



## Statutory Planning Committee

Notice is hereby given that a meeting of the  
Statutory Planning Committee will be held on:

**Tuesday 28 August 2012  
10.00 am**

**Level 2, Room 2.39  
One40 William Street  
Perth**



**Noelene Jennings**  
Executive Director, Governance and People Services

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Please convey apologies to Luke Downes on 655-19549 or email  
[luke.downes@planning.wa.gov.au](mailto:luke.downes@planning.wa.gov.au)

# Statutory Planning Committee

## Membership:

Member	Representation in accordance with <i>Planning and Development Act 2005</i>	Term of office ends
Mr Gary PRATTLEY	Chairperson, WAPC Schedule 2 clause 4(2)(a)	20/4/2013
Ms Sue BURROWS	Nominee of the Director General, Department of Planning Schedule 2 clause 4(2)(b)	16/4/2013
Mr Henty FARRAR	Regional Minister nominee Schedule 2 clause 4(2)(c)	26/9/2013
Ms Elizabeth TAYLOR	Community representative Schedule 2 clause 4(2)(d)	1/2/2012
Mr Ian HOLLOWAY	Professions representative Schedule 2 clause 4(2)(e)	1/2/2012
Mayor Carol ADAMS	Local Government representative Schedule 2 clause 4(2)(f)	1/2/2012
Vacant	WAPC Nominee Schedule 2 clause 4(2)(g)	N/A

## Quorum: 4

In accordance with the Western Australian Planning Commission (WAPC) Standing Orders 2009, 3.7 - Quorum for meetings:

(2) A quorum for a meeting of a committee is at least 50% of the number of offices (whether vacant or not) of members of the committee.

## Role:

Schedule 2(4)(4) of the *Planning and Development Act 2005*

The Statutory Planning Committee is the WAPC's regulatory decision-making body and performs such of the statutory planning functions of the WAPC under the *Planning and Development Act 2005* and Part II of the *Strata Titles Act 1985* as are delegated to the Statutory Planning Committee under section 16 and such other functions as are delegated to it under that section. These functions include approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister for Planning on local planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

## Delegated Authority

- 2.1 Power to determine applications for approval to commence and carry out development lodged with or referred to the WAPC pursuant to the provisions of a region scheme.
- 2.2 Power to approve detailed plans requiring the subsequent approval of the WAPC as a condition of development approval pursuant to the provisions of a region scheme and

power to confirm that conditions imposed by the WAPC on a development approval pursuant to the provisions of a region scheme have been complied with.

- 2.3 Power to determine whether or not proposals and the ongoing implementation of a region scheme comply with conditions (if any) applied pursuant to sections 48F and 48J of the *Environmental Protection Act 1986*.
- 2.4 Power to determine whether or not applications to commence and carry out development are of State or regional importance, or in the public interest, pursuant to any resolution of the WAPC made under a region scheme requiring such determination.
- 2.5 Power to request the Minister for Planning to approve the WAPC disregarding the advice of the Swan River Trust in whole or in part in relation to the approval of development of land within the Riverbank or Development Control Area as defined under the *Swan and Canning Rivers Management Act 2006* where the determining authority is the WAPC.
- 2.6 All functions of the WAPC as set out in -
  - (i) Sections 14(a), 14(c), 34, 97, 98, 100, 104, 105, 106, 107, 109, 110, 111, 134, 135, 136, 138, 139, 140, 142, 143, 144, 145, 147, 151, 153, 154, 157, 169, 185, 214, 215, 216 of the Act;
  - (ii) Town Planning Regulations 1967;
  - (iii) Regulations 21, 22, 24 and 27 of the Planning and Development Regulations 2009;
  - (iv) *Strata Titles Act 1985* or the provisions of a strata or survey-strata scheme;
  - (v) Strata Titles General Regulations 1996;
  - (vi) Section 52 and section 85 of the *Land Administration Act 1997*;
  - (vii) Section 40 of the *Liquor Control Act 1988*;
  - (viii) *Perry Lakes Redevelopment Act 2005*.
- 2.7 Power to determine requests for variations to plans of subdivision where WAPC approval is required pursuant to the provisions of an approved local planning scheme.
- 2.8 Power to provide comment on and grant approval to plans known generally as outline development plans, structure plans and similar plans, and to planning policies and similar documents or amendments thereto, requiring the approval or endorsement of the WAPC pursuant to the provisions of a local planning scheme.
- 2.9 Power to provide comments or advice on behalf of the WAPC to a local government or a redevelopment authority where a provision of a local planning scheme or a redevelopment scheme requires comments from the WAPC.
- 2.10 Power to execute and accept the benefit of easements in gross, covenants in gross, records on title and other instruments for dealings in land for subdivisions, strata subdivisions and developments in accordance with any applicable policy and legislation.
- 2.11 Power to make recommendations to the Minister for Planning in relation to requests from local governments to expend monies paid by subdividing land owners in lieu of setting aside free of cost to the Crown, areas of land for public open space, where such recommendations are in accordance with WAPC policy.

- 2.12 Power to determine whether or not a proposal is likely to have a significant effect on the environment pursuant to section 38(1) of the *Environmental Protection Act 1986* and to refer such proposal to the Environmental Protection Authority.
- 2.13 Power to waive or clear conditions affixed as conditions of approval.
- 2.14 Power to endorse diagrams and plans of survey and deposited plans involving the acquisition and resumption of land created pursuant to Part 11 of the Act and the *Land Administration Act 1997*.
- 2.15 Power to advise the Minister for Planning on any appeal or matter arising therefrom pursuant to Part 14 of the Act.
- 2.16 Power to defend and otherwise deal with applications for review lodged with the State Administrative Tribunal and to appeal, defend, respond and otherwise deal with any matter that may be appealed to the Supreme Court on a question of law.
- 2.17 Power to defend, respond, appeal and otherwise deal with legal proceedings.
- 2.18 Power to prepare and approve, subject to the prior approval of the Minister for Planning, policies relating to planning matters and/or the functions of the WAPC, save and except for State Planning Policies under Part 3 of the Act.
- 2.19 Power to determine matters under Regional Interim Development Orders.

**This meeting is not open to members of the public.**

## RELEVANT INFORMATION FOR MEMBERS

### Disclosure of interests

In accordance with the *Planning and Development Act 2005* and Part 6 of the Standing Orders 2009, members of Committees (and certain employees) are required to disclose the following types of interests that they have or persons closely associated to them, have:

- direct and indirect pecuniary interests (financial);
- proximity interests (location); and
- impartiality interests (relationship).

A “**direct pecuniary interest**” means a relevant person’s interest in a matter where it is reasonable to expect that the matter if dealt with by the board or a Committee, or an employee in a particular way, will result in a financial gain, loss, benefit or detriment for the person.

An “**indirect pecuniary interest**” means a relevant person’s interest in a matter where a financial relationship exists between that person and another person who requires a board or Committee decision in relation to the matter.

A “**proximity interest**” means a relevant person’s interest in a matter if the matter concerns -

- (i) a proposed change to a planning scheme affecting land that adjoins the person’s land;
- (ii) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (iii) a proposed development, maintenance or management of the land or of services or facilities on the land that adjoins the person’s land.

An “**Impartiality interest**” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the member having the interest and includes an interest arising from kinship, friendship, partnership or membership of an association or an association with any decision making process relating to a matter for discussion before the board or a Committee.

Members disclosing any pecuniary or proximity interests for an item can not participate in discussion or the decision making procedure relating to the item and must leave the meeting room during the discussion of the item. Members disclosing an impartiality interest in an item must also leave the room during the discussion or the decision making procedure relating to the item unless the Committee, by formal resolution, allows the member to remain. The reason to allow a member to remain must be stated in the formal resolution and will be minuted.

### Disclosure of representations

Where a member has had verbal communication with or on behalf of a person with an interest in a matter which is before a meeting, the member is to disclose the interest.

Where a member is in receipt of relevant written material (including email) from or on behalf of a person with an interest in a matter which is before a meeting, the member is to table the material at the meeting for the information of members and relevant employees.

## **ORDER OF BUSINESS**

- 1. Declaration of opening**
- 2. Apologies**
- 3. Members on leave of absence and applications for leave of absence**
- 4. Disclosure of interests**
- 5. Declaration of due consideration**
- 6. Deputations and presentations**
- 7. Announcements by the Chairperson of the board and communication from the WAPC**
- 8. Confirmation of minutes of the meeting of 14 August 2012**
- 9. Reports (see attached index of reports)**
- 10. Confidential items (see attached index of reports)**
- 11. General business**
- 12. Items for consideration at a future meeting**  
**Nil**
- 13. Closure - next meeting to be held on 11 September 2012**

## Statutory Planning Committee

Minutes  
of ordinary meeting 7465  
held on Tuesday 14 August 2012

### Attendance

#### Members

Mayor Carol Adams	Local Government Representative
Ms Sue Burrows	Nominee of Director General, Department of Planning
Mr Henty Farrar	Regional Minister's nominee
Mr Ian Holloway	Professional representative
Ms Elizabeth Taylor	Community representative (Presiding Member)

#### Officers

Ms Anika Chhabra	Senior Planning Officer, Perth and Peel Planning (item 9.3)
Ms Sarah Cosstick	Planning Manager, Perth and Peel Planning (item 6.1, 6.2, 6.3, 9.4)
Mr Robert Cull	Senior Planning Officer, Perth and Peel Planning (item 6.1, 6.2, 6.3, 9.4)
Mr Neil Fox	Planning Director, Perth and Peel Planning (item 9.3)
Ms Sally Grebe	Senior Planning Officer, Independent Planning Reviewer (item 10.5)
Ms Cate Gustavsson	Principal Planning Officer, Regional Planning and Strategy (item 10.2)
Ms Jackie Holm	Planning Manager, Regional Planning and Strategy (item 10.2)
Mr Parwez Jahmeerbacus	Senior Planning Officer, Strategy, Policy and Projects (item 9.2)
Mr Imre Szito	Planning Manager, Strategy, Policy and Projects (item 9.2)
Ms Marion Thompson	Urban Development Co-ordinator, Infrastructure Planning and Coordination (item 9.3)

#### Presenters

Ms Rita Saffioti	Member for West Swan (item 6.1)
Ms Amanda Butterworth	Allerding & Associates (item 6.2)
Mr Barry Cocking	Landowner (item 6.2)
Mr Alan Stewart	Greg Rowe & Associates (item 6.3)
Mr Ian Barker	IPWEA Committee (item 9.1)
Mr Martyn Glover	IPWEA Committee (item 9.1)

#### Committee Support

Mr Luke Downes	Committee Support Officer - Department of Planning
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### 7465.1 Declaration of Opening

Due to the absence of the Presiding Member and in accordance with clause 3.6 of the Standing orders 2009, a member was chosen to preside over the meeting.

**Mayor Adams nominated Ms Taylor.  
Ms Taylor accepted the nomination.**

**Resolved**

**Moved by Mayor Adams, seconded by Mr Holloway**

*That Ms Taylor preside over the meeting of the Statutory Planning Committee in the absence of the Presiding Member.*

***The motion was put and carried.***

The Presiding Member declared the meeting open at 10.05 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

### 7465.2 Apologies

Mr Gary Prattley                      WAPC Chairman

### 7465.3 Members on Leave of Absence and Applications for Leave of Absence

Ms Burrows has submitted an application for a leave of absence for the Statutory Planning Committee meetings scheduled for 11 September, 25 September and 9 October 2012.

**Resolved**

**Moved by Mayor Adams, seconded Mr Farrar**

*That the approval for a leave of absence be granted to Ms Burrows for the Statutory Planning Committee meetings to be held on 11 September, 25 September and 9 October 2012.*

***The motion was put and carried.***

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### 7465.4 Disclosure of Interests

Member/Officer	Minute No.	Page No.	Nature of Interest
Ms Burrows	10.4	19	Impartiality

Ms Burrows declared an impartiality interest due to being the reporting officer for the item and presenting the item to the Committee.

#### Resolved

***Moved by Mayor Adams, seconded by Mr Holloway***

*In accordance with clause 6.10(7)(a) of the Standing Orders 2009, members of the Statutory Planning Committee agreed that Ms Burrows, who has disclosed an impartiality interest, is permitted to present but not vote on the item 10.4.*

***The motion was put and carried.***

### 7465.5 Declaration of Due Consideration

No declarations were made.

### 7465.6 Deputations and Presentations

7465.6.1

**Application for Retrospective Approval of Expansion of Existing Poultry Farm (Bird Numbers) and Associated Buildings and Structures. Application for Approval to Construct Ventilation Stacks, Ablution Facility and other Associated Improvements to Poultry Farm. Lot 600 Cheltenham Road, West Swan**

Presenter Ms Rita Saffioti, Member for West Swan

Ms Saffioti presented to the Committee expressing her support in refusing the expansion of bird numbers and to refuse the retrospective approval for expansion of the poultry farm.

Ms Saffioti tabled an item titled "Legislative Assembly, Thursday, 14 June 2012, Chicken Farm, Bennett Springs". A copy has been placed on file.

**Moved to item 6.3.**

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7465.6.2

**Application for Retrospective Approval of Expansion of Existing Poultry Farm (Bird Numbers) and Associated Buildings and Structures. Application for Approval to Construct Ventilation Stacks, Ablution Facility and other Associated Improvements to Poultry Farm. Lot 600 Cheltenham Road, West Swan**

Presenter Ms Amanda Butterworth, Allerdingle & Associates;  
Mr Barry Cocking, Landowner

Ms Butterworth made a PowerPoint presentation to the Committee to provide a compromised solution to reducing chicken numbers. A copy of Ms Butterworth's PowerPoint presentation has been placed on file.

An item titled "Item 9.4: Modifications to Existing Poultry Farm: Lot 600 (60) Cheltenham Street, Bennett Springs" was received from Ms Butterworth prior to the meeting. A copy has been placed on file.

**Moved to item 9.4.**

7465.6.3

**Application for Retrospective Approval of Expansion of Existing Poultry Farm (Bird Numbers) and Associated Buildings and Structures. Application for Approval to Construct Ventilation Stacks, Ablution Facility and other Associated Improvements to Poultry Farm. Lot 600 Cheltenham Road, West Swan**

Presenter Mr Alan Stewart, Greg Rowe & Associates

Mr Stewart presented on behalf of Messrs Tricoli, Balch, Nolan and residents and landowners within the Poultry Farm area supporting the report's recommendation for refusal.

**Moved to item 6.2.**

**7465.7 Announcements by the Chairperson of the Board and communication from the WAPC**

Nil.

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### 7465.8 Confirmation of Minutes

#### 7465.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday 24 July 2012

##### Resolved

**Moved by Mayor Adams, seconded by Mr Holloway**

*That the minutes of the Statutory Planning Committee meeting held on Tuesday 24 July 2012, be confirmed as a true and correct record of the proceedings.*

**The motion was put and carried.**

Moved to item 11.

### 7465.9 Reports

#### 7465.9.1 Finalisation and Adoption of IPWEA Local Government Guidelines for Subdivisional Development

File DP/12/00796/2  
Report Number SPC/228  
Agenda Part A  
Reporting Officer Urban Development Coordinator,  
Infrastructure Planning and  
Coordination

The Committee agreed to amend recommendation 3 to replace "it shares Urban Development Institute of Australia's concerns regarding" with "the Commission notes the Urban Development Institute of Australia's desire for consistency and". The Committee also agreed to include the word "entire" into the recommendation. Recommendation 3, as amended now reads as follows:

"advise the Institute of Public Works Engineering Australia that the Commission notes the Urban Development Institute of Australia's desire for consistency and the reluctance of local governments to adopt the entire guidelines without significant customisation; and to forward a copy of Kent McDowall's advice for consideration in the proposed 2012 Institute of Public Works Engineering Australia review, which should identify those elements where state wide consistency is appropriate, and those elements where local variations can be justified, in the interests of promoting consistency and certainty to the development sector and wider community;"

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Mr Ian Barker and Mr Martyn Glover provided a brief overview of the item to the Committee and how the Guidelines will be reviewed and applied.

### Officer's Recommendation

That the Western Australian Planning Commission resolves to:

1. adopt the Institute of Public Works Engineering Australia Guidelines version 2.2, 2012 as a 'Guidelines' document within the policy framework, as the current best practice minimum engineering standards to support subdivision conditions state-wide;
2. endorse the use of the Guidelines version 2.2 as a default minimum standard in cases where the WAPC is asked to clear subdivision engineering conditions under S145 of the Planning and Development Act;
3. advise the Institute of Public Works Engineering Australia that it shares Urban Development Institute of Australia's concerns regarding the reluctance of local governments to adopt the guidelines without significant customisation; and to forward a copy of Kent McDowall's advice for consideration in the proposed 2012 Institute of Public Works Engineering Australia review, which should identify those elements where state wide consistency is appropriate, and those elements where local variations can be justified, in the interests of promoting consistency and certainty to the development sector and wider community;
4. note the advice note agreed for inclusion in the draft Model Subdivision conditions at the SPC meeting of 24<sup>th</sup> July 2012.

### Resolved

***Moved by Ms Burrows, seconded by Mr Holloway***

*That the Western Australian Planning Commission resolves to:*

1. *adopt the Institute of Public Works Engineering Australia Guidelines version 2.2, 2012 as a 'Guidelines' document within the policy framework, as the current best practice minimum engineering standards to support subdivision conditions state-wide;*

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2. *endorse the use of the Guidelines version 2.2 as a default minimum standard in cases where the WAPC is asked to clear subdivision engineering conditions under S145 of the Planning and Development Act;*
3. *advise the Institute of Public Works Engineering Australia that the Commission notes the Urban Development Institute of Australia's desire for consistency and the reluctance of local governments to adopt the entire guidelines without significant customisation; and to forward a copy of Kent McDowall's advice for consideration in the proposed 2012 Institute of Public Works Engineering Australia review, which should identify those elements where state wide consistency is appropriate, and those elements where local variations can be justified, in the interests of promoting consistency and certainty to the development sector and wider community;*
4. *note the advice note agreed for inclusion in the draft Model Subdivision conditions at the SPC meeting of 24<sup>th</sup> July 2012.*

***The motion was put and carried.***

7465.9.2

### **Transport Assessment Guidelines**

File 406/1/1/26PV  
Report Number SPC/229  
Agenda Part A  
Reporting Officer Senior Planning Officer, Strategy,  
Policy and Projects

### **Resolved**

***Moved by Mr Farrar, seconded by Mr Holloway***

*That the Statutory Planning Committee requests the Department of Planning to initiate the update and review of the Transport Assessment Guidelines prior to its endorsement.*

***The motion was put and carried.***

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7465.9.3

### Development Application for Integrated Respite Care and Transitional Accommodation Facility – Lot 13 Reserve Road, Spearwood

File 23-50401-1  
Report Number SPC/230  
Agenda Part C  
Reporting Officer Planning Manager, Metropolitan South  
West

#### Resolved

#### ***Moved by Mr Holloway, seconded by Ms Burrows***

*That the Western Australian Planning Commission resolves to approve the development application in accordance with the plans submitted thereto subject to the following condition(s) and advice:*

#### *Condition(s):*

- 1. This approval relates to the following drawings received by the Department of Planning on behalf of the Western Australian Planning Commission date stamped 5 June 2012 Nos.: A1.01 & A1.03 (copies attached);*
- 2. All stormwater being contained and disposed of on-site; and*
- 3. Compliance with the City of Cockburn Town Planning Scheme No. 3 in respect of developer contributions towards community infrastructure the subject of Development Contribution Area 13.*

#### *Advice:*

- 1. The applicant is advised that no construction or related activities causing noise and/or inconvenience to neighbours should occur after 7.00pm or before 7.00am Monday to Saturday, and not at all on Sundays or Public Holidays.*

***The motion was put and carried.***

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The votes were recorded as follows:-

**For: Ms Burrows, Mr Holloway, Ms Taylor**

**Against: Mayor Adams, Mr Farrar**

Moved to item 9.4.

7465.9.4

**Application for Retrospective Approval of Expansion of Existing Poultry Farm (Bird Numbers) and Associated Buildings and Structures. Application for Approval to Construct Ventilation Stacks, Ablution Facility and other Associated Improvements to Poultry Farm. Lot 600 Cheltenham Road, West Swan**

File 21-125050-2  
Report Number SPC/231  
Agenda Part G  
Reporting Officer Planning Manager, Metropolitan  
Planning North East

Committee members discussed this item briefly following the deputations.

Moved to item 9.1.

Following item 9.3, the Committee again considered item 9.4.

### Officer's Recommendation

That the Western Australian Planning Commission resolves to refuse the development application for retrospective approval to an expansion of the poultry farm at Lot 600 Cheltenham Street, West Swan for the following reasons (LETTER E):

1. The proposed development is inconsistent with the requirements of State Planning Policy No. 4.3 Poultry Farms Policy as it proposes the expansion of a poultry farm in an area identified for urban development in the short or medium term.
2. The proposed development is inconsistent with the requirements of State Planning Policy No. 4.3 and the Environmental Protection Authority Guidance Statement No. 3 Separation Distances Between Industrial and Sensitive Land Uses as it proposes the expansion of a poultry farm in the vicinity of existing and proposed residential development, and has not demonstrated that

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current or future residents will not be adversely affected by the operations of the poultry farm.

3. The subject land is zoned 'Urban Deferred' within the Metropolitan Region Scheme and identified for residential purposes within the Swan Urban Growth Corridor Sub-Regional Structure Plan. Approval of the proposed development would prejudice and restrict the urbanisation of this area inconsistent with the planning objectives of the Swan Urban Growth Corridor Sub-Regional Structure Plan, and would be inconsistent with the orderly and proper planning of the area.
4. The subject land is zoned 'General Rural' within the City of Swan Local Planning Scheme No. 17. The proposal is inconsistent with the objectives of the 'General Rural' zone within the scheme as the proposal has not demonstrated that approval will not impact on the amenity and rural character of the area.

### ADVICE:

1. In relation to the development on site that has occurred without approval to which retrospective approval was sought, the applicant is advised to remove this development and restore the land as nearly as practicable to its condition immediately before the development started.

Section 214 of the Planning and Development Act 2005 provides for the WAPC to give notice in writing directing the owner to alter the development and restore the land as nearly as practicable to its condition immediately before the development started. Should the unapproved development not be removed and the land restored to its previous condition, the WAPC will need to consider whether action should be taken in relation to the unapproved development in accordance with the provisions of the Planning and Development Act.

**In order to progress this item without further delays at the Statutory Planning Committee meeting held on 14 August 2012, the following amendments to the administration's original recommendation were tabled by Mr Robert Cull and Ms Sarah Cosstick for the Committee's consideration:-**

"That the Western Australian Planning Commission resolves to refuse the development application for retrospective approval to an expansion of the poultry farm at Lot 600

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Cheltenham Street, West Swan for the following reasons (LETTER E):

1. The proposed development is inconsistent with the requirements of State Planning Policy No. 4.3 Poultry Farms Policy as it proposes the expansion of a poultry farm in an area identified for urban development in the short or medium term;
2. The proposed development is inconsistent with the requirements of State Planning Policy No. 4.3 and the Environmental Protection Authority Guidance Statement No. 3 Separation Distances Between Industrial and Sensitive Land Uses as it proposes the expansion of a poultry farm in the vicinity of existing and proposed residential development, and has not demonstrated that current or future residents will not be adversely affected by the operations of the poultry farm;
3. The subject land is zoned 'Urban Deferred' within the Metropolitan Region Scheme and identified for residential purposes within the Swan Urban Growth Corridor Sub-Regional Structure Plan. Approval of the proposed development would prejudice and restrict the urbanisation of this area inconsistent with the planning objectives of the Swan Urban Growth Corridor Sub-Regional Structure Plan, and would be inconsistent with the orderly and proper planning of the area; and
4. The subject land is zoned 'General Rural' within the City of Swan Local Planning Scheme No. 17. The proposal is inconsistent with the objectives of the 'General Rural' zone within the scheme as the proposal has not demonstrated that approval will not impact on the amenity and rural character of the area.

### ADVICE:

1. In relation to the development on site that has occurred without approval to which retrospective approval was sought, the applicant is advised to remove this development and restore the land as nearly as practicable to its condition immediately before the development started. Alternatively, an application for retrospective approval can be submitted in relation to the internal modifications undertaken in accordance with the Code of Practice to support the existing approval for 24,000 birds on site.

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Section 214 of the Planning and Development Act 2005 provides for the WAPC to give notice in writing directing the owner to alter the development and restore the land as nearly as practicable to its condition immediately before the development started. Should the unapproved development not be removed and the land restored to its previous condition, or an application not be received in relation to the internal modifications, the WAPC will need to consider whether action should be taken in relation to the unapproved development in accordance with the provisions of the Planning and Development Act.”

The Committee agreed to the amendments as tabled.

### Resolved

#### ***Moved by Mr Holloway, seconded by Ms Burrows***

*That the Western Australian Planning Commission resolves to refuse the development application for retrospective approval to an expansion of the poultry farm at Lot 600 Cheltenham Street, West Swan for the following reasons (LETTER E):*

- 1. The proposed development is inconsistent with the requirements of State Planning Policy No. 4.3 Poultry Farms Policy as it proposes the expansion of a poultry farm in an area identified for urban development in the short or medium term;*
- 2. The proposed development is inconsistent with the requirements of State Planning Policy No. 4.3 and the Environmental Protection Authority Guidance Statement No. 3 Separation Distances Between Industrial and Sensitive Land Uses as it proposes the expansion of a poultry farm in the vicinity of existing and proposed residential development, and has not demonstrated that current or future residents will not be adversely affected by the operations of the poultry farm;*
- 3. The subject land is zoned 'Urban Deferred' within the Metropolitan Region Scheme and identified for residential purposes within the Swan Urban Growth Corridor Sub-Regional*

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*Structure Plan. Approval of the proposed development would prejudice and restrict the urbanisation of this area inconsistent with the planning objectives of the Swan Urban Growth Corridor Sub-Regional Structure Plan, and would be inconsistent with the orderly and proper planning of the area; and*

- 4. The subject land is zoned 'General Rural' within the City of Swan Local Planning Scheme No. 17. The proposal is inconsistent with the objectives of the 'General Rural' zone within the scheme as the proposal has not demonstrated that approval will not impact on the amenity and rural character of the area.*

### ADVICE:

- 1. In relation to the development on site that has occurred without approval to which retrospective approval was sought, the applicant is advised to remove this development and restore the land as nearly as practicable to its condition immediately before the development started. Alternatively, an application for retrospective approval can be submitted in relation to the internal modifications undertaken in accordance with the Code of Practice to support the existing approval for 24,000 birds on site.*

*Section 214 of the Planning and Development Act 2005 provides for the WAPC to give notice in writing directing the owner to alter the development and restore the land as nearly as practicable to its condition immediately before the development started. Should the unapproved development not be removed and the land restored to its previous condition, or an application not be received in relation to the internal modifications, the WAPC will need to consider whether action should be taken in relation to the unapproved development in accordance with the provisions of the Planning and Development Act.*

**The motion was put and carried.**

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The votes were recorded as follows:-

**For:** Ms Burrows, Mr Holloway, Ms Taylor

**Against:** Mayor Adams, Mr Farrar

Moved to item 10.1.

### 7465.10 Confidential Items

**7465.10.1 City of Fremantle - Local Planning Scheme No. 4 Amendment No. 45 - for Final Approval**

File TPS/0570/1  
Report Number SPC/232  
Agenda Part B  
Reporting Officer A/Planning Manager - Schemes Strategies and Amendments

**THIS ITEM IS CONFIDENTIAL**

**7465.10.2 Dampier Peninsula Planning Strategy (Draft) - Consent to Advertise for Public Comment**

File 801/7/2/9P1V  
Report Number SPC/233  
Agenda Part E  
Reporting Officer Principal Planning Officer - Kimberley

**THIS ITEM IS CONFIDENTIAL**

**7465.10.3 Reconsideration: Subdivision to Create Two Residential Lots – Lot 241 Great Eastern Highway, Darlington**

File 144060  
Report Number SPC/234  
Agenda Part D  
Reporting Officer A/Planning Manager, Metropolitan Planning North East, Perth and Peel Planning

**THIS ITEM IS CONFIDENTIAL**

**7465.10.4 Informal State Administrative Tribunal Reconsideration of Development Application - Request for Retrospective Approval for the Yanchep Boardwalk**

File 30-50155-3  
Report Number SPC/235  
Agenda Part D  
Reporting Officer A/Independent Internal Reviewer

**THIS ITEM IS CONFIDENTIAL**

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**7465.10.5 State Administrative Tribunal Review: Reconsideration of Deemed Refusal of Development Application: Lot 10 West Parade South Guildford**

File 21/50347/1  
Report Number SPC/236  
Agenda Part D  
Reporting Officer A/Manager Planning Appeals,  
Independent Planning Reviewer

**THIS ITEM IS CONFIDENTIAL**

**7465.10.6 City of Mandurah - Local Planning Scheme Amendment 118 - for Final Approval**

File TPS/0762  
Report Number SPC/237  
Agenda Part E  
Reporting Officer Planning Manager, Perth and Peel  
Planning

**THIS ITEM IS CONFIDENTIAL**

**7465.10.7 State Administrative Tribunal Review: Reconsideration of Proposed Subdivision at Lot 251 Victoria Road, Wattle Grove**

File 143036  
Report Number SPC/238  
Agenda Part G  
Reporting Officer A/Planning Manager – Metropolitan  
North East

**THIS ITEM IS CONFIDENTIAL**

**7465.11 General Business**

**7465.11.1 Future meetings and agendas**

Mayor Adams queried whether it was possible to have separate meetings for large agendas as with the R-Codes or whether items demanding extra attention could be delegated to a separate meeting. Ms Taylor stated that as an alternative suggestion meetings can begin at 9.00 am if agendas are of a considerably large nature.

**7465.12 Items for Consideration at a Future Meeting**

Nil.

**Statutory Planning Committee**

Minutes  
of ordinary meeting 7465  
held on Tuesday 14 August 2012

**7465.13 Closure**

The next ordinary meeting is scheduled for 10.00 am on 28 August 2012.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 12.25 pm.

**PRESIDING MEMBER** \_\_\_\_\_

**DATE** \_\_\_\_\_

UNCONFIRMED

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## ITEM NO: 9.1

### NORTH ALKIMOS FORESHORE MANAGEMENT PLAN

**WAPC OR COMMITTEE:** Statutory Planning Committee

REPORTING AGENCY: Department of Planning  
REPORTING OFFICER: Senior Planning Officer - Policy Coordination and Development  
AUTHORISING OFFICER: Executive Director - Strategy Policy and Projects  
AGENDA PART: A  
FILE NO: DP/09/00636  
DATE: 14 August 2012

**RECOMMENDATION:**

***That the Western Australian Planning Commission resolves to endorse the North Alkimos Foreshore Management Plan.***

**SUMMARY:**

On 13 April 2011, the Commission endorsed the North Alkimos Foreshore Management Plan (FMP) (December 2010).

On 13 December 2011, the Council endorsed the FMP subject to four modifications (Attachment 1). Modification no. 4 to the FMP section 7 Implementation Schedule was not satisfactory and further negotiation on the wording was undertaken. This wording is now satisfactory.

On 24 July 2012, the Council endorsed the FMP subject to modification of page 83, paragraph 4 section 7 Implementation Schedule of the FMP. The modified wording outlines that the foreshore reserve is to be vested with the City of Wanneroo for management.

The modification has been completed to the satisfaction of the Council, and is included in the FMP (August 2012). The Council now requests the Commission endorse the FMP.

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## BACKGROUND:

### *North Alkimos Local Structure Plan*

The City of Wanneroo Local Planning Scheme (Part 9) requires the preparation and endorsement by Council of a structure plan. Following Council endorsement Part 9.6 requires the structure plan to be forwarded to the Commission for endorsement. The North Alkimos Local Structure Plan (NALSP) applies to the Peet Alkimos landholding was endorsed subject to modification by the Commission on 10 November 2009.

The modified documentation from the Council has been submitted for the WAPC's certification.

The NALSP under Part One Statutory provisions requires the preparation of the FMP and that it be approved by the Council, the Department for Planning and Infrastructure (now Department of Planning), and Department of Environment and Conservation.

On 13 April 2011, the Commission resolved to endorse the FMP (December 2010), which it noted was produced as a requirement of the planning approvals process for the Alkimos North development (Shorehaven).

On 13 December 2011, the Council resolved to endorse the FMP subject to four modifications as follows:

- "1. Design specifications for fencing and dual use path widths shall be amended to accord with the City's standards and requirements;*
- 2. Deletion of any drainage infrastructure in natural vegetated areas of the foreshore and rationalisation of swales within the foreshore, to restrict them to active open space areas and designed to not take in excess of a 1 in 100 year storm event;*
- 3. Provision being included that requires the proponent to provide, for the City's approval, detailed plans and specifications of all future works proposed to be installed or constructed on land currently managed by or to be handed over to the City, prior to any such construction occurring; and*
- 4. Amending Section 7 (Implementation), to make it clear that the City reserves the right to not accept the management of the foreshore reserve and also reserves to right to vest management responsibilities of the foreshore reserve in other governing agencies should it so choose, at any point in time while the foreshore reserve is under the City's management."*

On 26 April 2012 the Council forwarded the FMP (April 2012), as modified to the Commission for endorsement. Modification no. 4 to the FMP section 7 Implementation Schedule was not satisfactory and further negotiation on the wording was undertaken. This wording is now satisfactory.

On 24 July 2012, the Council endorsed the FMP subject to modification of page 83, paragraph 4 of the FMP as follows:

*"The proponent acknowledges that many of the works proposed under the FMP may ultimately exist on Crown land under the management of the City. As such, those works will constitute 'assets' which the City may ultimately be responsible for maintaining for perpetuity, for the benefit of the community at large. The proponent therefore undertakes to provide (at the development application stage) detailed life-*

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*cycle/asset management costings for any works proposed that will ultimately be the responsibility of the City to manage. On the basis of those costings, some of the works proposed may or may not be approved. Alternatively, subject to agreement between the parties, prior to the City accepting handover of any reserved land upon which works are proposed, then approved and constructed, the City may (having regard to the life-cycle/asset management costing of those works) require such works to be removed or modified to its satisfaction.”*

The modification has been completed to the satisfaction of the Council, and is included in the FMP (August 2012). The Council now requests the Commission endorse the FMP.

