



City of Rockingham

Planning Policy No.3.1.1 – Rural Land Strategy

July 2020



rockingham.wa.gov.au



TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Background	1
1.2	Purpose	1
1.3	Application	1
2.	STATE PLANNING CONTEXT	3
2.1	South Metropolitan Peel Sub-Regional Planning Framework	3
2.2	State Planning Policies	6
2.3	Development Control Policies	13
2.4	Other	15
3.	LOCAL PLANNING CONTEXT	17
3.1	Strategic Community Plan	17
3.2	Town Planning Scheme No.2	17
3.3	Visual Landscape Evaluation – Singleton, Golden Bay and Secret Harbour	18
4.	PLANNING CONTEXT – OTHER	19
4.1	Environment Protection and Biodiversity Conservation Act 1999	19
4.2	Hydrological and Nutrient Modelling of the Peel-Harvey Catchment	19
4.3	Agriculture Futures: Potential Rural Land Uses on the Palusplain	19
4.4	Guidelines for Separation of Agricultural and Residential Land Uses	19
4.5	Environmental Protection Guidance Statement No.3: Separation Distances between Industrial and Sensitive Land Uses	20
5.	ASSESSMENT OF KEY ISSUES	21
5.1	Consistency with the Sub-regional Planning Framework	21
5.2	Urban Transition Management	21
5.3	Land Use Control in Planning / Urban Investigation Areas	22
5.4	Rural Residential Zones	22
5.5	Identify and Protect Priority Agricultural Land	23
5.6	Protection of Existing Agricultural Land	23
5.7	Identify and Protect Priority Ecological Values	24
5.8	Identify and Protect Significant Landscapes	26
5.9	Lot Size Considerations	27
5.10	Environmental Benefit	28
5.11	Bushfire Risk Mitigation	28
5.12	Special Residential Zones	29
5.13	Tourism	29

TABLE OF CONTENTS

6.	POLICY FRAMEWORK	30
6.1	Strategic Objectives	30
6.2	Policy Measures	31
6.3	Performance Standards	32
7.	POLICY STATEMENTS	34
7.1	Policy Area 1 – Rural Residential Areas	34
7.2	Policy Area 2 – Rural Areas	61
7.3	Policy Area 3 – Urban Expansion Areas	79
7.4	Policy Area 4 – Planning / Urban Investigation Areas	89
8.	DELEGATION	104
9.	ADOPTION	104

APPENDICES

1.	Interpretations	
2.	Guidelines for Separation of Agricultural and Residential Land Uses	
3.	EPA Generic Separation Distances between Sensitive and Intensive Rural (Industrial) Land Uses	

1. INTRODUCTION

1.1 Background

In 1996, the City adopted a Rural Land Strategy to provide the basis for land use planning in the rural areas of the municipality and in particular, to guide the assessment of proposals to rezone, subdivide and develop rural land in the City.

In 2003, a revised Rural Land Strategy (RLS) was subsequently adopted as a Statement of Planning Policy to inform the preparation of Town Planning Scheme No.2.

In March 2009, a minor targeted review of the RLS was undertaken to update land use buffers and to review land uses that were no longer operational. Minor targeted updates were also undertaken to the RLS in 2013 to incorporate the outcomes of a Visual Landscape Evaluation for the Golden Bay and Singleton dunes, and in 2018 to ensure the minimum lot size of rural residential development was consistent within each Planning Unit.

A comprehensive review and update of the RLS was not undertaken on these occasions as the State was progressing sub-regional planning which was expected to significantly influence planning in the rural areas when released, and ultimately require a further review of the RLS.

In March 2018, the State Government released its *Perth and Peel@3.5million* suite of strategic planning documents, which included the *South Metropolitan Peel Sub-Regional Planning Framework* (Framework). The Framework provides strategic direction on the future development of land for urban and industrial purposes, key infrastructure, the identification of land for 'rural residential' development, and the retention of land for 'rural' purposes (shown on the Framework Spatial Plan - see Figure 1). The release of the Framework has necessitated a review of the RLS to ensure it aligns with the State Government's strategic direction.

1.2 Purpose

The purpose of the RLS is to set out the objectives and policy provisions which the Council shall have due regard to in the assessment of land use planning proposals on rural land in the City. It should be read in conjunction with the provisions of the City of Rockingham Town Planning Scheme No.2 (TPS No.2) relating to the Rural, Special Rural and Special Residential zones.

1.3 Application

The RLS is a Local Planning Policy prepared and adopted in accordance with clause 4 of the Deemed Provisions of TPS No.2. It applies to land zoned Rural, Special Rural and Special Residential in TPS No.2 and the Council will also have regard to the RLS when considering rural land uses proposed in other zones.

In assessing applications for rezoning, development approval and formulating comments and recommendations on applications for the subdivision of rural land, TPS No.2 requires the Council to take into account the objective for the particular zone, and the principles and policy provisions set out in the RLS.

The RLS divides the City's rural land into Policy Areas where, within the context of the State planning framework and the statutory framework of TPS No.2, strategic objectives, policy measures and performance standards will be applied. The Policy Areas (see Figures 3, 12, 17 and 20) generally reflect the land uses shown on the Framework Spatial Plan.

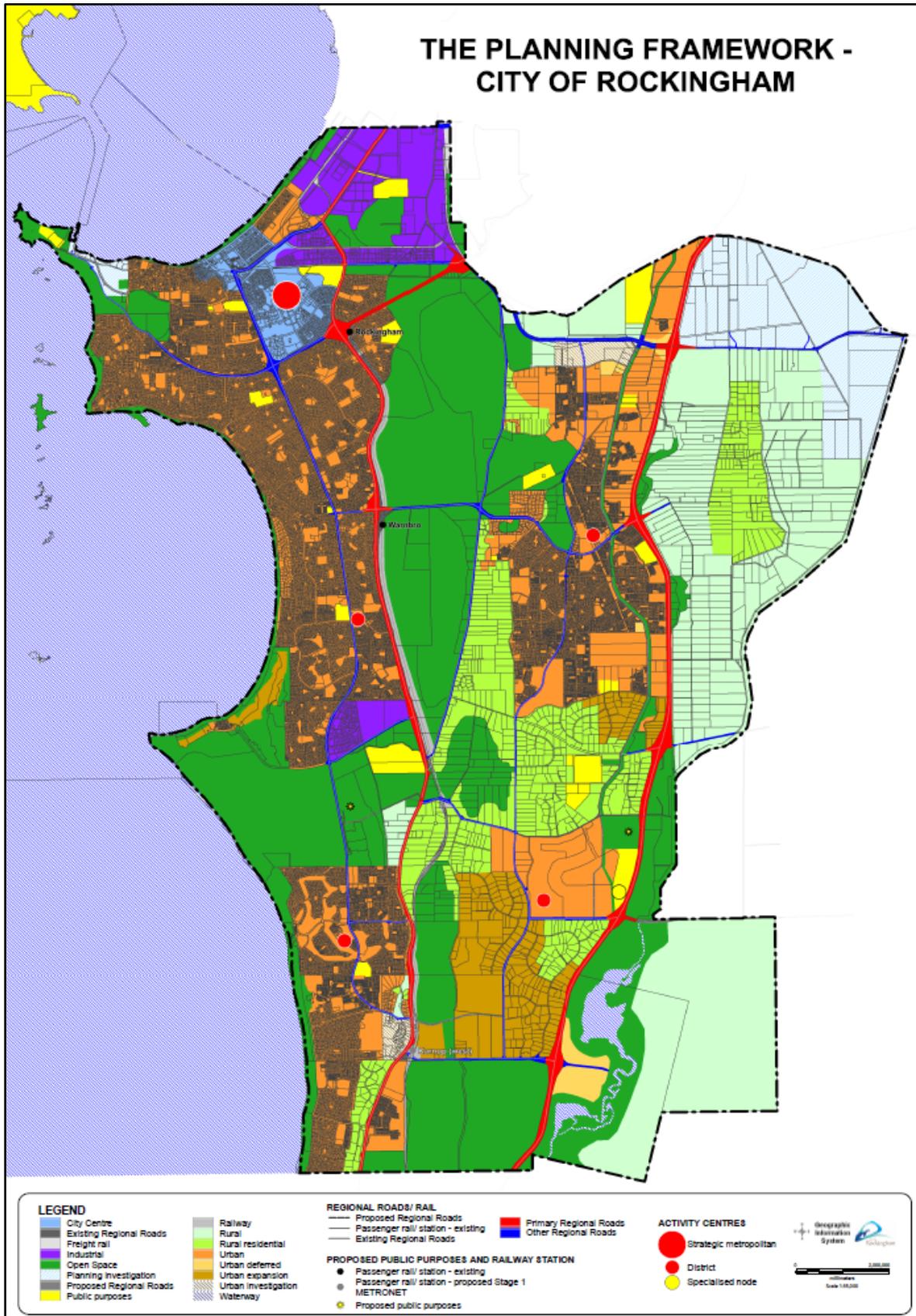


Figure 1: South Metropolitan Peel Sub-Regional Framework Spatial Plan

2. STATE PLANNING CONTEXT

2.1 South Metropolitan Peel Sub-Regional Planning Framework

The suite of *Perth and Peel@3.5 million* documents, including the Framework, were released in their final form by the State Government on 23 March 2018. The Framework is the primary document for guiding the preparation of local planning strategies and town planning schemes, providing a broad guide for preferred land use across the region.

The Framework was prepared in close conjunction with preparation of the State's draft Green Growth Plan, and has sought to reduce the impact of development on areas of environmental value.

The Framework land use designations of particular relevance to the preparation of the RLS are summarised below:

- Designating land for 'Urban Expansion' within parts of southern Baldivis (south of Sixty Eight Road) and Karnup (see Figure 17).
- Designating land for 'Urban Investigation' within northern Baldivis (Kerosene Lane) and Golden Bay (south of Dampier Drive). See Figures 20, 21 and 23.
- Designating land for 'Planning Investigation' within north-eastern Baldivis (Mundijong Road). See Figures 20 and 22.
- Limiting 'Rural Residential' to the following areas (see Figure 3):
 - The ridge along the eastern side of Mandurah Road;
 - The Doghill Road area;
 - Areas on the eastern side of Eighty Road between Sixty Eight and Stakehill Roads that are predominantly zoned Special Rural;
 - The north-east corner of the 'Amarillo' Special Rural zone;
 - The Singleton dunes Special Rural zone; and
 - Three Special Rural zoned lots in Golden Bay.
- The remaining Rural zoned land within the City is designated as 'Rural' (see Figure 12).

The Framework states that the proposed consolidated urban form largely avoids and minimises impacts on significant environmental values. Even so, some land classified as Urban Expansion/Investigation or Planning Investigation may contain significant environmental attributes and these classifications should not be construed as support for the development of such land. More detailed planning for these sites will need to prioritise avoidance and/or protection of these attributes and as such, minor refinement of expansion or investigation area boundaries may be required to accommodate more detailed future planning.

Key Issue

1. The RLS will need to align with the objectives and broad land uses outlined in the Framework.

2.1.1 Urban Expansion Areas

The majority of land classified for Urban Expansion in the Framework is zoned either Rural or Special Rural in TPS No.2 (see Figures 18 - 19) and whilst *State Planning Policy No.2.5 – Rural Planning* provides some guidance regarding the management of rural pursuits which are proposed to transition to Urban, there is no specific guidance on the management of other ‘rural’ land uses (i.e. Special Rural) which are proposed to transition to urban.

Furthermore, guidance is required with respect to the treatment of the rural/urban interface where (as a consequence of urban transition) urban land uses will directly adjoin land which is to remain rural. In the interests of orderly and proper planning, the RLS will need to consider these matters.

Key Issue

2. With regard to rural areas identified in the Framework for ‘Urban Expansion’, the RLS will need to consider the management of rural land which is proposed to transition to Urban and the treatment of the associated rural/urban interface.

2.1.2 Planning Investigation Areas

Limited areas of land have been classified for further planning investigation in the Framework as part of the strategic reconsideration of land use in the sub-region (see Figures 20 – 23). These investigations will determine whether any change from the current zoning is possible and/or appropriate. The Framework states that the Planning Investigation classification should not be construed as Western Australian Planning Commission (WAPC) support for a change from the existing land use/zoning, as this will depend upon the outcome of further investigations.

In respect of any planning application submitted for land within a Planning Investigation Area prior to the planning investigation being finalised, consideration should take into account the overarching planning objectives of the Framework. The same consideration should be given to any planning application submitted for land within an Urban Investigation Area.

Key Issue

3. The RLS to require that planning applications within Planning Investigation and Urban Investigation Areas be considered against the overarching planning objectives of the Framework.

2.1.3 Rural Residential Areas

Areas reviewed and classified for ‘rural residential’ development in the Framework include existing rural residential zones (i.e. Special Rural), areas identified within endorsed or draft strategies or other planning documents, and some rounding-off of existing areas. The general location of these areas can be described as follows:

- The ‘rural wedge’ comprising a linear series of ridgelines, wetlands and remnant vegetation that run generally north-south along the eastern side of Mandurah Road between Kerosene Lane and Anstey Swamp (see Figures 4 - 6).
- The Doghill area located on the eastern side of St Albans Road between Wilford Road to the north and Doghill Road to the east and south (see Figure 7).
- Land located in Baldivis on the eastern side of Eighty Road between Sixty Eight and Stakehill Roads (predominantly zoned Special Rural). See Figure 8.
- The north-east corner of the ‘Amarillo’ Special Rural zone in the vicinity of Amarillo Drive, Mallee Drive and Hilltop Rise in Karnup (see Figure 9).

- The Singleton dunes (existing Special Rural zone) south of Crystaluna Drive (see Figure 10).
- Three existing Special Rural zoned lots on Sawley Close and Trenant Park Gardens in Golden Bay (see Figure 11).

The creation of new rural residential lots/areas beyond those classified within the Framework is unlikely to be supported by the WAPC.

The Framework defines 'rural residential' as a land use zone with land parcels ranging from one to four hectares in size, commonly referred to as Special Rural zone. Whereas lot sizes below 1 hectare will fall within an urban classification, and lot sizes above 4 hectares will fall within a rural classification.

Key Issue

4. The RLS will need to be consistent with the Sub-Regional Planning Framework in terms of the location of 'rural residential' proposals.

2.1.4 Rural Areas

Areas classified 'rural' in the Framework comprise lots that are predominantly larger than four hectares and considered to have a 'rural smallholdings' character. The general location of these areas can be described as follows

- The Baldivis (East) area located on the eastern side of the Kwinana Freeway, generally between Mundijong Road to the north and Karnup Road to the south, extending eastward to the municipal boundary (see Figure 13).
- The Millar Road area located on the western side of Baldivis Road, generally between Millar Road to the north and Kulija Road to the south, with a section extending south to Kerosene Lane (see Figure 14).
- The Larkhill area located on the western side of Mandurah Road, between Stakehill Road to the north and the Secret Harbour residential area to the south, extending westward to Forty Road (see Figure 15).

Keralup (east) is also classified as 'rural' (see Figure 16), however, the Framework states that further investigation will be required to consider alternative future land uses. Such uses could include a combination of activities providing opportunities for recreation, environmental management, economic activity and/or agribusiness.

2.1.5 Priority Agricultural Land

With the need to accommodate a rapidly growing population, the Framework acknowledges the urgent need to preserve land for food production close to urban areas. To achieve this, priority agricultural land needs to be identified and protected, taking into account a range of issues, including the combination of soils, climate, water and access to services.

This position aligns with *State Planning Policy No.2.5 – Rural Planning*, an objective of which is to support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.

Key Issue

5. The RLS will need to determine whether any Rural zoned land within the municipality is suitable for identification and protection as 'priority agricultural land'.

6. The RLS will need to give consideration to the protection of current agricultural pursuits and the retention of productive potential of agricultural land.

2.2 State Planning Policies

2.2.1 State Planning Policy No.2.0 – Environment and Natural Resources

The objectives of the Environment and Natural Resources Policy are:

- To integrate environment and natural resource management with broader land use planning and decision-making;
- To protect, conserve and enhance the natural environment; and
- To promote and assist in the wise and sustainable use and management of natural resources.

The general measures outlined in the Policy aim to:

- Avoid development that may result in unacceptable environmental damage;
- Actively seek opportunities for improved environmental outcomes including support for development which provides for environmental restoration or enhancement;
- Take account of the availability and condition of natural resources, based on best available information at the time;
- Protect significant natural, indigenous and cultural features, including sites and features significant as habitats and for their floral, cultural, built, archaeological, ethnographic, geological, geomorphological, visual or wilderness values;
- Take into account the potential for economic, environmental and social (including cultural) effects on natural resources;
- Recognise that certain natural resources, including biological resources, are restricted to particular areas and that these geographical areas or land types may need to be identified accordingly and appropriate provision made to protect the areas for the use of those resources;
- Take account of the potential for on-site and off-site impacts of land use on the environment, natural resources and natural systems;
- Safeguard and enhance areas of environmental significance on the coast including the marine environment;
- Ensure use and development on or adjacent to the coast is compatible with its future sustainable use for conservation, recreation and tourism in appropriate areas;
- Support conservation, protection and management of native remnant vegetation where possible, to enhance soil and land quality, water quality, biodiversity, fauna habitat, landscape, amenity values and ecosystem function;
- Consider alternatives to land acquisition for conservation and landscape protection where limited or no public access is required;
- Take into account the potential for impacts from changes in climate and weather on human activities and cultural heritage including coastal and urban communities, natural systems and water resources; and
- Consider any relevant accredited Natural Resource Management Regional Strategy, or catchment management strategies prepared by catchment groups and endorsed by State government agencies, with a view to integrating implementation of appropriate and relevant parts through town planning schemes and assessment of developments.

The Policy also includes a range of specific policy measures relating to water resources, air quality, soil and land quality, biodiversity, agricultural land, basic raw materials, and landscape.

With respect to landscape, the Policy states that planning strategies, schemes and decision-making should:

- (i) Identify and safeguard landscapes with high geological, geomorphological or ecological values, as well as those of aesthetic, cultural or historical value to the community, and encourage the restoration of those that are degraded.
- (ii) In areas identified in (i) above, consider the level or capacity of the landscape to absorb new activities and incorporate appropriate planning and building design and siting criteria to ensure that new development is consistent and sensitive to the character and quality of the landscape.
- (iii) Consider the need for a landscape, cultural or visual impact assessment for land use or development proposals that may have a significant impact on sensitive landscapes.

Key Issues

7. The RLS will need to identify and protect areas of ecological significance.
8. The RLS will need to identify and protect areas of landscape significance.

2.2.2 State Planning Policy No.2.1 – Peel-Harvey Coastal Plain Catchment

The Peel-Harvey Coastal Plain Catchment Policy is intended to ensure that land use changes likely to cause environmental damage to the Peel-Harvey system are brought under planning control and prevented.

The objectives of the Policy are:

- To improve the social, economic, ecological, aesthetic, and recreational potential of the Peel-Harvey Coastal Plain Catchment.
- To ensure that changes to land use within the Catchment to the Peel-Harvey Estuarine system are controlled so as to avoid and minimise environmental damage.
- To balance environmental protection with the economic viability of the primary sector.
- To increase high water-using vegetation cover within the Peel-Harvey Coastal Plain Catchment.
- To reflect the environmental objectives in the Draft-Environmental Protection Policy (Peel-Harvey Estuarine System) 1992.
- To prevent land uses likely to result in excessive nutrient export into the drainage system.

The Policy includes various policy measures to ensure that development does not impact on the Peel-Harvey system, including specific guidance on 'rural residential' development.

The Policy applies to all residential, commercial, industrial, rural and recreation land uses, and public sector undertakings within that portion of the Catchment of the Peel-Harvey Estuarine System that lies on the Swan Coastal Plain of Western Australia. Figure 2 illustrates the extent of the Peel-Harvey Coastal Plain Catchment within the City of Rockingham.

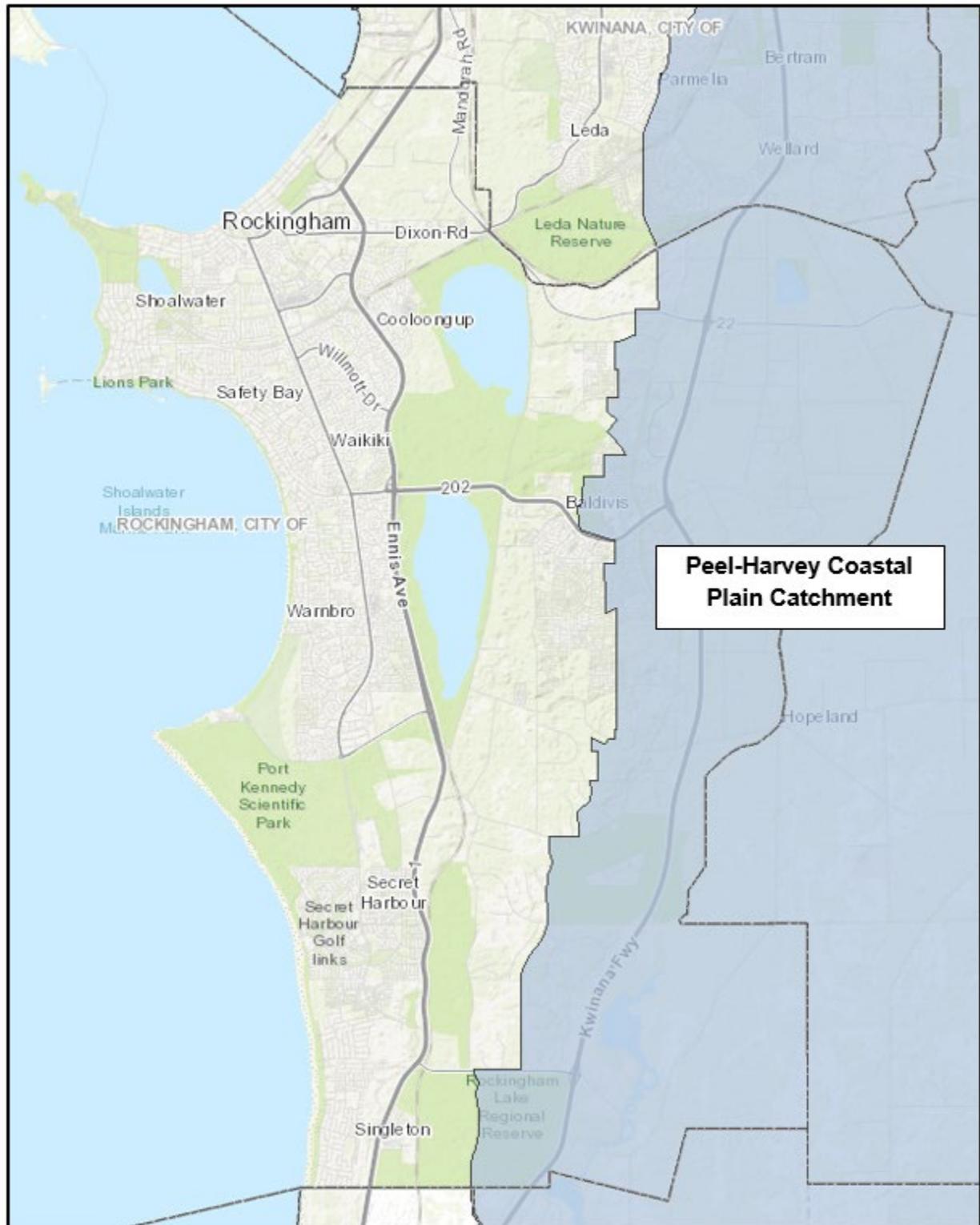


Figure 2: Peel-Harvey Coastal Plain Catchment within the City of Rockingham

2.2.3 State Planning Policy No.2.4 – Basic Raw Materials

The Basic Raw Materials Policy sets out the matters which are to be taken into account and given effect to by the WAPC and local governments in considering zoning, subdivision and development applications for extractive industries (for the extraction of basic raw materials) and zoning, subdivision and development applications in the vicinity of identified basic raw material resource areas.

The Policy objectives are:

- To identify the location and extent of known basic raw material resources;
- To protect Priority Resource Locations, Key Extraction Areas and Extraction Areas from being developed for incompatible land uses which could limit future exploitation;
- To ensure that the use and development of land for the extraction of basic raw materials does not adversely affect the environment or amenity in the locality of the operation during or after extraction;
- To provide a consistent planning approval process for extractive industry proposals including the early consideration of sequential land uses.

The Policy encourages planning schemes to identify “industry – extractive” as permitted land uses, and supported by appropriate zones, unless there is adequate justification for such uses to be prohibited.

The Policy further encourages sequential land use, whereby extraction and rehabilitation can occur in advance of longer-term use and development.

2.2.4 State Planning Policy No.2.5 – Rural Planning

The Rural Planning Policy is intended to protect and preserve rural land assets with important economic, natural resource, food production, environmental and landscape values.

The Policy applies to rural land and rural land uses in Western Australia, in particular:

- (a) Land zoned for rural or agricultural purposes in a region or local planning scheme;
- (b) Land identified or proposed for rural living in an endorsed scheme or strategy;
- (c) Rural land uses on rural zoned land;
- (d) Rural land uses on land that is not zoned for rural purposes; and
- (e) Land that may be impacted by rural land uses.

The Policy objectives are:

- To support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- To provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;
- Outside of the Perth and Peel planning regions, to secure significant basic raw material resources and provide for their extraction;
- To provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- To avoid and minimise land use conflicts;
- To promote sustainable settlement in, and adjacent to, existing urban areas; and
- To protect and sustainably manage environmental, landscape and water resource assets.

It further states that the WAPC will seek to protect rural land as a State resource by ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.

The Policy includes a suite of policy measures and planning requirements applicable to rural living proposals. In particular, it states that rural living precincts should:

- be located on land which is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised.
- demonstrate and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate.
- minimise and manage bushfire risk and natural hazards in accordance with State policy, without adversely affecting the natural environment; and that proposals in areas of extreme bushfire risk will not be supported.

Determination of recommended lot sizes for 'rural living' development is a major consideration in maintaining a character of development consistent with the intent of both the State and local planning frameworks which place significant emphasis on the protection, conservation and enhancement of the natural environment.

Note:

- 'Rural Living' is an umbrella term used to describe a range of zones that provide for low density residential uses in an estate or precinct, generally characterised by a grouping of lots in the order of one to 40 hectares. Rural living zones include those named rural living, rural retreat, rural residential, special rural, rural smallholdings, rural conservation and landscape protection.
- The Policy does not apply to the extraction of basic raw materials within the Perth and Peel planning regions.

Key Issues

9. The RLS policy provisions to consider 'rural living' lot size criteria in the context of the objectives of the State and local planning frameworks.

2.2.5 State Planning Policy No.2.8 – Bushland Policy for the Perth Metropolitan Region

The Bushland Policy aims to ensure bushland protection and management issues are addressed through land use planning and decision making. The Policy objectives are:

- To establish a conservation system at the regional level (through Bush Forever areas and to operate with the clearing controls under the Environmental Protection Act 1986) that is, as far as is achievable, comprehensive, adequate and representative of the ecological communities of the Swan Coastal Plain portion of the Perth Metropolitan Region;
- To seek to protect and manage significant bushland recommended for protection and management for conservation purposes through a range of implementation mechanisms and as a collective and shared responsibility and general duty of care on the part of government, landowners and the community; and
- To provide a policy and implementation framework for significant bushland areas recommended for protection and management to assist conservation planning, planning assessment and decision-making processes. This implementation framework will ensure:

- Consistency, transparency and certainty for landowners, decision-makers and the broader community;
- Integrated and balanced environmental, social and economic outcomes;
- Existing planning or environmental commitments or approvals are recognised; and
- Development and land uses which are compatible with bushland protection and/or provide for an improved environmental outcome are supported and incorporate best-practice, performance-based planning, design and management outcomes.

The Policy includes a range of specific measures that are to be applied to decision-making across a range of areas including Bush Forever and Local Bushland.

Key Issue

10. That the RLS give consideration to the promotion of performance-based initiatives aimed at achieving improved environmental outcomes.

2.2.6 State Planning Policy No. 2.9 – Water Resources

State Planning Policy No. 2.9 – Water Resources (SPP 2.9) provides guidance in the planning, protection and management of surface and groundwater catchments, including consideration of availability of water and waterways management, wetlands, waterways, and estuaries and their buffers, and implementation of total water cycle management principles in the land use planning system.

SPP 2.9 is directly related to the overarching *State Planning Policy 2.0 Environment and Natural Resources Policy* and provides clarification and additional guidance to planning decision-makers for consideration of water resources in land use planning strategies, proposals and applications.

The objectives of SPP 2.9 are to:

- Protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values.
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources.
- Promote and assist in the management and sustainable use of water resources.

2.2.7 State Planning Policy No.3.7 – Planning in Bushfire Prone Areas

Adopted in December 2015, the intent of *State Planning Policy No.3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. The Policy objectives are:

- To avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.
- To reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.
- To ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.

- To achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

SPP 3.7 requires the application of a comprehensive approach to planning in affected areas, from high level strategic documents such as frameworks, region schemes and structure plans, through to subdivision and development, and outlines specific requirements for various planning matters.

The *Guidelines for Planning in Bushfire Prone Areas* (Version 1.3, December 2017) (the Bushfire Planning Guidelines) provide supporting information to assist in the interpretation of the objectives and policy measures outlined in SPP 3.7. The Bushfire Planning Guidelines provide advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a designated bushfire prone area.

The Bushfire Planning Guidelines state that for a proposal to be considered compliant with SPP 3.7, the intent of each element of the bushfire protection criteria (as listed in Appendix 4 of the Bushfire Planning Guidelines) must be satisfied. To satisfy compliance with the 'intent', either acceptable solutions or performance principle-based solutions must be demonstrated. This assessment should be in the form of a Bushfire Management Plan or a Bushfire Attack Level (BAL) assessment and a statement addressing the bushfire protection criteria (refer to section 4.6 of the Bushfire Planning Guidelines) and must be provided upfront with any planning proposal that has, or will, on approval, have a bushfire hazard level above 'Low' or a Bushfire Attack Level (BAL) rating above 'BAL - LOW'.

Note: An 'acceptable solution' prescribes the minimum requirements that a planning proposal should adhere to achieve compliance with SPP 3.7. Whereas 'performance principle-based solutions' have been designed so they may be used where a proposal cannot comply with the acceptable solution(s) or it may be inappropriate to do so, to achieve the intent of each element.

The Department of Fire and Emergency Services advises that a 'performance principle-based solution' is required to demonstrate how the intent of Element 2: Siting and Design of Development - Performance Principle P2 of the Bushfire Planning Guidelines can be achieved.

