



Harley Dykstra

PLANNING & SURVEY SOLUTIONS



Structure Plan

Lot 1 Lakes Road & Lot 2 Shanns Road, North Dandalup

Prepared for MALF Corp Pty Ltd

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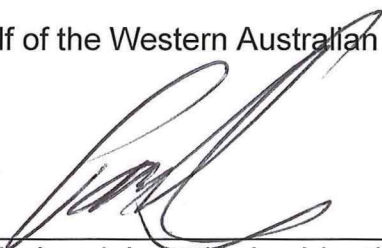
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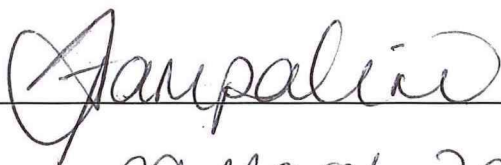
This structure plan is prepared under the provisions of the Shire of Murray District Planning Scheme No.4

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
ON: 28 March 2017

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to
Section 16 of the *Planning and Development Act 2005* for that purpose, in the
presence of:



Witness

29 March 2017

Date

Date of Expiry: 28 March 2027

TABLE OF AMENDMENTS

Amendment No.	Summary of Amendment	Amendment Type	Date approved by WAPC

EXECUTIVE SUMMARY

The Structure Plan applies to Lot 1 Lakes Rd and Lot 2 Shanns Rd, North Dandalup and will facilitate the subdivision and development of the subject land for Special Rural lots ranging in size from 1 ha to 9.81 ha.

New public open space areas will also be created in the vicinity of the North Dandalup River and an existing creekline that traverses the site from east to west.

The Structure Plan also makes provision for future widening on Lakes Rd and provides for the protection of substantial areas of vegetation in the southern portion of the site.

STRUCTURE PLAN SUMMARY TABLE

Item	Data	Structure Plan Reference
Total area covered by Structure Plan	196.12 ha	Section 2.2
Areas of each land use proposed:		
Special Rural	160.24 ha	Section 4
Open Space	15.54 ha	Section 4.1.5
Estimated Lot/Dwelling Yield	104	Section 4
Estimated Residential Site Density	0.65 dwellings per site ha	Section 4
	0.53 dwellings per gross ha	Section 4
Estimated Population	270	Section 4

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PART ONE: IMPLEMENTATION

1 STRUCTURE PLAN AREA

The Structure Plan applies to the whole of Lot 1 Lakes Rd and Lot 2 Shanns Rd, North Dandalup, as depicted on the Structure Plan Map.

2 OPERATION

The date this structure plan comes into effect is the date of the structure plan being approved by the Western Australian Planning Commission.

3 STAGING

Subdivision and development should proceed in stages, starting at Lakes Rd and generally moving from north to south. The development of the Structure Plan area is not contingent on any specific infrastructure triggers.

4 SUBDIVISION & DEVELOPMENT REQUIREMENTS

The Structure Plan outlines land use zones and reserves applicable within the Structure Plan area in accordance with the zones and reserves listed in the local planning scheme.

4.1 Public Open Space

Public Open Space should be provided in accordance with the Structure Plan.

