

Dardanup South Structure Plan

Planning Context: State, Regional and
Local Planning - Appendix A

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TITLE: DARDANUP SOUTH STRUCTURE PLAN
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Planning Context: State, Regional and Local Planning

1.0 State Sustainability Strategy

The State Sustainability Strategy provides an overarching framework for the State to promote and implement sustainability measures through public and private sector programs and business.

The Strategy sets the following six key goals for sustainability in WA:

- responsive, responsible, supportive and inclusive governance;
- state contribution to global sustainability issues;
- conservation and renewable use of natural resources;
- formation of innovative, efficient, liveable and equitable settlements;
- supportive and receptive community networks; and
- globally innovative and competitive businesses.

Within these six core areas the Strategy sets out 42 priority action areas and 336 proposed actions. Whilst some of the priority action areas are not relevant to expansion of the Dardanup Townsite, the general principles of the Strategy flow through all elements of the Structure Plan.

In this regard, sustainability underpins the Structure Plan design emerging through community engagement, land use placement, road and block configuration, walk ability, built form, , open space design, water resources, school design and landscape considerations.

2.0 South West Planning Framework (2009)

The South-West Framework is a broad planning blueprint which seeks to guide the future development of the South-West region over the next 20 years. The framework addresses the scale and distribution of future population growth and housing development, and identifies strategies for dealing with economic growth, environmental issues, transport, infrastructure, water resources, agriculture, tourism and the emerging impacts of climate change.

The WAPC promotes development in existing settlements in the South-West. When planning for expansion of settlements, consideration will be given to the function of the settlement and the merits of each proposal. The settlement table is a guide only and if justification is provided, settlements can grow larger than proposed. Local governments and/or developers must demonstrate to the WAPC why additional rezoning of land for development should be supported.

Dardanup Townsite is included as a village under the South West Planning framework settlement hierarchy with a “high” estimated growth potential. The strategy states that Dardanup Townsite will be a residential enclave for Bunbury. This insight provides confirmation that the planning process being followed and justification for growth of the Townsite provided by the Shire and developers, that the Structure plan area supports the intent of the south west planning framework

3.0 South west - Country land development Program

The Greater Bunbury Region Land Release Plan 2002 indicated land release areas north and south of the townsite to provide 36 (DAR 03) and 63 (DAR 10) lots by 2006/07. The release of the lots was subject strategic planning and sewer provision. Evidently the strategic planning is now in place, and therefore the subdivision/development horizon for portion of the subject structure plan area has now been exceeded by three- four years.

4.0 State Planning Strategy

The State Planning Strategy provides the land use planning strategy for Western Australia's development up to Western Australia's bicentenary in 2029. The emphasis of the State Planning Strategy discussion paper entitled "The Regions" is: Planning for the regions should be directed to accelerating growth in regional centres, promotion of major projects to encourage the growth of smaller towns and facilitating development of a reasonable level of amenity and services in the areas of limited growth.

"The State Planning Strategy identifies the five key principles which further define this primary aim and describe the considerations which influence good decision-making in land use planning and development. Planning should take account of and give effect to, these principles and related policies to ensure integrated decision-making throughout government.

Environment:

To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.

Community:

To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.

Economy:

To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable Development principles.

Infrastructure:

To facilitate strategic development by making provision for efficient and equitable transport and public utilities.

Regional Development:

To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region. The State Planning Strategy presents statements for the different regions in Western Australia. Among many statements which support and promote further concentration of population at existing regional town sites within the south west such as, protection of coastal areas from urban development, protecting agricultural and natural resources from fragmentation and incompatible development, the following specific actions are included:

- Promote nodal settlement patterns in agricultural areas separated by agricultural green belts
- Ensure that social and service infrastructure provision is adequate to support a range of lifestyles in smaller regional towns

5.0 State Planning Policy 1 : State Planning Framework

SPP No. 1 brings together existing State and regional policies and plans which apply to land use and development in Western Australia into a State Planning Framework. It also restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. SPP No 1 elaborates on the State Planning Strategy principles. Some relevant statements which have been reflected in the structure plan and process include:

- encouraging safe environments, high standards of urban design and a sense of neighbourhood and community identity;
- promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and
- providing effective systems of community consultation at appropriate stages in the planning and development process.
- ensuring that plans and policies are clear and certain, decisions are made in accordance with plans and policies, and decisions are made expeditiously.

- protecting agricultural land resources from inappropriate uses;
- planning for land use and development in a manner that allows for the logical and efficient provision and maintenance of infrastructure,

The structure plan has been prepared within the policy framework required by the State Planning Policy framework. The policies that have specific relevance in providing guidance to the structure plan include:

5.1 SPP 2.5 Agricultural and Rural Land Use Planning

The main objective of this policy is to protect productive agricultural land from activities that will threaten its productivity, whilst acknowledging a need to accommodate urban expansion and other important uses. The SPP establishes a number of objectives for planning in agricultural areas.

