivision by strata title. These dwellings will be constructed to overlook the entrance to the Murray Lakes canal system, creating an entrance statement that is in keeping with the prevailing built form of the estate and incorporating the natural attributes at this part of the Murray River. The development will create a landmark built form outcome softened by foreshore landscaping. An open frontage will provide amenity and surveillance to the foreshore reserve.

Refer Figure 3 for the ODP.

These objectives are proposed to be achieved through;

- Architectural standards
- Orientation of major openings and outdoor living areas
- Landscaping
- Fencing
- Residential Design Codes

These elements have been incorporated into the proposed ODP and are discussed below.

#### 3.1 ARCHITECTURAL STANDARDS

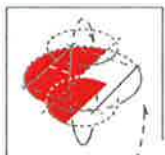
The ODP will require a maximum scale of 2 storeys for all dwellings so as to maximise the built form outcome and ensure building heights are consistent with surrounding residential development and to reflect the prevailing character of the Murray Lakes canal estate. Each side of the canal entrance may be constructed of different architectural designs, provided the design complies with other ODP requirements and development maintains a consistent style. All development is to be constructed with a high quality architectural standard.

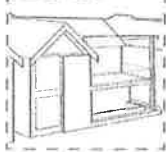
#### 3.2 BUILDING ORIENTATION

The ODP will require major openings of habitable rooms and outdoor living areas to be oriented to provide surveillance over the foreshore reserve.

#### 3.3 LANDSCAPING

The ODP will require the submission of a satisfactory Landscape and Foreshore Management Plan for all public land adjacent to development and the implementation of the foreshore works as a condition of subdivision including a trafficable dual use path of up to 3.5m in width. An 8m foreshore reserve is proposed so as to contain the existing natural vegetation along the western side of the canal entrance.





3.0 OUTLINE DEVELOPMENT PLAN

3.4 FENCING

The ODP will require open style fencing fronting foreshore reserves to improve visual surveillance of the foreshore and ensure the visual appearance is softened. Fencing is required to be visually permeable for the full height to provide the necessary surveillance to the foreshore reserve given that each site will need to be retained to comply with floodway requirements.

3.5 RESIDENTIAL DESIGN CODES

The ODP will require development to be carried out in accordance with the requirements of the Residential Design Codes (R-Codes) except as otherwise required as part of the ODP.

3.6 HOUSING DENSITY

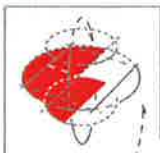
It is proposed to enhance the built form outcome and create buildable and functional site at the R30 density code, which requires a minimum lot size of 270m<sup>2</sup> site. The R30 density code allows for the development of 6 dwelling units on Lots 1 & 2 and 3 dwelling units on Lot 49. The minimum lot size proposed on Lots 1 & 2 is 336m<sup>2</sup> and the minimum proposed lot size on Lot 49 is 272m<sup>2</sup> therefore compliant with the R30 housing density requirements. The aim of this density it to create a distinctive built form outcome for either side of the canal entrance. The proposed ODP design provides for consistent frontages on either side ranging from 14m – 18m (with Lot 6 having a frontage of 20m, consistent with surrounding residential lots). A greater depth is afforded to Lots 1 & 2 by virtue of the road reserve.

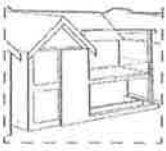
3.7 STREETScape

The proposed ODP is designed to allow for a 2m setback with an average of 3m from Lots 1 & 2 and the Banksia Terrace cul de sac.

Under the provisions of the R Codes, R30 development stipulates a primary street setback of 4 metres and a secondary street setback of 1.5. Due to the unique lot configurations of Lots 1 & 2 (which is bounded on three sides by Banksia Tce, the Murray Lakes Canal and the Murray River), appropriate setbacks to ensure future development addresses all development aspects has been required. As such variations to setback requirements have been sought.

	R-Code Setback Provisions	Setbacks provided under ODP
Primary Street	4m	2m
Secondary Street	1.5m	3m
Other/Rear	* (See Tables 2a/b & Design Element 6.3)	3m (with an average of 6m)





As demonstrated under the above table, whilst the R-Codes stipulates a minimum Primary Street setback of 4m, the setback provided under the ODP is at 2m. This variation of 2m is however balanced by the additional setbacks provided under the ODP for 'secondary' and 'other/rear' setbacks.

It is also important to acknowledge that under the ODP an average setback of 6m is required from the Murray River. This will ensure development is consistent with the Murray River setback of adjoining residential development.

### 3.8 BOUNDARY SETBACKS

The proposed ODP has been designed to allow for setbacks in accordance with the R Codes Acceptable Development Criteria. A 3m canal foreshore setback has been provided for Lots 1-5 & 7-9 with Lot 6 averaging a 6m setback and an average of 3m to the Murray River foreshore to improve the public amenity of the foreshore.

### 3.9 OPEN SPACE

R30 design code requires 45% open space including 24m<sup>2</sup> outdoor living. Due to the site abutting both canal and river foreshores a 5% variation to the design code requirement is sought under the ODP. Although open space may be more precisely assessed at development stage. Setbacks and the access leg will provide for the bulk of open space for each site.

### 3.10 ACCESS AND PARKING

The proposed ODP indicates a 4m driveway leg in accordance with design code 6.5.4 A 4.5 and allow vehicles to turn or pass at the end of the driveway if necessary. All visitor parking bays are to be provided on site.