#### **LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** Planning and Development Act 2005  
Section: Part 2, Division 2  
Part 3, Section 26(4)  
Part 4, Section 33(1)

**Legislation** Metropolitan Region Scheme  
Section: Section 16(3e)

**Strategic Plan**  
Strategic Goal: 2: Planning  
Outcomes: State-wide integrated policy frameworks  
Strategies: Develop state and regional policy frameworks

**Policy**  
Number and / or Name: State Planning Policy No. 2: Environment and Natural Resources Policy;  
State Planning Policy No. 2.6 State Coastal Planning Policy

#### **DETAILS:**

##### *FMP*

Cardno (WA) Pty Ltd (Cardno) was engaged by Peet Limited (Peet) to prepare the subject FMP for the foreshore adjoining future residential development at Alkimos north (known as Shorehaven). Peet are currently developing Lots 1005 and 1006 Marmion Avenue as a coastal village for residential and commercial purposes. Primary objectives of the FMP are to ensure a guiding framework for the restoration and protection of coastal landforms and vegetation, as well as the management and integration of the coastal frontage and foreshore reserve with the proposed coastal village. Of particular importance is the ongoing management identified in the FMP to ensure the long term condition and amenity of the foreshore reserve for the future community of Shorehaven.

##### *Modifications to FMP*

Amendments made in respect of the Council requested modifications one, two, three and four are consistent with the policy requirements of SPP2.6.

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## SPP2.6

SPP2.6 section 5.1 *Coastal Foreshore Reserves* (vii) supports the foreshore reserve being vested in the City for the purpose of foreshore management and recreation, and *Coastal Strategies and Management Plans* (x) requires the preparation of the FMP and its implementation by the proponent.

SPP2.6 section 5.2 (iii) specifically requires for the FMP to address amongst other things, foreshore tenure and management, and financial responsibilities for ongoing maintenance and management of foreshore areas including any foreshore protection structures.

### **GOVERNMENT AND CORPORATE IMPLICATIONS:**

Endorsement of the FMP by the Commission will provide a guiding framework for the future management, protection and integration of the foreshore reserve with the Coastal Village Precinct at Shorehaven. Endorsement of the FMP will expedite the implementation of the FMP recommendations and actions, as Development Applications will not be required to obtain approval from the Commission providing they are in accordance with the requirements of the FMP.

### **CONSULTATION:**

N/A

### **OFFICER'S COMMENTS:**

The endorsement of the FMP will expedite the development of recreational facilities, stabilisation of the dune blowout, public access and rehabilitation of the foreshore reserve in accordance with the District and Local Structure Plans that are already in place for the locality.

The FMP is consistent with the policy requirements of SPP2.6 and will assist in achieving proper and orderly planning outcomes for foreshore management and recreation of the foreshore reserve at Shorehaven. It is therefore recommended that the Commission endorse the FMP submitted by the City on 13 August 2012.

## ITEM NO: 9.2

### LOCAL PLANNING STRATEGY FOR FINAL ENDORSEMENT - SHIRE OF PLANTAGENET

<b>WAPC OR COMMITTEE:</b>	<b>Statutory Planning Committee</b>
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Planning Officer, Great Southern Region
REPORT AUTHORISATION:	Planning Director, South West Region
AGENDA PART:	D
FILE NO:	DP/12/00185/1
DATE:	7/8/2012
ATTACHMENT(S):	1. Local Government Representations 2. Local Government Area and Townsites 3. Schedule of Submissions 4. Schedule of Modifications 5. Indicative Lot Supply From Supported Urban and Rural Residential Designations 6. WA Tomorrow Population Forecasts 7. Northern Urban Designation Recommended for Inclusion 8. Rural Provisions Recommended for Inclusion

#### RECOMMENDATION:

*That the Western Australian Planning Commission resolves to:*

- 1. determine the submissions in accordance with the attached schedule of submissions;*
- 2. endorse the 'July 2011' Plantagenet Local Planning Strategy subject to the modifications in the attached schedule being carried out.*

#### SUMMARY:

- A 'November 2011' Plantagenet Local Planning Strategy (PLPS) has been submitted for endorsement, following the Local Government's receipt of public submissions opposed to the advertised Strategy.
- The 'November 2011' PLPS is essentially the same as an initial version of the strategy that the WAPC did not support, as it contained unwarranted departures from the WAPC's policies. The WAPC accordingly supported a modified 'July 2011' PLPS for advertising purposes as this version was consistent with the policy framework.

- Planning grounds provided by the Local Government or in public submissions recommending change in the WAPC's position are in general not supported.
- The Local Government has been consulted further and has confirmed that, in order to bring the process to completion, endorsement of the 'July 2011' PLPS containing designations and provisions supported by the WAPC, would be reluctantly accepted. The Local Government has however provided written representations (**Attachment 1**) clarifying its position in regard to certain matters, for the WAPC's consideration. In addition the Local Government will consider preparing a townsite strategy to review current development opportunities.
- It is recommended that the WAPC endorses the 'July 2011' PLPS, subject to minor modifications.

## **BACKGROUND:**

The Local Government submitted a draft Plantagenet Local Planning Strategy (PLPS), which had been submitted as Town Planning Policy 18 (TPP 18). In December 2009 the WAPC considered the PLPS. At that time the WAPC required the Local Government to make changes to the document and advertise it for public inspection as a formal Local Planning Strategy, as opposed to a Town Planning Policy.

Only 10 modifications were required however these were broad in nature and resulted in substantial changes to the document. Departmental officers worked closely with the Local Government assisting to interpret and clarify the required modifications so that they were carried out in accordance with WAPC requirements.

The Local Government resolved on 14 December 2010 to adopt the modified PLPS document and refer it to the WAPC for consent to advertise. In February 2011 the WAPC certified that the Strategy could be advertised. The draft PLPS, dated 'July 2011', was advertised from 3 August 2011 to 15 September 2011.

In November 2011, after considering submissions the Local Government resolved to adopt the draft PLPS with significant modifications. The modifications adopted by the Local Government have resulted in the PLPS reverting back to the original 2009 strategy/TPP that the WAPC did not support for advertising until substantial changes were made. This version of PLPS, dated 'November 2011', was received for endorsement of the WAPC on 14 December 2011.

## **LEGISLATION / STRATEGIC PLAN / POLICY:**

### **Legislation**

Section:

*Town Planning Regulations 1967*

Clause 12B

### **Strategic Plan**

Strategic Goal:

Building Relationships  
Planning

Outcomes:

Excellence in Service  
Planned Local Communities

Strategies:

Develop Connected and Accessible Communities

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## **Policy**

Number and / or Name: Lower Great Southern Strategy  
SPP 2.5 Land Use Planning in Rural Areas  
SPP 3 Urban Growth and Settlement  
DC 3.4 Subdivision of Rural Land

## **DETAILS:**

The Shire of Plantagenet is located in the Lower Great Southern Region of Western Australia. It is bordered by the Shires of Cranbrook, Manjimup, Denmark, Gnowangerup and the City of Albany (**Attachment 2**).

There are five existing settlement areas within the Shire. These are:

- Mount Barker, the main townsite and service centre. Located on Albany Highway approximately 50 km north of Albany City centre.
- Kendenup, a rural village approximately 18 km north of Mount Barker and 3 km east of Albany Highway.
- Narrikup, a rural village approximately 20 km south of Mount Barker. Located on the western side of Albany Highway and adjacent to the Great Southern railway line.
- Rocky Gully, a rural village located on Muir Highway approximately 60 km west of Mount Barker.
- Porongurup, a rural village with limited services approximately 20 km east of Mount Barker. Located on the northern side of Porongurup National Park.

The remainder of the Local Government area consists predominantly of rural land holdings ranging in size from small, historically fragmented lots up to larger holdings of approximately 1200 ha. These are used for broad scale grazing and cropping; timber plantations; and more intensive agricultural uses such as horticulture and viticulture. The Porongurup National Park and a portion of the Stirling Range National Park are located within the Local Government area as well as significant areas of State forest.

The Local Government does not currently have an endorsed LPS in place. Rezoning, subdivision and development of land has historically been guided by endorsed townsite and rural settlement strategies as well as the WAPC's relevant policies.

## **GOVERNMENT AND CORPORATE IMPLICATIONS:**

Endorsing the strategy in a format that is consistent with the WAPC's policy framework will ensure growth and development of Plantagenet Shire is guided and facilitated in an appropriate manner.

## **CONSULTATION:**

### Departmental Consultation with Local Government

Departmental officers have worked closely with the Local Government's CEO and Planning Officer throughout the preparation, advertising, modifying and finalising of

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PLPS to resolve matters and reach agreed outcomes. Most recently following submission of the 'November 2011' PLPS, Departmental officers met with the Local Government to clarify the Department's position; and explain the recommendations that would be made to the WAPC and the reasoning behind them. A draft of this report was also provided to the Local Government in order to provide the opportunity for written representations to be made on any remaining points of difference with the report recommendations. Written representations were subsequently submitted for the WAPC's consideration (**Attachment 1**). This process has achieved resolution of most outstanding issues and the Local Government has confirmed that, whilst it remains the preference that the 'November 2011' PLPS be endorsed by the WAPC, endorsement of the 'July 2011' version previously supported by the WAPC would be reluctantly accepted.

### Submissions

Eighty (80) submissions were received during the public advertising period. A separate submission was also lodged directly with the WAPC by developer representatives for a rural residential proposal at Narrikup, disputing the identification of the land as Priority Agricultural Land (PAL). The Narrikup proposal was previously not supported by the WAPC for inclusion in PLPS; or by the Minister when consent to advertise a rezoning application (Amendment 52) was requested.

The majority of public submissions expressed support for the version of PLPS originally advertised by the Local Government as TPP 18. The 'July 2011' version was generally not supported. A number of common, and often identical, themes were raised by the submissions including:

- Concern regarding the stated five year planning timeframe of the document and the limited strategic direction this timeframe would provide.
- Concern over retention of the rural designation over existing small rural lots at Kendenup.
- Limited opportunities for development at Narrikup, particularly the WAPC's lack of support for rural residential development on Lot 5102 Spencer Road (Amendment 52).
- Preference for endorsement of a strategy that is consistent with the Shire's TPP 18, as opposed to the 'July 2011' PLPS supported by the WAPC.
- Perceptions that the WAPC has been too rigid in its application of policy and has not accepted variations or departures from policy that would address specific local circumstances.

**Attachment 2** contains a full description of the submissions and the recommended WAPC response. Particular attention is drawn to the recommended response to the separate submission on the Narrikup proposal disputing the land's PAL status, which is the first submission in the schedule.

### Additional Matters Raised by Local Government in Responding to Submissions

It is noted that in its response to the submissions, the Local Government has made comment that the WAPC has been inconsistent in its strategic decision making between Plantagenet Shire and Jerramungup Shire; and that by not supporting proposed variations from policy the WAPC's Local Planning Manual has not been correctly implemented (Local Government response to Submission 6 in

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**Attachment 3** refers). In particular, there are perceived inconsistencies between the WAPC's support for a rural residential designation to the south of Jerramungup townsite; and lack of support for a similar sized rural residential designation to the north of Narrikup. The Local Government's contentions in regard to these matters are not supported as:

- The local planning context in Jerramungup, and particularly Bremer Bay, is entirely different to that for Plantagenet Shire. The proposed linear form of development supported at Bremer Bay over the normally preferred nodal development form was the only reasonable growth option due to physical constraints of the Fitzgerald National Park and a proclaimed Public Drinking Water Source Area. A reasonable amount of additional rural residential designations were supported as existing supplies of this development type had been exhausted. This is not the case for Plantagenet where significant areas of land identified for this purpose were carried over from previous strategies and have not yet been developed. Furthermore, the additional residential and rural residential designations that were supported in Jerramungup Shire were substantially reduced from what was originally proposed; were not located on Priority Agricultural Land; and due to staging provisions introduced into the LPS there was limited chance of development being spatially separated from existing developed areas.
- There are substantial differences between the proposed Narrikup rural residential designation and the proposed Jerramungup rural residential designation. The Narrikup proposal is physically separated from the existing developed area of Narrikup by vegetated Crown land that is highly unlikely to be developed, and a recently constructed heavy haulage bypass road; it is proposed to be located on identified Priority Agricultural Land (PAL); and in a strategic context there is little merit in providing a rural residential development in this location given that there are adequate rural residential areas designated around Mount Barker 20km to the north. In contrast, the proposed rural residential designation at Jerramungup is connected to the existing developed area as it is located immediately adjacent to a developed golf course and zoned industrial land; the area is not identified as PAL; and there is merit from a strategic perspective in providing some opportunity for this development type in the town of Jerramungup, given that all of the other rural residential designations within the Local Government area are in Bremer Bay which is 120km to the south east.
- The Local Planning Manual does allow strategies to depart from normal WAPC policy if warranted by local circumstances. However it does not follow that all proposed departures from policy should automatically be supported; any local variations should still achieve sound planning outcomes. In regard to the PLPS, the WAPC previously did not support provisions for widespread fragmentation of rural land that were contrary to SPP 2.5; or unjustified additional rural residential designations that were contrary to SPP 2.5 and SPP 3. However other departures from policy have been supported in PLPS, including variation to minimum lot size and servicing requirements for rural residential developments; introduction of new composite/mixed use zones in the rural townsites of Kendenup and Rocky Gully to stimulate growth; and accepting variations to SPP 3 by supporting urban land designations for 'land banking' purposes despite current population projections indicating that such designations are unlikely to be essential over the life of PLPS.

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## OFFICER'S COMMENTS:

### Advertised 'July 2011' PLPS and Shire's adopted 'November 2011' PLPS

The 'November 2011' version of PLPS adopted by the Local Government reinstates land designations and planning provisions that were previously not supported by the WAPC and required to be removed prior to advertising. The Local Government's basis for the reinstatements is that they are necessary in order to respond and give effect to the public submissions.

As outlined above and in the schedule of submissions, there has been no justification provided on planning grounds to warrant further consideration as to whether the WAPC should support the 'November 2011' PLPS. Reversion back to what is essentially the original, unsupported PLPS is not supported as:

- The Local Government's assertion that the PLPS supported by the WAPC for advertising purposes can only plan for the next five years, is not agreed. Most of the public submissions objecting to the 'July 2011' PLPS also appear to be based on a perception that it will not sufficiently provide the strategic direction normally expected of a local planning strategy. Clarification of this matter is provided in detail below.
- Land designations for rural residential development and provisions for rural land fragmentation that were not previously supported have not been justified through the submission of any new information that warrants their inclusion (including the Narrikup proposal as discussed in the schedule of submissions).
- There has been no recent change in WAPC policy that warrants a change in the WAPC's position on previously unsupported designations or provisions. Conversely, recent changes to the rural policies (SPP 2.5 and DC 3.4) reinforce the WAPC's position of preventing the fragmentation of rural land and limiting rural residential development to an appropriate level.

The previously supported 'July 2011' PLPS is consistent with the WAPC's policies and would provide for growth and development of Plantagenet Shire in an appropriate manner. Substantial components of the Local Government's recently adopted 'November 2011' PLPS would result in development contrary to these outcomes. As such it is recommended that the WAPC continue to support the 'July 2011' version of the document.

Minor modifications to the 'July 2011' strategy, predominantly for clarification and completion purposes are recommended. The modifications referred to are discussed below and contained in **Attachment 4**.

### Strategic Planning Timeframe

As indicated above, the Shire asserts that due to previous modifications required by the WAPC, the planning timeframe provided for by PLPS has been reduced to five years. This position is not supported as:

- There is a substantial supply of existing residential zoned land in Mount Barker available for development. In previous iterations of the strategy the

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Local Government indicated the potential total yield from this existing zoned supply was in the order of 1000 additional lots.

- Additional urban residential designations around Mount Barker townsite supported by WAPC constitute approximately 122 ha of land. With the R-code for these areas being predominantly R15 or R17.5, conservative estimates indicate a potential yield of approximately 1300 additional lots.
- Numerous undeveloped rural residential designations carried over from a previous rural settlement strategy, combined with new rural residential designations supported by WAPC around Mount Barker, constitute approximately 1500 ha of land. At an average development density of 1 ha per lot (considered to be a reasonable average lot size given that provisions in PLPS provide for lot sizes from 4000m<sup>2</sup> - 4 ha) this would provide for 1500 additional lots.
- Numerous undeveloped rural residential designations were carried over from a previous rural settlement strategy for Porongurup, totalling approximately 1590 ha (including recent establishment of a 'Rural Village' providing for 119 lots). Conservative estimates indicate a potential yield of approximately 270 - 300 additional lots in this locality inclusive of the Rural Village lots.

The designations mentioned above with corresponding estimated lot yields are shown in **Attachment 5**. As indicated in **Attachment 5**, the estimated total yield from existing and new designations in these two primary growth areas is in the order of 4000 lots.

In addition to the designations around the two primary growth areas of Mount Barker and Porongurup, provision has also been made for development opportunities in the Shire's smaller rural townsites including Narrikup (designation of approximately 3 ha of land for urban residential, plus designation of three existing small rural lots totalling 3.6 ha in the townsite for rural residential which would have subdivision potential following rezoning); Rocky Gully (designation of approximately 58 ha of land for rural residential combined with introduction of an 'Enterprise' zone to encourage growth); and Kendenup (introduction of an 'Enterprise' zone to encourage growth).

The context in which these designations and estimated yields should be viewed are recent population forecasts released by the WAPC in its 2011 'WA Tomorrow' document (**Attachment 6**). These show that high growth scenarios for Plantagenet Shire up to year 2026 predict a population increase from approximately 5100 to 6500; a total of 1400 persons. The designations supported by the WAPC in 'July 2011' PLPS will therefore easily accommodate envisaged growth as well as any currently unforeseen growth drivers, for certainly greater than five years and most likely, for greater than the normal 15-20 year planning implementation timeframe for local planning strategies.

As such, it is recommended that the 'July 2011' PLPS be modified to provide confirmation that the designations contained in the strategy are sufficient to accommodate envisaged growth of the Shire over the expected 15-20 year life of the strategy.

Providing clarification of actual land supply and planning timeframe within the strategy will also address concerns raised in 38 of the 80 submissions relating to PLPS' ability to provide long term planning guidance.

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## Northern Residential Designation

A 130 ha area of land on Albany Highway, approximately 2 km north of Mount Barker town centre, was proposed to be designated for urban residential purposes. In granting consent to advertise PLPS the WAPC supported a 70 ha portion of this designation only, being Lots 756, 1234 and 1233 which were already subject to a rezoning application (Amendment 44).

Whilst inclusion of additional urban designations is not necessary on grounds of land supply, there is some merit in incorporating the entire originally proposed area of land for urban purposes as this will link development more strongly to existing urban and other types of development closer to the town centre; and is likely to help facilitate resolution of existing road connectivity issues associated with development of the land subject to Amendment 44.

The area recommended for inclusion is shown in **Attachment 7** and its inclusion is supported by the Local Government. The Local Government has also agreed to prepare a townsite strategy to review development and growth opportunities related to Mount Barker and structural matters related to infrastructure and planning.

## Rural Planning Component

In granting consent to advertise the 'July 2011' PLPS the WAPC required provisions for rural land to be modified so that they were in accordance with SPP 2.5 and DC 3.4. This was carried out however as a result, some descriptive details and supported provisions relating to rural land were also removed. Re-inclusion of the relevant information and provisions is supported as this will provide a more complete strategic position on rural land for the Shire that is still in accordance with the policy framework. **Attachment 8** contains the relevant clauses and their inclusion is supported by the Local Government. Re-advertising is not recommended as the provisions reflect WAPC policy, clarify matters and do not significantly impact on the future direction of the Strategy.

Notwithstanding this, the Local Government's representations at **Attachment 1** request re-inclusion of provisions for rural subdivision in portions of two of the rural planning units to create lots 30 ha - 40 ha, provided that land capability and water supply for intensive agriculture is demonstrated. The WAPC previously considered this proposal and it was not supported due to conflict with SPP 2.5 and objections from DAFWA. There has been no further justification from the Local Government to warrant the WAPC now supporting this departure from policy.

In addition, recently reviewed policies SPP 2.5 and DC 3.4 reinforce the WAPC's position that there is a sufficient supply of existing smaller lots in the rural landscape within high quality agricultural areas, thus providing sufficient opportunity for establishment of intensive agricultural land uses. This is the case for the rural planning units in question as it is a historically fragmented area and contains identified Priority Agricultural Land (PAL). On this basis it is recommended that the WAPC remains in support of the rural provisions contained in **Attachment 8** and does not incorporate the proposed additional subdivision provisions.

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### Agency Submissions

Submissions from agencies recommended inclusion of some additional information and minor corrections for accuracy and completion purposes. These are generally supported and it is recommended that they be included. The supported inclusions have been appended to the schedule of modifications.

### **CONCLUSION:**

The public submissions are acknowledged, however they do not provide grounds to warrant further consideration of the Shire's adopted 'November 2011' strategy, which is essentially the same document that the WAPC previously required substantial changes to prior to advertising.

In contrast the 'July 2011' PLPS is consistent with the WAPC's policy framework. Some departures are proposed however these are justified on the basis of particular local circumstances and have accordingly been supported. The document is also able to provide sufficient guidance for growth and development of the Shire in excess of its expected 15-20 year lifetime. It is therefore recommended that the WAPC endorses the 'July 2011' Plantagenet Local Planning Strategy, subject to the modifications contained in the attached schedule.

## SHIRE OF PLANTAGENET REPRESENTATION TO THE STATUTORY PLANNING COMMITTEE ON THE DEPARTMENT OF PLANNING RECOMMENDATIONS ON THE PLANTAGENET LOCAL PLANNING STRATEGY

### 1.0 FINAL APPROVAL APPROACHING

- 1.1 The Shire is pleased to see the Local Planning Strategy (LPS) is now nearing the final approval position since its submission to the Department in June 2008 following workshops with Department officers in late 2007 and early 2008.

### 2.0 NARRIKUP RURAL RESIDENTIAL

- 2.1 The Department is continuing to recommend the land north of Narrikup not be shown as rural residential based on earlier advice it provided. The Department did not provide important additional background provided by the Department of Agriculture and Food in 2010 which reads as follows:

*'Additional Information*

*On the basis that more than 50% of the nominated Narrikup land parcel has been identified as having a high potential for irrigated agriculture / perennial horticulture, the WA Department of Agriculture and Food would normally object to any proposal to rezone this land from 'Rural' to 'Special Rural' and 'Rural Residential'. The block under investigation is approximately 65 ha.*

*However, at the time of compiling the Lower Great Southern Region Strategy (during the final mapping of the 'Agricultural Land of State and Regional Significance') additional meetings were held with Senior Planners from the Plantagenet, Denmark and Albany Shires, to identify and map out their 'Local Zones of Significance' while also incorporating 'future growth and buffer' areas around several rural towns in the Lower Great Southern Region.*

*Through the meeting with the Plantagenet Senior Planner at the time, an agreed 2.5km projected growth buffer was placed around the town of Narrikup (and likewise for other small rural centres in the Lower Great Southern region). The proposed Rural Residential development on the property north of Narrikup, falls within the nominated 2.5km town / growth buffer area. It should be assumed through that DAFWA holds no opinion on the matter of 'nominated' rural town growth and buffer areas, except where growth may cause land use conflict and impacts with an adjacent agricultural activity.*

*Similar situations arising in the areas such as Busselton-Bunbury have led to seeking a compromise on land selection for town-site expansion.*

*Regards,*

*Tim Overheu*

*Department of Agriculture and Food Albany'*

The one lot proposed for rural residential north of Narrikup is within the previously agreed 2.5km growth buffer.

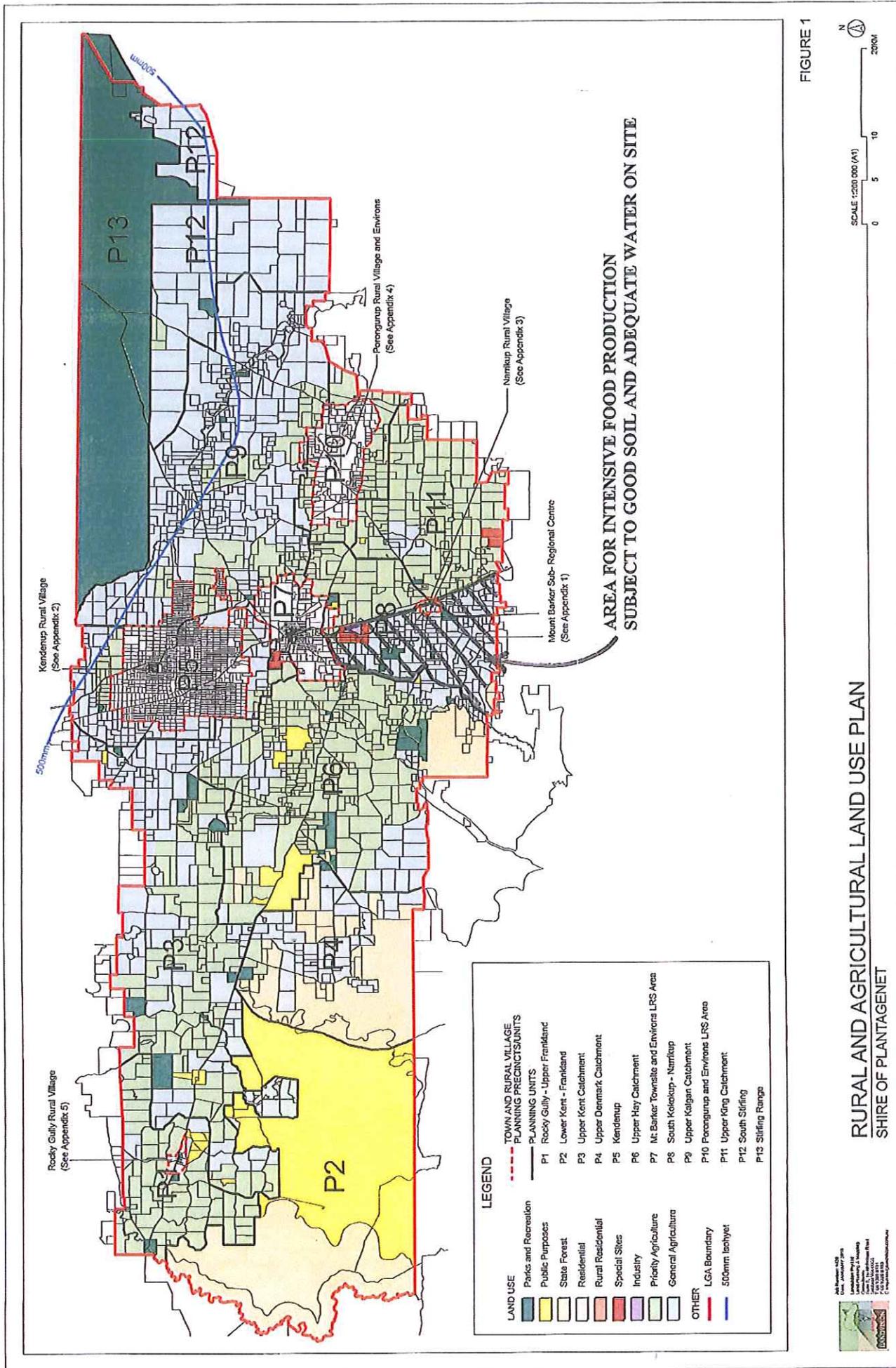
- 2.2 The officers report and the summary of submissions in referring to the Shire of Jerramungup LPS review make reference to the 7km strip of growth west of Bremer Bay. In respect to Narrikup, the Council comments related to Jerramungup town and not to Bremer Bay. Jerramungup town has an area of future rural residential separated from the town by a golf course and industrial area. In Narrikup the rural residential is separated from the town by remnant vegetation (Crown Land) and a future service industrial area. Both areas earmarked are on cleared farmland. The difference between Jerramungup town and Narrikup rural residential proposals can not be found, yet the recommendation is to not support Narrikup.
- 2.3 The residential area identified in Narrikup is owned by the Crown and Landcorp has no intention of releasing any lots due to the cost. The last Crown land residential lot release was in 1994. The 3.6 ha of rural land identified for rural residential in the town consists of 3 lots. At a lot size of 1ha for rural residential, these 3 lots would yield 3 lots after rezoning, a pointless and costly exercise. All 3 lots are developed with houses and associated outbuildings.

### **3.0 ENCOURAGING THE DEVELOPMENT OF SOME LIMITED PARTS OF RURAL LAND FOR INTENSIVE FOOD PRODUCTION**

- 3.1 The officers report lists five common themes of the submissions under the 'Consultation' heading. There was a sixth theme that was very important. The Planning Director South West Regions in April 2012 in an email noted the Shires continued support for the inclusion of intensive agricultural subdivision provisions within the planning unit P6 and portions of P8 and P11. It was stated the Shires views will also be provided in the report. The report is silent in this matter.
- 3.2 The Council is aware of the WAPC policy position to oppose the further subdivision of rural land. The Council is also aware of recent trends for large companies with large land holdings and agricultural enterprises to fail and for foreign owned companies to, in some cases, buy out these failing companies. This does raise the question of long term food security for Australia. There are definite instances where bigger is not better in agricultural circles. The one size fits all approach does not address the emerging potential problem.
- 3.3 The Council LPS proposal was to allow limited and controlled subdivision of some rural lands where there is known to be good soils and water availability. These areas are limited to the Forest Hill area (planning unit P6) and land south towards Narrikup and west of Albany Highway (parts of units P8 and P11). The specific controls proposed by the Council are from 3.1.4.2 of the main document:

2. *In addition, in the case of subdivisions creating new or additional lots, new lots of less than 80ha will not be supported, except where the lot is a maximum of 40ha in Priority Agriculture and General Agriculture in specific planning units identified in Appendix 6 and all of the following criteria are met:*
- (i) an agronomist's report or similar demonstrates that each new lot will contain a minimum of 30ha in Priority Agriculture and General Agriculture with a high-capacity rating (class 1 or 2) for annual or perennial horticultural production;*
  - (ii) a hydrologist's report or similar demonstrates each new lot has the capacity to capture and store water of a sufficient quantity and quality as applicable to the potential agricultural production on that lot and the State water management agency is prepared to agree that the capture of that water is within the limits of an endorsed Water Allocation Management Plan or is within the sustainable yield for that sub-catchment;*
  - (iii) the total lot area incorporates the minimum area of 30ha of high-capability land, plus the water capture and storage area, plus an area for farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourses and wetlands, plus the retention of any remnant vegetation that should be protected from clearing;*
  - (iv) that the remaining rural holding is a minimum of 50ha and is considered suitable for continued agricultural production based on lot size, land capability, land sustainability, water availability, has appropriate fire protection measures in place, lot configuration and advice from any relevant government agency; and*
  - (v) the application for subdivision when submitted includes written confirmation from the Department of Agriculture and Food and/or the Department of Water where appropriate that the reports from the agronomist and the hydrologist are accepted.'*

3.4 The areas proposed involved units P6 and the western portions of P8 and P11 which are known areas of good land for intensive food production. Should the Commission be mindful of considering this form of concept, then perhaps it could be limited to the western parts of P8 and P11 with P6 being considered under a later review of the LPS. The western portions of P8 and P11 are not shown as priority agricultural on the Rural and Agricultural Land Use Plan of the LPS. A plan showing the western parts of P8 and P11 is attached.



