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Shire of Kalamunda

# Special Council Meeting

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Agenda for 3 October 2011





## **NOTICE OF MEETING SPECIAL COUNCIL MEETING**

Councillors,

Notice is hereby given that a Special Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on:

**Monday 3 October 2011, commencing at 7.30pm.**

For the benefit of members of the public, attention is drawn to the following requirements as adopted by Council.

### **Open Council Meetings – Procedures**

1. All Council Meetings are open to the public.
2. All other arrangements are in accordance with Council's Standing Orders, Policies and decision of the Shire or Council.

A handwritten signature in black ink that reads "J. Trail".

James Trail  
**Chief Executive Officer**  
29 September 2011



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## **AGENDA**

**1.0 OFFICIAL OPENING**

**2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED**

**3.0 PUBLIC QUESTION TIME**

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this meeting. For the purposes of Minuting, these questions and answers are summarised.

**4.0 PETITIONS/DEPUTATIONS**

4.1 Mr Brendan Acott – Aspen Group

**5.0 DISCLOSURE OF INTERESTS**

**5.1 Disclosure of Financial and Proximity Interests**

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.60B and 5.65 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the *Local Government Act 1995*.)

**5.2 Disclosure of Interest Affecting Impartiality**

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

**6.0 REPORT TO COUNCIL**

Please Note: declaration of financial/conflict of interests to be recorded prior to dealing with each item.

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**Declaration of financial / conflict of interests to be recorded prior to dealing with each item.**
**6.1 Local Planning Strategy**

Previous Items	PS-02/11
Responsible Officer	Director Planning and Development Services
Service Area	Planning and Development Services
File Reference	PG-STU-016
Applicant	N/A
Owner	N/A
Attachment 1	Draft Local Planning Strategy
Attachment 2	Submission Table
Attachment 3	Proposed Modifications to the Draft Local Planning Strategy
Attachment 4	Preferred Population Scenario 3

**PURPOSE**

1. To consider whether to adopt the draft Local Planning Strategy (the Strategy) and forward to the Western Australian Planning Commission (the Commission) for endorsement.

**BACKGROUND**

2. In September 2010, Council considered the Strategy for the purpose of requesting the support of the Commission to advertise and resolved the following:
  1. *Endorses the draft Local Planning Strategy for the purpose of referral to the Western Australian Planning Commission for its certification under Regulation 12A(3) of the Town Planning Regulations 1967 for the Strategy to be advertised for public comment.*
  2. *Resolve that the draft Local Planning Strategy remain a confidential document until it is certified by the Western Australian Planning Commission and released for public comment.*
3. In April 2011, the Commission granted approval to advertise the Strategy subject to a number of modifications being undertaken to the document prior to formal advertising commencing.
4. In June 2011, Council considered the modifications requested by the Commission to the draft Strategy and whether to endorse the Strategy for the purpose of public advertising and resolved the following:

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1. *Notes the modifications requested by the Western Australian Planning Commission.*
  2. *Endorses the draft Local Planning Strategy for the purpose of public advertising.*
  3. *Determines that the following changes be made to the Local Planning Strategy following the advertising period, subject to the responses from the community:*
    - a. *Include information in the body of the Strategy and Executive Summary to indicate that comprehensive planning and analysis of issues relating to bush fire risk, future servicing and biodiversity protection will be required prior to rezoning, subdivision and development of the land proceeding.*
    - b. *That the description "Urban Investigation Areas" be replaced by "Urban Development Areas"*
  4. *Request clarification from the Western Australian Planning Commission in respect to the Schedule of Modifications as to what is meant by "Demonstrated Commitment" and who ultimately will be responsible for implementing the urbanisation process.*
  5. In respect to Point 4 of Councils resolution, the Shire received a response from the Chairman of the Western Australian Planning Commission on 28 June 2011 which is summarised as follows:
    - The SPC when considering the draft Strategy recognises that the Wattle Grove Area has potential for future urban development given its proximity to major transportation routes, employment centres and existing and future urban areas.
    - The servicing of this land requires more comprehensive examination taking into consideration future urban development in Maddington Kenwick Strategic Employment area and the financial implications for the State of infrastructure provision within these areas.
    - This issue is to be addressed by the Department in consultation with local government and relevant service authorities in preparation of the Sub-Regional Structure Plan for the north east area which will provide more detailed analysis of the potential for urbanisation and the staging of such development.
    - It is intended that this plan will provide the demonstrated commitment to the urbanisation and provide the strategic framework to progress the statutory rezoning process under the State and local planning Schemes.
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## DETAILS

6. The purpose of this report is to advise Council on the principal elements of the Strategy, advise Council of the nature of the submissions received to the Strategy, advise of any modifications resulting from the submissions received and seek adoption of the Strategy subject to any proposed modifications.

