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URBIS

IMPROVEMENT SCHEME NO.1 AMENDMENT

Proposed Amendment to
Shenton Park Hospital
Redevelopment Improvement
Scheme

Prepared for
**DEPARTMENT OF PLANNING, LANDS AND
HERITAGE**
25 August 2022



**Western Australian Planning Commission
Shenton Park Rehabilitation Hospital
Improvement Scheme No 1**

Amendment No. 1

Standard Amendment to introduce an Additional Use Area (No.2) to enable the consideration of grouped dwellings as well as remove the minimum plot ratio requirement as it currently applies to proposed Lot 42 and 43 within the Montario Quarter Estate

Planning and Development Act 2005
RESOLUTION TO PREPARE AMENDMENT
TO IMPROVEMENT SCHEME

SHENTON PARK REHABILITATION HOSPITAL
IMPROVEMENT SCHEME NO. 1
[Amendment No. 1]

RESOLVED that the Western Australian Planning Commission, in pursuance of section 122B of the *Planning and Development Act 2005* (as amended) amend the above Improvement Scheme by:

1. Modify zoning table notation as follows: * *P/X—means single and grouped dwellings are a permitted P use in the Residential R60 zone, however a prohibited X use in the Residential R160 zone, in accordance with clause 30(1) of this Scheme., with the exception of Additional Use 2 as per Clause 21.*
2. Amend Table 2 in the Scheme to include a new line for a second additional use area as follows:

No.	Description of Land	Additional Use	Conditions
2	Land depicted 'A2' on Scheme Map	Grouped Dwelling – D	Notwithstanding the Zoning Table and Clause 30(1), grouped dwellings are a discretionary D use. Clause 30(2)(a)(i) does not apply to this site.

3. Amend the Improvement Scheme No.1 Scheme Map to introduce a notation regarding the location of Additional Use Area No. 2.

And renumber the subsequent clauses accordingly

The amendment is STANDARD under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

- a) The proposal represents a minor text and mapping change that pertains to the subject site only.
- b) The proposal does not introduce any new land uses to the Improvement Scheme No.1.
- c) Additional use areas are already utilised in the Improvement Scheme No.1 and therefore the proposed amendment will not introduce an unfamiliar clause.
- d) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this day of 20

.....
(Chairman)

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Tim Dawkins
Associate Director	Megan Gammon
Consultant	Jackson Tomich
Project Code	P0038752
Report Number	Final for Lodgement – 25 August 2022

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. INTRODUCTION

This report has been prepared by Urbis on behalf of DevelopmentWA, in support of a proposed scheme amendment to the Shenton Park Hospital Redevelopment Improvement Scheme, known as Improvement Scheme No.1.

Improvement Scheme No.1 (**the Scheme**) was gazetted in 2017 and provides the statutory planning framework for the redevelopment of the former Shenton Park Rehabilitation Hospital site (**the Estate**). The proposed scheme amendment relates to Part of Lot 9004 (No.4) Muecke Way, Shenton Park (proposed Lots 42 and 43).

Since gazettal of the Scheme in 2017, DevelopmentWA has progressively released lots to the market, with a number of lots now delivered or under construction. This includes a number of single residential lots as part of Stage 1 to the north of the site, in addition to numerous development sites such as Shenton Quarter and Victoria House. Together with the high-quality public realm that has been delivered at Dawes Park, the Estate is progressing in a highly successful manner which has stayed true to the original vision for the site.

Five years on, DevelopmentWA has taken the opportunity to undertake a review of the remaining lots to be released within the Estate, testing the vision in the context of the delivery to date. This includes an assessment of the existing single residential lots and mixed use/apartment product delivered, approved, under construction and proposed, to identify any recalibration required to ensure the best outcome can be achieved and to respond to evolving market conditions.

Based on this internal review, it became apparent that the vision and objectives for the Estate have remained current and there is no intent to undertake a wholesale review of the either the land uses, densities or development parameters for a majority of the outstanding lots. However, based on previous market engagement, it is evident there is a desire and demand for additional medium density product. On this basis, DevelopmentWA has identified an isolated opportunity to expand the development outcomes that can be achieved on the proposed Lot 42 and 43 to increase the diversity of the product offering.

Given this context, this scheme amendment is being pursued to introduce Additional Use Area No. 2 over Lot 42 and 43, for the purposes of permitting greater development flexibility across the two lots. Specifically, Additional Use Area No. 2, while retaining the R160 coding, will enable a site-specific response to the site through allowing a more diverse range of residential typologies which are currently prohibited by the Scheme.

This amendment is considered to be a standard amendment under Clause 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. SITE CONTEXT

2.1. THE SITE

The scheme amendment relates to the proposed Lot 42 and 43 (**the site**) which is bounded by Seymour Avenue to the north (primary entry to the Estate from Selby Street), Thorburn Way to the south, Goatcher Vista to the east and Guttman Approach to the west (future primary entry to the estate from Lemnos Street). An aerial plan of the Estate (depicting the site) is shown at **Figure 1**.

The subject site has a combined area of 9,068sq.m and is currently being utilised by Hesperia as a layover and storage site associated with the construction of Victoria House, to the immediate east.

Figure 1 - Aerial Plan



2.2. EVOLUTION OF THE ESTATE

Montario Quarter is an urban infill residential estate located within the suburb of Shenton Park, approximately 5km west of the Perth Central Business District. The Estate is bound by Selby Street and Lemnos Street, comprising the land previously utilised for the former Shenton Park Rehabilitation Hospital which closed in 2015 when services shifted to the Fiona Stanley Hospital in Murdoch. The Estate has a density vision of delivering of 1,100 to 1,600 dwellings through a diverse range of residential typologies and mixed-use development.

More broadly, the Estate is located on the edge of a precinct that includes community, health and Government uses including the University of Western Australia Research Centre, Shenton College, Irwin Barracks and the Graylands Hospital.

Since the Improvement Scheme was gazetted in 2017, DevelopmentWA has progressively released lots to the market. This commenced with the release of Lot 37 and 38 – the two mixed use sites, which are both currently under construction. This includes the State Heritage listed Victoria House development which is immediately west of the site (being developed by landowner, Hesperia). This will comprise a residential development proposing 81 dwellings and associated retail/commercial as well as an area of public open space that is intended to form the central civic precinct of the estate.

The site is also located 125m west of Shenton Quarter (Iris Property), also under construction, which has frontage to Selby Street and Seymour Avenue and proposes 157 dwellings, a supermarket and specialty retail/commercial.

The Stage 1 development to the north of the Estate followed, comprising the northern parklands (Dawes Park) and numerous townhouses which are either completed or under construction. It also includes the Park Terraces development by Celsius Property Group – a boutique 12 apartment development located on Selby Street.

More broadly, Lots 35 and 36 (located to the north-east) were recently sold by DevelopmentWA, with plans for over 250 dwellings (both build to sell and build to rent typologies). To the north of the site is Lot 34 (comprising the State Heritage listed G-Block) which has been purchased by Southern Cross Care for the purpose of aged care. The site to the north-west of the Estate is under control by the MS Society WA who is currently seeking development approval to establish residential care accommodation.

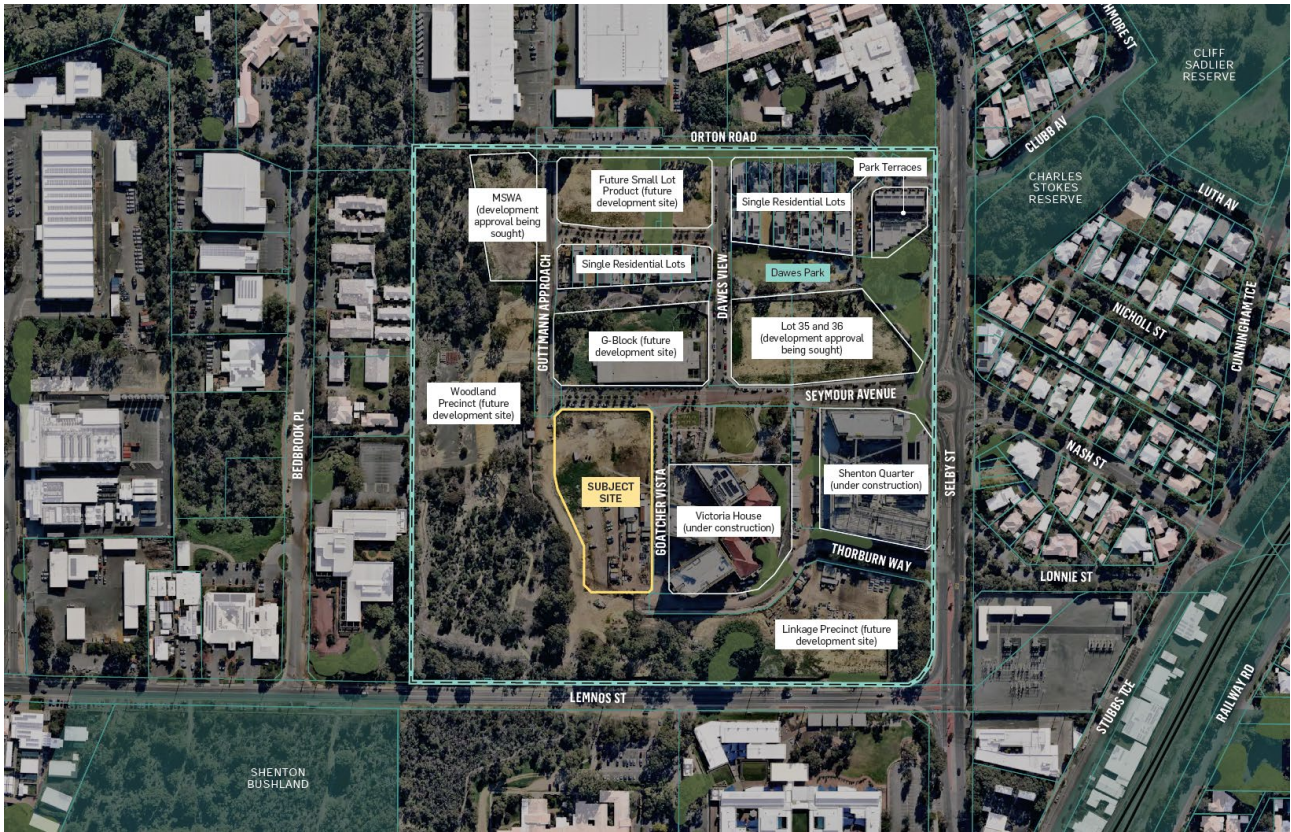
To the immediate west of the site is the Woodland Precinct which includes a future development site of 8,337sq.m (as one or two lots). Similarly, a proposed future development sites is located to the south (within the Linkage Precinct), fronting Lemnos Street.

Photographs of some of the development that have either been delivered or underway at the Estate are provided below (**Figure 2**). A wider context map has been prepared in **Figure 3** to demonstrate key areas of growth within the Estate.

Figure 2 - Existing Density Typologies within Montario Quarter



Figure 3 - Montario Quarter Development Context Map



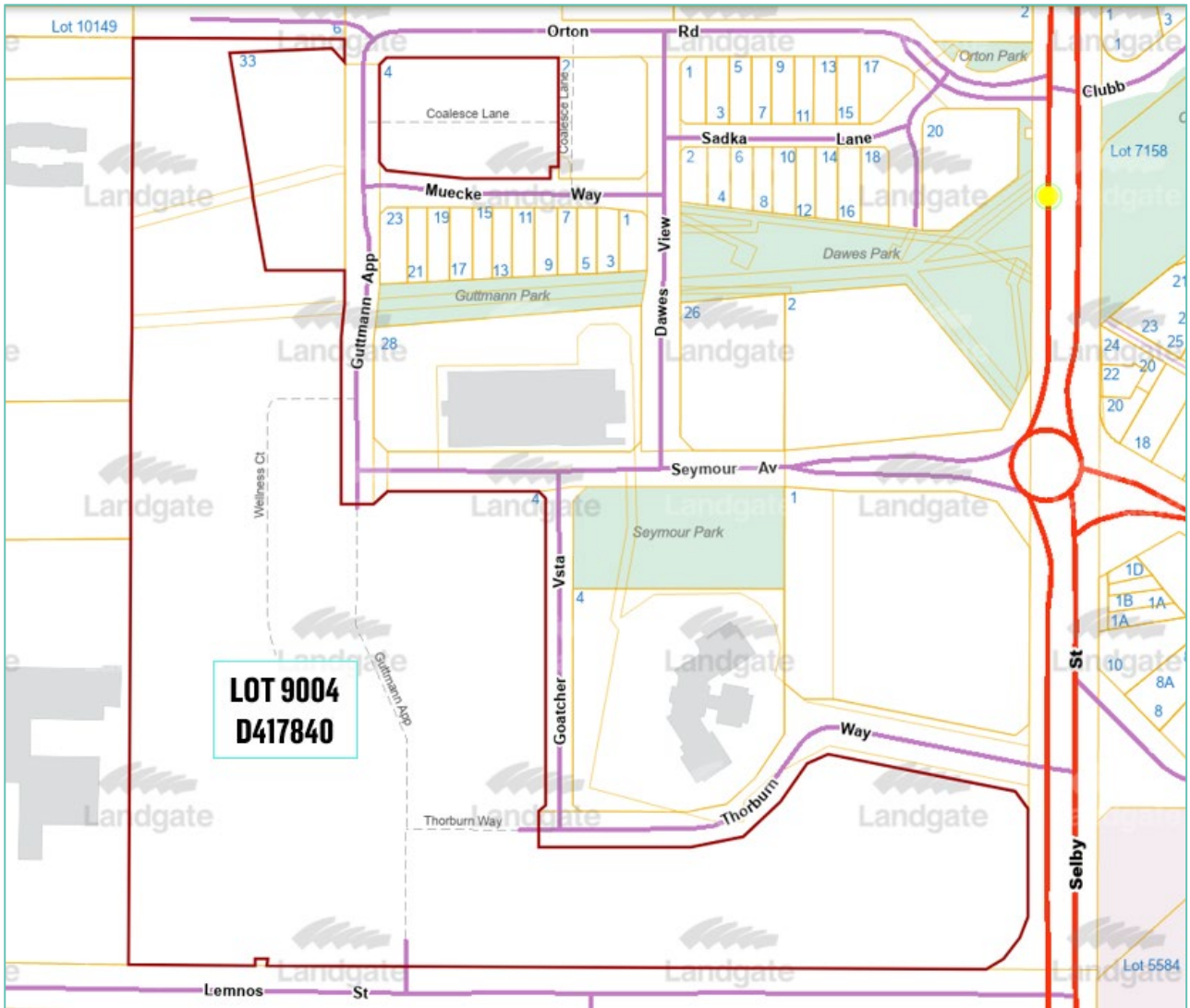
2.3. LANDOWNERSHIP

The site currently sits within broader parent Lot 9004 (**Parent Lot**) under the ownership of the Western Australian Land Authority, as presented in **Table 1** and illustrated in the below **Figure 4**.

Table 1 Land Ownership Details

Lot	Deposited Plan	Vol / Folio	Area (Sq.m)	Owner
9004	417840	4014/221	69,984	Western Australian Land Authority

Figure 4 – Existing Cadastral Plan



2.3.1. Approved Subdivision #154745

The subject site is contained within an approved subdivision (WAPC Ref #154745) across the parent Lot 9004, in which the subject site is referred to as Lot 42 and Lot 43. The subdivision is currently active; however, Titles have not yet been created for the subject lots. The approved subdivision plan is shown at **Figure 5**, with a proposed lot plan shown at **Figure 6**.

Figure 5 - Approved Subdivision Plan WAPC Ref# 154745

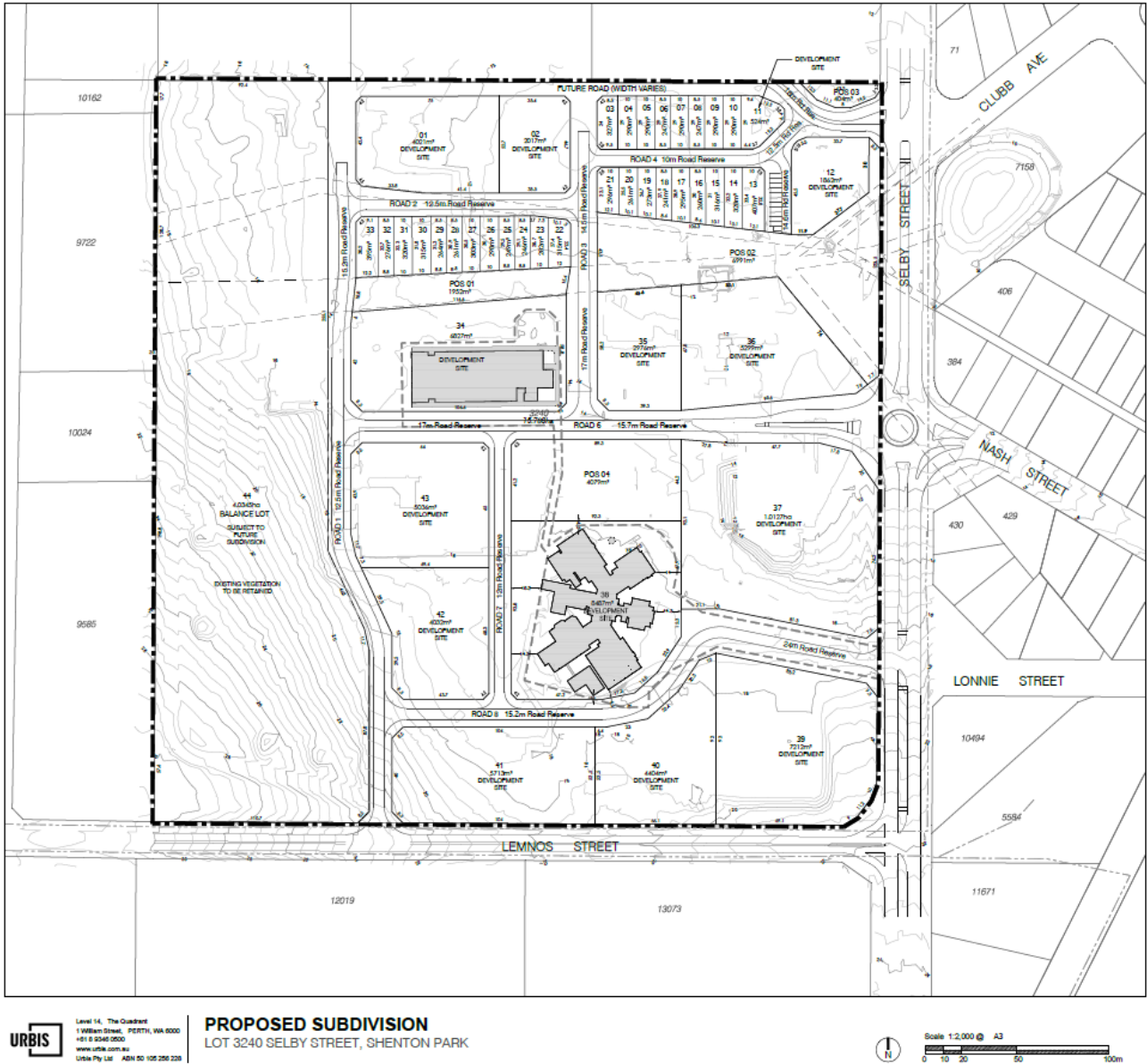


Figure 6 - Approved and Created Lot Plan



2.4. ENVIRONMENTAL AND HERITAGE CONSIDERATIONS

As part of the preparation and approval of the Improvement Scheme and broader planning framework, detailed environmental, heritage and other technical studies were prepared. While the proposed scheme amendment does not seek to modify or impact these contextual factors, a summary of relevant matters is provided below.

2.4.1. Bushfire

The subject site is currently identified as bushfire prone under the DFES mapping as shown in **Figure 7** below. This is pursuant to Part 10A of the *Planning and Development (Local Planning Schemes) Regulations 2015* and *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7). The bush fire hazard which is likely to threaten the Estate in the event of any fire is located off site and concentrated to the Bush Forever area to the north and south of the Estate.

As part of the Improvement Scheme and subsequent subdivision approvals, a Bushfire Management Plan (BMP) was prepared and has been continuously updated through delivery of the Estate (refer **Appendix A** for most recent version of the BMP, dated August 2022). The BMP identifies the subject site as primarily BAL-Low, with the south-western portion of Lot 42 identified as BAL-12.5 (refer **Figure 8**).

The BMP articulates the measures required to develop the Estate which includes permanent fuel load reduction and management measures to reduce the hazard level and/or construction standard of future buildings. This will primarily occur within the Woodland Precinct, west of the site, and will include developing and managing the bushland area as parkland with reduced fuel loads and achieving bushfire protection zones.

The proposed scheme amendment will not alter the bushfire response to the subject site (as articulated in the BMP and approved through the subdivision process) .

