

Modification to Roseland at Dardanup Structure Plan Lot 9502 Macleay Street, Dardanup Amendment No. 2 (October 2019) Ref: 17-18-THO

Prepared On Behalf Of

Thomas Fields Pty Ltd
&
The Shire of Dardanup

Prepared By



This structure plan is prepared under the provisions of the Shire of Dardanup Town Planning Scheme No. 3

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

28 March 2011

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

Amendment No.	Amendment Summary	WAPC Endorsed Date
1	<ul style="list-style-type: none"> <li data-bbox="379 255 951 286">• Inclusion of Lot 201 into the Structure Plan Area 	15 July 2016
2	<ul style="list-style-type: none"> <li data-bbox="379 344 1102 409">• Reduction in the area of land identified as R30 and R40 residential density, resulting in a 6.36% reduction in lot yield. <li data-bbox="379 416 1102 512">• Reconfiguration and increase in the total area of Public Open Space provided to improve access and surveillance, whilst providing for stormwater management. 	10 August 2020

***Note: to be read in conjunction with SPN/0200M-1.
The final approved structure plan is included in this amendment.***

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Modification to Roseland at Dardanup Structure Plan Lot 9502 Macleay Street, Dardanup Amendment No. 2

1.0 Introduction

Modifications to the endorsed 'Roseland at Dardanup Structure Plan' was previously prepared by *MPM Development Consultants*. The Structure Plan includes Lot 9502 MacLeay Street (formerly Lot 76) which is the subject of this report. The modified Structure Plan was subsequently supported by the Shire of Dardanup and endorsed by the Western Australian Planning Commission (WAPC) (refer to **Figure 1** – Endorsed Roseland at Dardanup Structure Plan).

The owners of Lot 9502 have assessed the current market demand for residential lots within the Dardanup Townsite and have identified:

1. a strong demand from intending purchasers requiring larger lots for lifestyle and housing choice when compared with smaller, more contemporary R20 coded residential lots; and,
2. the necessity for a revised layout for the central public open space area on Lot 9502 and surrounding land with a view to achieving a better planning outcome with more lots fronting, and having more convenient access to, the proposed reconfigured public open space.

In accordance with the above, the following report is submitted to the Shire of Dardanup in support of the following proposed modifications to the endorsed Roseland at Dardanup Structure Plan:

- a general reduction in the areas of land previously identified as R30 and R40 and re-coding that land to R20;
- a reconfiguration of that area of public open space proposed within Lot 9502 to provide greater access and surveillance opportunities for future residents while still catering for stormwater management;
- a minor increase in the amount of public open space to be provided from within Lot 9502 from that originally proposed; and'
- a minor reduction in the estimated number of dwellings and nett residential density within the structure plan area.

This report both explains the proposed changes to, and the relevant details associated with, the modifications to the approved Structure Plan.

The 'Roseland at Dardanup Structure Plan' provides the planning context for, together with additional and more detailed information relevant to, the land the subject of this report.

2.0 Location, Area & Ownership

The land the subject of this amendment report to the Roseland at Dardanup Structure Plan, is known as Lot 9502 Macleay Street, Dardanup, is described on Plan 067873 and is contained in Certificate of Title 2953/826. A copy of the Certificate of Title is included as **Appendix 1** to this report.