### 3.11 SITE WORKS

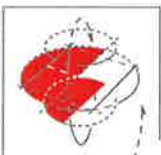
The site will need to be filled to comply with the requirements of the 1 in 100 year flood fringe requirements of Town Planning Scheme No. 4. The 1 in 100 year flood level at the subject site is approximately 2.4m AHD. The natural ground level ranges between 1.5m at the foreshore to 2m at Banksia Terrace. In order to comply with the flood separation the finished floor level of any future dwelling will be required to be constructed 500mm above the 1 in 100 year flood level (2.9m AHD). As such the site will need to be retained and filled at between 900mm to 1400mm above the existing natural ground level. Although the acceptable development criteria of the R Codes cannot be met, the Town Planning Scheme requirements with respect to the floodway must prevail.

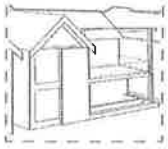
This requirement would be mandatory for any future development including a single house. The adjoining property has been recently constructed and has been retained and filled accordingly.

### 3.12 BUILDING HEIGHT

The ODP states a maximum height of two storeys to ensure building heights are consistent with surrounding residential development and minimises overshadowing of adjoining Lot 45.

## 3.0 OUTLINE DEVELOPMENT PLAN





### 3.13 PRIVACY

Privacy may be assessed more precisely at development stage. It is anticipated that the proposed subdivision will not pose an issue in relation to privacy given the site is adjacent to only two dwellings which are separated by the proposed access legs.

### 3.14 DESIGN FOR CLIMATE

Building design will provide for climate requirements. These will include measures to provide sun for outdoor living areas, major openings, solar collectors and balconies. Design for climate is most appropriately addressed at development stage.

### 3.15 INCIDENTAL DEVELOPMENT

Incidental development may be assessed at development stage

### 3.16 BOAT MOORINGS

The ODP precludes boat moorings along the canal entrance, which will be enforced by a notification of future lot titles.

## 3.0 OUTLINE DEVELOPMENT PLAN





**ODP Notes**

- maximum 2 storey with high quality, consistent built form
- development to be in accordance with R30 density code except as varied by this plan and notes
- maximum of 6 lots / dwellings to be developed on western portion of canal
- Lot 6 river foreshore setback to average 6 metres with a minimum 3 metres. Side setback of 1.5 metres to the western boundary
- Lot 1 Banksia Terrace primary street setback to be a minimum of 2 metres and an average of 3 metres
- all visitor parking bays to be provided within development site
- landscape and foreshore management plan for all public land adjacent to development to be prepared prior to development and/or subdivision which includes a trafficable dual use path of up to 3.5 metres in width
- balconies permitted in foreshore setback
- major openings and outdoor living areas to be orientated to provide passive surveillance over the foreshore reserve
- all vehicular access to be obtained from the common driveway and garages to both Lot 1 and 7 to be located away from the Banksia Terrace side of the lot in order to provide an improved streetscape to Banksia Terrace.
- site cover to be maximum of 60% of site
- a notification on the title of all new lots at the subdivision or development stage sufficient to alert prospective purchasers that boat mooring and / or jetty construction will not be permitted along the canal entrance channel or the Murray River
- Foreshore fencing to be visually permeable for the full height

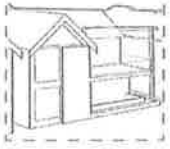
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- Subject site
  - Existing lot boundary
  - setbacks

date 2 November 2011 job no 5439  
 scale 1:500@A3 e-ref 111101 odp  
 designer M Young prepared by M Callaghan  
 client  
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**title** outline development plan (ODP)  
**address** lots 1,2 & 49 banksia terrace, south yunderup  
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 pilbara tel +61 8 91 732 8333 email [perth@gregrowe.com](mailto:perth@gregrowe.com)

**GREG ROWE & associates**  
 FOCUSED ON ACHIEVEMENT



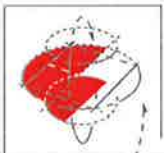


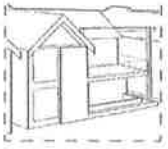
4.0 SHIRE OF MURRAY TOWN PLANNING SCHEME NO 4

4.0 SHIRE OF MURRAY TOWN PLANNING SCHEME NO 4

Shire of Murray Town Planning Scheme No. 4 provides for the preparation of an ODP prior to the Council supporting or approving subdivision and development of land within the Residential Development Zone. The ODP is required to be adopted by the Shire of Murray and the Western Australian Planning Commission (WAPC). It is expected that the approval process for the ODP will parallel the Scheme Amendment process for District Scheme Amendment No. 250.

The ODP, as adopted by the Shire of Murray and the WAPC, provides the basis for future subdivision and development approvals on the subject site. Any departures or alterations to the ODP may, subject to the approval of the WAPC, be permitted if Council considers that the proposed departure or alteration will not prejudice the progressive subdivision and development of the land.





## 5.0 CONCLUSION

The Outline Development Plan for Lot 1, 2 and 49 Banksia Terrace provides comprehensive planning that ensures the maximum possible benefits of urban design and servicing. The plan provides for the revitalisation of the Murray Lakes canal entrance and will protect and enhance the existing foreshore environment. The plan incorporates elements of State planning policy and guidelines as well as maintaining a local character for the area. In accordance with Shire of Murray Town Planning Scheme No. 4 the ODP provides the basis for future subdivision and development of the subject site so as to ensure that the objectives the plan are met.

# 5.0 CONCLUSION