Figure 7 - Bushfire Mapping

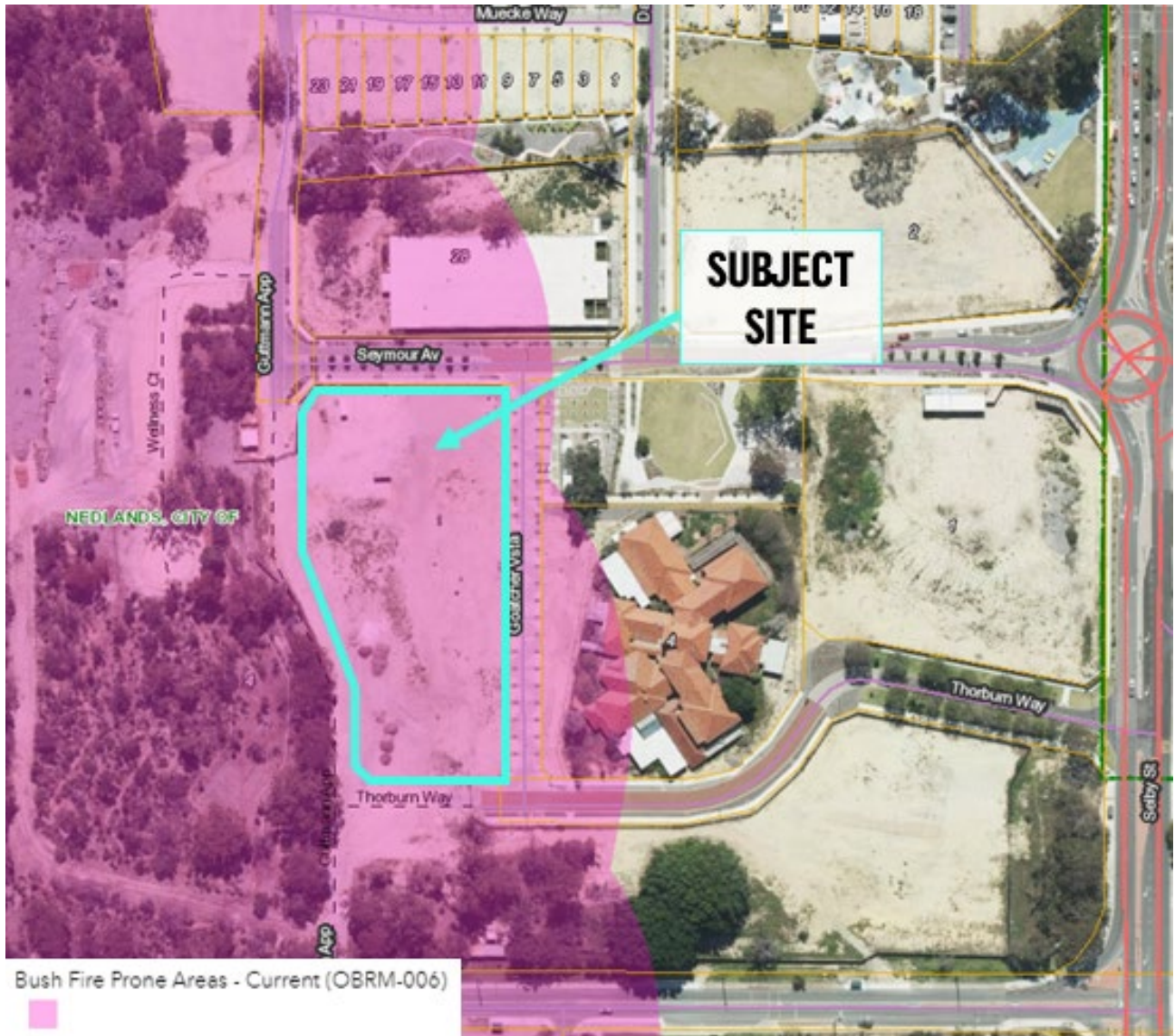
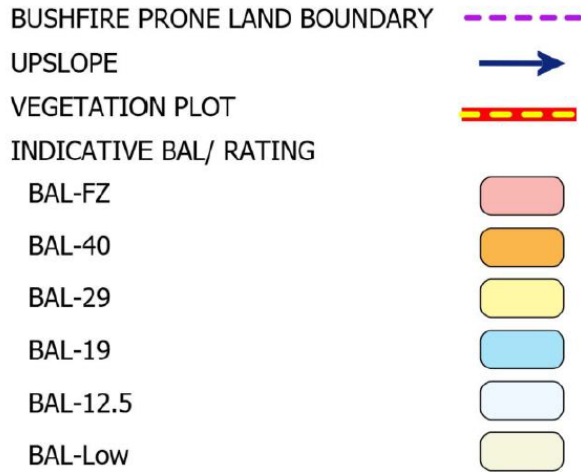
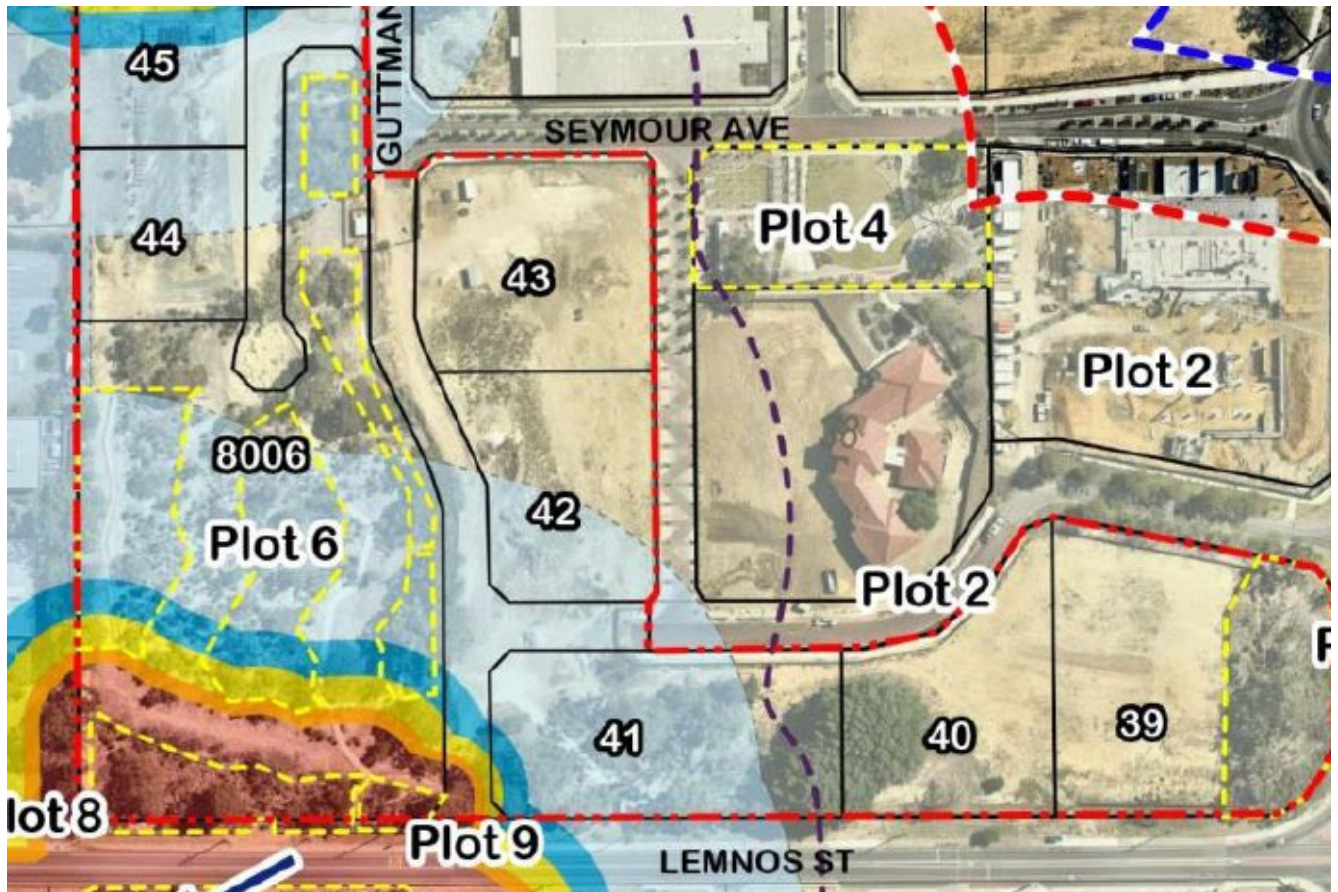


Figure 8 - BAL Contour Map



2.4.2. Heritage

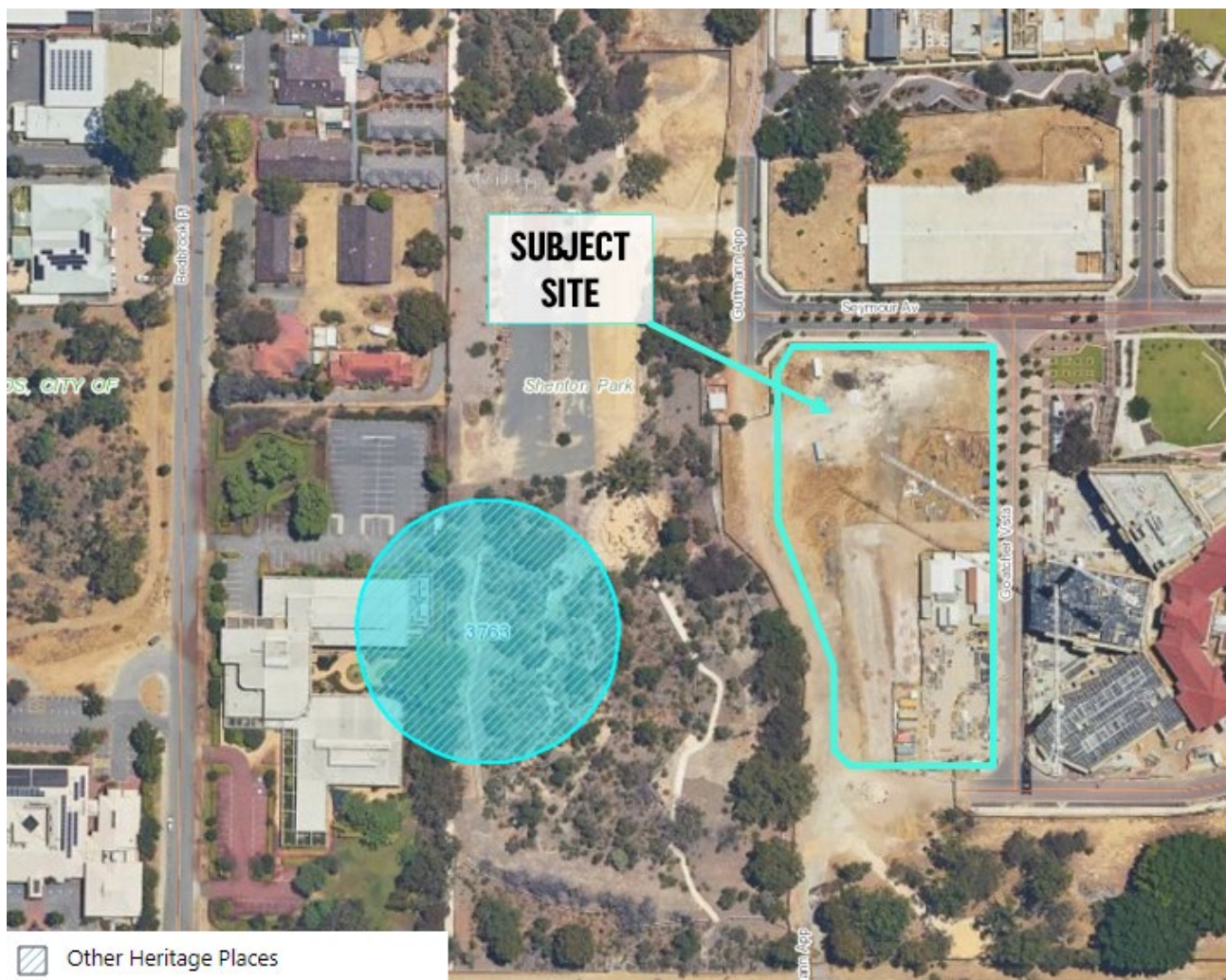
2.4.2.1. Aboriginal Heritage

A registered Aboriginal Heritage Site is located west of the site (within the Woodland Precinct) as shown in **Figure 9**. Referred to as an 'Other Heritage Place 3763', the site is not formally registered however has been identified as having significance on the basis it was a former 'camp'.

Detailed investigation of this site and the wider Aboriginal Heritage context of Montario Quarter has occurred throughout the Estates development (including ongoing engagement with Traditional Owners), ensuring that the design and proposed built form is respectful to the heritage significance of the land. In particular, DevelopmentWA has engaged closely with relevant stakeholder to design and implement a public realm and art strategy with the Woodland Precinct which recognises and respects this heritage significance.

This amendment does not alter the previous considerations given to this Aboriginal Heritage site.

Figure 9 - Aboriginal Heritage Site



2.4.2.2. Post-Settlement Heritage

The subject site is located adjacent to Victoria House which is included within the State Heritage Register. Victoria House is currently being redeveloped as a mixed-use development by Hesperia, proposing to retain a portion of the heritage building.

Through the planning process, most notably the preparation of the block specific (Block 2) provisions of the Area A Design Guidelines, measures have been incorporated to ensure the site delivers a suitable and sensitive interface to Victoria House. This includes average ground floor setback requirements to Victoria House and public open space as well as setbacks for upper levels.

It is important to highlight that the Block 2 Design Guideline provisions were prepared on the basis of Victoria House being retained in its entirety. Through the development approval process for Victoria House, the removal of the western portion of the heritage building and reinterpretation by buildings with elements of up to 8 storeys was supported by the WA Planning Commission, which modified the contextual response required by the subject site. Concurrently with this scheme amendment, a review of the Block 2 provisions of the Area A Design Guidelines will be undertaken which will consider the differing adjoining context as well as any modifications required as a result of this scheme amendment.

The original configuration of Victoria House in comparison to the development under construction (which removes the western portion) is shown in the aerial images overleaf.

Figure 10 - Interface with Victoria House (at 24 June 2018)



Figure 11 - Interface with Victoria House (at 3 June 2022)



3. SCHEME AMENDMENT PROPOSAL

This amendment seeks to expand the development outcomes that can be achieved on the proposed Lot 42 and 43 under the Improvement Scheme. Based on market engagement undertaken by DevelopmentWA to date, it is evident there is a desire and demand for additional medium density product within the Estate. On this basis, DevelopmentWA has identified an isolated opportunity to expand the development outcomes that can be achieved on the proposed Lot 42 and 43 to increase the diversity of the product offering.

The amendment also seeks to respond to the evolving Estate context, in particular the interface with the Victoria House development which is currently under construction. Overall, this amendment is being pursued while still achieving the vision and minimum dwellings targets outlined in the planning framework (addressed in the precinct review articulated at **Section 3.3.1**).

Ultimately, the vision for the site is to deliver a medium to high density development outcome which provides for a range of residential typologies and amenities with strong interrelationships with adjoining sites and the remaining Estate (as outlined by the indicative concept plan discussed at **Section 3.3.2**).

The following sections outline both the existing Scheme provisions for the subject site and the proposed amendment. In order to inform the provisions proposed, pre-lodgement consultation was undertaken in mid-2022 with the Officers of the Department of Planning, Lands and Heritage (DPLH). Through this consultation process, feedback was received regarding the form of the amendment and this advice has been considered and reflected in the proposed provisions.

3.1. EXISTING SCHEME PROVISIONS

Under the Improvement Scheme, the site is currently zoned Residential R160. In addition, the following relevant land use and development controls apply:

- Within Table 1 (Zoning Table), both single and grouped dwellings are prohibited 'X' uses within the Residential zone. This is reinforced by the notation underneath the Zoning Table and Clause 30(1). This provision cannot be legally varied under the Scheme.
- Clause 30(2)(a)(i) requires all sites to achieve a minimum 75% for the plot ratio achievable under its R-Code designation (with the exception of Victoria House). For the subject site, this is a minimum plot ratio of 1.5. This provision cannot be legally varied under the Scheme.
- Clause 30(2)(a)(ii) enables a 50% bonus for multiple dwellings and non-residential development. For the subject site, if multiple dwellings are pursued, this would enable a plot ratio up to 3.0. This provision can be legally varied under the Scheme.

Based on the above, it is clear that there are key statutory barriers in achieving the envisaged vision for the subject site. This primarily relates to the prohibition of grouped dwellings and the requirement to achieve 75% of the applicable 2.0 plot ratio (which may not be achieved if grouped dwellings are pursued).

3.2. PROPOSED SCHEME PROVISIONS

To achieve the desired outcome, this amendment proposes the introduction of an 'Additional Use' area (No.2) over the subject site, for the purposes of enabling greater development flexibility. Specifically, Additional Use Area No. 2, while retaining the R160 coding, will enable the delivery of a medium density outcome on site (in particular grouped dwellings, which are currently prohibited by the Scheme).

While multiple options for the amendment were considered (including a potential down-coding), based on DPLH Officer feedback, the retention of the R160 coding and introduction of suitable flexibility to achieve alternative outcomes was the desirable pathway in order to retain maximum flexibility to respond to market conditions in the future.

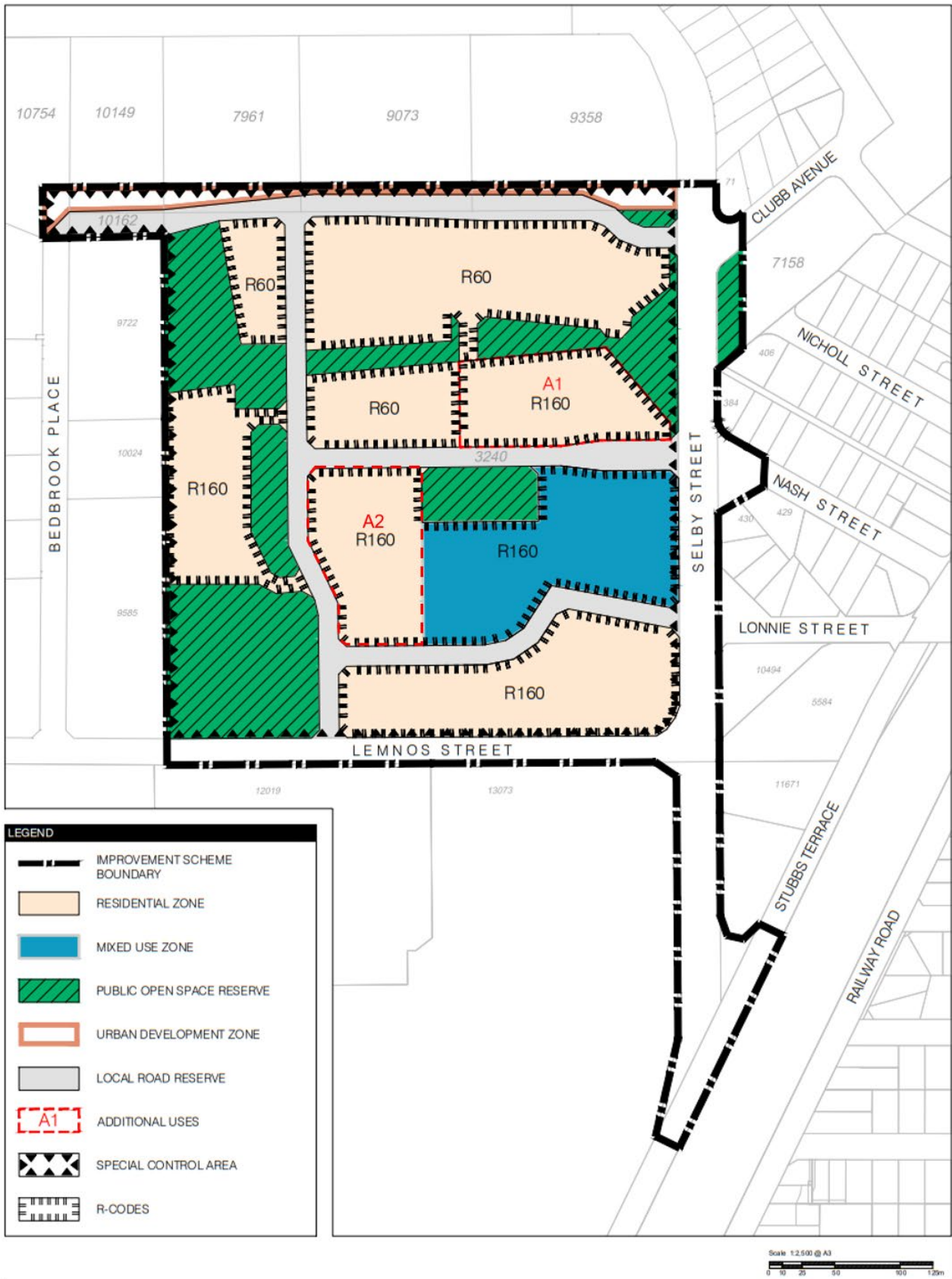
Facilitating the amendment through Additional Use provisions will also ensure the amendment is site-specific, recognising that the merit in delivering medium density outcomes on Lot 42 and 43 has been based on an Estate wide review undertaken by DevelopmentWA which considered various contextual and locational factors. This will maintain the integrity of the broader planning framework and in particular, the achievement of the minimum dwelling targets across the Estate.

The following table (**Table 2**) sets out the text changes proposed by this amendment (highlighted in red), with the associated proposed amended Scheme Map at **Figure 12**.