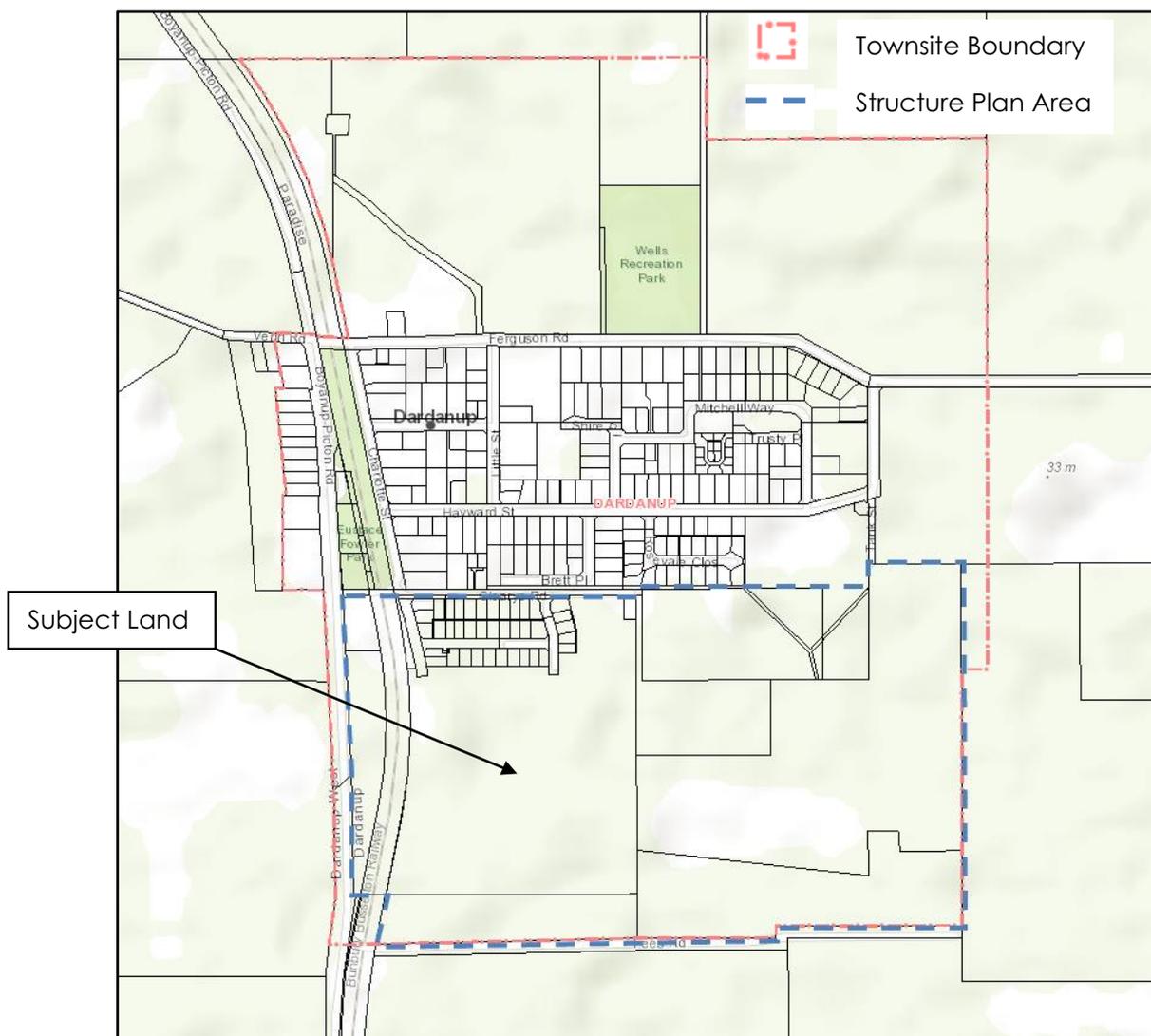
Lot 9502 is divided by a disused railway. That portion of Lot 9502 situated to the east of the disused railway (and the subject of this report) has an area of 15.6158 hectares with the registered owner of the land being Thomas Fields Pty Ltd.

The subject land adjoins immediately to the south of that existing residential development within the Dardanup townsite (refer **Figure 2**).

To the west of the disused railway, the balance of Lot 9502 is earmarked within the 'Roseland at Dardanup Local Structure Plan' as a 'Proposed Mixed Business Precinct'. The Boyanup-Picton Road borders this portion of Lot 9502 on its western boundary.