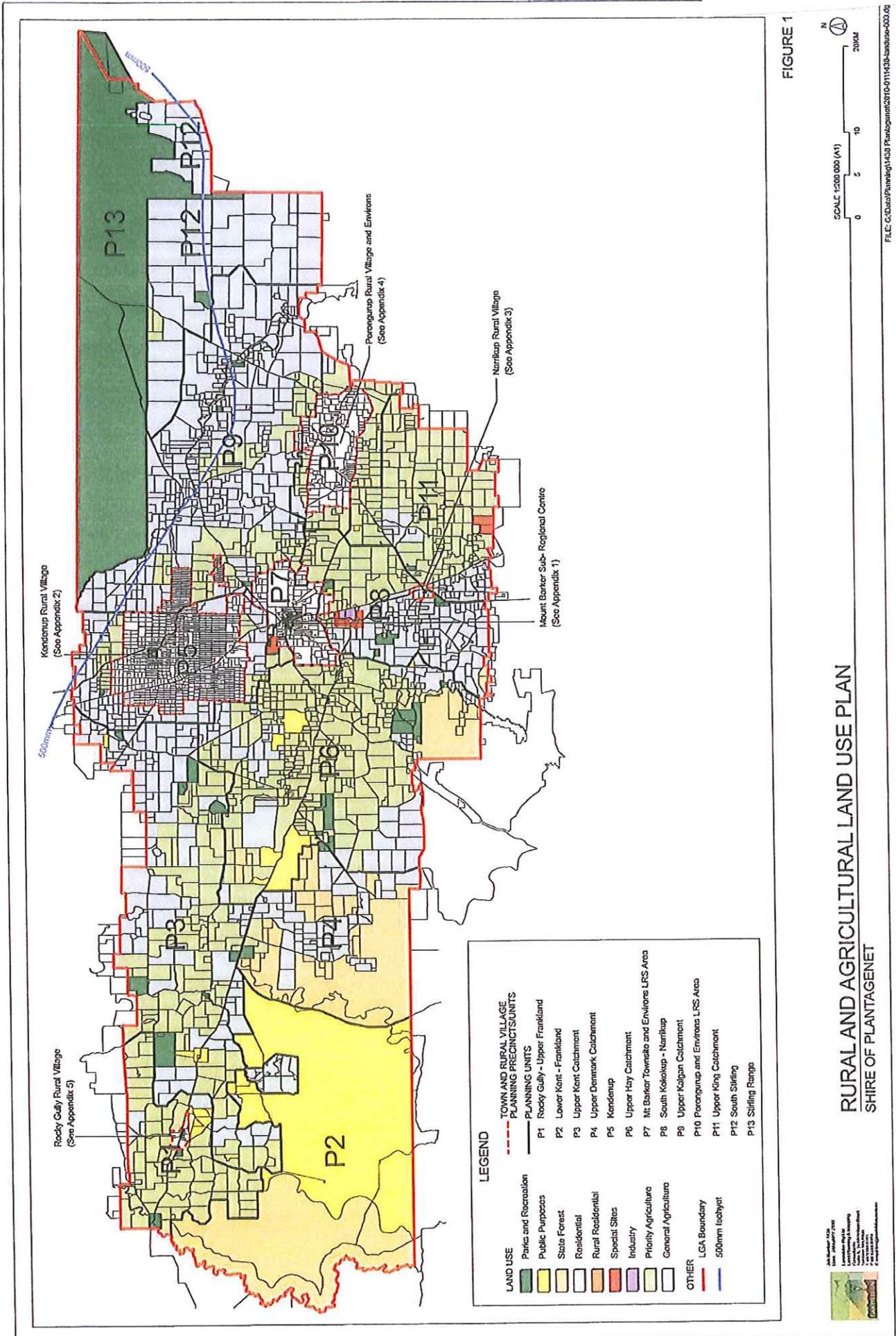
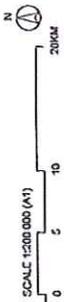


FIGURE 1



FILE: C:\Data\Planning\1438 Plantagenet\3110-011438-landuse-000.dwg

**RURAL AND AGRICULTURAL LAND USE PLAN**  
SHIRE OF PLANTAGENET



**July 2011 Draft Local Planning Strategy**  
**Summary of Submissions**

<b>Separate Submission to WAPC in Relation to Agricultural Significance of Lot 5102 Spencer Road, Narrikup</b>		
<b>Name</b>	<b>Submission</b>	<b>Recommended WAPC Response</b>
Land Assessment Pty. Ltd. C/o Denmark Survey and Mapping PO Box 339 Denmark WA 6333	<p>Identification of Lot 5102 as Priority Agricultural Land (PAL) is incorrect, consequently reason 4 of the Minister's decision to withhold consent to advertise the corresponding rezoning (amendment 52) is not applicable.</p> <p>Basis for this position is:</p> <ul style="list-style-type: none"> <li>• PAL mapping incorporated into the Lower Great Southern Strategy (LGSS) is not consistent with DAFWA's own criteria for PAL identification. DAFWA require &gt;70% of land area to be of high capability before classifying land as PAL however the LGSS mapping reflects areas where &gt;50% of land area is of high capability.</li> <li>• A site specific land capability report confirmed the presence of three basic soil types on Lot 5102. These soil types represent B1 and B2 categories (&gt;70% or 50-70% of land area has moderate to high capability) but there is no A1 or A2 land present (&gt;70% or 50-70% of land area has high capability). Without any A1 or A2 land being present it is inappropriate to designate any portion of Lot 5102 as PAL.</li> <li>• Further results obtained from the site specific land capability report are not relevant to determining if the land is PAL as the tests focused on capability for rural residential activity and onsite effluent disposal.</li> <li>• More refined High Quality Agricultural Land (HQAL) mapping carried out by DAFWA is not yet available so the need for PAL areas to be identified in planning strategies should be relaxed. In the interim, appropriately justified local interpretations of PAL should be allowed instead of a</li> </ul>	<p>Note.</p> <p>The submission disputes strategic designation of the land as PAL; and DAFWA's previous confirmation of the land as PAL which was based on an interpretation of the site specific land capability assessment carried out at rezoning stage. In relation to these two matters:</p> <ul style="list-style-type: none"> <li>• As the State advisory body on agricultural land, it is expected that DAFWA's advice to the WAPC when identifying PAL in the LGSS was correct.</li> <li>• Dispute over DAFWA's conclusions in relation to the site appear to be based partly on results of the same site specific assessment that was carried out to determine capability for rural residential activity and effluent disposal. The submission does not provide any confirmation via a specific site assessment for agricultural capability that the land is not PAL.</li> <li>• The only more specific assessment into capability of the land for agricultural purposes currently available is draft HQAL mapping by DAFWA. DAFWA have advised that based on this draft mapping Lot 5102 is 'Priority 2', and "a premium for this area."</li> </ul> <p>Agricultural significance of Lot 5102 is an important factor in determining appropriate land use however, even if the land was confirmed as not being regionally significant PAL, it does not follow that the land should automatically become available for rural residential development; or that the WAPC and Minister's other reasons for not supporting the designation or</p>

direct reflection of the PAL mapping in the LGSS, which is highly questionable in terms of accuracy.

- The Shire's TPP 18 indicates the subject land as being General Agriculture and this designation is more appropriate.
- Lot 5102 is of no particular strategic agricultural significance to warrant its exclusion for rezoning for rural residential purposes.

rezoning fall away. In particular:

- The land remains in a location spatially separated from the existing developed area of Narrikup and is highly likely to remain separated given the barriers of heavily vegetated UCL and the recently constructed heavy haulage bypass road. The resulting development form of Narrikup would therefore remain undesirable if the development were to proceed.
- The designations for growth of Narrikup supported by the WAPC (including urban residential and some rural residential immediately adjacent to the town centre) would lead to a desirable nodal development form in addition to providing a supply of lots sufficient to meet envisaged demand. It is also noted that there is a limited supply of existing undeveloped residential zoned lots within the townsite (three owned by the State, two in private freehold ownership) that could potentially be released immediately for development, depending on owner intentions.
- There remains an undemonstrated demand, in a strategic context, for additional rural residential designations to those previously supported by the WAPC elsewhere in the Shire. This in addition to the concerns regarding development of the site due to its location, lead to there being limited merit in supporting isolated rural residential development as a growth mechanism for Narrikup, both in principle and particularly for Lot 5102.
- The site if developed for rural residential purposes would remain at a high risk of introducing land use conflict with existing agricultural land uses in the locality.

On this basis, retention of Lot 5102 in the agricultural

		designation in accordance with the advertised 'July 2011' PLPS and the Minister's withholding consent to advertise amendment 52, is recommended.
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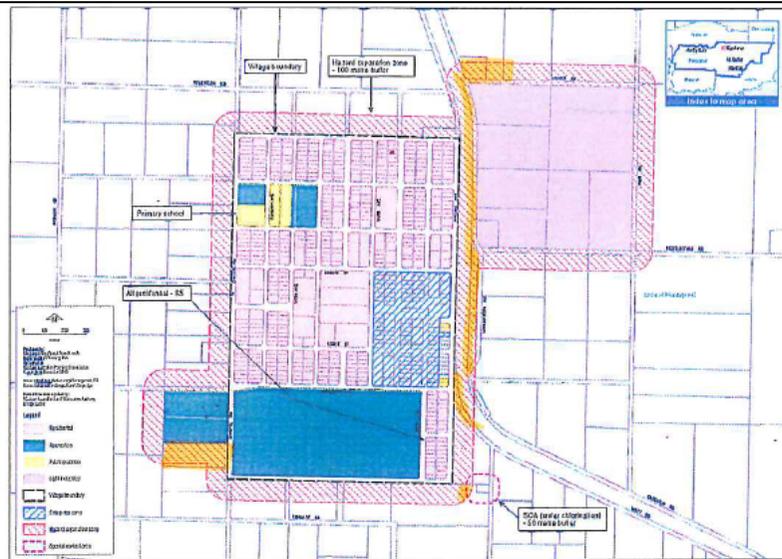
No.	Name	Submission	Local Government Comment	Recommended WAPC Response
1.	Western Power Locked Bag 2520, Perth	No objections.	Noted.	Note.
2.	FESA 5 Hercules Crescent Albany	<p>At section 2 of the LPS it may be prudent to cite State Planning Policy 3.4 (SPP3.4) as forming part of the State and Regional Planning context. Moreover at Section 6.5.2 Bush Fire, there is probably a need to refer to the need for compliance with <i>Planning for Bush Fire Protection</i> as being the set of guidelines that outline a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires and avoid inappropriately located or designed land use, subdivision and development on land where a bush fire risk is identified.</p> <p>Again, in setting the context at Section 2 of the LPS, there is also probably a need to refer to WESTPLAN – BUSHFIRE (December 2010) as this document assigns the HMA responsibilities for Prevention and Mitigation to FESA, DEC and LG for their respective areas. Moreover it is acknowledged that: 'Local Government planning and development processes also play a role in bushfire risk management by adopting specific standards as outlined in the joint FESA – WAPC document 'Planning for Bush Fire Protection' (edition 2 – May 2010)'. In addition, Local Governments are encouraged to define bushfire prone areas in their Town Planning Scheme and ensure new buildings within these areas comply with any applicable national construction and development standards.</p>	<p>Noted – reference to numerous other documents deleted by DOP/WAPC.</p> <p>A LPS should refer to these kinds of documents.</p> <p>Noted.</p>	Note. Inclusion of reference to SPP 3.4 in Section 2 of PLPS is supported.
3.	Shire of Manjimup PO Box 1 Manjimup	<p>As you are aware, the Shires of Plantagenet and Manjimup have a common boundary in the Rocky Gully District. This area comprises state forest and conservation areas with very little development potential.</p> <p>Given the lack of development potential in the immediate vicinity of our common boundary, your strategic land use planning has no impact on the orderly planning and development of the Shire of</p>	<p>Noted.</p> <p>Noted.</p>	Note. PLPS does provide sufficient land designations to accommodate

		<p>Manjimup. Given this, the Shire of Manjimup has no comment to make on the strategic land use direction proposed.</p> <p>We note with some interest that the draft Local Planning Strategy is intended as a guiding document for only the next 5 years. The Shire of Manjimup Local Planning Strategy adopted a 10 year planning horizon (2003-2013). We have recently been directed by the State to consider the growth and development of Manjimup over a 20-40 year horizon. Our experience has shown that taking a longer-term approach can place the local government in a better position to attract government and non-government investment.</p>	<p>Noted – all strategic long term initiatives deleted by DOP/WAPC. LPS should be long term and plan for 20 years.</p>	<p>forecast growth over at least the next 20 years, as opposed to the five years currently referred to. Modifications are recommended in order to clarify this in the document (see schedule of modifications).</p>
4.	<p>Department of Education 151 Royal Street East Perth</p>	<p>The Department of Education has reviewed the report and wishes to advise following: The new residential lots zoned within the Mount Barker urban area are identified as residential coding ranging from R2/R15. Based upon this information the Department will be able to accommodate the anticipated student increase at the Mount Barker Community College.</p> <p>Any other increase in residential yield identified within the Kendenup, Narrikup, Porongurup and Rocky Gully rural villages will also be able to be accommodated at the Mount Barker Community College.</p> <p>The Department therefore has no objections to the Draft Local Planning Strategy.</p>	<p>Noted</p>	<p>Note.</p>
5.	<p>Department of Environment and Conservation 120 Albany Highway Albany</p>	<p>The Shire of Plantagenet extends into part of two different DEC regions – South Coast and Warren. The comments on your draft LPS below are from the DEC South Coast Region, however they are being copied to the Warren Region which may choose to provide additional advice. In particular Rocky Gully is located in the DEC Warren Region and hence technical comments specific to that rural village are not provided below.</p> <p><b>General Comments</b> Unfortunately, the current draft LPS has a very limited scope in comparison with some other local planning strategies such as the City of Albany LPS (ALPS). However, that is to some degree understandable in the context of the relative rates of development and diversification between the two authorities and the current levels and predicted growth of their populations.</p>	<p>Noted.</p> <p>Noted – Strategic long term initiatives deleted by DOP/WAPC.</p>	<p>Note. Support inclusion of relevant additional information/provisions by way of modification (see schedule of modifications).</p>

	<p>However, irrespective of the scope of the draft LPS, it currently lacks a strong and more descriptive historical and contextual 'setting' for the shire and it considerably understates the environmental significance of the area. This significance is largely a result of the shire's landforms and also its latitudinal extension from the south west forest belt through the Lower Great Southern and into the southern aspect of the Stirling Range National Park, an area of international significance in its own right. This contextual setting is important because one of the fundamental strategies, even for a 5 year plan, should be to recognise, promote and maintain the variety of natural settings and 'sense of place' across the shire.</p> <p><b>Draft Local Planning Strategy – main text</b></p> <p>In line with the general comment above, it is suggested that the descriptive sections on Environment and Cultural Heritage be brought forward to replace Section 1 which should be edited and then amalgamated into Section 2. In this way the 'Introduction' would briefly set out the natural settings and cultural context of the shire which collectively have created the sense of place that needs to be recognized in the 5 year strategy and the 20 year vision. This new Section 1 would only be descriptive and the prescriptive aspects would remain in the Section 4 Profile and Key Issues.</p>	<p>These sections have been deleted. LPS should be long term and plan for 20 years.</p> <p>Document restructured by DOP/WAPC. DEC comments supported.</p>	
	<p>You could incorporate the slogan "<i>Plantagenet...Rich &amp; Beautiful</i>" which, even if no longer in official use, is nevertheless still used by the tourism and real estate industries in their promotional material.</p> <p>Section 1 of Appendix 4 (Porongurup Rural village and Environs) is a good example of how Section 1 of the draft LPS could be improved. Similarly, Section 1 of Appendix 2 (Kendenup Rural Village) gives an excellent overview of the historical settlement and cultural identity of a specific area within the shire.</p> <p>In order to support the environmental significance of the shire you could also provide more information – for example, interrogation of the DEC publicly accessible on-line <i>NatureMap</i> lists the following native species data for the shire:</p> <ul style="list-style-type: none"> <li>• 550 recorded fauna</li> <li>• 447 recorded fungi</li> <li>• 2427 recorded plants</li> </ul> <p>Of these 3424 recorded species a total of 243 (~7%) have high conservation status as species listed as rare, threatened or requiring special protection. Some 60 species are rare or likely to become extinct.</p> <p>This species diversity, along with the range of natural landscapes, including the Porongurup and Stirling Ranges, is quite outstanding and sets a natural basis for both 'rich' and 'beautiful'.</p> <p><b>Specific comment on main text</b></p>	<p>Agree.</p> <p>DOP feel readers can go and find these without it being in a LPS.</p> <p>Noted.</p>	

	<p>4.6.2.6 If the Bolganup Creek Catchment Area Plan is to be reference, so too should the <i>Stirling Range and Porongurup National Parks Management Plan 1999-2009</i>, which is a statutory plan under the CALM Act 1984. This plan remains current until formally amended or replaced. The plan should therefore be referenced at appropriate parts of the LPS text.</p> <p>4.6.4.3 Please note that DEC strongly prefers the use of already cleared lands as a source of basic raw materials.</p> <p>4.10.1.1 This paragraph does not fully overview the great diversity of landscapes and vegetation and omits the extensive State forests in the SW of the shire, and part of the Mt Lindesay National Park. Please see earlier comments.</p> <p>4.10.2.1 There is currently no mention of the species biodiversity including the large number of threatened flora species within the shire. Again, please see earlier comments.</p> <p>4.10.2.3 This paragraph also requires mention of protected fauna species, possibly including mention of the Mount Barker <i>Quenda</i> population which has recently influenced local scale planning strategies in and around the town.</p> <p>4.10.3 There is no mention of climatic <i>change</i> trends in the text. The three figures on page 13/14 are not cross-reference to the text.</p>		
	<p>Section 5 Strategic Plan. There is no generic strategy to protect and conserve the environment. A new subsection entitled Environment and Conservation issues is required.</p> <p>6.5.2.3 This strategy (preference for new developments to take place on land which is already cleared) is strongly supported by DEC.</p> <p>6.5.6 Climate change. There is no general overview here of what change may be happening in the shire.</p> <p><b>Appendix 1 Mount Barker</b></p> <p>Mount Barker lies on the boundary between the DEC South Coast Region and the DEC Warren Region. The DEC South Coast Region includes the areas to the south and east of the town centre where most expansion is occurring in the five precincts dating from 2002 and the nine dating from 1997.</p> <p>1.1 The town is a local hub for tourism with the Porongurup Range to the east and several wineries to the west. It also lies on a very busy major transport route, the Albany Highway and the termination of Muir Highway to the west.</p> <p>8.9.1 This should include reference to the biodiversity and connectivity conservation values of native vegetation, for example:  <i>There are extensive areas of remnant native vegetation in and around Mount Barker and where possible these should be retained for their biodiversity conservation values and for their visual appeal. Where possible native vegetation should be kept outside bushfire hazard separation</i></p>	Noted.	

	<p>zones by applying defined building envelope locations and by applying increased levels of fire protection to buildings through AS3959 BAL19 and BAL29 building standards.</p> <p>8.9.3 This clause regarding protection of <i>Quenda</i> habitat is strongly supported by DEC.</p> <p><b>Appendix 2 Kendenup Rural Village</b></p> <p>The Kendenup rural village is located within the DEC South Coast Region whereas those parts of the broader Kendenup locality to the west of the Albany Highway are located in the DEC Warren Region.</p> <p>2.3 Insert an indicative figure for a 5 year time frame – possible ~1,000 additional people? See also Section 7.12 comment below.</p> <p>4.4 The Town Planning Scheme <i>is being or has been</i> amended to delete reference to rabbits.</p> <p>7.7.1 Close examination of the Conceptual Structure Plan for the village at page 8 of the document and comparing this with aerial photography indicates that some section of the proposed 100 metre hazard separation zone around the village site overlies areas of native vegetation within the village and its vicinity (see below). These sections appear to include the bulk of Lot 14 Chauvel Road in the SW corner of the village, a</p>	<p>Noted.</p> <p>The hazard separation zone is indicative and would be modified as part of detailed planning to avoid areas of vegetation as there is the ability to link cleared land to form the zone.</p>	
	<p>small part of Lot 1008 Hassell Road in the SE corner, several sections of the railway reserve both to the south and to the east of the railway, much of Lot 2006 Munro Road and a small part in the SE corner of Lot 319 Munro Road.</p>		



Site of Kendonup Rural Village - Conceptual Structure Plan  
 Kendonup Rural Village - Conceptual Structure Plan

Appendix 2  
 Local Planning Strategy

POTENTIAL IMPACT OF FIRE HAZARD SEPARATION ZONE ON NATIVE VEGETATION.

The most significant potential impacts appear to be with regard to Lot 14 Chauvel Road and the sections of railway reserve which otherwise provide a broadly continuous vegetation linkage across the landscape to the north, through and to the east of the village. DEC recommends that the indicative hazard separation zone be amended so as to overlie already cleared land, thereby removing the need for artificial modification of native vegetation which is already very sparsely distributed in this area.

See also Sections 7.9.1 and 7.9.3 for statements regarding the importance of retaining native vegetation.

		<p>7.9.1 and 7.9.3 See comments regarding Section 7.7.1 above which will aid in the retention of un-modified native vegetation.</p> <p>7.12 Needs a cross reference or incorporation of the 5 years time frame for Section 2.3.</p> <p><b>Appendix 3 Narrikup Rural Village</b></p> <p>3.7 and 9.7 DEC does not support the extent of proposed fire hazard separation zones impacting upon native vegetation, especially to the north west of the settlement. Moreover, there are a number of declared and priority flora species and records of protected fauna from the remnant bushland of the Narrikup area. Any clearing or prescribed modification of this vegetation should be subject to a Level 2 flora survey. Regulatory building standards within AS3959 should be required to an appropriate level so as to significantly reduce the width of any fire hazard separation zones. Furthermore, DEC should be included in any fire management planning of the area.</p> <p>6.2 Any additional land supply should be targeted towards already cleared land and not uncleared crown land.</p> <p>9.9.1 The visual appearance of native vegetation (to the lay person) does not necessarily equate to its conservation significance. It is fundamental to first establish by detailed expert survey what biodiversity attributes, including any declared rare species, are present and need to be left undisturbed. It is critical that DEC is consulted and its recommendations be considered. Any statutory requirements for wildlife (flora and fauna) protection and management will need to be duly implemented.</p> <p>9.9.2 The suggested importance of this area is agreed.</p> <p><b>Appendix 4 Porongurup Rural Village</b></p> <p>This is a well written part of the draft LPS which should set a model for other appendices and the main text.</p> <p><b>Appendix 5 Rocky Gully Rural Village</b></p> <p>As Rocky Gully is located within the DEC Warren Region, any comment on this appendix will need to be provided to you by that region. However, two typographic errors were noted in Section 7.11.3 (There <u>is</u> one site...<i>etc</i>) and in Section 7.12.1 (spelling: existence).</p> <p><b>Appendix 6 Rural Planning Units</b></p> <p>Figure 1. The pale buff coloured area to the south west of Mount Barker is shown as <i>State Forest</i>, however this area is now part of Mount Lindesay National Park and may be more</p>	<p>Noted. This vegetated Crown land is managed by State Land Services with periodical controlled burns. The current LPS has no growth for Narrikup as required by DOP/WAPC.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Will consider changing colour</p>	
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		appropriately designates as <i>Parks and Recreation</i> . Clarification should be sought from the DEC Warren Region.	to green.	
6.	John Pickles 233 Duck Road Mount Barker	In regard to the future Planning Strategy for the Shire of Plantagenet, I submit that as a document of vision and future planning it is far too short term and in essence becomes too restrictive.	<p>Noted. – Strategic long term initiatives deleted by DOP/WAPC.</p> <p>The future growth areas in this revised draft LPS have been restricted to areas identified in two, 14 year old 1997 strategies. The planning for the rural areas at Appendix 6 does not address land use or potential land use conflicts as it only makes comment about subdivision of rural land being in accordance with WAPC policy.</p> <p>The Council's Planning Vision actually attempts to encourage rural land for</p>	Note - as per response to submission 3 above.

			<p>food production particularly in two planning units where soils are good and water availability is good. The WAPC State wide rural policy is State wide and a detailed LPS must be a document that can allow appropriate and justified variations based on local circumstances.</p> <p>In the earlier discussions with the DOP, the matter of one lot (5102) to the north of Narrikup being identified as potential rural residential was of concern to the DOP. This concern related to its potential as priority agriculture and traffic conflict caused by the</p>	
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			<p>southern bypass. The DOP recommended to the WAPC that lot 5102 be deleted as a future rural residential lot hence leaving no land for the growth of Narrikup into the future other than the LandCorp residential land. The WAPC required the Narrikup Appendix 3 be amended to delete the paragraphs that justify the inclusion of lot 5102 and the deletion of lot 5102 from the map. In July 2011 the Council had no option than to agree to the two modifications required by the WAPC. The Council felt that</p>	
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			<p>the public comment on this document would be important to gauge the level of support. Rather than a 21 day advertising period which formed part of the Council's resolution on 9 February 2010, a 42 day advertising period was considered by the Council to be more appropriate for the public to consider the ramifications of this revised LPS. It is now clear there is strong opposition. The Council's Planning Vision (TPS Policy No. 18) which was adopted in March 2010 generated 22 submissions of which 15 were from State agencies and</p>	
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			<p>local Councils and seven from the broader community. There was certainly not the lack of support that has been received on this current July 2011 draft LPS.</p> <p>It is noted that the WAPC recently agreed to a Review of the Jerramungup Shire LPS being advertised for comment. The submission period on that Review closed on 30 September 2011. That Review included the provision of Rural Residential land south of Jerramungup townsite and its recreation area, which is very similar to this Council's proposal for Rural Residential</p>	
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			<p>at Narrikup which was required to be deleted. Another observation with the Jerramungup LPS Review is that its long term planning is for up to 30 years. It also includes a strip of land west of Bremer Bay for a range of long term Residential, Rural Residential, Farmlets and Industrial. That strip of land extends over 7km from the existing settlement of Bremer Bay. Plantagenet's Planning Vision includes a long term area of Residential which is only 800m north of the developed parts of Mount Barker but this</p>	
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			<p>was deleted from the draft LPS by the DOP/WAPC. Plantagenet's Planning Vision also includes two areas of long term Rural Residential located 2.5km east of Mount Barker and 1km south of Mount Barker, both of which were deleted from the draft LPS by the DOP/WAPC.</p> <p>The July 2011 draft LPS was prepared to suit the requirements of the DOP. It does not reflect the focus and purpose of the WAPC 'Local Planning Manual' which includes the following statements:</p> <p><i>'...the local planning strategy providing the overarching framework. The</i></p>	
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			<p><i>strategy will enable schemes to more clearly express the strategic vision, policies and proposals of the local government. It will also provide a means to apply state and regional policies at the local level.'</i></p> <p><i>'...the local planning strategy and achieving the local government's aims and objectives with respect to the development of its local area.'</i></p> <p><i>'...each local government is able to adopt the planning policies, provisions and approach that best suit its local needs and circumstances.'</i></p> <p><i>'Each local government should develop a</i></p>	
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			<i>strategy that best suits its area and local circumstances.'</i>	
			<i>'The strategy sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives. The strategy will need to address the social, environmental, resource management and economic factors that affect, and are in turn affected by, land use and development.'</i>	
7.	Joe Plowright 59 Newman Road Narrikup	This document does not factor in future growth that is needed to support local government infrastructure. It is having a negative Small Business impact. Examples are the Town Hall and sporting facilities, with the local grocery store and Post Office closed recently through lack of population growth. The falling population is also a real concern for the local Volunteer Fire Brigade so I would urge the Council to reject this policy. There have been NO new land releases in the township of Narrikup for seventeen years time elapsed whereby the State Government Department responsible for this lack of foresight and	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.  In regard to Lot 5102 Spencer

		<p>vision should be held accountable for their lack of inaction.</p> <p>Amendment No. 52 – Lot 5102 Rural to Rural Residential should not have been removed by WAPC, as it would have provided an alternative life style choice in and around the townsite of Narrikup and the said land is well situated on the town boundary.</p> <p>The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long-term visionary document and it must be endorsed in full by the Western Australian Planning Commission.</p>		Road - as per response to separate submission to WAPC, detailed above.
8.	Main Roads WA PO Box 503 Albany	<p>Main Roads previous advice (7 September 2007 and 24 July 2009) provided comment on the strategic role of State Roads located within the Shire, perceived demands and threats facing the State Road network over the next 10-20 years and outlined anticipated road upgrade requirements.</p> <p>Main Roads indicated in its response that no part of the State Road network within the Shire of Plantagenet will be brought to capacity within the next 20 years as a result of anticipated growth in inter-regional traffic and concluded that the principal threat to the network was the uncoordinated or inappropriate development of land. The result of such development could include:</p>	<p>Main Roads ignored Council's detailed response on 13 July 2010 which discussed many of these issues. The LPS was modified to talk about traffic impacts to suit the WAPC. It is clear Main Roads are concerned about cars driving on their State roads. Are these requirements applied to all rural towns in WA where a State road cuts through?</p>	<p>Note.</p> <p>Identification of road hierarchy supported for inclusion into future LPS reviews.</p> <p>Proposed residential development referred to is subject to a rezoning (amendment 44) which is required to address access, connectivity and road impact issues before finalisation.</p>

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	<ol style="list-style-type: none"> <li>1. Inadequate provision of local government arterial roads to cater for urban development traffic demand, resulting in sections of the State Road network prematurely reaching capacity;</li> <li>2. Increasing number of conflict points (e.g. intersections of local roads and property accesses) on the State Road network;</li> <li>3. Increasing volumes of low speed local commuter traffic conflicting with high speed through traffic;</li> <li>4. Heavy freight haulage through urban areas;</li> <li>5. Linear development of towns along the State Road network; and</li> <li>6. Existing road intersections with the State Road network exceeding their safe traffic capacity.</li> </ol> <p>These threats if not appropriately managed as part of the planning and development process will result in increased road trauma and reduced road network efficiency, with consequential impacts on the State's economic prosperity and the social well-being of the community. If this was permitted to occur Main Roads would inevitably come under pressure from the community and business sector to prematurely upgrade the State Road network to an appropriate standard at substantial cost to the State.</p> <p>It is essential that the planning framework allows an appropriate traffic assessment of both large development proposals and areas of planned development involving multiple small to mid-size developments, so that appropriate road upgrade works can be undertaken as part of these developments at the developers cost, in accordance with the State Government's user pays policy.</p> <p>Planning for future development road networks needs should preferably be undertaken at a district level to allow integration of the broad movement network, avoid duplication and inefficient design, and minimise developer costs.</p> <p>Main Roads' comments concerning the Shire of Plantagenet LPS are set out below:</p> <p><b>General</b></p> <ol style="list-style-type: none"> <li>1. State Roads are managed by Main Roads and form a substantial component of the State's public asset;</li> <li>2. Sections of State Road located within rural townsites may also function as de facto local</li> </ol>	
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	<p>distributor roads. This is not a concern to Main Roads where substantial reserve traffic capacity exists in the State Road network and local traffic demand is low. However, where this is not the case and traffic demand approaches capacity road performance will decline and a significant liability to the State may result;</p> <p>3. The LPS does not recognise or seek to address the potential negative impacts of future land development on the State Road network;</p>		
	<p>4. The LPS makes no reference of Development Contributions for Infrastructure as identified in SPP3.6;</p> <p>5. The LPS needs to identify a local road hierarchy for either the existing or future local road network so that road access impacts and road development needs can be realistically assessed as part of the scheme amendment and subdivision approval process;</p> <p>6. New roads may only be connected to the State Road network with the approval of Main Roads. In the interest of road safety and transport efficiency, Main Roads seeks to limit both the number of access points onto the State Road network and the excessive consumption of reserve State Road traffic capacity by developers;</p> <p>7. Inclusion into the LPS of a State Road access strategy, which has been approved by Main Roads, would be extremely beneficial to all parties involved in the development approval process;</p> <p>8. The State Road network typically carries substantial freight tonnage. Heavy vehicles operations are not well suited to residential environments given issues such as noise, vibration, dust and odour, and the 24/7 operating hours typical of this industry. Also light vehicle drivers often raise safety concerns when significant volumes of heavy vehicle traffic are mixed with residential commuter traffic, particularly where school or pedestrian traffic is involved;</p> <p>9. Advice from Main Roads should be sought whenever a development or subdivision proposal is likely to generate in excess of 100 total vehicle movements per hour (peak hours) or the volume of turning movements at any State Road intersection increases by more than 10%, so that Main Roads may consider the need for appropriate improvement treatments.</p> <p><b>Appendix 1 – Mount Barker</b></p> <p>1. The LPS should recognise that from a State perspective Albany Highway is the principal inter-regional route linking Perth and the Great Southern, performing an express function carrying long distance travel, high speed traffic. The highway is a primary freight route and a strategic inter-town route;</p> <p>2. The LPS recognises the community severance impacts of Albany Highway but does not</p>	<p>One can only presume that MRWA apply these kinds of requirements fairly in other</p>	

		<p>appear to recognise or seek to address the potential negative impacts of future development on this important State highway;</p> <p>3. The LPS does not identify an existing or future road hierarchy within the Mount Barker townsite nor show how the future local government arterial road network is envisaged to connect to the State Road network. This will severely hinder the assessment of traffic impacts as a consequence of development;</p>	<p>country towns across the 'State'. Examples are Albany, Kojonup, Williams, Cranbrook, Tambellup, Broomehill, Ravensthorpe, Many Peaks, Wagin, Collie, Nannup, Bridgetown, Donnybrook, Moora, Northampton, Meekatharra and Mount Magnet.</p>	
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		<p>4. The LPS seeks to expand development of Mount Barker east and west of Albany Highway but does not appear to consider measures to mitigate the severance impacts of Albany Highway on the community;</p> <p>5. The LPS should also recognise that from a State perspective Muir Highway is the principal inter-regional route linking the South-West and the Great Southern and is a strategic inter-town route. The highway has been identified by the Department of Planning and Infrastructure as part of the primary freight route between the two regions;</p> <p>6. The LPS recognises the [purpose of the recently constructed Mount Barker northern bypass (Muir Highway) as a heavy haulage town bypass but then proposes substantial expansion of residential development north of the bypass. This proposal appears contrary to the principal aim of the bypass and will result once again in the location of this heavy transport route within the Mount Barker townsite. Community severance issues similar to those that currently exist with the Albany Highway, would also result;</p> <p>7. Future proposed residential development north of Muirs Highway (Cats Creek) is likely to yield up to 1500 residential lots and would generate in the order of 12,000 vehicle movements per day when fully developed. The LPS gives no consideration to the need</p>		
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		<p>for development of integrator arterial roads within the local government road network to accommodate this development traffic. This level of traffic generation is considered a substantial threat to the State Road network in Mount Barker;</p> <p>8. Similarly the proposed Industrial area to the north west of Mount Barker, which is bisected by the Mount Barker northern bypass (Muir Highway), requires consideration of road assess issues;</p> <p>9. A number of local government road intersections within the Mount Barker townsite do not comply with current AUSTROADS Standards and will require upgrading and/or realignment as development occurs. Provisions should be made in the LPS to protect the land required for these improvements or identify alternate access arrangements. Intersections requiring treatment include (but are not limited to) Mitchell Street, Lowood Road and O'Neill Road with Albany Highway; and</p> <p>10. The Yerriminup Industrial site constitutes a major change in land use and must be referred to Main Roads once a subdivision or development application is received so that access arrangements to Albany Highway can be reviewed and the developer advised of necessary road improvement works.</p>		
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		<p><b>Appendix 2 – Kendenup</b></p> <p>1. The principal State Road impacted by the development of Kendenup is Albany Highway. The strategic role of Albany Highway is outlined in Appendix 1, Item 1.</p> <p>2. Access to Kendenup from the State Road network is primarily via Beverley Road. While the existing intersection of Beverley Road with Albany Highway is fit for purpose, the intersection will need to be upgraded in the future to safely accommodate traffic demand generated by the full development of Kendenup;</p>	<p>One can only assume this will be applied by MRWA fairly for all towns in the 'State' where they do not abut a 'State' road. This should apply to all towns in the 'State'. It must apply to Bremer Bay in the Jerramungup LPS Review. All towns not on a MRWA road in WA are affected.</p>	<p>Note.</p>
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		<p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>		<p>In relation to Kendenup rural surrounds - WAPC previously did not support designation of 1300 existing rural lots for rural smallholdings. DoP will be working with Local Government to reach agreed outcomes for this area and these will be incorporated into a future review of the PLPS.</p>
10.	Shirley Plowright Lot 5102 Newman Road Narrakup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrakup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• The Shire of Plantagenet TPS Policy 18 Planning Vision is a far more forward thinking document offering communities a way forward in a controlled and managed way and offering a direction to move towards to increase and strengthen community services. By empowering communities we make them more effective. TPS Policy 18 offers to empower the community not ignore its aspirations.</li> <li>• There has been <b>NO</b> new land released by the crown in the township of Narrakup for seventeen years.</li> <li>• The entity responsible for this is LandCorp and they are required to meet all the clearing and Aboriginal Heritage requirements as per any other developer. This means there are</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.

		many hurdles in their way making it an unlikely position that they will embark upon a land release exercise.		
		<ul style="list-style-type: none"> <li>• The land identified to the south of the existing townsite is vegetated and will require unacceptable clearing to meet hazard reduction requirements for fire safety.</li> <li>• Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices as it is constrained by the existing developed pattern of buildings and houses.</li> <li>• The lack of choices means that people can not choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is no incentive for any commercial ventures to begin.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the Western Australian Planning Commission.</li> <li>• Our property which was identified in the Planning Vision and is the subject of TPS Amendment 52; offers a clean canvas that can offer a range of lifestyle choices whilst maintaining high and quality environmental outcomes.</li> </ul> <p>In considering the above, we hope that Council will continue with the Local Planning Strategy in the form that has been adopted in TPS Policy 18 – Planning Vision. The WAPC must stop applying policies in a ‘one shop method’ that implies that all communities and towns face the same issues state wide. A Local Government who employs professionals to assist the community in preparing these documents should be able to have valuable comment and input into what is happening in their own back yard.</p>		
11.	Chief Executive Officer South Coast NRM 39 Mercer Road Albany	As requested, I have reviewed the above mentioned strategy and I must admit, I had to really look for the relevance to the Shire of Plantagenet. It appears that most of the local community vision for the Shire and resulting planning actions have not been included. This strategy could have been written for any shire in the state with a few references to ‘localise’ it.	Noted and agreed. See 6 above.	Note.