Table 2 - Proposed Scheme Text Amendments

Item	Proposed Amendment	Rationale								
<p>Clause 19 (Table 1 - Zoning Table)</p>	<p>Modify zoning table notation as follows:</p> <p><i>* P/X—means single and grouped dwellings are a permitted P use in the Residential R60 zone, however a prohibited X use in the Residential R160 zone, in accordance with clause 30(1) of this Scheme-, with the exception of Additional Use 2 as per Clause 21.</i></p>	<p>For transparency, the inclusion of this text will signal to the reader that exclusions apply with reference to Clause 21.</p>								
<p>Clause 21 (Table 2 - Additional Use Areas)</p>	<p>Amend Table 2 in the scheme to include a new line for a second additional use area as follows:</p> <table border="1" data-bbox="375 645 1173 1151"> <thead> <tr> <th data-bbox="375 645 459 723">No.</th> <th data-bbox="459 645 694 723">Description of Land</th> <th data-bbox="694 645 911 723">Additional Use</th> <th data-bbox="911 645 1173 723">Conditions</th> </tr> </thead> <tbody> <tr> <td data-bbox="375 723 459 1151">2</td> <td data-bbox="459 723 694 1151"><i>Land depicted 'A2' on Scheme Map</i></td> <td data-bbox="694 723 911 1151"><i>Grouped Dwelling – D</i></td> <td data-bbox="911 723 1173 1151"> <p><i>Notwithstanding the Zoning Table and Clause 30(1), grouped dwellings are a discretionary D use.</i></p> <p><i>Clause 30(2)(a)(i) does not apply to this site.</i></p> </td> </tr> </tbody> </table>	No.	Description of Land	Additional Use	Conditions	2	<i>Land depicted 'A2' on Scheme Map</i>	<i>Grouped Dwelling – D</i>	<p><i>Notwithstanding the Zoning Table and Clause 30(1), grouped dwellings are a discretionary D use.</i></p> <p><i>Clause 30(2)(a)(i) does not apply to this site.</i></p>	<p>The inclusion of Additional Use provisions is a site-specific approach that will enable the consideration of grouped dwellings at the Commission's discretion, as well as remove the requirement to achieve 75% of the applicable plot ratio.</p>
No.	Description of Land	Additional Use	Conditions							
2	<i>Land depicted 'A2' on Scheme Map</i>	<i>Grouped Dwelling – D</i>	<p><i>Notwithstanding the Zoning Table and Clause 30(1), grouped dwellings are a discretionary D use.</i></p> <p><i>Clause 30(2)(a)(i) does not apply to this site.</i></p>							

Figure 12 - Amended Improvement Scheme Map No. 1



SCHEME MAP
 SHENTON PARK HOSPITAL REDEVELOPMENT

PROJECT NO: PA1146
 CLIENT: LANDCORP
 DATE: 05/01/2018
 DRAWING NO: SCH 01
 REV: 01
 SCALE: 1:2500 AS SHOWN ON CHECKED: JLL

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 Base data supplied by: MND
 Datum: Geocentric Datum of Australia 1984 (GDA84)
 Projection: MGA 84 Zone 50
 File Name: sch01.dwg



3.3. SCHEME AMENDMENT JUSTIFICATION

3.3.1. Montario Quarter Estate Review

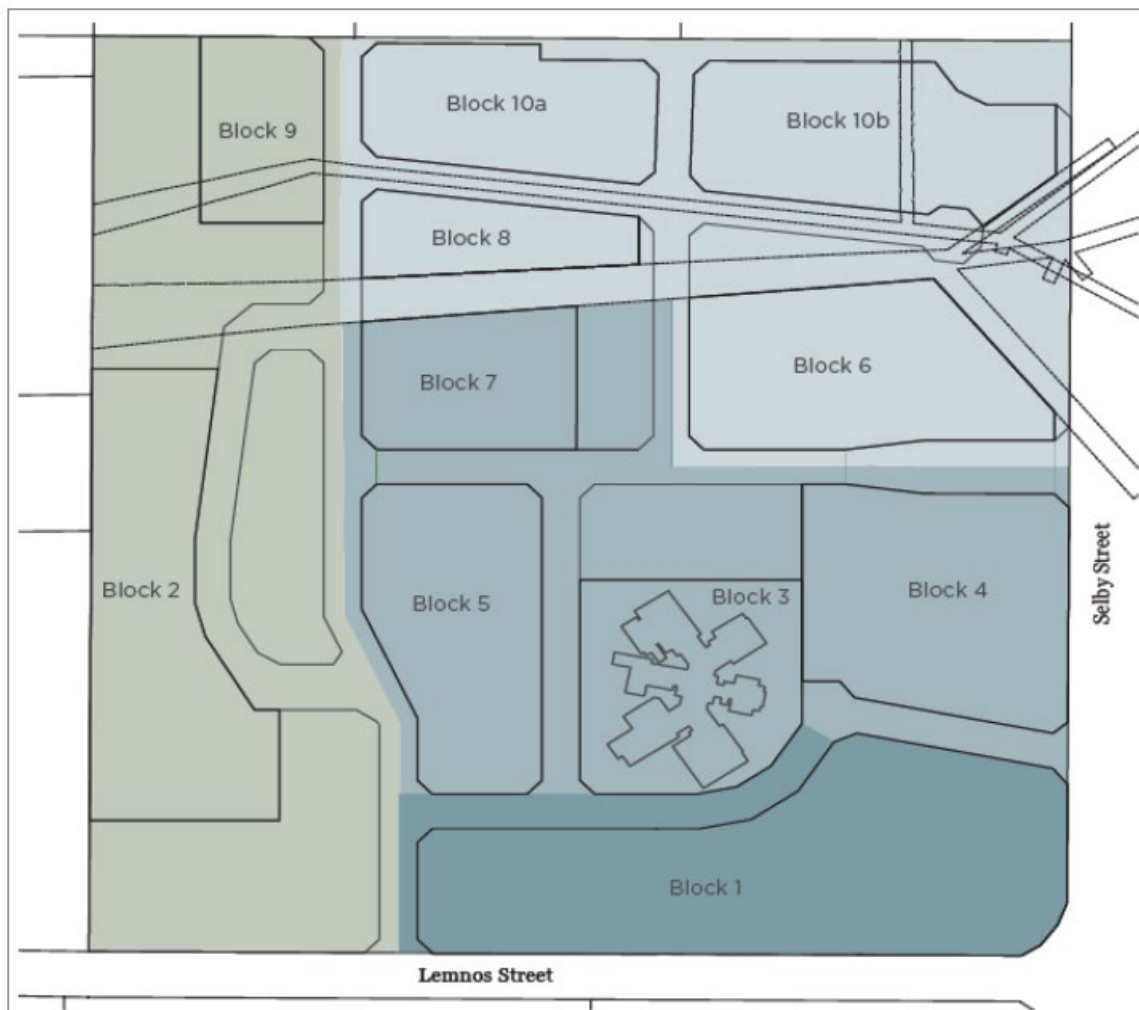
In order to inform this scheme amendment, an Estate-wide review was undertaken by DevelopmentWA to identify any recalibration required to ensure the best outcome can be achieved. Critical to this review was ensuring that based on actual and assumed yield, that the Estate is on track to deliver the minimum dwelling target of 1,100 dwellings as outlined in the Improvement Plan and Scheme.

This review compared the current actual and/or expected dwelling yield with the envisaged dwelling yield outlined in the Improvement Scheme Report, which was the basis for achieving the minimum 1,100 dwellings across the site. This review is provided in **Table 3** (with reference to the block locations at **Figure 13**).

Table 3 - Dwelling Yield Analysis

Site/Development Block	Status	Original Dwelling Yield Outlined in Improvement Scheme Report	Actual/Expected Dwelling Yield
Block 1 – Southern	Yet to be released	340 dwellings	435 dwellings
Block 2 – Woodland (now Block 7)	Yet to be released	200 dwellings	148 dwellings
Block 3 – Victoria House	Under construction	0 dwellings	81 dwellings
Block 4 – Shenton Quarter	Under construction	130 dwellings	157 dwellings
Block 5 – Subject Lots 42/43 (Now Block 2)	Yet to be released	160 dwellings	104 - 138 dwellings (post amendment)
Block 6 – Lot 35/36	Recently sold	160 dwellings	270 dwellings
Block 7 – G Block (now Block 5)	Yet to be released	25 dwellings	25 dwellings
Block 8 – Single residential (now block 10)	Delivered	15 dwellings	12 dwellings
Block 9 – MS Society (now Block 8)	Development application underway	20 dwellings	20 dwellings
Block 10a – Single residential (now Block 9A, B, & C)	Under Construction	20 dwellings	27 dwellings
Block 10b – Single residential (Now Block 11, 12 & 13)	Under Construction	30 dwellings	30 dwellings
TOTAL		Min: 1,100 dwellings	1,309 – 1,343 dwellings

Figure 13 - Block Diagram (Extract from Improvement Scheme Report)



As illustrated above, based on the actual and assumed yield within each of the blocks, the Estate is on track to exceed the minimum dwelling requirement of 1,100 dwellings.

In particular, it is evident that numerous sites (such as Lot 38, Victoria House) have well exceeded original expectations. This has occurred due to the deliberate flexibility embedded in the planning framework which has (and will continue to) enable alternative development solutions to be sought through a comprehensive design review and assessment process.

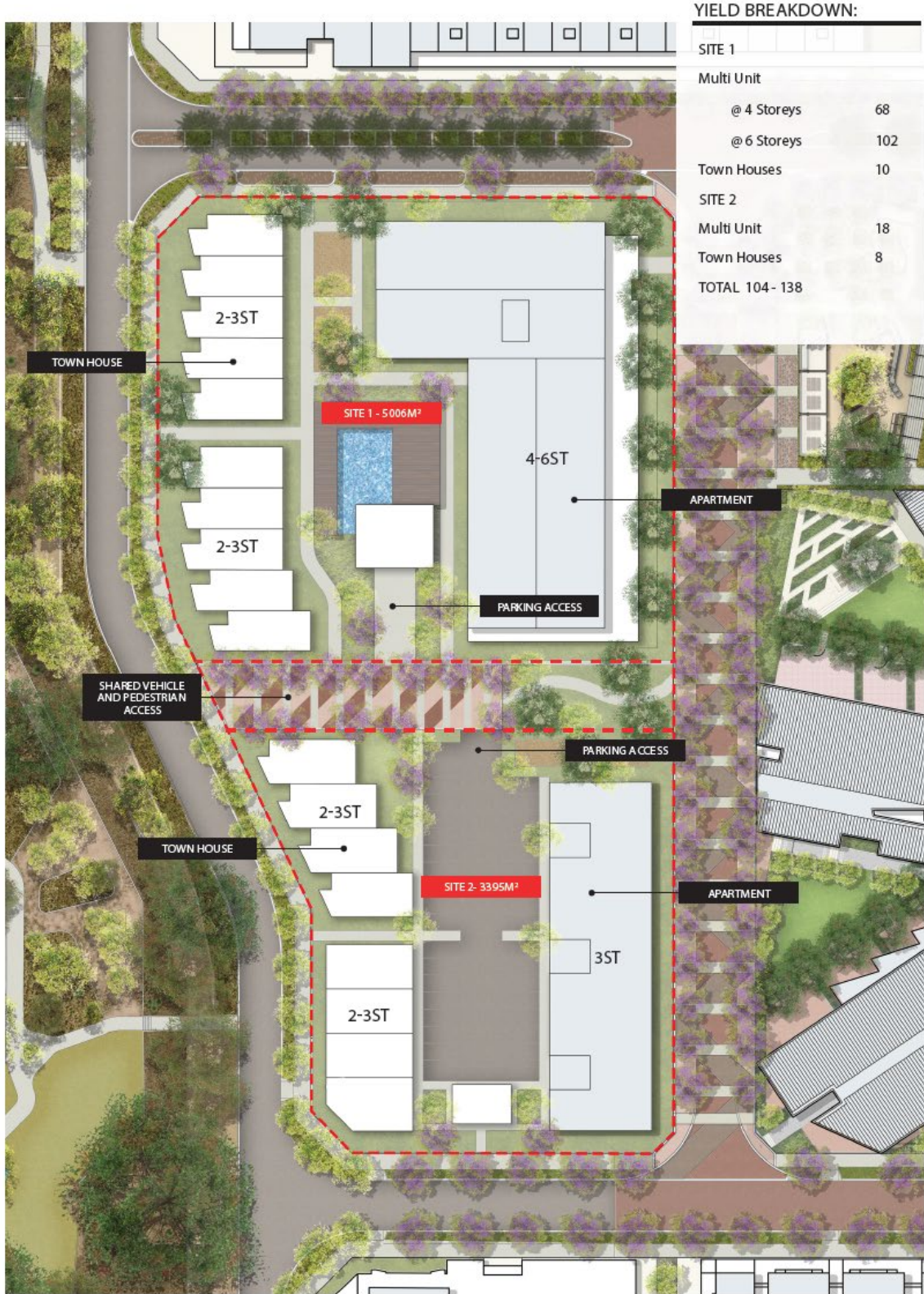
This confidence has enabled DevelopmentWA to pursue this amendment which, even anticipating the incorporation of grouped housing product, will still achieve a considerable yield over the site. This is based on the preparation of an indicative concept plan which is discussed in the section below.

3.3.2. Indicative Concept Plan

To assist in the formulation of this scheme amendment (and to provide confidence to DevelopmentWA regarding a potential development outcome), spatial testing of the subject site has been undertaken to test the potential spatial and built form resolution that can be achieved under a lower density scenario. This has resulted in an indicative concept plan (shown below at **Figure 14**).

Note this is one design option that has been prepared to inform this scheme amendment – it does not represent a current or future development proposal over the site.

Figure 14 - Indicative Concept Plan



The indicative concept plan illustrates the potential for the site to accommodate a more diverse range of dwelling typologies, including grouped dwellings (strata titled townhouses) as well as two apartment sites, with associated private amenity and public realm areas.

The dwelling yield derived from the concept plan is summarised in the table below:

Table 4 - Dwelling Yield of Concept Options

Dwelling Type	Concept Plan
Grouped dwelling	18
Multiple dwelling (3-6 storeys)	86 – 120
TOTAL	104 – 138 dwellings

The concept plan has been designed to include a majority of the apartment product (3 to 6 storeys) to the east of the site, interfacing with Victoria House, with townhouses (in the form of grouped dwellings) provided to the west. This has been configured to place the density and scale closer to the core of the Estate with the benefit of the views over the public open space. Further, the reduction in scale to the west will provide a more intimate interface with the Woodland precinct.

As highlighted previously, the greatest contextual change has been the development of the Victoria House site where the western half of the building was removed and reinterpreted by buildings with elements of up to 8 storeys with minimal setbacks to Goatcher Vista. As a result, the development form on the portion of the site that interfaces this development is considered to be better suited to a lower density outcome.

Importantly, while the concept plan illustrates a reduction in the overall development scale, the site has the ability to yield up to 138 dwellings (dependent on the dwelling mix and height of the apartments). This is not too dissimilar to the yield envisaged under the original Improvement Plan and Scheme, which was 160 dwellings.

4. STATE PLANNING ASSESSMENT

This section summaries the relevant State planning strategies and policies within the context of the proposed amendment, demonstrating a high level of alignment.

Table 5 - State Planning Documents

Document	Summary
Central Sub-Regional Planning Framework	<p>Shenton Park and Montario Quarter is included within the ‘Daglish and Shenton Park Station Precinct’ under the framework. Areas classified as station precincts within the Central sub-region are identified as having the potential to accommodate increased development. More specifically, the framework denotes this type of development to be transit-oriented development (TOD) and is a type of development that includes a mix of housing, office, retail and/or other amenities integrated into a walkable neighbourhood.</p> <p>TOD’s under the framework include a number of aims to ensure the development maximises the opportunity presented through the proximity to the neighbouring train stations. Most notably, development is to ensure the development of complementary land uses around transit stations and identify opportunities to increase residential densities.</p> <p>The subject site and the broader Montario Quarter Estate has been designed and subsequently developed in accordance with TOD principles. The estate has introduced residential development and density within the station precinct that was previously not present and not achievable under the City of Nedlands planning framework, through an Improvement Plan and Scheme.</p> <p>The proposed scheme amendment does not alter the ability to achieve a TOD within the Daglish and Shenton Park Station Precinct and supports the achievement of the initial TOD vision of the redevelopment area.</p>
Metropolitan Region Scheme (MRS)	<p>The land is reflected as Urban under the MRS which is defined as land in which a range of activities are undertaken, including residential, commercial recreational and light industry.</p> <p>Notwithstanding this underlying zoning, the gazettal of the Improvement Scheme effectively extracts the site out of the MRS for the duration of its operation. On this basis, planning and development control is subject to Improvement Scheme No.1.</p>
DCP 1.6 - Planning to Support Transit Use and Transit Oriented Development	<p>Montario Quarter and the subject site within it is situated within a ‘Transit Orientated Precinct’ due to its proximity to Shenton Park Station (800m distance from the station).</p> <p><i>DCP 1.6’s intent is to facilitate development, subdivision and all planning frameworks to support of TOD principles and to support these precincts to transition into areas that benefit more directly from transit exposure. These include walkability, density, and a mixture of land uses.</i></p> <p><i>The policy outlines a number of specific measures to shape development within this precinct:</i></p>

Document	Summary
	<p><i>Residential development on site is strongly encouraged, in particular that of higher density. It is noted that there is other existing residential areas within the Ranford Road Precinct that can accommodate this.</i></p> <p><i>Outside of residential, high employment generating activities, intensive leisure facilities, and retailing are noted as being significant generators of transit trips should also be located close to transit facilities wherever possible. Educational facilities, social services, community facilities and aged care are further acknowledged.</i></p> <p><i>Industrial uses should not be located in the precinct unless it can be demonstrated that the particular circumstances of a development will favour transit use.</i></p> <p>Maintaining the provision of residential development within the subject site is therefore an appropriate planning outcome within walking distance of transit.</p>
<p>SPP 3.7 – Planning in Bushfire Prone Area</p>	<p>SPP 3.7 – Planning in Bushfire Prone Areas guides development and planning decisions in the context of preserving life and reduce the impact of bushfire on property and infrastructure.</p> <p>The policy seeks to avoid any increase in the threat of bushfires, reduce vulnerability to bushfire through the identification and consideration of risk, ensure all planning documents and decisions take into account bushfire protection requirements, all whilst achieving a balance between bushfire risk management measures and environmental protection.</p> <p>The subject site is classified as being within a bushfire prone area (refer Figure 7 and 8) by the Department of Fire and Emergency Services (DFES). The bush fire hazard which is likely to threaten the Estate in the event of any fire is located off site and concentrated to the Bush Forever area to the north and south of the Estate.</p> <p>As part of the initial Improvement Scheme and subsequent subdivision approvals, a Bushfire Management Plan (BMP) was prepared which has been continuously updated through the delivery of the Estate (refer updated BMP at Appendix A). This is discussed in further detail in the above report Section 2.4.1; however, it is determined that the proposed scheme amendment will not alter the bushfire response to the subject site.</p>

5. SHENTON PARK HOSPITAL PLANNING FRAMEWORK

5.1. IMPROVEMENT PLAN NO.43

The Montario Quarter Estate (and a portion of Selby Street leading to Shenton Park Train Station) is located within Improvement Plan No.43 which was approved in April 2015. The Improvement Plan was the precursor to the Improvement Scheme and was enacted to facilitate the redevelopment of the Shenton Park Rehabilitation Hospital site. The key objectives of the Improvement Plan (which translated through to the Improvement Scheme) are highlighted below:

- (a) *'To develop the SPRH site in a co-ordinated manner;*
- (b) *To achieve high quality-built form and public place design across the scheme area to establish a new benchmark for urban redevelopment within a Perth Metropolitan context;*
- (c) *To enhance and integrate key attributes of the SPRH site in a manner consistent with the overall redevelopment objective;*
- (d) *To integrate development of the public and private realm and to establish a safe and vibrant precinct, that permits a range of local facilities, restaurants, cafes, shops, aged and medical accommodation, together with a range of permanent residential dwelling types and uses which will enhance housing diversity and choice within the broad locality;*
- (e) *To facilitate the provision of effective, efficient, integrated and safe transport networks which provides for the needs of pedestrians, cyclists, public transport users and motorists;*
- (f) *To encourage development to incorporate sustainable technologies and design including best practices with regard to energy efficiency, water sensitive urban design and bush fire safety requirements;*
- (g) *Enable the delivery of land at a controlled rate over an appropriate period of time; and*
- (h) *To facilitate opportunities for investment by, and partnership with, the private sector'.*

The proposed scheme amendment is aligned with the above objectives in that it will enable the development of the Estate in a coordinated manner as well as broaden opportunities for investment by, and in partnership with, the private sector.

It has been informed by an indicative concept plan to ensure the continuation of high quality built form and public place design across the Estate and through a concurrent amendment to the Area A Design Guidelines, will ensure a strong integration between the public and private realm and excellent architectural and sustainability outcomes.

5.2. IMPROVEMENT SCHEME NO. 1

The Shenton Park Hospital Redevelopment Improvement Scheme (Improvement Scheme No. 1) was gazetted on 17 January 2017. The Improvement Scheme replaces the Metropolitan Region Scheme and City of Nedlands planning framework for the duration of the Scheme until such time as it is normalised back into the traditional planning framework. The responsible authority for the administration of the Improvement Scheme is the WA Planning Commission.

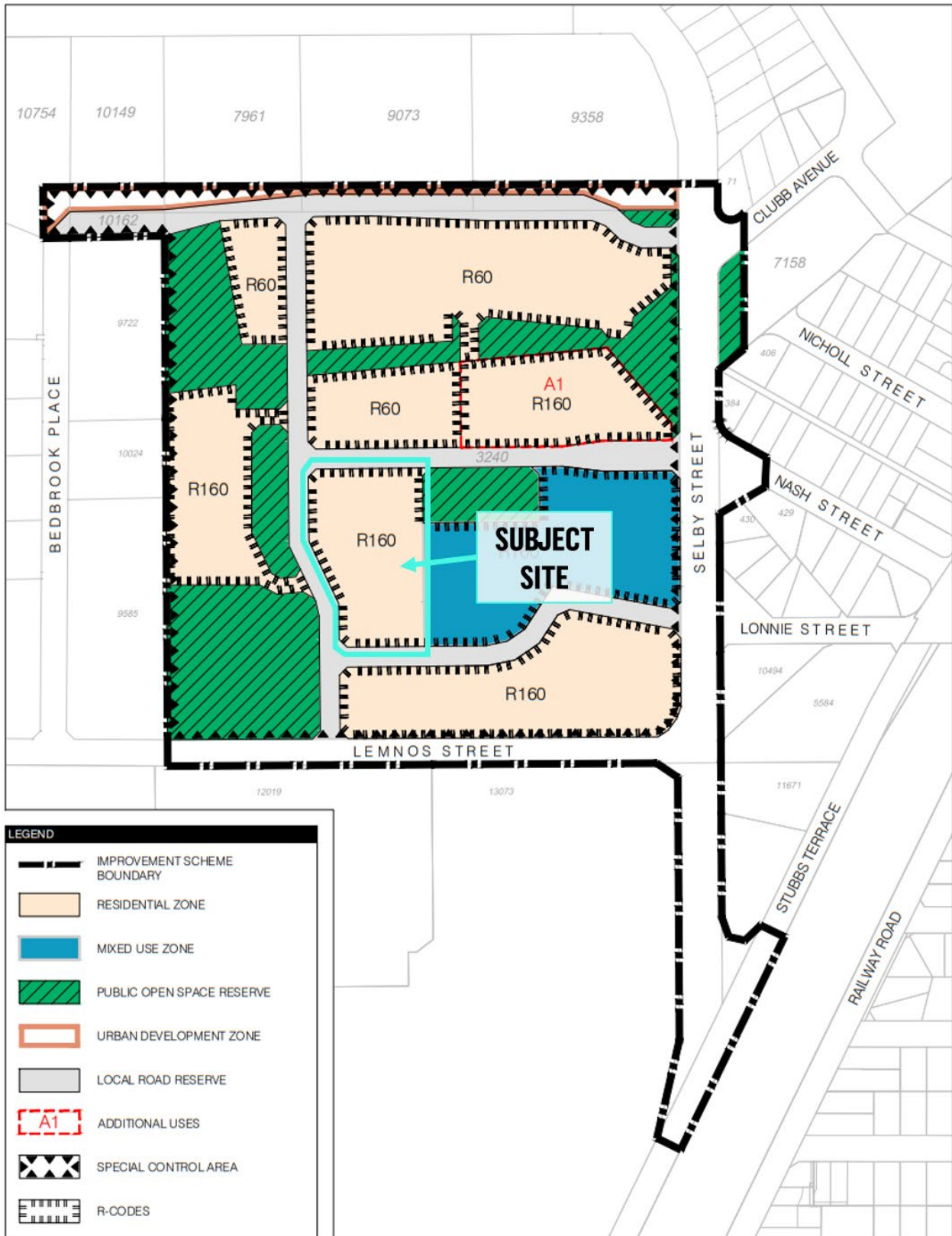
5.2.1. Zoning and Objectives

The land applicable to this amendment is zoned under the Improvement Scheme as 'Residential' with a density coding of R160 (refer to **Figure 15**). The objectives for the Residential zone are:

- *'To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To encourage high standards of innovative and sustainable housing design.*
- *To provide for a range of non-residential uses which are compatible with and complementary to residential development.*

- To provide for a minimum of 970 dwellings'.