Land to the east and south of Lot 9502 currently remains as farmland but comprises part of the Roseland at Dardanup Structure Plan area.

Figure 2
Location Plan



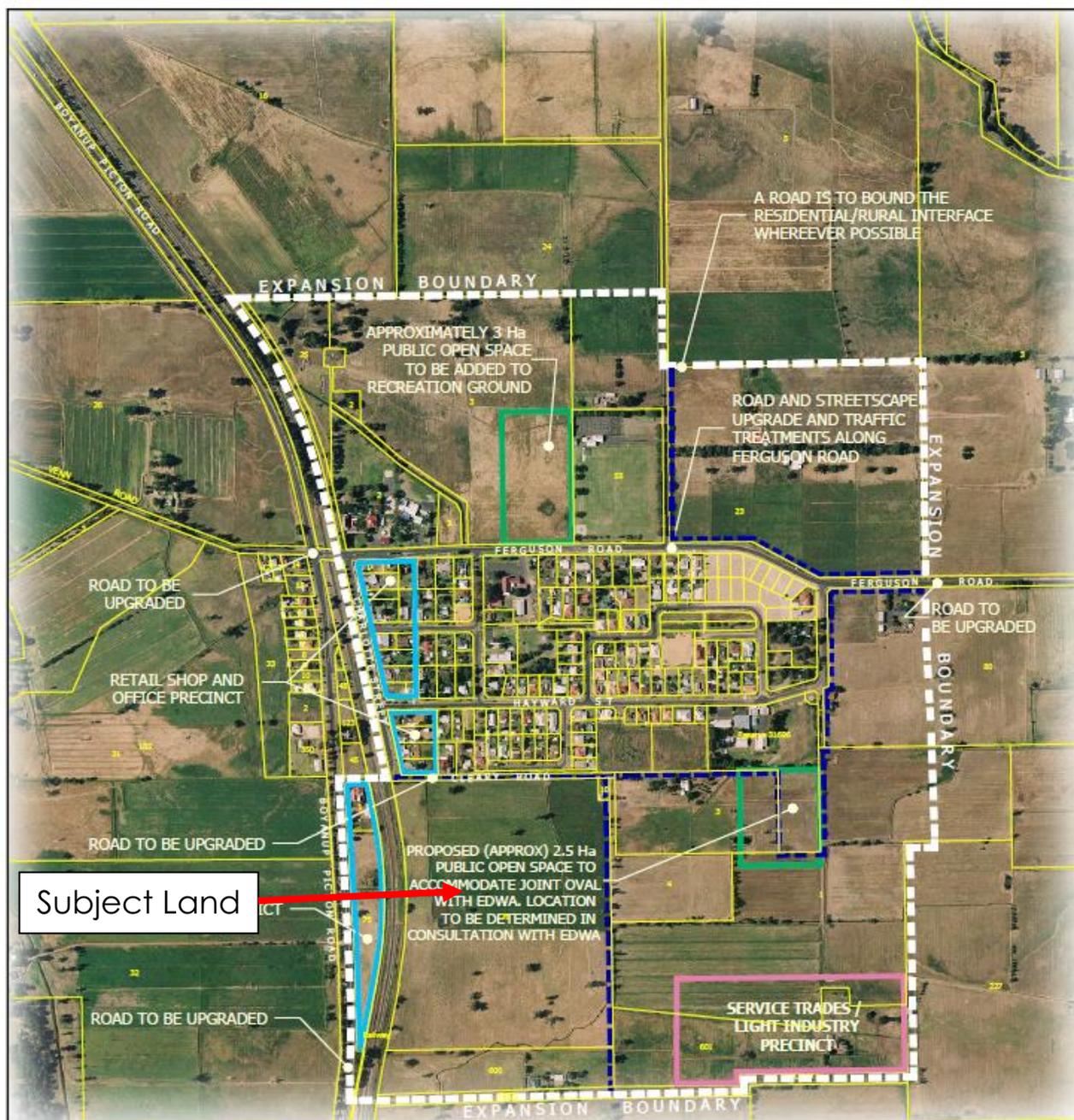
Source: Landgate SLIP Locate V5 Website (<https://maps.slip.wa.gov.au>)