SPP 2.5 provides Agricultural Priority Management Areas for the South-West Region which recognises that the town site of Dardanup is located within a "Strategic Agricultural Resource area" and "Irrigation district". The policy measures ensure that that Local Planning Strategies and Schemes provide a clear strategy for settlement growth in rural/agricultural areas. The policy states that the location of settlements likely to support existing townsites or service centres in nodal or clustered estates is preferred. Service costs should be minimised by locating such areas in proximity to existing towns and service. Evidently the expansion of the Dardanup townsite has been clearly

justified in the Shire of Dardanup Townsite Expansion Strategy and therefore the proposal accords with the policy objectives of SPP 2.5.

5.2 SPP 2.9 Water Resources (better urban water Management)

The policy aims to protect, conserve and enhance water resources that have significant economic, social, cultural and/or environmental values. It also aims to assist in ensuring the availability of suitable water resources to maintain living environments, whilst maintaining or improving water resource quality and quantity.

Better Urban Water Management provides guidance on the implementation of State Planning Policy 2.9 Water Resources and has been designed to facilitate better management of our urban water resources by ensuring an appropriate level of consideration is given to the total water cycle at each stage of the planning system. "Better Urban Water Management" describes how water resource should be considered at each planning stage through identifying various actions and investigations. The framework provides recommendations for an ideal process, however also recognizes the need for a flexible approach to its implementation.

The framework requires the preparation of a local water management strategy (LWMS) for local structure plans less than 300 hectares, and urban water management plan to guide the subdivision process. These reports and plans have

been prepared by TME to support the Dardanup South Concept Plan and are at Appendix B and C included at detailed in section 5.1 of this report.

The local water management strategy should address the following:

- principles, objectives and requirements for total water cycle management as outlined in the State Planning Policy 2.9 Water Resources (WAPC, 2006), Liveable Neighbourhoods (WAPC, 2007) and the Stormwater Management Manual for WA, including the decision process for stormwater management (DoW, 2004-2007);
- Existing site characteristics such as geology, hydrogeology and groundwater characteristics in more detail than the regional or district strategies. It is anticipated that preliminary site investigations are completed including geotechnical analysis and surface and groundwater sampling to identify site conditions which have relevance to the water management design;
- site constraints and opportunities identifying the critical issues and how they are proposed to be managed;
- Demonstration of the capacity of the land to sustain the proposed land uses including any management responses required to address:
 - the likely extent and severity of acid sulphate soils;
 - potential impacts on surface and groundwater quality and quantity;

- potential impacts on ecosystems and biodiversity;

- potential impacts on existing land uses in the vicinity;

- any likely engineering constraints and impacts on infrastructure; and

- cumulative impacts.

- conceptual urban water management system.

5.3 SPP 3.0 Urban Growth and Settlement

The Urban Growth and Settlement State Planning Policy provide overarching objectives to support the sustainable growth and development of metropolitan and regional settlements across Western Australia. The implementation of the policy will be through regional and local planning strategies and may also be addressed through local planning scheme amendments, subdivision and development. Objectives of the policy include:

- To build on existing communities with local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in these communities;
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates

an identifiable sense of place for each community.

A key requirement for sustainable communities is “proper consideration of the environment, recognising the need to restore and enhance as well as protect biodiversity and to minimise development impacts on water, energy, minerals, basic raw materials, agriculture and other natural resources that help sustain urban economics and society”.

It details policy measures for creating sustainable communities, managing urban growth across Western Australia, planning for liveable neighbourhoods, coordinating services and infrastructure, managing rural residential growth and planning for the Shire, particularly in relation to town sites. SPP 3.0 provides a policy context for the planning framework which is provided to enable the development of Roseland at Dardanup.

5.4 SPP 3.6 Developer Contributions for Infrastructure

The policy sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas, and the form, content and process to be followed.

Development contribution plans prescribe the cost contributions for land owners in a development contribution area. Development contributions can only be for the provision of capital items. A development contribution plan does not have effect until it is incorporated into a local planning scheme. The development contribution area must be identified on the scheme map and within the text.

In interim situations, where a local government has received consent to advertise a development contribution plan, land within that development contribution area will be considered to be subject to a development contribution plan. Development contributions can be calculated but cannot be collected prior to the gazettal of the plan. The local government shall not withhold its support for subdivision, strata subdivision or refuse to approve a development solely for the reason that a development contribution plan is not in effect. Local governments may also enter into voluntary arrangements with developers for contributions for the provision of community infrastructure.