Figure 15 - Improvement Scheme Map



SCHEME MAP
SHENTON PARK HOSPITAL REDEVELOPMENT

PROJECT NO P11146
CLIENT LANDCORP
DATE 02/03/19
DRAWING NO SCH 01
REV 14
SCALE 1:2500 AS SHOWN ON CHECKED SLL



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Based on maps supplied by MRS
Geometric Services Division of Australia Water/CDM4
Perth WA 6000
Professional seal: 11111111



Consistent with the above objectives, the proposed amendment will broaden the range of housing choice and residential densities to meet the needs of the community, which specifically responds to the success of the Stage 1 townhouse product and current market factors. It will continue to facilitate and encourage high quality design, built form and streetscapes through an amendment to and implementation of the Area A Design Guidelines.

Importantly, the Residential zone objectives seek to ensure deliver a minimum dwelling yield of 970 dwellings within the Residential zone. The Improvement Scheme Report further articulates that there is a desire to deliver in the order of 1,100 – 1,600 dwellings within the Estate. This is to be split across the Residential zone (minimum 970 dwellings) and Mixed Use zone (minimum 130 dwellings) as outlined in the Improvement Scheme. As depicted in the Estate review and indicative concept plan (**Section 3.3.1 and 3.3.2**), the Estate is well on track to meet (and even exceed) these targets, notwithstanding the amendment proposed.

5.2.2. Development Provisions

A number of development provisions exist within the Scheme that are applicable to the Residential zone which need to be considered as part of this scheme amendment. In particular, Clause 30(1) stipulates that 'single dwellings and grouped dwellings are not permitted on land zoned Residential where the R-Code is R160'. This is reiterated within Table 1 (Zoning Table), where the land uses of 'Residential – Grouped Dwelling' are classified as P/X* land uses within the Residential Zone (prohibited in R160 zones).

In addition, Clause 30(1)(a)(i) requires all sites (except Victoria House) to achieve a minimum of 75% of the plot ratio achievable under its R-Code designation (which in the case of the site, would be 1.5).

Given these constraints in the context of the outcome being sought, this amendment seeks to address the land use and density restrictions through the introduction of an Additional Use Area over the site. The Additional Use Area provisions propose to circumvent Clause 30(1), providing a site-specific response to enable greater flexibility for alternative typologies (specifically grouped dwellings) and densities to be delivered on site.

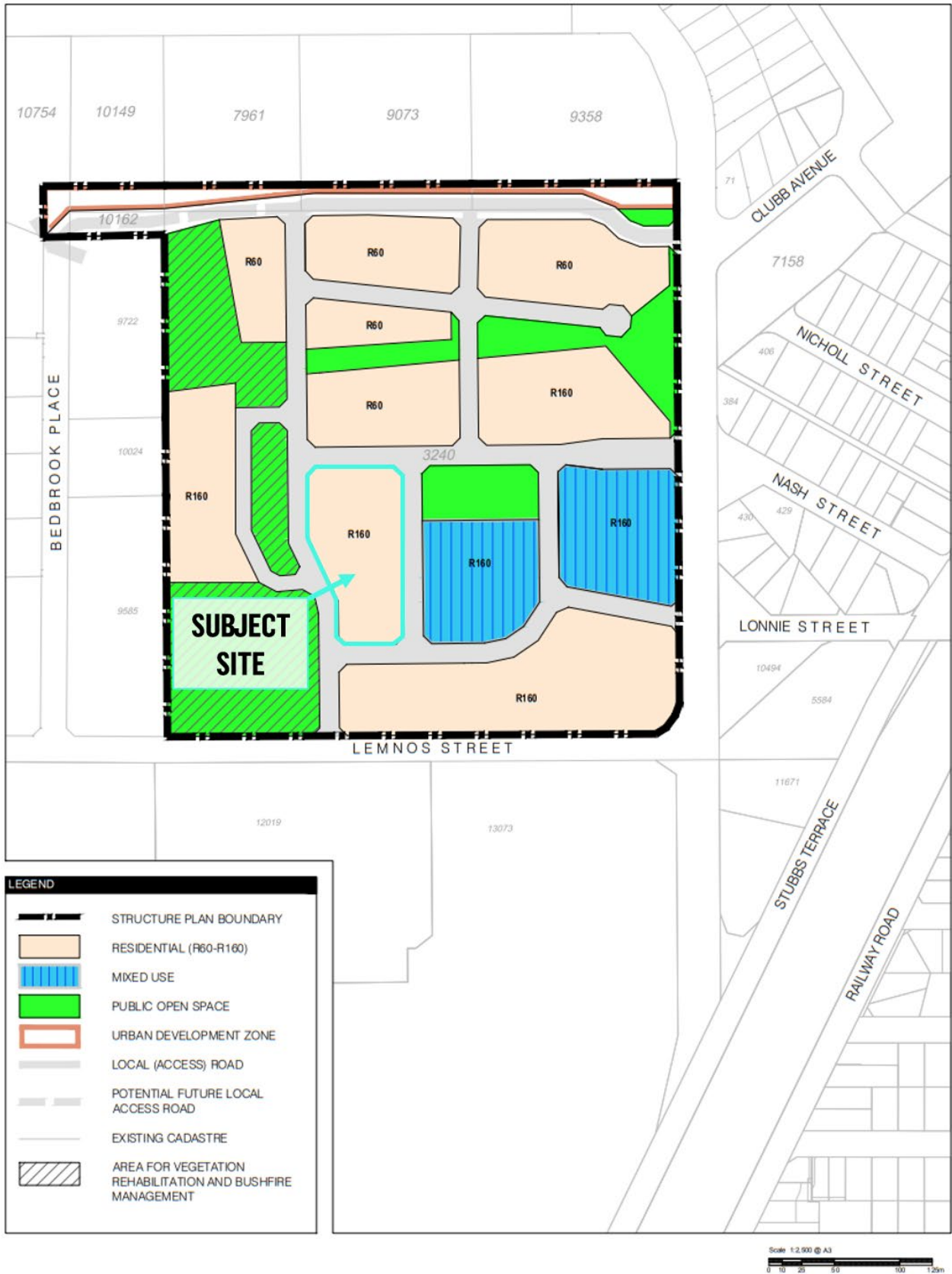
5.3. SHENTON PARK HOSPITAL LOCAL STRUCTURE PLAN

The Shenton Park Hospital Local Structure Plan (**LSP**) was prepared to guide and facilitate the subdivision and development of the land contained within the Improvement Plan area. The LSP was prepared under the provisions of Part 8 of the Improvement Scheme.

The LSP provides more detailed guidance on the wider development of the Improvement Plan area that Improvement Scheme does not detail, this is particularly regarding subdivision layout guidance, public open space provisions and planning, bushland and vegetation retention, servicing requirements, and transport coordination.

Under the LSP, the subject site is classified as 'Residential R160', demonstrating alignment with the Scheme zoning. The LSP is illustrated at **Figure 16**. Given the proposed R160 zoning is not being modified as part of the amendment given the LSP map does not depict Additional Use areas, no subsequent change to the LSP is required.

Figure 16 - LSP Map



STRUCTURE PLAN - PART ONE: IMPLEMENTATION SECTION
 SHENTON PARK HOSPITAL REDEVELOPMENT

PROJECT NO: SP1016
 CLIENT: LANDCORP
 DATE: 01/08/19
 DRAWING NO: LSP-01
 REV: 7
 SCALE: 1:2000(A3)
 DRAWN: JN
 CHECKED: SLL



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 Drawn into a project by: MND
 Drawn: Geometric Design of Australia (GD/AM)
 Projection: MGA 84 Zone 55
 Positional accuracy: +/- 4m



5.4. AREA A DESIGN GUIDELINES

The site is located within the Area A Design Guidelines, which has been adopted under Part 3 of the Improvement Scheme. The Design Guidelines aim to ensure that development responds to the location, context and topography of the site as well as exceptional and site-specific design responses. It outlines design objectives, development controls and block specific provisions to achieve the outcomes sought.

The site is located within Block 2 of the Design Guidelines. Given the amendment proposed, a review of the block specific provisions will be undertaken in parallel to ensure it enables the alternative outcomes that may be sought. It will also provide an opportunity for a more holistic review in the context of the contextual change associated with the interface of the site with Victoria House. The review of the Design Guidelines will be undertaken in parallel with this scheme amendment.

6. OVERALL PLANNING MERIT

Based on the precinct review, the indicative concept plan and planning assessment presented above, it is evident that there is substantial merit in the proposed scheme amendment. The merit of the proposal is summarised below:

- The proposed amendment does not remove the ability for DevelopmentWA to meet its minimum dwelling requirement (1,100 dwellings) – as presented in Section 4.1 of the Improvement Scheme Report. In fact, based on a broad assessment of the actual and assumed future yields proposed overall within the estate, the site is on track to exceed this minimum requirement.
- The proposed amendment would deliver increased diversity of product across the entire Estate.
- The proposed amendment would not result in considerable lowering of yield on site. Potential lower density development on site can potentially up to 138 dwellings on site, which is not significantly less than the 160 dwellings originally anticipated.
- The proposed amendment responds to a contextual change in terms of the interface of the site with Victoria House site where the western half of the building was removed and reinterpreted by buildings with elements of up to 8 storeys with minimal setbacks to Goatcher Vista. As a result, the development form on the portion of the site that interfaces this development is considered to be better suited to a lower density outcome.
- The proposed amendment maintains the vision to deliver a transit-oriented development. It recognises the considerable density that has been delivered (and proposed) to date, with additional sites within the Woodland and Southern precinct yet to come online. These sites, both situated on the highest portion of the site as well as closest to the train station, lend themselves to considerable density.
- The proposed amendment is not expected to impact existing and surrounding residents and landowners. The proposal maintains its residential focus, does not introduce any new land uses and proposes a reduction in scale.
- The proposal will allow a new variation of built form typologies that will improve the diversity of the future residents and the overall housing choice within the estate.
- The proposed amendment through an Additional Use Area mechanism facilitates a site-specific response without introducing a new R-Coding or amending existing provisions.
- Additional use areas are already utilised in the Improvement Scheme so this would not introduce a clause type that is not yet utilised in the Improvement Scheme.
- The proposed amendment introduces greater flexibility into the Improvement Scheme as a mechanism for delivering dwelling diversity, as opposed to utilises restrictive provisions and a more complicated scheme.

Overall, the amendment should be supported on this basis, given it:

- Is consistent with the planning framework.
- Can be achieved without deviating from the approved intent and vision of the Improvement Plan, Improvement Scheme and Local Structure Plan
- Would have no unreasonable impacts to the developability of neighbouring land or surrounding traffic systems
- Would deliver greater residential diversity within the Montario Quarter estate.

The support of the Western Australian Planning Commission is respectfully sought, and we look forward to working with DPLH Officers.

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO AMEND IMPROVEMENT SCHEME**

***SHENTON PARK REHABILITATION HOSPITAL
IMPROVEMENT SCHEME NO. 1***

[Amendment No.1]

WESTERN AUSTRALIAN PLANNING COMMISSION

Resolved that the Western Australian Planning Commission, in pursuance of section 122B of the *Planning and Development Act 2005* (as amended) amend the above Improvement Scheme by:

1. Modify zoning table notation as follows: * *P/X—means single and grouped dwellings are a permitted P use in the Residential R60 zone, however a prohibited X use in the Residential R160 zone, in accordance with clause 30(1) of this Scheme., with the exception of Additional Use 2 as per Clause 21.*
2. Amend Table 2 in the Scheme to include a new line for a second additional use area as follows:

No.	Description of Land	Additional Use	Conditions
2	Land depicted 'A2' on Scheme Map	Grouped Dwelling – D	Notwithstanding the Zoning Table and Clause 30(1), grouped dwellings are a discretionary D use. Clause 30(2)(a)(i) does not apply to this site.

3. Amend the Improvement Scheme No.1 Scheme Map to introduce a notation regarding the location of Additional Use Area No. 2.



EXISTING SCHEME MAP



PROPOSED SCHEME MAP

WAPC ENDORSEMENT (r.63)

.....

**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE

DISCLAIMER

This report is dated 25 August 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of DevelopmentWA (**Instructing Party**) for the purpose of Scheme Amendment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

BUSHFIRE MANAGEMENT PLAN



Bushfire Management Plan



MONTARIO QUARTER Shenton Park

Ref 16 - 007

Version L

August 2022

LUSHFIRE & PLANNING

3 Paterson Rd

Pinjarra WA 6208

0418 954 873

ABN 74 232 678 543



Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference:	Lot 2 Muecke Way and part Lot 9007 Thorburn Way		
Suburb:	Shenton Park	State:	WA
		P/code:	6008
Local government area:	Nedlands		
Description of the planning proposal:	Residential subdivision		
BMP Plan / Reference Number:	16-007	Version:	K
		Date of Issue:	1/08/2022
Client / Business Name:	Development WA		

Reason for referral to DFES

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

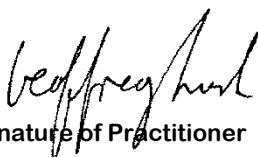
If the development is a special development as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Note: The decision maker (e.g. the local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Geoffrey Lush	Level 2	BPAD 27682	28/02/2023
Company	Contact No.		
Lush Fire & Planning	0418 954 873		

I declare that the information provided in this bushfire management plan is to the best of my knowledge true and correct.


Signature of Practitioner

Date 1/08/2022

Document Control

Street No	Lot No	Plan	Street Name		
4	9004	417840	Muecke Way		
2	2	416565	Muecke Way		
Locality	Shenton Park		State WA	Postcode	6008
Local Government Area	Nedlands				
Project Description	Urban Village				
Prepared for	Development WA				

Ref No	Version	Date	Purpose
16-007	L	1 August 2022	Review & editing

Name	Geoffrey Lush	Company	Lushfire & Planning
BPAD	Level 2 Practitioner	Accreditation No Expiry	27682 February 2023

Disclaimer

The measures contained in this report do not guarantee that a building will not be damaged in a bushfire. The ultimate level of protection will be dependent upon the design and construction of the dwelling and the level of fire preparedness and maintenance under taken by the landowner. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures.

Notwithstanding anything contained therein, Lushfire & Planning will not, except as the law may require, be liable for any loss claim, damage, loss or injury to any property and any person caused by fire or by errors or omissions in this report.



Geoffrey Lush
1 August 2022
geoffrey@lushfire.com.au



Shenton Park - Montario Quarter BMP Summary

This summary relates to the bushfire management measures incorporated in to the redevelopment of the Montario Quarter in Shenton Park. The bushfire management measures have been a key component of the redevelopment scheme since its inception in 2015.

A Bushfire Management Plan has been prepared for development and this has subsequently been revised and updated for each stage reflecting changes arising from alterations to site conditions and amendments to the bushfire policy framework including Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas, the Guidelines for Planning in Bushfire Prone Areas (WAPC), relevant practice notes and position statements. The Bushfire Management Plan demonstrates that the proposed subdivision and redevelopment of the Shenton Park site complies with State Planning Policy SPP3.7 Planning in Bushfire Prone Areas; the associated Guidelines and Bushfire Protection Criteria. It documents how the hazard level has been reduced and will continue to be maintained for the life of the development. It also documents the management responsibilities for the developer, land owners and local government.

Within the general locality there is significant conservation bushland to the north of the site (Underwood Avenue Bushland) and to the south of the site (Shenton Bushland). The connecting corridor of vegetation within the site is referred to as the Woodland precinct and this is subject to a Landscape Rehabilitation Management Plan. This precinct includes areas of established Banksia/Jarraah woodland and pockets of quality remnant vegetation. These have been fenced and are separated by managed public areas with clearings, viewing sites and walking trails to provide the necessary setbacks and ensure public safety.

The western portion of the site is designated as being a Bushfire Prone Area and this includes a 100m buffer from potential bushfire prone vegetation. This buffer extends well within the site and additional planning and building requirements apply to new development proposals within this area.

An overall Bushfire Attack Level (BAL) Assessment / BAL Contour Map has been prepared for the development. The majority of the lots have either a BAL – 12.5 or a BAL – Low rating while:

- Lot 45 has a BAL - 40 rating extending into the site on the northern boundary by 4m. No habitable building is to be located within this area; and
- Lot 41 has a BAL – 29 rating which extends into the south western corner of the site by 4m.

State Planning Policy SPP3.7 Planning in Bushfire Prone Areas and the associated Guidelines require that the footprint of development sites have a BAL rating of BAL – 29 or less.

There are two forms of development approval which potentially require a bushfire assessment being:

- a) A planning approval under the Shenton Park Hospital Redevelopment Improvement Scheme No 1 (2017); and
- b) A building permit under the Building Act 2011 and its associated Building Regulations 2012.

The Shenton Park Hospital Redevelopment Improvement Scheme was gazetted 17 January 2017 and is now the operative planning scheme for the former hospital site. Part 12 of the Improvement Scheme deals with Bushfire Risk Management. A Bushfire Attack Level (BAL) Assessment is required for any proposed development of a "habitable building" in a bushfire prone area, where the subject land is greater than 1,100sqm. This includes a building which is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained.

An application for a building licence for residential buildings (Class 1, 2, 3 or 10(a)) must also have a BAL Assessment and a BAL Classification Certificate. The National Construction Code (NCC) allows for performance-based solutions as well as the two deemed to satisfy pathways, being construction in accordance with:

- AS3959 (2018) Construction of Buildings in Bushfire Prone Areas; or
- The National Association of Steel-framed Housing Inc (NASH) standards.

There are portions of the site which have been assigned a BAL – Low rating which are still within the designated bushfire prone area. While the bushfire construction provisions of the NCC do not apply to land with a BAL – Low rating, a BAL Assessment is still required to be submitted with a building application confirming the BAL – Low rating.

Shenton Park - Montario Quarter BMP Summary

The bushfire management risk for the development is being managed appropriately by:

- ❖ Ensuring that the bushfire risk was identified and addressed as early as possible in the planning stages;
- ❖ Ensuring that subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures;
- ❖ Achieving an appropriate balance between bushfire risk management measures and, conservation values, environmental protection and landscape amenity;
- ❖ Designing the subdivision to have appropriate vehicular access and egress;
- ❖ Provision of suitable separation distances between the development and bushfire hazards;
- ❖ The provision of managed landscaping;
- ❖ Reticulated water supply with hydrants; and
- ❖ The inclusion of fire protection measures in the construction of both residential and non-residential buildings.

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1.0 Proposal Details

1.1 Introduction

This bushfire management plan is prepared for the part of the redevelopment area for the former Shenton Park Rehabilitation Hospital. The subject land is located 5km west of the Perth Central Business District, situated on the site of the former Shenton Park Rehabilitation Hospital.

The redevelopment has been subject to a number of subdivision approvals. This report relates to Lots 9004 and 2 Muecke Way, being where the subdivision construction has not been completed. There are existing subdivision approvals for this area as outlined in Section 1.6

The original Bushfire Management Plan was prepared in 2015 prior to the introduction of State Planning Policy SPP3.7 Planning in Bushfire Prone Areas and the associated Guidelines. Since then, there have been published:

- Nine version of the Bushfire Management Plan which relate to different iterations in the master-plan design and individual plans relate to respective subdivision applications. There are four relevant subdivision approvals as they relate to the site as shown in Figure 6; and
- Four versions of the Guidelines for Planning in Bushfire Prone Areas.

The purpose of this Bushfire Management Plan is to consolidate the individual reports, providing one central point of information as to the current bush fire considerations related to the undeveloped land within the estate, based on the relevant standards at the time of drafting this report.

The subject land is shown in Figure 1 and the property details are documented in Table 1.

The development site is situated within the Montario Quarter which is designated for residential development.

The aim of this report is to demonstrate that the proposed subdivision will comply with State Planning Policy SPP3.7 Planning in Bushfire Prone Areas; the associated Guidelines and Bushfire Protection Criteria. It will document how the hazard level will be reduced and maintained for the life of the development.

Table 1 Land Details

No	Lot	Plan	Vol	Folio	Registered Proprietor	Area(ha)
2	2	416565	2996	482	Western Australian Land Authority	0.2029
4	9004	417840	4014	221	Western Australian Land Authority	6.8894

1.2 Existing Conditions

The existing conditions for the proposed development site and adjacent areas are shown in Figure 2.

The land to the north contains existing Alinea Incorporated Operations including the Quadriplegic Centre, book bazar, opportunity shop and recycling centre. North of this is the Underwood Avenue Bushland. Immediately south and east of the site is the balance of the Montario Quarter which is being developed for residential purposes.

To the west of the site, land in Bedbrook Place contains a range of medical, commercial and other related services, relating to the operations of Alzheimer's Australia WA Ltd, the Arthritis Foundation of WA Westcare Incorporated and Work Cover. Lots 10024 and 9722 adjacent to the western boundary of the site contain the Westcare Accommodation Services. This has residential style accommodation for adults with a disability.

Shenton Park - Montario Quarter

Adjacent to the north western corner of the site are Reserves 37377 and 37388. These are vacant reserves with a combined area of 1.09 hectares containing remnant vegetation.

To the north of the site is the Underwood Avenue Bushland being Bush Forever Site No 219 located on Lot 4 No 1 Underwood Avenue. On the southern side of Lemnos Street is the Shenton Bushland being Bush Forever Site No 118 located on Lot 12019 (Reserve 43161).

The site has an elevation of approximately 15m AHD in the eastern portion which then rises to 30m AHD in the south western corner. The gradients on the site are low with the majority of the site being relatively flat. The gradient then increases to the west and south western corner of the site and is less than 5 degrees. The gradients in Lots 10149 and 10162 adjacent to the north western corner of the site increase to 6 degrees.

The site is connected to the reticulated water supply with hydrants being located in the adjoining residential development.

Lot 2 and the portion of Lot 9004 on the eastern side of Guttmann Approach is cleared vacant land. The portion of Lot 9004 on the western side of Guttmann Approach contains the previous hospital car park with managed bushland.