		<p>South Coast NRM Inc is the custodian of the Southern Prospects Strategy (the South Coast Strategy for Natural Resource Management) and, as a result, we understand the need for strong community input and ownership of strategic planning documents. It does not appear that this has been included in the development of the proposed current Local Planning Strategy and, as such the document has little chance of being implemented.</p> <p>I urge the Council to reject the draft Plantagenet LPS as advertised and continue with the more successful long term strategic planning direction set by its Planning Vision.</p>		
12.	Keith Townsend 310 Healy Road Narrikup	<p>Agree with Plantagenet Shire plans but are the planning department, idiots. There are NO town or lifestyle blocks in Narrikup and there is demand. I can't see LandCorp releasing any bush blocks. Narrikup is dying, shop and Post Office closed. People I talk to depressed. Subdivision is NEEDED.</p>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
13.	John and Diana Hanson 428 Healy Road Narrikup	<p>We write in support of Town Planning Scheme Policy No. 18 – Planning Vision.</p> <p>The Shires objective to encourage development of the rural villages is to be commended. However to enable this to happen subdivision within reasonable proximity to the townsite must be promoted. Narrikup already suffers from a population which is too small to support services we had previously (i.e. village shop and post office). Tree farms have led to some reduction in population in that houses on those farms are not all able to be used now.</p> <p>We encourage the council to press for rural residential subdivision to support a larger population in a village which already has good infrastructure but needs the population to sustain it.</p>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
14.	Keith Hart Fourth Avenue Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term</p>	Noted and agreed. See 6 above.	Note - as per response to submission 9 above.

		strategic planning direction set by its Planning Vision.		
15.	Walter De Pledge Beverley Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	Noted and agreed. See 6 above.	Note - as per response to submission 9 above.
16.	Darriel De Pledge 240 Beverley Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	Noted and agreed. See 6 above.	Note - as per response to submission 9 above.
17.	Rod Stan-Bishop and Rosa Wright 40 Smuts Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for</p>	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.

		the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.		
		The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction. I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.		
18.	Rhoda and Beverley Hall 32 Lilford Road Narrikup	As residents of Narrikup it is extremely concerning that our village is in decline leading to the closure of the shop and the under utilisation of the hall which is the centre of community life. We need land to be released for development to inject people and monies into our community providing for volunteer groups to flourish and businesses encouraged to open. We are aware that no land release has been achieved in almost 20 years. A lot is made by authorities to motivate urbanites to settle in rural areas and relieve pressure on towns and cities but without land release in suitable areas this will never happen. Narrikup is ideally placed in this regard being so close to the Albany Highway and therefore easy access to Mount Barker and Albany. This will also boost income to the Shire through additional rates. As older residents it would be comforting to have the choice available to us to relocate to a smaller local property once we are unable to maintain our farming venture. We believe the Shire Planning Scheme Policy No. 18 delivers a future scheme which should be roundly applauded.	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.
19.	Evelyn Forbes Jones Road Mount Barker	This document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.  It does not promote proper planning in the rural areas in respect to land use and development control. Appendix 6 (Rural Planning Units) is poor in that it does not talk about land use, lot sizes, planning and unit objectives and does not contain any development guidelines. To blindly say all subdivision is to be in accordance with WAPC policy is incomprehensible for a Shire with vast tracts of rural land of varying qualities. There is more to rural land use planning than no subdivision. I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.	Noted and agreed. See 6 above.	Note - inclusion of additional information and provisions into Appendix 6 (Rural Planning Units) is supported.

20.	Glenys Steel Narrikup Amateur Theatrical Society 45 Beech Road Narrikup	Narrikup Amateur Theatrical Society wish to advise as a group we do not support the draft for the Local Planning Strategy as advertised. There is no long term vision planning for Narrikup, we strongly believe further growth is necessary for the survival of our community in the future.	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.
21.	Kevin Forbes AM Jones Road Mount Barker	The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identifies limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better. To provide no guidance for urban design in the important subregional centre of Mount Barker is ridiculous. The reference to creating urban design guidelines at some stage in the future does not make any sense considering the Planning Vision contains them. To produce a document that makes the reader go and search for relevant information in other local, State and Commonwealth documents is not helpful to the general public. The LPS should contain all relevant information and details so readers can understand land use planning. There is more to planning than saying no to nearly every subdivision and growth proposal. I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.	Noted and agreed. See 6 above.	Note. Council's 'Planning Vision' is a Town Planning Policy adopted under the Scheme so is the appropriate document to contain urban design guidelines.
22.	Denmark Survey and Mapping on behalf of J & S Plowright PO Box 339 Denmark	The required omissions of the DOP have resulted in a document that is not consistent with the requirements of the WAPC's own document 'Local Planning Manual' in that the modified document does not meet the following objectives:  <i>'...achieving the local government's aims and objectives with respect to the development of its local area.'</i> <i>'...each local government is able to adopt the planning policies, provisions and approach that best suit its local needs and circumstance.'</i> And, <i>'Each local government should develop a strategy that best suits its area and local circumstances.'</i> The Shire of Plantagenet TPS Policy 18 Planning Vision is a far more forward thinking document offering communities a way forward in a controlled and managed way and offering a direction to move towards to increase and strengthen community services.	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.  In regard to Lot 5102 Spencer Road - as per response to separate submission to WAPC, detailed above.

	<p>A five year life span is unrealistic when the document itself firstly takes so long to prepare due to its complex nature and issues it must address and also due to the time taken by the WAPC to review and endorse the document.</p>	
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	<p>If as stated at 2.3.4, the LGSS identifies Narrikup, Porongurup, Kendenup and Rocky Gully as existing rural villages why is this planning strategy not allowed to meet with the objectives of that document in encouraging development of existing settlements and consolidating growth adjacent to existing areas and infrastructure?</p> <p>The LPS now on advertising offers nothing to the community of the Shire of Plantagenet and is not reflective of aspirations for continued betterment of the recognised rural nodal settlements.</p> <p>In relation to 6.1.8 Rural Residential, Amendment 52 provided a proposed zone and development that met with the objectives of this section – completely. The amendment documentation, TPS Provisions and subdivision guide plan addressed environmental repair (Sleeman Creek setback and revegetation where it crossed the property), agricultural setback buffers contained on the land itself to reduce land use conflict, bushfire protection measures in strategic breaks and 100m hazard separation from vegetation on site, responsive lot sizes in relation to land capability, minimum roof catchment areas for guaranteed potable water (assessed using DAFWA ‘Raintank’ model), contiguous with the Narrikup Townsite and offering lifestyle choices for community.</p> <p>All the ‘science’ and ‘planning’ has been done in accordance with requirements yet the DOP have refused advertising.</p> <p>A further report by Mr Martin Wells of <i>Land Assessment Pty Ltd</i> has been commissioned to investigate the WAPC assertion that the site is priority agricultural land (PAL) and this report is attached. The findings of that report are that this land is incorrectly identified in the Lower Great Southern Strategy as the land does not contain the required percentage of high capability land to qualify as priority agricultural land. Mr Wells specifically states:</p> <p><i>‘Without containing category A1 or A2 land (where there is a reasonable percentage of high capability land for agricultural activity) it is inappropriate to designate Priority Agricultural Land over any portion of Lot 5102.’</i></p> <p><i>‘Lot 5102 Newman Road cannot be considered an area of Priority Agricultural Land and it is therefore of no particular strategic agricultural significance to warrant its exclusion from consideration for rezoning for rural-residential purposes.’</i></p> <p>And,  <i>‘The Shire of Plantagenet’s designation of Priority Agricultural Land within its ‘Planning Vision’</i></p>	<p>This detailed report can be made available upon request.</p>	
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	<p><i>document (TPS Policy 18) is a more accurate application of land capability based on criteria to determine such areas than that shown in the Lower Great Southern Strategy.</i></p>		
	<p>It should be noted that Mr Wells is a respected and experienced consultant who was the principal author of the Department of Agriculture's document 'Land Capability Assessment Methodology' (1989). The document that sets out the criteria for assessing agricultural land capability.</p> <p>Considering the above and the information contained within Mr Well's report, WAPC and DOP refusal for permission to advertise Amendment 52 and the constant request to have this land removed from any strategic documents due to its classification as priority agricultural land; is not correct nor is it a valid reasoning.</p> <p>Appendix 3 – Narrikup Village</p> <p>2.2 – LandCorp release of land. Previous informal advice from LandCorp officers have indicated that the issues affecting the Crown land in Narrikup such as native vegetation clearing and Native Title issues are likely to be a huge impediment to a supportive business case being achieved and therefore it is unlikely LandCorp can be relied upon to develop the crown land in Narrikup to supply additional land availability.</p> <p>Development of the Crown Land that the DOP continually refer to is constrained by extensive undisturbed vegetation and any development would present an unacceptable environmental outcome with requirements to clear not only purely for building homes but also for fire protection measures.</p> <p>Any clearing of this land would have an undesirable impact on the amenity and character of the Narrikup townsite adversely impacting on the residents and community in general.</p> <p>Lot 5102 Newman Road, Narrikup which was identified in the Planning Vision and is the subject of Town Planning Scheme Amendment 52; offers a clean canvas that can offer a range of lifestyle choices whilst maintaining high and quality environmental outcomes.</p> <p>The current lack of choices means that people cannot choose to remain in town if their lifestyle changes.</p> <p>There is a current lack of choices of homes for young people who want to remain in the town.</p> <p>There are no choices to encourage other people to move to town.</p> <p>There are no options for people from larger properties wanting to move onto a smaller landholding freeing up their farming land for agricultural purposes.</p> <p>By not providing for an increase in housing availability, there is no incentive for any commercial ventures to begin.</p> <p>By not providing for an increase in housing availability, there is pressure on local volunteer</p>	<p>The comments relative to Amendment 52 and Narrikup are supported.</p>	

		groups as there is an absence of people to be volunteers.		
		<p>Development of cleared land by a private entity would provide for timely release of lots as there are not the environmental or Native Title implications that Crown land must contend with.</p> <p>In considering the above, we hope that the Council will continue with the Local Planning Strategy in the form that has been adopted in TPS Policy 18 – Planning Vision.</p> <p>The previous draft LPS was prepared consistent with the WAPC document ‘Local Planning Manual’ in that it recognised the pressures and issues affecting individual areas of the specific Local Government area – The Shire of Plantagenet. This document belongs to the Shire and the Community and it should reflect the Communities aspirations.</p> <p>A Local Government who employs professionals to assist the community in preparing these documents should be able to have valuable comment and input into what is contained within their own strategic documents.</p>		
23.	Chris and Pat Fagents 100 Hannan Way Narrikup	<p>The lack of strategic future for the town is very disappointing as the town was once a thriving community. As there has been no new land release in Narrikup for 17 years and a number of farms lost to blue gum plantations, we have lost our local shop and post office, and fear our community hall will be next.</p> <p>Volunteers are very thin on the ground for valued community groups such as the; Narrikup Fire Brigade, Narrikup Progress Association, Narrikup Amateur Theatre Society, Narrikup Combined Sports Group, and the July planning strategy will more than likely cause these groups to fold and the sense of community to be lost.</p> <p>Narrikup is a well positioned town with regards to Mount Barker, Albany and Denmark with access to power, water, telephone, school buses etc. and provides a perfect environment for country living. It would be a disgrace for Narrikup to become a ‘ghost town’.</p> <p>We therefore, ask the council to reject this draft policy and endorse your TPS policy No. 18 March 2010.</p>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
24.	Tony Smith Bouverie 518 Harvey Road Denbarker	<p>Having read the recently released Shire Plan, I have to say that I am mildly disappointed. The plan in itself has nothing that I can really object to, however it lacks long term vision. The previous plan which I understand the planning commission has knocked back had that vision. How you can hope to plan on such a short term as five years is beyond me.</p> <p>My recommendation would be to retain your original plan on the books and use it as your vision for the future whilst incorporating the present short term version as an interim plan.</p>	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.

25.	Jack Shiner Arid Land Seeds Lot 77 Williamson Avenue Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• We may then get our shop back.</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
26.	Department of Mines and Petroleum Mineral House 100 Plain Street East Perth	<p>This department previously provided detailed comments on the Strategy in September 2008 and provide the further comments on the current draft strategy.</p> <p>We suggest that Section 4.4.4 under Economy be revised with the latest statistics as follows: '4.4.4 The building and construction industry has grown in recent years. Mining production was valued at \$5 million in 2009/10 and comprised largely silica sand and spongelite.'</p> <p>With respect to section 4.6.4 'Basic Raw materials and Extractive Industry', we note that the following DMP suggestion in September 2008 was not adopted: <i>'in particular mention should be made of the recently released Lower Great Southern Strategy objectives and the actions should be implemented in the Local Planning Strategy'.</i></p>	Noted. This document prepared in 2008 is obviously dated.	Note. Corrections and inclusion of additional information as suggested is supported.

		<p>Section 4.6.4.1 the meaning of the statement ‘In 1996 as part of the Albany Regional Strategy Planning process a study of Basic Raw Materials was finalised in September.’ Was the report completed in September 1996 or more recently? Needs rephrasing.</p> <p>Section 4.6.4.2 Whilst the intent of this section is clear, unfortunately the Strategy provides no suggestions as to how ensuring access to adequate supplies of Basic Raw Materials (BRM) will be achieved. We refer to the Lower Great Southern Strategy, which provides direction by recommending the identification of existing and potential sites for BRM in local planning strategies and protecting them in local planning schemes.</p> <p>Section 4.6.4.3 Basic Raw Materials and Extractive Industry It is not clear what is meant in this section. Whilst it is important that there is a mechanism to allow access to Basic Raw Materials on Crown land, such a mechanism already exists under the <i>Mining Act 1978</i>. The Shire can access Basic Raw Materials in Crown lands for specific purposes such as road maintenance within the LGA area under the <i>Local Government Act 1995</i>. This section needs rewriting.</p> <p>We note in figure 2 a possible conservation link in the P2 – P3 area. The southern part of this possible link is of concern because it passes in the vicinity of a mineral prospect that is currently under active exploration. Whilst this requires further exploration to determine its significance, implications for possible future mining activities need to be taken into account when determining the exact location of this possible conservation link.</p> <p>We have previously provided information on mineral deposits and the Carbarup quarry with recommended separation areas and strongly recommend that you include this information in your LPS.</p>	<p>Noted. It was completed in 1996.</p> <p>Noted. The recommendations from the LGSS have been deleted from this version of the LPS.</p>	
27.	Heritage Council PO Box 6201 East Perth	<p>Preparation of a Local Planning Strategy should respond to State Planning Policy 3.5 Historic Heritage Conservation, which states that ‘local governments should have regard to heritage places and areas in formulating planning schemes and strategies. Care should be taken to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.’</p> <p>The Shire has demonstrated its awareness of the importance of heritage places for tourism, and by referring to places of cultural heritage significance within the appendices. Our records indicate that within the Shire of Plantagenet there are 46 places in the Local Government Inventory, and 6 places in the State Register of Heritage Places.</p>	Noted.	Note. Support inclusion of additional information as suggested.

		<p>There appears to be no reference to cultural heritage within the proposed strategies and actions, which is at odds within the identified values to tourism and the Villages and Centres Strategies contained within the appendices. We recommend that the conservation and protection of Plantagenet’s cultural heritage is included in the Strategy, through the provision of:</p> <ul style="list-style-type: none"> <li>• an overarching statement referring to the positive social, environmental and economic value of heritage places;</li> <li>• a brief statement of issues relating to heritage protection in Plantagenet;</li> <li>• a description of the area’s heritage assets and reference to the Shire of Plantagenet’s Local Government Inventory as the main reference document for the identification of places with heritage significance within Plantagenet;</li> <li>• a description of the Objectives relating to heritage protection in Plantagenet; and</li> <li>• Strategies and Actions to achieve those objectives, including any relevant action or strategy relating to the Town Planning Scheme. For example, ‘prepare a local planning policy for heritage places’.</li> </ul>	<p>Noted. Much heritage information and lists have been deleted from this version of the LPS at the request of DOP/WAPC.</p>	
28.	<p>Ross and Ruth Ford 180 Bails Road Narrikup</p>	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> </ul> <p>There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</p> <p>By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</p> <p>The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent</p>	<p>Noted and agreed. See 6 above.</p>	<p>Note - as per response to separate submission to WAPC, detailed above.</p>

		long term visionary document and it must be endorsed in full by the West Australian Planning Commission.		
29.	Jarad Norton PO Box 366 Albany	This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls, sporting facilities etc and it will have a negative impact on small Business in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy. Rural Villages like Narrikup which borders the Albany Highway is a classic case of state government inaction being so well positioned for future growth and development. The Shire of Plantagenet, TPS Policy No 18 March 2010 caters for all aspects of future planning within the whole shire.	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.
30.	Name and address not supplied	This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls, sporting facilities etc and it will have a negative impact on small Business in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy. Rural Villages like Narrikup which borders the Albany Highway is a classic case of state government inaction being so well positioned for future growth and development. The Shire of Plantagenet, TPS Policy No 18 March 2010 caters for all aspects of future planning within the whole shire.	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.
31.	Glenys and John Steel Lot 45 Spencer Road Narrikup	The lack of strategic future for the town is very disappointing as the town was once a thriving community. As there has been no new land released in Narrikup for a number of years and a number of farms lost to blue gum plantations, we have lost our local shop and post office, and fear our community hall will be next.  Volunteers are becoming very scarce for valued community groups such as the Narrikup Fire Brigade, Narrikup Progress Association, Narrikup Amateur Theatre Society, Narrikup Combined Sports Group, and the July planning strategy will more than likely cause these groups to fold and the sense of community to be lost. Narrikup is a well positioned town with regards to Mount Barker, Albany and Denmark with access to power, water, telephone, school buses etc and provides a perfect environment for country living. It would be very sad to see Narrikup become a 'ghost town'. We therefore ask the council to reject this draft policy and endorse your TPS Policy No 18 march 2010.	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.

32.	Heather Joyce Narrakup Districts Progress Association C/- Post Office Narrakup	<p>After reading the Draft Local Planning Strategy July 2011 NDPA believe that in the long term Narrakup will not have the opportunities for growth and community development offered to other larger communities. Encouraging subdivision and development in the townsite helps to stem the demise of community organisations, facilities and sporting groups.</p> <p>We believe that the Shire of Plantagenet, Town Planning Scheme Policy No 18, March 2010 offers the whole shire a positive future for the smaller communities to survive and prosper.</p>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
33.	Richard O'Connor 521 Lake Barnes Road Narrakup	<p>Time permits me to only briefly say "YES" and "Thankyou" to the Shire of Plantagenet Town Planning Scheme Policy No. 18 March 2010 and "NO" to the Western Australian Planning Commission's Local Planning Strategy for its lack of strategic future direction for Narrakup.</p> <p>My property does not provide sufficient income and relies on my working off-farm. In the next 10 to 20 years I will need and want to have choices as my lifestyle changes as I age. I want to have the option of subdivision AND remain on my property as I head towards my retirement years. This land is my superannuation.</p> <p>Narrakup would benefit from an infusion of people and they need somewhere to live.</p>	<p>Noted and agreed. See 6 above.</p> <p>Superannuation cannot be a reason to subdivide.</p>	Note - as per response to separate submission to WAPC, detailed above.
34.	Gloria O'Connor 521 Lake Barnes Road Narrakup	<p>It has recently been drawn to my attention, on a very positive note, the Shire of Plantagenet's Town Planning Scheme Policy No. 18 March 2010 and on the other hand, negatively, the Western Australian Planning Commission Draft Local Planning Strategy.</p> <p>As a resident on a small property in West Narrakup, my husband and I, who are 'baby boomers', are very interested in and will be affected by the West Australian Planning Commission's lack of strategic future directions for Narrakup. As has been noted, there has been no new land released by the crown in the township of Narrakup for almost two decades.</p> <p>In my husbands and my particular circumstances, which is similar to the majority of residents in our area, our smaller property does NOS provide enough income to be self sufficient. While we are able to earn income off-farm this is not a problem.</p> <p>In the future we should like and need to have the choice of re-negotiating boundaries and or subdividing our property to act as our superannuation and still remain living in a rural environment.</p> <p>The Shire of Plantagenet knows the issues of lack of housing/volunteers/incentive for investment in commercial venture. I add my voice to the other concerned locals who are encouraging you to reject the West Australian Planning Commission's Local Planning</p>	<p>Noted and agreed. See 6 above.</p> <p>Superannuation cannot be a reason to subdivide.</p>	Note - as per response to separate submission to WAPC, detailed above.

		Strategy.		
35.	Valda and Cyril Reed 669 Spencer Road Narrikup	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls, sporting facilities etc and it will have a negative impact on small Business in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural Villages like Narrikup which borders the Albany Highway is a classic case of state government inaction being so well positioned for future growth and development.</p> <p>The Shire of Plantagenet, TPS Policy No 18 March 2010 caters for all aspects of future planning within the whole shire.</p>	Noted and agreed. See 6 above.	Note - as per response to submission 3 above.
36.	Cyril Reed 669 Spencer Road Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• Narrikup really needs its store and postal agency as the roadside service is a bit hit and miss.</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
37.	Robert Parsons Loc 3597 Albany Highway Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p>	Noted and agreed. See 6 above.	Note - as per response to separate submission to

		<ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> </ul>		WAPC, detailed above.
		<ul style="list-style-type: none"> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• Would like to see the options open for future subdivision as we are 10km south of Mount Barker on Albany Highway.</li> </ul>		
38.	Robert Kittow 26 Beech Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.

		<p>planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</p>		
		<ul style="list-style-type: none"> <li>• Narrikup need more land release so we can become a community again.</li> </ul>		
39.	John Hanson 428 Healy Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• Prefer to see the Town Planning Scheme Policy No. 18 adopted rather than the draft local planning strategy proposed by the WAPC with no long term vision.</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
40.	Brian Spring 60 Hannan Way Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.

		<ul style="list-style-type: none"> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> </ul>		
		<ul style="list-style-type: none"> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• Would like to see land open up for young people to move here.</li> </ul>		
41.	Susan Yates 36 Beech Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• Fully support the Shires TPS Policy No. 18 Planning for the future of the whole Shire.</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
42.	Kenneth Yates 36 Beech Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p>	Noted and agreed. See 6 above.	Note - as per response to separate

		<ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> </ul>		submission to WAPC, detailed above.
		<ul style="list-style-type: none"> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> <li>• Had comments from people that between Mount Barker and Albany would be a nice place to live.</li> </ul>		
43.	Margaret Spring 60 Hannan Way Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for seventeen years.</li> <li>• Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means that people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of homes for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes.</li> <li>• By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.

		<p>planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</p> <ul style="list-style-type: none"> <li>As there are rumoured proposals for mining exploration in the Redmond area, the demand for housing in Narrikup will probably increase.</li> </ul>		
44.	Allison Carter RMB 590 Redhill Road Mount Barker	<p>This document does not cater for future growth. The growth is needed to support:</p> <ul style="list-style-type: none"> <li>local government infrastructure (eg town halls, sporting facilities)</li> <li>local communities</li> <li>small business</li> <li>volunteer organisations (eg fire brigades, ambulance services, SES)</li> </ul> <p>The future growth and development of rural towns, for example, Narrikup which borders the Albany Highway are classic case of state government obstruction under the latest Draft Local Planning Strategy July 2011. The Shire of Plantagenet, Town Planning Scheme Policy No. 18, March 2010 caters for all aspects of future planning within the whole Shire, taking into account a balanced view of agriculture, life style, infrastructure – both private and public, the environment as well as local and state government servicing. I strongly urge and implore the Plantagenet Shire to reject the Draft Local Planning Strategy.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
45.	Ralph Carter RMB 590 Redhill Road Mount Barker	<p>I am writing to you regarding the vitally important issue of the Local Planning Strategy which is currently on advertising. I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup. I would like to make the following observations:</p> <ul style="list-style-type: none"> <li>There has been no new land released by the crown in the township of Narrikup for 17 years.</li> <li>Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>The lack of choices means people cannot choose to remain in town if their lifestyle changes.</li> <li>There are no choices of home sites for young people who want to remain in the town.</li> <li>There are no choices to encourage other people to move to town.</li> <li>There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes.</li> </ul>	Noted and agreed. See 6 above	Note - as per response to separate submission to WAPC, detailed above.

		<ul style="list-style-type: none"> <li>• There is no incentive for any commercial ventures to begin.</li> <li>• There is pressure on local volunteer groups due to the absence of new and younger people.</li> </ul>		
		<ul style="list-style-type: none"> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> </ul>		
46.	Department of Environment and Conservation Brain Street Manjimup	<p>This office is aware the LPS covers both the South Coast and Warren DEC Regions, and that comments below are in addition to that already provided by the South Coast Region.</p> <p><b>Point 6.1.11.2</b> DEC recommend that the following be added: Ensure adequate separation between incompatible land uses, having regard for EPA Guidance statements 3 and 33.</p> <p><b>Section 6 – Strategies and Actions:</b> DEC recommend that the following be added: All development applications including structure plans, scheme amendment and subdivision need to be consistent with EPA Guidance Statement No’s 3, 8 and 33.</p> <p><b>Section 4.10.2 – Vegetation/Fauna:</b> DEC recommend that the following be added: The <i>Environment Protection Act 1986</i> requires that clearing of native vegetation is completed under the authority of a permit, unless the clearing is for a purpose exempt under the Environmental Protection (Clearing of native Vegetation) Regulations 2004.</p> <p><b>Appendix 5 Rocky Gully</b> There are areas of remnant native vegetation in and around Rocky Gully, and where possible, these should be retained for their biodiversity conservation values and for their visual appeal. Planning for Bushfire Protection Guidelines edition 2 (FESA and WA Planning Commission May 2010) requires rezoning, subdivision and development proposals be accompanied by information on how the proposal will meet the requirements of this publication. This information should include bushfire hazard and land suitability assessment, subdivision and development design in terms of envelope locations and size. The plan should outline fire protection measures.</p>	<p>Noted.</p> <p>Noted – Applicants can go to EPA documents to find this kind of information as required in other sections by the DOP/WAPC.</p>	Note. Support inclusion of additional information as suggested.
47.	Department of Agriculture and Food	<p>The DAFWA acknowledges that you have included a number of our recommendations from the previous review period.</p> <p>This second review presents an opportunity for the DAFWA to advise the Shire of minor</p>	Noted – some of the earlier supplied	Note. Support inclusion of additional

	Southern Agricultural Region 444 Albany Highway Albany	corrections or modifications required in the draft LPS in regard to agricultural land use planning, climate and natural resource management matters.	information from DAFWA has been removed from this version of the LPS to suit the DOP/WAPC.	information as suggested.
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		<p><b>The key points for considerations are as follows:</b></p> <p><b>1. Analytical basis of strategy.</b> The DAFWA acknowledges the improved relevant analysis of past economic and productivity trends for the Shire together with the identification of some drivers for the future – although there are concerns that the analysis hasn't clearly identified projected trends for future 'land use' needs. The DAFWA's position is for Shires to investigate the demand for rural living and then plan these areas to be close to services and to avoid Priority Agricultural Land, rather than to follow an ad-hoc approach. The approval of rural living needs to be supported by a clear demand and assessment that current supply of Rural Living lots does not meet current and future predicted demand.</p> <p><b>2. Climate trends.</b> The DAFWA acknowledges and welcomes the Shire's willingness to include data prepared by M Lang (and others) to update the climate information presented in the draft LPS. However, it's uncertain from the documentation what scenario planning or policies the Shire may be leading for potential land use change as a result of the region's changing and drying climate.</p> <p>Recent analysis, for example, has shown that with a shift of the 600mm rainfall isohyet to the south west – is it likely that there will be an increased opportunity for more broadacre cropping in the Shire. With this potential shift, will there be sufficient land available for continued broad acre farming? Also, during the exceptionally dry season experienced in 2010, evidence demonstrated a wide spread and significant decline in surface water flow required for dam fill and livestock.</p> <p>The questions that arise include: What will be the impact of the Shire policies in terms of future surface water flow and landscape health? What will the likely impact of the drying climate have on current plantation forestry in the Shire? and What will be the impact of the Shire's policies for carbon plantations in the Shire and the groundwater recharge and surface water flow.?</p> <p>The DAFWA is currently analysing the area of land uses per shire that may be impacted upon by a shift of the 600mm rainfall isohyet due south west (the choice of the 600mm</p>	<p>Noted. Most RR areas deleted to suit DOP/WAPC.</p> <p>Noted. Rural section and Appendix 6 reduced in detail.</p>	
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		<p>isohyet because it has traditionally been representative of the lower limit for plantation forestry and also for intensive horticulture). Results from the analysis will be presented in the Great Southern Regional Water Plan and can be discussed further with Ms M Lang based at the Albany office of the DAFWA.</p>		
		<p><b>3. Priority Agriculture Land/Section 6.1.4.</b> The DAFWA supports the Shire's desire to assist with the identification and protection of the best productive available agricultural land in the Plantagenet/Mount Barker area. The DAFWA recommends that the shire continues to use the term 'Priority Agriculture Land' in the zone terminology as this is the term used in the current and draft SPP2.5. There is no definition of High or Good Quality Agricultural Land that applies to planning instruments. It is also consistent with the Lower Great Southern Strategy.</p> <p>The DAFWA did undertake to develop some revised mapping in an effort to better define high quality agricultural land based on a new methodology incorporating soil-water availability and lot size. The request to achieve this was initiated by the DOP to identify better quality agricultural land in the 'General Agriculture Zone' and in other regions where no previous style of similar land capability assessment mapping had been done. While a draft output was created covering the Plantagenet Shire, the methodology is presently not suitable for undulating and higher rainfall landscapes. The new methodology requires considerable revision before it can be applied to any of the Priority Agricultural Land mapping in the Lower Great Southern Region.</p> <p>While the DAFWA acknowledges the proactive approach taken by the Shire to plan for retaining its best quality agricultural land, it is an erroneous assumption to suggest that the current identified areas of Priority Agricultural Land are possibly incorrect. Therefore the DAFWA recommends the Shire (a) removes the statement inferring that the current Priority Agricultural Land is incorrect and (b) the Shire does not assume that any draft revised mapping will replace the current Priority Agricultural Land mapping.</p> <p><b>4. Buffers.</b> The Department supports the planning and implementation of buffers zones and/or specific separation distances to minimise conflict between agricultural and incompatible land uses.</p> <p>Provided agricultural practices are legally practised (i.e. in accordance with existing codes of practice), it is unreasonable for new adjacent uses to demand a modification of these practices to an extent which threatens efficient agricultural operations.</p> <p>When preparing planning schemes, local government should avoid, as far as practicable, locating residential development in close proximity to agricultural or agri-food industry</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>It is noted this has not been</p>	

		<p>land uses. Where this is not possible, mechanisms such as buffer areas and separation distances should be used to minimise conflicts.</p>	<p>applied for the Jerramungup LPS Review at Bremer Bay where a 7km strip of rural land is shown as residential, rural residential and industrial.</p>	
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		<p><b>5. Carbon Farming.</b> The DAFWA acknowledges the recommendations proposed for Carbon Plantations addressed in Section 6.1.10 of the draft LPS. The Shire produces some of the State's highest cereal and canola yields and it would be a potential loss to the local and regional economy for high yielding land to be taken up by un-planned/poorly located carbon bio-sequestration plantations.</p> <p>In August 2011, the Federal Parliament passed the Carbon Farming Initiative bill. This is new territory for agricultural and natural resource management programs and will potentially present a number of opportunities for local government to support initiatives to, for example. Address degraded landscape areas. It is therefore recommended that Section 6.1.10 (and subsections addressing Carbon Plantations), is carefully revised to also consider definitive land use planning options that might incorporate or support Carbon Farming initiatives with the Shire.</p> <p><b>6. Section 6.1.15.1.</b> It is suggested that the statement in the opening sentence 'Council encourages viticultural activities on capable and suitable land...' is changed to read 'Council encourages irrigated agricultural activities such as viticulture on capable and suitable land...' – to acknowledge the diversity of intensive/irrigated agricultural activities that occur through the shire (including olives, citrus, pommies, and stonefruit, etc).</p> <p><b>7. Figure tags and text reference.</b> Please note that several of the figures/diagrams (with data sourced from or prepared by the DAFWA) in the draft LPS are annotated with the incorrect acronym for the organisation. The correct acronym is 'DAFWA'. It is requested</p>	<p>Noted. This section was prepared 2 years ago and this subject is constantly being altered by the Federal Government.</p> <p>Noted. What about non 'irrigated agricultural activities'?</p> <p>Noted.</p>	
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		<p>that this be corrected on figures 1, 2, 3, 4 and any other figure or table or in the text where the incorrect acronym is used.</p> <p><b>8. Item 2.3 Other Relevant Strategies.</b> South Coast Natural Resource Management Inc. recently released an updated Region Natural Resource Management strategy 'Southern Prospects 2011-2016'. This document includes discussion on climate change for the South Coast Region and other topics relevant to integrating land use planning with natural resource management.</p>	Most other relevant strategies details have been deleted at request of DOP/WAPC.	
48.	Pieter T'Hart 57 Beech Road Narrikup	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls and sporting facilities etc. and it will have a negative small Business impact in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural villages like Narrikup which borders the Albany Highway are a classic case of state government inaction being so well positioned for future growth and development.</p>	Noted and agreed. See 6 above	Note - as per responses to separate submission to WAPC, and submission 3 above.
		<p>The Shire of Plantagenet Town Planning Scheme Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire.</p> <p>I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup.</p> <p>I would like to make the following observations:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for 17 years.</li> <li>• Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of home sites for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes.</li> <li>• There is no incentive for any commercial ventures to begin.</li> <li>• There is pressure on local volunteer groups due to the absence of new and younger people.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future</li> </ul>		

		planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.		
49.	Mike Cuss 1319 Spencer Road Narrikup	<p>I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup.</p> <p>I would like to make the following observations:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for 17 years.</li> <li>• Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means people cannot choose to remain in town if their lifestyle changes.</li> </ul>	Noted and agreed. See 6 above	Note - as per response to separate submission to WAPC, detailed above.
		<ul style="list-style-type: none"> <li>• There are no choices of home sites for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes.</li> <li>• There is no incentive for any commercial ventures to begin.</li> <li>• There is pressure on local volunteer groups due to the absence of new and younger people.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> </ul>		
50.	Denam Carter RMB 590 Redhill Road Mount Barker	<p>As a young person in a rural community I believe this document does not cater for future growth.</p> <p>The growth is needed to support:</p> <ul style="list-style-type: none"> <li>• local government infrastructure (eg town halls, sporting facilities)</li> <li>• local communities</li> <li>• small business</li> <li>• volunteer organisations (eg fire brigades, ambulance services, SES)</li> </ul> <p>The future growth and development of rural towns, for example, Narrikup which borders the Albany Highway are classic case of state government obstruction under the latest Draft Local</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.

