

**APPENDIX 14: AMENDMENT NO. 5 EXPLANATORY
SECTION & APPENDICES**

2. EXPLANATORY SECTION & APPENDICES

SPIRES ESTATE LOCAL STRUCTURE PLAN

2.1 PURPOSE

The purpose of this Amendment is to rezone land from R25 to R40 and R100 and from R100 to Special Use. The plan below compares the approved and the proposed landuses and residential densities.



Figure 1: Comparison Plan

2.2 DESIGN CONSIDERATIONS

The design of the Neighbourhood Centre has progressed and the intent of the LSP modification is to facilitate the development of a 'Tavern' adjacent to the Public Open Space, whilst not impacting on the yield of the residential dwellings, the adjoining land has increased in density.

A concept plan demonstrating the future commercial building footprint is shown in **Figure 2**.

Whilst the southern R100 site has been relocated west of the Tavern site the design principles proposed previously will be retained.

Indicative Concept Plan

LEGEND	
	PRIMARY ACTIVE STREET FRONTAGE
	SECONDARY ACTIVE STREET FRONTAGE



2.3 RESIDENTIAL

2.3.1 Density

The proposed change in the Residential Density does not alter the total dwelling yield for the estate. In this regard, the LSP modification still proposes in the order 900+ dwellings. The dwelling yield projections thus address the 15 dwellings per gross urban zone targets of Directions 2031, and will potentially accommodate a population in the order of 2,520+ people, at a rate of 2.8 persons per household.

Based on the Liveable Neighbourhoods 'Site Hectare' definition, the overall density for the Structure Plan equates to ~28 dwellings per site hectare; thus exceeding the 22 dwellings per site hectare target of this document.

2.3.2 Local Development Plans

A Local Development Plan for the Special Use lot will need to address the following design aspects:

- Built form;
- Interface and relationship with the public realm;
- Landscaping;
- Setbacks;
- Building orientation;
- Pedestrian circulation;
- Access;
- Car parking;
- Noise; and
- Waste and servicing.

Local Development Plans for R40 and R100 coded lots will need to address the following design aspects:

- Building Height;
- Nil or minimum front setbacks;
- Garage and access points;
- Built form orientation;
- Fencing (where abutting POS);
- Waste Collection (R100 sites)
- Landscaping;
- Visitor Parking/on-street parking provisions;
- Private and communal open space; and
- Noise attenuation (R100 site adjacent Tavern).

2.4 SPECIAL USE ZONE

As stated above, the intent of the LDP modification is to facilitate the including of Special Use zoned land to facilitate the development of a 'Tavern' adjacent to the Public Open Space.

The objectives for the Special Use site should include:

- To make provisions to incorporate an entertainment use to support the future role, character and purpose of the Neighbourhood Centre;
- To contribute to the overall main street environment;
- To provide activation adjoining the Public Open Space within the Neighbourhood Centre.
- To provide Built form that addresses and frames the adjoining Public Open Space by providing

- height and elevation,
- Active frontages with no blank facades with windows and entrances accessible or visible from the public realm;
- Maximise the use of glazing to provide visual engagement with the Public Open Space; and
- Visual interest through building articulation, architectural features and materials; buildings should be designed to emphasise street corners where applicable.

The Special Use zoned land equates to 5,000sqm. Taktics4 has provided a retail assessment of the additional Commercial land and the report is included as **Appendix 1**. The summary of the retail assessment provided below:

- A tavern represents an appropriate and suitable use for the Baldivis North Neighbourhood Centre.
- There is an established commercial and market demand for a tavern at the Baldivis North Neighbourhood Centre.
- A tavern at the Baldivis North neighbourhood Centre will not unduly impact on the sustainability of existing or planned taverns within the planned activity centre network.
- A tavern represents a desired diversity of commercial activity and contributes to the night-time economy and overall employment and economic sustainability of the Baldivis North District.
- A tavern represents a high trip frequency activity which is supported and encouraged for Neighbourhood centres in accordance with the relevant state and local planning policy.

2.5 TRAFFIC ASSESSMENT

Transcore has provided a Transport Assessment on the proposed LSP modification (**Appendix 2** refers). A summary of the assessment is included below.

The information presented in the Transport Assessment Addendum documents anticipated future traffic flows with the addition of a tavern to the planned Neighbourhood Centre in accordance with this proposed LSP modification.

The proposed tavern is anticipated to increase traffic flows by approximately 1400 vehicles per day but the resultant traffic flows will still be within the capacity of the planned road network in and around the LSP area. The planned road network can accommodate the proposed LSP modification and will operate satisfactorily under the forecast future traffic flows.

2.6 UWMP

DEC has previously prepared and had approved an UWMP for the subject area of this LSP modification. DEC has subsequently prepared an addendum to the approved UWMP (**Appendix 3** refers), which summarised the following:

- The UWMP provided criteria for storage requirements for higher density sites which resulted in the same outflow from standard residential lots.
- The impact of the proposed changes will mean that the increased in paved area will be countered by the increased storage provided on the higher density allotments.
- As a result, provided the criteria is applied as outlined in the UWMP, no change to the UWMP is required.