7. The draft Strategy is a long term strategic plan to guide future development in the Shire to 2031 to align with the State Governments key strategic planning document Directions 2031 and beyond.

The Plan once endorsed, will be effected through changes to the Scheme and guide policy development. Refer Attachment 1.

8. The principal aims of the of the Local Planning Strategy is described as follows:

- The promotion and enhancement of the Kalamunda Town Centre and Forrestfield Forum as the main centres in the Hills and Foothills respectively.
- The protection of the natural environment and biodiversity.
- The provision of a range of housing types to suit the demographic profile.
- The promotion of local employment growth based on airport development, industrial expansion in the freight sector and home based businesses.
- The encouragement of well designed activity centres in the community.
- The encouragement and promotion of tourism activities where appropriate.
- The provision of excellent recreational and community facilities throughout the Shire.
- The expansion of industrial activities to take advantage of the State industrial and transport policies and opportunities at Perth Airport.
- The maintenance of quality and economic viability of the rural areas without adverse impacts on the environment.
- The promotion of excellent public transportation and the efficient development of physical infrastructure.

9. In preparing the Strategy, the following key issues were identified:

**Aged Accommodation:**

- By 2031, 1 in 3 people will be over 55 years of age and more than half of them will be over 70 years of age. There is an urgent need to diversify the housing stock in all localities of the Shire to cater for more compact housing for older people so as to avoid older members of the community leaving the Shire to find suitable accommodation.

**Future of the Special Rural Areas:**

- The Shire contains large areas of Special Rural Zoning that are ideally suited for urban development due to their locational attributes such as their close proximity to the Perth CBD and local freight industrial uses and employment opportunities associated with the Forrestfield Industrial Area and Perth Airport.

**Future Land Uses in the Orchard Areas:**

- The Shire is under continual pressure to reduce the size of lots in the orchard areas due to social and economic considerations. These pressures must be balanced against the strategic value of the land as a fruit growing area for the Perth Metropolitan Region. A review of the Hills Orchard Study will be undertaken to consider this issue.

**Industrial Growth and Employment:**

- The rapid growth and development of the mining and freight related industry and employment is having a direct impact on the Shire. In response to the existing and potential future growth, the Shire is progressing the development of its key strategic location of Forrestfield/High Wycombe north of Berkshire Road and west of Roe Highway for industrial use. In conjunction with Perth this strategically located area will serve as a major employment hub driving demand for housing in the eastern suburbs.

**Perth Airport growth and Expansion:**

- Perth Airport is the fastest growing airport in Australia. In addition to the airports aviation expansion the Westralia Airport Corporation (WAC) is rapidly expanding its non-aviation sector. The WAC has projected an additional 14,000 jobs by 2031.

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**Housing Development:**

- With employment growth in industry, freight and the airport, and the opportunity for affordable land, housing development in Forrestfield, High Wycombe and Wattle Grove areas of the foothills has been rapid.

**Sustainable Development Based on the Shire's Biodiversity Strategy:**

- The Shire has a relatively high percentage of remnant vegetation and natural areas compared with most Local Governments in Western Australia and it is intended to develop sustainably within the guidelines established in the Shire's Local Biodiversity Strategy to ensure all local natural areas and environmentally sensitive areas are afforded the appropriate protection in the planning process.

**Public Transport to Perth:**

- The Shire of Kalamunda is relatively poorly served by public transport to Perth. There is an opportunity to link the Shire to Perth via a proposed rail line from Perth to the integrated Perth International – Domestic Terminal. An extension of the rail line into the eastern suburbs of the Shire could potentially open the line to 80,000 people in the future which would add to the economic efficiency of the rail connection.

**Facilitation of Tourism Development Opportunities:**

- The Shire has a number of tourism development opportunities that should be enhanced so as to improve the tourist visitations to the Shire. These include access to the start of the renowned Bibblumen Walk Track, Mundaring Weir lookout, the Hills wine and orchard areas and State Forrest and National Parks for passive and active recreation pursuits.

**Provision of Community Infrastructure and Facilities in Established and Newly Developed Areas:**

- The Shire maintains and enhances community infrastructure and facilities in established and newly developed areas. The future growth of the Shire will place greater demand on existing and new facilities. To this end, the Shire is presently preparing a Community Facilities Plan to guide the provision of a wide range of community facilities in the Shire of Kalamunda over the next 20 years.