Policy measure 6.7 of SPP 3.7 states that strategic planning proposals, subdivision or development applications which will result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk) will not be supported unless:

- (a) The proposal is considered to be minor development to which policy measure 6.7.1 applies; or
- (b) The proposal is considered to be unavoidable development to which policy measure 6.7.2 applies.

Key Issue

11. The RLS policy provisions will need to seek a balance between bushfire risk mitigation measures and the associated adverse environmental impacts associated with the clearing of remnant vegetation.

2.2.8 State Planning Policy No. 5.4 – Road and Rail Noise

Adopted in September 2019, the purpose of *State Planning Policy No. 5.4 – Road and Rail Noise* (SPP 5.4) is to minimise the adverse impact of road and rail noise on noise-sensitive land-use and/or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes.

The objectives of SPP 5.4 are to:

- Protect the community from unreasonable levels of transport noise
- Protect strategic and other significant freight transport corridors from incompatible urban encroachment
- Ensure transport infrastructure and land-use can mutually exist within urban corridors
- Ensure that noise impacts are addressed as early as possible in the planning process
- Encourage best practice noise mitigation design and construction standards.

SPP 5.4 should be read in conjunction with the *Road and Rail Noise Guidelines* (the guidelines); and is supported by the Department of Planning, Lands and Heritage mapping which specifies the State's transport routes and the policy's trigger distances.

2.2.9 Government Sewerage Policy

Adopted in September 2019, the *Government Sewerage Policy* establishes the Western Australian Government's position on the provision of sewerage services in the State through the planning and development of land.

The Policy requires reticulated sewerage to be provided during the subdivision and development of land. In instances where reticulated sewerage cannot be provided, it adopts a best practice approach to the provision of on-site sewage treatment and disposal, in accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management*.

The Policy promotes the sustainable use and development of land in the State through the following objectives:

- To generally require connection of new subdivision and development to reticulated sewerage;
- To protect public health and amenity;
- To protect the environment and the State's water and land resources;
- To promote the efficient use of infrastructure and land;
- To minimise costs to the broader community including by ensuring an appropriate level and form of sewage servicing is provided; and
- To adopt the precautionary principle to on-site sewage disposal.

2.3 **Development Control Policies**

2.3.1 Development Control Policy 2.5 – Special Residential Zones

Development Control Policy 2.5 (DC 2.5) provides guidance on planning for Special Residential zones. The Policy objectives are:

- To provide for the creation of lots of between 2,000m² and one hectare in suitable locations;
- To ensure that the use and development of such lots are subject to appropriate standards and controls; and
- To protect the character and amenity of adjacent rural areas.

DC 2.5 considers special residential to be an intermediate zoning between residential and rural living, but that they are essentially residential and should be located adjacent to residential areas with good access to services. It further states that special residential development should be avoided within landscapes worthy of protection, and will generally only be approved on land zoned 'Urban' in Metropolitan Region Scheme (MRS). Exceptions to the policy will be considered only where:

- the proposal is for development with a rural-residential theme in a rural setting.
- the proposal relates to land which will remain in the Rural zone for the long term and is not likely to be required for future urban purposes.
- there is provision for land use and management controls to ensure the proposed subdivision and development is consistent with the predominantly rural character of the area.

DC 2.5 also states that in its consideration of a Special Residential rezoning proposal, the WAPC will have regard for the following locational requirements, although the list is not exhaustive and in particular locations other factors may be equally relevant:

- (a) While Special Residential zones represent an intermediate zoning between residential and rural living, the WAPC considers that they are essentially residential. Such zones should be adjacent to existing or planned residential areas and have good access to schools, community facilities and other urban services.
- (b) Special Residential zones should avoid good agricultural land, State Forests and water catchment areas, and should not prejudice important mineral or stone deposits.
- (c) Landscape worthy of preservation and/or which is clearly visible from roads of regional or national importance should generally be avoided.
- (d) Topographical features of the land (for example hilly or undulating), distinct attractions such as creeks or water features, distant views or fine trees will be considered.
- (e) Cadastral information so that, in areas of existing small lots, Special Residential zones may rationalise a poor existing layout and provide for road access where this is inadequate.
- (f) Advice from Main Roads Western Australia will be considered where the subject land is adjacent to highways, main roads and proposed bypasses. Such areas should be avoided, unless subdivided as part of an overall town planning scheme.

DC 2.5 is currently under review and a draft revised Policy was released for public comment in early 2018. The draft revised Policy notes that Special Residential zones can have a range of negative impacts including potential conflicts with other land uses and rural resources such as water catchments, basic raw materials, conservation areas and significant landscapes. It also places pressures on State and local governments for services and infrastructure that are difficult to provide economically because of the dispersed pattern of subdivision.

The draft revised DC 2.5 includes the same locational requirements as the current policy, however it does not make reference to any exceptions to the policy requirements. As a consequence, the draft revised Policy recommends that special residential development should only be supported on land that is zoned 'Urban' in the MRS and 'Residential' with a relevant Residential Code in a local planning scheme and identified for this purpose in a local planning strategy.

Key Issue

12. The RLS policy provisions will need to be consistent with Development Control Policy 2.5.

2.3.2 Development Control Policy 3.4 – Subdivision of Rural Land

Development Control Policy 3.4 (DC 3.4) sets out the principles that will be used by the WAPC in determining applications for the subdivision of rural land. The policy is consistent with the objectives of *State Planning Policy 2.5 - Rural Planning (SPP 2.5)*, which establishes the statewide policy framework for rural land use planning in Western Australia.

DC 3.4 states that when determining subdivision proposals on rural land, the following measures will be applied:

- The creation of new or smaller lots will be by exception;
- Proposals will be considered against strategies and schemes;
- Adequate buffer distances for sensitive and/or incompatible land uses can be achieved; and
- Proposals will be assessed against any relevant State planning policies and/or operational policies.

In determining subdivision applications, the WAPC will seek to ensure that the broad objectives contained in SPP 2.5 are met and may impose conditions on an approval to secure these objectives. In addition to the provisions of DC 3.4, the WAPC will have due regard to:

- The provisions of a local planning scheme;
- A local planning strategy or local rural strategy;
- Applicable region schemes;
- Applicable regional strategies;
- Relevant State planning and operational policies;
- The individual merits of the proposal; and
- Existing precedent(s) or any potential precedent the proposal may create.

Note: DC 3.4 does not apply to 'Rural Living' proposals or subdivision as the WAPC considers 'Rural Living' to be a residential land use and not a rural land use. Such proposals are therefore dealt with under clause 5.3 of SPP 2.5.

2.3.3 Development Control Policy 5.1 Regional Roads (Vehicular Access)

Development Control Policy 5.1 Regional Roads (Vehicular Access) sets out the principles to be applied when considering proposals for vehicle access to or from developments abutting regional roads. It is intended to inform government agencies, local government and prospective developers of these principles and to act as guidelines for the exercise of development control powers in this regard.

The Policy objectives are:

- To outline planning principles to be applied in the determination of proposals for vehicle access to regional roads.
- To ensure that vehicle access to regional roads and the type of abutting developments is controlled and conforms with sound town planning principles.
- To improve traffic flow and safety on all regional roads, either new or existing, by minimising the number of junctions or driveways.

2.4 Other

2.4.1 Visual Landscape Planning in Western Australia

Visual Landscape Planning in Western Australia: A Manual for Evaluation, Assessment, Siting and Design was produced in 2007 by staff of the Department for Planning and Infrastructure with the support of an interagency working group comprising officers from the Department of Environment and Conservation, Main Roads WA and other agencies that deal with landscape. It is intended to help public and private sector planners address visual landscape in the planning process.



The manual explains the fundamental planning tools of visual landscape evaluation and visual impact assessment and provides guidelines for siting and design in relation to a range of landscape types and land uses.

In preparing planning strategies and schemes, visual landscape evaluation is the tool which is used to understand what gives landscapes their particular character and to help frame policies and rules which protect and enhance that character.

In development assessment, visual impact assessment is the tool used to assess the impact of development on the landscape to ensure that development is sympathetic to the landscape character and complies with adopted policies and rules.

The manual considers land uses and developments that may give rise to potential impacts on different landscapes and provides measures to address these impacts.

3. LOCAL PLANNING CONTEXT

3.1 Strategic Community Plan

The City's *Strategic Community Plan 2019-2029* was adopted in late 2018, following extensive community engagement. The Plan outlines the vision for the City's future and includes the following overarching Community Aspirations:

- Aspiration 1 - Actively pursue tourism and economic development.
- Aspiration 2 - Grow and nurture community connectedness and wellbeing.
- Aspiration 3 - Plan for future generations.
- Aspiration 4 - Deliver quality leadership and business expertise.

With regard to Aspiration 1, a Key Strategic Element of the City's *Tourist Destination Strategy 2019 – 2024* is destination marketing that targets eco and adventure tourism (Eco: connection with nature – ocean, bushland and wildlife and Adventure: active outdoor experiences to suit all). The Strategy includes the following related task:

“Identify opportunities in the non-coastal areas of Rockingham which could be developed and promoted to enhance Rockingham’s image as a tourist destination that caters for the needs of all.”

Aspiration 3 includes the following strategic objective which is relevant to the RLS:

- Responsive planning and control of land use: Plan and control the use of land to meet the needs of the growing population, with consideration of future generations.

Key Issue

13. The RLS policy provisions to provide for consideration of tourism related proposals, taking into account the scale of the proposal and the capacity of the site to absorb development without a detrimental environmental impact and loss of visual character and amenity.

3.2 Town Planning Scheme No.2

Gazetted in November 2004, TPS No.2 applies to the entire City and is the primary statutory planning instrument against which development is guided and controlled. It provides clear, concise planning controls to guide future development and to best serve the needs of the community. The general objectives of TPS No.2 are:

- To optimise the provision of services and facilities for the community;
- To establish the preferred use of land well in advance of development;
- To ensure the coordinated provision of adequate land for development;
- To conserve and enhance features of cultural, historical, environmental and natural significance;
- To reconcile community needs and aspirations with appropriate land use and development.

The following specific objectives of TPS No.2 are relevant to the RLS:

- To make provisions for the conservation and preservation of places of historic interest and landscape value;

- To protect and enhance the environmental values and natural resources of the Scheme Area and to promote ecologically and environmentally sustainable land use and development which minimises resource use and waste;
- To most effectively utilise resources and facilitate employment opportunities whilst enhancing the amenity of residents and having regard to the preservation of the natural environment;
- To promote aesthetic control and design guidelines at all levels of land use and development.

TPS No.2 includes objectives and general provisions applicable to the Rural, Special Rural and Special Residential zones. Furthermore, with respect to development within the Special Rural and Special Residential zones, Schedule Nos.4 and 5 of TPS No.2 include provisions relating to specified areas that have due regard to the objectives and principles outlined in the RLS.

3.3 Visual Landscape Evaluation – Singleton, Golden Bay and Secret Harbour

In 2011, the City undertook a Visual Landscape Evaluation (VLE) looking at the areas of Singleton and Golden Bay zoned 'Rural' in the MRS and the section of Secret Harbour zoned 'Special Residential' in TPS No.2 (located within Planning Unit No.3 of the RLS). The intent of the VLE was to test the validity and appropriateness of the City's Policy position regarding the rural vista along Mandurah Road.

The VLE concluded that the City's statutory and policy position as set out in TPS No.2 and the RLS was sound and justified; and should be maintained.

The landscape of the VLE Study Area has considerable visual character and contains important natural elements, valued by the local community, which were desirable to maintain. This particularly included the vista obtained from Mandurah Road that provides a positive natural/rural outlook across much of the VLE Study Area and the natural dune system that is a highly valued and significant natural asset that is worthy of ongoing preservation.

The conclusions and recommendations as set out in the VLE are based on a detailed analysis of the landscape and visual character of the Study Area and were complemented by an extensive community consultation process.

The VLE was considered by the Council at its ordinary Meeting held on the 28th February 2012, when it was resolved that it be adopted and used to inform the City's consideration of regional and local planning initiatives and proposals. The recommendations of the VLE were subsequently incorporated into Precinct No.3 of the RLS.

Note: The recommendations of the VLE have informed the policy statements outlined in sections 7.1.5 and 7.4.3 of this RLS.

4. PLANNING CONTEXT - OTHER

4.1 Environment Protection and Biodiversity Conservation Act 1999

4.1.1 Tuart Woodlands and Forests of the Swan Coastal Plain

Tuart woodlands and forests of the Swan Coastal Plain is a nationally significant ecological community listed as critically endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 4 July 2019. Activities that clear or damage the ecological community will require approval from the Minister for the Environment. Further guidance can be found at *Tuart Woodlands and Forests of the Swan Coastal Plain: a national significant ecological community (Commonwealth of Australia, 2019)*.

4.1.2 Banksia Woodlands of the Swan Coastal Plain

Banksia woodlands of the Swan Coastal Plain is a threatened ecological community listed as endangered under the EPBC Act on 16 September 2016. Activities that clear or damage the ecological community will require approval from the Minister for the Environment. Further guidance can be found at *Banksia Woodlands of the Swan Coastal Plain: a nationally protected ecological community (Commonwealth of Australia, 2016)*.

4.2 Hydrological and Nutrient Modelling of the Peel-Harvey Catchment

In-ground horticulture and other nutrient rich agriculture activities (such as the keeping of stock) within the Peel-Harvey Policy Area have the potential to export significant nutrient loads to the Peel-Harvey Estuary System. The Peel-Harvey Environmental Protection Policy establishes phosphorus loading targets that are to be adhered to for new proposals.

The Department of Water report *Hydrological and Nutrient Modelling of the Peel-Harvey Catchment (February, 2011)* provides export rates that comply with these total loading targets.

4.3 Agriculture Futures: Potential Rural Land Uses on the Palusplain

Intensive agriculture within the Peel-Harvey Policy Area has the potential to export significant nutrient loads to the Peel-Harvey Estuary System. In addition, to the guidance provided in the abovementioned Department of Water report, advice regarding best management practices for new and existing agricultural pursuits is contained within the Department of Agriculture and Food report, *Agriculture Futures: Potential Rural Land Uses on the Palusplain* (DAFWA 2012).

4.4 Guidelines for Separation of Agricultural and Residential Land Uses

The objective of the Department of Health's *Guidelines for Separation of Agricultural and Residential Land Uses (2012)* is to avoid conflicts arising from proposed residential developments and other sensitive land use near existing agricultural land. The Guidelines will assist in minimising health and nuisance impacts from chemical use and dust.

The Department of Health has largely adopted the best practice standards described by the Queensland Department of National Resources in its Planning Guidelines: *Separating Agricultural and Residential Land Uses* (August 1997) and supported by CSIRO (2002). Other jurisdictions have used similar processes.

Intended to assist local governments, developers, landowners and consultants in providing adequate separation from conflicting land uses, the Guidelines provide recommendations on the minimum separation distance required between agricultural land use and residential land use based on current scientific knowledge and industry practice. These separation distances may also be applied to other proposed sensitive land uses. Refer to Appendix 2.



4.5 Environmental Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses

The Environmental Protection Authority's ^(EPA)*Environmental Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses (2005)* provides guidance on recommended separation distances between many rural land uses and sensitive land uses. This guidance statement assists in the determination of land use buffers and planning decision-making.

The guidance statement includes an Appendix setting out generic separation distances for a range of industrial land uses. These generic separation distances are based on the experience of the Department of Environment and other regulatory authorities (e.g. Environmental Protection Authority, Victoria) and limited site-specific quantitative scientific assessment.

Generic separation distances relevant to the RLS have been extracted from the Guidance Statement and incorporated into a table for inclusion within this RLS (refer to Appendix 3).

5. ASSESSMENT OF KEY ISSUES

5.1 Key Issue 1: Consistency with the Sub-regional Planning Framework

The Framework has designated much of the City's rural land for urban expansion, urban investigation and planning investigation. It has also determined the limit of future rural residential development.

These changes to the sub-regional planning framework have necessitated changes to the RLS to ensure that the City's rural planning aligns with the State's strategic direction. As such, the suite of Planning Units identified in the previous RLS have been replaced by the following four Policy Areas that generally reflect the land use designations shown on the Framework Spatial Plan:

- Policy Area 1 – Rural Residential Areas.
- Policy Area 2 – Rural Areas.
- Policy Area 3 – Urban Expansion Areas.
- Policy Area 4 – Planning / Urban Investigation Areas.

5.2 Key Issue 2: Urban Transition Management

To avoid or minimise potential land use conflicts, consideration needs to be given to the management of rural land that is proposed to transition to Urban and the treatment of the associated rural/urban interface.

Clause 5.12.5 of SPP 2.5 addresses the management of rural pursuits which are proposed to transition to Urban. The Policy states that it is necessary for land use transition to be managed, such that existing operators can continue to function and new landowners have reasonable expectations. In such cases, WAPC policy is:

- (a) Where an area is transitioning from a rural zoning to urban, buffers may be required during the transition, to manage the change and allow producers to continue operations until such time as production ceases or relocation occurs;
- (b) Where an area is transitioning from a rural zoning and the producers plan to relocate before rezoning, structure planning or subdivision occur, proponents are to provide evidence of the intended closure, such as a statutory declaration, written undertaking by the producer, unconditional offer and acceptance for the sale of the property, or removal of the agricultural infrastructure. In these circumstances a buffer need not be applied;
- (c) Prospective purchasers of properties affected by a buffer may be advised of the existence of a rural land use through a condition of subdivision; and
- (d) In accordance with clause 5.2 (c) of SPP 2.5, rural land uses of State significance are to be given due regard in decision-making.

Note: SPP 2.5 references the Department of Health *Guidelines for Separation of Agricultural and Residential Land Uses (2012)*, which seeks to minimise health and nuisance impacts from chemical use, spray drift and dust. Noting that these guidelines articulate the Department of Health's position when providing advice on planning referral processes, where there are possible conflicts with existing agricultural land uses.

The City will be guided by the provisions of SPP 2.5 when managing the transition of rural pursuits to Urban, however, further guidance is required to address the management of other 'rural' land uses (i.e. Special Rural) which are proposed to transition to urban.

Whilst the primary intent is to ensure that development for the intended urban purposes can be carried out in an orderly and coordinated manner, it is a reasonable expectation that existing rural land uses continue to function wherever possible without unnecessary restriction, however, new rural land use proposals considered to be inconsistent with the intended urban use of the land are unlikely to be supported.

Also, further subdivision in these areas is unlikely to be supported, as the further fragmentation of this land would compromise the management of the urban transition.

In the interests of orderly and proper planning and the preservation of existing rural amenity, guidance is also required to address the treatment of the rural/urban interface where (as a consequence of urban transition) urban land uses will directly adjoin land which is to remain rural.

SPP 2.5 states that planning decision-makers shall consider the associated impacts of zoning proposals affecting rural land and that the continuation of existing rural land uses are taken into account.

In this regard, urban structure planning will need to recognise the rights of existing rural activities through the recognition of buffer areas and the transitional treatment of the urban/rural interface. Measures required to address the urban/rural interface may include (but not limited to) the use of existing roads and/or public open space to provide separation between urban and rural areas.

Strategic Objective: To consider the management of rural land which is proposed to transition to Urban and the treatment of the associated rural/urban interface.

5.3 Key Issue 3: Land Use Control in Planning / Urban Investigation Areas

As part of the strategic reconsideration of land use in the sub-region, the Framework has classified a large area of land in north-eastern Baldvis (north and south of Mundijong Road) for 'Planning Investigation'. The intent of the planning investigation is to determine whether any possible change from the land's current zoning is possible and/or appropriate.

The Framework has also classified land within northern Baldvis (Kerosene Lane) and Golden Bay (south of Dampier Drive) for 'Urban Investigation'. It notes, however, that further detailed planning is required before future urban development can occur in these areas.

A business-as-usual approach to the consideration of planning applications within investigation areas (prior to the investigations being finalised and resolved) could potentially compromise the investigation process. As a consequence, the WAPC has advised that any planning application submitted to the City for land located within a Planning Investigation Area (PIA) will be considered against the overarching planning objectives of the Framework, including whether the proposal could compromise the investigations being undertaken for the PIA and/or pre-empt a decision on appropriate future land uses.

It is the City's intention to adopt the same precautionary approach when considering planning applications within Urban Investigation Areas.

5.4 Key Issue 4: Rural Residential Zones

The Framework states that the creation of new 'rural residential' lots/areas beyond those identified on the Framework Spatial Plan are unlikely to be supported by the WAPC. This position is confirmed in SPP 2.5 which states that 'rural residential' proposals for rural land that do not align with endorsed sub-regional planning frameworks are considered inconsistent with the policy objectives and shall not be supported.

As mentioned in section 5.1, the suite of Planning Units identified in the previous RLS have been replaced by Policy Areas which generally reflect the land use designations shown on the Framework Spatial Plan. Policy Area 1 reflects the extent of land classified as 'rural residential' in the Framework and as such, 'rural residential' proposals outside Policy Area 1 are unlikely to be supported.

5.5 Key Issue 5: Identify and Protect Priority Agricultural Land

State Planning Policy 2.5 Rural Planning Guidelines Version 3 (December 2016) gives context to the importance of planning for priority agricultural land. The guidelines state that priority agricultural land is land that is of State, regional or local significance for agricultural and/or food production purposes due to its comparative advantage in terms of soils, climate, water (rain or irrigation) and access to services.

The identification of priority agricultural land is based on land evaluation standards utilising high-quality agricultural land data, removing land required for existing and future urban/development areas, public use areas and land required for environmental purposes.

The land capability assessment considers the ability of land to support the land use without causing damage. It thus considers both the specific requirements of the land use, e.g. rooting depth or soil water availability, plus the risks of degradation associated with the land use, e.g. phosphorus export hazard or wind erosion. Five land capability classes (adapted from Wells and King, 1989) are used (see Table 1 below).

Capability Class	General Description
1 Very High	Very few physical limitations present and easily overcome. Risk of land degradation is negligible.
2 High	Minor physical limitations affecting either productive land use and/or risk of degradation. Limitations overcome by careful planning.
3 Fair	Moderate physical limitations significantly affecting productive land use and/or of degradation. Careful planning and conservation measures required.
4 Low	High degree of physical limitation not easily overcome by standard development techniques and/or resulting in high risk of degradation. Extensive conservation measures and careful ongoing management required.
5 Very Low	Severe limitations. Use is usually prohibitive in terms of development costs or the associated risk of degradation.

Table 1: Land Capability Classes for Given Land Use Types

The City utilised this best-practice land evaluation methodology to assess the suitability of ‘Rural’ zoned land for annual and perennial horticulture. The assessment area was confined to land on the eastern side of the Kwinana Freeway as the majority of the remaining rural land west of the Freeway is identified for Urban Expansion or Rural Residential in the Framework (which includes land currently being used for market gardening around Stakehill Swamp and along Fletcher Road).

The assessment concluded that the remaining ‘Rural’ zoned land in the municipality is not considered suitable for identification and protection as ‘priority agricultural land’ due mainly to the low land capability.

5.6 Key Issue 6: Protection of Existing Agricultural Pursuits

An objective of SPP 2.5 is to support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food. It also seeks to provide investment security for existing, expanded and future primary production and promote economic growth on rural land for rural land uses.

Furthermore, the City’s previous RLS included objectives intended to conserve the productive potential of agricultural land and to protect current agricultural pursuits and encourage new agricultural uses in rural areas.

It has been necessary, however, to review the City's current policy position in light of the following considerations:

- The majority of existing agricultural pursuits in the City are located on land classified for Urban Expansion and Rural Residential in the Framework, which would indicate that the continued use of the land for agriculture is likely to transition in the medium to long-term.
- Land classified for Rural land use in the Framework is generally limited to the eastern side of the Kwinana Freeway, generally between Mundijong Road (to the north) and Karnup Road (to the south). The City has undertaken an assessment and concluded that this land is not suitable for identification and protection as 'priority agricultural land'.
- The Rural land on the eastern side of the Kwinana Freeway is located entirely within the Peel-Harvey Coastal Plain Catchment and the encouragement of new agricultural uses in the area may be inconsistent with the objectives of *State Planning Policy No.2.1 – Peel-Harvey Coastal Plain Catchment* which are intended to avoid and minimise environmental damage by preventing land uses likely to result in excessive nutrient export into the drainage system.

Given the above considerations, the City's previous policy position to protect existing agricultural pursuits no longer aligns with the State's strategic direction for the area and the encouragement of new agricultural uses within the Peel-Harvey Coastal Plain Catchment is not considered to be a matter that should be pursued as a strategic objective of the RLS.

Whilst the protection of current agricultural pursuits and encouragement of new agricultural uses is no longer considered to be a strategic objective of the RLS, this will not prevent the continued operation of existing agricultural pursuits or the consideration of applications to expand existing operations or for new proposals. Such applications would be assessed against the relevant State and local legislative and policy frameworks.

5.7 Key Issue 7: Identify and Protect Priority Ecological Values

Urban expansion on the Swan Coastal Plain and associated clearing of native vegetation has led to significant fragmentation and habitat loss for native flora and fauna. Maintaining continuity in the form of habitat corridors or ecological linkages (the connection of these fragmented sites to one another) is particularly important so that species and genetic diversity are maintained over a wider area in the event that smaller areas are degraded or destroyed.

Collectively, these Natural Areas form stepping stones of habitat which enables the movement and dispersal of native flora and fauna across the urban environment.

In 2018, the City undertook a technical assessment of the ecological values contained within all Natural Areas across different zonings, land tenure and management arrangements. The following ecological values were considered in this assessment:

- Threatened and Priority flora, fauna and ecological communities;
- Carnaby's Cockatoo feeding, breeding and roosting habitat;
- Conservation Category Wetlands (CCWs), Resource Enhancement Wetlands (REWs) and watercourses and their buffers;
- Bush Forever sites;
- Low represented vegetation complexes in the Swan Coastal Plain region and the City;
- Patch sizes of remnant vegetation; and
- The presence of ecological linkages to other areas of remnant vegetation.

For the purpose of the assessment, the City defined Natural Areas as all remnant vegetation, wetlands and watercourses in the municipality, irrespective of ownership or management responsibility. Where these Natural Areas are located on private land, they are referred to as Local Natural Areas (LNAs).

The assessment identified a total of 11,516ha of Natural Areas within the City, with 8,265ha (72%) on public land and 3,250ha (28%) on private land. Almost half of the Natural Areas are reserved as 'Parks and Recreation' under the MRS (46%), while 24% are zoned 'Rural' and 13% are zoned either 'Special Rural' or 'Special Residential' under TPS No.2.

The assessment noted that a total of nine vegetation complexes exist within the City, five of which are priority for conservation as they have less than 30% of their pre-European extent remaining on the Swan Coastal Plain, as shown in Table 2 below. Of particular note are the Dardanup Complex and Guildford Complex which have less than 10% of their pre-European extent remaining (shaded red in the Table).

Vegetation Complex	Percentage of pre-European Extent Remaining			
	Swan Coastal Plain (2015) %	City of Rockingham (2016)		
		Overall (ha)	Private Land %	Public Land %
Dardanup Complex	7	42	91	9
Guildford Complex	5	14	86	14
Karrakatta Complex	14	47	57	43
Serpentine River Complex	10	33	53	47
Bassendean Complex	26	49	4	96

Table 2: Priority Vegetation Complexes

The Guildford Complex is also at threat locally with only 14% of its pre-European extent remaining across the City (shaded yellow in the Table). Most importantly, the majority of the Dardanup Complex and Guildford Complex within the City occur on private freehold land (shaded blue in the Table) and therefore require careful consideration to manage potential impacts such as land clearing.

Due to the varying and numerous ecological values which exist across the City, it was necessary to capture these in a way which was meaningful and allowed them to be appropriately considered. As such, LNAs were prioritised for protection into low, medium and high categories based on the presence of multiple overlapping ecological values. The majority of medium and high priority LNAs (78% and 95% respectively) fall within Rural, Special Rural and Special Residential zoned land.

The condition and value of the LNAs is threatened by direct impacts such as clearing for development and bushfire control, and indirect impacts from invasive flora and fauna, pathogens (i.e. dieback), uncontrolled access and changes to hydrological and fire regimes.

Many of these impacts are already being realised across the Swan Coastal Plain and need to be managed relative to population growth and development in the future.

Proposals and applications on land considered by the City to contain priority LNAs will be required to include environmental and planning assessments to analyse the impact of the intended development on the LNAs. Key matters to be addressed would include (but not limited to) protection of Threatened and Priority flora, fauna and ecological communities, protection of

habitat used by Priority fauna, protection and enhancement of remnant vegetation, protection of ecological linkages and wetland protection and management.

In providing a framework for future land use planning, it is necessary to formulate policy measures to mitigate potential adverse impacts of development upon priority LNAs. As such, it is recommended that the RLS include the following strategic objective.

Strategic Objective: To mitigate the potential impacts of development on significant ecological values by ensuring priority Local Natural Areas are protected, integrated or enhanced through future land use planning.

5.8 Key Issue 8: Identify and Protect Significant Landscapes

The State Planning Framework seeks to ensure that significant landscapes are identified and protected and that development proposals incorporate measures to retain or enhance landscape elements and vegetation.

In this regard, the *State Planning Strategy 2050* includes 'Environment' as a strategic direction with the objective "to conserve biodiversity, achieve resilient ecosystems, protect significant landscapes and manage the State's natural resources in a sustainable manner".

State Planning Policy No.2: Environment and Natural Resources Policy elaborates on the importance of protecting and enhancing landscapes by stating that planning strategies, schemes and decision making should:

- Identify and protect landscapes with high natural resource values (such as ecological, aesthetic or geological) and encourage the restoration of degraded landscapes;
- Consider the capacity of landscapes to absorb development and the need for careful planning, siting and design of new development in a way which is sensitive to the character of the landscape;
- Consider the need for a landscape or visual impact assessment for development proposals that may impact upon sensitive landscapes.

Furthermore, SPP 2.5 states that the WAPC will seek to protect rural land as a State resource by ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.

The *State Planning Policy No.2.5 – Rural Planning Guidelines* (SPP 2.5 Guidelines) state that the character of landscape reflects and enhances rural areas and is valued for its intrinsic qualities, and that Local Planning Strategies should identify regional and local landscapes and the objectives and provisions required for their protection and enhancement (Section 9.3, 'Landscape').

Assessment of Capacity to Absorb Development

As part of this RLS review process, the City evaluated the landscape character of the remaining rural areas in Baldvis and Karnup to identify the key landscapes and assess the extent to which these areas could absorb development without a detrimental impact upon the landscape and loss visual character and amenity. The landscape character evaluation was guided by the WAPC's Visual Landscape Planning manual.

The evaluation generally established that significant areas of Rural zoned land identified as 'rural residential' in the Framework are elevated and well vegetated, providing limited opportunity to accommodate a more intensive form of development without a potential detrimental impact upon areas of environmental and landscape significance (refer to the Policy Area assessment in section 7.1).