3.0 Proposed Modifications

The Roseland at Dardanup Local Structure Plan was adopted by the Shire of Dardanup and endorsed by the Western Australian Planning Commission on the 23rd of July 2009. The structure plan and associated report addressed the relevant State Planning Policy instruments, the relevant strategic processes, land use, environment, servicing, transport, and development requirements (e.g. landscaping) of the time.

The 'Roseland at Dardanup Structure Plan' was prepared in the context of the 'Dardanup Townsite Expansion Strategy' which shows the subject land as comprising Stage 1 of the planned townsite expansion (refer to **Figure 3**).

Figure 3
Endorsed Dardanup Townsite Expansion Strategy



Source: Dardanup Townsite Expansion Strategy

The following modifications are proposed to the Roseland at Dardanup Structure Plan:

- a general reduction in the area of land within Lot 9502 previously identified as R30 and R40 and re-coding portions of the subject land to R20;
- a reconfiguration of that area of public open space and surrounding residential areas proposed within Lot 9502 to provide greater access and surveillance opportunities for future residents while still catering for stormwater management;
- a minor increase in the amount of public open space to be provided from Lot 9502 within the Structure Plan area; and,
- a minor reduction in the estimated number of dwellings and nett residential density within the structure plan area.

The proposed modifications are considered to be consistent with the objectives and principles of State Planning Policy 3.0 'Urban growth and settlement', the Dardanup Townsite Expansion Strategy and the Western Australian Planning Commission's 'Liveable Neighbourhoods' policy.

3.1 Residential Density Modifications

The proposed modifications include a reduction in the number of areas within Lot 9502 previously designated as R30 and R40 sites (refer to **Figures 4 and 5**). This reduction is a direct reflection of:

- the outcomes of discussions with officers of both the Shire of Dardanup and the Department of Planning, Lands and Heritage including:
 - a general acknowledgement of a known demand for larger lots within, and around, the satellite towns within the Greater Bunbury Region; and,
 - general agreement that, in hindsight, the Structure Plan includes too many R30 coded sites.
- the demonstrated low demand within the Dardanup townsite for smaller lots in relation to both sales and sales enquiries for the first stages of the 'Roseland at Dardanup' estate over a considerable period of time.
- the stated objective within the Dardanup Townsite Expansion Strategy of retaining a village character and the revised thinking in relation to the ultimate impact on the 'village' and 'rural' townsite character were all of those areas previously identified as R30 density developed in accordance with the minimum and average lot sizes as prescribed within the Residential Design Codes. Retention of the current number of R30 sites is considered likely to result in a stagnation of sales and ultimately impact on the established townsite character.
- the stated objectives of State Planning Policy 3.0 – 'Urban growth and settlement' to provide for wide variety, affordability and choice of housing.
- consistent with Liveable Neighbourhoods, to provide an *"Increased emphasis on achieving density targets and lot diversity, particularly around activity centres....."*. Accordingly, higher densities are considered more appropriate closer to the Dardanup town centre.

The proposed modifications relating to a general reduction in the number of R30 sites and one R40 site will assist in facilitating the creation of a small number of larger 1,000m² lots within the next proposed stage of subdivision. This stage proposes the creation of 18 residential lots with 13 of those lots ranging in area from approximately 460m² to 645m² and 5 lots of 1,000m² (refer to **Figure 6**).

The intent of the proposed larger lots is as follows:

- to cater for known demand for such lots;
- to provide for purchasers requiring larger lots for lifestyle choice as well as to cater for sheds, boats, trailers and caravan storage; and,

- o to provide an opportunity for purchasers to buy lots having some additional development potential, particularly having regard to the proximity of these lots to proposed public open space.