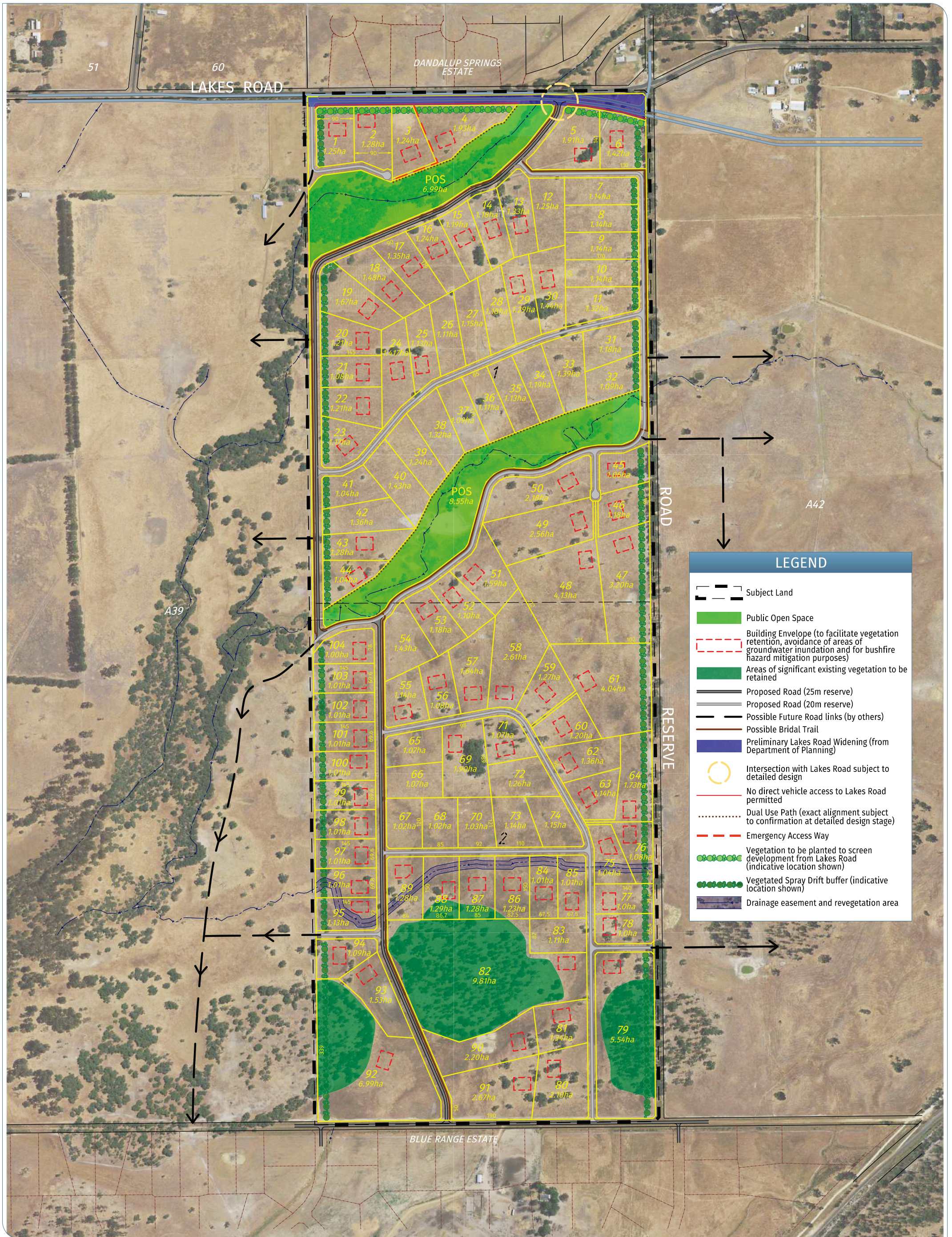
4.2 Emergency Access Way

The emergency access way identified on Lot 4 is to be constructed, gated and signposted in accordance with the *Guidelines for Planning in Bushfire Prone Areas* to the satisfaction of the Shire of Murray.

5 LOCAL DEVELOPMENT PLANS

Local Development Plans may need to be prepared for lots:

- a) immediately adjoining public open space;
- b) where it is important to control vehicle access and egress;
- c) subject to water management requirements; and
- d) subject to fire management requirements.



STRUCTURE PLAN

Lot 1 Lakes Rd & Lot 2 Shanns Rd
NORTH DANDALUP

Plan No. | D11-917-02G
Date | 03/02/17
Drawn | BdR
Checked | JC
Revision | G

Scale | 1:4000@A1
1:8000@A3

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NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

PART TWO: EXPLANATORY SECTION

1 INTRODUCTION

1.1 OVERVIEW

This Structure Plan has been prepared by Harley Dykstra on behalf of the owners of Lot 1 Lakes Road and Lot 2 North Dandalup (the subject land) to enable the development of a rural residential estate. The Structure Plan will facilitate subdivision of the subject land into approximately 100 rural residential lots, consistent with other rural residential subdivisions that have either been approved or are in the process of obtaining approval on the north-side of Lakes Road and the south-side of Shanns Road respectively.

This proposal has been prepared with the intent of providing opportunities for rural residential development consistent with similar existing development on neighbouring properties. The proposal considers the environmental capabilities of the subject land and demonstrates how subdivision could occur without negative impacts on the natural environment. The proposal also demonstrates how subdivision and development will protect and improve the amenity and character of the area.