Land use planning proposals on land considered by the City to contain significant landscapes will be required to include landscape and visual impact assessments to assess the impact of the intended development on the landscape.

In providing a framework for future land use planning, it is necessary to identify significant landscapes, consider the capacity of these landscapes to absorb development and formulate policy measures to mitigate potential adverse impacts of development. As such, it is recommended that the RLS include the following objective.

Strategic Objective: To protect and enhance areas of significant landscape and visual amenity, particularly where these overlap with priority Local Natural Areas.

5.9 Key Issue 9: Lot Size Considerations

The Framework defines 'rural residential' as a land use zone with land parcels ranging from 1 to 4ha in size, commonly referred to as Special Rural zone. Whereas lot sizes below 1ha will fall within an urban classification, and lot sizes above 4ha will fall within a rural classification.

For 'rural residential' (one to 4ha) proposals in particular, the planning frameworks include policy measures intended to ensure that proposals demonstrate and achieve improved environmental and landscape outcomes. In this regard, lot size is a major consideration in achieving a character of development consistent with the objectives of environmental protection, conservation and enhancement referred to in sections 5.7 and 5.8.

Historically, the RLS fostered a pattern of subdivision and development in rural residential areas that provided for an acceptable level of bushland/vegetation retention, resulting in the various policy areas maintaining a desirable character of development. Confining development to strategically located building envelopes was a key method of achieving this outcome.

The Bushfire Planning Guidelines often require the clearing of vegetation outside of the building envelope for the provision of an Asset Protection Zone. This has the potential for significant additional loss of vegetation on sites, which is contrary to the SPP 3.7 objective of achieving a balance between bushfire risk management and environmental protection and as a result, the desired character of development promoted in the RLS is being compromised.

An analysis of rural residential areas both before and after the introduction of SPP 3.7 indicates that the extent of clearing required to facilitate development has increased considerably. Prior to the introduction of SPP 3.7, clearing within rural residential areas was typically limited to approximately 20-30% of the vegetation on-site, whereas development following SPP 3.7 has typically resulted in clearing of approximately 50-60% of on-site vegetation.

To protect environmental and landscape values and provide for the desired rural character originally intended for the City's rural residential areas, the extent of on-site vegetation clearing should be restricted. In this regard, planning proposals will be required to demonstrate that no more than 30% of the vegetation on a structure plan area will be cleared to facilitate development.

Where the City determines that a Structure Plan is not required to ensure coordination of future subdivision and development, the proposal will be required to demonstrate on a lot by lot basis that no more than 30% of the on-site vegetation will be cleared to facilitate development.

Whilst the planning framework provides for consideration of a 'rural residential' lot size range of between 1ha to 4ha, there should be no expectation that a minimum lot size of 1ha will be supported in all instances. The ultimate determination of minimum lot size is a site-specific assessment measured against the intent of both the State and local planning frameworks that include policy measures intended to ensure that proposals demonstrate and achieve a character of development consistent with the objectives of environmental protection, conservation and enhancement.

Furthermore, the Council will not generally recommend approval for lot sizes less than 2ha unless reticulated water is provided.

For 'rural smallholdings' proposals (4ha to 40ha) generally located on the eastern side of the Kwinana Freeway, a minimum lot size of 8ha is required.

5.10 Key Issue 10: Environmental Benefit

State Planning Policy No.2.8 – Bushland Policy for the Perth Metropolitan Region seeks to assist conservation planning, planning assessment and decision-making processes by providing a policy and implementation framework for bushland protection and management. This implementation framework provides for the favourable consideration of land use planning proposals that incorporate best-practice, performance-based planning, design and management outcomes.

It is considered important that the RLS promote performance-based initiatives aimed at achieving improved environmental outcomes and in this regard, it is recommended that the RLS policy provisions provide for the exercise of discretion with respect to certain performance standards in exceptional circumstances where improved environmental outcomes can be achieved.

Strategic Objective: To provide a policy framework aimed at achieving improved environmental outcomes.

5.11 Key Issue 11: Bushfire Risk Mitigation

The intent of SPP 3.7 and the associated Guidelines is to ensure that bushfire risk is considered in the planning process, including in regional and local planning strategies, regional and local planning schemes and amendments, structure planning, subdivisions and development applications.

Prior to the adoption of SPP 3.7, however, land management regimes in non-urban areas were focussed on maintaining biodiversity, with the retention of remnant vegetation being afforded priority above fire management imperatives. Confining development to strategically located building envelopes was a key method of achieving this objective.

TPS No.2 provides for the establishment of building envelopes in Special Rural zones where the environmental attributes of the site are such that development should be limited to a specific area. Prior to the introduction of SPP 3.7, the use of building envelopes was successful in helping minimise the loss of vegetation through building and associated development.

The risk-based approach promoted in SPP 3.7 often requires clearing to be undertaken outside of the building envelope for the provision of an Asset Protection Zone. This has the potential for the loss of significant additional vegetation on sites which is contrary to the intent of the building envelope and a clear demonstration that the SPP 3.7 objective of achieving a balance between bushfire risk management and environmental protection is difficult to achieve.

It is critical for the RLS to facilitate a balance between bushfire risk mitigation measures and the associated adverse environmental impacts associated with the clearing of remnant vegetation and/or impacts of earthworks upon landscape. As such, it is recommended that the RLS include the following strategic objective.

Strategic Objective: That the extent of vegetation clearing to satisfy bushfire safety requirements be minimised through strategic siting of future development in designated bushfire prone areas.

In order to achieve this strategic objective, it is proposed that where necessary the following policy measures be incorporated into the RLS:

- That minimum lot sizes be increased to facilitate retention of remnant vegetation.
- That the size of building envelopes be restricted to facilitate retention of remnant vegetation.
- That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation.
- That development be strategically sited to minimise impacts of bushfire risk mitigation upon remnant vegetation and significant landscapes.
- That 'performance principle-based solutions', as provided for in the *Guidelines for Planning in Bushfire Prone Areas*, be utilised to minimise impacts of bushfire risk mitigation upon remnant vegetation.

5.12 Key Issue 12: Special Residential Zones

Development Control Policy 2.5 states that special residential development should be avoided within landscapes worthy of protection, and will generally only be approved within an urban zone, apart from in exceptional circumstances. This policy position is proposed to be strengthened in a current policy revision which recommends that special residential development should only be supported on land that is zoned 'Urban' in the MRS and 'Residential' with a relevant Residential Code in a local planning scheme.

This position is reinforced in the Framework where areas of existing and proposed special residential development have been classified as Urban and Urban Expansion areas respectively, to reflect the residential nature of this form of development. The Framework emphasises, however, that the classification of these special residential areas as Urban/Urban Expansion should not be construed as support for the further development of these areas at a higher density.

The City supports the WAPC's current policy position that future applications seeking to rezone 'Rural' zoned land to 'Special Residential' will only be considered where the exceptional criteria and locational requirements set out in DC 2.5 are satisfied.

It is the City's policy position that Special Residential zoning of land east of the ridgeline in Precincts 1A (North) and 1A (Central) would provide for a transition of lot densities to the adjacent Baldivis urban area, consistent with the criteria and requirements set out in DC 2.5.

Special Residential rezoning proposals (to a minimum lot size of 5000m²) could be considered in these areas on the basis of a sound planning merit argument supported by contemporary and comprehensive land-use analysis and site-specific environmental planning information.

5.13 Key Issue 13: Tourism

Tourism related proposals are encouraged provided that the intended site has the capacity to absorb development without a detrimental environmental impact and loss of visual character and amenity. In this regard, Council will consider the following matters in the assessment of tourism related land use planning proposals:

- The location of the site. Proposals on or abutting future urban land are unlikely to be supported.
- The suitability of the site to accommodate the tourism activity.
- The scale of activity and its likely impacts on surrounding amenity.
- Accessibility to the site.
- Environmental impacts.
- Public attitude to the proposal.
- Bushfire Management (refer to WAPC Position Statement: Tourism Land Uses in Bushfire Prone Areas).

6. POLICY FRAMEWORK

The following objectives, measures and standards will guide the City's approach to land use planning on rural land within the municipality and inform the formulation of Policy Statements for each Policy Area.

6.1 Strategic Objectives

6.1.1 Local Natural Area Protection

To mitigate the potential impacts of development on significant ecological values by ensuring priority Local Natural Areas are protected, integrated or enhanced through future land use planning.

Planning Elements

- Protection of Threatened and Priority flora, fauna and ecological communities.
- Protection of habitat used by Priority fauna.
- Protection and enhancement of remnant vegetation.
- Protection of ecological linkages.
- Protection and management of wetlands and waterways.

6.1.2 Landscape Protection

To protect and enhance areas of significant landscape and visual amenity, particularly where these overlap with priority Local Natural Areas.

Planning Elements

- Protection and enhancement of significant landscapes.
- Capacity of landscapes to absorb development.
- Landscape and visual impact assessment.

6.1.3 Bushfire Risk Mitigation

That the extent of vegetation clearing to satisfy bushfire safety requirements be minimised through strategic siting of future development in designated bushfire prone areas.

Planning Elements

- Protection of LNAs from impacts of bushfire risk mitigation.
- Protection of significant landscapes from impacts of bushfire risk mitigation.
- Performance principle-based solutions to bushfire risk mitigation where a demonstrated environmental benefit can be achieved.

6.1.4 Urban Transition Management

To consider the management of rural land which is proposed to transition to Urban and the treatment of the associated rural/urban interface.

Planning Elements

- Avoid or minimise potential land use conflicts.
- Identification of potential hazards and separation areas.
- Identification of rural pursuits which require separation areas.

- Avoid further fragmentation of urban expansion areas.
- Management of rural/urban interface areas.
- Prevention of new inconsistent development proposals.
- Protection of existing rural character and amenity.

6.1.5 Environmental Benefit

To provide a policy framework aimed at achieving improved environmental outcomes.

Planning Elements

- Performance-based approach to protection of significant ecological values.
- Performance-based approach to protection of significant landscapes.

6.2 Policy Measures

Land use planning proposals will be required to demonstrate that the RLS strategic objectives have been achieved to the City's satisfaction. To address this requirement, specialist studies/reports are to be provided with rezoning proposals, and at the City's discretion, applications for development and subdivision approval.

The specialist studies/reports likely to be required include (but are not limited to) the following:

Environmental Assessment Report

Required to address all relevant environmental matters, and in so doing, is to identify key attributes and constraints of the site, including natural environment, landform and topography.

Wetland Management Plan

A Wetland Management Plan (WMP) is required where development contains or is within 100m of a wetland.

Bushfire Management Plan

The WAPC Bushfire Planning Guidelines require a Bushfire Management Plan or a Bushfire Attack Level (BAL) assessment and a statement addressing the bushfire protection criteria to be provided upfront with any planning proposal that has, or will, on approval, have a bushfire hazard level above 'Low' or a Bushfire (BAL) rating above 'BAL – LOW' (refer to section 4.6 of the Bushfire Planning Guidelines).

Tree Survey

A tree survey including all trees >100mm diameter at breast height (DBH), with all potential Black Cockatoo breeding trees to be indicated (>500mm DBH).

Indicative Earthworks Plan

To demonstrate the impact of proposed earthworks on the existing landscape i.e. ridgelines, high points and remnant vegetation.

Landscape and Visual Impact Assessment

Land use planning proposals on land considered by the City to contain significant landscapes will be required to include landscape and visual impact assessments to assess the impact of the intended development on the landscape. The assessments to be guided by the WAPC's Visual Landscape Planning manual.

Structure Plan

A Structure Plan (previously referred to as Rural Concept Plan and/or Subdivision Guide Plan) is to be prepared for the coordination of future subdivision and zoning in accordance with the deemed provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

Notes:

1. The approval of a Structure Plan has effect for a period of 10 years from the day it is approved by the WAPC. Structure Plans (Rural Concept Plans and/or Subdivision Guide Plans) approved prior to the Regulations coming into operation are deemed to have been approved on the day the Regulations came into operation (19 October 2015). The WAPC may extend the period of approval of a structure plan if there are no changes to the terms of the plan or the conditions attached to the approval.
2. The City acknowledges that there may be instances where a structure plan would not be required.

Local Water Management Strategy

To demonstrate how the proposed change in zoning and/or land use will address water use, the protection of water dependent environments and management, and identify existing and required water management infrastructure, including detailed land requirements. Refer to the City's *Planning Policy No.3.4.3 – Urban Water Management* for guidance.

6.3 Performance Standards

To achieve the RLS strategic objectives, performance standards may be implemented to take account of the conclusions and recommendations of associated specialist studies/reports and subsequent consideration by the decision-maker. Examples of performance standards include (but not limited to) the following matters.

6.3.1 Local Natural Area Protection

- That minimum lot sizes be increased to facilitate retention of remnant vegetation.
- That the size of building envelopes be restricted to facilitate retention of remnant vegetation.
- That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation.
- That minimum setbacks be established to wetlands and their buffers.
- That revegetation of the 50m wetland buffer be required.
- That road reserves, vehicular access ways and building envelopes be located to limit the impact of clearing and earthworks on remnant vegetation.
- That minimum setbacks be increased to facilitate retention of remnant vegetation.
- That strategic revegetation be required to offset clearing of remnant vegetation.

6.3.2 Landscape Protection

- That minimum lot sizes be increased to facilitate retention of significant landscapes.
- That the size of building envelopes be restricted to minimise clearing for earthworks.
- That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation.

- That the siting and height of built form be restricted so that roof lines fall sufficiently below ridgelines, high points and/or tree lines.
- That road reserves, vehicular access ways and building envelopes be located to limit the impact of earthworks on ridgelines, high points and remnant vegetation.
- That minimum setbacks be increased to facilitate retention of significant landscapes.
- That strategic revegetation of road setback areas be required.
- That strategic revegetation of visually prominent areas be required.

6.3.3 Bushfire Risk Mitigation

- That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation.
- That development be strategically sited to minimise impacts of bushfire risk mitigation upon remnant vegetation and significant landscapes.
- That 'performance principle-based solutions', as provided for in the *Guidelines for Planning in Bushfire Prone Areas*, be utilised to minimise impacts of bushfire risk mitigation upon remnant vegetation.

6.3.4 Urban Transition Management

- That potential hazards and separation areas be identified.
- That rural pursuits which require separation areas be identified.
- That potential rural/urban interface areas be managed to avoid land use conflicts.
- That new inconsistent development proposals be avoided.
- That existing rural character and amenity be protected.

6.3.5 Environmental Benefit

- That minimum standards may be varied, at the City's discretion, where best practice, performance-based solutions are utilised to achieve improved environmental outcomes.

7. POLICY STATEMENTS

7.1 Policy Area 1 – Rural Residential Areas

Policy Area 1 comprises the land classified as 'Rural Residential' on the Framework Spatial Plan and has been broken down into the following five precincts (see Figure 3):

- Precinct 1A – Rural Wedge.
- Precinct 1B – Doghill Road.
- Precinct 1C – Baldivis (South).
- Precinct 1D – Karnup (North-East).
- Precinct 1E – Singleton Dunes and Golden Bay Lots.

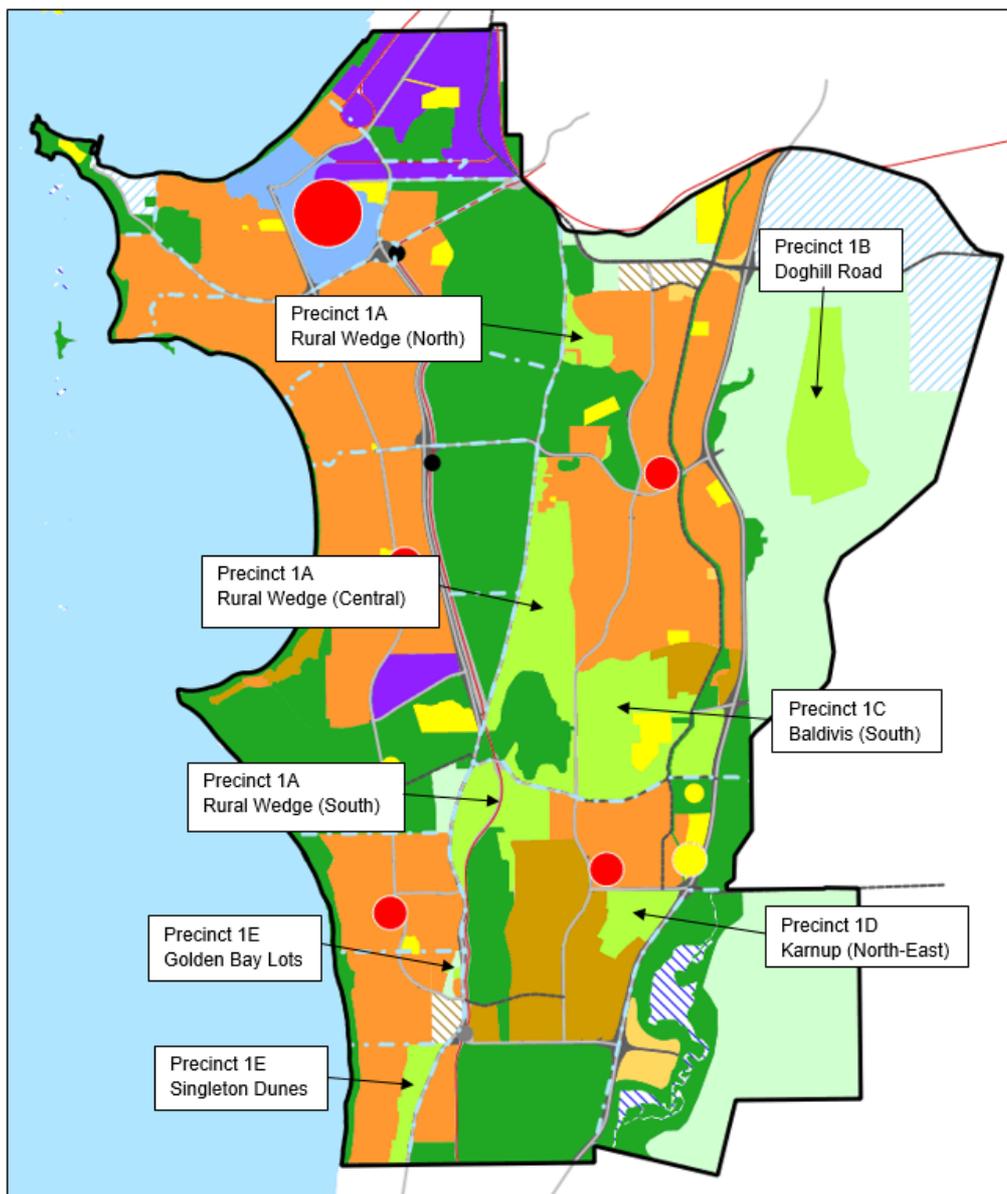


Figure 3: Policy Area 1 – Rural Residential Areas

7.1.1 Precinct 1A – Rural Wedge	
Location	
<p>The ‘Rural Wedge’ precinct comprises a linear series of ridgelines, wetlands and remnant vegetation that run generally north-south along the eastern side of Mandurah Road between Kerosene Lane and Anstey Swamp. The precinct is bounded by MRS Parks and Recreation reservations to the west, north and south, with urban and special rural zoned land immediately to the east. See Figures 4, 5 and 6.</p>	
Key Elements	
<p>Land Use Characteristics</p>	<ul style="list-style-type: none"> • Rural zoned land. • Special Rural and Special Residential zoned land. • MRS Parks and Recreation reservations. • Lifestyle Villages. • Educational Establishments. • Caravan Park (Special Use zone). • Rural Activity Nodes (Commercial uses). • Community Purpose and Recreational uses. • Market Gardens. • Poultry Farms. • Landscape Supply Yard. • Cattery/Dog Kennels • Perth – Mandurah Railway Line. • Parmelia Gas Pipeline.
<p>Environmental Characteristics</p>	<ul style="list-style-type: none"> • Cottesloe, Karrakatta and Herdsman Soil Complexes. • Good areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland TEC. • Carnaby’s Cockatoo Habitat. • Priority Ecological Communities: Priority 3 (PECs) • Bush Forever sites. • Conservation Category Wetlands (CCWs). • Resource Enhancement Wetlands (REWs). • Priority Local Natural Areas (LNAs) – High and Medium.

<p>Landform</p>	<ul style="list-style-type: none"> • Elevated ridgelines (running generally north – south). • Prominent high points ranging from 40 - 50m. • Other high points ranging between 30 - 40m. • Less prominent ridgeline west of Stakehill Swamp.
<p>Visual Character</p>	<ul style="list-style-type: none"> • Ridgelines and high points visible from east and west. • Significant remnant vegetation visible on high points. • Significant remnant vegetation visible around wetlands. • Some areas parkland cleared with significant remnant vegetation visible on high points. • Visual character along Mandurah Road remains good due to vegetated front setbacks and elevation above the road. • Visual character along Fifty Road (east of the Caravan Park) is good as the majority of lots have remnant vegetation in front setback areas. • Visual character along Sixty Eight Road compromised by market gardens and Private School with minimal setbacks (no elevation to lessen visual impact). • Visual character along Eighty Road impacted by developments with minimal setbacks (no elevation to lessen visual impact), however, excellent views into Stakehill Swamp from Eighty Road. • Visual character along Stakehill Road (northern side) compromised by cleared nature of the land on the southern periphery of Stakehill Swamp. • Visual character along Greenham Place is generally good due to vegetated front setbacks and elevation above the road. • Visual character along Fletcher Road (north) impacted by clearing and market gardens; however, the view west towards 'Stakehill' is good. • Visual character along Fletcher Road (south) is good due to the view west towards the Anstey Swamp.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Undulating and elevated landform. • Highly visible landform. • Concentration of remnant vegetation (patches >4ha). • Wetlands and associated remnant vegetation. • PECs. • Ecological linkages.



Development Pressures
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for further Special Residential development. • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to future urban land. • Urban interface issues.
Key Elements Vulnerable to Development Pressures
<ul style="list-style-type: none"> • Clearing the ridgelines and high points (in particular) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform (earthworking the ridgelines and high points) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Tuart and Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Loss of ecological linkages. • Potential for CCWs, REWs, PECs, associated vegetation and buffers to be compromised by development. • Potential for the Bush Forever sites to be compromised by development.
Desired Future Character
<p>The Rural Wedge precinct provides for an important rural transition between the inland and coastal urban corridors and maintains the valuable rural vista to Mandurah Road. It contains multiple overlapping ecological values and linkages, including an extensive chain of wetlands, elevated ridgelines, prominent high points and remnant vegetation that provide an essential landscape and rural context. These areas of environmental and landscape significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>

Strategic Intent

- To minimise the loss of landform associated with development.
- To minimise the loss of remnant vegetation associated with development.
- To minimise the loss of remnant vegetation associated with bushfire risk mitigation.
- To avoid potential adverse impacts upon CCWs, REWs, PECs, associated vegetation and buffers.
- To avoid potential adverse impacts upon the Bush Forever sites.
- To protect and enhance visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).

Policy Area 1 Strategy

The Strategy for Policy Area 1 is set out in section 7.1.6.

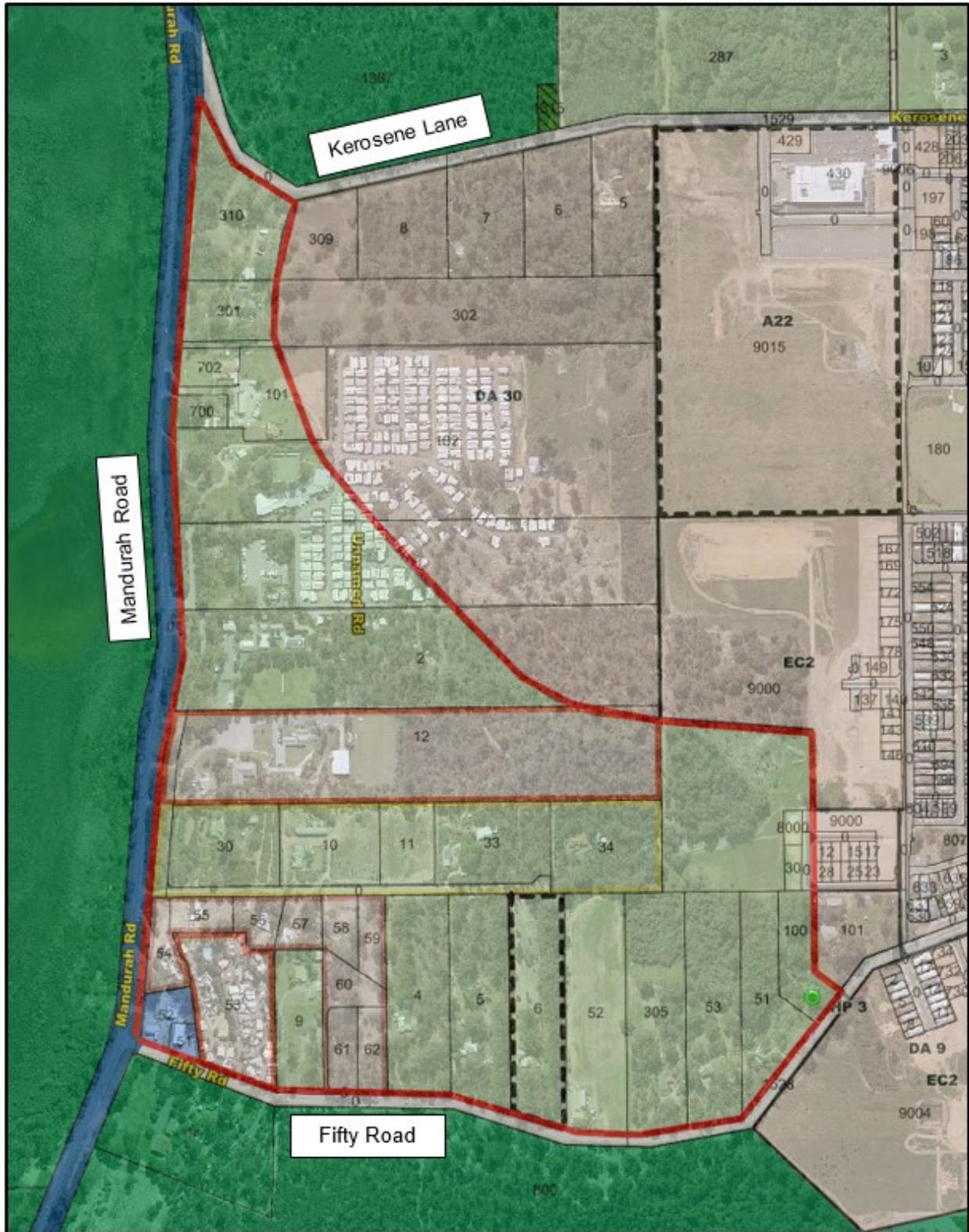


Figure 4: Precinct 1A – Rural Wedge (North)

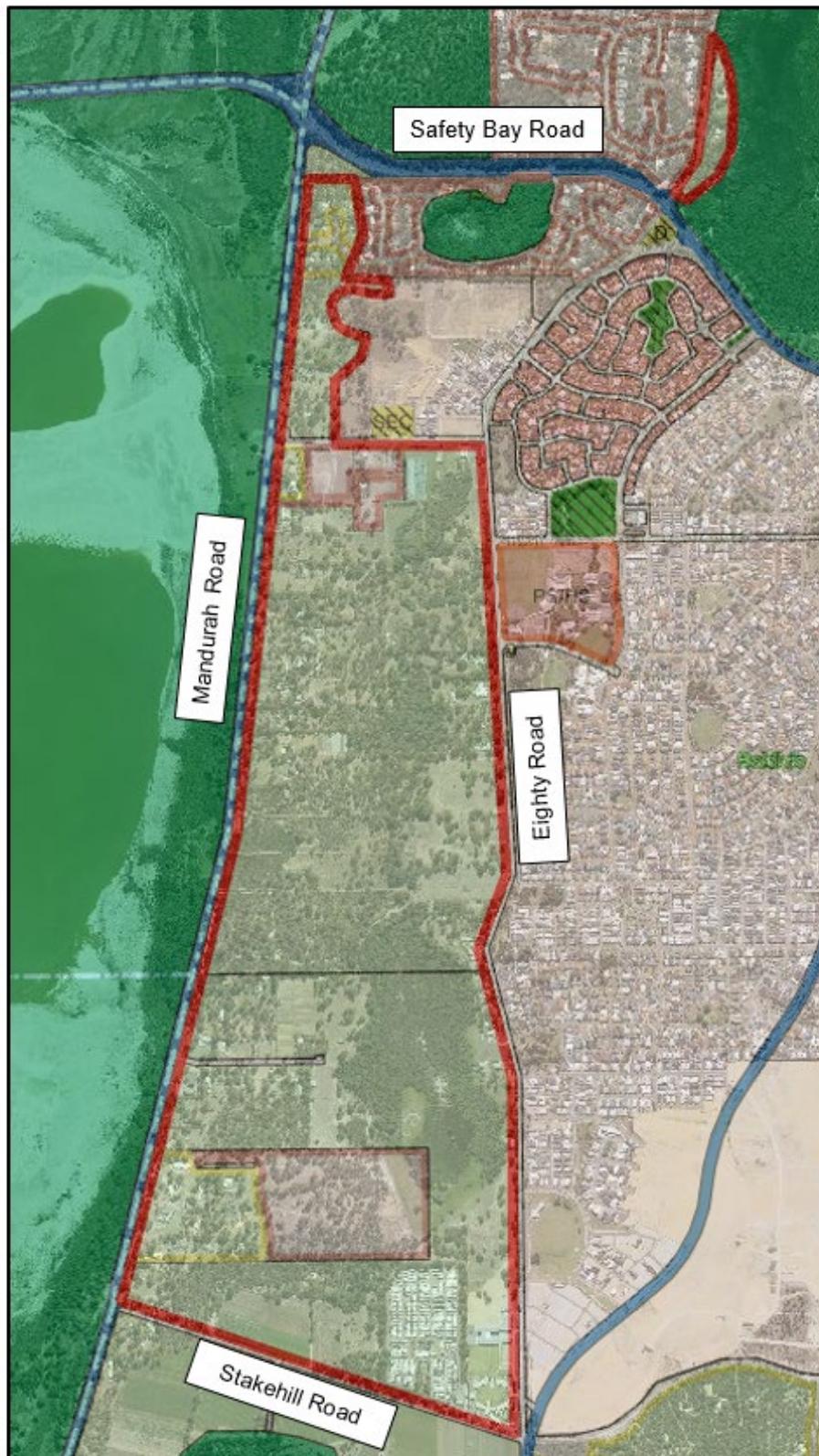


Figure 5: Precinct 1A – Rural Wedge (Central)