This bushland has been developed in accordance with Landscape Rehabilitation Management Plan (LRMP) as shown in Figure 3. This which was required as a condition of the subdivision approval and DevelopmentWA have appointed a contractor to undertake the development of the balance civil and landscape works (subject to this plan) commencing in July 2022, with works expected to be complete early 2023.

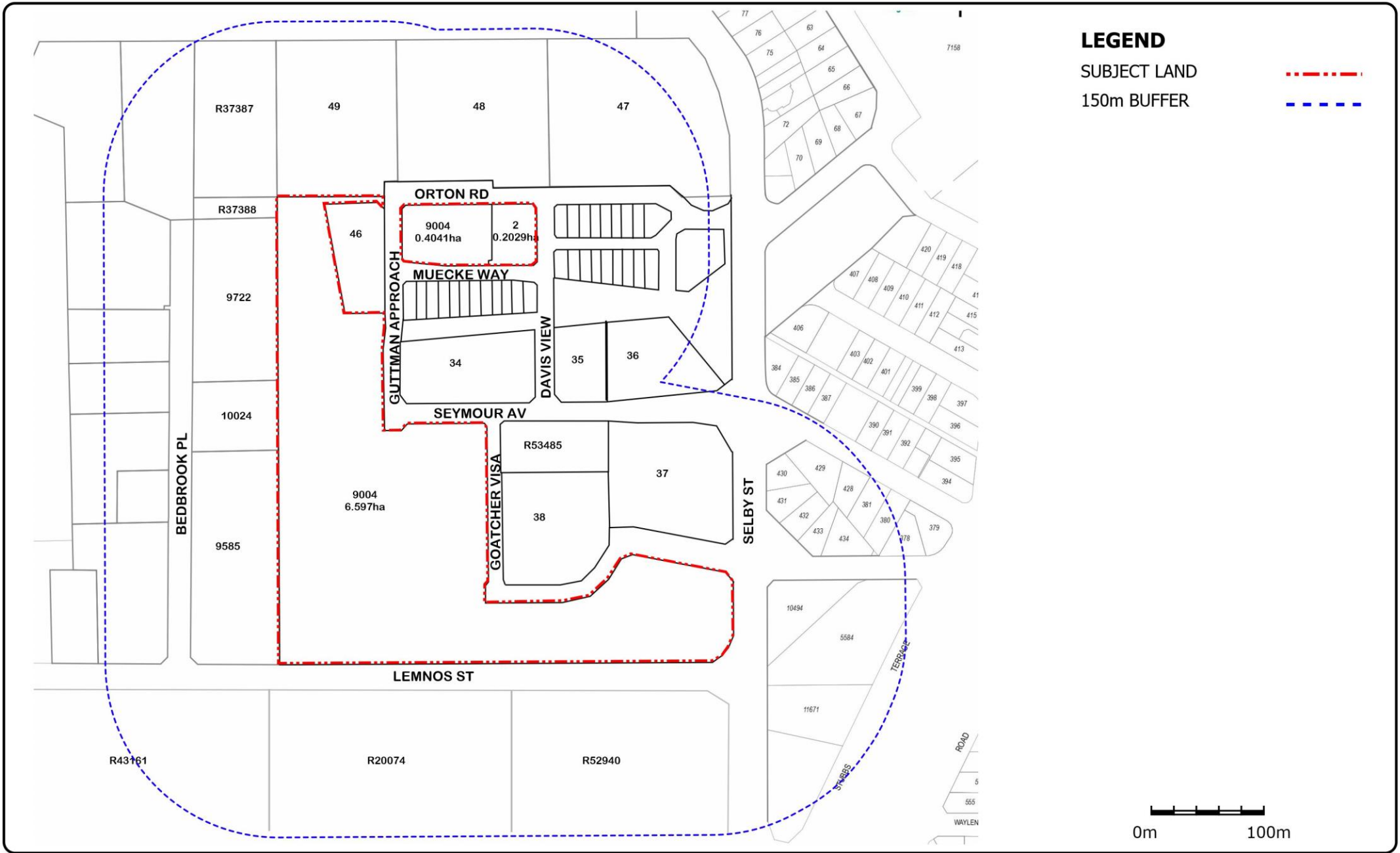
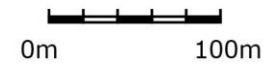


FIGURE 1
CADASTRAL PLAN



Ref No 16-007

Rev	Description	Date
A	Preliminary	10/06/2022





LEGEND

- SUBJECT LAND - - - - -
- 150m BUFFER - - - - -
- 2m CONTOURS — — — — —
- WATER MAIN & HYDRANT ● — — — — —

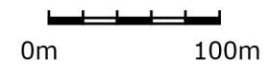


FIGURE 2
EXISTING CONDITIONS



Ref No 16-007

Rev A Description Preliminary Date 10/06/2022



geoffrey@lushfire.com.au
0418 954873



FIGURE 3
LANDSCAPE MASTER PLAN



Job No 16-007

Rev A Description Preliminary

Date 10/06/2022



1.3 Bushfire Prone Land

A major portion of Lot 9004 is designated as being bushfire prone land as shown in Figure 3. Lot 2 is not designated as being bushfire prone. This designation triggers:

- The application of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas under the Building Code of Australia;
- The provisions of the Planning and Development (Local Planning Schemes) Regulations 2015; and
- The application of SPP3.7 Planning in Bushfire Prone Areas.

1.4 Bush Fire Notice

The City's Bush Fire Notice requires that:

- Residential land - slash all grass and clear all inflammable matter on the land and verge to a height no greater than 5cm and to maintain all grass and all inflammable matter on the land and verge at a height no greater than 5cm up to and including the 31st day of March in the following year.
- All other land - slash all grass and clear all inflammable matter on the land and verge to a height no greater than 5cm, for a width of no less than three metres (3m), immediately inside the external boundaries of the property. In addition, trees must be trimmed back to provide a vertical clearance of a minimum three and a half metres (3.5m) to allow fire appliances to drive along the firebreak.

The designated bush fire season begins on the 30th November and ends on the 31st March each year.

1.5 Town Planning

The town planning provisions applicable to the development site are summarised as follows:

- The Shenton Park Hospital Redevelopment Improvement Scheme which was gazetted 17 January 2017;
- The Shenton Park Hospital Redevelopment Structure Plan endorsed by the WAPC in February 2017; and
- The Montario Quarter Area A (December 2021) and B Design Guidelines (September 2021).

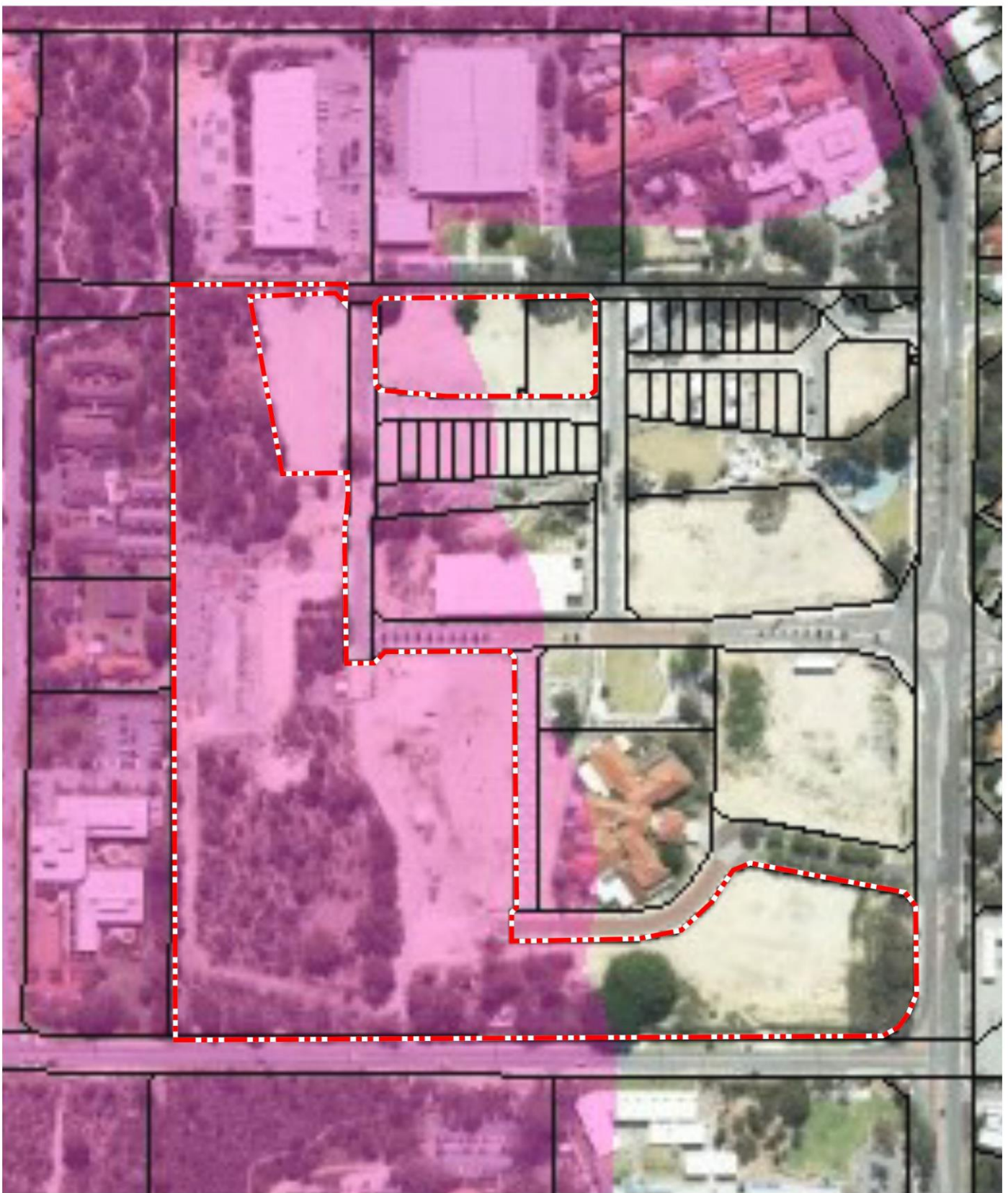
The Structure Plan designates:

- Lot 2 and the adjacent portion of Lot 9004 as Residential R60;
- The balance of Lot 9004 as Residential R160 and public open space.

The subdivision and development of land within the Structure Plan area is to generally be in accordance with the Improvement Scheme and Structure Plan that applies to the land, as well as any Improvement Scheme Policies and design guidelines prepared. The structure plan nominates 'Area for Vegetation Rehabilitation and Bushfire Management' being the bushland on the western portion of the site.

Development within the site is subject to Montario Quarter Area A and B Design Guidelines (2021). The Design Guidelines are structured in three parts being Design Objectives, Development Controls and Block Diagrams.

The Design Guidelines Areas are shown in Figure 5 and the block plans for each area are included in Appendix 1.



LEGEND

- SUBJECT LAND
- BUSHFIRE PRONE LAND (2021)

FIGURE 4
BUSHFIRE PRONE LAND



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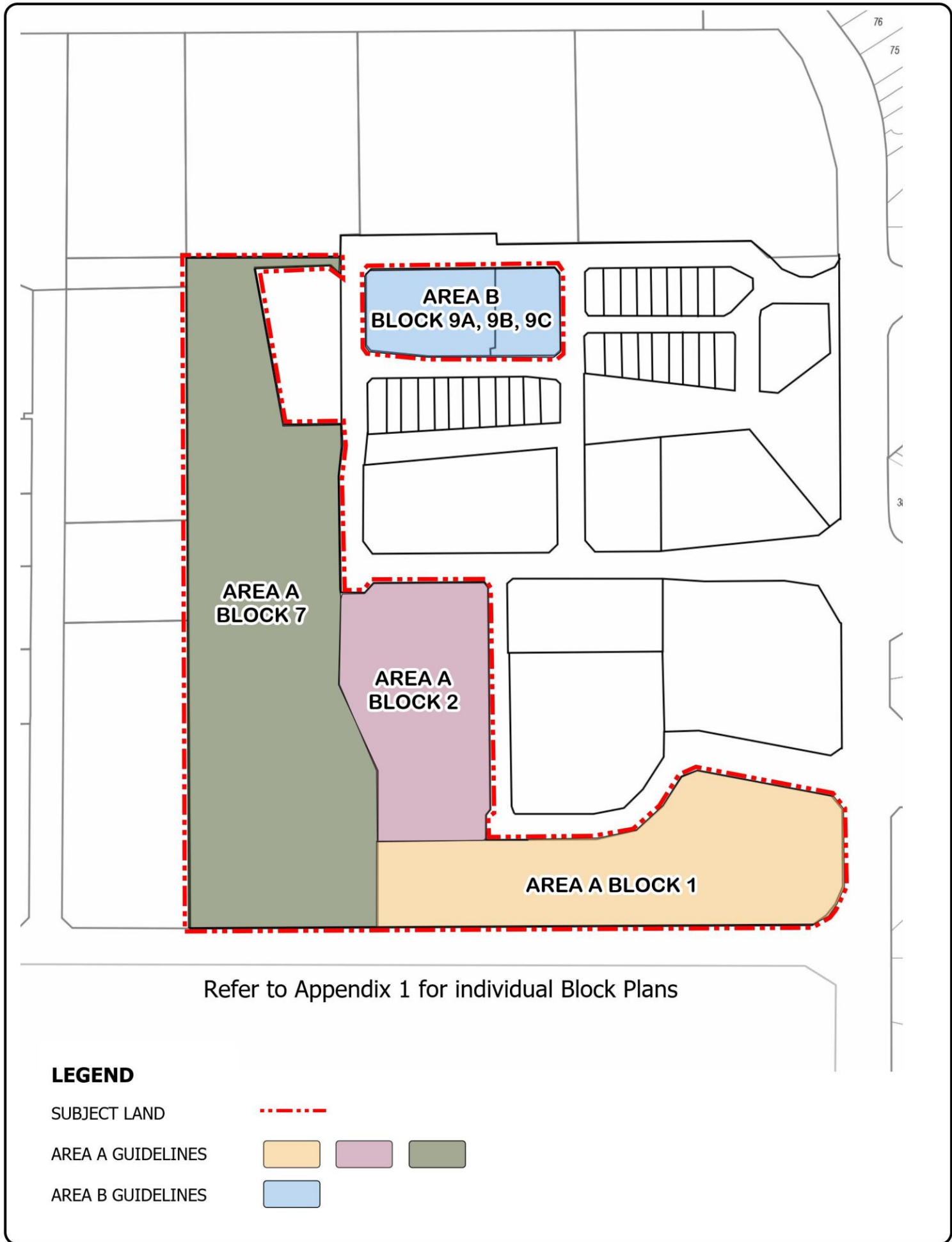


FIGURE 5
DESIGN GUIDELINE AREAS



Job No 16-007

Rev	Description	Date
A	Preliminary	10/06/2022
B	Edits	27/06/2022



1.6 Approved Subdivision

The vision for the overall proposal is to develop an urban village within a landscape setting. The redevelopment of the site will showcase a choice of multigenerational housing, affordable living, and local amenity, whilst retaining distinctive trees to create a neighbourhood with a feeling of security and privacy and clear connections to the train station and surrounds.

The overall development has been subject to a number of subdivision approvals as shown in Figure 6 being:

- WAPC Ref 154745 (30 June 2017) for Stages 1 - 5, 7, 9 - 12;
- WAPC Ref 156075 (18 December 2018) for Stage 6;
- WAPC Ref 157759 (15 May 2019) Orton Road creation; and
- WAPC Ref 160752 (4 May 2021) for Stage 8.

Approvals 154745, 156075 and 160752 all have a condition requiring that a notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".
(Western Australian Planning Commission)

The subdivision of the balance of the site will create thirty - three (33) lots and two POS reserves.

Stage 8 will have twenty - six (26) residential lots with areas between 123 and 375sqm. They are generally 7.2m wide by 21 to 28m deep. The lots will front the surrounding roads with a 6m wide rear laneway.

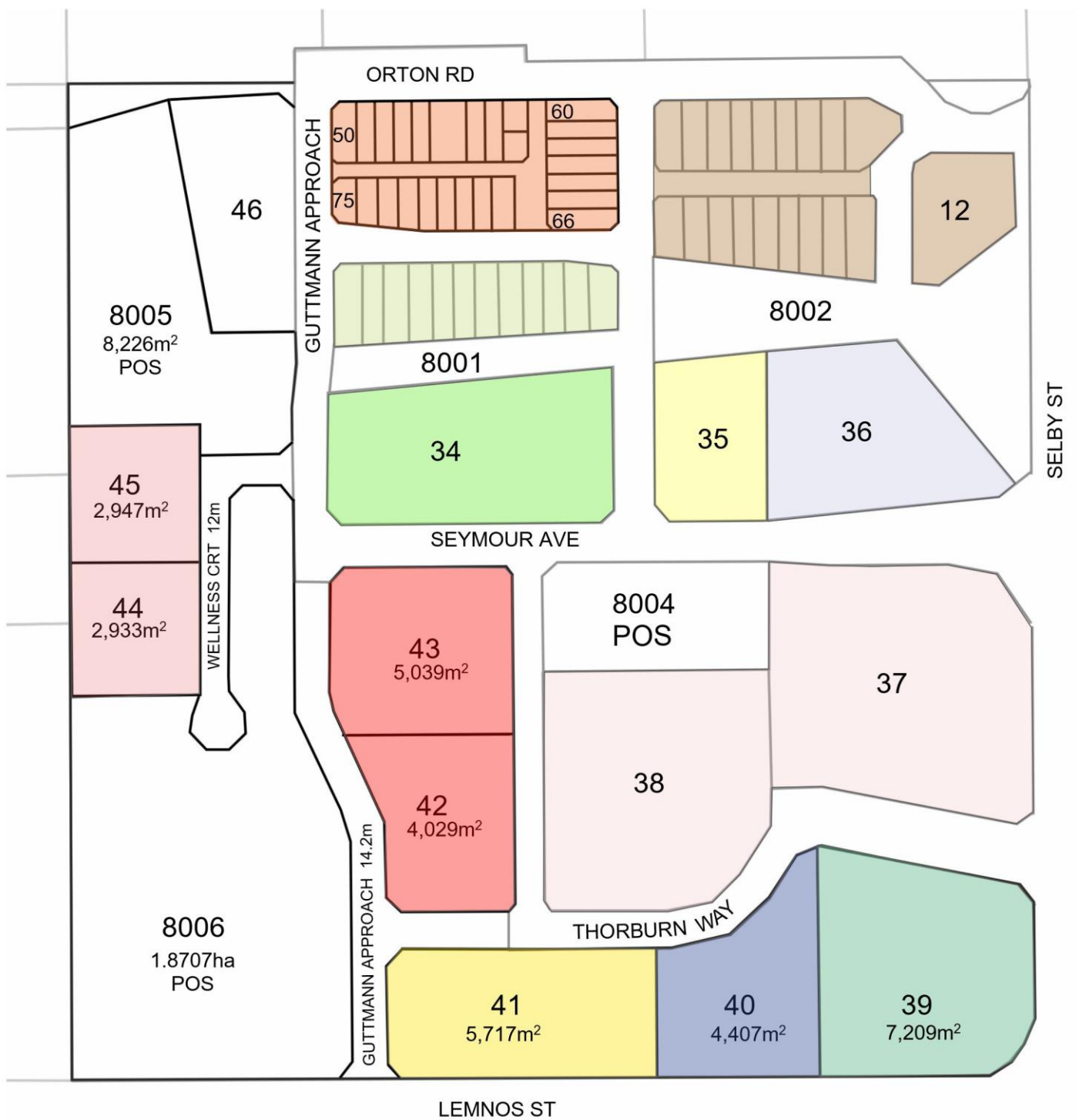
The balance of Lot 9004 will have seven (7) development sites with areas between 2,933m² and 7,209m². The western bushland area will be contained in two POS reserves being 1.8707 and 0.8226 hectares in size.

2.0 Environmental Considerations

State Planning Policy 3.7 (SPP3.7) policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

The environmental factors relating to the overall site have been identified and assessed in the development of the project including the introduction of the Improvement Scheme, local structure plan, subdivision and development approvals. This includes the management of the bushland areas within Lot 9004.

A small portion of remnant vegetation is to be cleared on Lot 41 and 40 as part of the Stage 2 works. A portion will also be transplanted into Stage 2A areas.



LEGEND

STAGE 1		STAGE 5		STAGE 9	
STAGE 2		STAGE 6		STAGE 10	
STAGE 3		STAGE 7		STAGE 11	
STAGE 4		STAGE 8		STAGE 12	

FIGURE 6
SUBDIVISION STAGES



Job No 16-007

Rev	Description	Date
A	Preliminary	10/06/2022
B	Edits	27/06/2022



3.0 Bushfire Assessment Results

3.1 Assessment Inputs - Vegetation Classification

All vegetation within 150m of the proposed development site has been classified in accordance with:

- Clause 2.2.3 of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas;
- The Visual Guide for Bushfire Risk Assessment in Western Australia; and
- Applicable Fire Protection Australia BPAD Practice Notes.