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**Urban Design and Streetscape:**

- The Shire has embarked on an ambitious urban design project to improve the quality of the commercial activity centres in the Shire through the preparation of Townscape Improvement Plans. To date, improvement plans have been prepared and adopted for the Kalamunda Town Centre, Lesmurdie Shopping Centre and Edinburgh Road Shopping Centre in Forrestfield.

**Population Projections and Future Growth:**

- Existing population projections for the Shire prepared by the Department of Planning, although out of date, indicate approximately 20,000 additional people in the Shire by 2031. It is considered however, that the Shire of Kalamunda could accommodate a total population in excess of 80,000 by 2031.
- Recent Commonwealth / State Government Announcements indicate that the Australian population could reach 35.5 million by 2056 and that Perth will reach a population of 3.5 million by 2056 has caused widespread discussion relating to sustainability and reasonable levels of growth.
- The Western Australian State Government through its key strategic plan Directions 2031 has identified a population of 2.2 million for Perth, however has undertaken scenario planning in order to plan for the land supply and housing needed to accommodate a city of 3.5 million.

10. As part of the planning assessment it was decided to prepare 4 Population Scenarios: i.e. growth by 10,000, 20,000, 25,000 and 30,000 additional people over the next 21 years. The analysis also looked at what planning principles should underpin the scenarios and what the impact would be on the Shire of the different scenarios. Some of the key planning principles cover the following aspects:

- Targeted urban consolidation, transport corridors, availability of services, infrastructure networks, commercial centres, employment availability, retention of buffers and reserves.

Accommodation of the projected population growth will be achieved through the following combination of strategies:

- Consolidation of existing urban areas, utilizing the capacity in existing urban structure plan cells, proposed new urban expansion areas, proposed urban investigation areas and potential future low density residential development in semi-rural areas of the Foothills.

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11. The four population scenarios are described below:

**Population Scenario 1:**

Growth by 10,000 people accommodated in Existing Development Areas (Wattle Grove U9, Forrestfield U7, High Wycombe U2, Maida Vale U6 and U4 and Orange Grove Road, Lesmurdie) Proposed Urban Area (Stirling Crescent) and Proposed Urban Infill Areas (Kalamunda, High Wycombe and Forrestfield). At current development rates Scenario 1 will be achieved in approximately 7 years (2017) without any major changes.

**Population Scenario 2:**

Growth by 20,000 people accommodated as in scenario 1 above (with some higher take up rates) plus Proposed Urban Investigation Area from Special Rural to Urban (R20/30) (north of Sultana Road East and Pickering Brook). At current development rates this would be achieved in 15 years (2025).

**Population Scenario 3:**

Growth by 25,000 people accommodated as in scenarios 1 and 2 plus Residential Bushland development (R2.5) of Special Rural land to the east of Hawtin Road/Lewis Road (R2.5, R5) and medium density residential development (R20, R30) Wattle Grove south of Welshpool Road including a Neighbourhood Centre in Wattle Grove. This scenario would retain a Special Rural buffer along the edge of the Scarp. At current development rates the final part of this scenario (Special Rural land to Urban) would be required by 2025.

**Population Scenario 4:**

Growth by 30,000 people accommodated as in scenarios 1 and 2 plus Residential development (R20) of Special Rural land to the east of Hawtin Road/Lewis Road and Wattle Grove (south of Welshpool Road) to densities of R20/R30) including a Neighbourhood Centre in Wattle Grove. This scenario would also retain a Special Rural buffer along the edge of the Scarp. At current development rates the final part of this scenario (Special Rural land to Urban) would be required by 2025.

**STATUTORY AND LEGAL IMPLICATIONS**

12. The preparation of a Local Planning Strategy is provided for in the *Planning and Development Act 2005* and the *Town Planning Regulations 1967* (as amended). These statutes set out precise procedures that Council is required to adhere to.

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**POLICY IMPLICATIONS**

13. *Directions 2031 and beyond* is the State Government's key strategic planning policy document which will guide the future development of Perth for the next 21 years. The Shire's Strategy reflects the key assumptions and themes identified in Directions 2031.

**PUBLIC CONSULTATION/COMMUNICATION**

14. Advertising of the Strategy was undertaken in accordance with the statutory requirements as identified under Regulation 12A(3) of the *Town Planning Regulations 1967 (as amended)*. Some non-statutory elements were also included to ensure all members of the community have sufficient opportunity to view and comment on the Strategy.