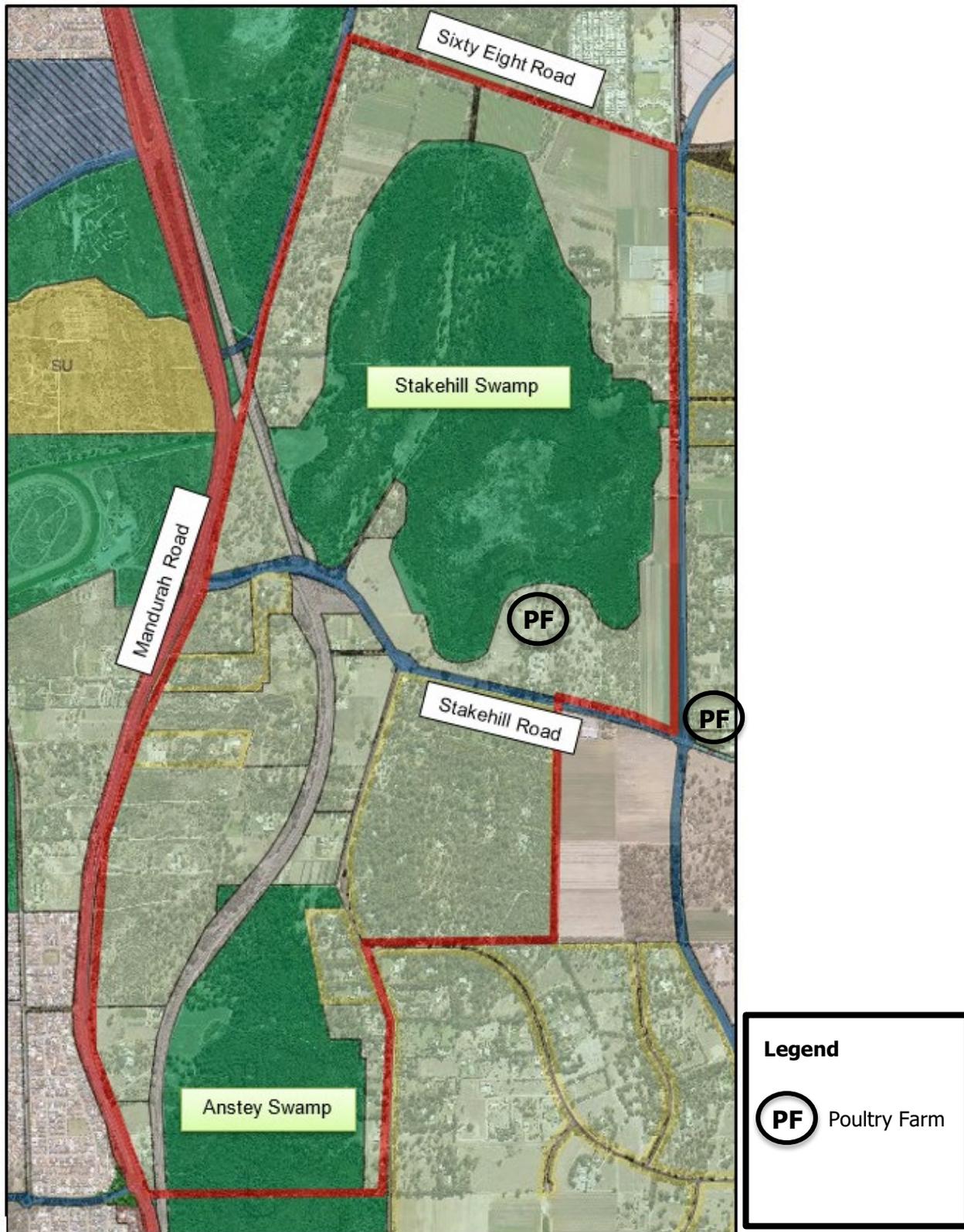


Figure 6: Precinct 1A – Rural Wedge (South)

7.1.2 Precinct 1B – Doghill Road	
Location	
<p>The Doghill Road precinct is located on the eastern side of St Albans Road between Wilford Road to the north and Doghill Road to the east and south. The precinct is surrounded by predominantly Rural zoned land, with some of the land to the east zoned Special Rural. See Figure 7.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural and Special Rural zoned land. • Intensive Agriculture. • Poultry Farm. • Grazing. • Equestrian Activities. • Dampier to Bunbury Natural Gas Pipeline.
Environmental Characteristics	<ul style="list-style-type: none"> • Dardanup and Serpentine River Soil Complexes. • Significant areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland TEC. • Carnaby's Cockatoo Habitat. • Bush Forever site. • Priority Local Natural Areas (LNAs) – Medium. • Located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Significant ridgeline (running generally north – south). • Prominent high points of 40m to 44m east of Bearfoot Road. • Other high points from 28m to 40m. • Small section within the Serpentine River floodplain.
Visual Character	<ul style="list-style-type: none"> • Ridgeline and high points visible from all directions. Excellent views to the east and west from high point of Horsfall Road. • Significant remnant vegetation throughout, particularly within the Bush Forever site. • Areas of remnant vegetation visible on high points. • Visual character along the western side of Doghill Road is generally acceptable due to a predominance of vegetated front setbacks. • Visual character along St Albans Road has been compromised in some areas due to the clearing of front setback areas.

<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Undulating and elevated landform. • Highly visible landform. • Concentration of remnant vegetation (patches >4ha).
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for incompatible intensive agriculture. • Potential for incompatible rural land uses. • Potential for incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing the ridgeline and high points (in particular) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform (earthworking the ridge line and high points) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Further clearing along Doghill and St Albans Roads would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Tuart and Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Potential for the Bush Forever site to be compromised by development. 	
<p>Desired Future Character</p>	
<p>The Doghill Road precinct comprises ecologically valuable habitat and visually sensitive landscape which is unique in an otherwise sparsely vegetated, low-lying area. The focus of the precinct is an elevated and heavily vegetated Bush Forever site which is fundamental to the visual character and amenity of the area. The ongoing preservation of this area of environmental and landscape significance is a key strategic objective of the RLS.</p>	
<p>Strategic Intent</p>	
<ul style="list-style-type: none"> • To minimise the loss of landform associated with development. • To minimise the loss of remnant vegetation associated with development and bushfire risk mitigation; particularly the Dardanup Complex. • To avoid potential adverse impacts upon the Bush Forever site. • To protect and enhance visual character and amenity. • To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk). 	
<p>Policy Area 1 Strategy</p> <p>The Strategy for Policy Area 1 is set out in section 7.1.6.</p>	

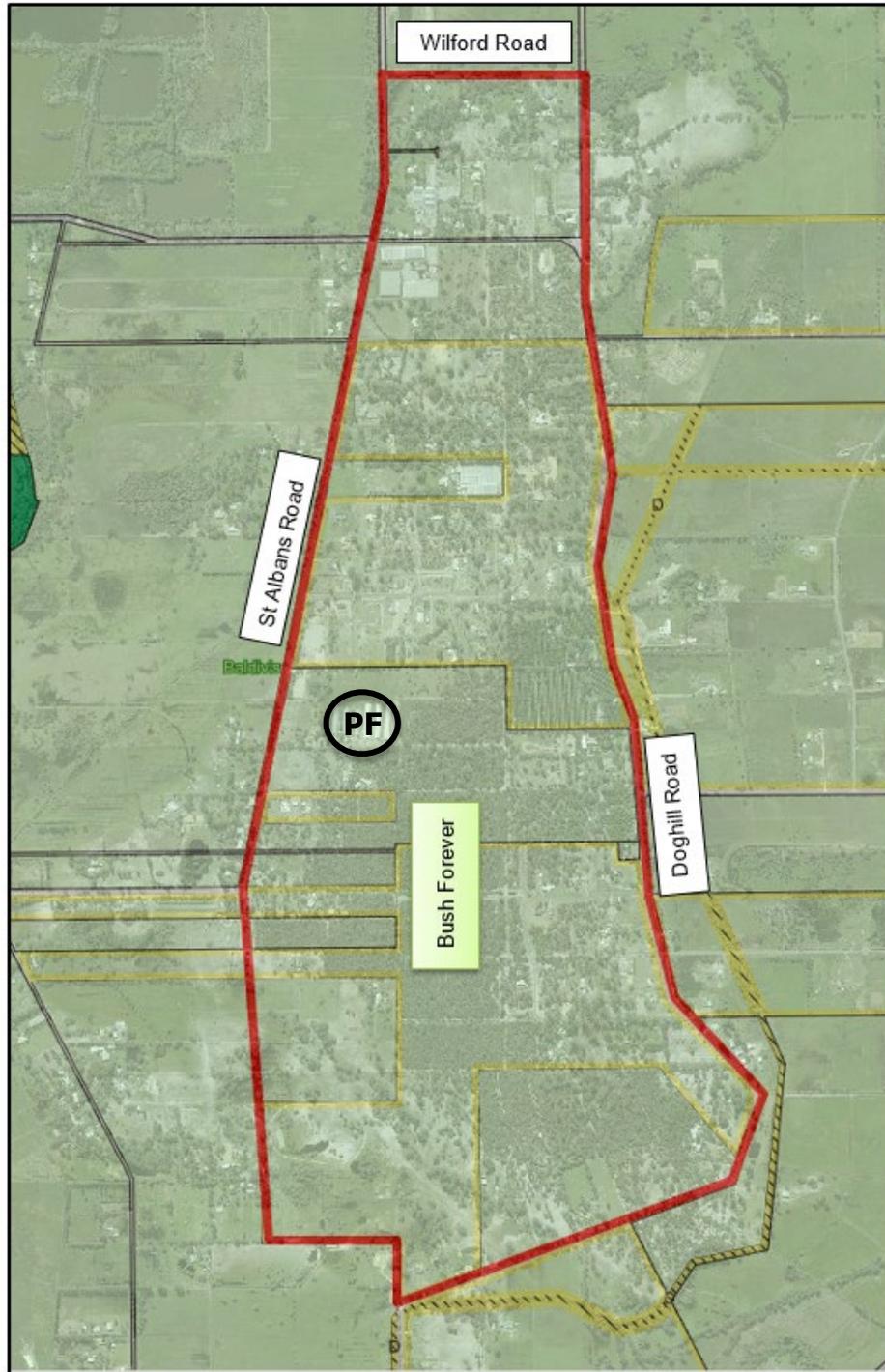


Figure 7: Precinct 1B – Doghill Road

7.1.3 Precinct 1C – Baldivis (South)	
Location	
<p>The Baldivis (South) precinct is located on the eastern side of Eighty Road between Sixty Eight and Stakehill Roads. The precinct is bounded by Rural zoned land to the west, urban land the north, urban deferred land and a Parks and Recreation reservation to the south and the Kwinana Freeway to the east. See Figure 8.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural and Special Rural zoned land. • Parks and Recreation reservations. • Intensive Agriculture. • Market Gardens. • Poultry Farm. • Future Water Corporation ‘Public Purposes’ Infrastructure.
Environmental Characteristics	<ul style="list-style-type: none"> • Karrakatta and Serpentine River Soil Complexes. • Significant areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland TEC. • Carnaby’s Cockatoo Habitat. • Priority Ecological Communities: Priority 3 (PECs). • Bush Forever sites. • Conservation Category Wetlands (CCWs). • Resource Enhancement Wetland (REW). • Priority Local Natural Areas (LNAs) – High and Medium. • Eastern section located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Significant ridgeline (running generally north – south) in the vicinity of Churcher Road. • Prominent high points of 53m to 59m immediately north and south of Churcher Road. • Other high points between 30m to 44m.
Visual Character	<ul style="list-style-type: none"> • Ridgeline and high points visible from east and west. “Doubleview” to ocean and scarp from Churcher Road. • Significant areas of remnant vegetation. • Areas of remnant vegetation visible on high points.

	<ul style="list-style-type: none"> • Areas of remnant vegetation visible around wetlands. • Visual character along Baldivis Road is excellent due to the western side being heavily vegetated and elevated above the road and on the eastern side the Tramway Reserve also provides a well vegetated aspect. • Visual character along Sixty Eight Road is very good due to the predominance of vegetated front setbacks. • Visual character along Eighty Road is generally good due to a predominance of vegetated front setbacks, however, some areas have been impacted by clearing for market gardening. • Visual character along Stakehill Road is generally acceptable, however, some front setback areas have been cleared for various activities.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Undulating and elevated landform. • Highly visible landform. • High concentration of remnant vegetation (patches >4ha). • Wetland and associated remnant vegetation. • PECs. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for further market gardening development. • Impact of future Water Corporation ‘Public Purposes’ Reservoir. • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to future urban land. • Urban interface issues. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing the ridgeline and high points (in particular) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform (earthworking the ridge line and high points) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. 	



- Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area.
- Loss of Tuart and Banksia woodland.
- Loss of Carnaby's Cockatoo habitat.
- Loss of LNAs.
- Loss of ecological linkages.
- Potential for CCWs, REW, PECs, associated vegetation and buffers to be compromised by development.
- Potential for the Bush Forever sites to be compromised by development.
- Potential for the visual character and amenity of the area to be compromised by the urbanisation of adjacent land.

Desired Future Character

The Baldivis (South) precinct provides for an important ecological linkage between existing urban development to the north and future urban to the south. It contains ecologically valuable habitat and visually sensitive landscape, including significant ridgelines, prominent high points, wetlands and remnant vegetation that provide an essential landscape and rural context. These areas of environmental and landscape significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.

Strategic Intent

- To minimise the loss of landform associated with development.
- To minimise the loss of remnant vegetation associated with development.
- To minimise the loss of remnant vegetation associated with bushfire risk mitigation.
- To avoid potential adverse impacts upon CCWs, REW, PECs, associated vegetation and buffers.
- To avoid potential adverse impacts upon the Bush Forever sites.
- To avoid potential adverse impacts upon visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).

Policy Area 1 Strategy

The Strategy for Policy Area 1 is set out in section 7.1.6.

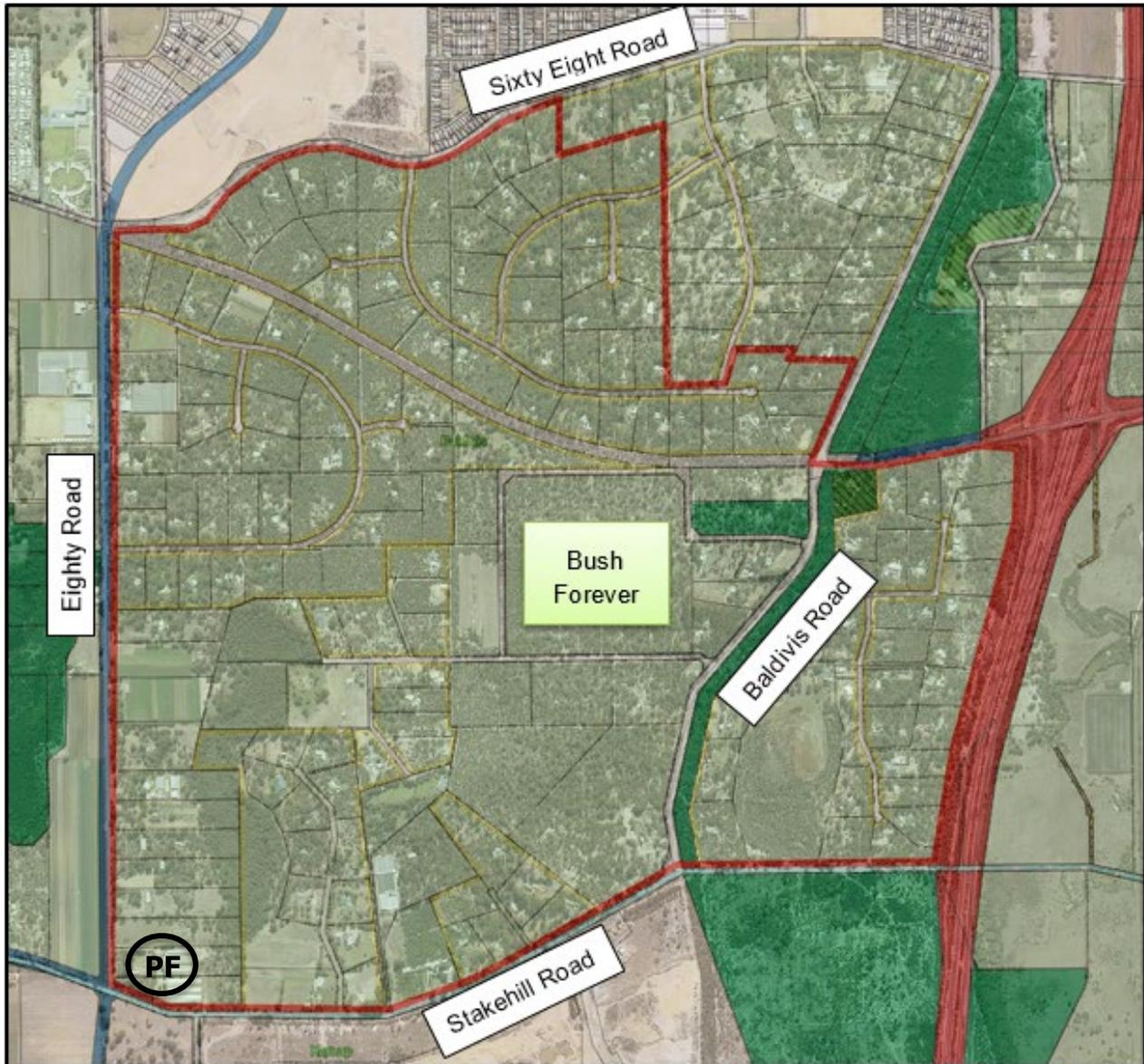
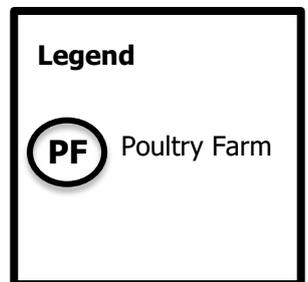


Figure 8: Precinct 1C – Baldvis (South)



7.1.4 Precinct 1D – Karnup (North-East)	
Location	
<p>The Karnup (North-East) precinct is located in the north-east corner of the ‘Amarillo’ Special Rural zone in the vicinity of Amarillo Drive, Mallee Drive and Hilltop Rise in Karnup.</p> <p>The precinct is bounded by Special Rural zoned land (‘Urban Expansion’) to the south and west, ‘Urban Deferred’ land and ‘Other Regional Road’ reservation to the north and the Kwinana Freeway to the east. See Figure 9.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Special Rural zoned land. • Rural Residential land uses. • Intensive Agriculture.
Environmental Characteristics	<ul style="list-style-type: none"> • Karrakatta and Serpentine River Soil Complexes. • Significant areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland TEC. • Carnaby’s Cockatoo Habitat. • Priority Ecological Communities: Priority 3 (PECs). • Resource Enhancement Wetland (REW). • Priority Local Natural Areas (LNAs) – High. • Located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Undulating landscape. • Several elevated points between 20m to 32m.
Visual Character	<ul style="list-style-type: none"> • Elevated points visible, particularly from the east. • Significant areas of remnant vegetation. • Areas of remnant vegetation visible on elevated points. • Visual character along Amarillo Drive, Mallee Drive and Hilltop Rise is good as the majority of lots have remnant vegetation in front setback areas. • Visual character from Kwinana Freeway is very good due to the well vegetated, undulating landscape.
Key Landscape and Visual Elements	<ul style="list-style-type: none"> • Undulating and elevated landform. • High concentration of remnant vegetation (patches >4ha). • Wetland and associated remnant vegetation. • PECs.



Development Pressures
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for further Intensive Agriculture land uses. • Potential for incompatible Rural Pursuit land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to future urban land. • Urban interface issues.
Key Elements Vulnerable to Development Pressures
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Tuart and Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Potential for REW, PECs, associated vegetation and buffers to be compromised by development. • Potential for the visual character and amenity of the area to be compromised by the urbanisation of adjacent land.
Desired Future Character
<p>The Karnup (North-East) precinct provides an important ecological function, in that it includes potential Carnaby's Cockatoo habitat (patch >4ha). It contains ecologically valuable habitat and visually sensitive landscape, including undulating and elevated landform, a wetland and remnant vegetation that provide an essential landscape and rural context. These areas of environmental and landscape significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>

Strategic Intent

- To minimise the loss of landform associated with development.
- To minimise the loss of remnant vegetation associated with development.
- To minimise the loss of remnant vegetation associated with bushfire risk mitigation.
- To avoid potential adverse impacts upon REW, PECs, associated vegetation and buffers.
- To avoid potential adverse impacts upon visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).

Policy Area 1 Strategy

The Strategy for Policy Area 1 is set out in section 7.1.6.

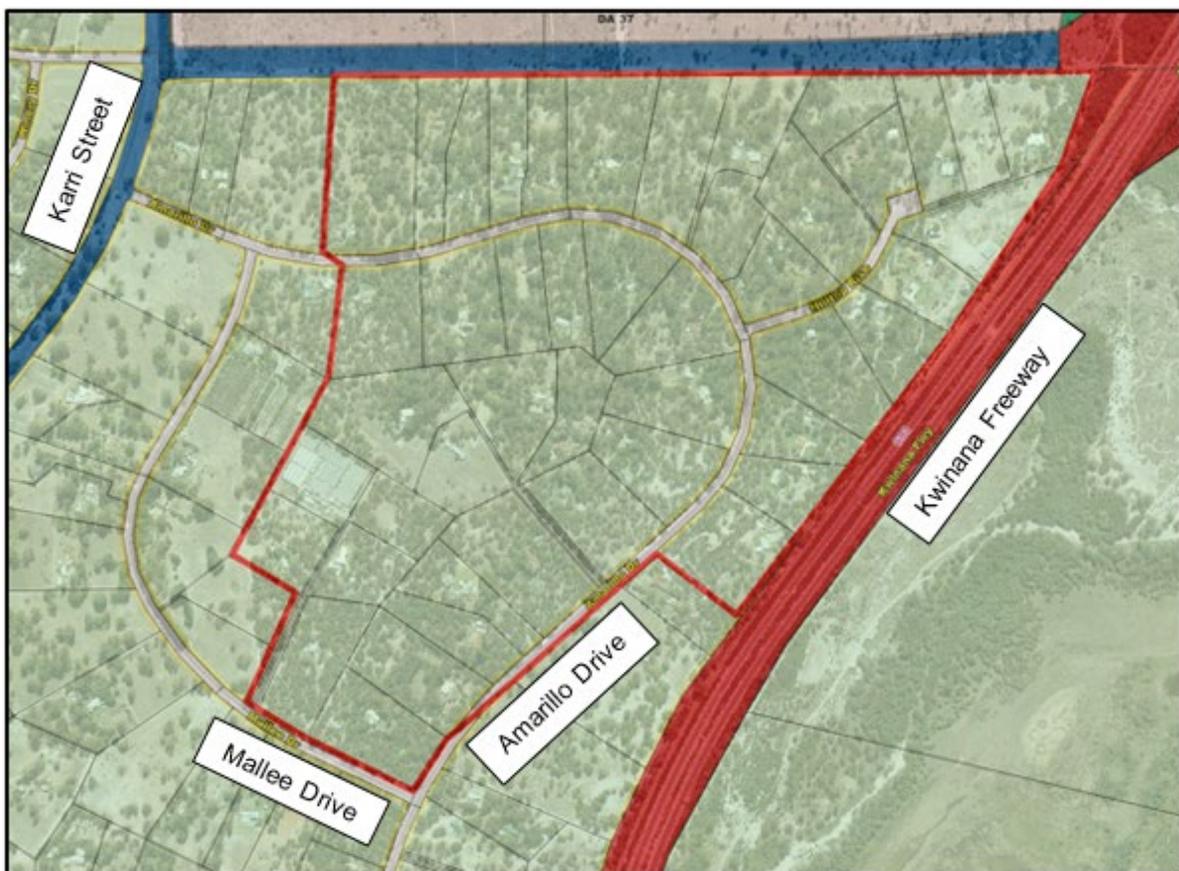


Figure 9: Precinct 1D – Karnup (North-East)

7.1.5 Precinct 1E – Singleton Dunes and Golden Bay Lots	
Location	
<p>The Singleton Dunes precinct comprises the existing Special Rural zone on the western side of Mandurah Road that runs north-south between Crystaluna Drive and the municipal boundary. The precinct forms the eastern boundary of the existing Singleton residential area. See Figure 10.</p> <p>The precinct also includes three existing Special Rural zoned lots in Golden Bay (Lot 28 Sawley Close and Lots 808 and 810 Trenant Park Gardens). See Figure 11.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Special Rural zoned land. • Local Commercial Centre. • Public Open Space reserve.
Environmental Characteristics	<p><u>Singleton Dunes</u></p> <ul style="list-style-type: none"> • Cottesloe and Quindalup Soil Complexes. • Significant areas of remnant vegetation (patches >4ha). • Priority Local Natural Areas (LNAs) – Medium. <p><u>Golden Bay Lots</u></p> <ul style="list-style-type: none"> • Cottesloe and Herdsman Soil Complexes. • Good areas of remnant vegetation (patches >4ha). • Threatened Ecological Community – Critically Endangered. • Conservation Category Wetland (Turtle Swamp). • Priority Local Natural Areas (LNAs) – High and Medium.
Landform	<p><u>Singleton Dunes</u></p> <ul style="list-style-type: none"> • Undulating parabolic dune system. • Ridgelines (running generally north – south). • Prominent high points ranging from 30 - 40m. • Other elevated points ranging between 20 - 30m. • Less prominent ridgeline south of Singleton Beach Road. <p><u>Golden Bay Lots</u></p> <ul style="list-style-type: none"> • Woodlands over sedgeland in Holocene dune swales.
Visual Character	<p><u>Singleton Dunes</u></p> <ul style="list-style-type: none"> • Parabolic dunes, ridgelines and high points visible from east and west.



<p>Visual Character</p>	<ul style="list-style-type: none"> • Significant remnant vegetation visible over the parabolic dune system. • Visual character along Mandurah Road is very good due to the prominence of the undulating parabolic dune system and linear POS. • Visual character along Crystaluna Drive and Singleton Beach Road is very good due to the prominence of the undulating parabolic dune system. • Visual character from the Singleton residential area is very good due to the prominence of the undulating parabolic dune system. <p><u>Golden Bay Lots</u></p> <ul style="list-style-type: none"> • Significant remnant vegetation visible around Turtle Swamp. • Visual character along Mandurah Road is very good due to vegetated setbacks. • Visual character along Trenant Park Gardens is very good due to the view west towards Turtle Swamp and vegetated setbacks. • Visual character along Sawley Close is very good due to significant areas of remnant vegetation.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Undulating and elevated parabolic dune landform. • Highly visible landform. • High concentration of remnant vegetation (patches >4ha). • Conservation Category Wetland (CCW), associated remnant vegetation and buffers. • Threatened Ecological Community (TEC), associated remnant vegetation and buffers. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for incompatible Rural Pursuit land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to adjacent urban land. • Urban interface issues. 	



Key Elements Vulnerable to Development Pressures
<ul style="list-style-type: none"> • Clearing of the parabolic dunes and associated ridgelines and high points would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform (earthworking the ridgelines and high points) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of LNAs. • Loss of ecological linkages. • Potential for the CCW, TEC, associated vegetation and buffers to be compromised by development.
Desired Future Character
<p>The Singleton dunes have considerable visual character and contain important natural elements valued by the local community. This particularly includes the vista obtained from Mandurah Road that provides a positive natural/rural outlook across the area and the natural dune system that is a highly valued and significant natural asset.</p> <p>The Golden Bay lots have considerable visual character and contain important natural elements valued by the local community. This particularly includes the CCW, TEC, associated vegetation and buffers that are highly valued and significant natural assets. The vista obtained from Mandurah Road also provides a positive natural/rural outlook into the area.</p> <p>These areas of environmental and landscape significance are fundamental to the visual character and amenity of the Singleton and Golden Bay areas and their ongoing preservation is a key strategic objective of the RLS.</p>
Strategic Intent
<ul style="list-style-type: none"> • To minimise the loss of landform associated with development. • To minimise the loss of remnant vegetation associated with development. • To minimise the loss of remnant vegetation associated with bushfire risk mitigation. • To avoid potential adverse impacts upon CCW, TEC, associated vegetation and buffers. • To protect and enhance visual character and amenity. • To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).
Policy Area 1 Strategy
<p>The Strategy for Policy Area 1 is set out in section 7.1.6.</p>



Figure 10: Precinct 1E – Singleton Dunes



Figure 11: Precinct 1E – Golden Bay Lots

7.1.6 Policy Area 1 Strategy
Policy Measures
<p>Rezoning to Special Rural in TPS No.2 is a prerequisite to rural residential subdivision and development.</p> <p>Rezoning to Special Residential in TPS No.2 is a prerequisite to special residential subdivision and development.</p> <p>Subdivision and development of Special Rural and Special Residential zoned land to be carried out in accordance with an adopted Structure Plan (where required).</p> <p>Land use planning proposals will be required to demonstrate that the RLS strategic objectives have been achieved to the City’s satisfaction. To address this requirement, the following specialist studies/reports are to be provided with a rezoning proposal and, at the City’s discretion, applications for development and subdivision approval:</p> <ul style="list-style-type: none"> • Environmental Assessment Report. • Bushfire Management Plan. • Wetland Management Plan (where relevant). • Tree Survey. • Indicative Earthworks Plan. • Landscape and Visual Impact Assessment. • Structure Plan. • Local Water Management Strategy.
Performance Standards
<p>To achieve the RLS strategic objectives, performance standards may be implemented to take account of the conclusions and recommendations of associated specialist studies/reports and subsequent consideration by the decision-maker. Examples of performance standards include (but not limited to) the following matters.</p> <ul style="list-style-type: none"> • That minimum lot sizes be increased to facilitate retention of remnant vegetation and significant landscapes. • That the size of building envelopes be restricted to facilitate retention of remnant vegetation and to minimise clearing for earthworks. • That road reserves, vehicular access ways and building envelopes be located to limit the impact of clearing and earthworks on remnant vegetation, ridgelines, high points and dunes. • That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation. • That ‘performance principle-based solutions’, as provided for in the <i>Guidelines for Planning in Bushfire Prone Areas</i>, be utilised to minimise impacts of bushfire risk mitigation upon remnant vegetation. • That development be strategically sited to minimise impacts of bushfire risk mitigation upon remnant vegetation and significant landscapes.

- That the siting and height of built form be restricted so that roof lines fall sufficiently below ridgelines, high points and/or tree lines.
- That minimum setbacks to be increased to facilitate retention of remnant vegetation and significant landscapes.
- That minimum setbacks be established to wetlands and their buffers.
- That strategic revegetation be required to road setbacks and visually prominent areas.
- That strategic revegetation of the 50m Wetland buffer be required.
- That strategic revegetation be required to offset the clearing of remnant vegetation.

