

Local Planning Policy 6

Guidelines for Structure Planning In the Casuarina Cell



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Adopted:	23 May 2018
Last Reviewed:	
Legal Authority:	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Schedule 2 – Part 2 – Division 2

1. POLICY OBJECTIVE

To provide guidance on the district planning matters that should be considered during the preparation of Local Structure Plans (LSPs) within the Casuarina Urban Development zone (Casuarina Cell), to ensure that subdivision and/or development proceeds in an orderly and proper manner across the whole Cell.

2. POLICY APPLICATION

This policy has been informed by the *South Metropolitan Peel Sub-regional Planning Framework* (2018), *Jandakot Structure Plan* (2007) and *Eastern Residential Intensification Concept* (2005) in order to ensure integrated decision-making. This ensures that these regional planning documents are considered when preparing LSPs within the Casuarina Cell.

To ensure that subdivision and/or development proceed in an orderly and proper manner, LSPs prepared within the Casuarina Cell (pursuant to *Planning and Development Regulations 2015*) may only be supported by the City of Kwinana (the City) where they are prepared for one, or more, of the entire precincts as depicted in Figure 1 (Attachment A).

The City may consider a LSP for a portion of a precinct where the proponent has:

- Demonstrated that the LSP addresses and meets the objectives of LPP6 and the precinct guidelines in which it is located, such as the provision of significant local and district land uses and facilities as identified in the policy;
- Demonstrated that the LSP can be considered in isolation to the wider planning considerations within the precinct in which it is located, and, its approval would not prejudice the optimum planning and design outcome of the precinct as considered by Council;
- Demonstrated that the LSP applies to greater than a single lot and occupies an area of at least 30% of a precinct; and
- Prepared a concept plan for the remainder of the precinct which addresses the matters raised in the policy and has been the subject of consultation with other landowners in the precinct. The concept plan shall be submitted with the LSP documents and shall include but not limited to, details in relation to the outcomes of the consultation, total site area of the precinct, gross subdivisible area, distributor roads, POS schedule and POS distribution.

This policy should be read in conjunction with relevant State Government, Commonwealth Government and City legislation and policies, including but not limited to:

- *City of Kwinana Local Planning Scheme No. 2* (1992)
- *Community Infrastructure Plan* (as adopted by the City of Kwinana)
- *Development Contribution Plan 3* (POS) (City of Kwinana, 3 October 2017)
- *Development Contribution Plan 10* (Community facilities) (as adopted by the City of Kwinana)
- *Environmental Protection and Biodiversity Conservation Act 1999* (Cth)
- *Environmental Protection Act 1986* (WA)
- *Eastern Residential Intensification Concept* (2006)
- *Guidelines for Structure Plans* (WAPC, 2012)
- *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2015)
- *Jandakot Structure Plan* (WAPC, 2007)
- *Liveable Neighbourhoods* (WAPC, 2009)
- *Local Commercial and Activity Centres Strategy* (City of Kwinana, 2013)
- *Planning and Development Regulations 2015* (WA Government)
- *South Metropolitan Peel Sub-regional Planning Framework* (2018)
- *State Planning Policy 1 – State Planning Framework* (WAPC, 2017)
- *State Planning Policy 2.3 – Jandakot Groundwater Protection* (WAPC, 2017)
- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (WAPC, 2015)
- *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (WAPC, 2010)
- *State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (WAPC, 2009)
- *Strategic Community Plan 2017-2027* (City of Kwinana, January 2017)

3. DEFINITIONS

The terms used in this policy are defined below or as defined in adopted or amended versions of the *Local Planning Scheme No.2* (LPS2), *Community Infrastructure Plan* or relevant *Developer Contribution Plan(s)*:

Developer Contribution Plan

The subject land is included in *Developer Contribution Plan 3* for public open space and *Developer Contribution Plan 10* for community facilities.

The principles and considerations that apply to development contributions are set out in *State Planning Policy 3.6 - Development Contributions for Infrastructure*.

