
15.2.5 PRELIMINARY DRAFT 'NORTH SOMERVILLE' DISTRICT STRUCTURE PLAN

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Disclosure of Interest:	Nil

VOTING REQUIREMENTS

Simple

OFFICER RECOMMENDATION

That Council:

- 1. Support the preliminary draft 'North Somerville' District Structure Plan to enable City officers to progress with the technical documents required to accompany a district level structure plan; and**
- 2. Support the advertising of the draft 'North Somerville' District Structure Plan on the completion of the outstanding technical reports.**

EXECUTIVE SUMMARY

The 'North Somerville' area has been identified by the City's Local Planning Strategy and Draft Local Planning Scheme No. 2 as a vacant Greenfield site suitable for future residential development. Rowe Group, on behalf of the City, have been engaged to undertake a land use planning exercise in the form of a 'District Structure Plan' (DSP). A DSP provides a framework to guide development, promote a functional and cohesive community and coordinate the infrastructure program for the area. The DSP will require Local Structure Plans to be completed at a later date prior to subdivision.

Elected Members are not required to make a formal decision on the DSP through this report. The Elected Member's in principle support will give City officers the fortitude to progress with the technical reports required to accompany a district structure plan.

Upon completion of the outstanding technical reports, statutory advertising processes are required to be undertaken. A formal resolution of Council will be required at the close of the advertising period.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Themes:

- FUTURISTIC:** We plan for the future proofing of our City by being a thinking and innovative society.

- **SUSTAINABLE:** We advocate for the provision of land use.
- **EMPOWERED:** We are utilising diverse points of view to inform decision making and actions taken for the City.

BUDGET IMPLICATIONS

The costs associated with the District Structure Plan and required technical reports can be accommodated within the current FY 2021/2022 budget. Any costs associated with the future Local Structure Plan over the City owned land will be accommodated within the relevant future financial year. Preparation of a Local Structure Plan over privately owned lots will be at the cost of those individual landowners.

Further, Council's decision will impact on the work plans and allocation of the budget for the provision of services such as stormwater or sewerage.