Specifically, the proposal complies with the adopted Nambeelup – North Dandalup Local Rural Strategy, provides the link between the surrounding rural residential estates to the north and south, protects the significant environments (including the watercourses), provides for road structures and open space that link with surrounding land and provides for a variety of lifestyle and land management choices.

1.2 BACKGROUND

In November 2009, a submission was lodged on behalf of the owners of the subject land regarding the Draft Nambeelup – North Dandalup Local Rural Strategy (LRS) that had identified only portions of Lot 1 and 2 within the Rural Residential 1 Policy Area. The submission requested the Lots 1 and 2 in their entirety be included within the Rural Residential Policy Area, and ultimately this request was supported by the Shire of Murray and by the Western Australian Planning Commission (WAPC).

Subsequently, in September 2012, the Council considered a preliminary request from the owners of the subject land, namely; whether a rezoning of Lots 1 and 2 to “Rural Residential” would be supported in the event that the landowners apply for such a Scheme Amendment. Council indicated, in a letter dated 28 February 2013, that, whilst it could not pre-empt a decision on a future formal Scheme Amendment submission, it generally supported such an amendment and was prepared to work with the landowners to reach a suitable planning outcome, provided that the appropriate land capability studies and bushfire management investigations were completed in a suitable manner. District Scheme Amendment 289 to the Shire of Murray’s Town Planning Scheme No. 4 was gazetted on 13 January 2017 to rezone the subject land “Special Rural”.

2 SUBJECT LAND

2.1 LOCATION

The subject land is located approximately 64 km south (direct line) of the Perth Central Business District and approximately 17 km west (direct line) of the City of Mandurah. The North Dandalup centre (local shops, services etc.) is located 3.5 km to the east of the site (refer to the Location Plan at **Figure 1**).

