

High Wycombe South Residential Precinct Local Structure Plan Amendment

Schedule of Recommended Modifications

No.	Section/Clause/Page	Modification	Reason
Executive Summary			
1.	Table 1 – Structure Plan Summary, pg. 3	Correct the total area for Residential land use at 47.4893 hectares as it differs from the areas of Cells 1 to 8 (61.4922 hectares) shown on Plan 2: Development Plan (Page 18 in Part One)	Clarification.
Volume 1 - Part 1 Implementation			
2.	Abbreviations, Pg 6	Correct the year of the Planning and Development (Local Planning Schemes) Regulations as 2015, not 2005.	Administrative.
3.	Clause 1, pg.9	On second line correct the word 'bound' as 'bounded'.	Administrative.
4.	Clause 4.2, pg.9	On fourth line of third paragraph, correct the word 'with' as 'within'.	Administrative.
5.	Table 3 Conditions of Subdivision and Development, pg.12	For Item No. 5 Other Noise Sources, add new requirement '5.2 An acoustic assessment and management plan are to be undertaken and implemented to the satisfaction of the local government at the subdivision and/or development stage to investigate and respond to noise impacts for lots in proximity to Sultana Road West.'	Response to submitter feedback and further analysis.
6.	Table 3 Conditions of Subdivision and Development, pg.12	Include in Volume 1 - Table 3 Item 9 Additional Information Submitted be modified to read: <i>"9.1 Detailed Site Investigations of the Brand Road landfill, proposed school site and surrounding reserves are required as stated in the current DWER Statutory site notifications. The Detailed Site Investigation aims to identify and address any Contamination Risk Data Gaps to:</i> <ul style="list-style-type: none"> • <i>determine the extent of gas, ground water and soil contamination on and if required, off site</i> • <i>develop a Remediation Action Plan and appropriate site management plans which will include an asbestos management plan subject to review by an Accredited Contaminated Sites Auditor"</i> 	Administrative and response to submissions.
7.	Table 3 Conditions of Subdivision and Development, pg.15	For Item No. 21 Light Industrial Interface Management, reword 21.1 to state "At the subdivision and/or development stage, the residential interface with the Forrestfield / High Wycombe Light Industrial Area on the western side of Sultana Road West will be subject to the outcomes of the noise assessment and management plan, and implementation via a range of treatments including but not limited to acoustic wall, a landscape buffer strip, local road and/or built form outcomes such as lot orientation, front fences and setbacks.	Response to submitter feedback and further analysis.
8.	Various	Correct numbering of cells where necessary from 'Cell 08' to 'Cell 8', to match Development Plan (Plan 2).	Response to submitter feedback made at one-on-one meeting.
Plan 1: Local Structure Plan map and Plan 2: Development Plan			
9.	LSP map, pgs. 17 & 18 and Development Plan, pgs. 19 & 20	Add 'Proposed Roundabouts' to both LSP and Development Plan for intersections of Milner Road with both Raven Street extension and Stewart Road as currently annotated on the TOD Activity Centre Structure Plan Map and combined map.	Clarity with TOD ACSP.
10.	LSP map, pgs. 17 & 18	The Local Street designation south of Brand Street to be changed to a different line pattern denoting road as 'future connector' between TOD Connector and future Roe Highway overpass.	That portion of local road is not required to be constructed as part of LSP.
11.	Development Plan, pgs. 19 & 20	Modify Cells 6 and 7, with Cell 6 east of the bridle trail and bounded by Stewart Road, Brae Road and Town Square; with Cell 7 west of the bridle trail and bounded by Stewart Road, Milner Road, LSP boundary and Local Open Space.	Response to submission.
12.	Development Plan, pgs. 19 & 20	Remove the local street north of Stewart Road dividing Cell 5 along bridle path. All other local streets are along cell boundaries or division between POS for Bushfire purposes.	Clarification.

Part Two – Explanatory Background			
13.	Clause 1.1 Introduction and Purpose, pg. 21	Modify wording above list of Technical Advisory Group (TAG) membership to state 'comprising key government agencies and stakeholders' instead of 'key State Government agencies'.	The City of Kalamunda, Freight and Logistics Council and Perth Airport are not State Government Agencies.
14.	Clause 1.3.17 Guidelines – Planning for Bushfire Protection	Correct title of clause and first line to 'Guidelines for the Planning in Bushfire Prone Areas' in place of the former 'Guidelines – Planning for Bushfire Protection'.	Administrative.
15.	Clause 1.3.3.19 Guidance and Assessment of Contaminated Sites, pg. 41	Correct name of Department of Water and Environmental Regulation (DWER) and correct reference to Section 2.4.2.1 for Brand Road Landfill and 2.4.2.3 Management – Potential Contamination and Future Land Use	Administrative.
16.	Clause 2.7.1.2 Population and Development Yields, pg. 76	Modify wording on p76 to read that Element has undertaken further analysis to arrive at revised build out date.	Clarification.
17.	Figure 25 Road Types Within Development, pg. 88	The Hierarchy Plan in the KCTT TIA shows Smokebush Place as a laneway and must be modified as an Access Street or Access Street variation.	Administrative.
18.	Figure 25 Road Types Within Development, pg. 88	The Hierarchy Plan titles to be amended to correspond with the cross sections.	Administrative.
19.	Various	Update titles of all figures extracted from the Transport Impact Assessment from 'Forrestfield North' to 'High Wycombe South'.	Administrative.
20.	Clause 2.7.7.2 Road Cross Sections, pg. 90 (and additional)	The Road Cross Section – Raven Street in the KCTT TIA was omitted and must be added to the LSP Report.	Administrative.
21.	Clause 2.7.7.2 Road Cross Sections, pg. 90 (and additional)	Update the Sultana Road West cross section to be consistent with the requirements of both the Residential Precinct and the Forrestfield / High Wycombe Stage 1 Industrial Area.	Administrative and reposes to submission.
22.	Clause 2.7.7.7 on pg. 100	Modify heading at 2.7.7.7 to delete word "Forrestfield" so that it reads 'High Wycombe Train Station'.	Administrative.
23.	Clause 2.7.12 Development Contribution Arrangements	Modify final sentence to replace 'over the three precincts identified in the DSP' with 'over the Residential Precinct and TOD Precinct.'	Administrative.
Volume 2 Technical Appendices			
24.	Technical Appendix F – Transport Impact Assessment	Minor modifications to the KCTT Transport Impact Assessment are required to address Main Roads Western Australia comments.	Response to Main Roads WA submission.
		Update the Sultana Road West cross section to be consistent with the requirements of both the Residential Precinct and the Forrestfield / High Wycombe Stage 1 Industrial Area.	Administrative and response to submission.
25.	Appendix 1	Appendix 1 The Layout of the Proposed Development appended to the final TIA is the earlier June 2021 version of the draft Structure Plan and must be replaced with the as advertised September 2021 draft Structure Plan.	Administrative.