15. The Statutory elements are described as follows:

- The Strategy was advertised for a period of eight (8) weeks commencing on 16 June 2011 concluding on 11 August 2011.
- Advertisements were placed in the Western Australian newspaper for one (1) week and local newspaper for two (2) consecutive weeks.

Non Statutory elements are described as follows:

- A contractor was engaged to deliver to all residents and businesses an A3 summary brochure detailing the main elements of the strategy and a letter with a community feedback form.
- The Strategy was available for viewing on the Shire website. The community feedback form was also available on the website.
- Hard Copies of the strategy document were available for viewing and for loan at the Shire administrative building, Shire libraries of Kalamunda, Forrestfield and High Wycombe.
- Copies of the Strategy were made available to the community on CD.
- Display Panels detailing key elements of the strategy were on display for a period of one (1) week at the Shopping centres of Kalamunda, Forrestfield and High Wycombe.
- Four (4) "Public Open Days" information sessions were held in Kalamunda, Forrestfield and High Wycombe. These sessions enabled members of the community to come and discuss the strategy and its implications with staff in a one-on-one situation. The open days included display boards which summarised the content of the strategy available for public viewing.
- A Frequently Asked Question (FAQ) form was available at the open days to assist people with their understanding of key elements of the strategy.

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16. In response to the advertising period a total of 636 submissions were received. Of this number 251 were in support of the Strategy, 274 were against and 111 were neutral given no direct opinion was expressed. Refer Attachment 2.
17. The principal issues raised in the submissions are summarised as follows:
- Urbanisation of Wattle Grove
  - Public Transport
  - Hills Orchard Areas
  - Residential Bushland zone
  - Urban Design
  - Rezoning/Subdivision in the Hills
  - Aged Accommodation
  - Affordable Housing
18. The submissions received requested a number of changes to the draft Strategy. The changes are identified in Attachment 2 and described below:
- Identification of Maida Vale as a proposed residential infill area.
  - Extension of the Residential Bushland zone.
  - Rezoning/subdivision of rural land located to the east of Kalamunda and Lesmurdie urban areas.
  - Subdivision of rural land identified in the Hills Orchard Area.
  - Removal of Wattle Grove as a future Urban Investigation Area.
  - Extension of the Industrial Development zone along Welshpool Road East.
- Comments to the proposed changes are described in the proceeding sections.
19. **Urbanisation of Wattle Grove**
- A total 220 submissions were received to the proposal to identify Wattle Grove as a new urban investigation area. Of these 188 were objections, 25 were in support and 7 were neutral.
  - The nature of the objections are summarised as follows:
- Lifestyle/amenity**
- Landowners expressed concern that urbanisation of Wattle Grove would affect the rural/residential lifestyle that the current special rural zoning affords landowners. It is acknowledged that in the event that urbanisation does proceed, some landowners may experience some impact on their lifestyle as landowners proceed with the subdivision of their land.
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- From a planning perspective however, the intent of the draft strategy is to provide the strategic framework which will enable the statutory rezoning process, i.e. amendments to the metropolitan and local planning Schemes to proceed. The Strategy will not force any landowner to develop or subdivide their land if they do not wish to. Landowners in effect can remain on their land indefinitely if they wish to do so. The Strategy represents a 20 year plan for the Shire, having the strategic framework in place for this period will enable State and local government to accommodate future growth in a planned and sustainable way.
  - In regard to lifestyle, future urbanisation of Wattle Grove will provide for a range of lifestyle options with the introduction of the residential bushland zone with its emphasis on tree and vegetation retention and lot sizes of between 2000sqm and 4000sqm.  
It is considered that such lot sizes can afford residents with a similar lifestyle experience to that of the current special rural zoning albeit on a smaller lot size.

#### **Utilities/infrastructure**

- Objections to the proposed urbanisation of Wattle Grove suggest that utilities such as sewer and water cannot be provided to the area. Senior staff at the Water Corporation have indicated that such services can be provided to the Wattle Grove area east of Tonkin Highway. This view has been supported in the written response from the Water Corporation to the draft Strategy. The issue is not so much whether the services can be brought to the area, but rather who is prepared to do so. Ultimately the timing of the provision of utilities will depend on such decisions being made.
- It is acknowledged that the servicing of the area requires detailed investigations to determine the capacity of existing infrastructure and potential upgrades required taking into consideration future urban development of surrounding areas.