Figure 4
Approved Structure Plan Layout over Lot 9502



R30 sites removed to provide for improved access to POS and local amenity

Figure 5
Proposed Reduction in R30 & R40 Designated Areas



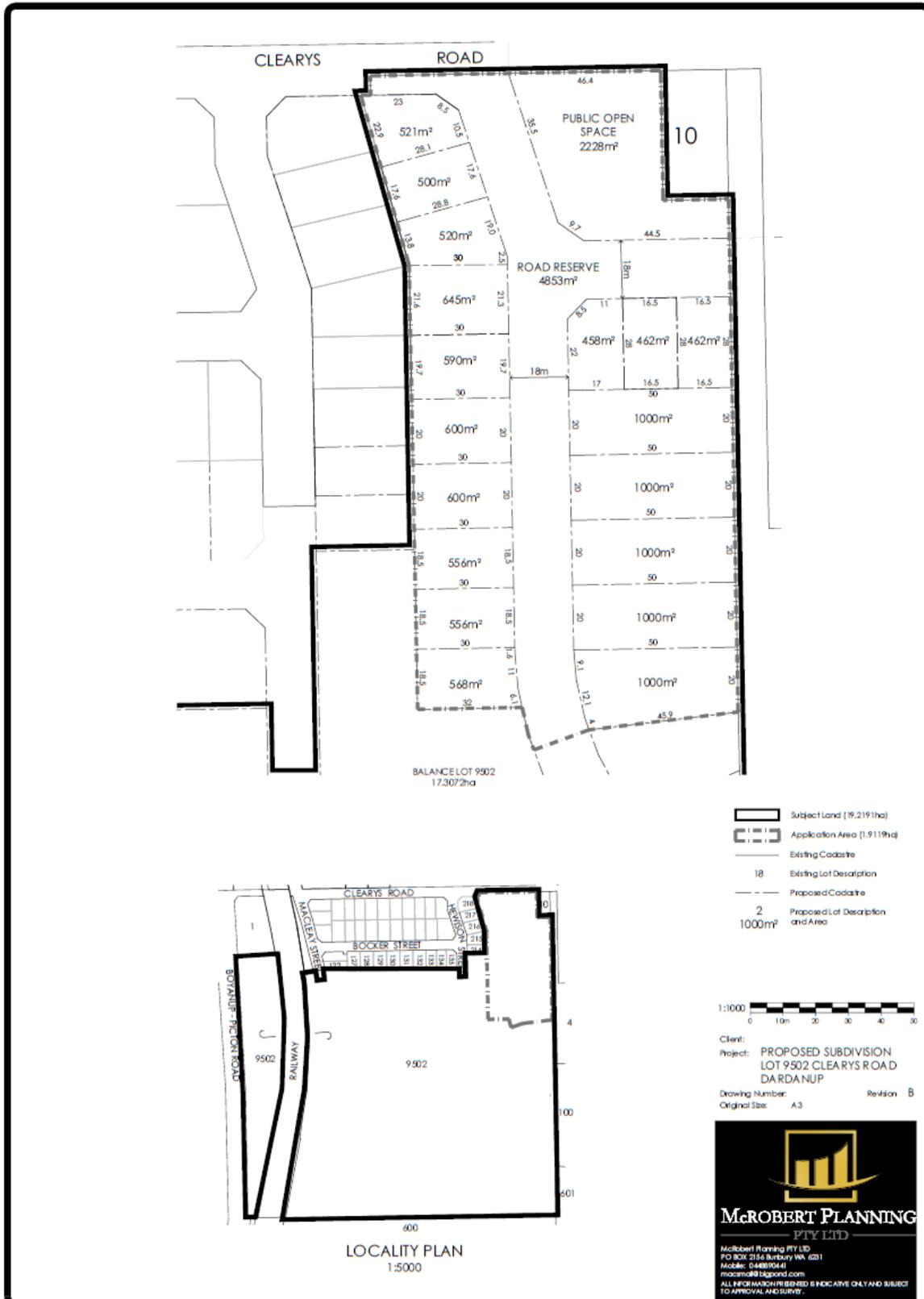
R30 site removed due to buffer associated with Sewer Pump Station