District Community Centre

A large scale multi-purpose community centre that caters for the higher order social and community needs generated from surrounding local catchments. A District Community Centre provides a diverse range of universal activities and programs, including performance space.

A District Community Centre can also provide the base for the delivery of community services, such as child health clinics and can also accommodate office space for community organisations involved in the delivery of services or programs at the district level and visiting government services.

A District Community Centre can also provide the facilities for adult day care and other specialised functions and may resource and provide outreach programs, activities and services to Local Community Centres.

District Youth Centre

A multi-purpose community facility catering for young people (12 - 24 year olds) by providing a range of facilities, programs, services and activities that target their needs and interests.

Local Community Centre

A multi-purpose community building which provides a range of social, learning, personal development, health and lifestyle activities. A *Local Community Centre* incorporates a main hall area, activity area(s), meeting rooms, kitchen, wet activity areas, offices and storage areas.

Local Centre

An important local community focal point that helps to provide for the main daily to weekly household shopping and community needs.

District Sporting Ground

A multi-purpose sporting hub that is designed to have flexible capacity to cater for a diverse and changing range of field sports over time, while also integrating opportunities and infrastructure for passive recreation and physical activity.

Local Sporting Ground

A multi-purpose sports and recreation facility incorporating a grass active playing space with training level lighting that can accommodate a wide variety of sports. A Local Sporting Ground is typically shared by a minimum of two clubs and includes one to two multi-purpose hard courts and other facilities such as cricket practice nets. A Local Sporting Ground also provides for informal physical activity and passive recreation, such as jogging, walking, fitness programs and dog exercise and includes play equipment, seating, picnic table, BBQ, drinking fountain, toilets and shade at a minimum.

A facility building is situated alongside the playing field to provide toilets and some shade.

Local Park

A well designed open space with equipment and natural play opportunities for 0-12 year olds including active and passive elements.

4. GENERAL GUIDELINES

In addition to the requirements of the Western Australian Planning Commission (WAPC) and the City, there are a number of specific district planning matters that must be addressed as part of all LSPs prepared for the Casuarina Cell, as described below:

Bushfire Protection

This policy should be read in conjunction with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* (WAPC, 2015).

LSPs must take into account bushfire protection requirements. The City will not support LSPs where vulnerable and high risk land uses are proposed in a manner in which the associated risk cannot be sufficiently mitigated.

Compatible land uses in the vicinity of the mushroom farm

Evidence obtained from onsite noise studies, odour studies and modelling will be required when sensitive land uses are proposed in the vicinity of the mushroom farm on Lot 1 (45) Orton Road, Casuarina to demonstrate that the proposed land uses will not be exposed to unacceptable odour and noise emissions, to the satisfaction of the City.

The City will only support land uses in locations where it can be confident there will not be long-term odour and noise conflicts.

Interface treatment between Development and Rural zones

In locations where the boundary of a proposed LSP, within the *Development* zone, abuts the *Rural Water Resource* zone (*Jandakot Groundwater Protection Area*) the following potential land use compatibility matters should be taken into account and appropriately mitigated:

- The potential impact of future land uses within the *Development* zone on the visual amenity (light emissions, fencing and landscaping) and character of the *Rural* zone; and
- The potential impact of land use activities (noise, dust and odour) within the *Rural* zone on future sensitive land uses within the *Development* zone.

Local Water Management

Stormwater drainage should be contained within each precinct, unless supported by a *Local Water Management Strategy* and an implementation process that enables drainage to be managed elsewhere. Peel sub-drains should be upgraded to an appropriate urban standard with *Living Stream* treatment in accordance with the *Development Contribution Plan*.

Residential Densities

Residential densities should accord with *Liveable Neighbourhood* principles with higher densities located near the activity centre or areas of higher amenity, such as public open space (POS).