#### **State Government Planning Policy**

- In regard to the Commission's key strategic planning documents Directions 2031 and beyond and the draft Outer Metropolitan Perth and Peel Sub-Regional Strategy, the draft Strategy is entirely consistent with both documents in identifying Wattle Grove as a potential future urban area.
- References to population growth scenarios proposed by the Shire as being inconsistent with State government projections are noted. The Department of Planning population projection of 20,000 additional people by 2031 is acknowledged by the draft Strategy as being achievable without the need to identify Wattle Grove as a future urban area. These figures however are out of date and are to be revised.



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The projections released by the State government of 2.2 million for Perth by 2031 and 3.5 million by 2056 are reflective of current growth scenarios. The Shire of Kalamunda like any other local authority must plan for this growth in a sustainable manner. The proposed growth scenario of 25,000 by 2031 is considered sustainable in meeting the land supply and housing needs for growth of 3.5 million.

- The response received from the Commission in response to Council request for clarification around the wording “demonstrated commitment”, also suggests the identification of Wattle Grove as a future urban area is consistent with State government planning policy.

### **Loss of Flora, Fauna and Habitat**

- Landowners have expressed concern over the loss of vegetation and habitat in particular for the Carnaby's cockatoo resulting from the proposed urbanisation of Wattle Grove. Acknowledging these concerns the draft Strategy outlines that comprehensive planning and analysis of issues relating to biodiversity protection will be required prior to rezoning of the land proceeding.
- An Environmental Impact Assessment is required to support the Metropolitan Region Planning Scheme amendment process. This process will require flora and fauna surveys including the identification of habitat to be undertaken. Areas containing local natural areas can be identified and incorporated into public or regional open space depending on the significance of the vegetation. Habitats for fauna such as the Carnaby's Cockatoos are protected under Federal legislation.
- The introduction of the Residential Bushland zone with its emphasis on tree and vegetation retention will assist with the protection of local natural areas and fauna habitat.

### **Scheme Amendment 18 – Gavour Road**

- The issue of Scheme amendment 18 will be dealt with as a separate issue to that of the draft Strategy. Whilst the draft Strategy has identified six (6) potential sites for aged accommodation facilities, the focus of the Strategy is to plan the strategic direction of the Shire for the next 20 years. The decision whether Scheme amendment 18 proceeds or not is a matter for the Minister for Planning to decide.
- Irrespective of whether amendment 18 proceeds or not, from a planning perspective the draft Strategy would still be identifying Wattle Grove as future urban area due to its locational attributes.

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20. **Public Transport**

- It is acknowledged that transport is a major issue for residents of the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs to Perth is an issue that needs to be addressed. To this end the draft Strategy recommends examining measures to improve public transport links from the Hills to Perth.
- The Shire for the past two years has been actively pursuing with key government and non government stakeholders a rail link option from Perth Airport to the eastern suburbs. The rail line to Perth Airport has been proposed within a 20 year timeframe under the recently released draft Public Transport for Perth 2031. If the rail line into the eastern suburbs can be included, then this would open up rapid bus links and improved cycling facilities options to a station in Forrestfield or High Wycombe.

21. **Hills Orchard Area**

- Local orchardists are facing increasing pressures both economically in the face of declining prices and markets, and socially with the family tradition of passing on the family run business. To this end orchardists are looking for the support of government agencies to allow for a reduction in the minimum lot size for rural zoned land currently used for horticultural practises from 6 hectares down to 2 hectares.
- The draft Strategy recommends a minimum of 4 hectares as part of a review of the Hills Orchard Study which was prepared in 1987. However, the review of the study will be undertaken to consider possible reduction in the minimum lot size down to 2 hectares for orcharding areas where it can be demonstrated that such reductions in the lot size will not affect the viability of the orcharding industry.
- The process of consideration of the issue has commenced with the forming of a working group comprising Shire staff, representatives from the Orchard area, and staff from the Department of Planning, Department of Water and Department of Agriculture.

22. **Residential Bushland Zone/Retention of Special Rural Buffer**

- A number of submissions were received from landowners in the foothills seeking clarification as to the rationale for retaining the special rural buffer to the scarp and not allowing for the residential bushland zone to extend to the existing reserve land at the base of the Darling Scarp.
- The reason primarily was to act as a buffer to the Scarp.

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On reflection however, it could be argued that the use of the residential bushland zone with a minimum 4000sqm lot size could also achieve a similar outcome.

- It is noted that of the 141 affected lots, 37 are already below the minimum 1 hectare lot size.
- Given that there are no substantive planning grounds not to support the proposed extension of the residential bushland zone it is recommended that the proposal be supported subject to the requirement for comprehensive planning and investigations being undertaken particularly for this area in relation to bush fire risk and allowing for adequate fire access and separation to the Scarp.