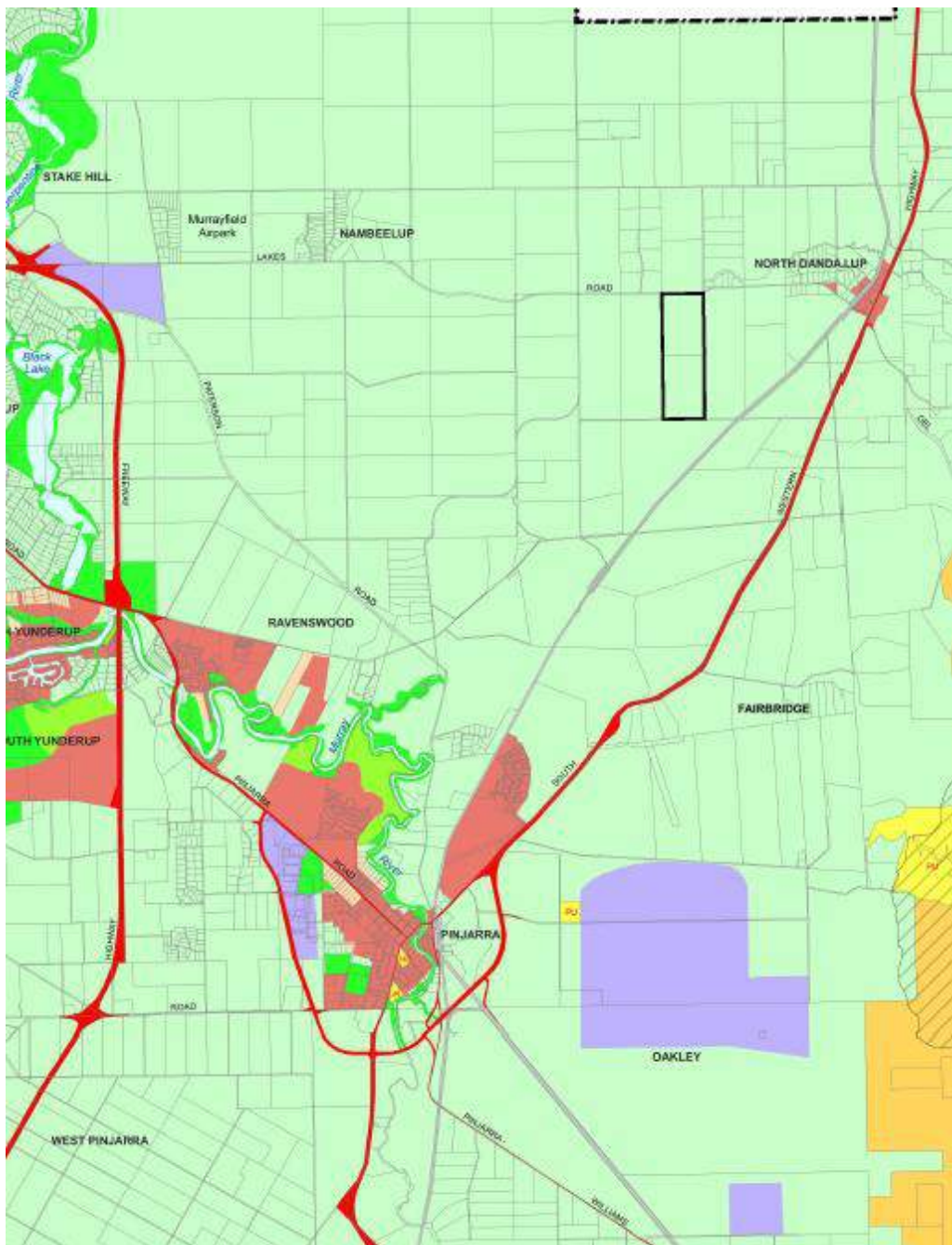


FIGURE 1: LOCATION PLAN (SOURCE: PEEL REGION SCHEME)

2.2 Subject Land

The subject lots are legally referred to as Lot 1 Lakes Road and Lot 2 Shann's Road, North Dandalup. Lot 1 is 97 ha in area with 800m of frontage to Lakes Road, located 3.5km due west of the North Dandalup Town Site. Lot 2 Shann's Road is of a similar size and adjoins Lot 1 immediately to the south (refer to **Figure 2**). A copy of each Certificate of Title is included at **Appendix A**.