Note: Minimum standards may be varied, at the Council's discretion, where best practice, performance-based solutions are utilised to achieve improved environmental outcomes.

General Standards

The following general standards will be implemented to achieve the RLS policy objectives.

- Unless otherwise specified in TPS No.2, the City's prior development approval shall be required for any development or use of land within the Rural, Special Rural and Special Residential zones.
- In addition to such other provisions of the Scheme as may affect it, any land which is included in a Special Rural or Special Residential zone shall be subject to those provisions as may be specifically set out against it in Schedule Nos.4 and 5 of TPS No.2 respectively.
- Land use permissibility to be guided by TPS No.2, the RLS and any other relevant Planning Policy.
- Lot Size Criteria
 - For Special Rural zones, a lot size range between 1ha to 4ha applies, with minimum lot size based on a site-specific assessment.
 - For Special Residential zones, a minimum lot size of 5,000m² applies.
 - Lot sizes less than 2ha not generally recommended unless reticulated water is provided.
- Subdivision shall generally be in accordance with the adopted Structure Plan (where required).
- Where a Structure Plan is required, the further subdivision of lots, other than generally in accordance with the adopted Structure Plan, will not be supported.
- The subdivision of Rural zoned land will only be supported where the subdivision does not result in an increase in lot density (as in the case of a boundary realignment).
- Where the local environmental conditions are significant enough to warrant restrictions to the location of development, the location of building envelopes are to be shown on the Structure Plan (or on the plan of subdivision, when a Structure Plan is not required). The location and size of the building envelopes must be to the satisfaction of the City.
- Where no building envelopes are required, all development, including the clearing of land, (except for firebreaks), shall comply with the following setbacks, unless otherwise specified in TPS No.2:
 - 50 metres from the Kwinana Freeway reservation.

- 40 metres from Mandurah Road.
- 30 metres from other subdivisional roads (primary setback).
- 10 metres from all other boundaries.
- Setbacks to tourism uses shall be a minimum of 30 metres from any adjoining boundary.

General Standards (continued)

- A maximum of one (1) single house only per lot.
- No clearing being permitted without the specific approval of the City.
- On-site effluent disposal servicing development on the lots shall be to the satisfaction of the City.
- All buildings and outbuildings are to be sympathetic in design, materials and colour to compliment surrounding landscape elements and be sited away from focal points and located where screening vegetation or landform can be utilised.
- Strategic Revegetation Areas to be depicted on the adopted Structure Plan.
- The developer shall, within the Strategic Revegetation Areas depicted on the Structure Plan, plant trees and shrubs of a species, density and distribution to be determined by the City and shall notify in writing any prospective purchaser of the requirement for the continued maintenance of Strategic Revegetation Areas.
- Wetland management provisions per TPS No.2 shall apply, unless otherwise specified in an adopted Wetland Management Plan.
- Compliance with *State Planning Policy No.2.1 - Peel-Harvey Coastal Plain Catchment*.
- The City shall be guided by the recommendations of the Department of Water report, '*Hydrological and Nutrient Modelling of the Peel-Harvey Catchment*' (February, 2011), in determining suitable land uses (and soil types) within the Peel-Harvey Environmental Protection Policy area.
- The City shall be guided by the recommendations of the *Serpentine River Flood Study* (SKM, 2010), administered by the Department of Water and Environmental Regulation, in determining applications within the Serpentine River Floodplain.
- Bushfire Management to be addressed in accordance with the *WAPC Guidelines for Planning in Bushfire Prone Areas*.
- Assessment of planning proposals (except for conventional agricultural or rural pursuits) in the vicinity of the Dampier to Bunbury Natural Gas Pipeline and the Parmelia Gas Pipeline to be guided by *WAPC Planning Bulletin 87 - High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region* and any relevant provision in TPS No.2.
- Buffer requirements to sensitive uses to be guided by *State Planning Policy No.2.5 – Rural Planning* and/or the Department of Health *Guidelines for Separation of Agricultural and Residential Land Uses (2012)*.
- Land within Precinct 1E (Golden Bay) may be included in the eastern extremity of the former Rockingham Artillery Range where such the land is required to be searched for unexploded

ordinance prior to subdivision works commencing. Refer to the UXO Branch of the WA Police for information.

Refer to TPS No.2, Schedule Nos.4 and 5 for standards relating to the following:

- Potable water.
- Stocking rates.
- Fencing.
- Stormwater.
- Groundwater extraction.

7.2 Policy Area 2 – Rural Areas

Policy Area 2 comprises the land classified as ‘Rural’ on the Framework Spatial Plan and has been broken down into the following four precincts (see Figure 12):

- Precinct 2A – Baldivis (East).
- Precinct 2B – Millar Road.
- Precinct 2C – Larkhill.
- Precinct 2D – Keralup (East).

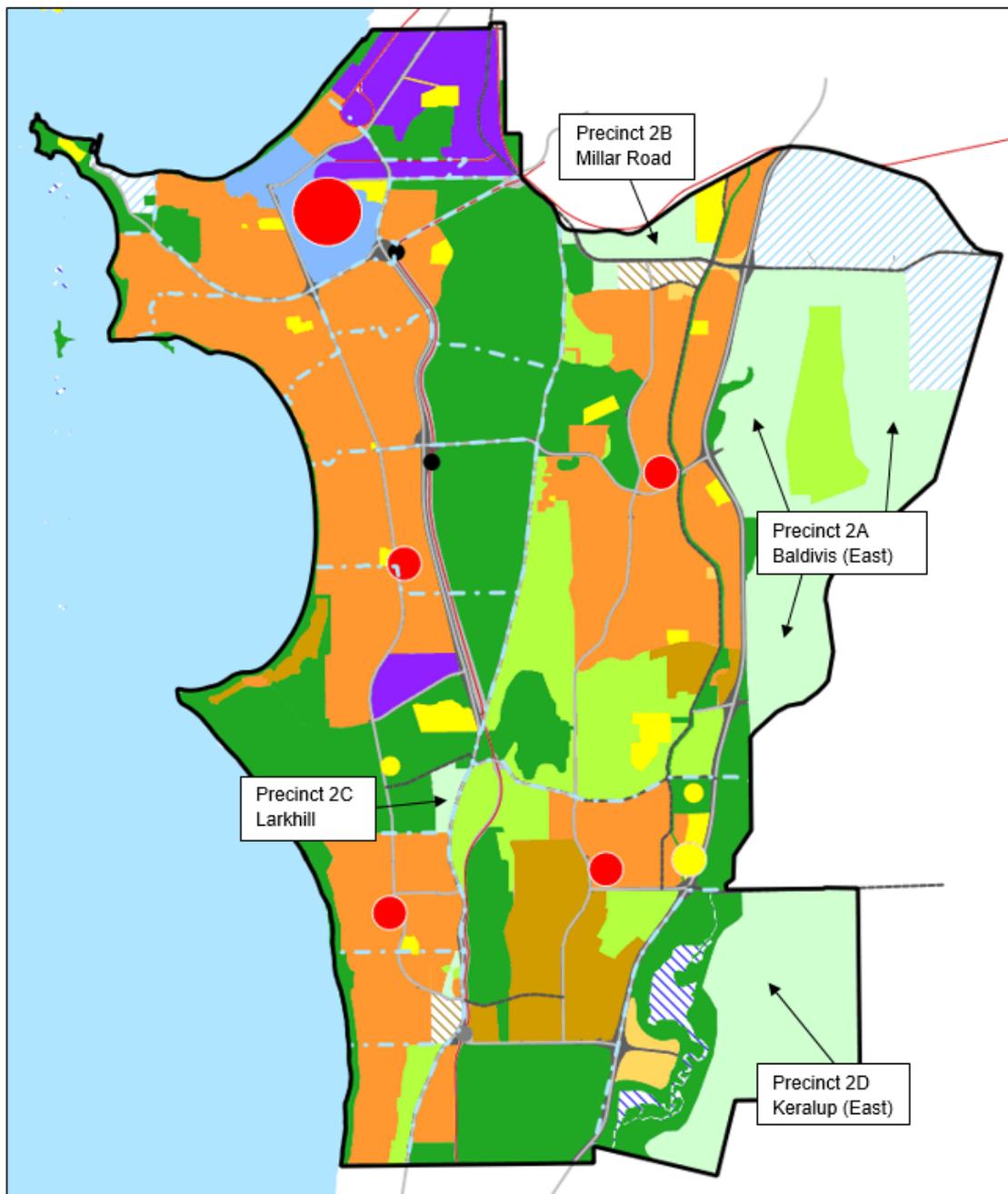


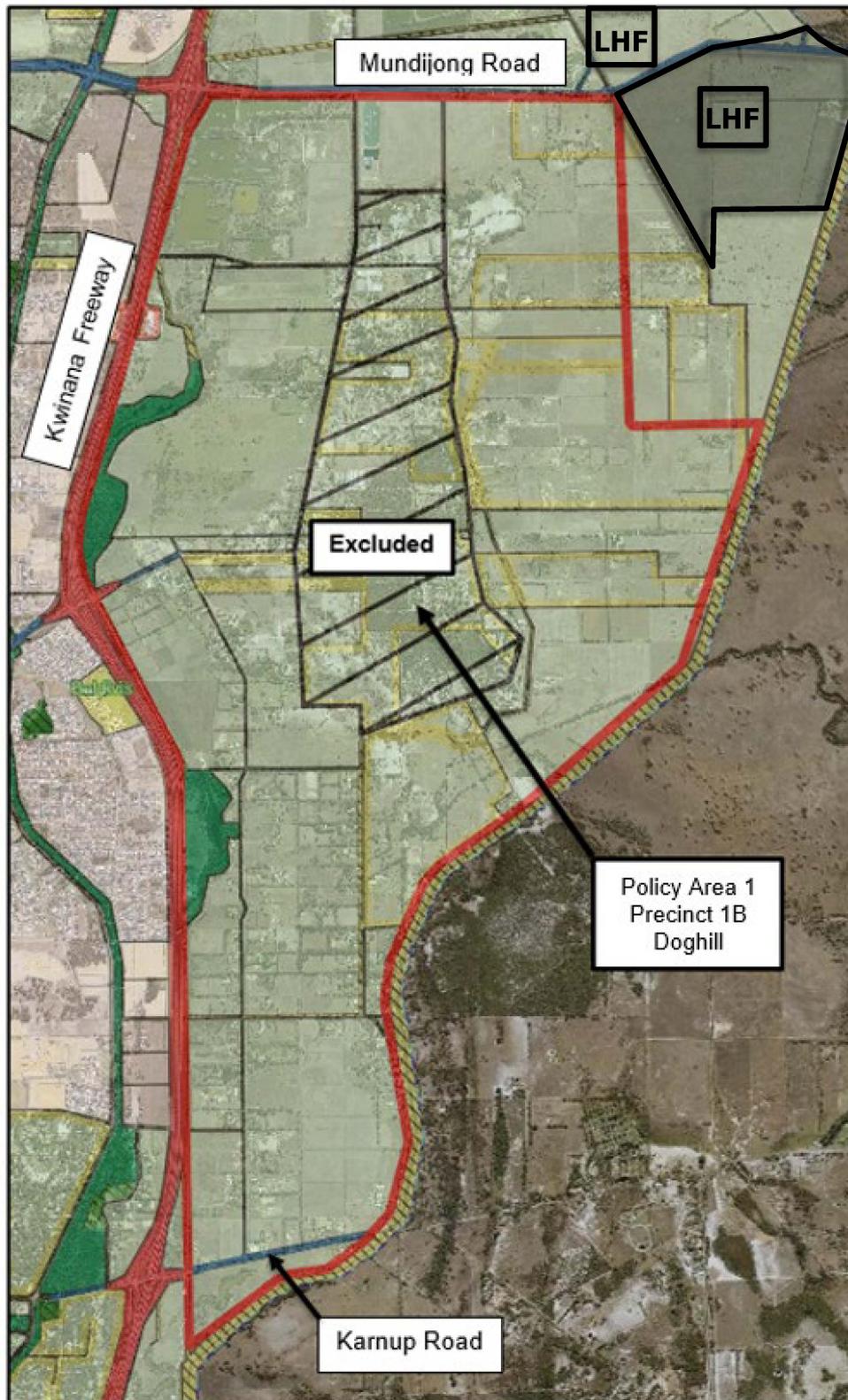
Figure 12: Policy Area 2 – Rural Areas

7.2.1 Precinct 2A – Baldivis (East)	
Location	
<p>The Baldivis (East) precinct is located on the eastern side of the Kwinana Freeway, generally between Mundijong Road to the north and Karnup Road to the south, extending eastward to the municipal boundary. The precinct is predominantly zoned Rural, with some Special Rural zoned land in the vicinity of Doghill Road. See Figure 13.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural and Special Rural zoned land. • Intensive Agriculture. • Rabbit Farm and Abattoir. • Cattery/Dog Kennels. • Grazing. • Equestrian Facilities. • Private Recreation (Cable Ski Park). • Dampier to Bunbury Natural Gas Pipeline.
Environmental Characteristics	<ul style="list-style-type: none"> • Serpentine River, Dardanup, Guildford and Bassendean Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Banksia Woodland Threatened Ecological Community (TEC). • Carnaby’s Cockatoo Habitat. • Priority Ecological Communities: Priority 3 (PECs). • Bush Forever sites (Maramanup Pool and Folly Pool). • Conservation Category Wetlands (CCWs). • Resource Enhancement Wetlands (REWs). • Priority Local Natural Areas (LNAs) – High and Medium. • Located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Flat floodplain, the majority of which is either floodway or flood fringe for the Peel Main Drain, Birrega Main Drain and Serpentine River/Drain.
Visual Character	<ul style="list-style-type: none"> • Significant remnant vegetation visible around the Bush Forever sites and other wetlands. • Significant remnant vegetation visible along the Peel Main Drain and Serpentine River.

	<ul style="list-style-type: none"> • Visual character from the Kwinana Freeway benefits from the view eastward to Maramanup Pool and Folly Pool and the Peel Main Drain. • Visual character from Mundijong Road (west) benefits from the view southward to the Alcoa clay extraction wetlands. • Visual character along Serpentine and Wilkinson Roads benefits from remnant vegetation visible long the Serpentine River. • Visual character along Powell Road benefits from remnant vegetation visible long the eastern side of the road reserve (in particular). • Visual character along Doghill Road (eastward) and St Albans Road (westward) compromised due to flat and predominantly cleared landscape.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Concentration of remnant vegetation (patches >4ha). • Wetlands and associated remnant vegetation. • PECs. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. • Implications of buffer requirements to sensitive land uses. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Loss of ecological linkages. • Potential for CCWs, REWs, PECs, associated vegetation and buffers to be compromised by development. • Potential for the Bush Forever sites, Peel Main Drain and Serpentine River to be compromised by development. 	



Desired Future Character
Notwithstanding the flat, low-lying nature of the area, the Baldivis (East) precinct contains multiple overlapping ecological values and linkages that need to be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the remaining visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.
Strategic Intent
<ul style="list-style-type: none">• To minimise the loss of remnant vegetation associated with development and bushfire risk mitigation; particularly the Guildford and Dardanup Complexes.• To avoid potential adverse impacts upon CCWs, REWs, PECs, associated vegetation and buffers.• To avoid potential adverse impacts upon the Bush Forever sites, the Peel Main Drain and Serpentine River.• To protect and enhance visual character and amenity.• To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).
Policy Area 2 Strategy
The Strategy for Policy Area 2 is set out in section 7.2.5.



Legend

LHF Livestock Holding Facility

Figure 13: Precinct 2A – Baldivis (East)

7.2.2 Precinct 2B – Millar Road	
Location	
<p>The Millar Road precinct is located on the western side of Baldivis Road, generally between Millar Road to the north and Kulija Road to the south, with a section extending south to Kerosene Lane. The majority of the Rural zoned precinct is occupied by the City’s Landfill Facility and the Western Mining Tailing Ponds. See Figure 14.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural zoned land. • Tailing Ponds. • Landfill Facility. • Extractive Industry. • Parmelia Gas Pipeline. • Dampier to Bunbury Natural Gas Pipeline.
Environmental Characteristics	<ul style="list-style-type: none"> • Cottesloe, Karrakatta and Serpentine River Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Carnaby’s Cockatoo Habitat. • Priority Ecological Community: Priority 3 (PEC). • Bush Forever site. • Conservation Category Wetland (CCW). • Priority Local Natural Areas (LNAs) – High and Medium. • Part located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • The majority of the precinct has been cleared and excavated for extractive industry. • Limited undulation and elevation (several points between 25 -30m). • Adjoining Bush Forever site has significant high points of 45 – 50m.
Visual Character	<ul style="list-style-type: none"> • Significant remnant vegetation visible on the Bush Forever site. • Significant remnant vegetation associated with the CCW. • Visual character from Kerosene Lane (West) benefits from the view northward to the Bush Forever site and CCW. • Visual character from Kulija Road (west) benefits well vegetated setback areas north and south, in particular the view southward to the Bush Forever site and CCW.



	<ul style="list-style-type: none"> • Visual character along Millar Road compromised due to the predominantly cleared landscape.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Concentration of remnant vegetation (patches >4ha). • Wetland and associated remnant vegetation. • PEC. • Undulating and elevated landform. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Extractive Industry development. • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Alteration to the remaining landform would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Loss of Tuart woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Loss of ecological linkages. • Potential for the Bush Forever site, CCW, PEC, associated vegetation and buffers to be compromised by development. 	
<p>Desired Future Character</p>	
<p>Notwithstanding that much of the Millar Road precinct has been cleared and excavated for extractive industry, it contains multiple overlapping ecological values and linkages that need to be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the remaining visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>	

Strategic Intent
<ul style="list-style-type: none"> • To minimise the loss of remnant vegetation associated with development. • To minimise the loss of remnant vegetation associated with bushfire risk mitigation. • To minimise the loss of landform associated with development. • To avoid potential adverse impacts upon the CCW, PEC, associated vegetation and buffers. • To avoid potential adverse impacts upon the adjacent Bush Forever site. • To protect and enhance visual character and amenity. • To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).
Policy Area 2 Strategy
The Strategy for Policy Area 2 is set out in section 7.2.5.

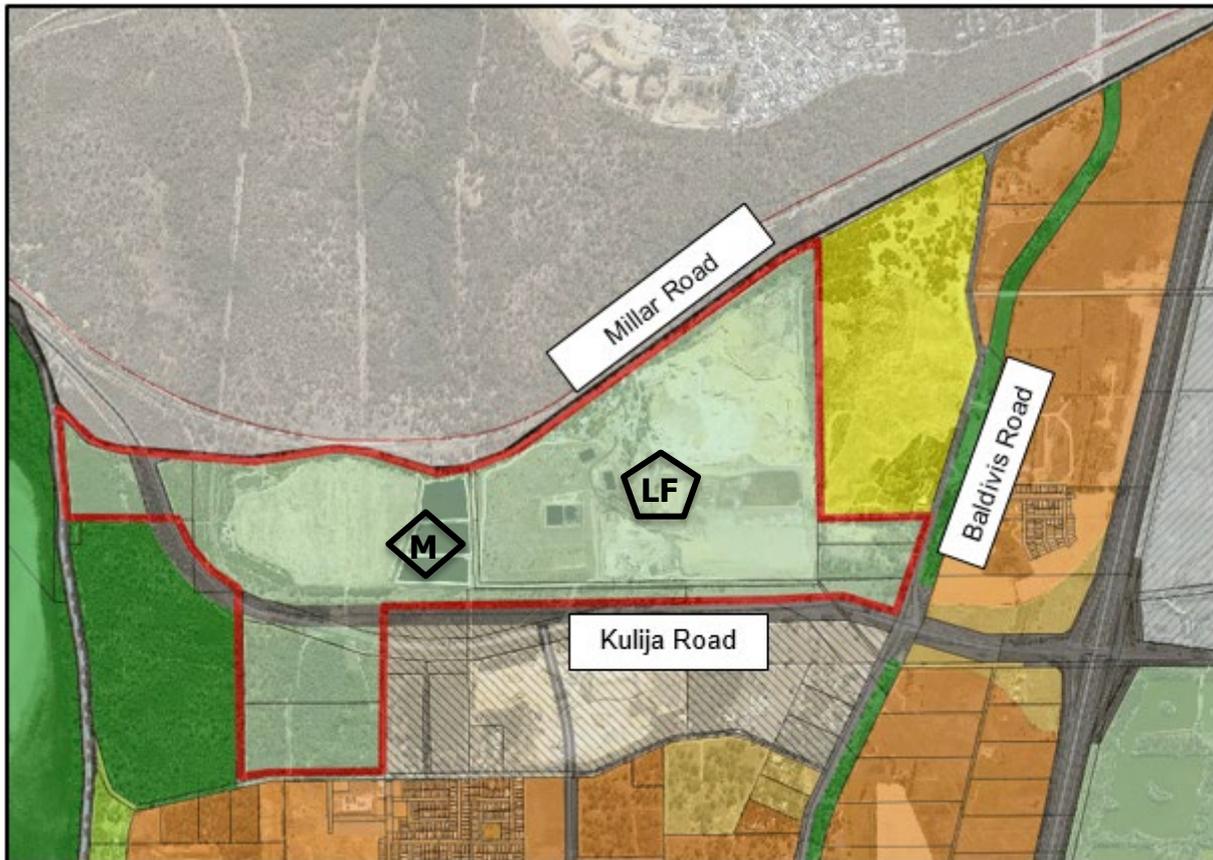


Figure 14: Precinct 2B – Millar Road

Legend	
	Mining Tailings Dam
	Landfill

7.2.3 Precinct 2C – Larkhill	
Location	
<p>The Larkhill precinct is located on the western side of Mandurah Road, between Stakehill Road to the north and the Secret Harbour residential area to the south, extending westward to Forty Road. The entire precinct is zoned Rural. See Figure 15.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural zoned land. • Veterinary Hospital. • Plant Nursery. • Landscape Supply Yard. • Equestrian Facilities. • Telecommunications Infrastructure. • Adjacent to Horse Training Facility.
Environmental Characteristics	<ul style="list-style-type: none"> • Quindalup and Cottesloe Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Carnaby’s Cockatoo Habitat. • Threatened Ecological Community – Critically Endangered. • Conservation Category Wetland (CCW). • Priority Local Natural Areas (LNAs) – High and Medium.
Landform	<ul style="list-style-type: none"> • Gently undulating relict foredune ridges.
Visual Character	<ul style="list-style-type: none"> • Significant remnant vegetation associated with the CCW. • Visual character from Stakehill Road benefits from the view southward to the CCW. • Visual character along Mandurah Road compromised due to the predominantly cleared landscape.
Key Landscape and Visual Elements	<ul style="list-style-type: none"> • Concentration of remnant vegetation (patches >4ha). • CCW, TEC, associated remnant vegetation and buffers. • Undulating relict foredune ridges. • Ecological linkages.
Development Pressures	
<ul style="list-style-type: none"> • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. 	



- Clearing associated with bushfire risk mitigation.
- Impact of bushfire separation to adjacent urban land.
- Urban interface issues.
- Potential for role of adjacent horse training facility to be expanded.

Key Elements Vulnerable to Development Pressures

- Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area.
- Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area.
- Alteration to the remaining landform would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area.
- Loss of Carnaby's Cockatoo habitat.
- Loss of LNAs.
- Loss of ecological linkages.
- Potential for the CCW, TEC, associated vegetation and buffers to be compromised by development.

Desired Future Character

Notwithstanding that much of the Larkhill precinct has been cleared for rural land uses, it contains multiple overlapping ecological values and linkages that need to be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the remaining visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.

Strategic Intent

- To minimise the loss of remnant vegetation associated with development.
- To minimise the loss of remnant vegetation associated with bushfire risk mitigation.
- To minimise the loss of landform associated with development.
- To avoid potential adverse impacts upon the CCW, TEC, associated vegetation and buffers.
- To protect and enhance visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).

Policy Area 2 Strategy

The Strategy for Policy Area 2 is set out in section 7.2.5.

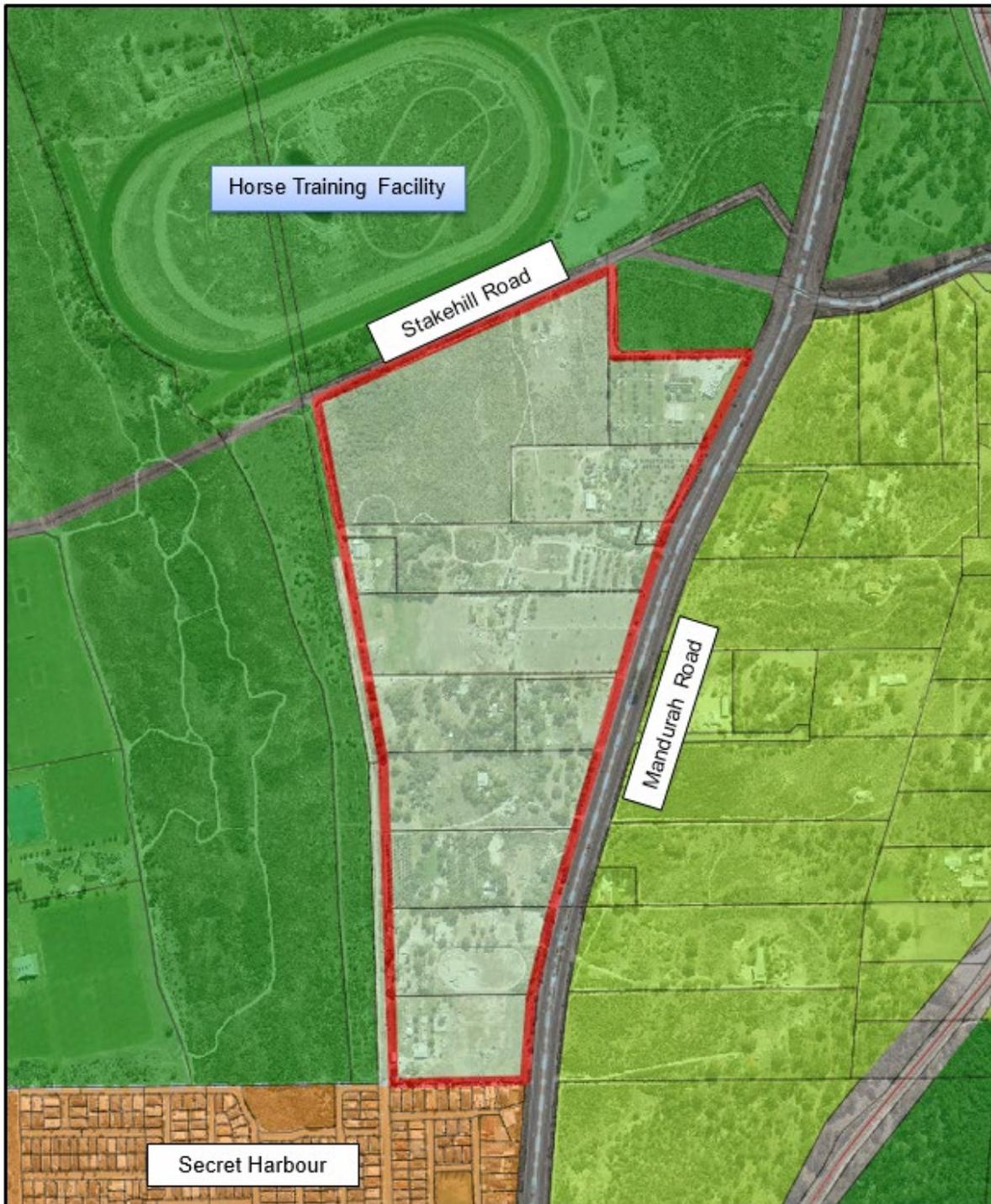


Figure 15: Precinct 2C – Larkhill

7.2.4 Precinct 2D – Keralup (East)	
Location	
<p>The Keralup (East) precinct is located on the eastern side of the Kwinana Freeway in the south-east corner of the City. It is bounded by the Serpentine River/Lake Amarillo to the west and the municipal boundary to the north, south and east. The entire precinct is zoned Rural. See Figure 16.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> Grazing.
Environmental Characteristics	<ul style="list-style-type: none"> Bassendean Soil Complex. Areas of remnant vegetation (patches >4ha). Carnaby's Cockatoo Habitat. Priority Ecological Communities: Priority 3 (PECs). Conservation Category Wetlands (CCWs). Resource Enhancement Wetlands (REWs). Located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> Flat to very gently undulating sandplain, western portions being either floodway or flood fringe for the Serpentine River.
Visual Character	<ul style="list-style-type: none"> Significant remnant vegetation associated with the various wetlands. Visual character from the Kwinana Freeway benefits from the view eastward to the Serpentine River system and associated wetlands and remnant vegetation.
Key Landscape and Visual Elements	<ul style="list-style-type: none"> Concentration of remnant vegetation (patches >4ha). CCWs, REWs, PEC, associated remnant vegetation and buffers.
Development Pressures	
<ul style="list-style-type: none"> Potential for incompatible rural land uses. Potential for incompatible non-rural land uses. Clearing associated with bushfire risk mitigation. 	
Key Elements Vulnerable to Development Pressures	
<ul style="list-style-type: none"> Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. 	