		<p>Planning Strategy July 2011.</p> <p>The Shire of Plantagenet, Town Planning Scheme Policy No. 18, March 2010 caters for all aspects of future planning within the whole Shire, taking into account a balanced view of agriculture, life style, infrastructure – both private and public, the environment as well as local and state government servicing.</p> <p>I strongly urge and implore the Plantagenet Shire to reject the Draft Local Planning Strategy.</p>		
51.	Mrs Jean Webb 507 The Pass Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>		
52.	Lynne Kingdon 863 Jackson Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
53.	Graham Kingdon 863 Jackson Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.

		<p>adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>it is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>		
54.	<p>Mike O'Neill Loc 1502 Yerriminup Road Mount Barker</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>	<p>Note - as per response to submission 3 above.</p>
55.	<p>Paul Hout 98 Healy Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>	<p>Note - as per response to submission 3 above.</p>
56.	<p>Brian O'Callaghan Location 4865</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The</p>	<p>Noted and agreed. See 6</p>	<p>Note - as per response to</p>

	Chorkerup Road Narrikup	document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.	above	submission 3 above.
		The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup. It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.		
57.	Brad Lynch 14509 Muirs Highway Mount Barker	The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning. The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup. It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
58.	Sharon Lynch 14509 Muirs Highway Mount Barker	The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning. The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup. It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.	Noted and agreed. See 6 above	Note - as per response to submission 3 above.

59.	Michelle Doherty 43 Willow Place Willyung	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrakup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
60.	Anthony Doherty 43 Willow Place Willyung	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrakup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
61.	John Edwards Lot 10 Healy Road Narrakup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in</p>		

		<p>relation to Planning Unit P8 South Kokonup-Narrikup. It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>		
62.	Douglas Baxter 681 Chorkerup Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning. The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup. It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
63.	Diana and John Hanson 428 Healy Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning. The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup. It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.
64.	Timothy and Kathleen Mier Lot 1130 Chorkerup Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning. The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the</p>	Noted and agreed. See 6 above	Note - as per response to submission 3 above.

		<p>June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>		
65.	<p>Bill and Liz Hollingworth 511 Chorkerup Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>	<p>Note - as per response to submission 3 above.</p>
66.	<p>Harley Webb 507 The Pass Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	<p>Noted and agreed. See 6 above</p>	<p>Note - as per response to submission 3 above.</p>
		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>		
67.	<p>Margaret Hick 1021 Chorkerup Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	<p>Noted and agreed. See 6 above</p>	<p>Note - as per response to submission 3 above.</p>

		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrakup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>		
68.	<p>Charles Hick 1021 Chorkerup Road Narrakup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrakup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>	<p>Note - as per response to submission 3 above.</p>
69.	<p>Bert Quayle Ayton Baesjou Planning C/- 11 Duke Street Albany</p>	<ol style="list-style-type: none"> <li>1. The Draft LPS as advertised is not a strategy. A strategy looks to future opportunities, provides an outline of Council's planning objectives and a method of achieving those objectives. The Draft LPS, as advertised, does not reflect Council's planning objectives or provide a method to achieve them. This is in stark contrast to Council's Planning Vision which presents as a strategy, enunciates Council's planning objectives and systematically outlines strategies and actions under which these can be achieved.</li> <li>2. The Draft LPS, as advertised, appears to simply apply the very general and restrictive WAPC policy guidelines, particularly in respect to rural and rural residential land use, subdivision and development. This is poor planning and is conflict with other policy guidelines which outline that these general policies should be selectively applied and modified where necessary so as to achieve Council's strategy. This is not done at all. In contrast, Council's Planning Vision looks to Council's strategy, the context and qualities of the various areas and proposes appropriate responses accordingly</li> <li>3. The Draft LPS, as advertised, does not provide sufficient options for growth over the 20</li> </ol>	<p>Noted and agreed. See 6 above.</p>	<p>Note - as per response to submission 3 above.</p> <p>In regard to local variations to policy, WAPC has supported variations in PLPS to address local circumstances where these have planning</p>

		<p>year planning horizon. Provision needs to be made for all legitimate forms of development by identifying growth areas for conventional residential as well as low density residential, rural residential and rural small holdings options.</p> <p>In conclusion the Draft LPS, as advertised, is inferior to the Planning Vision. The Draft LPS does not provide a mechanism for achieving the adopted planning objectives nor does it provide for the opportunities that may present.</p> <p>On this basis Council is requested to reject or significantly modify the Draft LPS in favour of or to accord with the strategy contained within the adopted Planning Vision.</p>		merit.
70.	(Biodiversity submission) Ayton Baesjou Planning 11 Duke Street Albany	<p>The LPS should acknowledge and reflect the rich diversity of this locality; it should be tailored to Plantagenet. Unfortunately, the 2011 LPS does not give adequate recognition to the local circumstances and characteristics of Plantagenet</p> <p>The advertised document is generic; it is neither local nor strategic. The LPS is short-sighted and fails as a strategy. It lacks local initiatives and solutions.</p> <p>By comparison, the Planning Vision (Town Planning Scheme 3 - Policy 18) is visionary, comprehensive and supported by the community.</p> <p>The LPS lacks detail and substance. It will not serve to implement the Shire's Vision and Mission or the Planning Objectives. By curtailing development and subdivision, there is little prospect of achieving the stated objectives; they are nothing more than shallow motherhood statements.</p>	Noted and agreed. See 6 above.	Note.  In regard to planning timeframe - as per response to submission 3 above.
		<p>It is inexplicable that the timeframe for this LPS is only 5 years (1.5, pg 4). Other Strategies in the Great Southern Region typically have a 20 year timeframe (including Albany, Denmark and Jerramungup).</p> <p><b>Sustainability and Biodiversity</b></p> <p>The LPS should give greater emphasis to achievement of sustainability and ecological objectives across the range of Natural Resource Management elements, including incentives for rural subdivision. Landscape scale benefits including creation of macro-corridors, revegetation programs, watercourse protection, improved water quality, nutrient management, erosion control and visual amenity should be recognised and valued.</p> <p>Implementation of State Sustainability objectives should be more closely integrated in rural land use policies by specifically allowing subdivision as an incentive for responsible land management.</p> <p>The preparation of a Local Strategy serves as an opportunity to reward responsible land managers, who have protected remnant vegetation, assisted in improving water quality and</p>	Noted and agreed.	In regard to sustainability and biodiversity information - inclusion of additional details are supported as per the response to DEC submission, as detailed above.

	<p>preserved rural and natural landscapes for the benefit of the wider community. It is clearly recognised that preservation of riparian vegetation, stock exclusion through fencing of water courses, revegetation programs and other landcare initiatives undertaken in the various catchments are having a positive outcome. The benefits include:</p> <ul style="list-style-type: none"> <li>• Reducing nutrification of the waterways and eutrophication of the Wilson Inlet and Oyster Harbour;</li> <li>• Sustainable agriculture and improvement of productivity; and</li> <li>• Maintaining biodiversity and conserving our natural environment.</li> </ul> <p>The associated challenges and responsibilities include weed and vermin control and fire management. It has been clearly demonstrated that State and Local authorities do not have sufficient resources to manage all foreshore areas, creeklines and bushland. As recognised in the Lower Great Southern Strategy, protection of biodiversity values can be achieved through alternative mechanisms to the 'Conservation Estate'. Often the best solution is for bushland to remain in private ownership where management responsibility, particularly that of vermin control and fire safety can be coordinated and shared at grass-roots level by those living on-site.</p> <p>Implementation of Sustainability objectives should be better integrated in rural land use policies and in this instance the LPS.</p>		
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	<p><b>Rural Settlements</b></p> <p>Controlled growth of Narrikup is warranted; there is scope for new rural residential and new rural small holding subdivision to ensure a sustainable settlement and to maximise use of existing facilities and infrastructure.</p> <p>The Kendenup rural village was designed and established almost 100 years ago as a private 'New Town' development. The village contains 600 1,000m<sup>2</sup> (¼ acre) lots. Greater Kendenup extends west of Albany Highway and east of the Great Southern railway. Lot sizes radiate outwards, generally from 8-30ha to the west, 10-25ha to the south and 30-50ha to the north and east. The majority of the 1,300 lots are zoned Rural. This is not appropriate and should be rectified in the LPS; yet it fails to resolve the problem. The designations and controls contained in the Planning Vision and TPS3 Policy 19 are far more relevant and appropriate.</p> <p>SPP 2.5, DC 3.4 and the WAPC's Lower Great Southern Strategy require that the subdivision of rural and agricultural land for closer settlement (rural-residential and rural-smallholdings) and more intensive agricultural uses should be properly planned through the preparation of regional and local planning strategies and provided for in local planning schemes prior to</p>	<p>Noted and agreed.</p> <p>Deleted by DOP/WAPC.</p> <p>Agreed. Deleted by DOP/WAPC</p>	<p>In regard to Narrikup - as per response to separate submission to WAPC, detailed above.</p> <p>In regard to Kendenup - as per response to submission 9 above.</p>
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		<p>subdivision.” The LPS fails to do this and is therefore not in accordance with WAPC Policy.</p> <p><b>Conclusion</b></p> <p>The LPS needs to be more visionary, more strategic, and more responsive to local characteristics. This is a Local Planning instrument: it should be tailored to Plantagenet. The Planning Strategy needs to look further ahead than 5 years. Sustainable settlements should be advocated. There should be scope for growth of rural villages, in particular Rural Living at Narrikup and planning solutions for Kendenup. Greater emphasis should be placed on rewarding responsible land management. Achieving biodiversity or sustainability objectives should be considered as incentive for rural subdivision. The LPS needs to be revised and broadened to assist in achieving State sustainability objectives and to give greater opportunity for developments and subdivisions which satisfy conservation objectives, especially improved water quality and the protection of remnant vegetation.</p> <p>Compared to the Shire’s Planning Vision, this LPS fails as a strategic planning document and it fails the community. The LPS in its current format should be rejected by the Shire, in favour of the Planning Vision.</p>	<p>Agreed.</p>	
<p>71.</p>	<p>(General submission) Ayton Baesjou Planning 11 Duke Street Albany</p>	<p>Plantagenet is diverse and distinct; this should be reflected in the Local Planning Strategy. Unfortunately it is not. The 2011 LPS does not give sufficient recognition to the unique local characteristics of Plantagenet. The advertised document is generic; it is neither local nor strategic. The LPS is short-sighted and fails as a strategy.</p> <p>It is pleasing that the Strategic Plan (part 5) deals with Rural Issues first and foremost, in recognition that “Farming is the predominant use on private property within the Shire...” It is therefore incomprehensible that the corresponding Strategies and Action (Section 6) are generic and overly simplistic. The LPS does not deal with local circumstances, particularly the complexity and diversity of rural land uses across Plantagenet.</p> <p>Appendix 6 – Rural Planning Units is completely lacking in substance and detail. This is inconceivable given the importance of agriculture to the local, regional and State economy and the Shire’s Vision and Mission and the Planning Objectives set out in the LPS. Rural Issues and rural land use planning warrant considerable discussion and analysis, given the “economy relies of having the most productive crop and livestock in the State” pg 8.</p> <p>Depending on soil type, availability of water and management sustainable and viable agricultural uses, especially food production can be undertaken on lots typically from 40ha, but ranging in size from 4ha. Boutique dairies and vineyards operate successfully on lots below 10ha; at the same time the Shire of Plantagenet contains the largest family operated</p>	<p>Noted and agreed. See 6 above.</p> <p>Agreed.</p> <p>Agreed.</p>	<p>Note.</p> <p>In regard to rural issues - additional information and rural provisions consistent with WAPC policy are supported for inclusion into Appendix 6.</p> <p>In regard to agricultural mapping - source information was LGSS.</p>



	<p>based on comprehensive and detailed capability and soils mapping, slope analysis and vegetation assessment etc. While there is reference to earlier studies, there is no such mapping or detail evident in the 2011 LPS. There does not appear to have been any subsequent analysis or update for the preparation of this latest draft. There is no obvious basis (scientific or otherwise) for the designation of Priority and General Agriculture areas shown on Figure 1 of the 2011 LPS.</p> <p>The Agricultural Priority Management Area on Figure 4 of the 2002 WAPC SPP 2.5 identifies the approximately half of the land within Plantagenet as “Areas requiring investigation of any agricultural area of State of regional significance”, and “Existing Areas (subject to investigation)”. Subsequent and more comprehensive investigation of areas of agricultural significance was undertaken by the Department of Agriculture and Food WA. The LGSS contains the most recently published data in regard to identification of ‘Agricultural Land of State and Regional Significance’ (ref Fig 19).</p> <p>There are inconsistencies in the mapping and definitions used for Priority Agricultural Land. There is little correlation between the priority area mapping contained in the LPS, the LGSS and SPP 2.5.</p>	<p>Information source was the Lower Great Southern Strategy.</p>	
	<p>Given the importance of rural planning, the relevance of agriculture and the implications of Priority/General Agriculture designations this element of the LPS requires justification and explanation. In the absence of this essential information the PLPS should be rejected.</p> <p><b>Conformity to Regional Strategy</b></p> <p>As set out in the WAPC Lower Great Southern Strategy (LGSS) each local government is required to consider its areas of <u>local significance</u> as a component of the Local Planning Strategy, and to take account of local topographic, infrastructure, social, economic and other factors. There is no evidence that any land of <u>local significance</u> has been identified in the LPS. No rationale has been provided for the designation of Priority and General Agriculture Areas.</p> <p>The LGSS advocates subdivision for more intensive production, in certain circumstances, particularly where adequate water supplies are available. Part 3.5.2 - Intensive Agriculture sets out that when preparing schemes and strategies local governments should consider opportunities for diversification and further subdivision.</p> <p>The LPS does not accord with the following LGSS Objectives and Actions:</p> <ul style="list-style-type: none"> <li>• Maximise opportunities for diversification of agriculture;</li> <li>• Identify land of State, regional or local agricultural significance in local planning strategies;</li> <li>• Identify land suitable for more intensive agricultural production and subdivision in local</li> </ul>	<p>Agreed.</p>	

		<p>planning strategies.</p> <p><b>Community Aspirations</b>          Compared to the Shire's Planning Vision, this LPS fails the community. Extensive consultation was undertaken in the preparation of the Shire's Planning Vision. That community input is ignored in this LPS. Likewise, the LPS give no consideration to the community feedback and aspirations articulated in the Shire's Strategic Plan, the LGSS, the Southern Prospects - Regional Strategy (South Coast NRM) and the 2010-2020 Regional Plan (Regional Development Australia, Great Southern).</p> <p>The local content, local initiatives and community aspirations expressed in previous and related documents must be reflected in the Local Planning Strategy. Without this the LPS is undemocratic, unacceptable and meaningless.</p> <p><b>Conclusion</b>          Plantagenet is diverse and distinct; accordingly the definitions and planning categories set out in its Strategy should reinforce and protect the local character and attributes.</p>	Agreed.	
		<p>The existing lot sizes and diverse mix of land uses in Plantagenet already sit outside the definitions and criteria proposed by the draft LPS. The application and implementation of elements of the draft LPS, especially where it relies on generic definitions and Policies, will be cumbersome and problematic for landowners and are not in the community's best interest. Rural land uses and development issues in Plantagenet differ significantly to those on the periphery of the metropolitan area and the central wheat-belt. The LPS should give greater account of local variations and the diversity of rural lot sizes and land uses.</p> <p>General, Agriculture, Rural Small Holdings, Rural Residential and Landscape Protection/Rural Conservation definitions specific to Plantagenet/the Lower Great Southern are warranted and must be clearly set out in the Local Strategy.</p> <p>It is crucial that the LPS is more strategic and more responsive to local characteristics. This is a Local Planning instrument; it has to be rewritten so it is better tailored to Plantagenet and reflects community aspirations.</p> <p>The LPS in its current format should be rejected by the Shire, in favour of the Planning Vision.</p>		
72.	Harley Global Pty Ltd PO Box 5207 Albany	<p>We recognise the Shire's effort to prepare and present a long term planning strategy for the Shire of Plantagenet, however, in its current form, we do not believe the draft LPS will achieve these long term goals. We do not feel that it appropriately plans for the long term growth of the Shire of Plantagenet in a manner consistent with other surrounding local governments, including the Shire of Denmark and the City of Albany.</p> <p>This submission concerns the content recommendations of the draft LPS. We wish to outline</p>	Noted and agreed. See 6 above.	1. Note - additional information supported for inclusion as per responses to

		<p>the following concerns in relation the draft LPS:</p> <p>1. <i>Inconsistency with LGSS strategy and lack of general provisions;</i>  As part of preparing a LPS, councils are encouraged to follow the <i>WAPC Local Planning Manual</i>, which advises Council that the LPS is to provide an overall document for the strategic objectives of the Shire as a precursor to the review of the TPS. One of the key objectives of an LPS is to apply policies and recommendations of regional and state policies at the local level.</p> <p>We believe that the draft LPS as advertised is inconsistent with the LGSS, as well as a number of other Regional and State planning documents. The LGSS encourages development around existing nodal settlement and ensure policies provide a presumption in favour of consolidating existing settlements. The draft LPS includes a general presumption against subdivision around rural nodal settlements, which restricts further growth of these settlements. Although it is</p>	<p>Agreed.</p>	<p>submissions form DEC, FESA, DAFWA and DoW.</p>
		<p>understood that the WAPC has a general presumption against rural subdivision, the purpose of the draft LPS is to elaborate on this general presumption against subdivision of rural land and identify and exceptions, taking into account local characteristics. For example, the draft LPS identifies that the DAFWA is currently reviewing its mapping of priority agricultural areas. This is yet to be completed and will not be included within the draft LPS, a major omission, given the current mapping is based on outdated material included within the LGSS. The draft LPS is severely restrictive to further subdivision and development of rural land and does not take into account the most relevant information.</p> <p>The draft LPS does not provide an overall document for the strategic objectives of the Shire, it merely refers to other documents that the reader must then refer to for information. This is not helpful to the general public and defeats the general purpose of the preparation of a strategy, which is to outline the relevant objectives and apply them in the LPS through action plans.</p> <p>We believe that the draft LPS should contain all relevant information and details so as to be easily understandable for the entire community. The current document is confusing and will lead to further confusion in land use planning matters in the Shire of Plantagenet. It is suggested that information and objectives included within Town Planning Scheme Policy No. 18 (Planning Vision), prepared as a precursor to the draft LPS, are applied, given it incorporates relevant Regional and State objectives.</p> <p>2. <i>The draft LPS is not responsive to local characteristics;</i>  The <i>WAPC Local Planning Manual</i> states that 'each local government should be able to develop a strategy that best suits its area and local circumstances'. The draft LPS as</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>	<p>2. Note - as per response to submission 69 above.</p>

advertised does not plan for or achieve the Council's aims and objectives and is not responsive to local characteristics. The document does not set the direction that best suits local needs and circumstances for future planning and development and is lacking as a 'Strategic Vision' for the Shire of Plantagenet. TPS Policy 18 was prepared as a precursor to the draft LPS and represents a 20 year vision for the Shire based on extensive public consultation. The draft LPS differs markedly from this, demonstrating an inconsistency of vision from the Shire and the WAPC. Furthermore, the limited timeframe of the draft LPS suggests it is a temporary document, and is likely to be treated as such. The draft LPS has significant limitations in adapting and addressing local issues.

3. *Lack of consideration for community input;*  
As previously states TPS Policy 18 was developed as a precursor to the draft LPS and involved extensive community consultation, including six community workshops in different locations of growth within the Shire. The draft LPS does not take into account the detailed findings of the community workshops and differs markedly from TPS Policy 18 and the initial draft LPS submitted by Council. Therefore, prior to proceeding with the draft LPS, it is recommended that further consultation is undertaken to ensure the community is supportive of its future long term planning goals.
4. *It does not promote proper planning in the rural areas in respect to land use and development control. Appendix 6 (Rural Planning Units) is poor in that it does not talk about land use, lot sizes, planning and unit objectives and does not contain development guidelines;*  
The draft LPS recommends all subdivision is to be in accordance with WAPC policy, which is not representative of the local issues and constraints of an area that contains vast tracts of rural land of varying qualities. It also states that '*in all the planning units the intention will be to maintain the existing mix of lot sizes*'. This is extremely restrictive to the future subdivision and development of rural land which can have varying qualities and differing characteristics.  
TPS Policy 18 includes a proactive approach to subdivision and development control. It is in our opinion that most of the controls presented in TPS Policy 18 are consistent with Development Control Policy 3.4, but are responsive to the specific agricultural regions of the Shire of Plantagenet. TPS Policy 18 identifies limited rural parts of the Shire that are to be encouraged for the production of food, hence addressing and protecting future food production areas, which are likely to be a valuable asset to the Shire of Plantagenet moving forward. In all circumstances, subdivision and development of rural land should

Agreed.

Agreed.

3. Note.

4. Note.  
Additional information and rural provisions consistent with WAPC policy are supported for inclusion into Appendix 6.

		<p>be considered on an individual basis, rather than a single broad policy that is extremely limiting for future subdivision and growth.</p> <p>5. <i>The draft LPS identifies limited areas for growth;</i>  The draft LPS identifies limited areas for growth, based upon the existing nodal settlements of the Shire of Plantagenet. Whilst these growth areas are identified, the policies and provisions relating to them do not realistically plan for future growth. Examples include:</p>	Agreed.	
		<ul style="list-style-type: none"> <li>• The policy to promote urban consolidation and prevent further urban sprawl in Mount Barker. However, given the above, consolidation of large lots should be encouraged. The draft LPS does not achieve this, given it establishes a maximum density of R17.5 in inner central areas. Within walking distance of the town centre, medium density would be preferable, as it allows the support of the centre and for it to maintain a walking catchment and economic independence;</li> <li>• The draft LPS identifies that future development of Kendenup is to be accommodated on existing vacant lots, which is contrary to other statement in the LPS that these lots are being increasingly utilised in recent times. Once this supply of lots is exhausted, the growth of Kendenup will be limited;</li> <li>• Narrikup is identified as having no further lots available for growth. However it should be recognised that this is a settlement in a key location in close proximity to Mount Barker and Albany, with large employment generators in the vicinity including Fletcher's abattoir. Encouragement of the growth of Narrikup as a significant nodal settlement in the Shire is not accommodated within the draft LPS; and</li> <li>• Further subdivision and development within the Porongurup locality is based on current subdivision and rezoning that has occurred. The Shire has identified this area as significant to its future nodal settlement growth. Whilst we are aware that the Porongurup Rural Village Structure Plan is not far from adoption, it is likely that the demand for lots in this locality will be high, given its picturesque quality and high amenity values.</li> </ul> <p>The omission of serious planning for future growth areas of the Shire suggests that the draft LPS is not planning for the future and is a short term 'stop-gap' strategy. Growth areas for Mount Barker and other nodal settlements of the Shire will be needed in the future and the purpose of the draft LPS should be to accommodate the Shire's growth for the next 15-20 years. We have grave concerns that this short term document identifies the main areas of growth from outdated planning documents, namely Porongurups Rural Strategy 1997 and</p>	Agreed.	5. Note - as per response to submission 3 above.

		<p>6. <i>Lack of Urban Design provision;</i>                  The draft LPS does not adopt the urban design guidelines as outlined in TPS Policy 18. Mount Barker and its surrounds are an important tourism precinct at the gateway to the Great Southern Wine Region. The omission of urban design guidelines will compromise future subdivision and development within Mount Barker and lead to haphazard development not in character with the local community.</p> <p>Based on the above concerns, it is respectfully requested that the Council do not adopt the draft LPS in its current form. We believe that it would be more appropriate for the Council to revisit the draft LPS and provide a more comprehensive document, addressing the growth of the Shire for the next 15-20 years.</p>	<p>Agreed.</p>	<p>6. Note. Council's 'Planning Vision' is a Town Planning Policy adopted under the Scheme so is the appropriate document to contain urban design guidelines.</p>
<p>73.</p>	<p>Mike Cuss                  1319 Spencer Road                  Narrikup</p>	<p>I have read the Draft and it appears to be a very comprehensive and well thought out document, appropriate to most of the needs of Shire residents for the foreseeable future. Am I correct in thinking that it may have been even more suitable in its original form, before being forced into revision by State Government authorities?</p> <p>The Plantagenet Shire is to be commended for it's foresight as the Draft brings into focus the deplorable lack of Forward Planning, particularly in all areas of infrastructure, by Federal and State Governments over the past couple of decades. On the one hand we have a Federal ambition for a population increase to 35 million, and on the other hand there is no indication of any blueprint for how these extra millions are to be housed or in which locations. Despite an understandable (cost) preference for these authorities to cram everybody into the Cities there is a growing number of people looking for a tree change, and in any case the authorities seem to have forgotten that their Cities were once small towns which grew into bigger towns which expanded and became Cities.</p> <p>Small centres such as Narrikup need numbers to be able to support activities ranging from fire control, social events, and sporting competitions to assistance for individuals subject to bad luck or accident. Increased numbers also increase the Skills base, and can reduce the unit cost of providing infrastructure such as halls, parks, playgrounds and sporting facilities.</p> <p>Recent incidents (ref. Joe Ludwig with the live cattle trade debacle) illustrate that a number of State and Federal Ministers/Beaurocrats have little understanding of the basics of the portfolios under their control, and even LESS understanding if that's possible of what life is like outside the metropolitan area, and what it takes to live and survive in a country town</p>	<p>Noted and agreed. See 6 above.</p>	<p>Note.</p>

		<p>Under an umbrella where a particular State Government department's continuous reviewing of their protocols would appear to be stalling any action, and where individuals within that department appear to be avoiding decisions in the false hope they don't make any mistakes, it is unlikely that any new residential land will be released within the Narrikup Township. We could all benefit enormously from an intelligently managed increase in population within the Shire, and if State authorities are going to continue to sit on their hands I would urge you to support subdivision applications by local citizens or businessmen who have land available in suitable locations and the skills and finances to develop it.</p> <p>This will require the Shire to stand firmly behind it's convictions on what is most beneficial for the future of the Shire and its citizens. The Draft Local Planning Strategy seems to provide a good practical base, but I would like to see a much stronger case presented by the Shire (or a combined approach including like - minded Shires) to persuade the State Government to either assist in local development or to stand out of the way.</p> <p>Keep in mind 'It's no use taking a knife to a Gunfight,' thanks for the opportunity to comment, and Best of Luck.</p>		
74.	Lucia Quearry and Garry Mulder 2387 Porongurup Road Mount Barker	<p>It is unfortunate that the planning officer has not highlighted the changes requested by the WAPC so to focus the public on information necessary to make the decision Council is requesting. We find it difficult, without making a page by page comparison, to know what changes have been made in this revised draft to bring it to a '5 year plan' from its former 'long term' plan.</p> <p>In principle it is a planning strategy and the general planning guidelines are just that. The devil is in the detail and in Council's interpretation of general guidelines when development or subdivision plans are finally approved. At that point of the planning process the public has no further opportunity to make comment and the planning officers justify their changes with their own interpretation of the guidelines, emphasising they are only guidelines.</p> <p>If the Strategy had been approved for 10-20 year planning period does that mean you wouldn't review or revise the document until that time? If this is <i>not</i> the case then what is wrong with it being a 5 year Strategy that gets a review in that timeframe (with community representatives on the review panel)then submitted for another 5 years?</p>	<p>In the order of 200 changes required by DOP, mainly deletions.</p> <p>Noted.</p> <p>LPS are to be reviewed over the term of their 10-20 year timeframe. This LPS was submitted to the DOP in June 2008. After over</p>	Note.

			3 years this draft LPS is on advertising. So a new LPS will be needed soon.	
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		As good agricultural land becomes more valuable, as public infrastructure becomes more expensive, as government departments change their opinions on land capabilities and worth of remnant bush, it is prudent for council to be able to adapt to change in their planning strategies, to counter their short sightedness and support their farsightedness; whatever the term of their plan.		
75.	Department of Water 5 Bevan Street Albany	<p>The DOW has assessed the strategy and provides the following comments:</p> <p>Page 10 – 4.6.2.5 – Please reword to ‘The Department of Water prepared a draft drinking water source protection plan for the Denmark River Catchment Area in June 2010.’</p> <p>Page 14 – 4.10.4.1 – Catchment recovery works undertaken by the Department of Water is reducing salinity levels in Denmark and Kent rivers.</p> <p>Page 14 – 4.10.4.2 – Creation of foreshore reserves could be added to the list of planning tools to protect waterways.</p> <p>Page 14 – 4.10.4.3 – Suggest rewording of this section to ‘The WAPC’s Better urban water management framework integrates water planning and land planning with the requirement for water management plans to support development. The water management plans identify and protect water resources through appropriate management strategies’.</p> <p>Page 14 – 4.10.5.1 – The salinity of groundwater resources in the shire also restricts the suitability as a resource.</p> <p>Page 14 – 4.10.5.2 – The DOW has the responsibility for the management of ground water.</p> <p>Page 14 – 4.10.5.3 – Please reword to ‘There are no proclaimed groundwater areas in the shire’.</p> <p>Page 16 – 5.5 – Suggest rewording point in this section ‘Protect waterways through appropriate urban stormwater management’.</p> <p>Page 20 – 6.1.10 – Plantation proposals located within proclaimed public drinking water source areas (Kent and Denmark) should be referred to the DOW for advice. This is to ensure that impacts on water resources are managed consistently with departmental drinking</p>	Noted. Editorials will be considered.	Note. Support inclusion of additional information/clarification as suggested.

