



Local Planning Policy 14 - Margaret River Development Investigation Areas Design and Development Policy

AMRSC Planning Policy

March 2011

Purpose

This Policy was adopted by Council to set governing principles in place that align with the following elements of the Shires' adopted Strategic Plan (2010-2020);

Sustainable Development 3 Liveable Townships, Hamlets and Neighbourhoods

- *Adopt and implement the Rural Hamlet Design Guidelines*
- *Plan and encourage the construction of a variety of housing types and higher densities*
- *Create permeable, pedestrian and cycle friendly village centres, hamlets and neighbourhoods.*

Background

Margaret River townsite lands shown as Development Investigation Areas ('DIAs') in the Shires' Local Planning Strategy (LPS) (see Map 2 of LPS) are currently zoned for General Agriculture and therefore are not suitably zoned for residential subdivision and development. Council has discretion to choose to initiate a 'Scheme Amendment' to rezone individual DIA lands to "Future Development", in accordance with relevant State and local policy. This policy provides supplementary guidance to assist Council in making a decision on a proposed Scheme amendment for Margaret River 'DIA' lands.

This policy supplements amendment requirements in the Local Planning Strategy, the Planning Act and Regulations, and other relevant state and local planning policies.

Objectives

The objectives of this policy are;

- To provide supplementary guidance to the Shires' Local Planning Strategy in relation to future planning procedures for Margaret River Development Investigation Areas (DIAs) as set out in the Local Planning Strategy.
- To establish the weight afforded to "Rural Hamlet Design Handbook" in detailed design and strategic planning decision making with respect to DIA Areas.
- To set detailed parameters which development proponents must satisfy prior to Council considering that a proposed DIA Scheme Amendment is satisfactory for initiation.

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Definitions

For the purposes of this policy the following definitions shall apply;

'Development footprint' - that portion of any DIA identified for urban residential and associated purposes, including internal access and circulation roads / reserves and carparking areas. The 'development footprint' excludes any areas of POS to be provided within the DIA and any dedicated walk/cycle paths. Land to be ceded to Main Roads for future roads does not form part of the 'total site area', except for calculation of the total lot yield.

'Green network areas' – Any areas within the DIA lots which do not form part of the 'development footprint' area or lands to be ceded to Main Roads WA. This includes, but is not limited to public open space, watercourses & dams, schools and playing fields, natural bushland, walkways, cycleways, rural residential lots which cannot be further subdivided, and rural production activities.

'Masterplan' – A document submitted by proponents at rezoning stage describing how the key components of "Phase Three" (pages 114 -166) of the Shire of Augusta Margaret River - Rural Hamlet Design Handbook are being addressed as part of the proposal.

'Total Site Area' - Entire land area of DIA, which excludes any land to be ceded to Main Roads for future roads.

Technical Supporting Document

"Rural Hamlet Design Handbook" – Shire of Augusta Margaret River, prepared by Common Ground Studios, March 2009.

Principles

In planning and development terms, the function of this policy is to ensure that development of Margaret River DIAs, whenever that may occur, is guided by the following principles;

- a) **Providing an alternative** to conventional suburban sprawl and rural residential development in town expansion areas by way of clearly defined community-orientated hamlets separated by open land and/or conservation reserves.
- b) Providing reduced development footprints surrounded by extensive areas of green space.
- c) Providing a mix of mix of dwelling types with some provision of smaller dwellings in order to cater for smaller households, along with elements of mixed use.
- d) High contextual design and development standards by defining a **strong character and sense of place** through quality design of the built and natural environment, within **context of the Margaret River character**.
- e) Encourage community oriented villages based on the concept of **sustainable rural land use** and land management practices.
- f) Ensure waste and water demands are minimised through design.
- g) Provide for **ecological restoration** and support for natural systems on the site and surrounding area.
- h) Ensure integration with the surrounding environment forming part of the landscape but not dominating it.
- i) Reinforce core **rural production activities** within the Shire e.g. Viticulture, orchards, tree crops, dairy, horticulture.