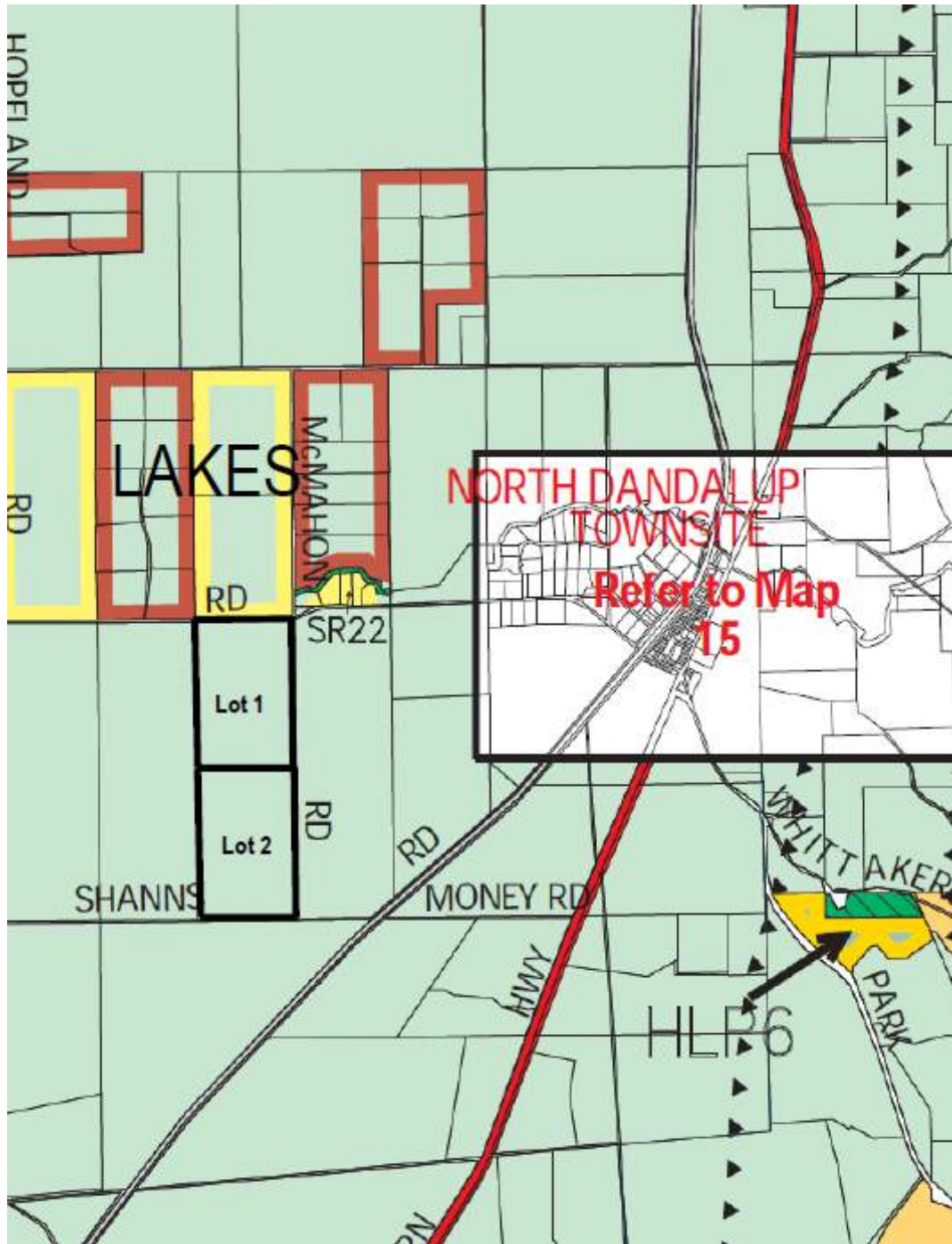


FIGURE 2: LOCATION PLAN (SOURCE: TPS 4 PRIOR TO DSA 289)

The subject land is zoned “Special Rural” under TPS 4 and is adjoined by “Rural” zoned land to the east and west. To the north of Lakes Road, the site is adjoined by “Special Rural” zoned land, and to the north-west and north-east the land is zoned “Farmlet”. Immediately to the south of Shanns Road, District Scheme Amendment No. 239 has been approved to rezone that land to “Special Rural”.

The subject lot is predominantly cleared of vegetation, with the exception of two corridors of vegetation traversing the land on an east-west alignment that follows two existing watercourses. The northern watercourse, adjacent to Lakes Road, constitutes the North Dandalup River with extensive fringing native vegetation. In the southern part of the lot, there is an elevated sandy area that comprises significant native vegetation, although there is minimal understorey due to the long established cattle grazing use of the property. The land is quite flat, with very gentle undulations in parts, and accommodates a dwelling and associated outbuildings adjacent to the North Dandalup River.

An Aerial Photograph at **Figure 3** illustrates the nature of existing land use and physical features of the land. A full description of the topography, vegetation, soils and hydrology has been included in the Local Water Management Strategy, which is included as **Appendix B**.



FIGURE 3: AERIAL PHOTOGRAPH

3 STRATEGIC PLANNING CONSIDERATIONS

3.1 NAMBEELUP – NORTH DANDALUP LOCAL RURAL STRATEGY

The purpose of the LRS is to guide future rural land use and allow for various forms of rural settlement to cater for demand on a staged basis over the next 15 to 20 year period. The LRS includes the entire subject land area within “Rural Residential 1 Precinct”. This precinct is within easy access of services and community facilities in North Dandalup, with Lakes Road running through the centre of the precinct providing efficient east-west access to major transport routes, including the Kwinana Freeway and South Western Highway.

The LRS acknowledges that existing rural residential development has already occurred on the north side of Lakes Road, immediately opposite the subject land. Further, since the completion of the LRS in March 2012, a scheme amendment for the land on the south side of Shanns Road has been proposed, allowing for the development of rural residential lots.

The LRS identifies a number of key issues that need to be considered as part of any future rezoning proposal within the “Rural Residential 1” Policy area, namely:

- Planning to address floodway and coordinated provision of access, particularly for the land south of Lakes Road;
- Lot sizes to be 1.0ha through to 4.0ha or larger depending on land capability and intended stock rates;
- Servicing availability, and potentially provision of reticulated water supply where practical and reasonable;
- Provision of bridle trail networks, public open space and community facilities;
- Vegetation retention, assessment and revegetation measures;
- Water management planning;
- Fire management planning; and
- Demand assessment and staging.