The Shire are currently preparing to initiate an amendment to the local planning scheme to enable a development contributions plan for community facilities for the Dardanup townsite expansion area to be collected through the subdivision process.

5.5 SPP 5.4 Road and Rail Transport Noise and Freight Considerations in Land use planning

This policy aims to promote a system in which sustainable land use and transport are mutually compatible.

The objectives of this policy are to:

- protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals;
- protect major transport corridors and freight operations from incompatible urban encroachment;

- encourage best-practice design and construction standards for new development proposals and new or redeveloped transport infrastructure proposals;
- facilitate the development and operation of an efficient freight network; and
- facilitate the strategic co-location of freight handling facilities.

The purpose of the implementation guidelines is to assist users with the application and implementation of the Western Australian Planning Commission's state planning policy 5.4.

It should be noted that the policy and these guidelines apply to proposals for new noise-sensitive developments, new railways or major roads, major redevelopments of existing railways or major roads, and new freight handling facilities.

Section 5.2 of the structure plan report discusses the acoustic report prepared to address SPP 5.4 and the detailed report is included at Appendix C. The report concludes that the proposal does not require any additional measures at this time. There is currently no service running on the railway adjacent to the development and no plan to reinstate or upgrade services at this stage.

However, the report states that there is capacity within the existing railway reserve to address amelioration measures should the railway function and infrastructure should be significantly upgraded in the long term future. In this instance, clause 5.2.3 will apply in response to the Policy

requirements which states:

5.2.3 Railways

This policy applies to new passenger and freight rail infrastructure projects.

Policy measures are also triggered by proposals for:

- major redevelopments of railways; and
- minor redevelopments that are likely to adversely affect a noise-sensitive land use (see guidelines section 3.1).

For major or minor redevelopments, the policy measures in sections 5.4, 5.5, 5.6 and 5.8 should be applied, but not the noise criteria in section 5.3. This recognises that the level and nature of noise emissions from major and minor railway redevelopments are likely to require noise management measures other than the performance base of the noise criteria in section 5.3.

Further Clause 5.4.1 states that:

5.4.1 Redevelopment proposals for existing major road and rail infrastructure

Where policy measures have been triggered by a redevelopment proposal for existing major road or railway infrastructure under section 5.2.2 or 5.2.3, the following policy measures apply.

1. A screening noise assessment and, if necessary, a detailed assessment should be conducted in accordance with the guidelines.
2. Practicable noise management

and mitigation measures should be considered in accordance with sections 5.6 and 5.8 of this policy, having regard to:

- the existing transport noise levels;
 - the likely changes in noise emissions resulting from the proposal; and
 - the nature and scale of the works and the potential for noise amelioration.
3. The proponent should prepare a noise management plan for the redevelopment works in accordance with the guidelines, and in consultation with the state environmental agency and local government.

6.0 Liveable Neighbourhoods

Liveable Neighbourhoods was developed to implement the objectives of the State Planning Strategy, which aims to guide sustainable development of Western Australia to 2029. It operates as a code to facilitate development of compact, well-connected, sustainable communities.

The elements of relevance to the Dardanup South Concept Plan and Roseland at Dardanup Structure Plan include lot size and layout, movement systems, public open space, urban water management, utilities and activity centres/employment which are described in section 6.0 of the report. Liveable neighbourhood elements and recommendations form the basis of the structure plan and subsequent subdivision proposals particularly:

- Community structuring based on 400 metre ped sheds to neighbourhood

nodes.

- The design of highly interconnected and hierarchical movement network of street.
- The design of a lot layout which is solar oriented, include diverse lot sizes and responsive to context.
- The design of a public open space framework which allows a high degree of walkable access, accommodates shared water sensitive design, and a diversity of recreational functions.

Element 2 of Liveable Neighbourhoods focuses on movement networks which advocates a robust pedestrian movement network considering pedestrian interest, safety and efficiency and this is determined by the “walkable catchment” or “ped shed”.

A range of open space types are provided in order to meet the needs of all users and age groups. It is required that all public parkland be overlooked by development. A balance between neighbourhood/local parks and playing fields is desirable. The POS requirements include:

- Provide a balance between conservation, passive and active open space
- Incorporate land for connected or linear open space
- Provide for district parks of 3 ha within 2km of most dwellings
- Provide neighbourhood parks of 3000 – 5000m² approximately 400 metres from dwelling servicing 600-800 dwellings
- Provide for local parks up to 3000m² within 150- 300 m of all dwellings
- Provide for visual amenity
- Opportunity for shared open space
- Incorporate drainage wherever

possible.

Subdivision applications should be consistent with the elements of liveable neighbourhoods. Section 6.0 of the report provides a description of the DSCP and Roseland at Dardanup Structure Plan which addresses these key elements of Liveable Neighbourhoods.

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