<ul style="list-style-type: none"> • Loss of Carnaby’s Cockatoo habitat. • Potential for the CCWs, REWs, PEC, associated vegetation and buffers to be compromised by development.
<p>Desired Future Character</p>
<p>The Keralup (East) precinct contains several overlapping ecological values that need to be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>
<p>Strategic Intent</p>
<ul style="list-style-type: none"> • To minimise the loss of remnant vegetation associated with development. • To minimise the loss of remnant vegetation associated with bushfire risk mitigation. • To avoid potential adverse impacts upon the CCWs, REWs, PEC, associated vegetation and buffers. • To avoid potential adverse impacts upon the adjacent Bush Forever site. • To protect and enhance visual character and amenity. • To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).
<p>Policy Area 2 Strategy</p> <p>The Strategy for Policy Area 2 is set out in section 7.2.5.</p>

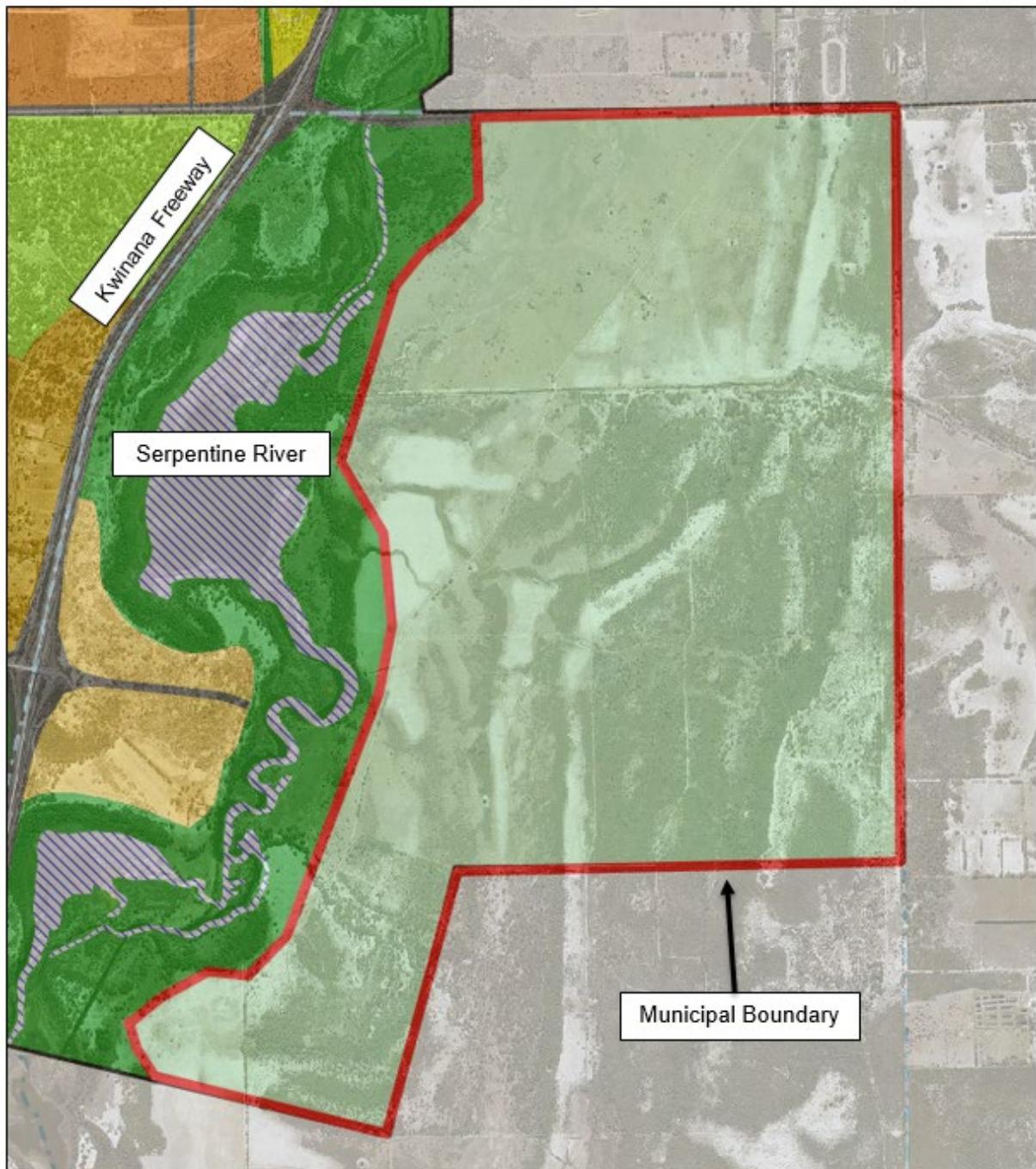


Figure 16: Precinct 2D – Keralup (East)

7.2.5 Policy Area 2 Strategy
Policy Measures
<p>Rezoning to Special Rural in TPS No.2 is a prerequisite to rural smallholding subdivision and development.</p> <p>Subdivision and development of Special Rural zoned land to be carried out in accordance with an adopted Structure Plan (where required).</p> <p>Land use planning proposals will be required to demonstrate that the RLS strategic objectives have been achieved to the City’s satisfaction. To address this requirement, the following specialist studies/reports are to be provided with a rezoning proposal and, at the City’s discretion, applications for development and subdivision approval:</p> <ul style="list-style-type: none"> • Environmental Assessment Report. • Bushfire Management Plan. • Wetland Management Plan (where relevant). • Tree Survey. • Indicative Earthworks Plan. • Landscape and Visual Impact Assessment. • Structure Plan. • Local Water Management Strategy.
Performance Standards
<p>To achieve the RLS strategic objectives, performance standards may be implemented to take account of the conclusions and recommendations of associated specialist studies/reports and subsequent consideration by the decision-maker. Examples of performance standards include (but not limited to) the following matters.</p> <ul style="list-style-type: none"> • That minimum lot sizes be increased to facilitate retention of remnant vegetation and significant landscapes. • That the size of building envelopes be restricted to facilitate retention of remnant vegetation and to minimise clearing for earthworks. • That road reserves, vehicular access ways and building envelopes be located to limit the impact of clearing and earthworks on remnant vegetation, ridgelines, high points and dunes. • That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation. • That ‘performance principle-based solutions’, as provided for in the <i>Guidelines for Planning in Bushfire Prone Areas</i>, be utilised to minimise impacts of bushfire risk mitigation upon remnant vegetation. • That development be strategically sited to minimise impacts of bushfire risk mitigation upon remnant vegetation and significant landscapes. • That the siting and height of built form be restricted so that roof lines fall sufficiently below ridgelines, high points and/or tree lines. • That minimum setbacks to be increased to facilitate retention of remnant vegetation and significant landscapes.
Performance Standards (continued)

- That minimum setbacks be established to wetlands and their buffers.
- That strategic revegetation be required to road setbacks and visually prominent areas.
- That strategic revegetation of the 50m Wetland buffer be required.
- That strategic revegetation be required to offset the clearing of remnant vegetation.

Note: Minimum standards may be varied, at the Council's discretion, where best practice, performance-based solutions are utilised to achieve improved environmental outcomes.

General Standards

The following general standards will be implemented to achieve the RLS policy objectives.

- Unless otherwise specified in TPS No.2, the City's prior development approval shall be required for any development or use of land within the Rural and Special Rural zones.
- In addition to such other provisions of the Scheme as may affect it, any land which is included in a Special Rural zone shall be subject to those provisions as may be specifically set out against it in Schedule No.4 of TPS No.2.
- Land use permissibility to be guided by TPS No.2, the RLS and any other relevant Planning Policy.
- Minimum lot size of 8 hectares for Special Rural Zoned land.
- Subdivision shall generally be in accordance with the adopted Structure Plan (where required).
- Where a Structure Plan is required, the further subdivision of lots, other than generally in accordance with the adopted Structure Plan, will not be supported.
- The subdivision of Rural zoned land will only be supported where the subdivision does not result in an increase in lot density (as in the case of a boundary realignment).
- Where the local environmental conditions are significant enough to warrant restrictions to the location of development, the location of building envelopes are to be shown on the Structure Plan (or on the plan of subdivision, when a Structure Plan is not required). The location and size of the building envelopes must be to the satisfaction of the City.
- Where no building envelopes are required, all development, including the clearing of land, (except for firebreaks), shall comply with the following setbacks, unless otherwise specified in TPS No.2:
 - 50 metres from the Kwinana Freeway reservation.
 - 30 metres from other subdivisional roads (primary setback).
 - 10 metres from all other boundaries.
 - Setbacks to tourism uses shall be a minimum of 30 metres from any adjoining boundary.
- A maximum of one (1) single house only per lot.
- No clearing being permitted without the specific approval of the City.
- On-site effluent disposal servicing development on the lots shall be to the satisfaction of the City.

General Standards (continued)

- All buildings and outbuildings are to be sympathetic in design, materials and colour to compliment surrounding landscape elements and be sited away from focal points and located where screening vegetation or landform can be utilised.
- Strategic revegetation priority areas along Millar Road, Doghill Road, St. Albans Road, Telephone Lane, Folly Pool, Maramanup Pool and the Serpentine Main Drain and the Peel Drain.
- A 50m landscaped buffer is required along the Kwinana Freeway reservation.
- Strategic Revegetation Areas to be depicted on the adopted Structure Plan.
- The developer shall, within the Strategic Revegetation Areas depicted on the Structure Plan, plant trees and shrubs of a species, density and distribution to be determined by the City and shall notify in writing any prospective purchaser of the requirement for the continued maintenance of Strategic Revegetation Areas.
- Drainage reserves are required to be adequately fenced to prevent stock access and promote revegetation.
- Compliance with *State Planning Policy No.2.1 - Peel-Harvey Coastal Plain Catchment*.
- The City shall be guided by the recommendations of the Department of Water report, *'Hydrological and Nutrient Modelling of the Peel-Harvey Catchment' (February, 2011)*, in determining suitable land uses (and soil types) within the Peel-Harvey Environmental Protection Policy area.
- The City shall be guided by the recommendations of the *Serpentine River Flood Study (SKM, 2010)*, administered by the Department of Water and Environmental Regulation, in determining applications adjacent to the Serpentine River or the network of secondary Peel Drains.
- The City shall be guided by the recommendations of the Department of Agriculture and Food report, *'Agriculture Futures: Potential Rural Land Uses on the Palusplain' (February, 2012)*, in determining agricultural land use applications on the Palusplain.
- Compliance with *State Planning Policy No.2.4 – Basic Raw Materials*.
- Bushfire Management to be addressed in accordance with the *WAPC Guidelines for Planning in Bushfire Prone Areas*.
- Assessment of planning proposals (except for conventional agricultural or rural pursuits) in the vicinity of the Dampier to Bunbury Natural Gas Pipeline and the Parmelia Gas Pipeline to be guided by *WAPC Planning Bulletin 87 - High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region* and any relevant provision in TPS No.2.
- Buffer requirements to sensitive uses to be guided by *State Planning Policy No.2.5 – Rural Planning* and/or the Department of Health *Guidelines for Separation of Agricultural and Residential Land Uses (2012)*.
- With respect to Precinct 2A, to ensure adequate flood protection for dwellings:
 - (a) A minimum building floor level of 0.5 metres above the 1:100 year flood level in areas of inundation is required and sand pads shall be graded and landscaped to the City's satisfaction; and
 - (b) No development is permitted within 20 metres of the 1:100 floodway.
- Within Precinct 2A land uses other than a single house that are permitted or may be permitted by the City pursuant to TPS No.2 shall only be permitted when the City is satisfied following consultation with the Department of Water and Environmental Regulation that the land use does not involve excessive nutrient application or the clearing of the land.



General Standards (continued)
<ul style="list-style-type: none">• Land within Precinct 2C is located within the eastern extremity of the former Rockingham Artillery Range where such the land is required to be searched for unexploded ordinance prior to subdivision works commencing. Refer to the UXO Branch of the WA Police for information. <p>With respect to Precinct 2A, refer to TPS No.2, Schedule No.4 for standards relating to the following:</p> <ul style="list-style-type: none">• Potable water.• Stocking rates.• Fencing.• Stormwater.• Groundwater extraction.
Notes
<ol style="list-style-type: none">1. With respect to Precinct 2B – Millar Road, a planning study will be required to determine the most appropriate future use/s of the City’s Landfill site.2. With respect to Precinct 2C – Larkhill, should the scale of operations at the Larkhill horse training facility be expanded in the future, it would be appropriate to review the RLS policy provisions applicable to the Precinct 2C.

7.3 Policy Area 3 – Urban Expansion Areas

Policy Area 3 comprises the land classified as ‘Urban Expansion’ on the Framework Spatial Plan and has been broken down into the following two precincts (see Figure 17):

- Precinct 3A – Baldvis (Sixty Eight Road).
- Precinct 3B – Karnup (Special Rural).

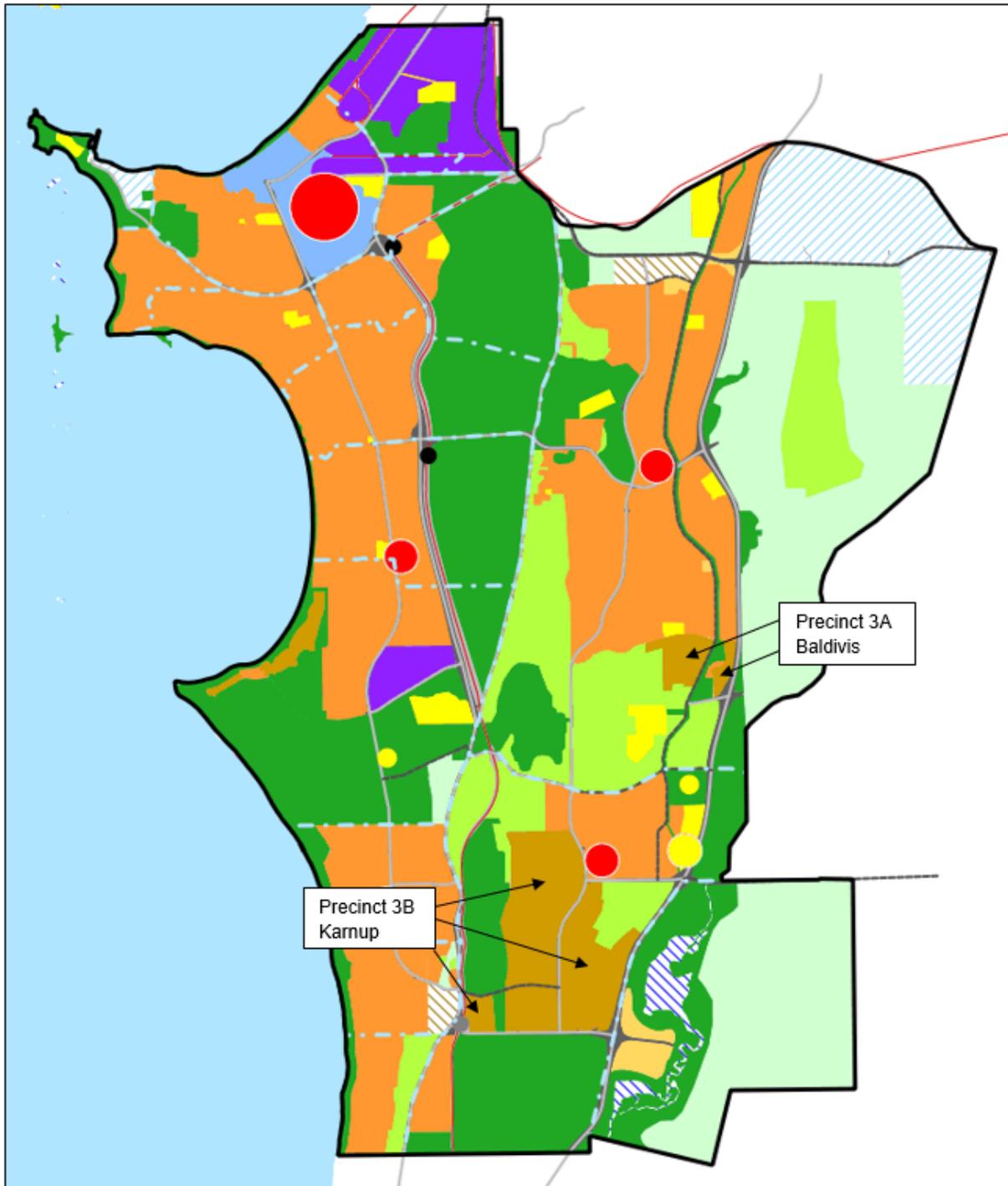


Figure 17: Policy Area 3 – Urban Expansion Areas

7.3.1 Precinct 3A – Baldivis	
Location	
<p>The Baldivis precinct includes the north-east corner of the Special Rural zone which fronts Sixty Eight and Baldivis Roads which is bounded by Special Rural zoned land ('Urban Expansion') to the south and west, urban land to the north and the Karnup Nature Reserve/Baldivis Tramway Reserve to the east.</p> <p>The precinct also includes Rural zoned land south of Sixty Eight Road between the Karnup Nature Reserve and the Kwinana Freeway. See Figure 18.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Special Rural zoned land. • Rural Residential land uses. • Equestrian Facilities. • Parmelia Gas Pipeline.
Environmental Characteristics	<ul style="list-style-type: none"> • Karrakatta and Serpentine River Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Banksia Woodland Threatened Ecological Community (TEC). • Tuart Woodland Threatened Ecological Community (TEC). • Carnaby's Cockatoo Habitat. • Bush Forever site (Baldivis Tramway/Karnup Nature Reserves). • Priority Ecological Communities: Priority 3 (PECs). • Priority Local Natural Areas (LNAs) – High and Medium. • Located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Undulating landscape. • Several elevated points between 30m to 44m.
Visual Character	<ul style="list-style-type: none"> • Elevated points visible, particularly from the east. • Significant areas of remnant vegetation. • Areas of remnant vegetation visible on elevated points. • Visual character along Baldivis Road is excellent due to the western side being heavily vegetated and elevated above the road and on the eastern side the Tramway Reserve and Karnup Nature Reserve also provide a well vegetated aspect. • Visual character along Sixty Eight Road is very good due to the predominance of vegetated front setbacks. • Visual character along Wandoo Drive is good as the majority of lots have remnant vegetation in front setback areas.



Key and Elements	Landscape and Visual	<ul style="list-style-type: none"> • Undulating and elevated landform. • Concentration of remnant vegetation (patches >4ha). • PECs. • Ecological linkages.
Development Pressures		
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for Intensive Agriculture land uses. • Potential for Rural Pursuit land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to future urban land. • Future urbanisation. • Urban transition and interface issues. 		
Key Elements Vulnerable to Development Pressures		
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Tuart and Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Loss of ecological linkages. • Potential for the Bush Forever site, PECs, associated vegetation and buffers to be compromised by development. • Potential for the visual character and amenity of the area to be compromised by urbanisation. 		
Desired Future Character		
<p>Notwithstanding the intended urbanisation of the area, the Baldivis precinct contains multiple overlapping ecological values and linkages that should be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>		

Strategic Intent

- To minimise the loss of landform associated with development.
- To minimise the loss of remnant vegetation associated with development.
- To minimise the loss of remnant vegetation associated with bushfire risk mitigation.
- To avoid potential adverse impacts upon PECs, associated vegetation and buffers.
- To avoid potential adverse impacts upon visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).

Policy Area 3 Strategy

The Strategy for Policy Area 3 is set out in section 7.3.3.

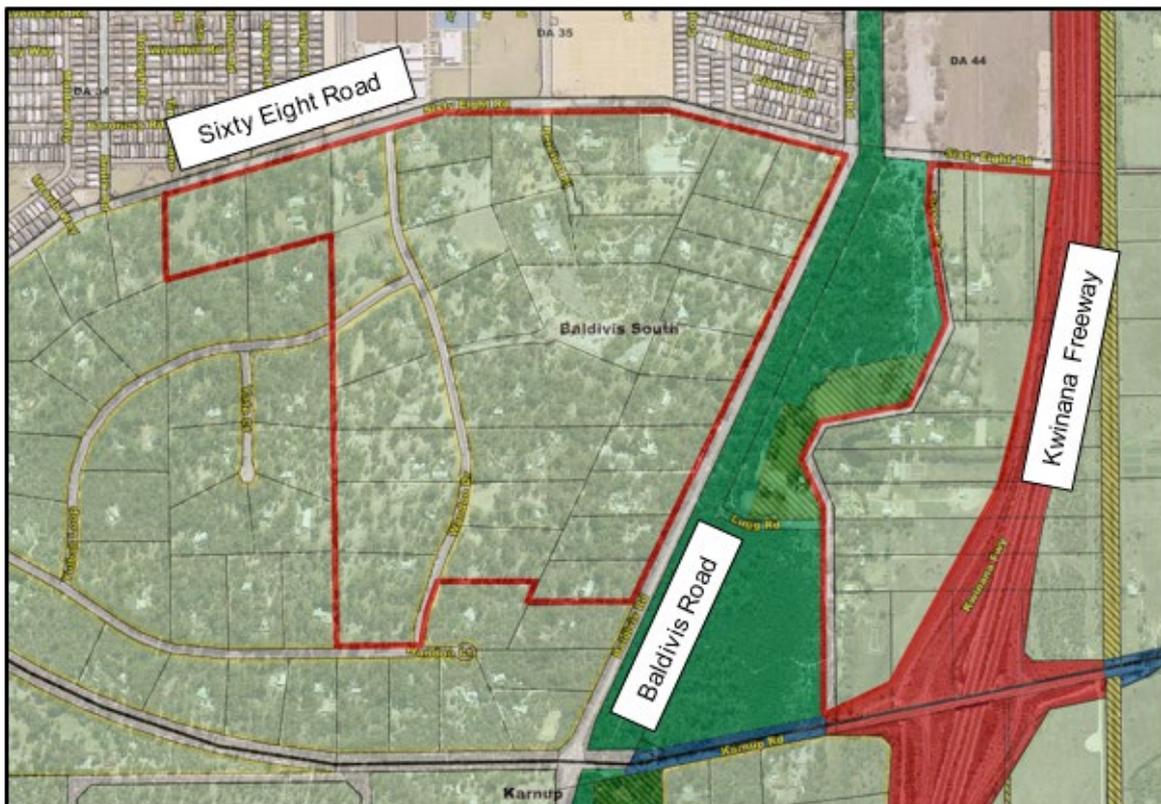


Figure 18: Precinct 3A – Baldivis

7.3.2 Precinct 3B – Karnup	
Location	
<p>The Karnup precinct comprises the majority of the ‘Amarillo’ Special Rural zone and other Rural zoned land located on Paganoni and Fletcher Roads. The precinct is generally bounded by Paganoni Road to the south, Fletcher Road to the west, the Kwinana Freeway to the east and Karri Street to the north.</p> <p>The precinct includes approximately 40ha of Rural zoned land adjacent to the future Karnup Rail Station. See Figure 19.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural and Special Rural zoned land. • Rural Pursuits. • Intensive Agriculture. • Market Gardens. • Viticulture. • Extractive Industry. • Equestrian Facilities. • Short Stay Accommodation/Function Centre.
Environmental Characteristics	<ul style="list-style-type: none"> • Karrakatta, Serpentine River and Yoongarillup Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland Threatened Ecological Community (TEC). • Carnaby’s Cockatoo Habitat. • Priority Ecological Communities: Priority 3 (PECs). • Bush Forever site (Anstey Swamp). • Conservation Category Wetlands (CCWs). • Resource Enhancement Wetlands (REWs). • Priority Local Natural Areas (LNAs) – High and Medium. • Eastern section located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Undulating landscape, particularly in the eastern sector. • Several elevated points between 25m to 35m.
Visual Character	<ul style="list-style-type: none"> • Elevated points visible, particularly from the east. • Significant areas of remnant vegetation.



	<ul style="list-style-type: none"> • Areas of remnant vegetation visible on elevated points. • Visual character along Fletcher Road is generally good as the majority of lots have vegetated front setback areas. • Visual character from Kwinana Freeway is very good due to the well vegetated, undulating landscape. • Visual character along sections of Paganoni Road (northward) and Amarillo Drive compromised due to predominantly cleared landscape. • Visual character along some roads within the precinct compromised due to clearing associated with Intensive Agriculture and Rural Pursuits.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Undulating and elevated landform. • Concentration of remnant vegetation (patches >4ha). • Wetlands and associated remnant vegetation. • PECs. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for further Intensive Agriculture land uses. • Potential for further Extractive Industry development. • Potential for further Rural Pursuit land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to future urban land. • Future urbanisation. • Urban transition and interface issues. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Tuart and Banksia woodland. • Loss of Carnaby's Cockatoo habitat. 	

- Loss of LNAs.
- Loss of ecological linkages.
- Potential for CCWs, REWs, PECs, associated vegetation and buffers to be compromised by development.
- Potential for the Bush Forever sites, Peel Main Drain and Serpentine River to be compromised by development.
- Potential for the visual character and amenity of the area to be compromised by urbanisation.

Desired Future Character

Notwithstanding the intended urbanisation of the area, the Karnup precinct contains multiple overlapping ecological values and linkages that should be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.

Strategic Intent

- To minimise the loss of landform associated with development.
- To minimise the loss of remnant vegetation associated with development.
- To minimise the loss of remnant vegetation associated with bushfire risk mitigation.
- To avoid potential adverse impacts upon CCWs, REWs, PECs, associated vegetation and buffers.
- To avoid potential adverse impacts upon the Bush Forever site.
- To avoid potential adverse impacts upon visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).

Policy Area 3 Strategy

The Strategy for Policy Area 3 is set out in section 7.3.3.

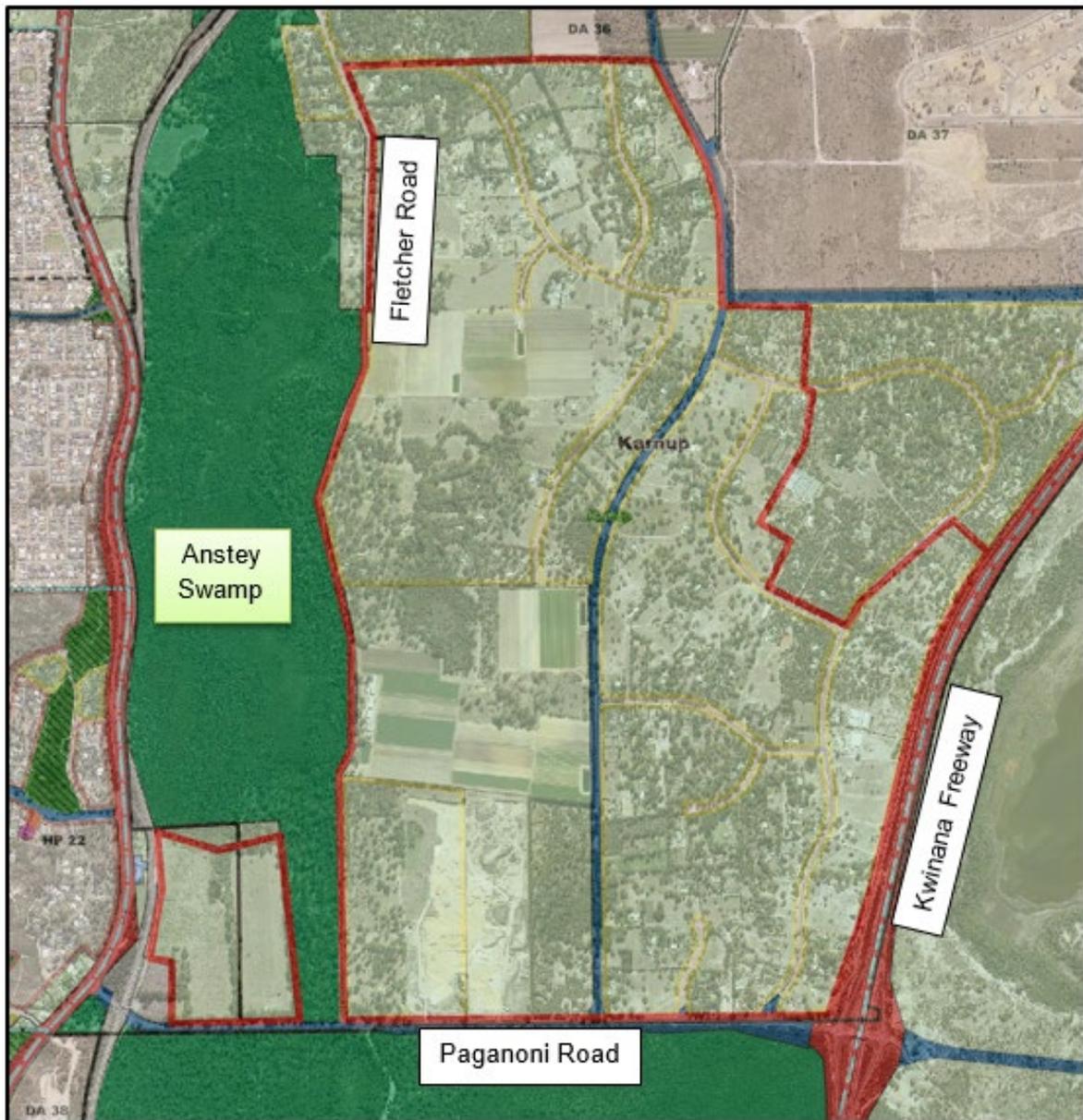


Figure 19: Precinct 3B – Karnup



7.3.3 Policy Area 3 Strategy
Policy Measures
<p>Rezoning to Special Rural zoning in TPS No.2 is a prerequisite to rural residential subdivision and development.</p> <p>Subdivision and development of Special Rural zoned land to be carried out in accordance with an adopted Structure Plan (where required).</p> <p>Higher-order strategic planning (District Structure Planning, MRS/TPS Amendments and local Structure Planning) will need to consider the management of rural land which is proposed to transition to Urban and the treatment of the associated rural/urban interface. Matters to be considered include:</p> <ul style="list-style-type: none"> • Identification of potential hazards and separation areas. • Identification of rural pursuits which require separation areas. • Management of rural/urban interface areas. • Avoid or minimise potential land use conflicts. • Protection of existing rural character and amenity. <p>Clause 5.12.5 of <i>State Planning Policy No.2.5 – Rural Planning</i> addresses the management of rural pursuits which are proposed to transition to Urban. It also references the Department of Health <i>Guidelines for Separation of Agricultural and Residential Land Uses (2012)</i>.</p> <p>Higher-order strategic planning will be required to demonstrate that the RLS strategic objectives have been achieved to the City’s satisfaction. To address this requirement, the following specialist studies/reports are to be provided with higher-order strategic planning proposals:</p> <ul style="list-style-type: none"> • Environmental Assessment Report. • Bushfire Management Plan. • Wetland Management Plan (where relevant). • Tree Survey. • Indicative Earthworks Plan. • Landscape and Visual Impact Assessment. • Structure Plan. • Local Water Management Strategy. <p><u>Note:</u> Performance Standards and General Standards applicable to Policy Area 3 are intended to apply to land use planning proposals submitted under the existing zoning.</p>
Performance Standards
<p>To achieve the RLS strategic objectives, performance standards may be implemented to take account of the conclusions and recommendations of associated specialist studies/reports and subsequent consideration by the decision-maker. Examples of performance standards include (but not limited to) the following matters.</p> <ul style="list-style-type: none"> • New rural land use proposals considered to be inconsistent with the intended future urban use of the land are unlikely to be supported. • Further subdivision is unlikely to be supported, as the further fragmentation of land would compromise the management of the urban transition.
General Standards

The following general standards will be implemented to achieve the RLS policy objectives.