23. **Traffic Issues**

- Concern was raised that the introduction of new residential and industrial areas would result in increased levels of traffic congestion.
- It is acknowledged that traffic and transport are fundamentally important issues that need to be addressed in the planning of new urban areas.
- As part of the comprehensive planning analysis and investigation for new urban areas traffic reports are required to review the adequacy of the road and transport hierarchy around and within the planned urban areas. These investigations will identify potential problem spots to ensure they are addressed during the structure plan process.

24. **Urban Design**

- It is evident from the submissions that beautification of our urban centres and retention of trees is an important issue for residents and that urban design should not compromise the 'village' feel of Kalamunda. That said, it was also evident that there is concern in the community that urban design improvements are lacking and focussed too much in the Hills and not in the foothills.
- Acknowledging the concerns of residents in this area the Shire has for the past two years embarked on an ambitious plan to improve the urban design of all our main centres without compromising the elements the community values about each of the centres.
- To this end, Townscape Improvement Plans have been prepared and adopted with community input for the following centres:
  - Kalamunda Town Centre
  - Lesmurdie Shopping Centre
  - Edinburgh Road Shopping Centre, Forrestfield
  - Berle Way Shopping Centre, High Wycombe

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- The following centres are currently having improvement plans prepared for them:
    - Forrestfield District Shopping Centre
    - Kenneth Road Shopping Centre, High Wycombe.
  - In respect to the Forrestfield Shopping Centre, State Government Planning Policy 4.2 – Activity Centres for Perth and Peel has identified Forrestfield as a 'District Centre' in the Activity Centres Hierarchy. This highlights the important role the centre performs in the day to day functioning of the centre and reinforces the role the centre will continue to play in the future.
  - As part of this process good urban design outcomes is critical to the future operational success of the centre. Accordingly a structure plan is currently being prepared by the Shire to guide the future development and renewal of the centre.
  - The retention and planting of street trees for existing and new urban areas is an important function of good urban design. Street trees are important to the visual amenity of an area and also have a role to play as a wildlife corridor linking green open spaces.

#### 25. **Rezoning/Subdivision in the Hills**

- A small number of submissions were received from groups of landowners requesting the opportunity to subdivide rural zoned land (distinct from the Hills Orchard request) through the rezoning process for land located immediately to the east of the urban areas of Kalamunda and Lesmurdie. One such site is the area surrounding Croxton Road which is currently zoned Rural Landscape Interest.
- These sites are characterised by some of the lots being below the prescribed 6 hectares required under the Scheme.
- Rather than consider these sites in isolation, it is preferable that a review of sites located in similar locations be investigated to determine an appropriate strategy in moving forward with these areas. Affected landowners could assist in this process with the provision of appropriate information.

#### 26. **Aged Accommodation**

- Residents have expressed a desire to see independent and assisted care facilities provided in the Shire of Kalamunda.
- The draft Strategy identifies a number of potential sites for aged accommodation comprising independent and assisted care facilities.

Some of these are located on privately owned land and some on reserved land. The timing as to when these sites will be developed will depend on a number of factors; these include when the landowners, developers, State and Local Government are in a position individually or collectively to undertake the planning process necessary to develop the sites.

27. **Housing**

- Submissions on this issue focussed on the need for a mix of housing, not just for the retiring population and also the need for affordable housing.
- It is acknowledged that particularly in the hills suburbs that much of the new housing stock has been focused on the 'over 55's' aged group.
- The draft Strategy recognises the need to provide for a range of housing and density options that will attract all age groups in locations which can provide affordable housing options in particular to young couples and families. The Shire is in a good position to plan for such development given the proximity of Forrestfield, High Wycombe, Maida Vale and Wattle Grove to Perth. The location of this land is seen as offering some of the more affordable land in the Perth Metropolitan Region and therefore expected to be in high demand.

28. A small number of submissions were received questioning why the existing older urban area of Maida Vale was not identified as having the potential for urban infill. When preparing the draft strategy it was thought that services could not be extended to this area. Following further investigation of the issue it was discovered that this was not the case and that the area could potentially be serviced. Accordingly, it is recommended that the area be identified for investigation as an urban consolidation area.