	<p>water source protection objectives and guidelines. The department supports plantations within the Kent and Denmark catchments, as the plantations may actively assist in improving water quality in catchment.</p>		
	<p>Page 21 – 6.1.12.1 – Can this be reworded to say ‘The Department of Water is the lead agency for water resource management in Western Australia. State Planning Policy 2.0 Water Resources is the key policy document that supports the DOW’s position on total water cycle management.</p> <p>Page 23 – 6.3.4.1 – Can this be reworded to say ‘The management of stormwater run-off is important for protection from flooding and the health of the waterways. The use of water sensitive design principles is advocated to ensure stormwater is managed in a manner that replicates natural processes.</p> <p>Stormwater management should be consistent with the DOW’s Stormwater Management Manual for Western Australia.</p> <p>Page 24 - 6.3.4.2 – Please change this section to:  ‘The present urban stormwater system consists of a variety of types established over many years. The existing older urban areas pose a difficult management problem. <i>For most subdivisions the WAPC now requires, on the request of the DOW, that Urban Water Management Plans be prepared to the DOW’s satisfaction in consultation with the Council. This is set out in the WAPC’s Better Urban Water Management framework.</i>’</p> <p>Page 24 – 6.3.4.3 – Please reword to ‘An urban water management plans provides the detailed design and strategies to manage water resources on the development site. The aim should be to maintain or improve water quality leaving the site’.</p> <p>Page 25 – 6.5.1.3 – Support statements excluding development from flood plains and maintaining flow regimes of rivers and ground water.</p> <p>Page 26 – 6.5.3.1 – Support this statement.</p> <p>Page 26 – 6.5.3.2 – Support this statement – DOW does not support the use of fill in flood risk areas as it can impact on the movement of floodwaters upstream of the fill site.</p> <p>Page 26 – 6.5.3.4 – All developments have the potential to negatively impact on water quality and therefore shire should enforce use of water sensitive design principles for all developments.</p> <p>Page 27 – 6.6.2 – Support this statement.</p> <p>Page 27 – 6.7 – Special control areas should be listed in this section. DOW supports the Kent and Bolganup catchment areas being identified as a SCA, not just the Denmark catchment.</p>		

		Appendix 4 – 8 – Special control areas – as above, DOW supports the Bolganup Catchment Area being identified as a SCA to ensure protection of water resource.		
76.	Neil Ridgway 339 Chauvel Road Kendenup	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls and sporting facilities etc. and it will have a negative small Business impact in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural villages like Narrikup which borders the Albany Highway are a classic case of state government inaction being so well positioned for future growth and development.</p> <p>The Shire of Plantagenet Town Planning Scheme Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire.</p> <p>I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup.</p> <p>I would like to make the following observations:</p> <ul style="list-style-type: none"> <li>• There has been no new land released by the crown in the township of Narrikup for 17 years.</li> <li>• Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices.</li> <li>• The lack of choices means people cannot choose to remain in town if their lifestyle changes.</li> <li>• There are no choices of home sites for young people who want to remain in the town.</li> <li>• There are no choices to encourage other people to move to town.</li> <li>• There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes.</li> <li>• There is no incentive for any commercial ventures to begin.</li> <li>• There is pressure on local volunteer groups due to the absence of new and younger people.</li> <li>• The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</li> </ul>	Noted and agreed. See 6 above.	Note - as per response to separate submission to WAPC, detailed above.
77.	Yaran 19 Lyall Street South Perth	Mount Barker is a growing regional centre, within the context of the Great Southern Region, and contains substantial public infrastructure including a hospital and education campus.		Note - as per response to submission 3 above.

		<p>The LPS needs to recognise and build upon Mount Barker's existing and future role in servicing various industries including agriculture, viticulture, mining and tourism.</p> <p>The LPS should not be restricted to short term planning: it should also consider and provide for the medium (i.e. 2030) and long term (i.e. 2050) planning of Mount Barker.</p> <p>Staged, limited growth areas adjacent to Mount Barker and Narrikup should be identified and protected for medium to long term development.</p> <p>For use by the general public, it would be helpful if the document contained excerpts from relevant planning documents, rather than referencing those documents: the inclusion of the relevant excerpts should, however, be also guided by the need to keep the LPS document to a readable length.</p>	<p>Noted and agreed. See 6 above.</p> <p>Noted.</p> <p>Noted.</p>	
78.	<p>John Pugh PO Box 587 Mount Barker</p>	<p>Very much against the direction the LPS would have our area move in.</p> <p>There seems no vision for the future of our very special part of the world and would see outlying areas to Mt Barker stagnate.</p> <p>It seems to me that the Plantagenet Shire has a far better feel for what we should move towards with their Planning Vision Policy.</p> <p>It gives some hope to those who want to share in the quality of life and enterprise diversity that our area can provide outside Mt Barker.</p> <p>It also gives some hope of growth and added prosperity to our area.</p> <p>I urge the State Govt to show some confidence in surely what is one of their trendsetting shires and give them some autonomy in setting up their area for a future they see as befitting the vast array of positives it can provide.</p>	<p>Noted and agreed. See 6 above.</p>	<p>Note.</p>
79.	<p>Ayton Baesjou Planning on behalf of the Pugh Family 11 Duke Street Albany</p>	<p>While it is encouraging that the Strategic Plan (part 5) deals with Rural Issues first and foremost, in recognition of the importance of farming, this is not backed up by the document. The Strategies and Action (Section 6) are vague, generalised and simple.</p> <p>Appendix 6 – Rural Planning Units is totally lacking in content and detail. This is inexcusable and bordering on incompetent, especially as agriculture is the mainstay of the local economy.</p> <p>The PLPS does not adequately address rural land uses.</p> <p>Agriculture and land management issues within Plantagenet are complex. Farming is diverse and multifaceted. This should be acknowledge and reflect in the PLPS, but it is not.</p>	<p>Noted and agreed. See 6 above.</p> <p>Note.</p> <p>It is agreed Appendix 6 does not contain any planning detail.</p>	<p>In regard to rural issues - additional information and rural provisions consistent with WAPC policy are supported for inclusion into Appendix 6.</p> <p>In regard to agricultural</p>

	<p><b>Lot Size and Rural land Use</b> Plantagenet supports a rich and varied mix of rural land uses. Farming activities include broad acre cropping, beef, dairy, mutton, fat lambs and fine wool, feedlots, poultry, intensive and extensive animal husbandry, studs, horticulture, vineyards and plantations. Landholdings range from micro and boutique enterprises on small parcels</p>		mapping - source information was LGSS.
	<p>(less than 20ha) through to extensive and broadacre operations (in excess of 200ha). Small scale and part-time farmers make a significant contribution to the local, regional and State economy. The locality supports a diverse mix of rural based enterprises; many of which are supplemented by off-farm income.</p> <p>Owners may have multiple holdings, often in different localities of the Shire and or across the State, to facilitate mixed farming and mitigate the impact of seasonal variations. Intra-Shire and intra-State movement of farming equipment, livestock and labour force is common.</p> <p>The land managers in the Great Southern are progressive and innovative and have pioneered advances in improved productivity, land care and sustainable agriculture. Output and viability are not a function of lot size or zoning. Depending on soil type, site characteristics, availability of water and management practices sustainable and viable agricultural uses, especially food production can be undertaken on lot sizes as small as 4ha. There are many factors impacting rural land use and the PLPS must respect and recognise this.</p> <p>The PLPS should cater for a wide range of land uses across a range of lot sizes within rural areas. It is a serious shortcoming for this key strategic document to blindly rely on State Policy. The generic definitions do not readily translate to Plantagenet. Subdivision of Rural land may be justified, as identified in the Planning Vision. Opportunities for subdivision and should not be unnecessarily constrained by an arbitrary and irrelevant Policies.</p> <p>The PLPS should serve to identify Local variations and regional differences. It should not merely replicate State-wide Policy. To be properly Local and properly Strategic the planning framework and vision must recognise and respect local circumstances.</p> <p>The PLPS does not deal with diversity in lot sizes, the variety and complexity of rural land uses, the significance of food production or the importance of emerging agriculture. Compared to the Shire's Planning Vision, this PLPS is nonsense.</p> <p><b>Priority Agricultural Areas</b> There is no capability assessment or soils mapping in the 2011 PLPS and no apparent basis (scientific or otherwise) for the designation of Priority and General Agriculture areas shown in Figure1.</p>	<p>Local variations and regional differences have been removed from the LPS.</p> <p>Priority agricultural information provided by DAF and large significant areas shown on Figure</p>	<p>Agriculture designations in advertised LPS are identical to those in the 'Planning Vision' which this submission supports.</p> <p>WAPC has supported variations in PLPS to address local circumstances where these have planning merit.</p>

	<p>There are discrepancies between the priority area mapping contained in the PLPS, the LGSS and SPP 2.5. The mapping and definitions used for Priority Agricultural Land are inconsistent and unreliable.</p> <p>The Lower Great Southern Strategy requires that the Shire consider areas of <u>local significance</u> as a component of the local planning strategy. This is not evident. There is no rationale provided for the designation of Priority and General Agriculture Areas.</p>	1.	
	<p>Given the economic significance of agriculture and the implications of Priority/General Agriculture designations the PLPS should contain a comprehensive assessment of agricultural capability. It is completely lacking, therefore the PLPS should be rejected.</p> <p>The WAPC's Lower Great Southern Strategy advocates subdivision for more intensive production particularly where adequate water supplies are available. Part 3.5.2 sets out that when preparing schemes and strategies local governments should consider opportunities for diversification and further subdivision. Furthermore the PLPS should "Maximise opportunities for diversification of agriculture" and "Identify land suitable for more intensive agricultural production and subdivision". The PLPS fails to do this; it does not meet the objectives of the Regional Strategy.</p> <p><b>Self Determination</b></p> <p>Compared to the Shire's Planning Vision, this PLPS fails the community and is an insult to democratic processes. Comprehensive community consultation was undertaken in the preparation of the Shire's Planning Vision. That document incorporates community feedback and aspirations. The PLPS does not. Without community input and local content the PLPS is not a Local Strategy; it should be rejected.</p> <p><b>Conclusion</b></p> <p>The PLPS needs to pay greater attention to the diverse range of lot sizes and land uses that exist in rural areas across the Shire. Simplistic categories based generic definitions and lot size, rather than local circumstances fail to respect the characteristics of Plantagenet. Plantagenet is diverse and distinct; accordingly the definitions and planning categories set out in its Strategy should reinforce and protect the local character and attributes.</p> <p>As advocated in the Lower Great Southern Strategy (LGSS), subdivision for intensive agriculture is appropriate in some circumstances. This is the case in Plantagenet and it should be reflected in the PLPS.</p> <p>Greater emphasis should be placed on rewarding innovative responsible land management. Achieving conservation, biodiversity and/or sustainability objectives should be considered as incentive for rural subdivision. The draft Strategy should be updated in line with contemporary land management. It should give greater opportunity for subdivisions which achieve</p>	Agreed.	
		Agreed.	

		<p>sustainable food production and satisfy conservation and NRM objectives.</p> <p>The PLPS needs to be more strategic, and more responsive to local characteristics. This is a Local planning instrument: it should be rejected or re-written so it is better tailored to Plantagenet.</p>		
80.	<p>Baesjou Family C/- 11 Duke Street Albany</p>	<p>Thank you for the opportunity to comment on the 2011 draft Plantagenet Local Planning Strategy (PLPS). This submission is lodged on behalf of the Baesjou family who are 5<sup>th</sup> generation farmers in Woogenellup and have been ratepayers/residents of the Shire since 1912.</p> <p>The draft PLPS, as advertised, is not strategic. The 5 year time frame is too short, the document lacks vision and will not serve as a planning framework for the growth and development of the Shire.</p> <p>The PLPS does not reflect community's aspirations or planning objectives.</p> <p>Compared to the Shire's Planning Vision, this PLPS is inferior and undemocratic. It has been modified by State Government without any opportunity for community input. The process is an insult to local ratepayers.</p> <p>The PLPS lacks local content; it merely reflects generic, state wide policies. Rather than operating as a Local Strategy this document serves only to homogenise and standardise the Shire.</p> <p>Plantagenet is rich and beautiful. It is diverse. The special qualities and unique characteristics should be recognised, respected and enhanced. The PLPS fails to do this.</p> <p>Although Rural Issues are given some prominence in Part 5 of PLPS, the importance of farming is not backed up by the document. The Strategies and Action (Section 6) are vague, simplistic and not specific to Plantagenet.</p> <p>Appendix 6 – Rural Planning Units is completely lacking in content and detail. This is inconceivable; given agriculture is the mainstay of the local economy.</p> <p>Agriculture and land management issues within Plantagenet are complex. Farming is diverse and multifaceted. This should be acknowledged and reflected in the PLPS, but it is not.</p> <p>The PLPS fails to adequately address rural land uses.</p> <p>Plantagenet supports a rich mix of rural land uses. Over the generations the farm at Woogenellup has been used for dairying, apple and stone fruit growing, beef cattle, fine wool (it was the first Merino stud in the district), fat lambs, a piggery (producing both porkers and baconers), turkeys and a variety of cereal crops. This range of rural enterprises is typical of the mixed farming that occurs in Plantagenet.</p> <p>The Lower Great Southern Strategy recognises that "Agriculture in the study area has always</p>	<p>Noted and agreed. See 6 above.</p> <p>Agreed.</p> <p>Agreed – content of Appendix 6 deleted. Now only refers to subdivision in accordance with State Policy. No local differences.</p> <p>Agreed.</p>	<p>Note.</p> <p>In regard to planning timeframe - as per response to submission 3 above.</p> <p>In regard to rural issues - additional information and rural provisions consistent with WAPC policy are supported for inclusion into Appendix 6.</p>

	<p>been diverse, with a strong emphasis on innovation and market development.” The Regional Strategy also recognises that “landholdings are becoming smaller with more focus on intense and diverse agricultural systems. The Shire’s Planning Vision recognises the nature of rural land uses in Plantagenet; it contains guidelines for rural subdivision and development and sets a strategic direction for the Shire.</p>		
	<p>It is unacceptable that the PLPS fails to recognise or respect this diversity; it also fails as a planning strategy. To actually be a Local Strategy, it should be both Local and Strategic. The PLPS is not.</p> <p>Rather than more red tape, centralised control and blind adherence to inappropriate Policy the Local Strategy should be tailored to Plantagenet. It should contain performance standards, local guidelines, Objectives and Actions specific to Plantagenet. Opportunities for subdivision should not be unnecessarily constrained by arbitrary and irrelevant Policies, especially with regard to minimum lot size. Subdivision of Rural land may be justified, as identified in the Planning Vision.</p> <p>Part 3.5.2 of the WAPC’s Lower Great Southern Strategy advocates subdivision for more intensive production subject to availability of water and stipulates that local governments should consider opportunities for diversification and further subdivision when preparing schemes and strategies. The LGSS contains the following Objectives and Actions:</p> <ul style="list-style-type: none"> <li>• “Maximise opportunities for diversification of agriculture”; and</li> <li>• “Identify land suitable for more intensive agricultural production and subdivision”.</li> </ul> <p>PLPS fails to do this; it is short sighted and lacking in local content and detail.</p> <p>The PLPS should be the key strategic document for the Shire; it is a serious shortcoming for such a crucial planning device to simply rely on State Policy without any assessment or discussion of capability, identification of local priority agriculture areas, or rural land uses. The generic definitions do not readily translate to Plantagenet.</p> <p>The PLPS should be rejected in favour of the Shire’s Planning Vision.</p>	<p>Agreed – but deleted from LPS.</p>	

**Plantagenet Local Planning Strategy  
Schedule of Modifications**

**Note: Modifications in this Schedule to be carried out to the advertised 'July 2011' version of PLPS**

<b>No.</b>	<b>Modification</b>	<b>Reason</b>
1.	Delete references in the document to the planning timeframe being only five years. Replace with statements confirming that the PLPS provides sufficiently for growth of the Shire over a 15 to 20 year timeframe.	Recent population forecasts released by the WAPC in its 2011 'WA Tomorrow' document predict a Shire wide population increase from approximately 5100 to 6500 by year 2026 under 'high growth' conditions. Residential and rural residential designations previously supported by WAPC in conjunction with existing areas able to be developed are conservatively estimated at an additional 2300 lots (residential) and 1800 lots (rural residential). These designations are therefore sufficient to accommodate envisaged growth of the Shire over the expected 15-20 year life of the strategy.
2.	Modify PLPS maps as appropriate to depict the area shown on the attached 'Annexure A' as residential R17.5.	There is merit in incorporating the entire originally proposed area of land for urban purposes given that it will link development strongly to existing urban and other types of development closer to the town centre; and is likely to help facilitate resolution of existing road connectivity issues associated with development of the land subject to Amendment 44.
3.	Replace Appendix 6 (Rural Planning Units) as advertised with the revised Appendix 6 attached as 'Annexure B' to this schedule.	Provides more comprehensive guidance and provisions for rural areas of the Shire.
4.	Include clarifications, corrections and additional information recommended by agency submissions, as per the attached 'Annexure C' to this schedule.	Clarification, accuracy and completion of information.



## ANNEXURE B

### 12. RURAL LAND

12.1 Refer to Figure 1 – Rural and Agricultural Land Use Plan, and Figure 2 – Planning Units and Special Control Areas that follow.

12.2 Planning Unit P1 – Rocky Gully – Upper Frankland

12.2.1 Land Use

The land within this Planning Unit is predominantly better quality broadscale agricultural land which is used for cultivation of tree plantations (mainly blue gums) and cropping and grazing of sheep and cattle and similar farming activities with pockets of more intensive agriculture where better soils and water supplies are available.

It includes the rural village of Rocky Gully (refer to 11).

12.2.2 Planning Comments

This Planning Unit includes land which has been identified as being agricultural land of State and Regional significance which should be zoned as Priority Agriculture and protected in accordance with State Planning Policy 2.5 Agricultural and Rural Land Use Planning. The land of State and Regional significance has been identified in 'Lower Great Southern Strategy, June 2007' produced by DPI and WAPC. The Council has also identified areas of local significance which will also be included in the Priority Agriculture zone.

12.3 Planning Unit P2 – Lower Kent – Frankland

12.3.1 Land Use

The land within this Planning Unit is reserved for Forestry in the western portion and Public Purpose for the balance of the area. There is no privately owned land.

Forestry is carried out in some parts of the Planning Unit.

12.3.2 Planning Comments

As there is no freehold land, subdivision will not occur in the Planning Unit.

12.4 Planning Unit P3 – Upper Kent Catchment

12.4.1 Land Use

Tree plantations and broadscale agriculture for cropping and grazing are the significant uses within this Planning Unit.

12.4.2 Planning Comments

- Portion of the land has been identified as being agricultural land of State and Regional Significance.
- Portion of the land contains land of Local Significance where remnant vegetation must be protected.
- Planning must support initiatives applied to the Kent River Recovery Catchment to protect the water quality of saline

water and to protect its long term potential as a public drinking water source area.

- Need to protect wetlands and waterways.

12.5 Planning Unit P4 – Upper Denmark Catchment

12.5.1 Land Use

More than 50% of the Planning Unit is reserved for Public Purposes and contains remnant forest. The balance of the land is used for tree plantations/farm forestry and broadscale agriculture for cropping and grazing.

12.5.2 Planning Comments

- Portion of the land has been identified as being Agricultural land of State and Regional Significance.
- Portion of the land contains land of Local Significance where remnant vegetation must be protected.
- Planning must support initiatives applied to the Upper Denmark/Wilson Inlet Recovery Catchment to protect the water quality of saline water and to protect its long term potential as well.
- Need to protect wetlands and waterways.

12.6 Planning Unit P5 – Kendenup

12.6.1 Land Use

This Planning Unit contains a large number of small freehold lots in the Kendenup rural village and in the surrounding area which are utilised predominantly for lifestyle purposes ranging from intensive and broadscale agriculture to arts and crafts and home occupation.

12.6.2 Planning Comments

- The rural village of Kendenup lies within this Planning Unit and is covered by 8.
- Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture is very limited.

12.7 Planning Unit P6 – Upper Hay Catchment

12.7.1 Land Use

The majority of the Planning Unit is used for a wide range of broadscale and intensive agricultural activities including viticulture and farm forestry.

12.7.2 Planning Comments

This Planning Unit contains a large proportion of land of State and Regional Agricultural Significance and has been described as the

economic hub (agriculturally) of the Shire. It contains areas of remnant vegetation worthy of protection.

12.8 Planning Unit P7 – Mount Barker Townsite and Environs

12.8.1 Land Use

Not applicable.

12.8.2 Planning Comments

This planning unit has been subject to more detailed and comprehensive planning which is addressed in 7.

12.9 Planning Unit P8 – South Kokonup-Narrikup

12.9.1 Land Use

This area on the south-east of Mt Barker is within the upper portion of the Hay River catchment. Due to its proximity to Mt Barker and the mix of soil types there is a wide range of uses from home based businesses and contractors to specialty crops and intensive agriculture to broadscale cropping and grazing. It includes the rural village of Narrikup (refer to 9).

12.9.2 Planning Comments

- This area includes areas of State and Regional Agricultural Significance, is close to existing settlements, straddles Albany Highway and already supports a mix of uses.
- Mixed uses and closer settlement growth pressures have been occurring or requested along the fringes of these settlements and between them along Albany Highway, adjacent to the rail line, around Narrikup and along the Yellanup-Greenhills Road and the Porongurup Road.
- The eastern portion of this planning precinct includes a substantial portion of Priority Agricultural Land, which should be retained for agriculture. The western portion of the area is mainly General Agriculture and many examples of mixed use based upon agriculture (including intensive agriculture), tourist attractions and accommodation, already exist along the main transport routes.
- Maintaining the potential for mixed uses and protecting existing mixed uses including tourism and home based businesses is a priority while ensuring good quality agricultural land remains available for agriculture.

12.10 Planning Unit P9 – Upper Kalgan Catchment

12.10.1 Land Use

Predominantly broadscale cropping and grazing including farm forestry. The majority of the area is cleared. Includes the eastern portion of the Kendenup rural village (refer to 8).

12.10.2 Planning Comments

This Planning Unit does contain some areas of State and Regional agricultural significance and is almost all freehold lots in larger holdings than in the western portion of the Shire. Tree plantations are a land use and new crops such as sandalwood, eucalyptus sawlogs, *pinus panister* and *casuarina obesa* are being tested.

12.11 Planning Unit P10 – Porongurup and Environs

12.11.1 Land Use

This Planning Unit is almost entirely within the area of closer settlement and rural smallholdings around the Porongurups and along the road to Mount Barker.

12.11.2 Planning Comments

- The Planning Unit contains the Porongurup Rural Village.
- Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture may be limited.

12.12 Planning Unit P11 – Upper King Catchment

12.12.1 Land Use

This Planning Unit is used mainly for broadscale cropping and grazing and tree farming.

12.12.2 Planning Comments

A large portion of the land has been identified as being agricultural land of State and Regional Significance. It also is traversed by Albany Highway along which tourism and commercial opportunities related to agricultural production and rural amenity are developing and will be considered on their merits.

12.13 Planning Unit P12 – South Stirling

12.13.1 Land Use

Predominantly broadscale cropping and grazing including farm forestry/tree plantations. The majority of the area is cleared.

12.13.2 Planning Comments

This Planning Unit does contain some areas of State and Regional Agricultural Significance and is almost all freehold lots in larger holdings than in the western portion of the Shire. Tree plantations are a significant land use across the Planning Unit and new crops such as sandalwood and palonia are being tested.

12.14 Planning Unit P13 – Stirling Range

12.14.1 Land Use

The land within this Planning Unit is Reserve for Recreation and contains no private land but is a significant landscape and environmentally acceptable recreational asset.

12.14.2 Planning Comments

Encourage relevant State land managers to facilitate recreational opportunities and park management.

12.15 SUBDIVISION

In all of the planning units the intention will be to maintain the existing mix of lot sizes. All subdivision is to be in accordance with WAPC Policy.

**Plantagenet Local Planning Strategy  
Annexure C  
Agency Suggested Modifications Supported for Inclusion**

<b>Agency</b>	<b>Modification/Additional Information</b>
FESA	<p>At section 2 of the LPS:</p> <ul style="list-style-type: none"> <li>• cite State Planning Policy 3.4 (SPP3.4) as forming part of the State and Regional Planning context.</li> <li>• refer to WESTPLAN – BUSHFIRE (December 2010) as this document assigns the HMA responsibilities for Prevention and Mitigation to FESA, DEC and LG for their respective areas.</li> </ul> <p>At Section 6.5.2 Bush Fire:</p> <ul style="list-style-type: none"> <li>• refer to the need for compliance with <i>Planning for Bush Fire Protection</i> as being the set of guidelines that outline a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires and avoid inappropriately located or designed land use, subdivision and development on land where a bush fire risk is identified.</li> </ul>
DEC (Albany)	<p><b>Main Document</b></p> <p>Descriptive sections on Environment and Cultural Heritage should be brought forward to replace Section 1 which should be edited and then amalgamated into Section 2.</p> <p>4.6.2.6: make reference to the <i>Stirling Range and Porongurup National Parks Management Plan 1999-2009</i>.</p> <p>4.10.1.1: Include an overview of the great diversity of landscapes, vegetation and extensive State forests in the SW of the Shire, and part of the Mt Lindesay National Park.</p> <p>4.10.2.1: Include mention of species biodiversity including the large number of threatened flora species within the Shire.</p> <p>4.10.2.3: Include mention of protected fauna species, possibly including mention of the Mount Barker <i>Quenda</i> population which has recently influenced local scale planning strategies in and around the town.</p> <p>4.10.3: Include mention of climatic <i>change</i> trends in the text. The three figures on page 13/14 are not cross-referenced to the text.</p> <p>Section 5 Strategic Plan: Include a generic strategy to protect and conserve the environment. A new subsection entitled Environment and Conservation issues is required.</p> <p><b>Appendix 1 Mount Barker</b></p> <p>8.9.1: Include reference to the biodiversity and connectivity conservation values of native vegetation, for example: <i>There are extensive areas of remnant native vegetation in and around Mount Barker and where possible these should</i></p>

	<p><i>be retained for their biodiversity conservation values and for their visual appeal. Where possible native vegetation should be kept outside bushfire hazard separation zones by applying defined building envelope locations and by applying increased levels of fire protection to buildings through AS3959 BAL19 and BAL29 building standards.</i></p> <p><b>Appendix 2 Kendenup Rural Village</b></p> <p>4.4: Clarify whether the Town Planning Scheme <i>is being</i> or <i>has been</i> amended to delete reference to rabbits.</p> <p><b>Appendix 6 Rural Planning Units</b></p> <p>Figure 1: The pale buff coloured area to the south west of Mount Barker is shown as <i>State Forest</i>, however this area is now part of Mount Lindesay National Park and may be more appropriately designated as <i>Parks and Recreation</i>. Clarification should be sought from the DEC Warren Region.</p>
Department of Mines and Petroleum	<p>Section 4.4.4 Economy: revise to include the latest statistics as follows: ‘4.4.4 The building and construction industry has grown in recent years. Mining production was valued at \$5 million in 2009/10 and comprised largely silica sand and spongelite.’</p> <p>Section 4.6.4.1: revise to confirm/clarify that as part of the Albany Regional Strategy Planning process a study of Basic Raw Materials was finalised in September 1996.</p> <p>Section 4.6.4.3 Basic Raw Materials and Extractive Industry: revise to confirm/clarify that the mechanism for access to Basic Raw Materials on Crown land exists under the <i>Mining Act 1978</i>. The Shire can access Basic Raw Materials in Crown lands for specific purposes such as road maintenance within the LGA area under the <i>Local Government Act 1995</i>.</p>
Heritage Council of WA	<p>Include provisions in the strategy for conservation and protection of Plantagenet’s cultural heritage through the provision of:</p> <ul style="list-style-type: none"> <li>• an overarching statement referring to the positive social, environmental and economic value of heritage places;</li> <li>• a brief statement of issues relating to heritage protection in Plantagenet;</li> <li>• a description of the area’s heritage assets and reference to the Shire of Plantagenet’s Local Government Inventory as the main reference document for the identification of places with heritage significance within Plantagenet;</li> <li>• a description of the Objectives relating to heritage protection in Plantagenet; and</li> <li>• Strategies and Actions to achieve those objectives, including any relevant action or strategy relating to the Town Planning Scheme. For example, ‘prepare a local planning policy for heritage places’.</li> </ul>
DEC (Manjimup)	<p><b>Point 6.1.11.2</b> DEC recommend that the following be added: Ensure adequate separation between incompatible land</p>

	<p>uses, having regard for EPA Guidance statements 3 and 33.</p> <p><b>Section 6 – Strategies and Actions:</b>  DEC recommend that the following be added:  All development applications including structure plans, scheme amendment and subdivision need to be consistent with EPA Guidance Statement No's 3, 8 and 33.</p>
DAFWA	<p><b>Section 6.1.15.1.</b>  It is suggested that the statement in the opening sentence 'Council encourages viticultural activities on capable and suitable land...' is changed to read 'Council encourages irrigated agricultural activities such as viticulture on capable and suitable land...' – to acknowledge the diversity of intensive/irrigated agricultural activities that occur through the shire (including olives, citrus, pommies, and stone fruit, etc).</p> <p><b>Figure tags and text reference.</b>  Several of the figures/diagrams (with data sourced from or prepared by DAFWA) in the draft LPS are annotated with the incorrect acronym for the organisation. The correct acronym is 'DAFWA'. It is requested that this be corrected on figures 1, 2, 3, 4 and any other figure or table or in the text where the incorrect acronym is used.</p>
Department of Water	<p>Page 10 – 4.6.2.5: Reword to 'The Department of Water prepared a draft drinking water source protection plan for the Denmark River Catchment Area in June 2010.'</p> <p>Page 14 – 4.10.4.2: Creation of foreshore reserves could be added to the list of planning tools to protect waterways.</p> <p>Page 14 – 4.10.4.3: Suggest rewording of this section to 'The WAPC's Better urban water management framework integrates water planning and land planning with the requirement for water management plans to support development. The water management plans identify and protect water resources through appropriate management strategies'.</p> <p>Page 16 – 5.5: Reword point in this section to 'Protect waterways through appropriate urban stormwater management'.</p> <p>Page 21 – 6.1.12.1: Reword to say 'The Department of Water is the lead agency for water resource management in Western Australia. State Planning Policy 2.0 Water Resources is the key policy document that supports the DOW's position on total water cycle management.'</p> <p>Page 23 – 6.3.4.1: Reword to say 'The management of stormwater run-off is important for protection from flooding and the health of the waterways. The use of water sensitive design principles is advocated to ensure stormwater is managed in a manner that replicates natural processes.</p> <p>Page 24 - 6.3.4.2: Reword this section to:  'The present urban stormwater system consists of a variety of types established over many years. The existing older urban areas pose a difficult management problem. <i>For most</i></p>

	<p><i>subdivisions the WAPC now requires, on the request of the DOW, that Urban Water Management Plans be prepared to the DOW's satisfaction in consultation with the Council. This is set out in the WAPC's Better Urban Water Management framework.'</i></p> <p>Page 24 – 6.3.4.3: Reword to 'An urban water management plan provides the detailed design and strategies to manage water resources on the development site. The aim should be to maintain or improve water quality leaving the site'.</p> <p>Page 26 – 6.5.3.4: All developments have the potential to negatively impact on water quality and therefore shire should enforce use of water sensitive design principles for all developments.</p> <p>Page 27 – 6.7: Special control areas should be listed in this section. DOW supports the Kent and Bolganup catchment areas being identified as a SCA, not just the Denmark catchment.</p> <p>Appendix 4 – 8 – Special control areas: As above, DOW supports the Bolganup Catchment Area being identified as a SCA to ensure protection of water resource.</p>

## Plantagenet Local Planning Strategy

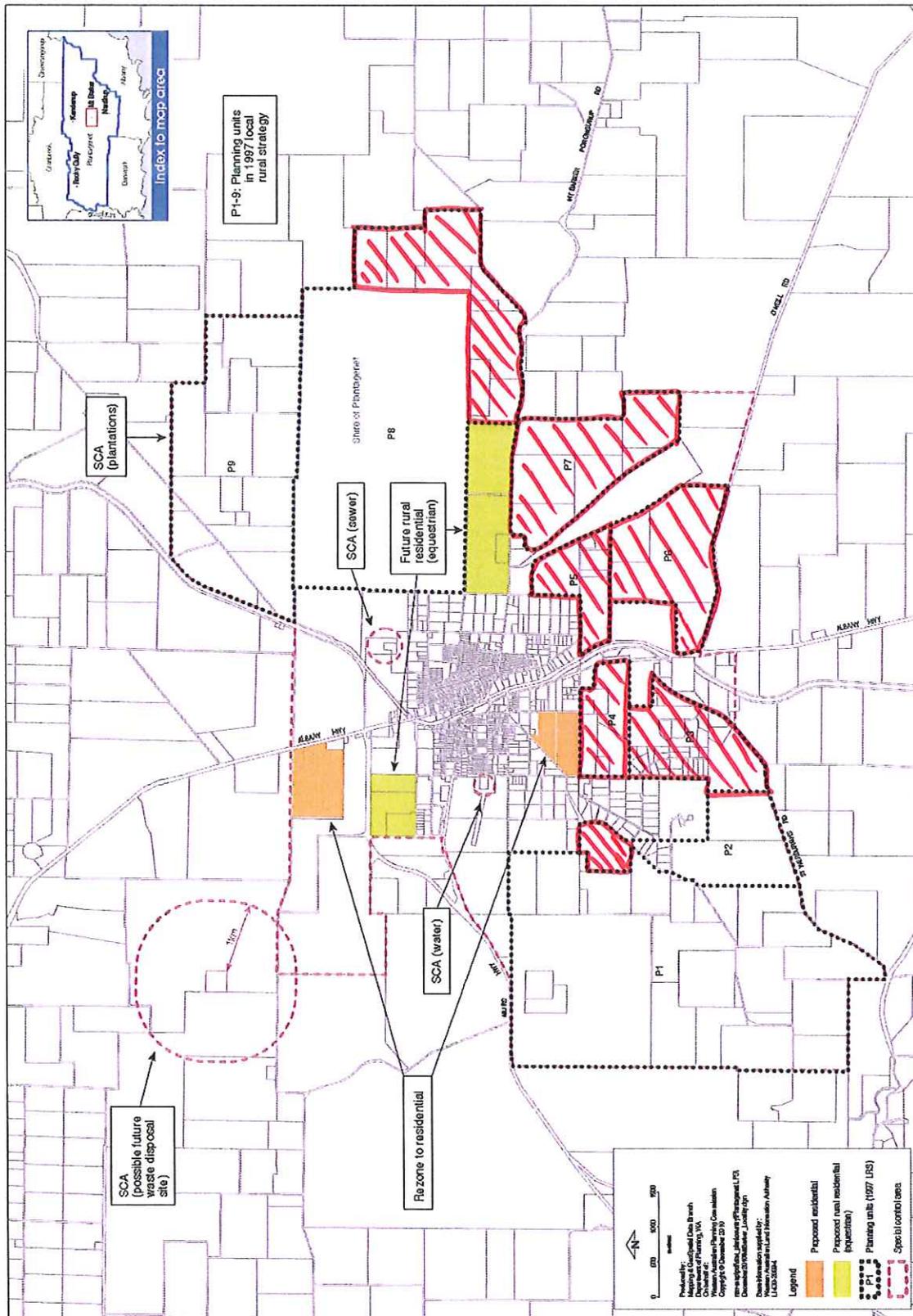
### Indicative Lot Supply From Supported Urban and Rural Residential Designations in 'July 2011' Strategy: Mount Barker and Porongorups

No.	Description	Area (ha)	Type	Approximate yield (lots)
<b>Mount Barker</b>				
1.	Cats Creek	72	Residential R17.5	800
2.	Ex School site	5	Residential R17.5	60
3.	Warburton Road	43.5	Residential R15	430
4.	Ex Industrial Site	2	Residential R2/15	4 - 20
5.	Existing Residential Zoned Lots in Mount Barker Townsite	Various; comprises approximately 860 individual lots with varying subdivision potential	Residential R2/15, R17.5	+1000 (estimate provided in previous iterations of PLPS)
6.	New Rural Residential (north west)	55	Rural Residential	55
7.	New Rural Residential (east)	110	Rural Residential	110
8.	Existing Rural Residential Precincts (carried over from LRS)	1240 remaining to be developed	Rural Residential	1240
<b>Porongorups</b>				
1.	Porongorups Rural Village	150	Rural Residential (various lot sizes)	119 (envisaged yield stated in endorsed structure plan)
2.	Porongorups Precinct 3	500 remaining to be developed	Rural Residential (average of one dwelling per 4 ha)	125
3.	Porongorups Precinct 6	665 remaining to be developed	Rural Smallholdings (10 - 20 ha lots)	33 - 66
<b>Total:</b>				<b>3976 - 4025</b>

**Corresponding areas shown in plans following.**



AREA 8 - EXISTING RURAL RESIDENTIAL PRECINCTS CARRIED OVER FROM LRS



Shire of Plantagenet Local Planning Strategy - July 2011  
**Mount Barker Locality - Residential / Rural Residential Proposals**



## Population forecasts for Plantagenet (S) 2006 to 2026

Table 1: Population Forecasts by Bands 2006 to 2026

	A	B	C	D	E
2006	4 700	4 700	4 700	4 700	4 700
2007	4 600	4 700	4 800	4 800	4 900
2008	4 600	4 700	4 800	4 900	5 100
2009	4 500	4 700	4 900	5 100	5 300
2010	4 400	4 700	5 000	5 200	5 500
2011	4 300	4 700	5 000	5 300	5 700
2012	4 300	4 800	5 100	5 400	5 800
2013	4 300	4 800	5 100	5 400	5 900
2014	4 300	4 800	5 200	5 500	6 000
2015	4 300	4 800	5 200	5 500	6 000
2016	4 300	4 900	5 200	5 600	6 100
2017	4 300	4 900	5 300	5 600	6 100
2018	4 400	4 900	5 300	5 600	6 200
2019	4 400	4 900	5 300	5 700	6 200
2020	4 400	5 000	5 300	5 700	6 300
2021	4 400	5 000	5 400	5 800	6 300
2022	4 400	5 000	5 400	5 800	6 400
2023	4 400	5 000	5 400	5 800	6 400
2024	4 400	5 000	5 500	5 900	6 500
2025	4 500	5 100	5 500	5 900	6 500
2026	4 500	5 100	5 500	5 900	6 500

Table 2: AAGRs and Australian Ratio by Bands, 2026, 2021 and 2016

	AAGR					Ratio				
	A	B	C	D	E	A	B	C	D	E
2026	-0.3	0.4	0.8	1.1	1.6	-0.2	0.3	0.7	0.9	1.3
2021	-0.5	0.3	0.8	1.3	1.9	-0.4	0.2	0.7	1.1	1.6
2016	-0.9	0.3	1.0	1.6	2.5	-0.8	0.2	0.8	1.3	2.1



## 12. RURAL LAND

12.1 Refer to Figure 1 – Rural and Agricultural Land Use Plan, and Figure 2 – Planning Units and Special Control Areas that follow.