- Unless otherwise specified in TPS No.2, the City's prior development approval shall be required for any development or use of land within the Rural and Special Rural zones.
- In addition to such other provisions of the Scheme as may affect it, any land which is included in a Special Rural zone shall be subject to those provisions as may be specifically set out against it in Schedule No.4 of TPS No.2.
- Land use permissibility to be guided by TPS No.2, the RLS and any other relevant Planning Policy.
- Compliance with *State Planning Policy No.2.1 - Peel-Harvey Coastal Plain Catchment*.
- The City shall be guided by the recommendations of the Department of Water report, '*Hydrological and Nutrient Modelling of the Peel-Harvey Catchment*' (February, 2011), in determining suitable land uses (and soil types) within the Peel-Harvey Environmental Protection Policy area.
- Compliance with *State Planning Policy No.2.4 – Basic Raw Materials*.
- Bushfire Management to be addressed in accordance with the WAPC *Guidelines for Planning in Bushfire Prone Areas*.
- Assessment of planning proposals (except for conventional agricultural or rural pursuits) in the vicinity of the Dampier to Bunbury Natural Gas Pipeline and the Parmelia Gas Pipeline to be guided by WAPC *Planning Bulletin 87 - High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region* and any relevant provision in TPS No.2.
- Buffer requirements to sensitive uses to be guided by *State Planning Policy No.2.5 – Rural Planning* and/or the Department of Health *Guidelines for Separation of Agricultural and Residential Land Uses (2012)*.

7.4 Policy Area 4 –Planning / Urban Investigation Areas

Policy Area 2 comprises the land classified as ‘Planning Investigation’ and ‘Urban Investigation’ on the Framework Spatial Plan and has been broken down into the following three precincts (see Figure 20):

- Precinct 4A – Kerosene Lane.
- Precinct 4B – North East Baldivis.
- Precinct 4C – Golden Bay.

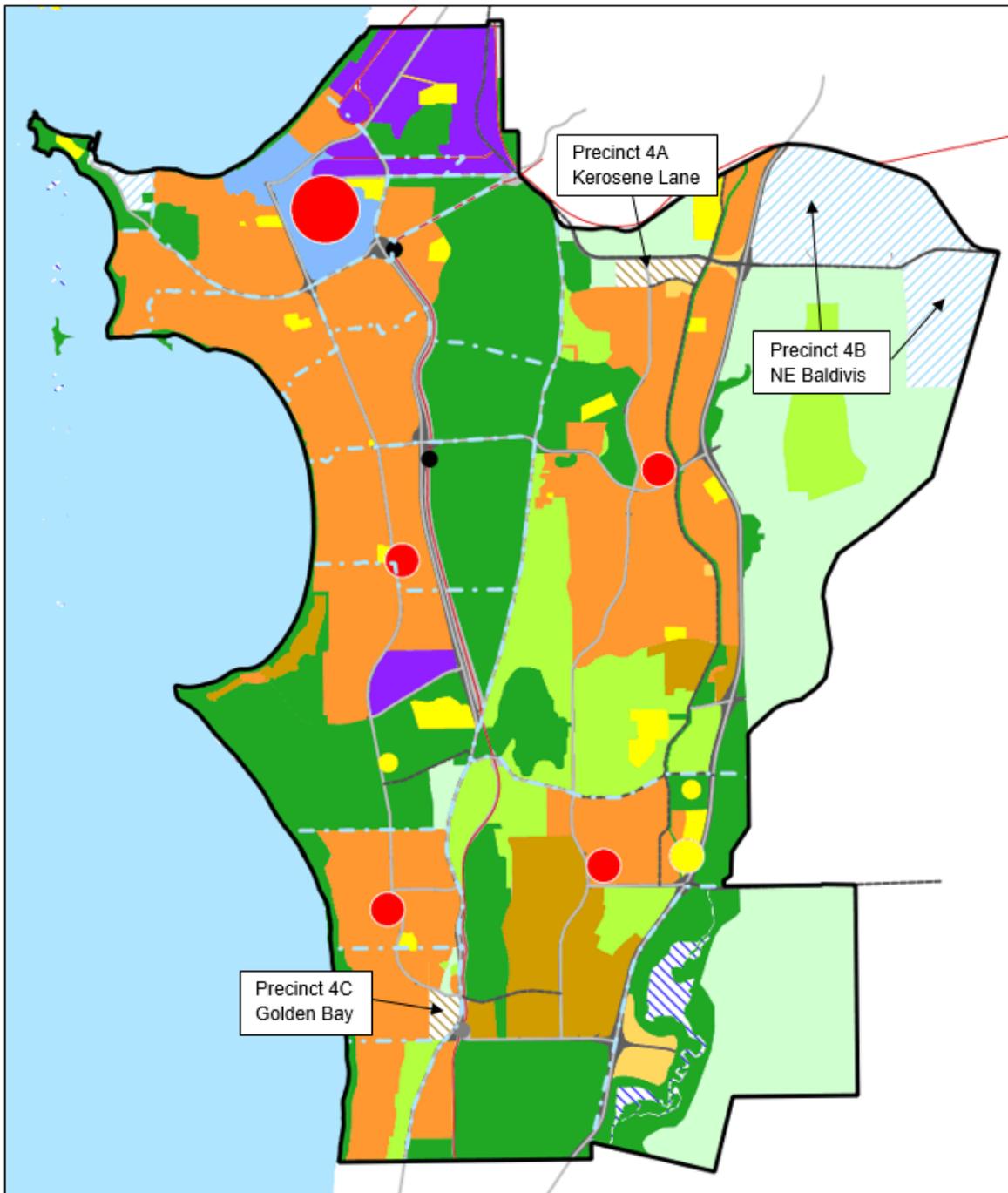


Figure 20: Policy Area 4 –Planning / Urban Investigation Areas

7.4.1 Precinct 4A – Kerosene Lane	
Location	
<p>The Kerosene Lane precinct is located on the western side of Baldivis Road, between Kulija Road to the north and Kerosene Lane to the south. Approximately 50% of the Rural zoned precinct has either been cleared and excavated for extractive industry or parkland cleared. See Figure 21.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural zoned land. • Extractive Industry. • Inert Landfill. • Equestrian Facilities. • Marron/Fish Farm. • Dampier to Bunbury Natural Gas Pipeline.
Environmental Characteristics	<ul style="list-style-type: none"> • Cottesloe and Karrakatta Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland Threatened Ecological Community (TEC). • Carnaby's Cockatoo Habitat. • Priority Ecological Community: Priority 3 (PEC). • Priority Local Natural Areas (LNAs) – High and Medium. • Part located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Limited undulation and elevation (several points between 20 -30m), apart from a section along the edge of Kerosene Lane which rises to a height of 36m.
Visual Character	<ul style="list-style-type: none"> • Areas of remnant vegetation over 50% of the precinct. • Visual character from Kerosene Lane benefits from the view northward to areas of remnant vegetation and well vegetated setback areas. • Visual character from Kulija Road (West) benefits from the view southward to areas of remnant vegetation and well vegetated setback areas. • Visual character from Baldivis Road benefits from the view westward to areas of remnant vegetation.
Key Landscape and Visual Elements	<ul style="list-style-type: none"> • Concentration of remnant vegetation (patches >4ha). • PEC.



	<ul style="list-style-type: none"> • Undulating and elevated landform. • Ecological linkages.
Development Pressures	
<ul style="list-style-type: none"> • Potential for further Extractive Industry development. • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to future urban land. • Urban interface issues. 	
Key Elements Vulnerable to Development Pressures	
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Tuart and Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Loss of ecological linkages. • Potential for PECs, associated vegetation and buffers to be compromised by development. 	
Desired Future Character	
<p>Notwithstanding that approximately 50% of the Kerosene Lane precinct has been excavated and/or parkland cleared, it contains multiple overlapping ecological values and linkages that need to be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the remaining visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>	
Strategic Intent	
<ul style="list-style-type: none"> • To minimise the loss of landform associated with development. • To minimise the loss of remnant vegetation associated with development. • To minimise the loss of remnant vegetation associated with bushfire risk mitigation. To avoid potential adverse impacts upon PECs, associated vegetation and buffers. 	

- To protect and enhance visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).
- To prevent land use planning proposals which could compromise the investigations being undertaken for the Urban Investigation Area and/or pre-empt a decision on appropriate future land uses.

Policy Area 4 Strategy

The Strategy for Policy Area 4 is set out in section 7.4.4.

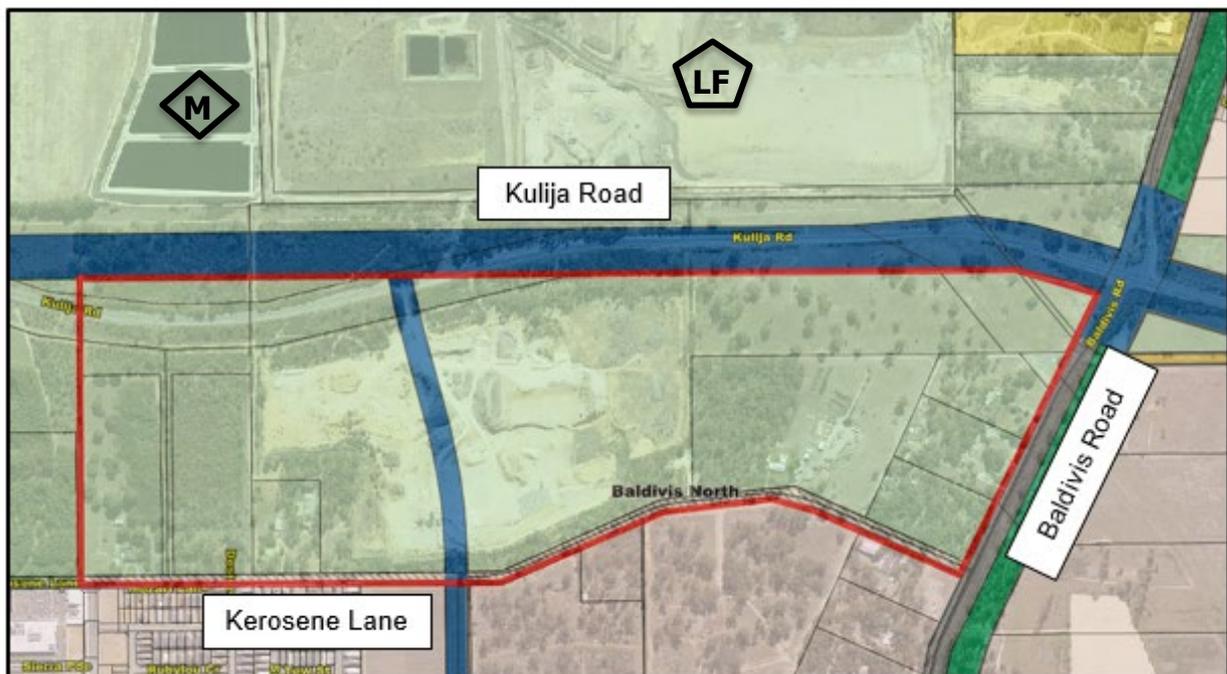
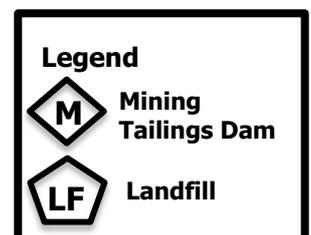


Figure 21: Precinct 4A – Kerosene Lane



7.4.2 Precinct 4B – North-East Baldvis	
Location	
<p>The North-East Baldvis precinct is generally bounded by the Kwinana Freeway to the west, Telephone Lane (municipal boundary) to the north, Mundijong Road to the south and the municipal boundary to the east. The precinct also extends to the south of Haines Road between Telephone Lane to the west and the municipal boundary to the east. It is predominantly zoned Rural, with some Special Rural zoned land. See Figure 22.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Rural and Special Rural zoned land. • Livestock Holding Facilities. • Grazing. • Equestrian Facilities. • Private Recreation (Water Ski Park). • Marron/Fish Farm. • Restaurant/Function Centre. • Short Stay Accommodation.
Environmental Characteristics	<ul style="list-style-type: none"> • Serpentine River, Guildford, Dardanup and Bassendean Soil Complexes. • Areas of remnant vegetation (patches >4ha). • Banksia Woodland Threatened Ecological Community (TEC). • Carnaby’s Cockatoo Habitat. • Buffer of Threatened Ecological Community: Critically Endangered • Priority Ecological Communities: Priority 3 (PECs). • Resource Enhancement Wetlands (REWs). • Priority Local Natural Areas (LNAs) – Medium. • Located within the Peel-Harvey Coastal Plain Catchment.
Landform	<ul style="list-style-type: none"> • Flat floodplain, the majority of which is either floodway or flood fringe for the Serpentine River and Peel Main Drain.
Visual Character	<ul style="list-style-type: none"> • Areas of remnant vegetation visible along the Peel Main Drain and Serpentine River. • Areas of remnant vegetation visible around wetlands. • Visual character from the Kwinana Freeway benefits from the view eastward to the Peel Main Drain. • Visual character from Mundijong Road compromised due to flat and predominantly cleared landscape.



	<ul style="list-style-type: none"> • Visual character along St Albans Road and Telephone Lane generally compromised due to flat and predominantly cleared landscape.
<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Concentration of remnant vegetation (patches >4ha). • Wetlands and associated remnant vegetation. • PECs. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Rural development. • Potential for further incompatible rural land uses. • Potential for further incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. • Implications of buffer requirements to sensitive land uses. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing of remnant vegetation would have a major detrimental impact upon the remaining areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of Banksia woodland. • Loss of Carnaby's Cockatoo habitat. • Loss of LNAs. • Loss of ecological linkages. • Potential for REWs, PECs, associated vegetation and buffers to be compromised by development. • Potential for the Peel Main Drain and Serpentine River to be compromised by development. • Potential for the adjacent TEC (Bush Forever site) and its buffer to be compromised by development. 	
<p>Desired Future Character</p>	
<p>Notwithstanding the flat, low-lying nature of the area, the North-East Baldivis precinct contains multiple overlapping ecological values and linkages that need to be protected from the adverse impacts of development. These areas of environmental significance are fundamental to the remaining visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.</p>	

Strategic Intent

- To minimise the loss of remnant vegetation associated with development and bushfire risk mitigation; particularly the Guildford and Dardanup Complexes.
- To avoid potential adverse impacts upon REWs, PECs, associated vegetation and buffers.
- To avoid potential adverse impacts upon the Peel Main Drain and Serpentine River.
- To avoid potential adverse impacts upon the adjacent TEC (Bush Forever site) and its buffer.
- To protect and enhance visual character and amenity.
- To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).
- To prevent land use planning proposals which could compromise the investigations being undertaken for the Planning Investigation Area and/or pre-empt a decision on appropriate future land uses.

Policy Area 4 Strategy

The Strategy for Policy Area 4 is set out in section 7.4.4.

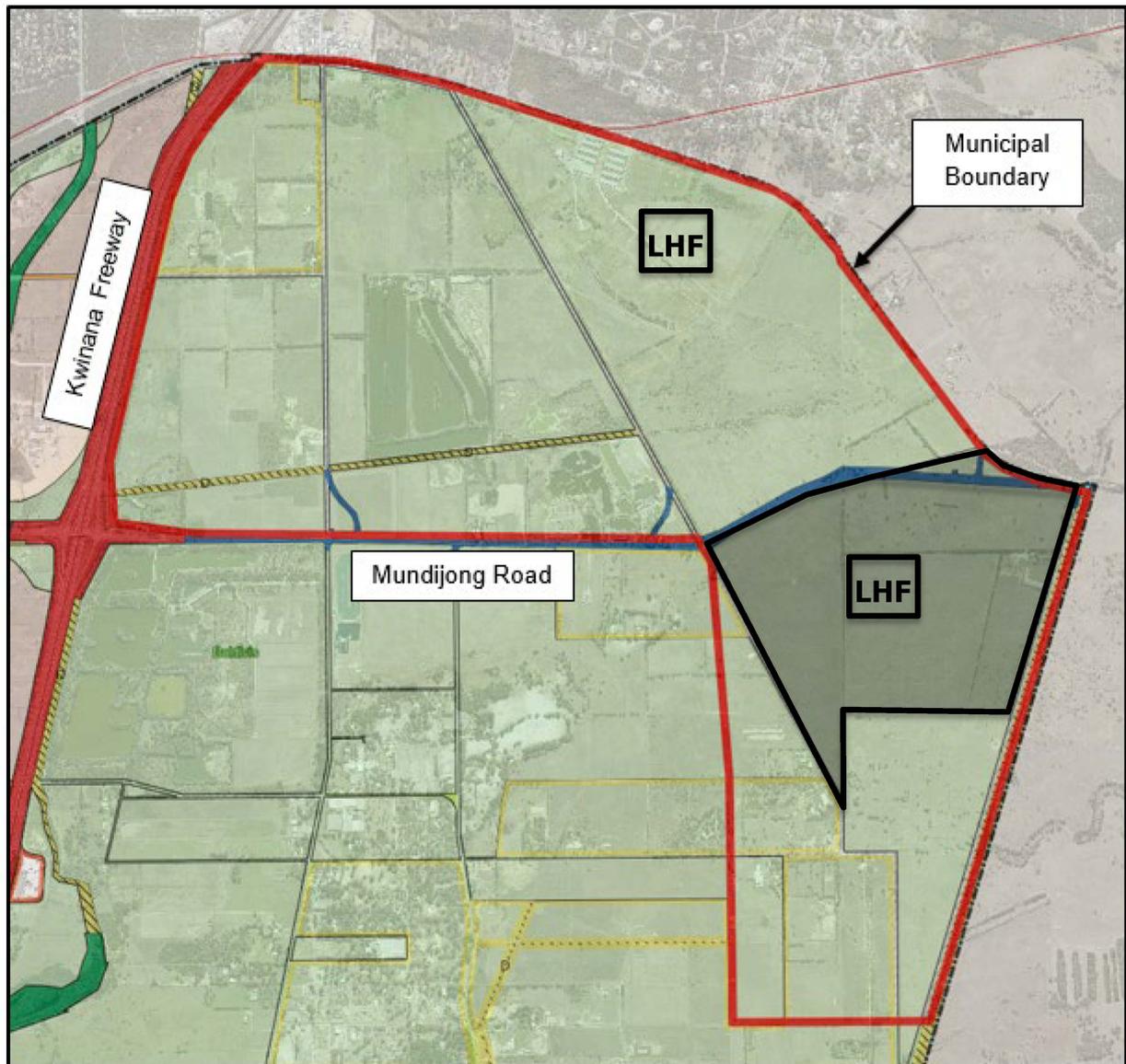


Figure 22: Precinct 4B – North-East Baldvis



7.4.3 Precinct 4C – Golden Bay	
Location	
<p>The Golden Bay precinct comprises the existing Special Residential zone and several Rural zoned lots on the western side of Mandurah that runs north-south between Dampier Drive and Crystaluna Drive. The precinct forms part of the eastern boundary of the existing Golden Bay urban zone. See Figure 23.</p>	
Key Elements	
Land Use Characteristics	<ul style="list-style-type: none"> • Special Residential and Rural zoned land. • Rural Residential development. • Community Purposes Site (Historical Site). • Veterinary Hospital. • Garden Centre. • Telecommunications Infrastructure (Mandurah Hill).
Environmental Characteristics	<ul style="list-style-type: none"> • Cottesloe and Karrakatta Soil Complexes. • Significant areas of remnant vegetation (patches >4ha). • Tuart Woodland Threatened Ecological Community (TEC). • Banksia Woodland Threatened Ecological Community (TEC). • Priority Ecological Communities: Priority 3 (PECs). • Carnaby's Cockatoo Habitat. • Threatened Ecological Community: Critically Endangered (Buffer). • Priority Local Natural Areas – High and Medium.
Landform	<ul style="list-style-type: none"> • Undulating parabolic dune system. • Prominent high points ranging from 30 - 50m. • Ridgelines and other elevated points ranging between 20 - 30m.
Visual Character	<ul style="list-style-type: none"> • Parabolic dunes, ridgelines and high points visible from east and west. • Significant remnant vegetation visible over the parabolic dune system. • Visual character along Mandurah Road is very good due to the prominence of the undulating parabolic dune system and remnant vegetation within setback areas. • Visual character along Crystaluna Drive and Dampier Drive is good due to the prominence of the undulating parabolic dune system. • Visual character from the Golden Bay residential area is very good due to the prominence of the undulating parabolic dune system.

<p>Key Landscape and Visual Elements</p>	<ul style="list-style-type: none"> • Undulating and elevated parabolic dune landform. • Highly visible landform. • High concentration of remnant vegetation (patches >4ha). • PEC. • Ecological linkages.
<p>Development Pressures</p>	
<ul style="list-style-type: none"> • Potential for further Special Residential development. • Potential for incompatible rural land uses. • Potential for incompatible non-rural land uses. • Clearing associated with bushfire risk mitigation. • Impact of bushfire separation to adjacent urban land. • Urban interface issues. • Proximity to future Karnup Train Station. 	
<p>Key Elements Vulnerable to Development Pressures</p>	
<ul style="list-style-type: none"> • Clearing of the parabolic dunes and associated ridgelines and high points would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Alteration to the existing landform (earthworking the ridgelines and high points) would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing of remnant vegetation would have a major detrimental impact upon areas of environmental and landscape significance with resultant adverse impacts upon the visual character and amenity of the area. • Clearing along road frontages would have a major detrimental impact upon the visual character and amenity of the area. • Loss of LNAs. • Loss of ecological linkages. • Potential for the PEC, associated vegetation and buffers to be compromised by development. • Potential for the buffer of the adjacent TEC to be compromised by development. 	

Desired Future Character
<p>The Golden Bay precinct has considerable visual character and contains important natural elements valued by the local community. This particularly includes the vista obtained from Mandurah Road that provides a positive natural/rural outlook across the area and the natural dune system that is a highly valued and significant natural asset.</p> <p>These areas of environmental and landscape significance are fundamental to the visual character and amenity of the Golden Bay area and their ongoing preservation is a key strategic objective of the RLS.</p>
Strategic Intent
<ul style="list-style-type: none">• To minimise the loss of landform associated with development.• To minimise the loss of remnant vegetation associated with development and bushfire risk mitigation.• To avoid potential adverse impacts upon PEC, associated vegetation and buffers.• To avoid potential adverse impacts upon the adjacent TEC and its buffer.• To avoid potential adverse impacts upon visual character and amenity.• To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk).• To prevent land use planning proposals which could compromise the investigations being undertaken for the Urban Investigation Area and/or pre-empt a decision on appropriate future land uses.
Policy Area 4 Strategy
<p>The Strategy for Policy Area 4 is set out in section 7.4.4.</p>

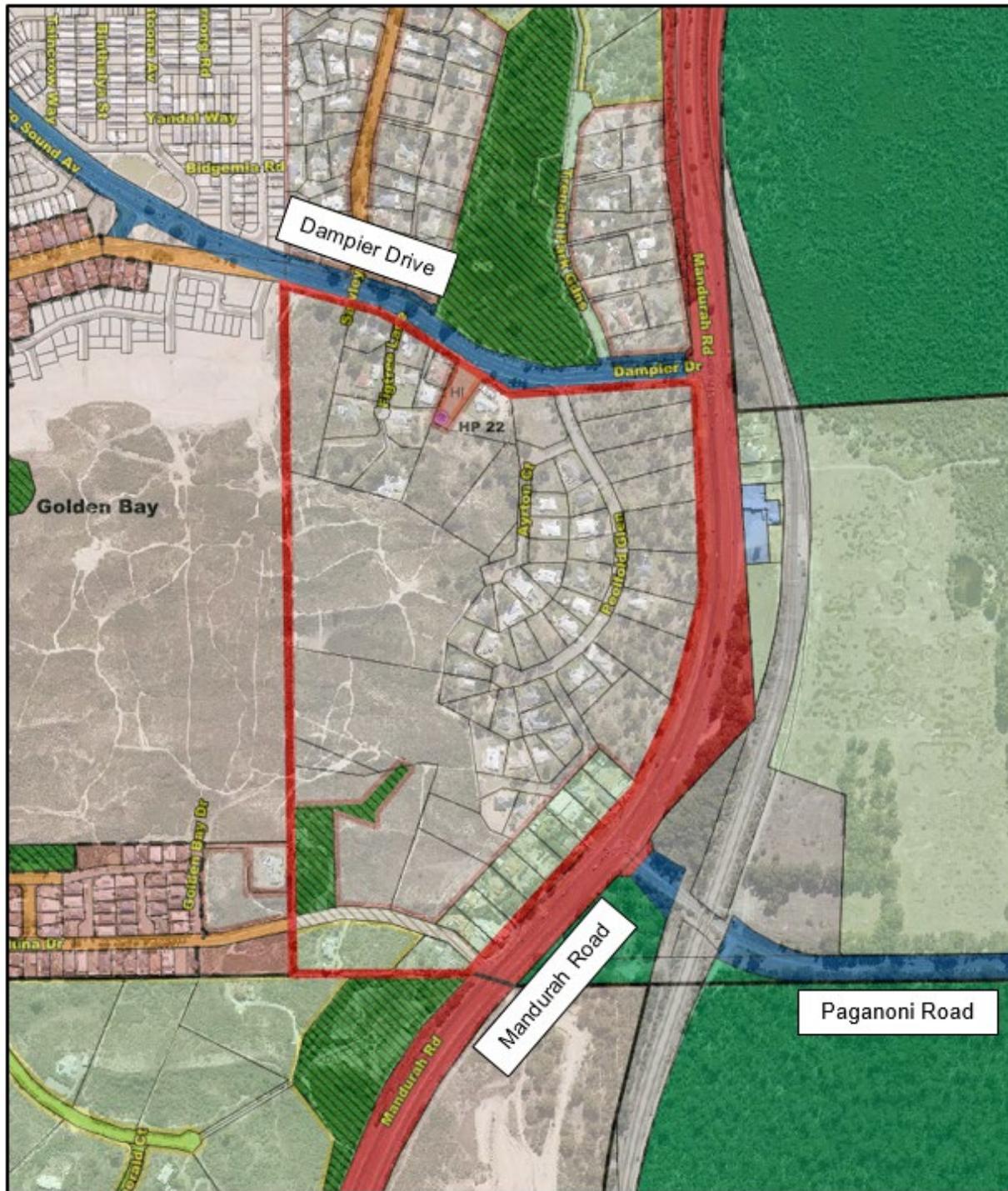


Figure 23: Precinct 4C – Golden Bay



7.4.4 Policy Area 4 Strategy
Policy Measures
<p>Land use planning proposals will be considered against the overarching planning objectives of the <i>South Metropolitan Peel Sub-Regional Planning Framework</i>, including whether the proposal could compromise the investigations being undertaken for the Planning Investigation Area (PIA) or Urban Investigation Areas (UIA) and/or pre-empt a decision on appropriate future land uses. In this regard:</p> <ul style="list-style-type: none"> • Rezoning proposals that could compromise the investigations being undertaken for the PIA/UIA and/or pre-empt a decision on appropriate future land uses are unlikely to be supported. • Further subdivision is unlikely to be supported, as the further fragmentation of land could compromise the investigations being undertaken for the PIA/UIA and/or pre-empt a decision on appropriate future land uses. • Development applications that could compromise the investigations being undertaken for the PIA/UIA and/or pre-empt a decision on appropriate future land uses are unlikely to be supported. <p>Where it is deemed that a land use planning proposal will not compromise the investigations being undertaken for the PIA/UIA and/or pre-empt a decision on appropriate future land uses, it will be required to demonstrate that the RLS strategic objectives have been achieved to the City's satisfaction. To address this requirement, the following specialist studies/reports are to be provided with a rezoning proposal and, at the City's discretion, applications for development and subdivision approval:</p> <ul style="list-style-type: none"> • Environmental Assessment Report. • Bushfire Management Plan. • Wetland Management Plan (where relevant). • Tree Survey. • Indicative Earthworks Plan. • Landscape and Visual Impact Assessment. • Structure Plan. • Local Water Management Strategy. <p><u>Note:</u> Performance Standards and General Standards applicable to Policy Area 4 are intended to apply to land use planning proposals submitted under the existing zoning.</p>
Performance Standards
<p>To achieve the RLS strategic objectives, performance standards may be implemented to take account of the conclusions and recommendations of associated specialist studies/reports and subsequent consideration by the decision-maker. Examples of performance standards include (but not limited to) the following matters.</p> <ul style="list-style-type: none"> • That minimum lot sizes be increased to facilitate retention of remnant vegetation and significant landscapes.

Performance Standards (continued)

- That the size of building envelopes be restricted to facilitate retention of remnant vegetation and to minimise clearing for earthworks.
- That road reserves, vehicular access ways and building envelopes be located to limit the impact of clearing and earthworks on remnant vegetation, ridgelines, high points and dunes.
- That building construction to BAL-29 be required to limit clearing associated with bushfire risk mitigation.
- That ‘performance principle-based solutions’, as provided for in the *Guidelines for Planning in Bushfire Prone Areas*, be utilised to minimise impacts of bushfire risk mitigation upon remnant vegetation.
- That development be strategically sited to minimise impacts of bushfire risk mitigation upon remnant vegetation and significant landscapes.
- That the siting and height of built form be restricted so that roof lines fall sufficiently below ridgelines, high points and/or tree lines.
- That minimum setbacks to be increased to facilitate retention of remnant vegetation and significant landscapes.
- That minimum setbacks be established to wetlands and their buffers.
- That strategic revegetation be required to road setbacks and visually prominent areas.
- That strategic revegetation of the 50m Wetland buffer be required.
- That strategic revegetation be required to offset the clearing of remnant vegetation.

Note: Minimum standards may be varied, at the Council’s discretion, where best practice, performance-based solutions are utilised to achieve improved environmental outcomes.

General Standards

The following general standards will be implemented to achieve the RLS policy objectives.

- Subdivision and development of Special Rural and Special Residential zoned land to be carried out in accordance with an adopted Structure Plan (where required).
- Where a Structure Plan is required, the further subdivision of lots, other than generally in accordance with the adopted Structure Plan, will not be supported.
- The subdivision of Rural zoned land will only be supported where the subdivision does not result in an increase in lot density (as in the case of a boundary realignment).
- Minimum lot size of 8 hectares for Special Rural zoned land in Precinct 4B.
- Unless otherwise specified in TPS No.2, the City’s prior development approval shall be required for any development or use of land within the Rural, Special Rural and Special Residential zones.
- In addition to such other provisions of the Scheme as may affect it, any land which is included in a Special Rural or Special Residential zone shall be subject to those provisions as may be specifically set out against it in Schedule Nos.4 and 5 of TPS No.2 respectively.
- Land use permissibility to be guided by TPS No.2, the RLS and any other relevant Planning Policy.
- Where the local environmental conditions are significant enough to warrant restrictions to the location of development, the location of building envelopes are to be shown on the Structure Plan (or on the plan of subdivision, when a Structure Plan is not required). The location and size of the building envelopes must be to the satisfaction of the City.