29. **Industrial Development- Welshpool Road East**

A single submission was received in respect to land located on Welshpool Road East currently identified as Regional Reserve under the Metropolitan Region Scheme (MRS) and is the subject of a current amendment to the MRS. The submission is seeking the extension of the industrial development area over a portion of the land. The lot in question abuts land identified under the Strategy as future Industrial Development area and is located in close proximity to the Maddington Kenwick Strategic Employment Area. Acknowledging that the land may have the location and characteristics suitable for industrial use, support for such a proposal must be viewed in the context of the broader strategic planning required for the surrounding area and not in isolation. As such, the land will need to be included in an overarching structure plan that will identify suitable land uses and constraints over the land.

It recommended therefore the land be identified as an extension of the industrial development area subject to the Commission's endorsement of the Metropolitan Region Scheme amendment.

## **FINANCIAL IMPLICATIONS**

30. The cost of undertaking the public advertising of the strategy has been met through the 2010/2011 Strategic Planning Services advertising budget.

## **STRATEGIC AND SUSTAINABILITY IMPLICATIONS**

### **Strategic Planning Implications**

31. The Strategic implications arising from the strategy document are considerable owing to the very nature of a strategic planning review. Importantly the strategic direction of the Strategy is consistent with the State government's key Strategic planning document Directions 2031 and beyond and draft Outer Metropolitan Perth and Peel Sub Regional Strategy.

### **Sustainability Implications**

#### Social implications

32. The Strategy considers a number of social implications at a strategic level. The key social elements are:
- Increased housing opportunities for aged accommodation.
  - Increased local housing and employment opportunities through planned urban and industrial areas.
  - Provision of well-located community facilities.
  - Provide for a range of passive and active recreational areas and facilities.

#### Economic Implications

33. The economic impact of the proposed strategy is considerable and has been integrated with the Shire's Economic Development Strategy in providing for the long term financial sustainability of the Shire. Key elements are:
- Increased employment opportunities
  - Taking advantage of the growing employment base at Perth Airport.
  - Promotion of tourism based activities.
  - Support for ongoing horticultural activities in the Hills Orchard Areas.

#### Environmental Implications

34. The Strategy has regard to environmental and sustainability issues and strategic direction of the Shire. Key elements are:
- Protection of biodiversity and the natural environment.

- Incorporating appropriate site analysis of the environment to ensure areas of conservation value is afforded the necessary protection in the planning process.
- Protection of water catchment areas.

## OFFICER COMMENT

35. The Strategy is an important document which outlines the future strategic vision for the Shire. The document is the culmination of extensive planning analysis of the key strategic issues affecting the Shire now and into the future. From this analysis four (4) population scenarios were prepared for consideration, i.e. population growth of 10,000, 20,000, 25,000 and 30,000 people. The scenarios were prepared having regard to some key planning principles and strategies. Population Scenario 3 proposing growth of 25,000 over the next 20 years is the preferred scenario. Refer Attachment 4. This option is recommended primarily because it represents the most sustainable approach and achieves an appropriate balance between population growth, protection of the environment, jobs growth and economic development in the Shire.
36. The number of submissions received in response to the advertising of the draft Strategy highlights the interest and desire of the community to be involved in the future planning of the Shire of Kalamunda which is always encouraged.
37. The submissions received requested a number of changes to the draft Strategy and raised a number of pertinent issues for the local community. The changes requested have been considered and the recommendations made are outlined in the Section of the report dealing with Public Consultation and Communication.
38. The urbanisation of the Wattle Grove area is one such issue of which the level of community opposition to the proposed urbanisation is substantive in the context of the number of submissions. The level of opposition may be seen as sufficient grounds to not support the proposal, however, from a planning perspective there are broader strategic considerations that Council should be mindful of in deliberating this issue.
39. Ultimately, the intent of the draft Strategy is to establish the strategic direction of the Shire over the next 20 years during which time the population of Perth is expected to grow to 2.2 million and 3.5 million by 2056. From a planning perspective, Wattle Grove is considered suitable for future urban development given the area is adjacent to the existing urban front, has potential access to services/infrastructure, is located only 20 minutes from Perth and has access to existing and future employment base around Perth Airport. Based on these attributes it is considered that the Wattle Grove area represents a sustainable development option.