Land modified to R20 to provide for greater housing/lifestyle choice and opportunities

R30 sites situated with outlook to POS area

There is currently a limitation on staging and alternative development fronts for the estate associated with the requirement for a new Water Corporation sewer pump station. The proposed next stage as described above meets the current limit imposed by the Water Corporation.

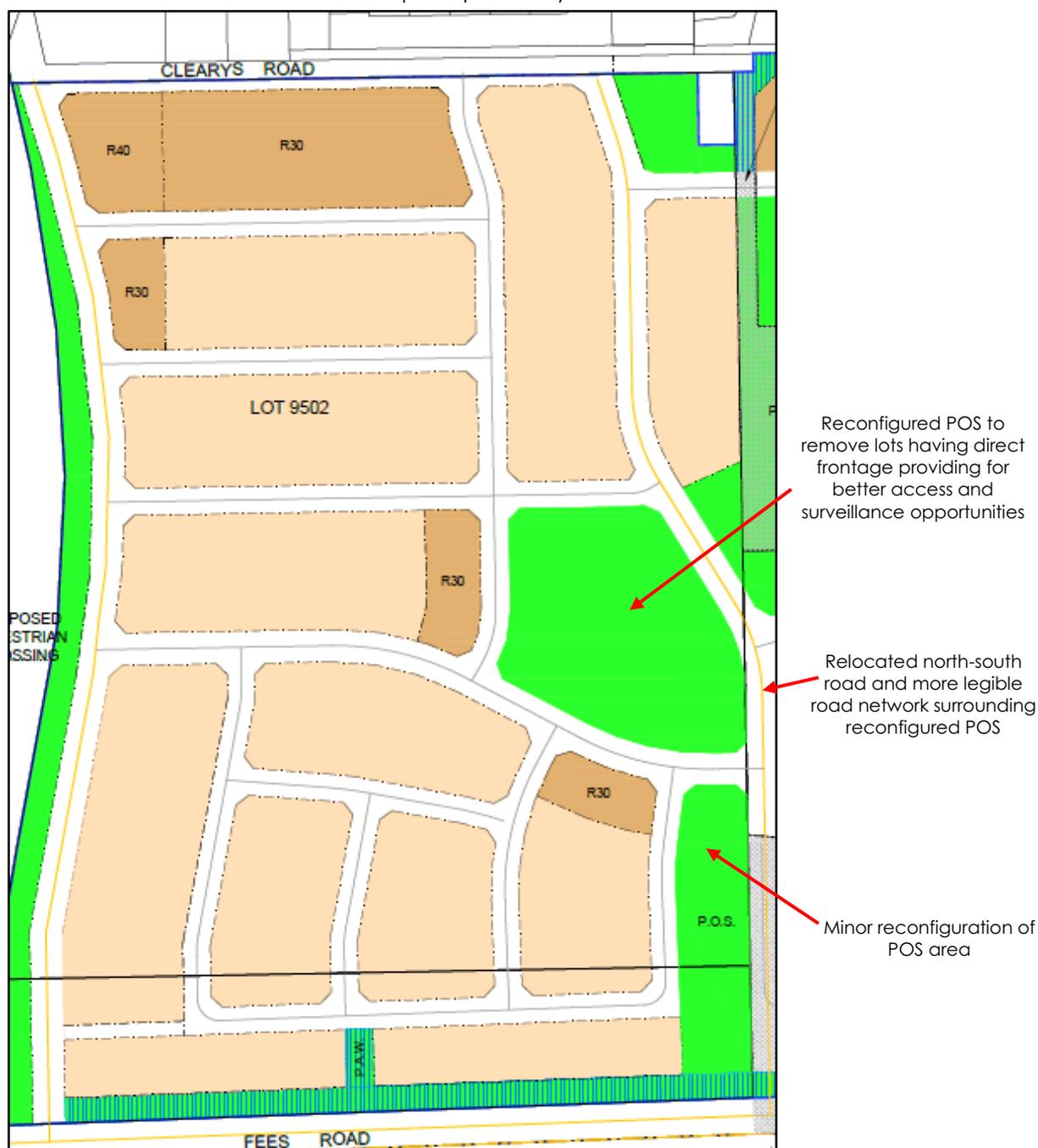
Figure 6
Proposed Stage 4 Subdivision Layout