General Standards (continued)

- Where no building envelopes are required, all development, including the clearing of land, (except for firebreaks), shall comply with the following setbacks, unless otherwise specified in TPS No.2:
 - 50 metres from the Kwinana Freeway reservation.
 - 40 metres from Mandurah Road.
 - 30 metres from other subdivisional roads (primary setback).
 - 10 metres from all other boundaries.
 - Setbacks to tourism uses shall be a minimum of 30 metres from any adjoining boundary.
- A maximum of one (1) single house only per lot.
- No clearing being permitted without the specific approval of the City.
- On-site effluent disposal servicing development on the lots shall be to the satisfaction of the City.
- All buildings and outbuildings are to be sympathetic in design, materials and colour to compliment surrounding landscape elements and be sited away from focal points and located where screening vegetation or landform can be utilised.
- Strategic revegetation priority areas along St. Albans Road, Telephone Lane, and the Serpentine Main Drain and the Peel Drain.
- A 50m landscaped buffer is required along the Kwinana Freeway reservation.
- Strategic Revegetation Areas to be depicted on the adopted Structure Plan.
- The developer shall, within the Strategic Revegetation Areas depicted on the Structure Plan, plant trees and shrubs of a species, density and distribution to be determined by the City and shall notify in writing any prospective purchaser of the requirement for the continued maintenance of Strategic Revegetation Areas.
- Drainage reserves are required to be adequately fenced to prevent stock access and promote revegetation.
- Compliance with *State Planning Policy No.2.1 - Peel-Harvey Coastal Plain Catchment*.
- The City shall be guided by the recommendations of the Department of Water report, '*Hydrological and Nutrient Modelling of the Peel-Harvey Catchment*' (February, 2011), in determining suitable land uses (and soil types) within the Peel-Harvey Environmental Protection Policy area.
- The City shall be guided by the recommendations of the *Serpentine River Flood Study* (SKM, 2010), administered by the Department of Water and Environmental Regulation, in determining applications adjacent to the Serpentine River or the network of secondary Peel Drains.
- The City shall be guided by the recommendations of the Department of Agriculture and Food report, '*Agriculture Futures: Potential Rural Land Uses on the Palusplain*' (February, 2012), in determining agricultural land use applications on the Palusplain.
- Compliance with *State Planning Policy No.2.4 – Basic Raw Materials*.
- Bushfire Management to be addressed in accordance with the WAPC *Guidelines for Planning in Bushfire Prone Areas*.

General Standards (continued)
<ul style="list-style-type: none"> • Assessment of planning proposals (except for conventional agricultural or rural pursuits) in the vicinity of the Dampier to Bunbury Natural Gas Pipeline to be guided by WAPC <i>Planning Bulletin 87 - High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region</i> and any relevant provision in TPS No.2. • Buffer requirements to sensitive uses to be guided by <i>State Planning Policy No.2.5 – Rural Planning</i> and/or the Department of Health <i>Guidelines for Separation of Agricultural and Residential Land Uses (2012)</i>. • With respect to Precinct 4B, to ensure adequate flood protection for dwellings: <ul style="list-style-type: none"> (a) A minimum building floor level of 0.5 metres above the 1:100 year flood level in areas of inundation is required and sand pads shall be graded and landscaped to the City's satisfaction; and (b) No development is permitted within 20 metres of the 1:100 floodway. • Within Precinct 4B, land uses other than a single house that are permitted or may be permitted by the City pursuant to TPS No.2 shall only be permitted when the City is satisfied following consultation with the Department of Water and Environmental Regulation that the land use does not involve excessive nutrient application or the clearing of the land. <p>Refer to TPS No.2, Schedule Nos.4 and 5 for standards relating to the following:</p> <ul style="list-style-type: none"> • Potable water. • Stocking rates. • Fencing. • Stormwater. • Groundwater extraction.
Notes
<ol style="list-style-type: none"> 1. The Policy Area 4 Strategy will be reviewed following the finalisation and resolution of the Planning Investigation and Urban Investigation processes.

7.0 DELEGATION

The Council has the authority to delegate the determination of any application for planning approval. An applicant wishing to know whether the Council or one of the City's officers will determine an application should contact the City.

8.0 ADOPTION

This Planning Policy was adopted by the Council at its ordinary Meeting held on the 28 July 2020.

APPENDIX 1

Interpretations

The terms used in the Rural Land Strategy are defined in this section. These terms have been generally sourced from the *Planning and Development (Local Planning Schemes) Regulations 2015*, *State Planning Policy No.2.5 – Rural Planning*, *State Planning Policy No.3.7 – Planning in Bushfire Prone Areas* and the *City of Rockingham Town Planning Scheme No.2 – District Zoning Scheme*.

Abattoir	Premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
Agriculture – Intensive	Premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following: <ul style="list-style-type: none"> (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts; (b) the establishment and operation of plant or fruit nurseries; (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); (d) aquaculture.
Agricultural Land Use/ Agricultural Purposes	A subset of rural land used specifically for agricultural purposes including agriculture – extensive, agriculture – intensive, pastoral uses, plantations and agro forestry. May include industry – primary production. Does not include rural living.
Alternative Water Supply	Water supplied by means other than a licensed water service provider (such as the Water Corporation). Includes potable water for domestic use (where it is approved by the Department of Health) and either potable or non-potable water for firefighting, including the maintenance of fire retardant vegetation and gardens.
AS 3959	Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas.
Asset Protection Zone	A low fuel area immediately surrounding a building.
Basic Raw Materials	Sand (including silica sand), clay, hard rock, limestone (including metallurgical limestone), agricultural lime, gravel, gypsum and other construction and road building materials. The materials may be of State, regional or local significance depending on the resource location, size, relative scarcity, value and demand for the product.

(ii)

Buffer	<p>The strategic or statutory designation of land in which sensitive land uses are constrained or prohibited. The extent of a buffer comprises the following elements:</p> <ul style="list-style-type: none">• the type and scale of the proposal• Government policy on separation distance• existing or potential requirement for environmental licensing and/ or works approval• industry-specific guidelines• technical studies• potential cumulative impacts• amenity, visual impact• environmental and topographic features• cadastre• the continuation and/or expansion of the land use in the context of surrounding land uses. <p>A buffer is measured from activity to activity, and does not necessarily relate to cadastral boundaries. A strategic buffer is one shown in a local planning strategy or other strategic planning document. A statutory buffer is one shown in a region or local planning scheme where there are land use planning controls that give effect to the buffer.</p>
Building Envelope	<p>An area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained.</p>
Bush Forever	<p>The State Government's strategic plan to protect sites of regionally-significant bushland within the Swan Coastal Plain portion of the Perth metropolitan region.</p>
Bushfire	<p>An unplanned fire burning in vegetation. A generic term which includes grass fires, forest fires and scrub fires both with and without a suppression objective.</p>
Bushfire Attack Level (BAL)	<p>As set out in AS 3959, as referenced in the Building Code of Australia (as amended).</p>
Bushfire Hazard	<p>The potential or existing flammability of vegetation that, in association with topography and slope, when ignited may cause harm to people and/or damage property and/or infrastructure.</p>
Bushfire Management Plan	<p>A document that sets out short, medium and long-term risk management strategies for the life of the development.</p>

(iii)

Bushfire Prone Area	An area that has been designated by the Fire and Emergency Services Commissioner under s. 18P of the Fire and Emergency Services Act 1998 as an area that is subject, or likely to be subject, to bushfires. Such areas are identified on the Map of Bush Fire Prone Areas and can be found on the Department of Fire and Emergency Services website.
Bushfire Protection Criteria	A performance-based system of assessing bushfire risk management measures contained in the <i>Guidelines for Planning in Bushfire Prone Areas</i> and applied to all strategic planning proposals, subdivisions and development applications.
Bushfire Risk	The chance of a bushfire igniting, spreading and causing damage to people, property and infrastructure.
Bushfire Risk Management	Means the application of the bushfire protection criteria contained in the <i>Guidelines for Planning in Bushfire Prone Areas</i> .
Cattery	The use of an approved outbuilding constructed in accordance with the City of Rockingham Health Local Laws 1996 for the purpose of breeding or boarding on behalf of any other person or for keeping more than two (2) cats over the age of three (3) months.
Conservation Estate	Land with significant conservation values, reserved (or proposed to be reserved) under the National Reserve System or through the <i>Conservation and Land Management Act 1984</i> .
Conservation Category Wetland	Wetlands on the Swan Coastal Plain which support a high level of attributes and functions.
Dog Kennels	Premises used for the boarding and breeding of dogs where such premises are licensed or required to be licensed by the Local Government under the City of Rockingham Local Law Relating to Dogs; and may include the sale of dogs where such use is incidental to the predominant use.
Environmental Corridors	A network of native vegetation that maintains some of the ecological functions of natural areas and counters the effects of habitat fragmentation (adapted from the Environmental Protection Authority's Guidance Statement No. 33).
Higher Order Strategic Planning Documents	Defined in <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> as any higher order strategic planning documents including frameworks, region schemes, sub-regional strategies and sub-regional structure plans.

(iv)

Identified Biodiversity Values	A formal indication that the biodiversity values of a site are such that the site should be subject to some form of protection. This could include, but is not limited to, a matter of significance under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> , a policy or advice from the Environmental Protection Authority or other environmental agency, and a local biodiversity strategy.
Industry – Extractive	Premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes: (a) the processing of raw materials including crushing, screening, washing, blending or grading; (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.
Landscape or Bushland Protection Zone	A land use zone with conservation as the predominant land use. May be a subset of rural living characterised by clustering of residential development/land use on a land parcel(s) containing areas of high environmental and/or landscape value. Also refers to zones including bushland conservation, rural landscape, and rural conservation.
Landscape Supply Yard	Premises used for the storage and sale in bulk of sand, soil, stone, gravel, mulch, woodchips, wood, paving slabs, limestone blocks and other such materials.
Livestock Holding Facility	The holding, housing or keeping of cattle, sheep, pigs, goats, horses or the like, whether in open or enclosed pens, yards, feedlots or otherwise in substantial numbers prior to sale, transport or export.
Local Planning Strategy	A strategy prepared under the <i>Planning and Development (Local Planning Schemes) Regulations 2015 Part 3</i> , as amended from time to time, which sets out the long-term planning directions for a local government, applies State and regional planning policies, and provides the rationale for the zones and other provisions of the local planning scheme.
Locally Significant	A land use, area or issue that is of significance to a local government, district or town site by virtue of any or all of the economic, social, cultural or environmental values for that land use, area or issue.

(v)

Minor development	<p>Refers to applications in residential built-out areas at a scale which may not require full compliance with the relevant policy measures of <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i>. Classes of development considered under this definition, with the exclusion of applications for unavoidable development, are:</p> <ul style="list-style-type: none">• a single house on an existing lot 1,100m² or greater;• an ancillary dwelling on a lot of 1,100m² or greater; and• change to a vulnerable land use in an existing residential development.
Natural Resources	<p>Resources supplied by nature. These are commonly classified into non-renewable resources, such as minerals and petroleum, and renewable natural resources that propagate or sustain life and are naturally self-renewing when properly managed, including plants and animals as well as soil and water.</p>
Off-site Impacts	<p>Impacts such as odour, noise, spray drift, vibration, dust, groundwater, air pollution or light spill that cannot be contained within a property boundary. These are impacts which remain after mitigation and management to regulatory and/or policy standards.</p>
Planning Investigation	<p>Land that will be subject to further planning investigation/s to consider its suitability, and the area of land to be identified, for a possible change of use.</p>
Plant Nursery	<p>Premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticultural and garden activities.</p>
Potable Water	<p>Water in which the levels of physical, chemical and microbiological constituents do not exceed the maximum permissible levels set out in “International Standards for Drinking Water” published by the World Health Organisation.</p>
Poultry Farm	<p>A subset of animal premises relating to any land or buildings used for the rearing or keeping of poultry for either egg or meat production.</p>
Primary Production	<p>The carrying out of a business that: cultivates or propagates plants; maintains animals; takes or cultivates aquatic organisms, extracts basic raw materials, and plants, tends, fells and/or transports trees or parts thereof for sale or remuneration. It includes intensive and extensive agriculture, animal husbandry – intensive, animal premises, industry – extractive, tree farms and plantations.</p>

Priority Agricultural Land	Land of State, regional or local significance for food production purposes due to its comparative advantage in terms of soils, climate, water (rain or irrigation) and access to services. Priority agricultural land is derived from High Quality Agricultural Land data that has been subject to consultation and refinement, and has removed land required for existing and future urban/development areas, public use areas and land required for environmental purposes.
Priority Ecological Community: Priority 3	Possible threatened ecological communities that do not meet survey criteria or that are not adequately defined are added to the Priority Ecological Community List under priorities 1, 2 and 3. Priority 3 are poorly known ecological communities: <ul style="list-style-type: none"> (i) that are known from several to many occurrences, a significant number or area of which are not under threat of habitat destruction or degradation; or (ii) that are known from a few widespread occurrences, which are either large or with significant remaining areas of habitat in which other occurrences may occur, much of it not under imminent threat (within approximately 10 years); or (iii) that are made up of large, and/or widespread occurrences, that may or may not be represented in the reserve system, but are under threat of modification across much of their range from processes such as grazing by domestic and/or feral stock, inappropriate fire regimes, clearing, hydrological change etc.
Private Conservation Areas	Areas with significant conservation value that may be identified in a strategy or scheme and/or zoned for conservation purposes, and are in private ownership.
Private Recreation	Premises used for indoor or outdoor leisure, recreation or sport which are not normally open to the public without charge.
Reception Centre	Premises used by parties for functions on formal or ceremonious occasions, but not for unhosted use for general entertainment purposes.
Regional Facilities	Land uses that serve a regional or sub-regional function, with a wide geographic catchment, and which may be suitable in rural areas and/or zones. Includes land uses such as landfills, cemeteries, prisons and places of worship, but does not include public utility infrastructure.
Regional or Sub-regional Planning Strategy	A land use planning strategy, framework or structure plan, usually prepared by the Western Australian Planning Commission, which sets strategic direction over a planning region, sub-region, Townsite or suburb. May include a spatial plan that provides a basis for future zoning.

(vii)

Regionally Significant	A land use, area or issue of significance to a planning region by virtue of any or all of the economic, social, cultural or environmental values for that land use, area or issue.
Remnant Vegetation	Vegetation which is either a remainder of the natural vegetation of the land that was present prior to European settlement, or, if altered, is still representative of the structure and floristics of the natural vegetation, and provides the necessary habitat for native species.
Resource Enhancement Wetland	Wetlands on the Swan Coastal Plain which may have been partially modified but still support substantial ecological attributes and functions.
Rural Amenity	A standard of residential amenity that is rural in nature, which may include impacts from primary production. May also include biodiversity conservation, natural resource management, some public purposes and protection of landscapes and views.
Rural Land	Land zoned or identified for agricultural or rural use in a region or local planning scheme or strategy.
Rural Land Use	Land uses that are rural in nature and that support and are associated with primary production, basic raw material extraction, biodiversity conservation, natural resource management, public purposes (eg. prisons, cemeteries, public utilities and waste management facilities) and protection of landscapes and views. Does not include rural living.
Rural Living	An umbrella term used to describe a range of zones that provide for low density residential uses in an estate or precinct, generally characterised by a grouping of lots in the order of one to 40 hectares. Rural living zones include those named rural living, rural retreat, rural residential, special rural, rural smallholdings, rural conservation and landscape protection. Although primary production land uses may occur within some rural living zones, they must be incidental to and compatible with the primary rural living intent and purpose of the zone.
Rural Pursuit/Hobby Farm	Any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household — (a) the rearing, agistment, stabling or training of animals; (b) the keeping of bees; (c) the sale of produce grown solely on the premises.

(viii)

Rural Residential Zone	A subset of rural living and a land use zone with land parcels from one to four hectares in size and generally provided with scheme water and reticulated power supply. May also be known as special rural.
Rural Smallholdings Zone	A subset of rural living, except where otherwise identified in a WAPC endorsed strategy or scheme. A land use zone with land parcels from four to 40 hectares in size. May also be known as rural retreat.
Sensitive Land Use	Land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and childcare centres. Generally excludes commercial or industrial premises.
Sensitive Zone	An umbrella term that covers land use zones that specifically provide for development of sensitive land uses. These include urban, urban development, residential, rural living and community purpose zones, and proposals for the lifting of urban deferment.
Separation Distance	As defined in Government environmental policy, a separation distance is a recommended distance necessary to separate a source of emissions (gaseous and particulate emissions, dust, odour and noise) from sensitive land uses in order to avoid impacts to human health and amenity. A separation distance is an important consideration in determining a buffer.
Short Stay Accommodation	The occupation of a chalet, caravan, camp, or any other form of tourist accommodation approved by the Local Government, by persons for a period of not more than a total of three months in any one twelve month period.
Significant Geological Supplies	Basic raw materials identified by the Department of Mines and Petroleum as having State significance due to the size of the resource, relative scarcity, demand and/or location near growth areas and transport routes.
Special Residential Zone	A residential land use zone with land parcels from 2,000m ² to one hectare in size.
State Significance	A land use, area or issue that is considered by the State to be of significance to the State of Western Australia by virtue of any or all of the economic, social, cultural or environmental values for that land use, area or issue.

Strategic Planning Proposal	Defined in <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> as any strategic-level planning proposal including: region scheme amendments; district structure plans; local planning strategies; local planning schemes and amendments; and structure plans and master plans - but does not include subdivision and development applications.
Strategy or Scheme	<p>A general term used to capture a range of documents that guide or direct planning decision-making. Specifically, it refers to:</p> <ul style="list-style-type: none"> • an endorsed regional planning and infrastructure framework • an endorsed sub-regional framework or plan • an endorsed local planning strategy • an endorsed regional planning scheme • an endorsed local planning scheme • any other relevant document endorsed by the Western Australian Planning Commission or Minister for Planning
Telecommunications Infrastructure	Any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.
Threatened Ecological Community	<p>An ecological community is a group of native plants, animals and other organisms that naturally occur together and interact in a unique habitat.</p> <p>A threatened ecological community is one which is found to fit into one of the following categories; ‘presumed totally destroyed’, ‘critically endangered’, ‘endangered’ or ‘vulnerable’.</p> <p>An ecological community will be listed as ‘critically endangered’ when it has been adequately surveyed and is found to be facing an extremely high risk of total destruction in the immediate future.</p> <p>An ecological community will be listed as ‘endangered’ when it has been adequately surveyed and is not ‘critically endangered’ but is facing a very high risk of total destruction in the near future.</p>
Unavoidable development	Development that, in the opinion of the decision-maker, represents exceptional circumstances where full compliance with <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> would be unreasonable; no alternative location exists; it is not minor development; and is not contrary to the public interest. Examples of what constitutes unavoidable development are provided in the <i>Guidelines for Planning in Bushfire Prone Areas</i> .

(x)

Urban	Land identified for urban use (Urban or Urban Deferred zoned land in the <i>Metropolitan Region Scheme</i>), such as residential and associated activity and bulky goods/light industry employment centres, recreation and open space.
Urban Expansion	Land that has been identified for future urban development.
Urban Investigation	Land that may be suitable for urban development, but requires further investigation to determine its suitability and/or refine the area available for urban use.
Urban Uses	A general term used to describe the zones and reserves that are typically found in an urban locality or town site, such as residential, commercial, industrial and public purposes.
Veterinary Hospital	Premises used in connection with the treatment of animal injuries and ailments, and includes the care and accommodation of animals during or after such treatment.
Vulnerable Land Use	A land use where persons may be less able to respond in a bushfire emergency. Examples of what constitutes a vulnerable land use are provided in the <i>Guidelines for Planning in Bushfire Prone Areas</i> .
Water Resources	Watercourses and wetlands together with their beds and banks; other surface water; and aquifers and groundwater.
Zone	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . For the purposes of this policy it also includes reserves.

APPENDIX 2

Guidelines for Separation of Agricultural and Residential Land Uses

Introduction

This document has been developed to consolidate the current Department of Health position for the establishment of buffer areas in new residential subdivisions where possible conflicts with existing agricultural land use exist.

The need for a formal policy arises as an increasing number of residential developments encroach on land previously occupied for agricultural use and concerns are raised or health impacts reported.

Buffer areas can reduce conflict, health impacts and resulting complaints from conflicting agricultural, residential and other urban land uses.

The Department has largely adopted the best practice standards described by the Queensland Department of National Resources in their Planning guidelines: separating agricultural and residential land uses – August 1997 and supported by CSIRO (2002). Other jurisdictions have used similar processes.

Definitions

Agricultural land use – The use of land for the production of food, fibre and timber, including grazing, cropping, horticulture and forestry.

Buffer area/zone – A buffer is formed to create an area of separation between conflicting land uses.

Buffer element – A natural or artificial feature within a buffer area that mitigates an adverse impact, including open ground, vegetation or constructed/acoustic barrier.

No spray zone – An area in which direct application of the agricultural chemical is prohibited; this area is specified in distance between the closest point of direct chemical application and the nearest boundary of a site to be protected, unless otherwise specified on a product label (APVMA).

Registered pesticide – A pesticide that is registered under the Agvet Code of Western Australia Part 2

Residential development – Urban subdivision, low-density residential subdivision and rural allotments created primarily for residential purposes and other places used as human accommodation, excluding dwellings associated with bona fide agricultural holdings.

Sensitive land use – Land uses considered to be potentially sensitive to emissions from industry and infrastructure including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, hospitals, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.

Separation distances – The total linear distance between a source and a sensitive receptor.

Spray drift – The movement of pesticide away from the target area in the atmosphere. The 3 main forms of drift are droplet drift, vapour drift and particulate drift.

Vegetative barrier – A vegetative barrier is usually a tree or shrub line that is located on the downwind side of a sprayed area to protect an area susceptible to spray drift. Vegetation is sometimes planted deliberately to filter spray drift from the environment.

Abbreviations

APVMA – Australian Pesticides and Veterinary Medicine Authority. An Australian Government statutory authority established in 1993 to centralise the registration of all agricultural and veterinary chemical products and labels into the Australian marketplace.

(ii)

Purpose

This guide provides specific requirements to assist local governments, developers, land owners and consultants in providing adequate separation from conflicting land uses.

These guidelines should be used in conjunction with [State Planning Policy 4.1 \(external site\)](#) (draft for public comment WAPC July 2009) and [Guidance for the Assessment of Environmental Factors No 3 Separation distances between industrial and sensitive land uses \(external site\)](#) (Environmental Protection Authority, June 2005).

All chemical use must comply with existing legislation.

Spraying practices will also need to comply with the APVMA *no spray zone* which is being introduced to the labels of new and existing pesticides.

The use of a buffer area will allow a greater portion of agricultural land to be available for crops when a large *no spray zone* is required.

Scope

This guide provides recommendations on the minimum separation distance required between agricultural land use and residential land use based on current scientific knowledge and industry practice.

These separation distances may be applied to other proposed sensitive land uses.

Single residential dwellings located in land zoned rural, agricultural or equivalent in local and regional planning schemes are excluded from this document.

Objective

The objective of this guideline is to avoid conflicts arising from proposed residential developments and other sensitive land use near existing agricultural land.

This guideline will assist in minimising health and nuisance impacts from chemical use and dust.

Limitations

Considering the complexity in determining a safe buffer distance applicable to multiple situations it is important that the design of buffer areas is based on the best possible evidence and is conservative in its approach.

Vegetative buffers may not be suitable where the chemicals in use may result in vapour drift (for example soil fumigants) or where herbicide spray drift would impact on the vegetative buffer.

In these circumstances a 300 m buffer distance would apply.

Safe application of chemicals, design and use of spray technology/equipment and requirements under existing legislation are not specifically covered by this document. Buffers are not substitutes for good spray management practices.

Establishment and maintenance of buffer areas

New residential developments should protect the rights of the existing agricultural producers to continue to perform farming activities on their land.

The following measures should be implemented at the earliest possible planning stage to minimise impacts on public health:

- Where land is approved for subdivision or residential development the prospective proponent must be advised by the local government of the requirement for buffer areas to be included.
- Applications for development are to consider and describe the existence and location of surrounding land uses, including viticultural and agricultural activities, and site the development in a position which will not result in the potential for land use conflict between neighbouring land uses.

(iii)

- Applications for a site being developed for residential purposes are to include buffer areas that are planned and funded by the proponent of that development, unless otherwise determined by mutual agreement with existing land owners (including land owned by State and local authorities).
- Buffer areas should apply from the boundary to boundary of the conflicting land uses.
- Consideration needs to be given to the time in which an area remains mixed use. Buffer areas may be temporary and can be reserved for public open spaces or further residential development once conflicting agricultural land use has ceased. Residential subdivision applications may include future residential lots that will fall within the buffer area that will be constructed only when neighbouring agricultural activities have ceased.
- Persons intending to live in or adjacent to an agricultural land use area need to be fully informed of the agricultural practices and their potential impact on health or amenity before they settle into the area.
- Where a vegetative buffer is planned, the proposals must state who is responsible for planting and maintaining the buffer area vegetation. The vegetative buffer needs to be planted and established before building approval is granted. A legal agreement must be established that specifies the legal and ongoing obligations on the developers, local government and landowners.
- Any alternative design is based on a thorough analysis of the specific site conditions by an expert and should be approved by the Environmental Protection Authority or the Department of Health.

Separation distances

EPA guidelines require the following separation distances for common agricultural uses (Table 1):

Industry	Description of industry	Buffer distances
Market gardens	Broad scale operations	300-500 m
Orchards		500 m
Turf-farms and lawns		500 m
Vineyards		500 m

The precise design of the buffer will depend on many different factors including the:

- chemicals used
- method of application
- site
- proposed land-uses

adjacent or nearby land use characteristics including road reserves and existing vegetation.

(iv)

The following minimum requirements will be considered suitable by the Department:

- A separation distance of 300 m for to control spray drift, dust, smoke and ash.
- Alternatively a 40 m separation distance can be used where a vegetative buffer has been adequately designed, implemented and maintained in accordance with these guidelines.
- Vegetative buffers will not be operational until trees reach the minimum effective height to control spray drift. Residential areas should not be developed within 300 m until this time.

Natural geographical features (watercourses and ridge lines), public open spaces and road reserves can be used to meet the required separation distances. Areas reserved for public open spaces should not be designed for recreational use (for example playgrounds, community facilities) until agricultural activities are ceased.

In some circumstances a temporary, suitably designed constructed buffer with 50 per cent porosity and of sufficient height may be accepted (that is, where residential development of existing agricultural land is likely to occur before a vegetative buffer can be established and chemicals used are of low public health risk).

Temporary buffers are subject to the same design criteria as permanent ones to ensure their effectiveness.

Constructed buffers should be submitted for approval as an alternative design

Requirements for vegetative buffers

To be effective barriers to spray drift, vegetated buffers must:

- be located as close as practicable to the point of release of the spray
- be a minimum total width of 40 m made up of 10 m cleared fire break area either side of a 20 m wide planted area
- contain random plantings of a variety of tree and shrub species of differing growth habitats, at spacings of 4 to 5 m
- include species with long, thin (needle-like) and rough (furry/hairy) foliage which facilitates the more efficient capture of spray droplets and which are fast growing and hardy
- foliage should be from the base to the crown; mixed plantings of trees may be required to ensure there are no gaps in the lower canopy
- provide a permeable barrier which allows air to pass through the buffer – a porosity of 0.5 is acceptable (that is, approximately 50 per cent of the screen should be air space)
- have a mature tree height twice the height of the spray release height
- have mature height and width dimensions which do not detrimentally impact upon adjacent crop land.

Applications for development where biological buffers are proposed shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species.

The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the effectiveness of the buffer is to be maintained.

More information

Hazards Unit, Environmental Health Directorate

Phone: 9222 2000

Email: ehinfo@health.wa.gov.au

APPENDIX 3

ENVIRONMENTAL PROTECTION AUTHORITY

GENERIC SEPARATION DISTANCES BETWEEN SENSITIVE AND INTENSIVE RURAL (INDUSTRIAL) LAND USES

Industry	Description of industry	Impacts					Buffer distance in metres and qualifying notes
		Gas-eous	Noise	Dust	Odour	Risk	
Abattoir	killing of animals for human consumption or pet food – no rendering		✓	✓	✓		500-1000, depending on size
Animal Feedlot	intensive rearing of cattle (in rural zone, away from towns)		✓	✓	✓		1000-2000, depending on size
Animal Feedlot	other intensive rearing, e.g. sheep (in rural zone, away from towns)		✓	✓	✓		1000-2000, depending on size
Aquaculture – ponds or tanks & natural waters included	propagation or rearing of aquatic fauna, with supplementary feeding		✓		✓		100-300, depending on size
Dairies	milking shed operations		✓	✓	✓		500
Dog kennels	in rural zones		✓		✓		500
Extractive Industries - sand and limestone extraction	no grinding or milling works		✓	✓			300-500, depending on size
Horse stables	keeping horses		✓	✓	✓		100-500, depending on size
Livestock saleyard or holding pen	holding of live animals pending sale, shipment or slaughter		✓	✓	✓		at least 1000, depending on size
Market gardens	broad-scale operations	✓	✓	✓	✓		300-500, depending on size
Mine dewatering, tailings or residue disposal	water extracted and discharged to allow mining of ore; or mining or processing of ore occurs and tailings or residue are discharged into a dam		✓	✓			case by case
Mushroom farm	using on-site blended soils or compost		✓		✓		500-1000, depending on size
Nurseries	no composting		✓				100
Orchards	broad-scale operations	✓	✓				500

(ii)

Industry	Description of industry	Impacts					Buffer distance in metres and qualifying notes
		Gas-eous	Noise	Dust	Odour	Risk	
Piggery – intensive, – 5000 pigs or more – 500 to 5000 pigs – 50 to 500 pigs – less than 50 pigs	premises on which pigs are fed, watered and housed in indoor pens		✓		✓		5000 for piggeries with more than 5000 pigs, 3500 for piggeries with 500 to 5000 pigs, 2000 for piggeries with 50 to 500 pigs, and 500 for piggeries with less than 50 pigs
Piggery – extensive (all premises)	premises on which pigs are fed, watered and housed in outside paddocks or enclosures			✓	✓		1000 for all extensive piggeries
Poultry industry	intensive farming		✓	✓	✓		300-1000, depending on size (Note: see also State Planning Policy 4.3 - Poultry Farms Policy)
Rabbitries	intensive husbandry			✓	✓		500
Sawmill	timber (tree) milling		✓	✓			500-1000, depending on location & size
Turf farms and lawns	broad-scale turf production		✓	✓	✓		500
Vineyards (viticulture)	broad-scale operations (including winery)	✓	✓	✓	✓		500
Water Ski Park (not included in Guidance Statement No.3)	Bonney's Water Ski Park at Lot 101 St Albans Road, Baldivis		✓				The City of Rockingham recommends at least 3500

Note: The information contained within this table has been extracted from the Environmental Protection Authority's *Guidance Statement No.3: Separation Distances between Industrial and Sensitive Land Uses*, and is intended as a guide only. The industries listed in this table are not a comprehensive list of the industries contained in Guidance Statement No.3.