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40. The expectation is that the implementation will occur over the 20 year timeframe of the Strategy. It will not force any landowner to undertake any changes to the land; the Strategy will simply establish the strategic framework to enable the statutory process to occur when landowners wish to do so.
41. In endorsing the draft Strategy for advertising, Council resolved to advise the Commission that two changes be made to document following the advertising period and subject to responses received from the Community. These were as follows:
- *Include information in the body of the Strategy and Executive Summary to indicate that comprehensive planning and analysis of issues relating to bush fire risk, future servicing and biodiversity protection will be required prior to rezoning, subdivision and development of the land proceeding.*
  - *That the description "Urban Investigation Areas" be replaced by "Urban Development Areas"*
42. In respect to the first dot point, the Shire requested that the wording "will not support" be removed and that the sentence be reworded to acknowledge the requirements for comprehensive planning and analysis of proposed new urban areas to be undertaken prior to rezoning subdivision and development proceeding. Given there is a statutory process for such analysis, it is simply not necessary to state that the Commission will not support rezoning when it is clearly understood that this is required as part of the planning process.
43. In respect to the second point, the wording 'Urban Development Area" is considered more appropriate in reflecting the 20 year time span of the document. Importantly, the change in the description will still require comprehensive planning and analysis to be undertaken prior to rezoning, subdivision and development occurring.
44. Having considered the community responses it is recommended that the changes be made to the strategy document as described above.
45. The June Council resolution also requested clarification from the Western Australian Planning Commission in respect to the Schedule of Modifications as to what is meant by "Demonstrated Commitment" and who ultimately will be responsible for implementing the urbanisation process. It was evident from the response received that the Commission recognised the potential of the Wattle Grove area for future urbanisation, acknowledging that issues such as servicing require more comprehensive examination. This point is clearly understood and acknowledged in the draft Strategy.
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46. In considering the servicing issue for both of the proposed new urban development areas, the Commission's advice that this issue will be addressed through the preparation of Sub- Regional Structure Plans is a positive and welcome step and provides the level of commitment from the Commission necessary if the planning of Maida Vale South and Wattle Grove is to occur over the next 20 years.
47. In Summary, the draft Strategy has been the subject of an extensive community consultation process. The requested modifications and issues raised in the submissions have been considered and recommendations made which may not meet the expectations of some members of the community. The recommended strategy will however enable the Shire to plan for the whole community in a sustainable manner in order to accommodate the predicted population growth of 2.2 million by 2031. On this basis it is recommended that draft Local Planning Strategy is adopted subject to modifications.

## **OFFICER RECOMMENDATIONS**

### **RECOMMENDATION 1**

That Council:

1. a. Notes the submissions received in response to the draft Local Planning Strategy.

Moved:

Seconded:

Vote:

### **RECOMMENDATION 2**

That Council:

1. a. Include information in the body of the Strategy and Executive Summary to indicate that comprehensive planning and analysis of issues relating to bush fire risk, future servicing and biodiversity protection will be required prior to rezoning, subdivision and development of the land proceeding.

Moved:

Seconded:

Vote:

### **RECOMMENDATION 3**

That Council:

1.
  - a. That the description “Urban Investigation Areas” for Wattle Grove and Maida Vale South be replaced by “Urban Development Areas”.
  - b. Notes that the boundary shown for the Wattle Grove Urban Development area as shown on the plan on Attachment 3 is indicative only and will be more accurately determined during the subsequent detailed planning stages.

Moved:

Seconded:

Vote:

### **RECOMMENDATION 4**

That Council:

1.
  - a. Identify the Maida Vale area east of Roe High Way and north of Maida Vale Road as proposed Residential Infill Area.

Moved:

Seconded:

Vote:

### **RECOMMENDATION 5**

That Council:

1.
  - a. Extend the Residential Bushland zone over the foothills area identified as special rural buffer.

Moved:

Seconded:

Vote:

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**RECOMMENDATION 6**

That Council:

1. a. Identify the area south of Welshpool Road as Industrial Development and extend this area over Lot 36 Welshpool Road East and a portion of Lot 32 Brook Street, subject to the Western Australian Planning Commission support for the Metropolitan Region Scheme amendment for the lots.

Moved:

Seconded:

Vote:

**RECOMMENDATION 7**

That Council:

1. a. Undertake further investigation of rural zoned land to the east of Kalamunda and Lesmurdie urban area to identify land below the established minimum lot size to determine the suitability of the land for rezoning.

Moved:

Seconded:

Vote:

**RECOMMENDATION 8**

That Council:

1. a. Give consideration to a reduction in the minimum lot size to 2 hectares for rural zoned land identified under the Hills Orchard Area as part of the review of the Hills Orchard Study.

Moved:

Seconded:

Vote:

## **RECOMMENDATION 9**

That Council:

1. a. Adopts the Local Planning Strategy in accordance with the modifications identified above. The changes be incorporated into the draft Strategy and forwarded to the Western Australian Planning Commission for endorsement.

Moved:

Seconded:

Vote:

**7.0 CLOSURE**