

# KARRIDALE HAMLET SETTLEMENT STRATEGY- MAY 2011

ENDORSED

Chief Executive Officer

Shire President

for WA Planning Commission



## GENERAL PRECURSORS TO DEVELOPMENT

1. A local water management strategy shall be prepared, to the satisfaction of the Shire and DoW prior to support for any Scheme amendment. This Local Water Management Strategy shall be completed in accordance with the "Better Urban Water Management Framework", and this plan shall address and provide detailed information on, but not be limited to, the following:
  - 1.1 The hydrological system in the sub-district, including the Turner Brook System, and the nature and extent of surface and groundwater;
  - 1.2 Identification and mapping of flood risk 1 in 5, 1 in 10 and 1 in 100 year events both north and south of Bushby Road and measures to control peak flow rates in natural systems;
  - 1.3 Sustainable Water Supply including collection and use of rain water and connection to a reticulated potable and recycled water scheme;
  - 1.4 Strategy for collection, treatment, reuse and disposal of wastewater;
  - 1.5 Control of run off and nutrients into Turner Brook and groundwater;
  - 1.6 Stormwater reuse, treatment and infiltration at source;
  - 1.7 Water requirements to sustain and enhance wetlands / water dependent ecosystems;
  - 1.8 Inclusion of water in urban design and landscape elements to enhance the amenity of urban areas.
2. The total lot yield shall not exceed 250 lots within the area identified for development on this strategy plan. Development will be staged in accordance with the text of this Strategy.
3. The rezoning of any land for development under this strategy shall include:
  - 3.1 The preparation of a detailed structure plan consistent with the provisions of Local Planning Scheme No. 1;
  - 3.2 Investigation and the preparation of detailed development contribution requirements that include provision for:
    - 3.2.1 Forward funding or construction of a dual use path to connect commercial facilities and residential land use in the north of the strategy plan with the school and community facilities at the junction of Bussell Highway and Chapman Road;
    - 3.2.2 Upgrading and improvement to the Karridale Hall facilities;
    - 3.2.3 Facilitation of pedestrian movements across Bussell Highway at the location of commercial activities;
    - 3.2.4 Connection of the Crossroads to the Rails to Trails reserve.
 The development contribution requirements shall be subject to consultation concurrent with any modification to the zoning of land to implement the strategy.
  - 3.3 An assessment of the flora and fauna values of areas of remnant vegetation. This assessment shall also detail long term management strategies for the preservation and enhancement of areas of remnant vegetation identified on the strategy plan, with these strategies given effect through the Scheme Amendment, Structure Plan and Subdivision processes.
  - 3.4 A requirement for design guidelines to be prepared and implemented at the subdivision and development stages and enforced as either a component of the required structure planning or as a subsidiary Detailed Area Plan. These guidelines will address appropriate built form and integrated sustainability measures appropriate to the rural and historic context of Karridale.
  - 3.5 A comprehensive Public Open Space strategy addressing the distribution, management and tenure of open space to meet the recreational needs of the community and where necessary, provide for mitigation of the visual impact of development.
  - 3.6 Consideration of provisions for land use that encourage working from home.
  - 3.7 Detailed Fire Management Planning, providing for acceptable mitigation of risk from the threat of fire without compromising the integrity of areas of remnant vegetation.
  - 3.8 Within DIAs1 & 2, examination in detail of the traffic, capacity and safety of Bushby Road and propose any relevant upgrades to the satisfaction of the Shire and Main Roads WA. Conservation of existing mature trees along Bushby Road will be given due regard.
  - 3.9 Future development shall avoid seasonally waterlogged areas, as identified by the district water management strategy and included on this strategy plan as the 'wet areas' known at the time of compiling this strategy. Additionally, future development shall choose locations where minimal fill to avoid high water tables is required. This shall be detailed in structure planning for each development area.

## DEVELOPMENT AREAS (See Text of Strategy for Specific Requirements)

4. Development Investigation Area 1 - Land within DIA1 will form the greatest density of development. Wet areas will be avoided, remnant vegetation protected and development buffered by appropriate mitigation through landscape planting. The development of the Hamlet Core should be subject to an investigation of suitable live/work opportunities to be facilitated by provisions introduced through a future amendment to LPS1.
5. Development Investigation Area 2 - Land within DIA2 will form a transition in lot size/density between DIA1 and DIA3. Development of DIA2 is subject to preservation of remnant vegetation, avoidance of wet areas, and buffering from DIAs1, 3 and Bushby Road.
6. Development Investigation Area 3 - Land within DIA3 will be developed in the form of rural residential development incorporating measures to ensure the physical separation of development from the adjacent DIA2, including the establishment of buffer planting as identified on the Strategy Plan, buffer planting to establish the northern and western boundaries of development, and to provide a physical separation from potential agricultural uses on adjoining land. Investigation will be undertaken of management and tenure of the adjacent 'wet area' with consideration of measures to incorporate this land within rural residential lots but exclude significant physical infrastructure such as roads and buildings.
7. Enclave Investigation Area 1 - The Development of EIA1 is subject to substantial progress of DIAs1 and 2, as identified in the staging requirements of the Strategy Text. Development is subject to protection of remnant vegetation, buffer planting and consideration of the adjacent 'wet area' including the dam in terms of appropriate tenure for long term management and incorporation into the future development concept. Development of the site is to be consistent with the principles of the Shire's Hamlet Design Guidelines, with not more than 20 lots provided, generally in the area identified. A further 5 rural smallholdings of between 1 and 5 ha may be established about the periphery.
8. All remnant vegetation is to be retained and measures examined through the Scheme Amendment and Structure Plan process to ensure appropriate long term tenure and management of these features. Remnant vegetation should not be impacted by fire management regimes.
9. Commercial areas will be utilised to enhance the function of Karridale as a rural service centre, and provide convenience retail, tourism facilities and opportunities for cottage industry. Development should enhance the streetscape and be consistent with the character and context of Karridale.
10. The community precinct will remain the focal point for community based activities, and development contributions will assist and enhance the existing community facilities.
11. Future tenure, management and land use on the church reserve will be investigated by the Council with a view to incorporating this land within the development of Karridale, subject to the retention of significant vegetation on this land.
12. Buffer planting is required to serve the purpose of mitigating the visual impact of development, preventing coalescence between development areas, and mitigating land use conflict between residential and agricultural land use.

### Legend

- Pedestrian Link
- Buffer Planting
- Remnant Vegetation
- Commercial
- Church Reserve
- Wet Area
- DIA2
- DIA3
- 800m Walkable Catchment
- DIA1 - Hamlet Core
- DIA1
- Community Precinct
- EIA1

0 0.6479  
kilometers  
Scale: 1:15,000