3.2 Revised Public Open Space & Road Layout

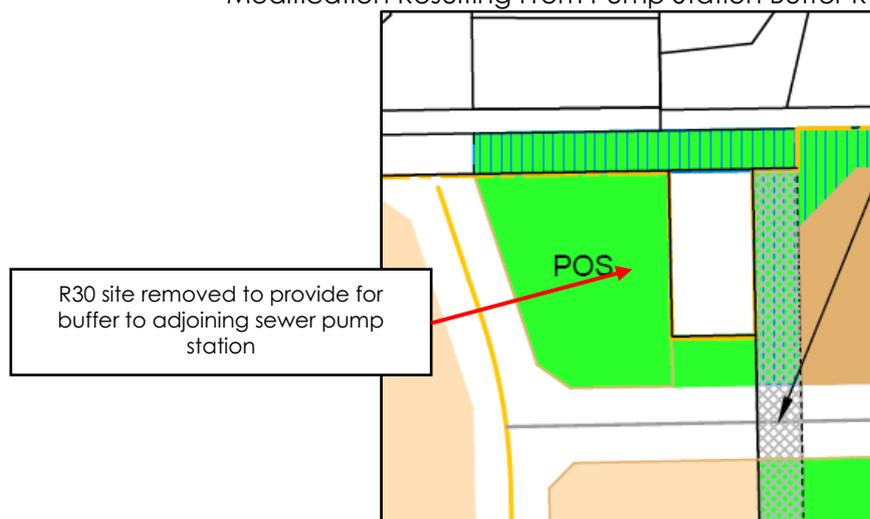
The modifications to the approved Roseland at Dardanup Structure Plan incorporate a revised layout for the central public open space area and surrounding land within Lot 9502 (refer to **Figure 7**). This reconfiguration has also led to improvements in the surrounding road network.

Figure 7
Revised Public Open Space Layout



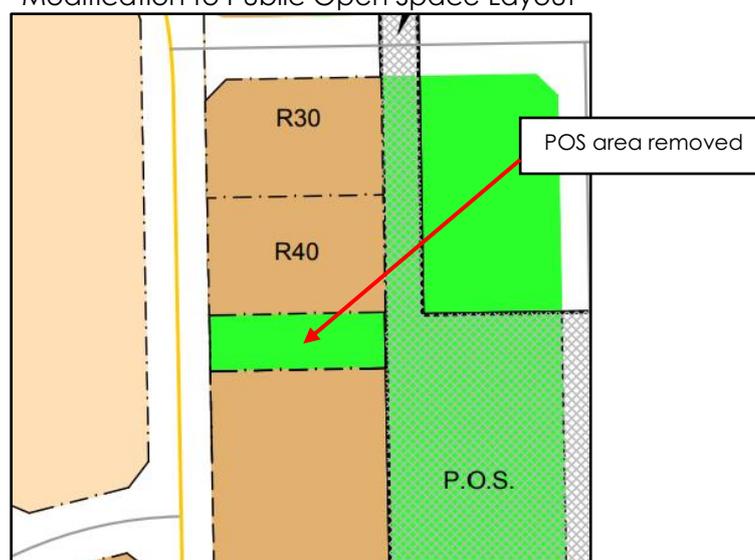
The revision to the structure plan layout includes the removal of an area previously identified as 'R30' and inclusion of this as public open space within the structure plan (refer to **Figure 8**). The modification to the designation of this land is as a result of the buffer requirements associated with the adjoining sewer pump station site.