12.2 Planning Unit P1 – Rocky Gully – Upper Frankland

12.2.1 Land Use

The land within this Planning Unit is predominantly better quality broadscale agricultural land which is used for cultivation of tree plantations (mainly blue gums) and cropping and grazing of sheep and cattle and similar farming activities with pockets of more intensive agriculture where better soils and water supplies are available.

It includes the rural village of Rocky Gully (refer to 11).

12.2.2 Planning Comments

This Planning Unit includes land which has been identified as being agricultural land of State and Regional significance which should be zoned as Priority Agriculture and protected in accordance with State Planning Policy 2.5 Agricultural and Rural Land Use Planning. The land of State and Regional significance has been identified in ‘Lower Great Southern Strategy, June 2007’ produced by DPI and WAPC. The Council has also identified areas of local significance which will also be included in the Priority Agriculture zone.

12.3 Planning Unit P2 – Lower Kent – Frankland

12.3.1 Land Use

The land within this Planning Unit is reserved for Forestry in the western portion and Public Purpose for the balance of the area. There is no privately owned land.

Forestry is carried out in some parts of the Planning Unit.

12.3.2 Planning Comments

As there is no freehold land, subdivision will not occur in the Planning Unit.

12.4 Planning Unit P3 – Upper Kent Catchment

12.4.1 Land Use

Tree plantations and broadscale agriculture for cropping and grazing are the significant uses within this Planning Unit.

12.4.2 Planning Comments

- Portion of the land has been identified as being agricultural land of State and Regional Significance.
- Portion of the land contains land of Local Significance where remnant vegetation must be protected.
- Planning must support initiatives applied to the Kent River Recovery Catchment to protect the water quality of saline

water and to protect its long term potential as a public drinking water source area.

- Need to protect wetlands and waterways.

12.5 Planning Unit P4 – Upper Denmark Catchment

12.5.1 Land Use

More than 50% of the Planning Unit is reserved for Public Purposes and contains remnant forest. The balance of the land is used for tree plantations/farm forestry and broadscale agriculture for cropping and grazing.

12.5.2 Planning Comments

- Portion of the land has been identified as being Agricultural land of State and Regional Significance.
- Portion of the land contains land of Local Significance where remnant vegetation must be protected.
- Planning must support initiatives applied to the Upper Denmark/Wilson Inlet Recovery Catchment to protect the water quality of saline water and to protect its long term potential as well.
- Need to protect wetlands and waterways.

12.6 Planning Unit P5 – Kendenup

12.6.1 Land Use

This Planning Unit contains a large number of small freehold lots in the Kendenup rural village and in the surrounding area which are utilised predominantly for lifestyle purposes ranging from intensive and broadscale agriculture to arts and crafts and home occupation.

12.6.2 Planning Comments

- The rural village of Kendenup lies within this Planning Unit and is covered by 8.
- Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture is very limited.

12.7 Planning Unit P6 – Upper Hay Catchment

12.7.1 Land Use

The majority of the Planning Unit is used for a wide range of broadscale and intensive agricultural activities including viticulture and farm forestry.

12.7.2 Planning Comments

This Planning Unit contains a large proportion of land of State and Regional Agricultural Significance and has been described as the

economic hub (agriculturally) of the Shire. It contains areas of remnant vegetation worthy of protection.

12.8 Planning Unit P7 – Mount Barker Townsite and Environs

12.8.1 Land Use

Not applicable.

12.8.2 Planning Comments

This planning unit has been subject to more detailed and comprehensive planning which is addressed in 7.

12.9 Planning Unit P8 – South Kokonup-Narrikup

12.9.1 Land Use

This area on the south-east of Mt Barker is within the upper portion of the Hay River catchment. Due to its proximity to Mt Barker and the mix of soil types there is a wide range of uses from home based businesses and contractors to specialty crops and intensive agriculture to broadscale cropping and grazing. It includes the rural village of Narrikup (refer to 9).

12.9.2 Planning Comments

- This area includes areas of State and Regional Agricultural Significance, is close to existing settlements, straddles Albany Highway and already supports a mix of uses.
- Mixed uses and closer settlement growth pressures have been occurring or requested along the fringes of these settlements and between them along Albany Highway, adjacent to the rail line, around Narrikup and along the Yellanup-Greenhills Road and the Porongurup Road.
- The eastern portion of this planning precinct includes a substantial portion of Priority Agricultural Land, which should be retained for agriculture. The western portion of the area is mainly General Agriculture and many examples of mixed use based upon agriculture (including intensive agriculture), tourist attractions and accommodation, already exist along the main transport routes.
- Maintaining the potential for mixed uses and protecting existing mixed uses including tourism and home based businesses is a priority while ensuring good quality agricultural land remains available for agriculture.

12.10 Planning Unit P9 – Upper Kalgan Catchment

12.10.1 Land Use

Predominantly broadscale cropping and grazing including farm forestry. The majority of the area is cleared. Includes the eastern portion of the Kendenup rural village (refer to 8).

12.10.2 Planning Comments

This Planning Unit does contain some areas of State and Regional agricultural significance and is almost all freehold lots in larger holdings than in the western portion of the Shire. Tree plantations are a land use and new crops such as sandalwood, eucalyptus sawlogs, *pinus panister* and *casuarina obesa* are being tested.

12.11 Planning Unit P10 – Porongurup and Environs

12.11.1 Land Use

This Planning Unit is almost entirely within the area of closer settlement and rural smallholdings around the Porongurups and along the road to Mount Barker.

12.11.2 Planning Comments

- The Planning Unit contains the Porongurup Rural Village.
- Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture may be limited.

12.12 Planning Unit P11 – Upper King Catchment

12.12.1 Land Use

This Planning Unit is used mainly for broadscale cropping and grazing and tree farming.

12.12.2 Planning Comments

A large portion of the land has been identified as being agricultural land of State and Regional Significance. It also is traversed by Albany Highway along which tourism and commercial opportunities related to agricultural production and rural amenity are developing and will be considered on their merits.

12.13 Planning Unit P12 – South Stirling

12.13.1 Land Use

Predominantly broadscale cropping and grazing including farm forestry/tree plantations. The majority of the area is cleared.

12.13.2 Planning Comments

This Planning Unit does contain some areas of State and Regional Agricultural Significance and is almost all freehold lots in larger holdings than in the western portion of the Shire. Tree plantations are a significant land use across the Planning Unit and new crops such as sandalwood and palonia are being tested.

12.14 Planning Unit P13 – Stirling Range

12.14.1 Land Use

The land within this Planning Unit is Reserve for Recreation and contains no private land but is a significant landscape and environmentally acceptable recreational asset.

12.14.2 Planning Comments

Encourage relevant State land managers to facilitate recreational opportunities and park management.

12.15 SUBDIVISION

In all of the planning units the intention will be to maintain the existing mix of lot sizes. All subdivision is to be in accordance with WAPC Policy.

## ITEM NO: 9.3

### SUBDIVISION TO CREATE 126 LOTS FOR RESIDENTIAL, MIXED BUSINESS, COMMERCIAL, BALANCE LOT PURPOSES: LOT 9012 DANDARAGAN DRIVE, DAWESVILLE

<b>WAPC OR COMMITTEE:</b>	<b>Statutory Planning Committee</b>
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Planning Officer, Peel Planning, Perth and Peel Planning
AUTHORISING OFFICER:	Delegated Officer, Peel Planning, Perth and Peel Planning
AGENDA PART:	G
FILE NO:	146177
DATE:	28 August 2012
ATTACHMENT(S):	1. Location Plan 2. Plan of Subdivision 3. Florida Neighbourhood Centre ODP
REGION SCHEME ZONING:	Urban, Fronts Primary Regional Roads
LOCAL GOVERNMENT:	City of Mandurah
LOCAL SCHEME ZONING:	Urban Development
LGA RECOMMENDATION(S):	Conditional Approval
REGION DESCRIPTOR:	MAND
RECEIPT DATE:	30 May 2012
PROCESS DAYS:	90
APPLICATION TYPE:	Subdivision
CADASTRAL REFERENCE:	Lot 9012 Dandaragan Drive, Dawesville

#### RECOMMENDATION:

***That the Western Australian Planning Commission resolves to approve the application for subdivision of Lot 9012 Dandaragan Drive, Dawesville as shown on the plan date-stamped 30 May 2012. This decision is valid for three years subject to the following conditions and advice:***

#### CONDITIONS:

- 1. Street corners within the subdivision are to be truncated to the specification of the City of Mandurah to the satisfaction of the Western Australian Planning Commission. (Local Government)***

- 
2. ***Those lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost. As an alternative the WAPC is prepared to accept the applicant/owner paying to the local government the cost of such road works as estimated by the local government subject to the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)***
  3. ***The land being graded and stabilised. (Local Government)***
  4. ***The applicant/owner is to provide a geotechnical report certifying that the land is physically capable of development prior to the commencement of site works. (Local Government)***
  5. ***The applicant providing a geotechnical report certifying that any filling or backfilling has been adequately compacted. (Local Government)***
  6. ***The finished ground levels at the boundaries of the lot(s) the subject of this approval are to match or otherwise co-ordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)***
  7. ***A detailed plan demonstrating dual use path/cycleway design to the specifications of the local government is to be submitted prior to the commencement of site works. (Local Government)***
  8. ***Detailed Area Plans are to be prepared and approved for all lots located in Precincts 3 and 4 of the Florida Neighbourhood Centre Outline Development Plan. (Local Government)***
  9. ***The proposed Community Purposes Site shown on the approved plan of subdivision being shown on the Deposited Plan as a "Reserve for Community Purposes" and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without payment of compensation by the Crown. (Local Government)***
  10. ***An integrated urban water management plan is to be prepared and implemented as part of the subdivisional works. (Local Government)***
  11. ***Car parking embayments shall be constructed abutting the proposed neighbourhood shopping lots along the north-south connector road (Dandaragan Drive) and those accessed via a rear laneway to the specification of the City of Mandurah and to the satisfaction of the Western Australian Planning Commission. (Local Government)***

- 
12. ***A Notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the Certificates of Title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on the Deposited Plan. The notification to state as follows:***

***"This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry Ross River Virus and other diseases."***

13. ***Pursuant to section 150 of the Planning and Development Act 2005 (as amended), a restrictive covenant preventing motor vehicle access onto Old Coast Road benefiting Main Roads Western Australia being lodged on the Certificates of Title of the proposed lots, at the full expense of the applicant. (MRWA)***
14. ***Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)***
15. ***The transfer of land as a Crown Reserve, free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)***
16. ***Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lots shown on the approved plan of subdivision. (Water Corporation)***
17. ***Suitable arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lot/s shown on the approved plan of subdivision. (Water Corporation)***
18. ***Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1983 (as amended) is to be placed on the Certificate of Title of the proposed 'Neighbour Shopping Centre Lot' (as shown on plan no. 688-156B-01) advising that:***
- "This lot is located within a buffer of a Water Corporation sewer pump station site and may be adversely affected by virtue of odour emissions from that facility." (Water Corporation)***
19. ***The provision of easements for existing or future water, sewerage and/or drainage infrastructure as may be required by the Water Corporation being granted free of cost to that body. (Water Corporation)***

**ADVICE:**

1. ***With regard to Condition 7, the detailed plan is to address all relevant matters, including; paving, manoeuvring spaces, lighting, and crossover location.***

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2. ***With regard to Condition 10, the size and content of an Integrated Urban Water Management Plan will vary based on the nature and scale of the proposal and should respond only to the specific issues of the site. The Department of Water's Stormwater Management Manual for Western Australia and the Urban Water management plans - guidelines for preparing plans and for complying with subdivision conditions should be used as guidance. These can be located on the Department of Water's website [www.water.wa.gov.au](http://www.water.wa.gov.au).***
  3. ***With regard to Condition 14, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground.***
  4. ***If an existing aerial electricity cable servicing the land the subject of this approval crosses over a proposed lot boundary as denoted on the approved plan of subdivision, satisfactory arrangements will need to be made for the removal and relocation of that cable.***
  5. ***With regard to Condition 15, the specific location and area of land required is to be to the satisfaction of the WAPC on the advice of the local government and Western Power.***
  6. ***With regard to Conditions 16 and 17, Water Corporation policy and practice for the locality may involve the provision of land (for plant and works), easements and/or the payment of financial contributions towards infrastructure. You are advised to contact the Water Corporation.***

#### **SUMMARY:**

This application is submitted to Committee as the application does not comply with the R-Coding specified on the endorsed Outline Development Plan (ODP).

Apart from the R-codings, the application is generally consistent with the intent and proposed lot layout of the ODP. It also represents an improved planning outcome compared to the ODP as it provides greater diversity in lot sizes, makes more efficient use of urban zoned land and may facilitate the provision of affordable housing.

It is recommended that the application be approved subject to conditions.

#### **LEGISLATION / STRATEGIC PLAN / POLICY:**

##### **Legislation**

Section:

*Planning and Development Act 2005*

Part 10, Division 2

##### **Strategic Plan**

Strategic Goal:

Strategic Goal 2: Planning

Outcomes:

Effective Delivery of Integrated Plans

Strategies:

Implement State and Regional Planning priorities

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## **Policy**

Compliance: Proposal complies with WAPC policies unless discussed in the Planning Assessment section.

## **INTRODUCTION:**

The subject land is located in the City of Mandurah in Dawesville (**Attachment 1 – Location Plan**).

The application seeks to subdivide one 33.237 ha freehold lot into 126 freehold lots, including: 114 residential lots ranging from 225m<sup>2</sup> to 482m<sup>2</sup>; nine commercial/mixed business lots ranging from 2119m<sup>2</sup> to 2.2873 ha; one community purpose site of 2,001m<sup>2</sup>; one sewer pump station lot of 749m<sup>2</sup>; one balance lot of 20.46 ha and various road reserves (**Attachment 2 – Plan of Subdivision**).

## **CONSULTATION:**

The City of Mandurah (the City) supports the application, subject to standard conditions.

Although the subdivision is not entirely consistent with the endorsed ODP, the City considers the variations from the ODP to be of a minor nature and not of such significance to warrant the ODP being updated prior to the subdivision application being determined. However, the City acknowledges that the ODP should be modified prior to the creation of any lots and intends to work with the applicant to ensure such a modification is progressed. The applicant advises that a modified ODP, which changes the R-Coding of Precinct 4 to R40, will be lodged with the City in the near future.

Main Roads Western Australia raises no objection to the application, subject to one condition.

Western Power raises no objection to the application, subject to standard conditions.

The Water Corporation initially objected to the application due to the proposal being located within a buffer zone of a sewer pump station and raised concerns with other impacts on this infrastructure. Following further consultation, the Water Corporation now has no objection to the application, subject to standard conditions that address these concerns.

The proponent and the City of Mandurah have reviewed the proposed conditions and have no objections.

All recommended conditions have been assessed and where considered fair, reasonable and relevant, they should be imposed.

## **PLANNING ASSESSMENT**

The lot is zoned Urban under the Peel Region Scheme and Urban Development in the City of Mandurah Town Planning Scheme No. 3 (TPS3).

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## Outline Development Plan (ODP)

TPS3 requires an ODP to be prepared and approved for land zoned Urban Development. The *Florida Neighbourhood Centre ODP (Attachment 3 – Florida Neighbourhood Centre ODP)* was approved by the City of Mandurah on 27 July 2011 and endorsed by the WAPC on 11 November 2011 and provides for a range of uses on this site including:

- Precinct 1: Retail Core;
- Precinct 2: Mixed Business Edge;
- Precinct 3: Home Based Business/Mixed Use; and
- Precinct 4: Residential Precinct.

The ODP does not provide direction as to how Precincts 1 and 2 may be subdivided, as the position of buildings and landscaping on the ODP is indicative only and no lot size requirements are specified. The proposed lot layout for these precincts in the plan of subdivision is supported as:

- (a) the proposed lots have a reasonable size and shape to accommodate retail and mixed business development;
- (b) the proposed Community Purposes lot and the Sewer Pump Station lot are generally consistent with the ODP; and
- (c) it will facilitate the development of buildings that are designed to maximise the activation of Dandaragan Drive, Woodstock Avenue and Bailey Boulevard in accordance with the design criteria of the ODP.

Precinct 3 has a density coding of R40. Under this coding, the Residential Design Codes (R-Codes) require a minimum lot size of 200m<sup>2</sup> and an average lot size of 220m<sup>2</sup>. All proposed residential lots in Precinct 3 comply with the R-Code requirements.

Precinct 4 has a density coding of R30. Under this coding, the R-Codes require a minimum lot size of 270m<sup>2</sup> and an average lot size of 300m<sup>2</sup>. Thirty one of the proposed residential lots in Precinct 4, highlighted in green on Attachment 2, do not meet the minimum lot size requirements, but do meet the average lot size requirements. The sizes of these 31 lots range from 225m<sup>2</sup> to 257m<sup>2</sup> and would meet the minimum and average lot size requirements if this precinct were coded R40 rather than R30.

The proposed variation to the lot sizes will create an additional 19 residential lots in Precinct 4. Further to these additional lots being created, two new rear laneways will be created, as highlighted in yellow on Attachment 2, and the lot layout for the north-western section of Precinct 4 will be varied. No other changes are proposed.

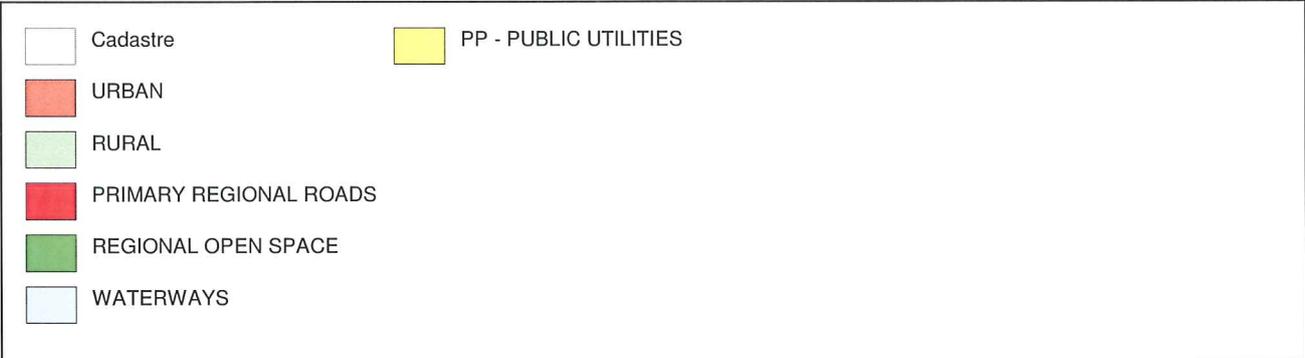
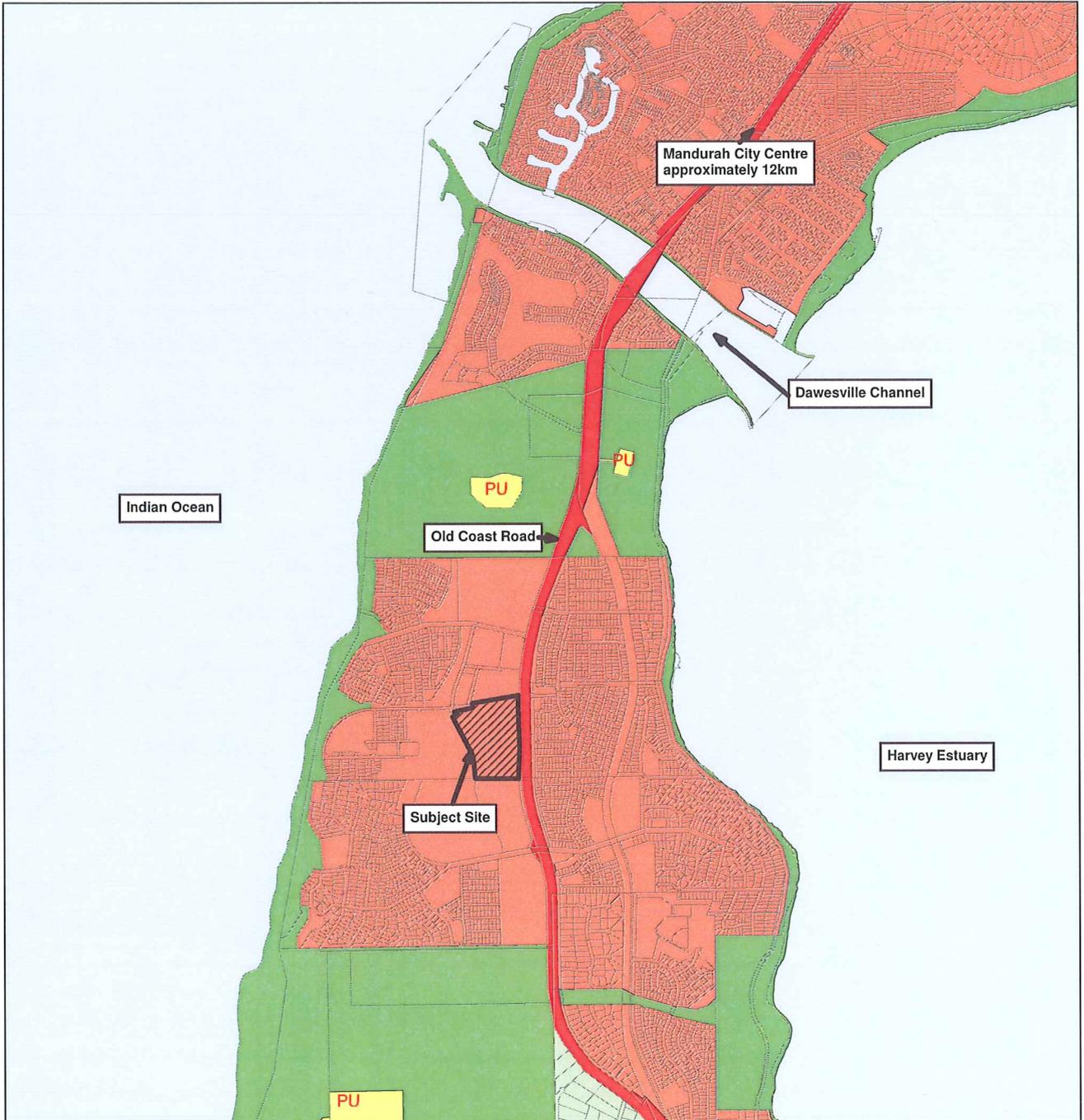
The variation to the minimum lot size requirements and departure from the ODP is supported for the following reasons:

- a) the provision of smaller lots and a greater number of rear access cottage lots remains consistent with the intent of Precinct 4 of the ODP which is to provide “... an area of medium density rear access cottage lots and front loaded lots...”;

- 
- b) the provision of smaller lots in Precinct 4 will provide a wider choice of housing and potentially more affordable housing in a high amenity area, which is consistent with the requirements of *Liveable Neighbourhoods*,
  - c) the variation will make more effective use of the urban zoned land, consistent with the Liveable strategic theme in *Directions 2031 and beyond*. A key strategy identified for this strategic theme is "*Promote higher densities in greenfield development*";
  - d) The applicant advises that a modified ODP will be lodged with the City of Mandurah in the near future, prior to any lots being created;
  - e) the proposed changes to the lot layout are considered minor as the design and location of all road reserves remains unchanged; and
  - f) the variations from the ODP do not directly impact upon existing landowners in the locality.

**CONCLUSION:**

It is recommended that the application be approved subject to conditions.



Scale 1:32,630  
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Prepared by: bbye  
 Prepared for:  
 Date: Tuesday, July 31, 2012 12:31  
 Plot identifier: P20120731\_1231

**DP INTERNAL USE ONLY**

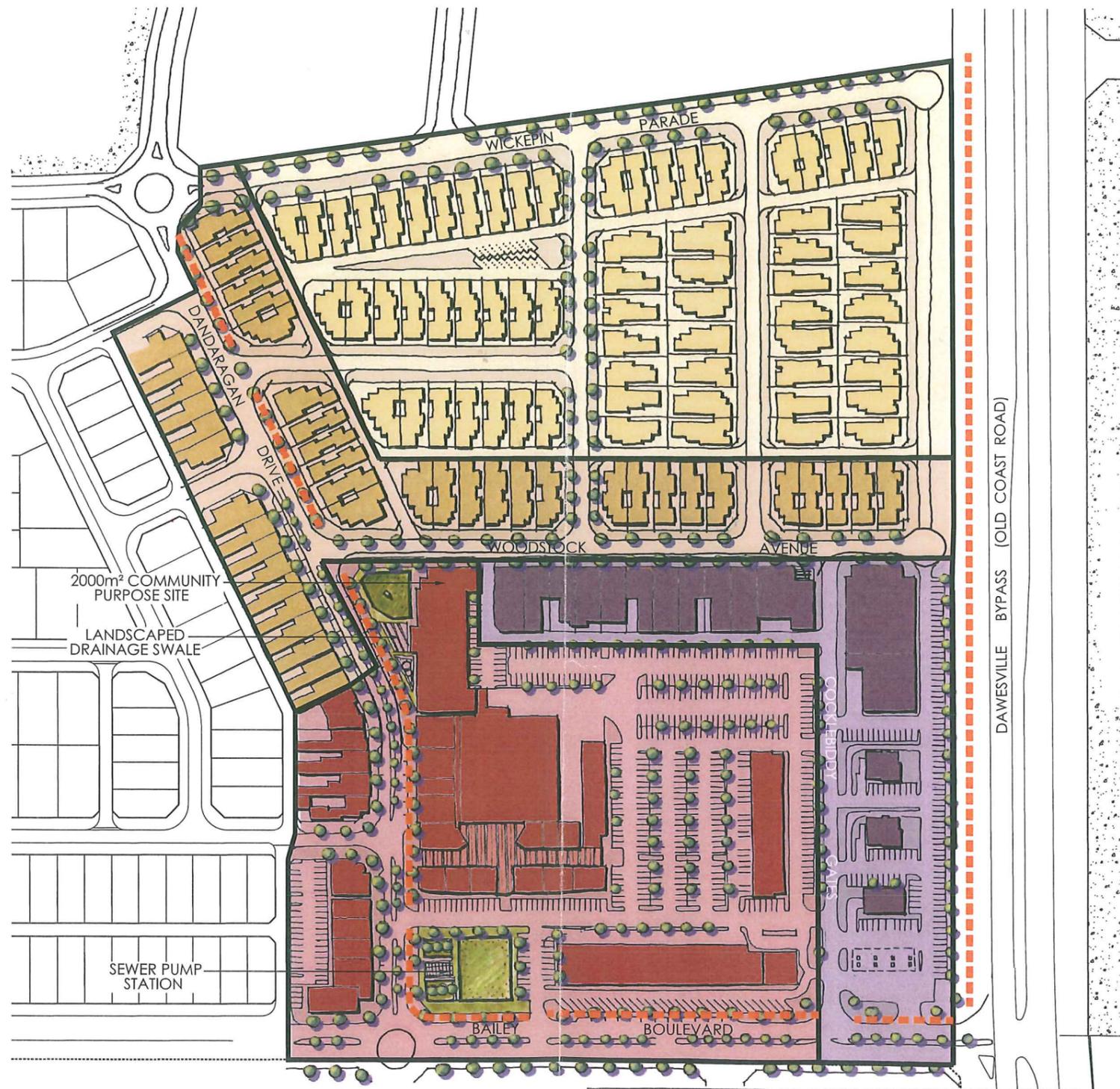



Government of Western Australia  
 Department of Planning

146177 - Location Plan



FILE REF: A1929  
**COUNCIL APPROVED**  
 DATE 26 / 07 / 2011  
**APPROVED / ENDORSED BY**  
 WAPC ON 11 / 11 / 2011



- PRECINCT 1 - RETAIL CORE
- PRECINCT 2 - MIXED BUSINESS EDGE
- PRECINCT 3 - HOME BASED BUSINESS/MIXED USE (R40)
- PRECINCT 4 - RESIDENTIAL PRECINCT (R30)
- DUAL USE PATH

*Buildings and landscaping are shown for indicative purposes.*

**APPROVED / ENDORSED**  
 BY THE WESTERN AUSTRALIAN PLANNING  
 COMMISSION ON 11/11/2011

DEPARTMENT OF PLANNING  
 MANDURAH OFFICE  
 06 DEC 2011

**PRECINCT 1: RETAIL CORE**

The Florida NC Precinct 1 will provide a Retail Core for the overall NC precinct, focussing on a central retail component flanked by smaller retail tenancies fronting Dandaragan Drive to the west and the proposed open space to the south.

**PRECINCT 2: MIXED BUSINESS EDGE**

The Florida NC Precinct 2 will provide a Mixed Business edge, acting as a transition zone from the Retail Core of Precinct 1 to the Home Based Business lots of Precinct 3.

**PRECINCT 3: HOME BASED BUSINESS / MIXED USE**

The Florida NC Precinct 3 consists of rear laneway access Cottage Lots (coded R40) fronting Dandaragan Drive and Woodstock Avenue. These lots will be developed as single residential/home based business lots in the short term with the ability to be converted over time to Mixed Use.

Detailed Area Plans (DAPs) will be prepared for all of the lots contained within Precinct 3.

**PRECINCT 4: RESIDENTIAL PRECINCT**

The Florida NC Precinct 4 identifies an area of medium density rear access cottage lots and front loaded lots (coded R30).

Detailed Area Plans (DAPs) will be prepared for all of the lots contained within Precinct 4.

- NOTE:
- This plan forms part of the Florida Neighbourhood Centre Outline Development Plan text and design criteria.
  - The Florida Neighbourhood Centre has a maximum retail floor area of 3500m<sup>2</sup>, additional retail floor space may be considered subject to City of Mandurah approval.
  - The landowner/developer will cede (free of cost) a Community Site of 2000m<sup>2</sup> near the intersection of Dandaragan Drive and Woodstock Avenue, prior to the clearance of lots on the northern side of Woodstock Avenue in Precinct 3.
  - Landscaping is to be provided throughout the Florida Neighbourhood Centre in accordance with the 'Florida Shopping Centre Precinct - Overstorey Management Plan' (OMP) (endorsed by the Department of Sustainability, Environment, Water, Population and Communities 2011).