These issues have all been addressed in the preparation of this Structure Plan.

3.2 STRATEGIC OPPORTUNITIES AND CONSTRAINTS

The **North Dandalup River** in the northern part of the subject land, and the minor watercourse traversing the southern part of Lot 1, both offer excellent opportunities to provide and enhance the linking of environmental and vegetated corridors across the locality. Both of these environmental corridors are appropriate to be incorporated into public open space linkages and where appropriate serviced with multiple use strategic access ways. The establishment of appropriate reserve widths and revegetation measures for both of these corridors will also serve the environmental improvement of the wider catchment.

Lakes Road is a major road link between the future Kwinana Freeway extension and the South Western Highway, and is likely to be subject to proposals for road widening and possibly deviation,

as has been illustrated on a number of strategic planning documents. The planning and design work over the subject land makes provision for road widening in future, a potential traffic roundabout at the intersection of Lakes Road and McMahon Road and the possible future realignment of Lakes Road.

The subject land represents the closest identified future rural residential front to the North Dandalup Townsite and its planned urban expansion area. Accordingly, it is logical to commence with rural residential development at this point, as opposed to allowing a “leap frogging” of rural residential development further away from the North Dandalup Townsite and associated services and community facilities.

The subject land forms the “**missing link**” between the rural residential development area immediately north of Lakes Road and the recently progressed rural residential rezoning area immediately south of Shanns Road. The subject land offers an opportunity to establish a strong land use and road link between these two rural residential precincts.

Portions of the land may be suited to **equestrian land use activities**. At a district level, there is recognition of the growing equestrian interest within the Shire of Murray and the further interest that will be stimulated by the planned Equine Centre south of Pinjarra.

A corridor of trees traversing the southern part of the land presents an opportunity to preserve this vegetation. With appropriate revegetation and protection measures, a **strategic bushland area** can be established, supporting increased biodiversity and fauna habitat.

The land to the west of the subject land has been included within the “Rural Residential 1 Precinct” in the Nambeelup – North Dandalup Rural Strategy. As such, this land has been considered in the design of the Structure Plan for Lots 1 and 2 by providing road infrastructure that can extend into this property when required. Similarly, the location of indicative road connections for land to the east has also been considered. It is not considered necessary to provide an overall Structure Plan for the land to the north and south as approved Subdivision Guide Plans are already in place.

3.3 DEMAND EVALUATION COMPARED WITH OTHER RURAL RESIDENTIAL AREAS

Within the identified “Rural Residential 1 Precinct” under the LRS, there are currently two estates that are at different stages of development, namely; the Dandalup Springs Estate immediately to the north of Lot 1 on the opposite side of Lakes Road; and the Blue Range Estate planned on the south side of Shanns Road. Whilst both of these estates have a small proportion of bush lots and equine lots, the predominant lot form in these estates comprises 1.0ha lots which do not offer such opportunities. Accordingly, notwithstanding what may be on offer in the adjoining rural residential estates, the development proposed on the subject land will be in high demand because of the diversity of river front living; large bush-lots; and possible equine lots. Further, the subject land is in closer proximity to North Dandalup Townsite, and offers an important link between the disconnected rural residential estates.

In terms of demand take-up-rate, Dandalup Springs Estate (immediately to the north) has been approved for subdivision with at least 28 lots listed as sold or under contract as of the 30th July

2013. During the next three to five years of the rezoning and subdivision approval process for the subject land, the 122 lot rural residential estate at Dandalup Springs is likely to be largely completed. The staged development of Lots 1 and 2 commencing at Lakes Road, would therefore be the next logical front for the expansion of rural residential product.

The Blue Range Residential Estate to the south of Shanns Road has had its rezoning request approved as well as the subsequent Stage 1 subdivision approved, and is currently being marketed. The development proposes some 150 lots, of which approximately 50 have already been sold/secured to the individuals in the landowner syndicate group, as well as to other individuals who wished to purchase lots within the estate. It is noteworthy, however, that this particular estate requires a significant extension of sealed road network and reticulated water supply before the land is ready for development. Further, as with the Dandalup Springs development, whilst there are some larger lots that could be utilised for equine purposes, the predominant land use demand in this estate is for rural residential housing lots which do not offer the characteristics and land use options of the majority of the proposed lots to be created on the subject land.