Policy

1. *Development Investigation Areas (DIAs) M1-4, M7 and M8, M10-12 of the Margaret River Townsite (as per Map 2 of Local Planning Strategy) are considered not satisfactory for initiation of Scheme amendments until such a time as;*
 - a) *The proposed amendment includes a detailed master plan showing how development is to occur in accordance with this policy identifying the various land uses as described in the Augusta-Margaret River Rural Hamlet Design Handbook, complying to the District level requirements shown in the Local Planning Strategy and provides for appropriate connectivity between DIAs..*
 - b) *The proposed amendment provides for a Scheme provision which requires that the future development footprint (as defined above) strives to be no greater than 50%, subject to supporting land capability/suitability assessment based on rigorous sieve mapping exercises, suitable demonstration of environmental mitigation, and delivery of core concepts as described in the Augusta-Margaret River Rural Hamlet Design Handbook (specifically “Phase Two”);*
 - c) *The proposed amendment provides for a Scheme provision which requires that comprehensive “Local green network management plans” be provided at Structure plan stage. These plans shall describe land tenure, land use, long term management regimes and associated maintenance costs of the “green network areas”. These plans shall provide the framework for land tenure, land use, long term management regimes and associated maintenance costs of the “green network areas”, and allow the specific detail of which to be a requirement of prior to subdivision;*
 - d) *The proposed amendment provides for a Scheme provision which requires that a comprehensive ‘Structure plan which shows how the proposal has considered and taken into account both site analysis methodology and design aspects contained in the Rural Hamlet Design Handbook and details the form and scale of development and identifies the specific land uses and tenures of land in the DIA.*
 - e) *The proposed amendment provides for a Scheme provision which requires that best practice alternative servicing, water use and reuse, stormwater management, energy efficiency and energy production, be demonstrated at Structure plan stage; and*
 - f) *The location of the Margaret River Eastern Bypass Route has been agreed between the Local Government and the State Government, and suitable arrangements have been made for the funding and construction of the road.*
 - g) *Design and Development of DIAs M7-9 shall include provision for the western bypass route/district distributor.*

The Shire will support variations to Liveable Neighbourhoods policy and to the R-Codes in the DIA areas where it is demonstrated that the proposed variations are consistent with the Augusta-Margaret River Rural Hamlet Design Handbook.
2. *Development Investigation Areas (DIAs) M5 and M9 of the Margaret River Townsite (as per Map 2 of Local Planning Strategy) are considered not satisfactory for initiation of Scheme amendments until such a time as;*
 - a) *The proposed amendment to facilitate development includes a detailed master plan showing how development is to occur in accordance with this policy identifying the various land uses as proposed in the Local Planning Strategy, complying to the District level requirements shown in the Local Planning Strategy, and provides for appropriate connectivity between DIAs.*

- b) *The proposed amendment provides for a Scheme provision which requires that best practice alternative servicing, water use and reuse, stormwater management, energy efficiency and energy production, be demonstrated at Structure plan stage; and*
- c) *The location of the Margaret River Eastern Bypass Route has been agreed between the Local Government and the State Government, and suitable arrangements have been made for the funding and construction of the road.(Applies to DIA M 5)*
- d) *Design and development of DIA M9 shall include provision for the western bypass route/district distributor*

Application

This policy applies to lands marked as DIAs on the “Land Use Category Map 2” of the Shires Local Planning Strategy.

Shire planning officers are responsible for assessing proposed scheme amendments for DIA areas, and will assess any applications in relation to the Local Planning Strategy, an adopted or endorsed Settlement Strategy, any other relevant State planning policy and the ‘DIA Design and Development Policy’.

Adopted for Advertising	8 October 2009
Adopted by Council	9 March 2011
Policy Reviewed	

Appendix 1: “DIA Design and Development” Policy Implementation Table

Stage in Planning Process and Outline of Formal Requirements	Approval Authorities
<p>1. Scheme amendment (rezoning) proposal on one or any of Margaret River residential DIA areas, requirements;</p> <ul style="list-style-type: none"> • Consistent with Local Planning Strategy. • Must contain supporting land capability assessment studies based on rigorous sieve mapping exercises consistent with “Phase Two” of Rural Hamlet Design Handbook. • Consistent with “DIA Design and Development Policy” objectives 7a-e. • Consistent with relevant LPS and other relevant state policies. 	<p>Council, State agencies, WAPC & Minister for Planning</p>
<p>2. Structure plan for any of the three DIA areas, must be consistent with;</p> <ul style="list-style-type: none"> • Policy objective 7c, in relation to submission of a “Masterplan” consistent with requirements of “Phase Three” of Rural Hamlet Design Handbook. • Policy objective 7a, in relation to reduced development footprint. • Policy objective 7b, in relation to green network management plans. • Relevant LPS, LPS1 and state policies. 	<p>Council, State agencies, WAPC</p>
<p>3. Subdivision in accordance with WAPC endorsed “Planning Policy Statements” on Structure Plan.</p>	<p>Council, State agencies, WAPC</p>