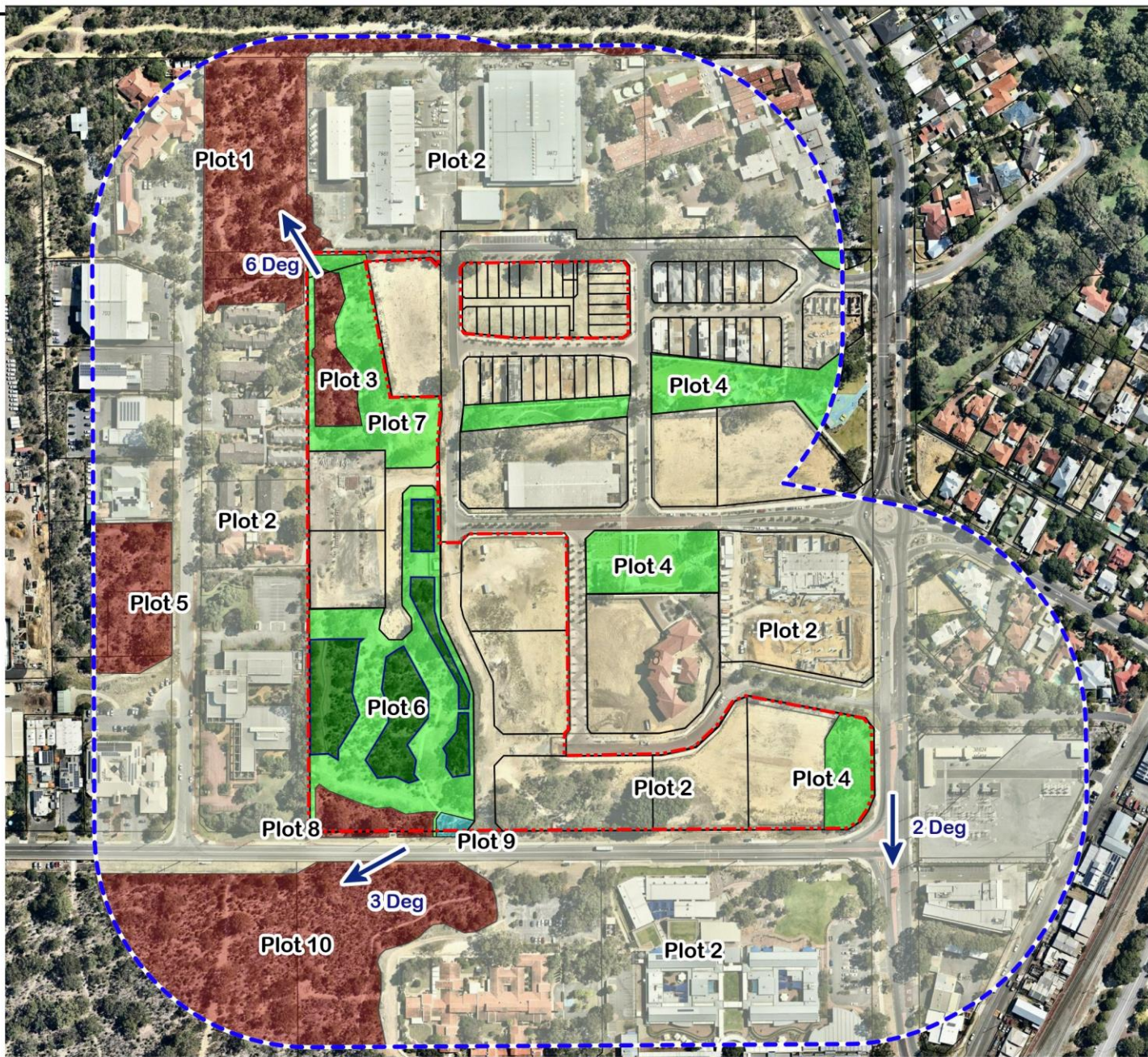
The vegetation was assessed on its mature condition and its average height. The effective slope under each vegetation area was assessed in accordance with the methodology detailed in AS3959.

The vegetation plots are shown in Figure 5 and the location of the vegetation photographs is shown in Figure 6.

The vegetation plots are shown in Figure 7 and described in Table 2. The location of the vegetation photographs is shown in Figure 8.

Table 2 Vegetation Summary

Plot	Vegetation Classification	Area (ha)	Description
1	Class A - Forest	>10ha	Jarrah, Marri forest to 25m over Banksia and mixed understorey. Extends into the Underwood bushland to the north of the site.
2	Excludable – Clause 2.2.3.2(f)		Existing development with managed gardens including sites with current construction works.
3	Class A - Forest	<0.25	Bushland vegetation cell with Jarrah, Marri forest. Not excluded as it is only 10m from Plot 1.
4	Excludable – Clause 2.2.3.2(f)	<1ha	Existing developed parkland.
5	Class A - Forest	1ha	Bushland on western side of Bedbrook Place
6	Excludable – Clause 2.2.3.2(c)	<0.25	Bushland vegetation cells with Jarrah, Marri forest. Less than 0.25ha with 20m plus separation between cells and development sites.
7	Excludable – Clause 2.2.3.2(f)	<0.25	Managed parkland, low threat vegetation, between the bushland vegetation cells.
8	Class A - Forest		Bushland vegetation cell with Jarrah, Marri forest. Not excluded as it is only 18m from Plot 10.
9	Class D Scrub		Small area of predominantly scrub vegetation which is fenced separately to Plot 8.
10	Class A - Forest		Low Banksia forest with some taller trees and scrub understorey.



LEGEND

- SUBJECT LAND - - - - -
- VEGETATION ASSESSMENT AREA (150m from boundary of the subject land) - - - - -
- UPSLOPE ➔
- VEGETATION CLASSIFICATION
- A FOREST ■
- D SCRUB ■
- EXCLUDED 2.2.3.2(f)
- 2.2.3.2(f) Managed Land ■
- 2.2.3.2(f) Parkland ■
- 2.2.3.2(c) Cell <2,500m² ■

Location Details: Lot 9004 & 2
Meucki Way

Assessment Dates: 22/03/2021
31/03/2021
09/06/2021

Prepared by: G Lush
Accreditation Level: Level 2
Accreditation No: BPAD 27682
Accreditation

Expiry Date: February 2023
Date of Photo: February 2021

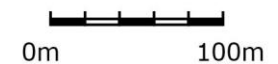


FIGURE 7
VEGETATION CLASSIFICATIONS



Ref No 16-007

Rev	Description	Date
A	Preliminary	10/06/2022





LEGEND

- SUBJECT LAND —
- 150m BUFFER - - -
- PHOTO POINT ➔

FIGURE 8
PHOTO LOCATIONS



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Photo No 1 Plot No 1

Vegetation Classification

Class A Forest - Open forest A-03

Description

Underwood Avenue bushland, Jarrah, Marri forest to 25m over Banksia and mixed understorey Grass trees with more than 40% coverage. Significant / extreme surface fuel loads.



Photo No 2 Plot No 1

Vegetation Classification

Class A Forest - Open forest A-03

Description

Underwood Avenue bushland, Jarrah, Marri forest to 25m over Banksia and mixed understorey Grass trees with more than 40% coverage. Significant / extreme surface fuel loads.



Photo No 3 Plot No 1

Vegetation Classification

Class A Forest - Open forest A-03

Description

Jarrah, Marri forest to 25m over Banksia and mixed understorey including Grass trees with more than 40% coverage. Significant / extreme surface fuel loads.



Shenton Park - Montario Quarter

Photo No 4 Plot No 1

Vegetation Classification

Class A Forest - Open forest A-03

Description

Jarrah, Marri forest to 25m over Banksia and mixed understorey including Grass trees with more than 40% coverage. Significant / extreme surface fuel loads.



Photo No 5 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing development with maintained gardens.



Photo No 6 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing residential development with maintained gardens.



Shenton Park - Montario Quarter

Photo No 7 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing residential development with maintained landscaping.



Photo No 8 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Proposed development site.



Photo No 9 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Vacant adjacent Lot 46.



Shenton Park - Montario Quarter

Photo No 10 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing residential development with maintained landscaping.



Photo No 11 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing development site.



Photo No 12 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing development site.



Photo No 13 Plot No 2

Vegetation Classification
Excludable - 2.2.3.2(f) Low Threat Vegetation

Description
Existing development with maintained landscaping.

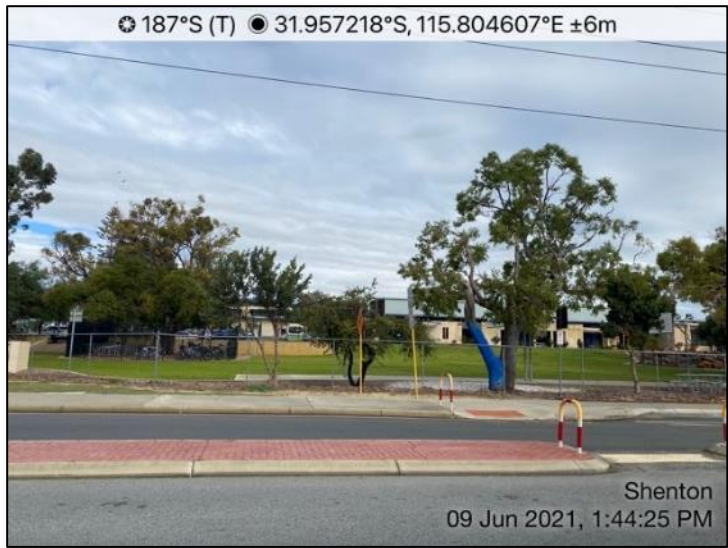


Photo No 14 Plot No 2

Vegetation Classification
Excludable - 2.2.3.2(f) Low Threat Vegetation

Description
Managed vegetation along Lemnos Street road reserve.



Photo No 15 Plot No 2

Vegetation Classification
Excludable - 2.2.3.2(f) Low Threat Vegetation

Description
Existing development with maintained landscaping.



Photo No 16 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing development with maintained landscaping.



Photo No 17 Plot No 2

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing development with maintained landscaping.



Photo No 18 Plot No 3

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest cell less than 2,500sqm but withing 20m of Plot 1 and contiguous. Jarrah, Marri to 20m over Banksia and mixed understorey including Grass trees with more than 40% coverage. Moderate to heavy surface fuel loads.



Shenton Park - Montario Quarter

Photo No 19 Plot No 3

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest cell less than 2,500sqm but withing 20m of Plot 1 and contiguous. Jarrah, Marri to 20m over Banksia and mixed understorey including Grass trees with more than 40% coverage. Moderate to heavy surface fuel loads.



Photo No 20 Plot No 4

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Maintained public open space parkland.

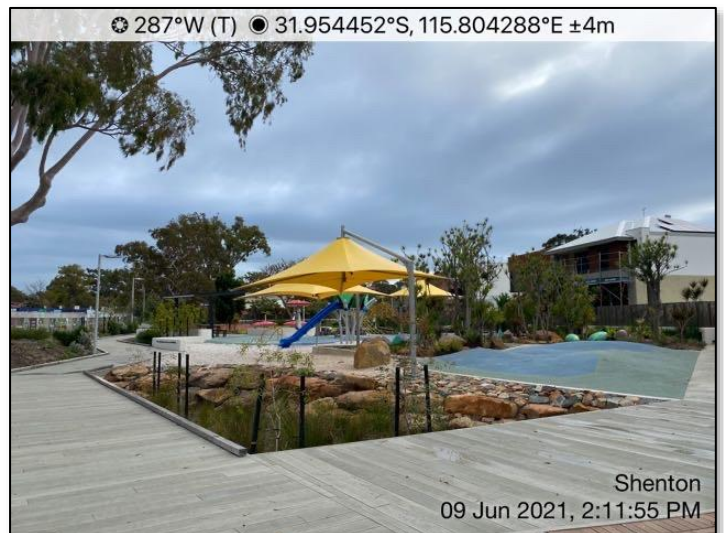


Photo No 21 Plot No 4

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Maintained public open space parkland.



Shenton Park - Montario Quarter

Photo No 22 **Plot No 4**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Developed and maintained parkland / POS reserve



Photo No 23 **Plot No 4**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Developed and maintained parkland / POS reserve



Photo No 24 **Plot No 4**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing trees parkland area being maintained landscaping.



Photo No 25 **Plot No 5**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest cell less than 2,500sqm Jarrah, Marri to 20m over Banksia and mixed understorey including Grass trees with more than 40% coverage. Significant surface fuel loads.



Photo No 26 **Plot No 6**

Vegetation Classification

Excludable - 2.2.3.2(c) Multi Areas < 0.25Ha

Description

Bushland cell less than 2,500sqm with 20m plus separation to each cell and the development sites. All separately fenced. Jarrah, and Banksia and mixed understorey including Grass trees.



Photo No 27 **Plot No 6**

Vegetation Classification

Excludable - 2.2.3.2(c) Multi Areas < 0.25Ha

Description

Bushland cell less than 2,500sqm with 20m plus separation to each cell and the development sites. All separately fenced. Jarrah, and Banksia and mixed understorey including Grass trees.



Shenton Park - Montario Quarter

Photo No 28 Plot No 6

Vegetation Classification

Excludable - 2.2.3.2(c) Multi Areas
< 0.25Ha

Description

Bushland cell less than 2,500sqm with 20m plus separation to each cell and the development sites. All separately fenced. Jarrah, and Banksia and mixed understorey including Grass trees.



Photo No 29 Plot No 7

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat
Vegetation

Description

Managed open space area as approved in the landscape master plan with no understorey vegetation and branches under pruned to 2m.



Photo No 30 Plot No 7

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat
Vegetation

Description

Managed open space area as approved in the landscape master plan with no understorey vegetation and branches under pruned to 2m.



Photo No 31 Plot No 8

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest cell less than 2,500sqm but withing 20m of Plot 10. Jarrah, Marri to 20m over Banksia and mixed understorey including Grass trees with more than 40% coverage. Moderate to heavy surface fuel loads.



Photo No 32 Plot No 9

Vegetation Classification

Class D Scrub - Closed scrub D-13

Description

Small area of Acacia scrub to 5m separately fenced, contains a single gum tree.



Photo No 33 Plot No 10

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Low Banksia forest with some taller trees and scrub middle and shrub understorey. More than 30% canopy coverage. Significant near surface fuel loads.



Photo No 34 **Plot No 10**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Low Banksia forest with some taller trees and scrub middle and shrub understorey. More than 30% canopy coverage. Significant near surface fuel loads.



Photo No 35 **Plot No 10**

Vegetation Classification

Class A Forest - Low open forest A-04

Description

Low Banksia forest with some taller trees and scrub middle and shrub understorey. More than 30% canopy coverage. Significant near surface fuel loads.



3.2 Assessment Outputs - BAL Contour Map

There has not been any modification to the existing vegetation for the subdivision since the previous assessment.

A BAL Contour Map is a plan of the subject lot/s illustrating the potential radiant heat impacts and associated indicative BAL ratings in reference to any classified vegetation remaining within 100 metres of the assessment area after the development is completed. They may be subject to change arising from alterations to site conditions, amendments to AS3959, practice notes, or methodology. Individual BAL Assessments may vary depending upon the characteristics of the vegetation when the BAL Assessment is undertaken.

A BAL Contour Map is shown in Figure 9 and the BAL ratings for the proposed subdivision are documented in Table 3 noting that:

- 1) The vegetation plot is the plot that has the highest BAL rating.
- 2) The separation distance is measured to the nearest point on the lot boundary.
- 3) The encroachment refers to the distance that the assigned BAL rating extends into the property and from that point the next lowest BAL rating applies.

Lot 45 has a BAL - 40 rating at its northern boundary and this extends into the lot by 4m as shown in Figure 10. No habitable building is to be located within the area identified as BAL-40 or BAL-Flame Zone.

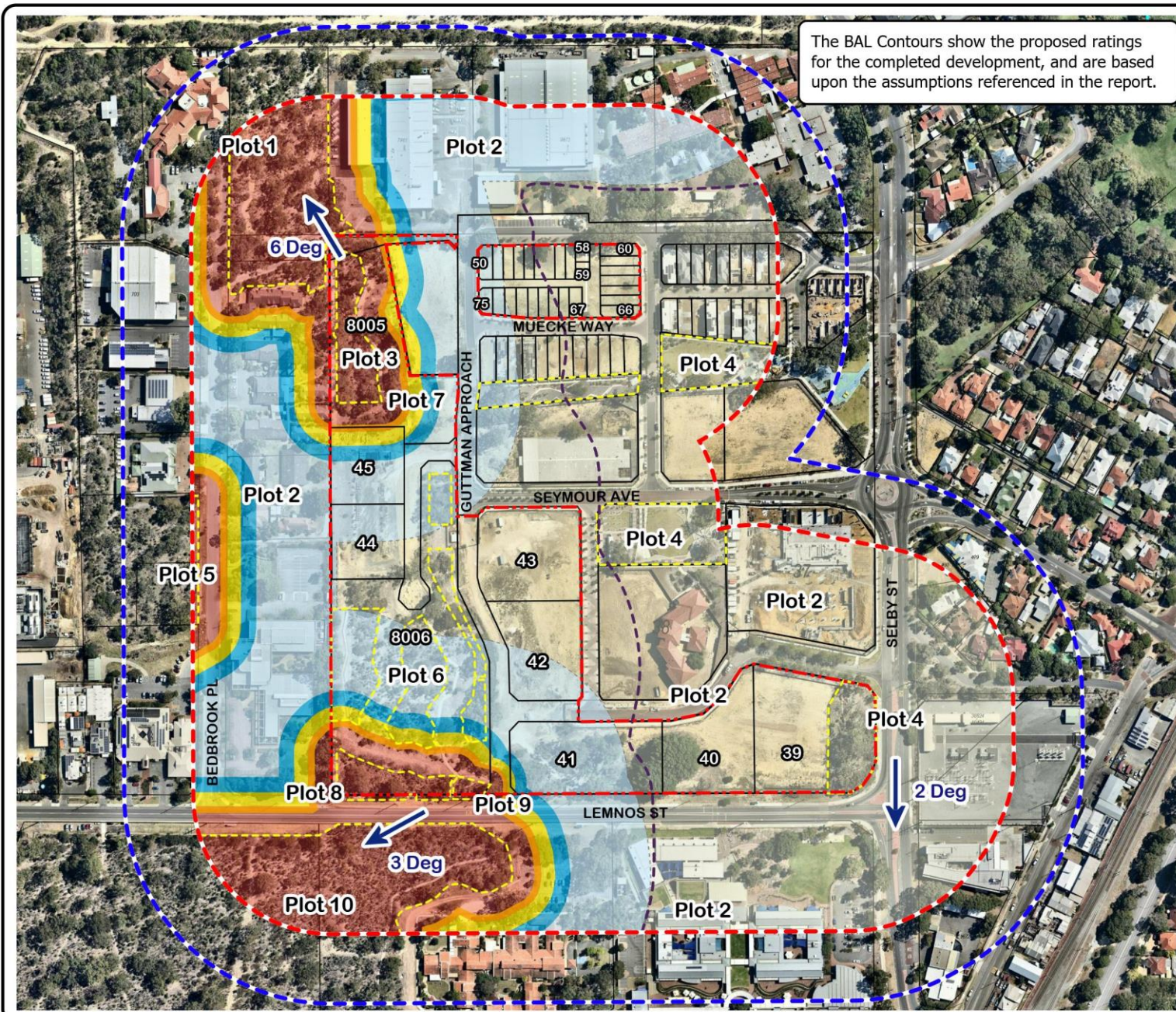
In addition, the bushland cell to the south lot Lot 44 is setback 18m from the lot boundary. To qualify for being 'exempted vegetation' this must be setback 20m from the development footprint, which means that there is a minimum 2m setback from the lot boundary.

The Design Guidelines block plan for this area (Appendix 1) states that a bushfire protection zone applies and is to be addressed in the relevant development approvals.

Shenton Park - Montario Quarter

Table 3 BAL Ratings

Lot	Plot (1)	Vegetation Classification	Effective Slope	Separation Distance (2)	BAL Rating	Encroach. (3)
39	10	Class A - Forest	Upslope	>100m	BAL – LOW	
40	10	Class A - Forest	Upslope	>100m	BAL – LOW	
41	9	Class D Scrub	Upslope	15m	BAL – 29	4m
42	8	Class D Scrub	Upslope	68m	BAL – 12.5	
43	3	Class A - Forest	Upslope	106m	BAL – LOW	
44	3	Class A - Forest	Upslope	73m	BAL – 12.5	
45	3	Class A - Forest	Upslope	17m	BAL – 40	4m
50	3	Class A - Forest	Upslope	81m	BAL – 12.5	
51	3	Class A - Forest	Upslope	91m	BAL – 12.5	
52	3	Class A - Forest	Upslope	99m	BAL – 12.5	
53	3	Class A - Forest	Upslope	>100m	BAL – LOW	
54	3	Class A - Forest	Upslope	>100m	BAL – LOW	
55	3	Class A - Forest	Upslope	>100m	BAL – LOW	
56	3	Class A - Forest	Upslope	>100m	BAL – LOW	
57	3	Class A - Forest	Upslope	>100m	BAL – LOW	
58	3	Class A - Forest	Upslope	>100m	BAL – LOW	
59	3	Class A - Forest	Upslope	>100m	BAL – LOW	
60	3	Class A - Forest	Upslope	>100m	BAL – LOW	
61	3	Class A - Forest	Upslope	>100m	BAL – LOW	
62	3	Class A - Forest	Upslope	>100m	BAL – LOW	
63	3	Class A - Forest	Upslope	>100m	BAL – LOW	
64	3	Class A - Forest	Upslope	>100m	BAL – LOW	
65	3	Class A - Forest	Upslope	>100m	BAL – LOW	
66	3	Class A - Forest	Upslope	>100m	BAL – LOW	
67	3	Class A - Forest	Upslope	>100m	BAL – LOW	
68	3	Class A - Forest	Upslope	>100m	BAL – LOW	
69	3	Class A - Forest	Upslope	>100m	BAL – LOW	
70	3	Class A - Forest	Upslope	>100m	BAL – LOW	
71	3	Class A - Forest	Upslope	>100m	BAL – LOW	
72	3	Class A - Forest	Upslope	>100m	BAL – LOW	
73	3	Class A - Forest	Upslope	95m	BAL – 12.5	
74	3	Class A - Forest	Upslope	88m	BAL – 12.5	
75	3	Class A - Forest	Upslope	80m	BAL – 12.5	

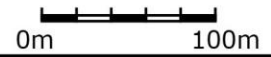


The BAL Contours show the proposed ratings for the completed development, and are based upon the assumptions referenced in the report.