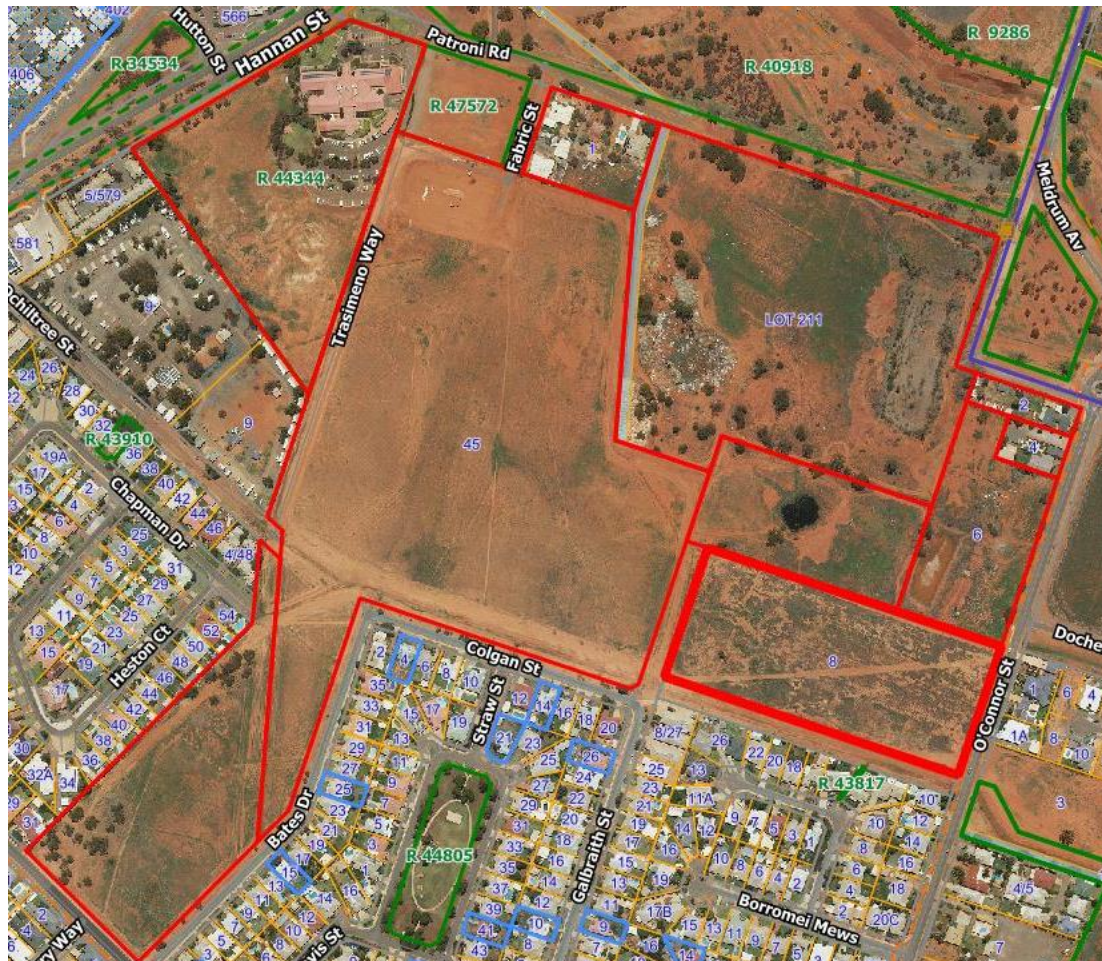
REPORT

Site details

The City's Local Planning Strategy (2013) and Amendment (2016) forms the strategic foundation for the City's Draft Local Planning Scheme No. 2. These documents provide a clear statement of the overall strategic land use management and planning objectives for the City upon which to make planning decisions and drive future land use planning. The Strategy and subsequent amendment identified various vacant Greenfield sites suitable for future residential development.

The area for the purposes of this report defined as 'North Somerville' was identified as one of these Greenfield sites and forms one of the proposed 'Urban Development' cells in the Draft Local Planning Scheme No. 2. The 'Urban Development' zone identifies areas for future urban development.

North Somerville covers approximately 37ha (10 separate lots) with the land held by City of Kalgoorlie-Boulder, vacant Crown Land and various private owners (refer to Attachment 2 depicting land ownership). The 'Residential Land Availability Review', endorsed by Council at the 26 August 2013 OCM, earmarked the City owned Lot 67 (No. 45) Bates Drive for future residential development and the requirement for more detailed structure planning to be undertaken.