The key points of difference between the proposed development of the subject land and the already approved estates are its proximity to the North Dandalup Townsite and the diversity of lot product proposed, which provide strong selling points. Furthermore, irrespective of demand for land in the area, this estate provides the “missing-link” between the approved estates to the north and south of the subject land, ensuring that they are no longer disjointed rural residential estates.

In short, there are no other comparable new rural residential subdivisions in the North Dandalup locality that will have a variety of lots with different characteristics such as those proposed for the development of the subject land.

4 THE PROPOSAL

The Structure Plan depicts the proposed subdivision layout, indicative building envelope locations and areas incorporating existing vegetation and proposed revegetation. The general provisions of TPS 4 and specific provisions applicable to the “Special Rural” zone provide the necessary controls over development and use of the subject land.

The proposed rezoning will facilitate the creation of 104 lots (and dwellings) ranging in size from approximately 1 ha to 9.81 ha. Assuming a dwelling occupancy rate of 2.6, the development will accommodate a population of approximately 270 residents. Based on a gross areas of 196.12 ha, the gross site density will be 0.53 dwellings per hectare. Based on a net site area of 160.24 ha, the residential density per site hectare will be 0.65 dwelling per hectare.

4.1 STRUCTURE PLAN DESIGN

In response to the design and nature of the surrounding rural residential estates, the Structure Plan for the subject land has been designed in a manner which ensures that the majority of lots have frontage to a water course or incorporate areas of vegetation for retention and are capable of accommodating onsite effluent disposal requirements in areas with high groundwater levels. A variety of lot sizes are proposed, with the majority being approximately 1 ha in area and larger lots proposed for vegetation retention and water management purposes. The subject land can be broadly considered as three sub-precincts as follows:

- North – includes lots that have frontage to the North Dandalup River reserve and the water course reserve that exists near the southern part of Lot 1.
- Central – lots and building envelopes positioned to account for groundwater conditions.
- South – comprising lots which include significant areas of vegetation.

4.1.1 Movement Network

Vehicle access to the subject land will be provided via Lakes Road to the north and via Shann's Rd to the south, which links back to the North Dandalup Townsite via Railway Avenue to the east. Shann's Road is not of a sealed standard; however, it will be upgraded as development of the estate on the south side of Shann's Road is progressed.

The key elements of the proposed movement network are as follows:

- Allowance for future road widening to Lakes Road, based on information provided by the Department of Planning;
- Identification of a future intersection at Lakes and McMahon Road (subject to future detailed design);
- Restriction of direct vehicle access to Lakes Road;
- Provision of substantial road interfaces to the North Dandalup River, the central drainage/open space corridor and the unconstructed McMahon Road reserve to the east

of the subject land. The proposed road alignments meander in certain locations to reflect the extent and position of the existing physical features on site (i.e. vegetation, proposed foreshore reservation, floodway requirements etc);

- Alignment of the main north-south road system to provide a strong connection through the site. T-intersections with Shanns Rd are proposed.
- Identification of preliminary road connections and movement network structure for the abutting properties to the east and west.
- Limited culs-de-sac and battleaxe legs proposed to facilitate vehicle access to physically constrained lots and building envelopes.

A traffic assessment was undertaken for a preliminary version of the Structure Plan layout by Shawmac Consulting Engineers. This assessment examined the impact of the proposed development of the subject land on the existing movement network in the area and concluded that development of the subject land will not affect the amenity of the area and that safe movement options will exist for pedestrians, cyclists and local traffic.

4.1.2 Groundwater Level

Modelling of the Maximum Groundwater Level (MGL) has been undertaken and the outcomes of this modelling is outlined in the LWMS (refer **Appendix B**). Large areas in the central-eastern and southern portions of the subject land are affected by inundation or high groundwater levels. The Structure Plan layout has consequently responded to these constraints, with proposed building envelopes located outside of the inundation areas.