LEGEND

- DEVELOPMENT SITE - - - - -
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject site) - - - - -
- BAL CONTOUR ASSESSMENT AREA (100m from the external boundary of the subject site) - - - - -
- BUSHFIRE PRONE LAND BOUNDARY - - - - -
- UPSLOPE →
- VEGETATION PLOT - - - - -
- INDICATIVE BAL/ RATING
 - BAL-FZ
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5
 - BAL-Low

Location Details: Lot 9004 & 2 Meucki Way
 Assessment Dates: 22/03/2021, 31/03/2021, 09/06/2021
 Prepared by: G Lush
 Accreditation Level: Level 2
 Accreditation No: BPAD 27682
 Accreditation
 Expiry Date: February 2023
 Date of Photo: February 2021

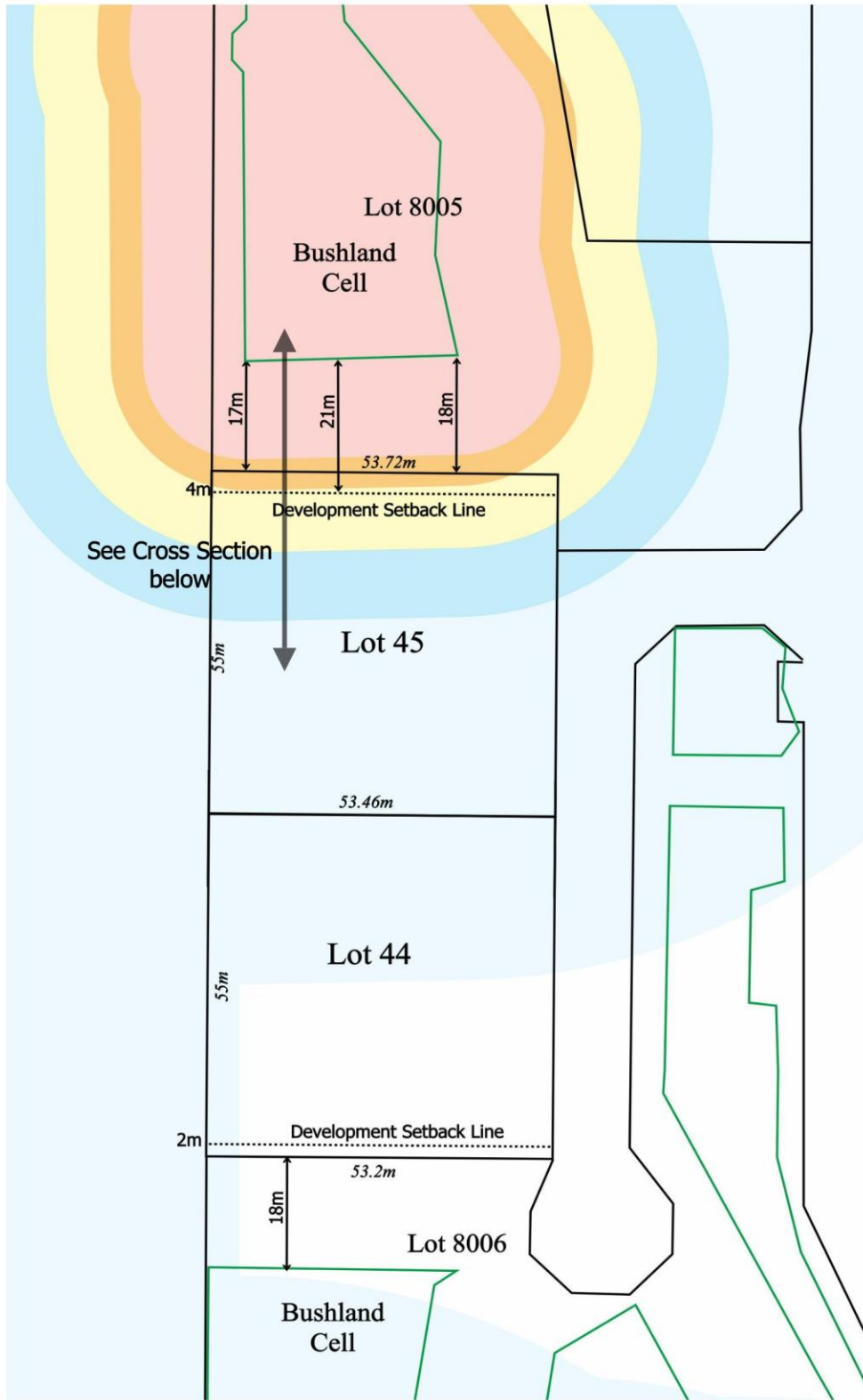


**FIGURE 9
BAL CONTOUR MAP**



Ref No 16-007
 Rev A Description Preliminary Date 10/06/2022





LEGEND

BAL RATINGS

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-Low

Bushland Cell Fence Lot 45 Boundary Development Setback Lot 45

17m

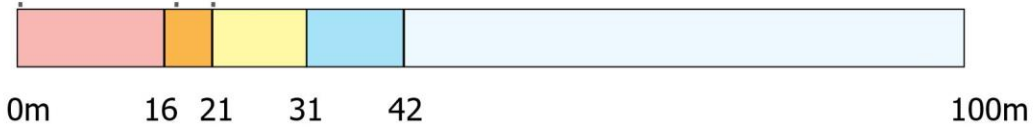


FIGURE 10
LOTS 44 & 45 BAL CONTOUR



Job No 16-007

Rev A Description Preliminary Edits

Date 10/06/2022 27/06/2022



4.0 Identification of Bushfire Hazard Issues

The subject land is located in an urban district with residential and mixed use development being the predominant land use.

The primary fire management issue for the development of the subject land relates to the bushland vegetation to the north (Underwood Avenue Bushland) and south (Shenton Bushland). The Woodland precinct on the western portion of the site is subject to a Landscape Rehabilitation and Management Plan and vegetation is being managed parkland environment.

5.0 Assessment Against the Bushfire Protection Criteria

The requirements in the Bushfire Protection Criteria (Version 1.4 December 2021) and the proposed mitigation strategies are summarised in Table 4.

Table 4 BPC Compliance

Acceptable Solution	Compliance
Element 1 Location	
<p><u>A1.1 Development location</u> The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.</p>	<p>The subject land is surrounded by developed land, with bushland to the north and south of the site.</p>
Element 2 Siting and Design	
<p><u>A2.1 Asset Protection Zone</u> Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:</p> <ul style="list-style-type: none"> • Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances. • Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. • Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'. 	<p>The proposed lots are not large enough to fully contain the APZ within their own boundaries, and this will extend on to the adjacent lots and road reserves.</p>

Acceptable Solution	Compliance
Element 3 Vehicular Access	
<p><u>A3.1 Public road</u> The minimum requirements under this acceptable solution are applicable to all proposed and existing public roads. Public roads are to meet the minimum technical requirements in Table 6, Column 1. The trafficable (carriageway/pavement) width is to be in accordance with the relevant class of road in the Local Government Guidelines for Subdivisional Development (IPWEA Subdivision Guidelines), Liveable Neighbourhoods, Austroad standards and/or any applicable standards for the local government area.</p> <p><u>A3.2a Multiple access routes</u> Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface (two-way access). If the public road access to the subject site is via a no-through road which cannot be avoided due to demonstrated site constraints, the road access is to be a maximum of 200 metres from the subject lot(s) boundary to an intersection where two-way access is provided. The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints and the following requirements are met:</p> <ul style="list-style-type: none"> • the no-through road travels towards a suitable destination; and • the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a residential built-out area. <p><u>A3.2b Emergency access way</u> Where it is demonstrated that A3.2a cannot be achieved due to site constraints, or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution. An emergency access way is to meet all the following requirements:</p> <ul style="list-style-type: none"> • requirements in Table 6, Column 2; • provides a through connection to a public road; • be no more than 500 metres in length; and • must be signposted and if gated, gates must open the whole trafficable width and remain unlocked. 	<p>The subdivision will include the construction of Guttman Approach (14.2m) to Lemnos Street and Wellness Court (12m). All the other roads have already been constructed. The roads have all been designed in accordance with Institute of Public Works Engineering Australia WA Division Inc. (2009) Local Government Subdivisional Guidelines.</p> <p>Orton Road, Guttman Approach, and Muecke Way provides access to the east and south of the site, connecting into the district road network. These lead away from the hazard.</p> <p>There is no proposed emergency access way</p>

Acceptable Solution	Compliance
<p><u>A3.3 Through-roads</u></p> <p>All public roads should be through-roads. No-through roads should be avoided and should only be considered as an acceptable solution where:</p> <ul style="list-style-type: none"> • it is demonstrated that no alternative road layout exists due to site constraints; and • the no-through road is a maximum length of 200 metres to an intersection providing two-way access, unless it satisfies the exemption provisions in A3.2a of this table. <p>A no-through road is to meet all the following requirements:</p> <ul style="list-style-type: none"> • requirements of a public road (Table 6, Column 1); and • turn-around area as shown in Figure 24 (18 metre diameter head). <p><u>A3.4a Perimeter roads</u></p> <p>A perimeter road is a public road and should be provided for greenfield or infill development where 10 or more lots are being proposed (including as part of a staged subdivision) with the aim of:</p> <ul style="list-style-type: none"> • separating areas of classified vegetation under AS3959, which adjoin the subject site, from the proposed lot(s); and • removing the need for battle-axe lots that back onto areas of classified vegetation. <p>A perimeter road is to meet the requirements contained in Table 6, Column 1.</p> <p>A perimeter road may not be required where:</p> <ul style="list-style-type: none"> • the adjoining classified vegetation is Class G Grassland; • lots are zoned for rural living or equivalent; • it is demonstrated that it cannot be provided due to site constraints; or • all lots have frontage to an existing public road <p><u>A3.4b Fire service access route</u></p> <p>Where proposed lots adjoin classified vegetation under AS3959, and a perimeter road is not required in accordance with A3.4a, a fire service access route can be considered as an acceptable solution to provide firefighter access, where access is not available, to the classified vegetation.</p> <p>A fire service access route is to meet all the following requirements:</p> <ul style="list-style-type: none"> • requirements in Table 6, Column 3; • be through-routes with no dead-ends; 	<p>Wellness Court is a no through road extending for approximately 120m providing access to Lots 44 and 45. It has a turn around area with a diameter of more than 18m.</p> <p>There is no perimeter road, but Guttman Approach separates the Woodland Precinct from the remainder of the development.</p> <p>There is no proposed fire service access route.</p>

Shenton Park - Montario Quarter

Acceptable Solution	Compliance
and constructed private driveway to be a minimum six metres); and	
<ul style="list-style-type: none"> • 18m diameter turn-around area as shown in Figure 28 and within 30 metres of the habitable building. 	
Acceptable Solution	Compliance
Element 4 Water	
<p><u>A4.1 Identification of future water supply</u> Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.</p> <p>Where the provision of a strategic water tank(s) is required a suitable area within a road reserve or a dedicated lot the location should be identified, should be identified on the structure plan, to the satisfaction of the local government.</p> <p><u>A4.2 Provision of water for firefighting purposes</u> Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.</p> <p>Where these specifications cannot be met, then the following applies:</p> <ul style="list-style-type: none"> • The provision of a water tank(s), in accordance with the requirements of Schedule 2 being 50,000L per 25 lots or part thereof or 10,000L tank per lot • Where the provision of a strategic water tank(s) is applicable, then the following requirements apply: <ul style="list-style-type: none"> – land to be ceded free of cost to the local government for the placement of the tank(s); – the lot or road reserve where the tank is to be located is identified on the plan of subdivision; – tank capacity, construction, and fittings, provided in accordance with the requirements of Schedule 2; and – a strategic water tank is to be located no more than 10 minutes from the subject site (at legal road speeds). <p>Where a subdivision includes an existing habitable building(s) that is to be retained, a water supply should be provided to this existing habitable building(s), in accordance with the requirements listed above.</p>	<p>The subject land is serviced by reticulated water as shown in Figure 2.</p> <p>The subject land is connected to a reticulated water supply except for Lots 44 and 45 which will be provided with a service.</p> <p>This is not applicable.</p>

6.0 Development Approvals

There are two forms of development approval which are potentially required being:

- A planning approval under the Shenton Park Hospital Redevelopment Improvement Scheme No 1 (2017); and
- A building permit under the Building Act 2011 and its associated Building Regulations 2012.

Both the above approvals potentially require that the Bushfire Attack Level (BAL) Assessment be undertaken for the development. An application for a building licence must also have a BAL Classification Certificate which is in addition to the BAL Assessment report.

Part 12 of Improvement Scheme No 1 mirrors the provisions of Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015 relating to bushfire risk management. The requirement for a BAL Assessment:

- 1) Only applies to lots greater than 1,100m²;
- 2) Applies to for any habitable buildings rather than just for residential purposes. A habitable building is defined as any structure which is used is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained; and
- 3) Is not required where a BAL contour map has been prepared for the development site.

The National Construction Code (NCC) provisions for 'Construction in Bushfire Prone Areas' apply to Class 1, 2, 3 or 10a residential buildings. The deemed to satisfy requirements are compliance with AS3959 Construction of Buildings in Bushfire Prone Areas or the National Association of Steel-framed Housing Inc (NASH) standards.

The bushfire construction provisions of the Building Code of Australia do not apply to Class 4 to Class 9 buildings. However, as a condition of the planning approval the Responsible Authority can require that the building construction incorporate as far is practical, the fire protection measures which are appropriate to the Bushfire Attack Level (BAL) classification of the development site.

The above applies even on land shown in Figure 9 as having a BAL – Low rating where this land is still designated as being bushfire prone.

7.0 Responsibilities for Implementation and Management of the Bushfire Measures

The management of the risk posed by bushfires is a shared responsibility between landowners, government and industry. These responsibilities are summarised in Table 4 and shown in Figure 11.

Table 5 Implementation

No	MANAGEMENT ACTION
1.0 Developer Prior to Issue of Titles (Subdivision)	
1.1	That a notification, pursuant to Section 165 of the Planning and Development Act 2005 be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".
1.2	That the subdivision roads be designed and constructed in accordance with Institute of Public Works Engineering Australia WA Division Inc. (2009) Local Government Subdivisional Guidelines.
1.3	That fire hydrants shall be provided in accordance with Water Corporation's No 63 Water Reticulation Standard.
2.0 Developer Prior to Sale of Lots	
2.1	Providing prospective purchasers of the lots with a BAL-12.5 rating or higher with a summary of the bushfire management requirements.
3.0 Landowner (Development Application)	
3.1	That any habitable building shall be located so as to have a maximum BAL - 29 rating.
3.2	Any building permit application for a Class 1, 2, 3 or 10a residential building on designated bushfire prone land shall include a Bushfire Attack Level (BAL) Assessment. Unless the Responsible Authority accepts the BAL Contour Map shown in Figure 9, any planning development application for a habitable building on designated bushfire prone land shall include a Bushfire Attack Level (BAL) Assessment.
3.3	That any planning application for buildings other than Class 1, 2, 3 or 10(a) as defined under the Building Code of Australia shall require evidence that the building construction will incorporate as far is practical, the fire protection measures which are appropriate to the Bushfire Attack Level (BAL) classification of the development site.
3.4	Any planning application for a vulnerable land use on bushfire prone land shall include an emergency evacuation plan for the proposed occupants to the satisfaction of the Responsible Authority.
4.0 Landowner (Ongoing)	
4.1	That the bushland corridor shall be managed to have a BAL – Low rating. This shall either be by it being developed as 'maintained parkland' or by limiting areas of bushland to less than 2,500sqm in size (bushland cells) separated by gaps of more than 20m.
4.2	That an asset protection zone reflecting a BAL-29 setback is to be maintained between all buildings located on bushfire prone land and any adjacent bushland cells. This is to comply with the specifications for an asset protection zone contained in Schedule 1 Element 2 of the Guidelines as follows:

No	MANAGEMENT ACTION
	<ol style="list-style-type: none"> 1) Fences should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959). 2) Fine fuel loads (combustible, dead vegetation matter <6 millimetres in thickness) should be managed and removed on a regular basis to maintain a low threat state at less than 2 tonnes per hectare (on average). Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness. 3) Trees (>6 m in height) should: <ul style="list-style-type: none"> ➤ Be a minimum distance of six metres from all elevations of the building and branches at maturity should not touch or overhang a building or powerline. ➤ Have lower branches and loose bark removed to a height of two metres above the ground and/or surface vegetation. ➤ Have a canopy cover pf less than 15 per cent of the total APZ area. ➤ Have canopies at maturity being at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. 4) Shrub and scrub (0.5 m to 6m in height) should not be: <ul style="list-style-type: none"> ➤ Located under trees or within three metres of buildings. ➤ Planted in clumps >5 square metres in area. Clumps should be separated from each other and any exposed window or door by at least 10 metres. 5) Ground covers (<0.5 m in height) can be: <ul style="list-style-type: none"> ➤ Planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. ➤ Located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height. 6) Grass should be maintained at a height of 100 millimetres or less, at all times. Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation. 7) A defensible space should be provided within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above. 8) LP Gas Cylinders should: <ul style="list-style-type: none"> ➤ Be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. ➤ Have the pressure relief valve pointing away from the house. ➤ Not have flammable material within six metres from the front of the valve. ➤ Sit on a firm, level and non-combustible base and be secured to a solid structure.
4.3	That all fire mitigation measures shall be completed annually by the date prescribed in City's Bushfire Notice.
5.0 Local Government Ongoing Management	
5.1	Maintaining designated POS areas in accordance with the approved Landscape Management Plan.
5.2	Ensuring compliance with its Firebreak Notice.

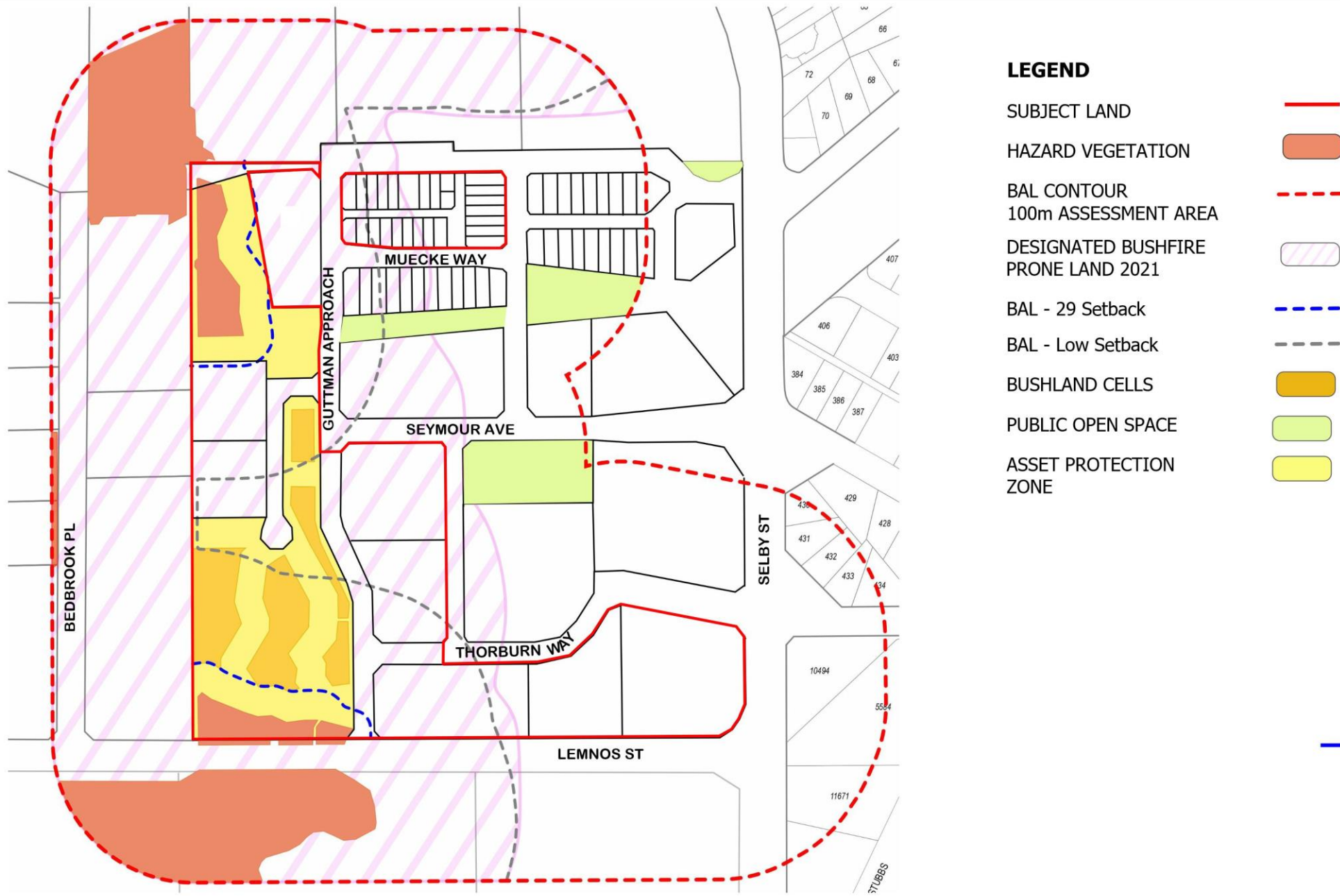


FIGURE 11
SPATIAL MEASURES

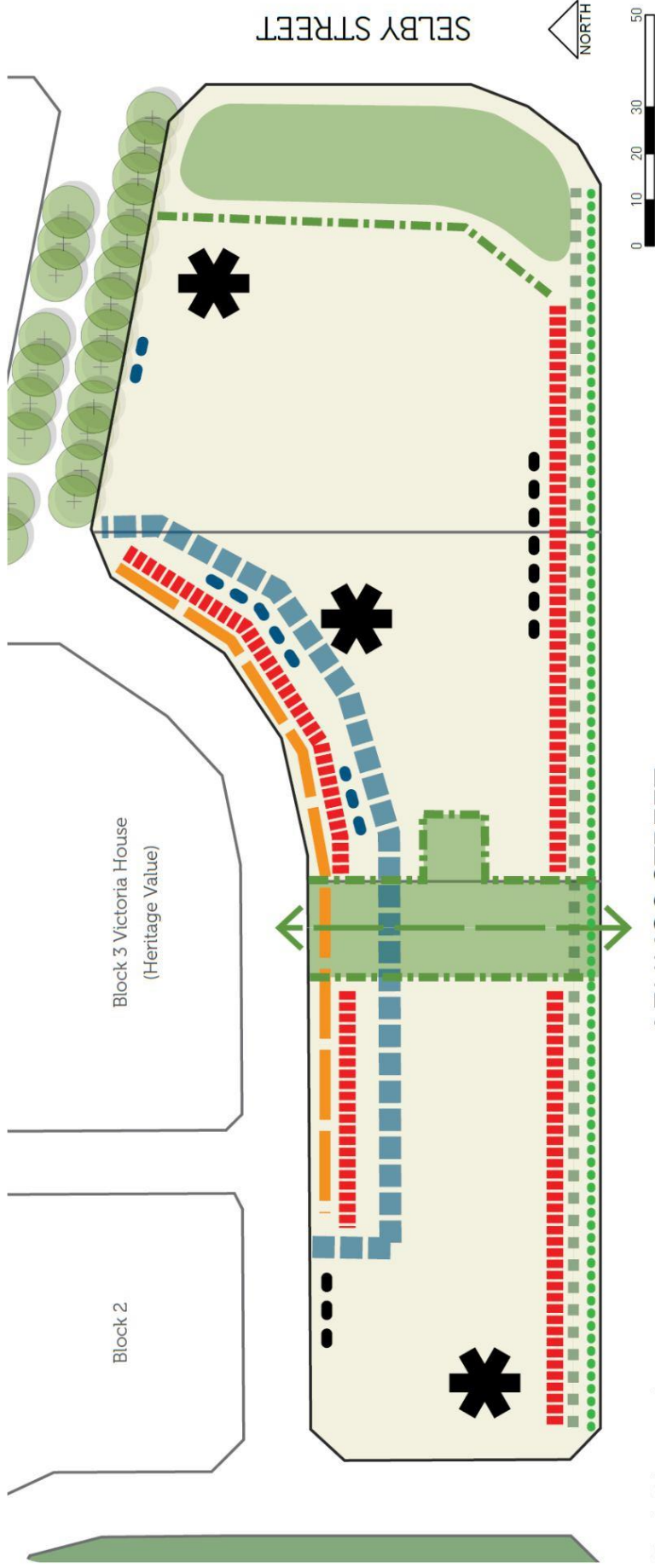


Ref No 16-007

Rev	Description	Date
A	Preliminary	10/06/2022
B	Edits	27/06/2022



Appendix 1 - Design Guidelines Block Plans



Block Diagram 1

LEMNOS STREET

SELBY STREET

Legend

SETBACKS:

