

PLANNING POLICY STATEMENTS

This Strategy Plan serves as a guide to future detailed structure planning and rezoning amendments.

Subdivision and development within the identified expansion areas is not to occur until such time as the land is appropriately zoned in both the Greater Bunbury Region Scheme and the Local Planning Scheme and a detailed Structure Plan has been endorsed by the Shire and the WAPC.

Structure Plans and Scheme Amendments may apply to either the whole expansion area or parts thereof.

Subdivision of land will only be supported where consistent with the staging requirements of this Strategy.

The vision for Dardanup is to achieve an attractive, well serviced and sustainable village within a rural setting, with a population of up to 4,000 persons. All Structure Plans are to demonstrate consistency with this vision.

Structure Plans are to be prepared in accordance with the provisions of the Local Planning Scheme No. 3 applicable to the 'Development' Zone and 'Liveable Neighbourhoods' design policy.

If a Structure Plan is submitted for a portion of the identified expansion area only, it is to be accompanied by a Concept Plan for the balance of the expansion area which identifies how the proposal will link with, and be complementary to, the future planning of surrounding and adjoining Structure Plan areas.

As a minimum, the areas of public open space as shown on the Strategy Plan are to be identified for public open space purposes on any Structure Plan and ceded to the Crown as a condition of subdivision. The vesting and long term management of POS areas is to be resolved at the Structure Plan stage.

Structure Plan(s) are to identify vegetated buffers at the interface of residential expansion and the surrounding rural area which are to be inclusive of roads and screen vegetation. If necessary, Structure Plans are to identify suitable measures for mitigating noise from major road or rail infrastructure.

Structure Plans are to identify infrastructure upgrades to be undertaken by the subdivider, which as a minimum, will be inclusive of the road upgrades identified on the Strategy Plan.

Structure Plan(s) are to be accompanied by the following documents:

- A Fire Management Plan (FMP) or confirmation from the responsible agency that the Structure Plan meets fire protection requirements and that a FMP is not necessary;
- A community needs analysis which is to determine the requirement for any necessary community facilities and infrastructure and the subdividers responsibility for their provision, including monetary contributions consistent with draft SPP 3.6;
- A Sustainability Outcomes and Implementation Plan which details the targets and method of delivery in respect to 'Sustainability Outcomes' inclusive of:
 - On-site power generation;
 - On-site water capture and re-use;
 - Re-use of grey water;
 - Correct housing orientation for passive heating and cooling;
 - Provision of affordable housing; and
 - Investigate the feasibility of the provision of public transport and the integration of the subdivision and future built form with public transport.
- A Local Water Management Strategy.

Structure Plan(s) are to include a requirement for the preparation and endorsement of Design Guidelines prior to subdivision. Design Guidelines are to ensure a theme of development which is consistent with the vision for Dardanup.

Subdivision and development of land identified for retail, mixed business and light industry purposes on the Strategy Plan is not to occur until the land is suitably zoned and a Structure Plan endorsed by the Shire and WAPC.



LEGEND

- MIXED BUSINESS
- PUBLIC OPEN SPACE
- SERVICE TRADES / LIGHT INDUSTRY
- DEVELOPMENT STAGE BOUNDARY

ENDORSED STRUCTURE PLAN

To provide a framework for future detailed planning at the subdivision and development stage.

Date: 23/7/2019

Delegated under s.16 of the Planning & Development Act 2005

Chief Executive Officer

AMENDMENT DESCRIPTION
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DESIGNED	DO NOT SCALE
DRAWN	DATUM
DRAWN DATE	SURVEYED
AUTHORISED R. QUINN	COORD JOB

DARDANUP TOWNSITE EXPANSION STRATEGY MAP

SHIRE OF DARDANUP

DRAWING NO. T&P020-08

SHEET 1 of 1

REV. 5