4.1.3 Vegetation

The Structure Plan layout seeks to facilitate the retention of the existing areas of vegetation on site. Building envelope locations have been identified for the placement of buildings in order to protect existing vegetation. Very limited clearing will be necessary to accommodate the proposed building envelopes. Improved vegetation protection measures will also be introduced via new scheme provisions.

The planting of screening vegetation is identified along Lakes Road and the boundaries of the site, which will occur to the satisfaction of the Shire of Murray. Additional planting and revegetation will occur in accordance with the Shire's relevant Local Planning Policy.

4.1.4 Fire Management

A Bushfire Management Plan (BMP) has been prepared by Ecosystem Solutions and is included as **Appendix C**. The BMP includes an assessment of the fire hazard associated with the proposed subdivision and development of the land, with a limited number of building envelopes identified as being subject to a BAL 12.5 rating. The BMP also outlines the necessary bushfire mitigation requirements (and the responsibilities for such) that will need to be implemented in the development of the subject land.

4.1.5 Foreshore Reserve

A Foreshore Definition Study has been undertaken by Bayley Environmental Services to identify the extent of a proposed foreshore reserve associated with the North Dandalup River and is included at **Appendix D**. The proposed foreshore reserve extends a minimum of 30m from the edge of the main channel, in accordance with the default requirements of the WAPC's Development Control Policy 2.3. The extent of the proposed reserve will also facilitate the retention of all of the remaining riparian vegetation. A Foreshore Management Plan will need to be prepared and implemented at the time of subdivision. A total of 15.54ha of open space will be provided in the development of the Structure Plan area.

4.1.6 Wetlands

A Wetland Reclassification Request was prepared by Bayley Environmental Services to seek the modification of the management categories of two mapped wetlands that abut and are situated onsite. The Department for Parks and Wildlife (DPaW) has provided correspondence confirming the reclassification of these wetlands. A copy of the Wetland Reclassification Request and DPaW correspondence is included **Appendix E**

4.1.7 Keeping of Stock

The keeping of a limited number of horses on some lots is envisaged and stocking rates are to accord with the land capability and stocking capacity of the land, as outlined in the LWMS. The Shire will determine whether horses are permitted on any lot and all proposals to keep horses will require an Equine Management Plan to be submitted with an application to keep horses.

4.2 INFRASTRUCTURE & SERVICING REQUIREMENTS

4.2.1 Water Supply

The Dandalup Springs estate, on the northern side of Lakes Road, is connected to scheme water. The subject land will also be connected to scheme water, given its proximity to this existing infrastructure.

4.2.2 Power

The land is capable of being connected to the existing Western Power infrastructure within the Lakes Road and Shanns Road reserves.

4.2.3 Effluent Disposal

Effluent Disposal is proposed to be managed on-site, in accordance with the recommendations of the LWMS included at Appendix B.

4.3 PROPOSAL SUMMARY

The equine, bush and river frontage rural residential themes of the proposed development are considered entirely compatible with the rural residential estates planned to the north and south, as well as the longer term rural residential policy area under the Local Rural Strategy for the land to the west.

The subject land is not affected by any existing local or district Structure Plans or Subdivision Guide Plans, although the nearby rural residential land that has been progressively zoned has been planned in accordance with adopted Subdivision Guide Plans for those individual zones. The development of Lots 1 and 2 will facilitate the establishment of a significant road link between Shanns Road and Lakes Road, and also provides open space corridors along the margins of the watercourses and vegetated areas that traverse the locality, which will establish the pattern and framework for future development on adjoining land parcels.

5 CONCLUSION

This Structure Plan covering Lot 1 Lakes Road and Lot 2 Shanns Road, North Dandalup, will facilitate the development of the identified Rural Residential Precinct in the Nambeelup – North Dandalup Local Rural Strategy. It will also provide an important link between the rural residential estates that are currently under construction on the north side of Lakes Road and the south side of Shanns Road. The subject land offers a variety of characteristics that allows for the development of different rural residential products, including lots with significant portions of bush, lots for equine purposes and lots which offer frontage to the water courses. These lots consequently offer opportunities that are not currently provided for in other adjoining rural residential estates in the North Dandalup locality.

Environmental, water management, traffic and bushfire reporting has been undertaken in support of this Structure Plan. These reports indicate that the subject land is capable of development and can occur without adverse impacts on the surrounding environment.