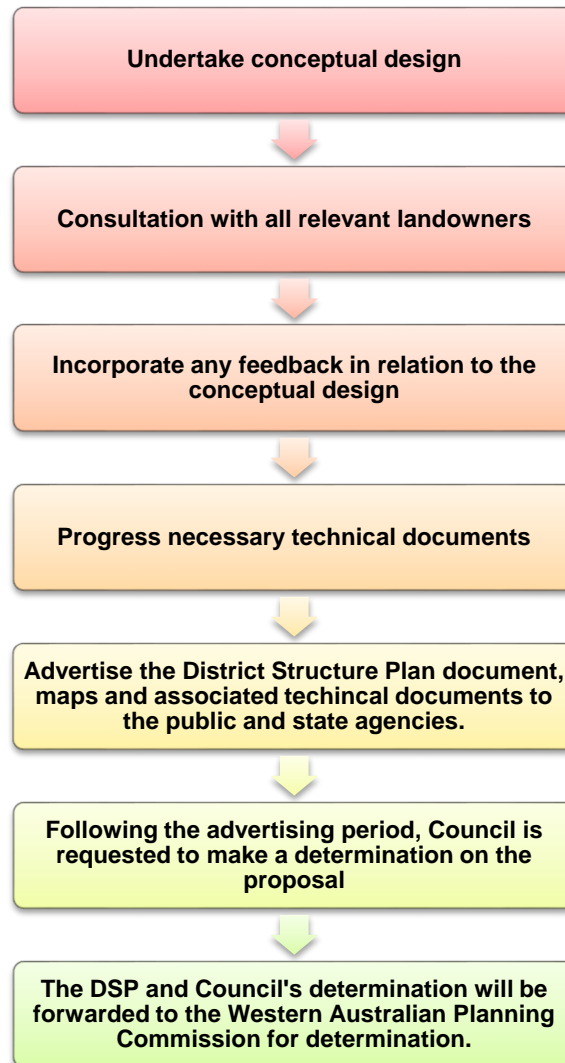
District Structure Plan

The first objective of the 'Urban Development' zone requires more detailed structure planning to be undertaken in accordance with the provisions of the Scheme. The purpose of this is to coordinate the development of land and address various land constraints.

City officers have engaged Rowe Group to progress a 'District Structure Plan' (DSP) for the 'North Somerville' area. A DSP provides a framework to guide future development of the North Somerville area, promote a functional and cohesive community and coordinate an infrastructure program to be undertaken by the City and the relevant State agencies.

City officers consider that the preparation of a DSP is the most appropriate first step as it coordinates an overarching strategic plan that provides mutual land use and infrastructure benefits while allowing the individual land owners to then progress development of their respective parcels of land. A private developer of one of the lots has also identified that coordination is required to integrate movement on the road network and the provision of public open space to support their development.

Below outlines the general workflow to progress the District Structure Plan to approval.



Once the District Structure Plan has been approved by the Commission. Local Structure Plans will be required to be prepared by each individual land owner to progress the development of their respective parcels of land.

Preliminary Draft 'North Somerville' District Structure Plan

For Council's consideration, the preliminary draft 'North Somerville' District Structure Plan can be viewed in Attachment 1. The design is considered to be site responsive, seeking to retain the inherent natural attributes of the site and a cohesive development pattern while contributing the required areas of public open space and stormwater drainage.

A staging plan has also been considered which will allow individual land holdings to be developed independently of each other whilst achieving an integrated development outcome. These plans have been generated for the purposes of engagement with all of the relevant stakeholders and will be refined through the subsequent stages of planning. Staging plans guide service authorities for the provision of infrastructure. City officers have undertaken an assessment of stormwater and sewerage design requirements based on this plan.

Although the *Planning and Development (Local Planning Schemes) Regulations 2015* do not require the Elected Member's support at this stage of the DSP process, City officers considered this step to be beneficial to inform Council of the progress of the project and the level of engagement conducted so far.

STRATEGIC IMPLICATIONS

The City's 'Residential Land Availability Review' also earmarked the 'North Somerville' area for future detailed structure planning. The 'North Somerville' area was also identified by the Local Planning Strategy and subsequent amendment as an area for urban development. This preliminary Draft District Structure Plan marks the first step toward achieving the strategic intent for the area.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendations of this report.

COMMUNITY ENGAGEMENT CONSULTATION

Initial consultation has been undertaken with the private landowners within the District Structure Plan area by way of letter, phone, email and face to face meetings. The private landowners have expressed their general support for the District Structure Plan process and their feedback was incorporated into the final design. Formal advertising to the community and state agencies will be undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* at a later date.

Crown Land

The 'North Somerville' District Structure Plan incorporates two portions of vacant crown land and the development of this land will be guided by the DSP. It is understood that an adjoining landowner is seeking to clear native title and purchase Lot 500 from the State. Lot 400 has been included in the DSP area to indicate how development could be undertaken by others in the future.

Lot 5020 is a crown reserve vested in the City of Kalgoorlie-Boulder for the purposes of municipal offices. The portion of Lot 5020, adjacent to the City's Administration Building, has been included in the DSP area to indicate how future development could be accommodated on the site City officers note however that the parcel would be required to be subdivided off from the Council Administration building and purchased from the State Government.

ATTACHMENTS

Preliminary Draft 'North Somerville' District Structure Plan 

North Somerville Fragmented Land Ownership Map 

Preliminary Draft 'North Somerville' District Structure Plan - Staging Plan 