ATTACHMENT 3



## ITEM NO: 9.4

### SUBDIVISION: LOT 117 ROSEA CLOSE, MAIDA VALE

**WAPC OR COMMITTEE:** Statutory Planning Committee

REPORTING AGENCY: Department of Planning  
REPORTING OFFICER: A/Planning Manager  
AUTHORISING OFFICER: A/Planning Director  
AGENDA PART: G  
FILE NO: 146195  
DATE: 6 August 2012  
ATTACHMENT(S): Attachment 1: Subdivision Plan  
Attachment 2: Location Plan/Zoning Map  
REGION SCHEME ZONING: Urban  
LOCAL GOVERNMENT: Shire of Kalamunda  
LOCAL SCHEME ZONING: Residential R10  
LGA RECOMMENDATION(S): Conditional Approval  
REGION DESCRIPTOR: North East  
RECEIPT DATE: 1 June 2012  
PROCESS DAYS: 66 days  
APPLICATION TYPE: Subdivision  
CADASTRAL REFERENCE: Lot 117 Rosea Close, Maida Vale

#### RECOMMENDATION:

***That the Western Australian Planning Commission resolves to approve the proposed subdivision of Lot 117 Rosea Close, Maida Vale as shown on the plan date stamped 1 June 2012. This decision is valid for three years subject to the following conditions and advice:***

- 1. The existing dwelling is to comply with the dwelling requirements of the Residential Design Codes. (Local Government)***
- 2. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation. (Local Government)***
- 3. Suitable arrangements being made with the local government for the provision of a shared vehicular crossover to service the lot(s) shown on the approved plan of subdivision. (Local Government)***
- 4. The battleaxe accessway(s) being constructed and drained at the applicant/owner's cost to the specifications of the local government. (Local Government)***

- 
5. ***Stormwater being contained on-site, or connected to the local drainage system, after passing through an appropriate water quality improvement treatment device. (Local Government)***
  6. ***Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)***
  7. ***Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)***
  8. ***Suitable arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lot/s shown on the approved plan of subdivision. (Water Corporation)***
  9. ***Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body. (Water Corporation)***
  10. ***A vehicle access easement being shown on the Deposited Plan over the battleaxe access leg within proposed Lot 1, to the benefit of proposed Lot 2, to the specifications of the Shire of Kalamunda. (Local Government)***
  11. ***All buildings, outbuildings and/or structures being demolished and materials removed from proposed Lot 1. (Local Government)***

**ADVICE:**

1. ***The approval to subdivide issued by the WAPC should not be construed as an approval to commence development on any of the lots proposed. Approval to Commence Development may be required to be issued by the local government.***
2. ***Existing on-site effluent disposal system(s) are to be decommissioned in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974. A pump-out receipt from a licensed liquid waste contractor is to be provided to the local government as proof of decommissioning.***
3. ***With regard to Condition 1, the Shire advises the applicant that the existing dwelling is to be provided with two car parking spaces.***
4. ***The applicant is reminded of their obligations to comply with the Environmental Protection Amendment Regulations (No 2) 2000, whereby vegetation to be removed shall not be burnt on site.***
5. ***The applicant is advised that the Department of Environment has prepared dust control guidelines for development sites, which inter alia,***



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## **INTRODUCTION:**

This application proposes to subdivide a 2140m<sup>2</sup> lot to create two freehold lots of 1000m<sup>2</sup> and 1140m<sup>2</sup> for residential purposes. An existing dwelling and associated outbuildings are proposed to be retained within proposed Lot 2, all existing outbuildings are to be removed. Access is gained via Rosea Close, a dedicated and constructed road. (**Attachment 1** - Subdivision Plan)

The subject site is zoned 'Residential R10' under the Shire of Kalamunda Local Planning Scheme No. 3 and 'Urban' under the Metropolitan Region Scheme. (**Attachment 2** - Location Plan/Zoning Map)

## **CONSULTATION:**

The Shire of Kalamunda supports the proposal subject to conditions.

The Water Corporation and Western Power have raised no objections to the proposal subject to servicing conditions.

The Department of Health has raised no objections to the proposal and have confirmed that the proposal meets the infill criteria to warrant consideration for exemption from the mandatory sewer condition of the Government Sewerage Policy - Perth Metropolitan Region.

## **COMMENTS:**

### Residential Design Codes 2010

The R-Codes specify a minimum lot size of 1000m<sup>2</sup> for land coded R10. This proposal seeks to create two lots with a minimum lot size of 1000m<sup>2</sup>, which accords with the lot size requirements under the R-Codes.

The application proposes lot frontages for proposed Lot 1 and 2 of 7 metres and 17 metres respectively. The proposed lot frontages do not meet the 20 metre minimum lot frontage requirement for land coded R10. The R-Codes do not provide for a variation to the minimum frontage requirement specified in Column 6 of Table 1 in the R-Codes.

Notwithstanding this, it has been more recent practice by the WAPC to allow, in certain circumstances, variations to the minimum frontage requirements specified in the R-Codes. The SPC has previously supported variations to the frontage requirement prescribed by Table 1 of the R-Codes (WAPC Refs 136714, 138763, 139794) and it is considered that the proposal will facilitate infill development in an existing residential area, utilising existing infrastructure and services and the Shire of Kalamunda is supportive of the proposal.

Further, the Shire has requested that a condition is imposed requiring an easement being shown on the Deposited Plan over the battleaxe access leg within proposed Lot 1, to the benefit of proposed Lot 2 for shared access. This will minimise impacts as only one vehicular crossover will be provided and it is recommended the condition is imposed.

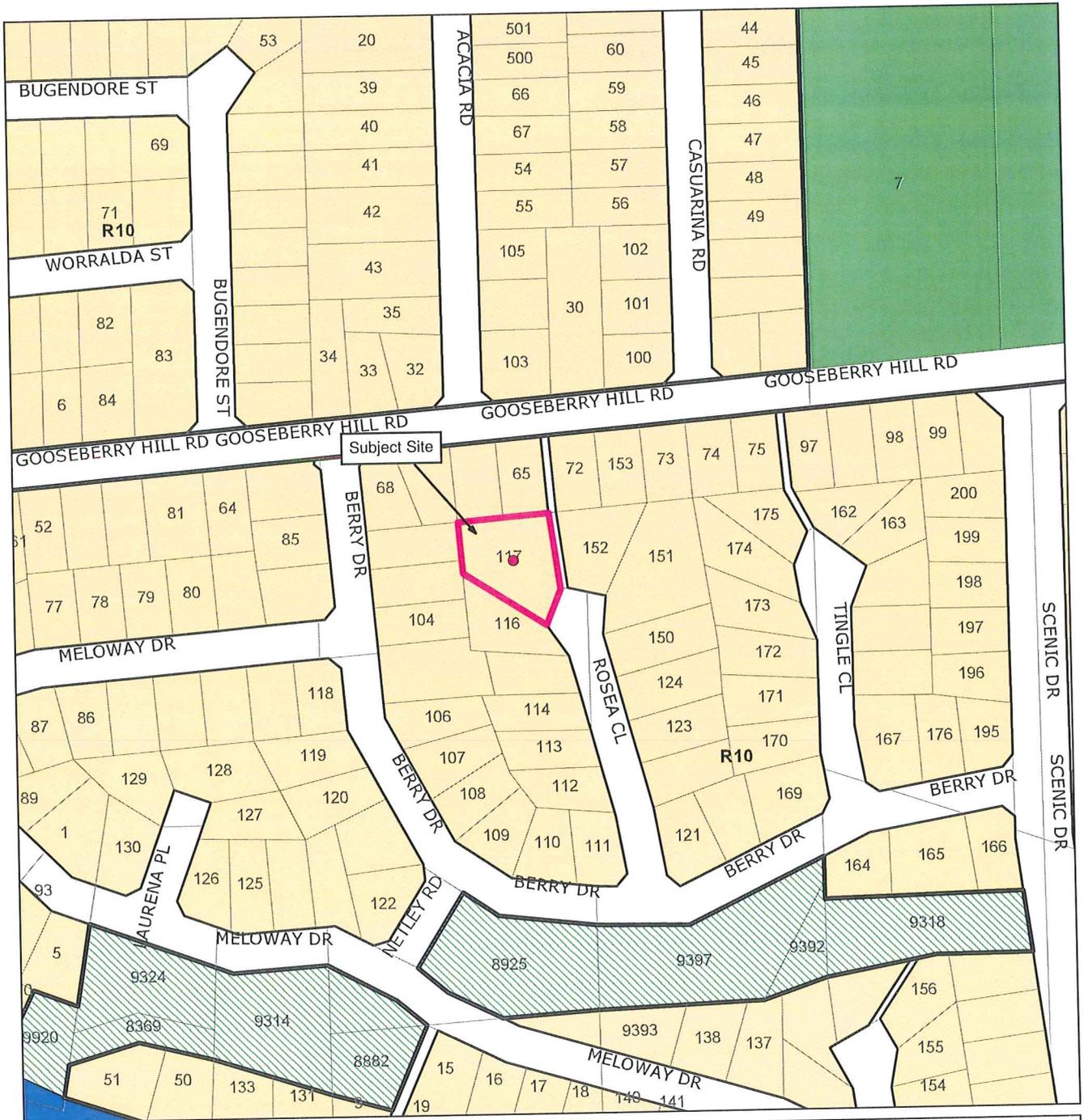
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The subject land is not serviced by reticulated sewerage, requiring on site effluent disposal. Onsite effluent disposal is achievable, and the Department of Health raises no objections to the proposal.

**CONCLUSION:**

The application is referred to the SPC given that approval is recommended, however the proposed lot sizes do not comply with the minimum lot frontage required under the R10 coding of the R-Codes. In this instance, the Shire and the Department of Health have supported the variation and it is recommended the proposal is approved subject to conditions.





-  Cadastre with Lot Numbers
-  LOCAL OPEN SPACE
-  SPECIAL 10
-  RESIDENTIAL
-  TPS - Scheme Boundaries
-  TPS - R Code Boundaries
-  OTHER REGIONAL ROADS
-  PARKS & RECREATION

Scale 1:3,054  
 0 50 m

Prepared by: egroser  
 Prepared for:  
 Date: Thursday, August 09, 2012 11:23  
 Plot identifier: P20120809\_1122

**DP INTERNAL USE ONLY**




Attachment 2  
 Location Plan/Zoning Map

## ITEM NO: 9.5

### RECONSIDERATION OF CONDITIONS 8 AND 9 TO SUBDIVISION APPROVAL: LOT A40 AND LOT 100 MCMAHON ROAD, NORTH DANDALUP

WAPC OR COMMITTEE:	<b>Statutory Planning Committee</b>
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Delegated Officer, Peel Planning, Perth and Peel Planning
AUTHORISING OFFICER:	Planning Director, Peel Planning, Perth and Peel Planning
AGENDA PART:	G
FILE NO:	143485
DATE:	8 August 2012
ATTACHMENT(S):	1. Location Plan 2. Plan of Subdivision 3. Subdivision Guide Plan
REGION SCHEME ZONING:	PRS: RURAL
LOCAL GOVERNMENT:	Shire of Murray
LOCAL SCHEME ZONING:	Special Rural
LGA RECOMMENDATION(S):	Conditional Support
REGION DESCRIPTOR:	MAND
RECEIPT DATE:	29 December 2010
PROCESS DAYS:	72
APPLICATION TYPE:	Subdivision
CADASTRAL REFERENCE:	Lot A40 and Lot 100 McMahon Road, North Dandalup

#### RECOMMENDATION:

***That the Western Australian Planning Commission has reconsidered its decision dated 6 September 2011 and has resolved as follows:***

- To vary its decision by modifying Conditions 8 and 9 and inserting new advice note 12. Conditions 8 and 9 and advice note 12 are to read as follows:***

#### **Condition 8**

- Arrangements being made with the local government for:***
  - the upgrading and/or construction of McMahon Road as a 6.2m wide sealed pavement with 1.5m wide shoulders (with***

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*0.5m of the shoulder sealed), with 100% of the total cost of the works to be met by the owner/developer; and*

- b) the McMahon Road bridge over the North Dandalup River to be widened from 4.2m to 7.2m, including upgrading of the railings, with 100% of the total cost of the works to be met by the owner/developer. (Local Government)*

**Condition 9**

- 9. Arrangements being made with the local government for the upgrading and/or construction of Lakes Road at the intersection of McMahon Road, with 100% of the total cost of the works to be met by the owner/developer. (Local Government)**

**Advice Note 12**

- 12. With regard to Condition 8, the owner/developer of Lot 100 and A40 McMahon Road will be 100% responsible for pre-funding the total overall bridge upgrading and construction. The developer may liaise through the local government for the option of the works to be coordinated on their behalf.**

*The local government has indicated that it is prepared to contribute 100% of the cost of upgrading and sealing the existing road surface of the bridge (up to a width of 4.2 metres), subject to funding being made available through the MRWA 10 Year Bridge Program.*

**SUMMARY:**

- The applicant seeks reconsideration of Conditions 8 and 9 which require upgrading and construction of local roads and a traffic bridge.
- A rewording of these conditions is considered to be appropriate, although the contribution arrangements and specifications suggested by the proponent are not supported. For this reason, the request is being presented to Committee for determination.

**LEGISLATION / STRATEGIC PLAN / POLICY:**

**Legislation** Subdivision / Development Approval / Reconsiderations  
Section: Part 10 of the P&D Act 2005

**Strategic Plan**  
Strategic Goal: Strategic Goal 2: Planning  
Outcomes: Effective Delivery of Integrated Plans  
Strategies: Implement State and Regional Planning priorities

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## Policy

Number and / or Name: State Planning Policy 3.6 - Development Contributions for Infrastructure  
Development Control Policy 1.1 Subdivision of Land - General Principles

### INTRODUCTION:

In September 2011, the WAPC approved an application, subject to conditions, to create 122 lots for special rural purposes (**Attachment 1** - Location Plan; **Attachment 2** - Plan of Subdivision; **Attachment 3** - Subdivision Guide Plan).

The applicant seeks rewording of Conditions 8 and 9. These conditions relate to road, bridge and intersection upgrading and currently read as follows:

8. *Arrangements being made with the local government for the upgrading and/or construction of McMahon Road, including contributions to the upgrading of the bridge over North Dandalup River. (Local Government)*
9. *Arrangements being made with the local government for the upgrading and/or construction of Lakes Road at the intersection of McMahon Road. (Local Government)*

The applicant requests a review of these conditions so as to be explicit as to the exact amount required to be contributed by the applicant to the cost of construction or upgrade or alternatively the standard and specification of upgrade required and the percentage of contribution to be met by the subdividing landowner.

In support of this request, the applicant engaged Porter Consulting Engineers (PCE) to undertake a road and intersection traffic review which was provided to the local government and Main Roads Western Australia (MRWA) for review.

The applicant requests Conditions 8 and 9 be reworded as follows:

8. *Arrangements being made with the local government for the upgrading and/or construction of McMahon Road as a 6.2m wide sealed pavement with 1.5m wide shoulders (with 0.5m of the shoulder sealed), with the retention of the existing single lane bridge over the North Dandalup River and line marking and signage of a "hold position" on the northbound lane to the south of the bridge, but being not more than 80% of the total cost of this works.*
9. *Arrangements being made with local government for the upgrading and/or construction of Lakes Road at the intersection of McMahon Road but being not more than 80% of the total cost of this works.*

It is agreed that the above conditions would benefit from more precise wording. However, it has not been possible to reach full agreement with the applicant regarding the scope of works required, nor has it been possible to reach agreement with the applicant regard to the proponent's required contribution towards those works.

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## CONSULTATION:

The Shire of Murray advises that:

- a) the subdivision warrants the upgrade of McMahon Road and the intersection of McMahon/Lakes Road intersection to standards as specified in the recommended modified conditions;
- b) the traffic to be generated from the subdivision warrants the single lane bridge being upgraded to two lanes and recommends the developer be required to contribute 100% of the costs of all works associated with the proposed bridge being widened from 4.2m to 7.2m; and
- c) it will contribute 100% of the funds for the upgrade of the existing 4.2m road surface of the bridge, provided funding is made available through MRWA's 10 Year Bridge Programme, and that the developer should pre-fund all works associated with both the upgrading and widening of the bridge.

MRWA has provided estimated costs for upgrading and extending the bridge from a single lane to two lanes over the North Dandalup River on McMahon Road (approx \$800,000+, Oct 2011). Further, MRWA indicates that the traffic demand generated from the subdivision warrants the bridge being widened from 4.2m to 7.2m.

Prior to the subdivision being approved, draft conditions were provided to the applicant. This resulted in Conditions 8 and 9 being modified as requested by the applicant at the time.

## PLANNING ASSESSMENT:

### Relevant WAPC Policies

*State Planning Policy 3.6 Development Contributions for Infrastructure* (SPP 3.6), at Appendix 1, lists standard development contribution requirements, one of which relates to the upgrading, construction and widening of existing roads to accommodate the additional traffic generated by a subdivision.

*Development Control Policy 1.1 Subdivision of Land - General Principles* (DC 1.1), at 3.9.1, states that conditions requiring the construction of infrastructure works which are necessary and relevant to the subdivision may be imposed.

It is therefore standard WAPC policy for a developer to be required to undertake works such as those described in Conditions 8 and 9.

### Town Planning Scheme 4

In September 2011, the subject land and nearby land to the west was rezoned from the Rural zone to the Special Rural zone via TPS4 Amendment 258. One of the relevant special provisions introduced at that time states:

*The subdividing landowners will be responsible for the upgrading of McMahon Road and Readheads Road, to an appropriate rural standard to the specifications of Council.*

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Another relevant special provision introduced via Amendment 258 states:

*The subdividing landowners may be required to upgrade intersections of Lakes Road and McMahon Road and Lakes Road and Hopeland Road, to the specifications of Council and Main Roads WA and may be required to accommodate minor road widenings of Lakes Road at these locations to accommodate these upgrades.*

Conditions 8 and 9 are generally consistent with the above special provisions in TPS4.

#### Upgrading of McMahon Road

In order to clarify the scope of works required, it is suggested that Condition 8 be expanded to include two components, as per the recommendation in this report. It is recommended that part (a) of Condition 8 specify the upgrading requirements for the portion of McMahon Road that excludes the bridge and part (b) of the condition specify the upgrading requirements for the bridge only. The extent of upgrading required for the portion of McMahon Road that excludes the bridge, as set out in the recommendation of this report under proposed new Condition 8(a), is not in dispute. However, PCE argues that the relationship between the existing traffic to predicted traffic warrants an 80% developer contribution rather than a 100% contribution. It is considered that a 100% developer contribution for this work is more appropriate, for the following reasons:

- a) the predicted increase in traffic on McMahon Road is significant. For instance, information in PCE's report suggests that there will be an increase in southbound vehicles along McMahon Road from 50 vpd to 634 vpd, which is an increase of 1168 %;
- b) existing traffic volumes do not create the need for McMahon Road to be upgraded or widened; and
- c) the predicted traffic volumes for the subdivision exceed existing road capacity of the Austroads and MRWA recommended minimum carriageway specifications for rural roads carrying greater than 150 vpd.

With respect to the upgrading of the bridge over the North Dandalup River on McMahon Road, PCE contends that a single lane bridge and an approach marked with a give-way "hold position" being placed on the southern side of the bridge is suitable, as the WA Road Traffic Code 2000 and MRWA permit specifications for single lane devices.

Whilst the Traffic Code and MRWA may permit single lane bridges, Austroads design criteria recommend two traffic lanes for rural roads with greater than 150 vph and MRWA also recommend two lanes on sealed roads over bridges.



**Figure 1 - Facing north on McMahon Rd - existing single lane bridge over North Dandalup River (4.2m between the kerbs).**

As the subdivision creates the need and nexus for McMahon Road to be upgraded and widened, and it is considered that the bridge is integral for access on McMahon Road, the bridge should also be required to be widened from one lane to two lanes in order to:

- a) coordinate with the widening of McMahon Road;
- b) comply with Austroads recommended rural road criteria; and
- c) comply with Main Roads WA recommended rural road width and bridge widths.

In addition, a 100% contribution from the owner/developer to widen the bridge from one lane to two lanes is recommended as the predicted traffic volumes elevate the recommended number of lanes from one to two lanes. The requirements relating to the upgrading of the bridge are set out in the recommendation of this report under Condition 8(b).

With respect to pre-funding the upgrading of the existing 4.2m wide bridge, as requested by the local government, it is not unreasonable for pre-funding of the works to be met by the developer as the subdivision creates the need for upgrading works and these works are not budgeted by the local government. The existing road surface on the bridge is in good condition and upgrading works are unlikely to have been required in the short term. The local government may apply for funding for upgrading works through the MRWA Bridge Maintenance programme, however this funding is limited to the existing single lane bridge. Advice in this matter is set out in the recommendation of this report under Advice Note 12, which is a new advice note.

#### Upgrading of Lakes Road at the intersection of McMahon Road

The developer does not dispute the need to upgrade the intersection of Lakes Road and McMahon Road, however, the percentage of contribution is in dispute. PCE argues that the relationship between the existing traffic to predicted traffic warrants an 80% developer contribution. This position is not supported as:

- 
- a) the existing traffic volume does not warrant the intersection being widened or upgraded; and
  - b) the subdivision will generate increased traffic on McMahon Road, leading to increased vehicle movements to and from Lakes Road, thereby triggering the need to upgrade McMahon Road and the intersection of McMahon and Lakes Roads.

In this respect, the upgrading of the intersection is necessary and relevant to the subdivisional application and it is recommended that the developer be required to meet 100% of the total costs of the work.

It is recommended that Condition 9 be modified as set out in the recommendation of this report.

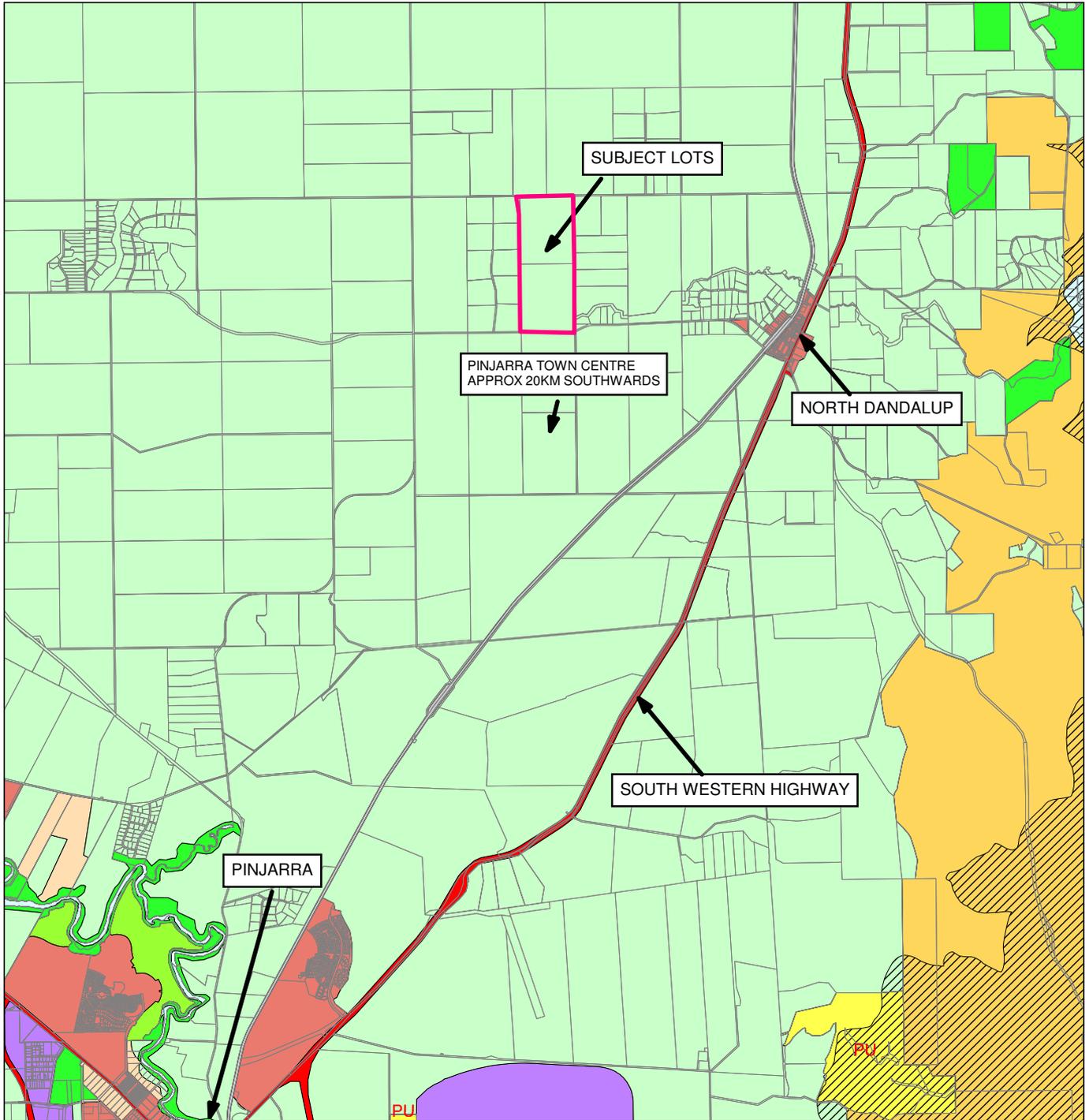
### **CONCLUSION:**

Given the scale of the subdivision and the predicted increase in traffic volumes, it is considered reasonable for the subdivider to contribute 100% of the upgrading and construction works as:

- a) contributions of this nature are consistent with standard policies of the WAPC, such as SPP3.6 and DC1.1;
- b) the requirement for upgrading and construction of McMahon Road and the McMahon Road/Lakes Road intersection is consistent with special provisions of TPS4;
- c) widening the bridge is consistent with, and integral to, the upgrade of McMahon Road; and
- d) the proposal would comply with Austroads and MRWA design criteria.

Accordingly, it is recommended the WAPC should:

1. Modify conditions 8 and 9;
2. Insert new advice note 12; and
3. Advise the applicant and the local government accordingly.



	Cadastre with Lot Numbers		RURAL		PP - PUBLIC UTILITIES
	PRS - Special Control Area 1		PRIMARY REGIONAL ROADS		REGIONAL OPEN SPACE
	URBAN		WATERWAYS		RAILWAYS
	URBAN DEFERRED		STATE FORESTS		
	INDUSTRIAL				
	PRIVATE RECREATION				

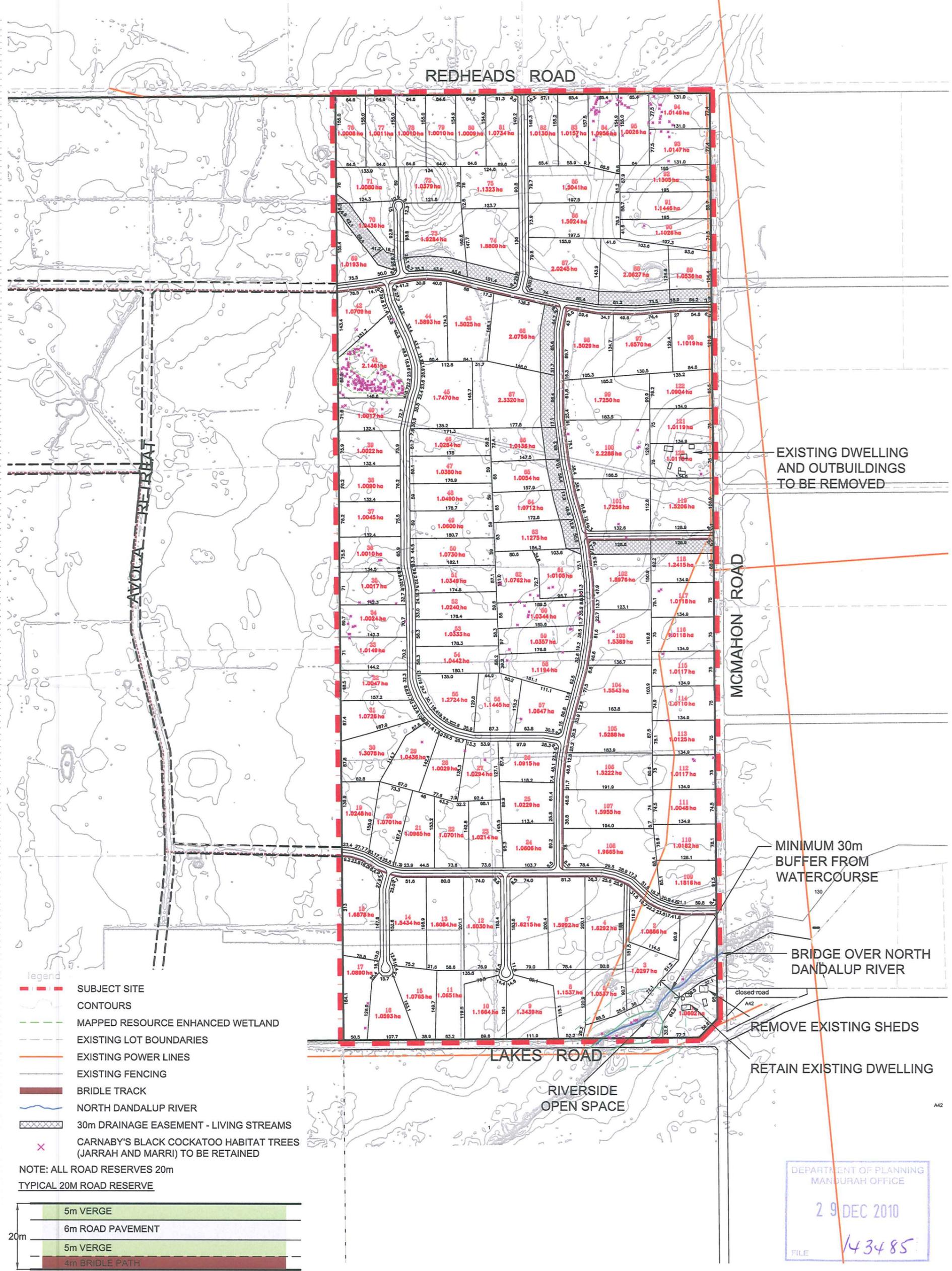
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Prepared by: ndehghani  
 Prepared for: 143485  
 Date: Thursday, August 02, 2012 11:11  
 Plot identifier: P20120802\_1111

**DP INTERNAL USE ONLY**

Government of Western Australia  
 Department of Planning

LOCATION PLAN  
 Lots A40 and 100  
 McMahon Rd, North Dandalup



EXISTING DWELLING AND OUTBUILDINGS TO BE REMOVED

MINIMUM 30m BUFFER FROM WATERCOURSE

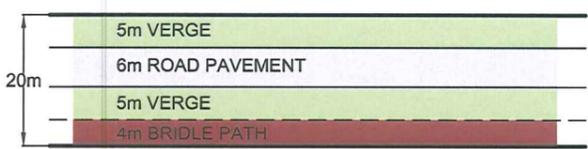
BRIDGE OVER NORTH DANDALUP RIVER

REMOVE EXISTING SHEDS

RETAIN EXISTING DWELLING

- Legend
- SUBJECT SITE
  - CONTOURS
  - MAPPED RESOURCE ENHANCED WETLAND
  - EXISTING LOT BOUNDARIES
  - EXISTING POWER LINES
  - EXISTING FENCING
  - BRIDLE TRACK
  - NORTH DANDALUP RIVER
  - 30m DRAINAGE EASEMENT - LIVING STREAMS
  - x CARNABY'S BLACK COCKATOO HABITAT TREES (JARRAH AND MARRI) TO BE RETAINED

NOTE: ALL ROAD RESERVES 20m  
TYPICAL 20M ROAD RESERVE



DEPARTMENT OF PLANNING  
MANDURAH OFFICE

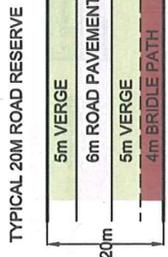
29 DEC 2010

FILE 143485

date 22 December 2010 5353  
 scale 1:7500 @ A3 e-ref 121001  
 designer D Smith prepared M Winfield  
 client

title subdivision plan  
 address lot a40 mcMahon road & lot 100 lakes road  
 dandalup north  
 perth tel +618 9221 1991 email gra@greg-rowe.com  
 mid west tel +618 9956 0633 email geraldton@greg-rowe.com  
 pilbara tel +618 9173 4333 email portland@greg-rowe.com

**GREG ROWE & associates**  
 FOCUSED ON ACHIEVEMENT



**GREG ROWE & ASSOCIATES**  
FOCUSSED ON ACHIEVEMENT

subdivision guide plan  
title lot 440 memmahon road, lot 100 lakes road & lot 638 hopeland road, north dandenong

date 10 February 2018  
designed Smith  
client

scale 1:10,000 @ A3  
e-ref 021101.asp

5353 prepared JS veleric

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- REMANANT VEGETATION TO BE RETAINED
- CROSSOVER LOCATIONS FOR LOTS ABUTTING LAKES, HOPELAND ROADS & LIVING STREAMS DRAINAGE EASEMENT
- HORSES PERMITTED SUBJECT TO MANAGEMENT PLAN
- HORSES NOT PERMITTED UNLESS EQUINE MANAGEMENT PLAN APPROVED BY COUNCIL
- HORSES NOT PERMITTED
- LIVING STREAMS DRAINAGE EASEMENT
- SUBJECT SITE
- GAS PIPELINE EASEMENT
- 100M GAS PIPELINE BUFFER & 30M BUFFER
- CONSERVATION CATEGORY WETLAND
- RESOURCE ENHANCEMENT WETLAND
- BRIDLE PATH IN ROAD RESERVE
- REVEGETATION REQUIRED IN FRONT 15 METRES OF EACH LOT
- CONTOURS