5. LOCAL STRUCTURE PLANNING GUIDELINES

In addition to the requirements of the WAPC and the City, there are a number of specific district and significant local planning matters that must be addressed as part of structure planning for each precinct identified in Figure 1 (Attachment A), as described below:

a) NORTH PRECINCT

The North Precinct should include the following:

- Bulky Goods* and *Showroom* uses should be located adjacent to Thomas Road and the Kwinana Freeway to make best use of the access and exposure provided by these roads. Supermarkets and small format shops are not permitted in this area. The balance of the precinct should be used for residential purposes.
- Primary access from Thomas Road should allow a four way intersection as approved in the *Anketell South Local Structure Plan* (2014). This access should become the primary north–south route through the broader Casuarina Cell and should link to existing Landgren Road in the adjacent Central Precinct.
- The City may support the use of the land within the power line easements for car parking associated with the adjacent commercial and recreation uses.
- Development of a *District Sporting Ground* located on land to be acquired by the *Development Contribution Plan* in accordance with the adopted *Community Infrastructure Plan* (or most recent version).

- v. A maximum of 80% of the total POS requirement in the North Precinct shall be provided within the precinct with the shortfall (maximum 20%) being provided as a cost contribution through the DCP.
- vi. The identification of a site for a *Local Centre* (commercial and activity centre) (800m² retail floor space) should be provided at the intersection of Landgren Road and Orton Road, either in the North Precinct or the Central Precinct.
- vii. As part of the submittal of a LSP, the applicant shall consider and address the key land uses proposed in the Jandakot Structure Plan and Eastern Residential Intensification Concept for this Precinct area.

b) CENTRAL PRECINCT

The Central Precinct should include the following:

- i. A *Primary School* site located near the intersection of Landgren Road and Orton Road.
- ii. POS co-located with the Primary School to the satisfaction of the City and the Department of Education.
- iii. A maximum of 80% of the total POS requirement in the Central Precinct shall be provided within the precinct with the shortfall (maximum 20%) being provided as a cost contribution through the DCP.
- iv. Landgren Road as the main north-south road link through the Casuarina Cell.
- v. The identification of a site for a *Local Centre* (commercial and activity centre) (800m² retail floor space) provided at the intersection of Landgren Road and Orton Road, either in the Central Precinct or the North Precinct.
- vi. Commercial uses and floor areas should be consistent with the City's *Local Commercial and Activity Centres Strategy* (2013).
- vii. As part of the submittal of a LSP, the applicant shall consider and address the key land uses proposed in the Jandakot Structure Plan and Eastern Residential Intensification Concept for this Precinct area.

c) SOUTH PRECINCT

The South Precinct should include the following:

- i. A site for a *High School* provided in accordance with the design principles set out in *Liveable Neighbourhoods*.
- ii. A *Local Sporting Ground* (with a facility building and kiosk) to be co-located with the high school in accordance with the adopted *Community Infrastructure Plan* (or most recent version).
- iii. Land for a *District Community Centre* (7,000m²) to form part of the POS contribution for the Casuarina Cell.

- iv. Land for a *District Youth Centre* (7,000m²) to form part of the POS contribution for the Casuarina Cell. The *District Youth Centre* should be located adjacent to the *District Community Centre* within POS.
- v. The identification of a site for a for a *Local Centre* (6,000m² retail floor space) be provided near the intersection of the north-south linkage (Landgren Road) and Mortimer Road.
- vi. Landgren Road be extended to connect to and generally align with Nicholas Drive to provide a north-south linkage. The current intersection of Nicholas Drive and Mortimer Road may be used to align with local structure planning for the Wellard East Cell.
- vii. The assessment of the environmental quality of the existing bushland within the Casuarina Cell and make recommendations for the preservation of areas of environmental value in accordance with the Western Australian *Environmental Protection Act 1986* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.
- viii. The shortfall of POS in the North and Central Precincts may be used to purchase additional Restricted POS in the South Precinct through the DCP, for the purpose of maximising the preservation of environmentally significant native bushland.

Attachment A (Figure 1)