- 3m average setback to Victoria House and public open space
- Development over 3 storeys shall be setback 8m minimum from the building edge.
- Setback to retain existing trees within lots
- 3m setback along Lemnos Street to retain existing trees within lots

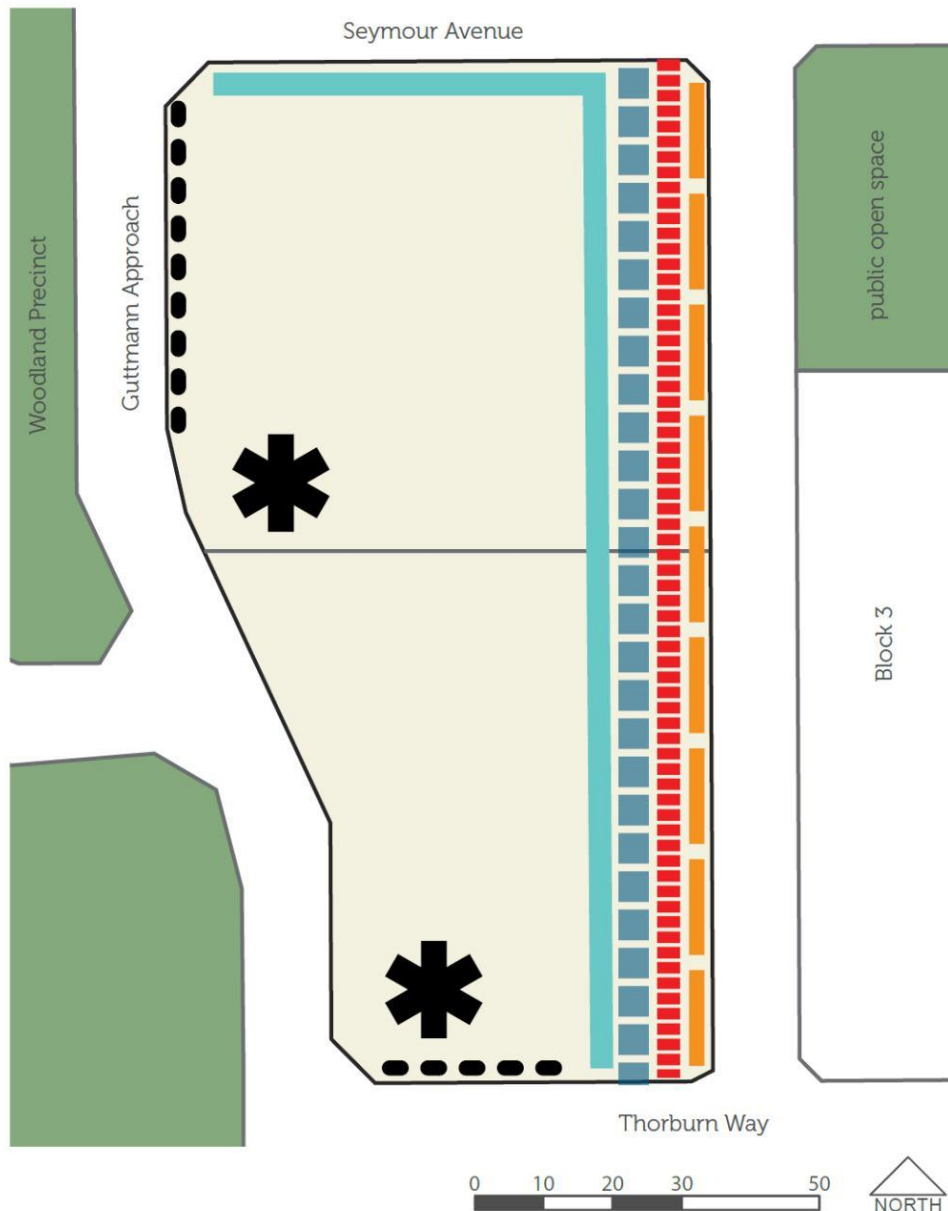
HEIGHT, LANDSCAPING & ACCESS:

- Primary Frontage
- Requirements for existing tree retention within lots (indicative only)
- Preferred location for building height over 5 storeys
- Plant trees at 8m spacing to provide Continuous canopy along Lemnos Street
- Heritage Tree Avenue
- Preferred location for vehicle access
- Vehicle access - subject to approval
- Public Pedestrian Access (via easement)

**BLOCK 1
DESIGN GUIDELINES**



Ref No 16-007
 Rev Description Date
 A Preliminary 11/06/2021







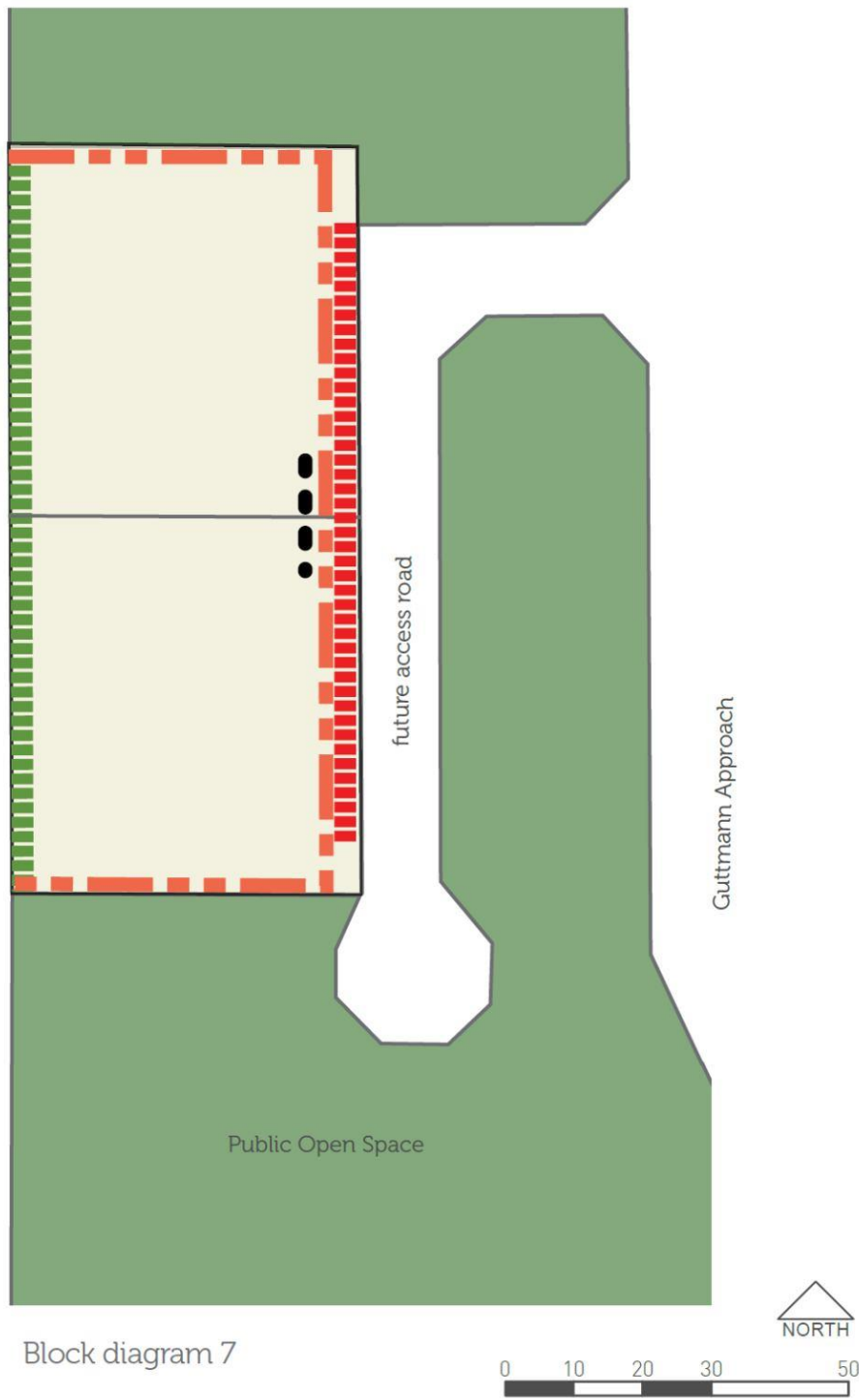
Legend

SETBACKS:

-  3m average ground floor setback to Vic house and public open space
-  Development over 3 storeys shall be setback 10m minimum

HEIGHT, LANDSCAPING & ACCESS:

-  Primary Frontage and activation
-  Preferred location for building height over 5 storeys:
-  Preferred location for vehicle access
-  Pedestrian access only (no vehicle access)

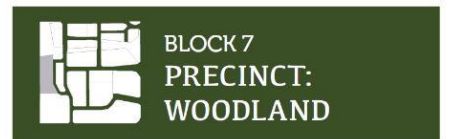


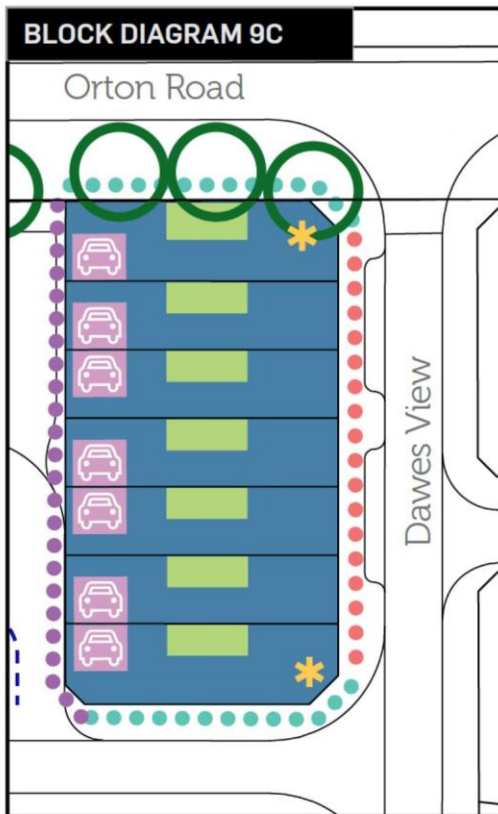
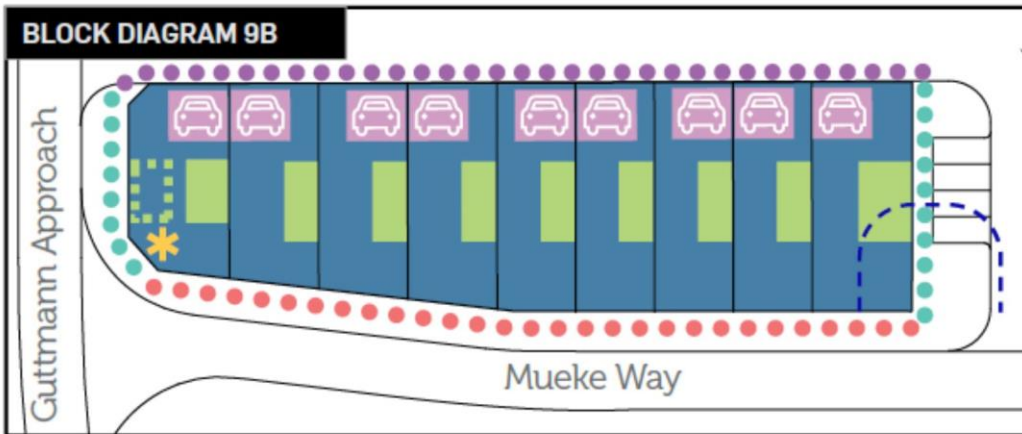
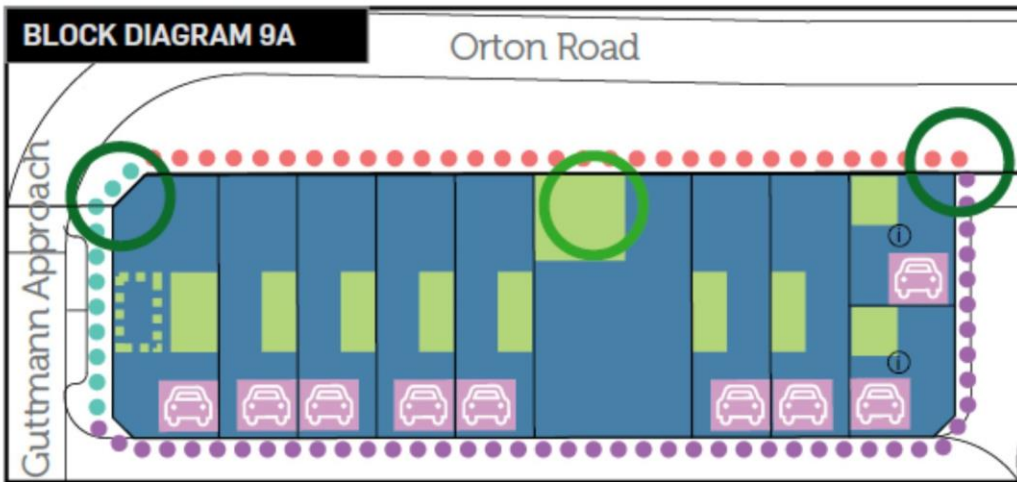
Block diagram 7

Legend

HEIGHT, LANDSCAPING & ACCESS:

-  Bushfire protection zones apply. Proponents responsibility to address relevant approvals
-  Preferred location for vehicle access
-  Primary Frontage
-  Tree planting every 10m within lot boundary



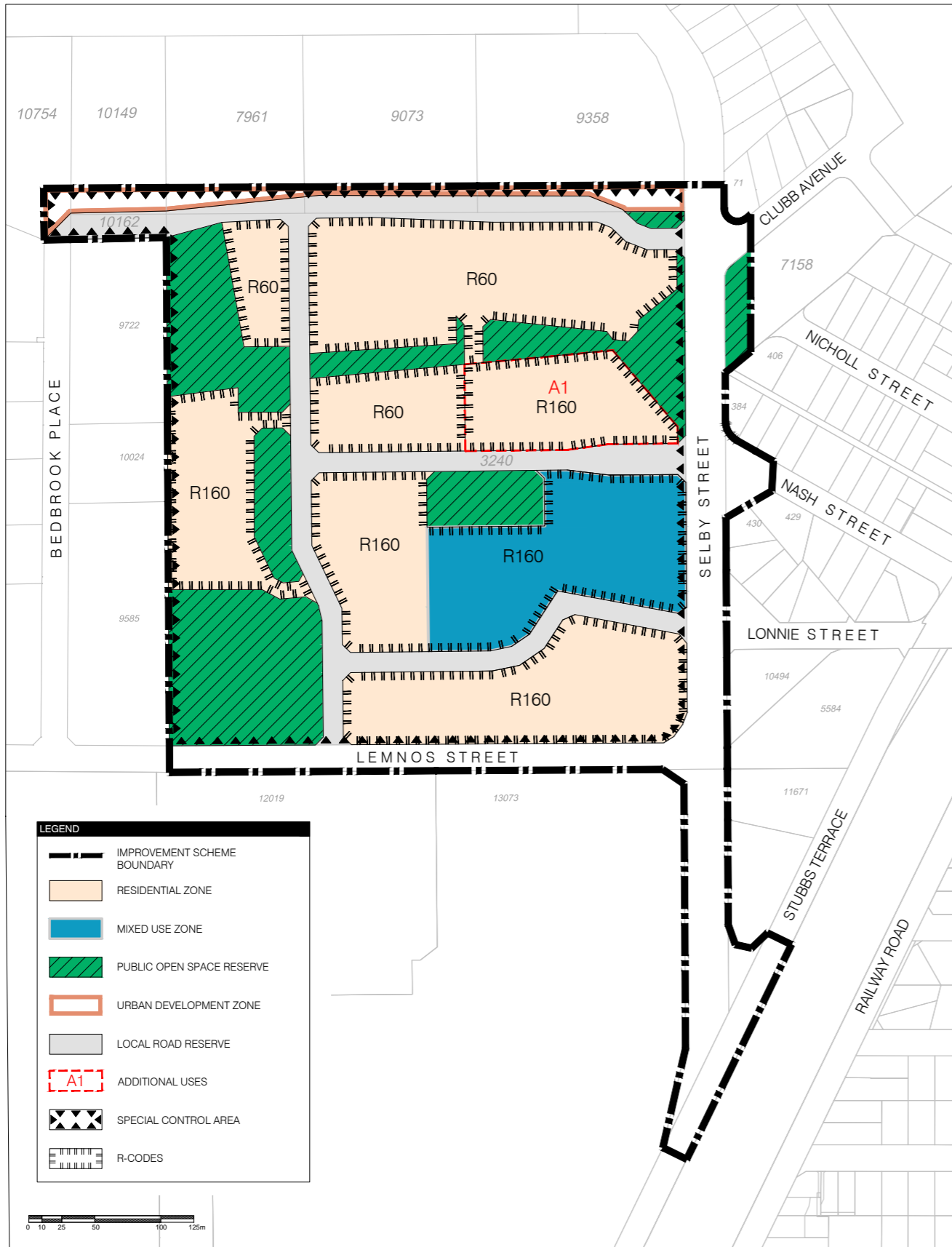


LEGEND

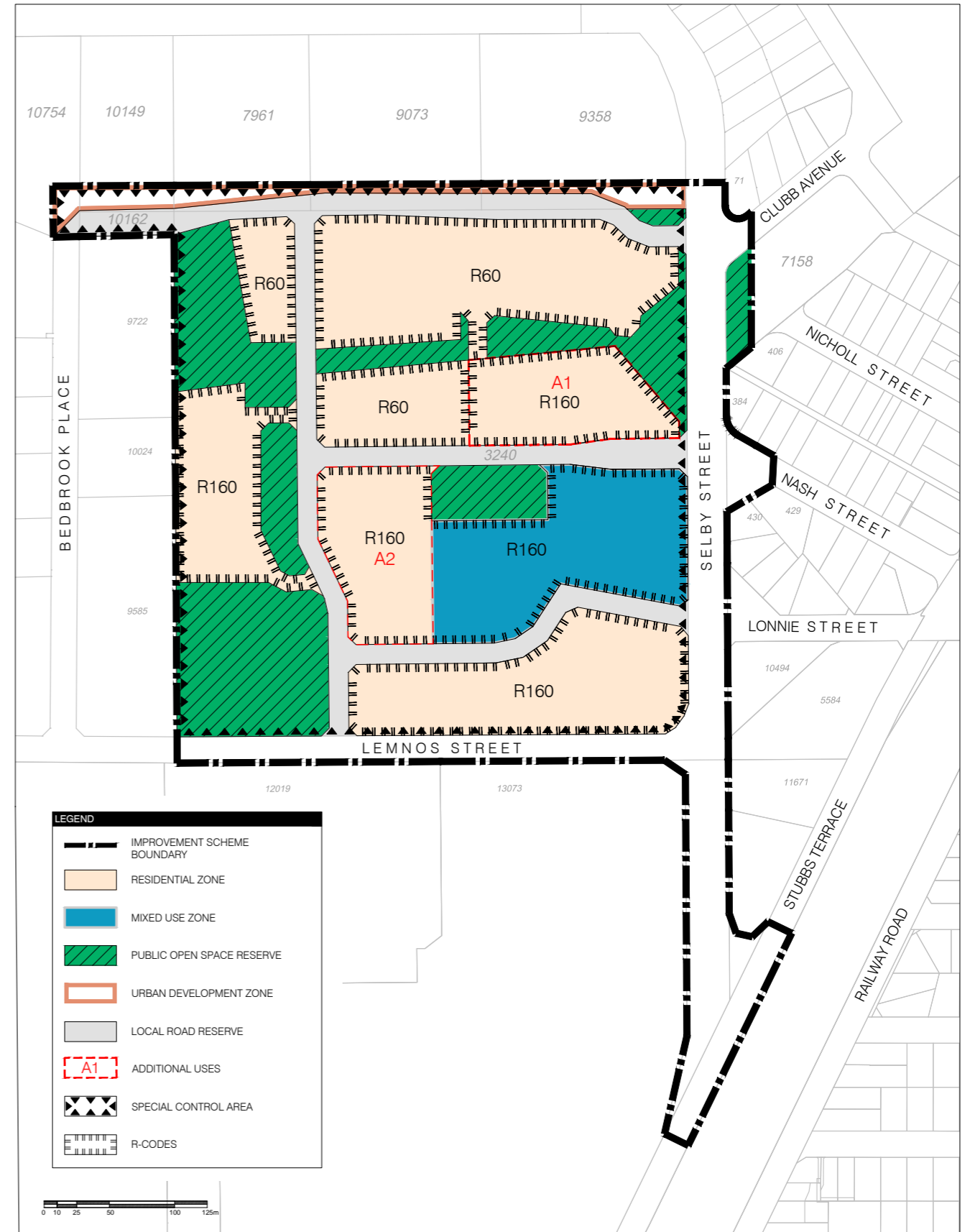
	CORNER TREATMENT
	PRIMARY FRONTAGE
	SECONDARY FRONTAGE
	TERTIARY FRONTAGE
	GARAGE LOCATION
	COURTYARD LOCATION
	TREE PROTECTION ZONE

APPENDIX B

SCHEME AMENDMENT PLAN



EXISTING SCHEME MAP



PROPOSED SCHEME MAP