Figure 8
Modification Resulting From Pump Station Buffer Requirements



In addition to the above, the proposed modifications include removal of a small area of public open space within Lot 9502 as shown in **Figure 9** below. This area of proposed public open space is not considered to be of significance to the overall network of open space and drainage particularly having regard to the modifications to the road and pedestrian network included in the modified structure plan layout for Lot 9502.

Figure 9
Modification to Public Open Space Layout



In accordance with WAPC policy and discussions with officers of the Shire and the Department of Planning, Lands and Heritage, it was generally agreed that the revised layout was considered to be a better planning outcome with greater legibility in relation to the internal road network resulting in roads completely surrounding the proposed reconfigured public open space.

In addition, the modifications will result in greater surveillance of the central park with lots overlooking, and having more convenient access to, the proposed reconfigured public open space.

4.0 Planning Context for Proposed Modifications

4.1 State Planning Policy 3.0 – ‘Urban Growth and Settlement’

The Western Australian Planning Commission's "*State planning policies provide the highest level of planning policy control and guidance in Western Australia*" (Department of Planning, Lands & Heritage website www.dplh.wa.gov.au) and are prepared under Part 3 of the Planning and Development Act 2005.

State Planning Policy 3.0 'Urban Growth and Settlement' "*sets out the principles and considerations which apply to planning for urban growth and settlements in Western Australia.*" (Department of Planning, Lands & Heritage website www.dplh.wa.gov.au)

The objectives of SPP 3.0 are listed as:

- promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space
- build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities
- manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints
- promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community
- coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The modifications proposed to the Roseland at Dardanup Structure Plan are considered to be consistent with the above policy objectives.

It is believed that the proposed modifications will:

- result in a better planning outcome than the previously approved structure plan for the subject land.
- provide for greater housing and lifestyle choice.
- provide for more accessible public open space with resultant improvements in future amenity for local residents.
- build on the existing Dardanup townsite community and provide for improvements in the quality of life for future residents.
- meet the known demand for a range of lot sizes.
- better retain, and improve upon, the 'village' and 'rural' townsite characteristics and function of the Dardanup townsite.
- provide greater opportunities for a more sustainable and liveable neighbourhood form with more convenient access, greater choice of housing and the improved creation of a sense of place.

4.2 Liveable Neighbourhoods

Liveable Neighbourhoods was prepared "*to implement the objectives of the State Planning Strategy which aims to guide the sustainable development of Western Australia to 2029. Liveable Neighbourhoods operates as a development control policy, or code, to facilitate the development of sustainable communities*" and is described as "*an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites.*" ('Liveable Neighbourhoods' WAPC Jan 2009 Update 02)

Liveable Neighbourhoods includes the following as its key principal aims:

- To foster a sense of community and strong local identity and sense of place in neighbourhoods and towns.
- To provide for access generally by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving.
- To ensure active street-land use interfaces, with building frontages to streets to improve personal safety through increased surveillance and activity.
- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.
- To provide for a more integrated approach to the design of open space and urban water management.

Liveable Neighbourhoods “focuses on achieving higher densities of development to achieve more sustainable urban outcomes and support for planned facilities in selected area(s) through the application of density targets. These targets should be achieved by **providing a wide range of lot sizes and dwelling types resulting in a greater range of housing and lifestyle choices.**” (bolding and underlining added)

In relation to the subject of residential density, Liveable Neighbourhoods notes:

“Achievement of more sustainable urban outcomes will require higher residential densities in many urban areas. This increased density will usually be associated with centres....”

This is considered to have application to the Dardanup Townsite wherein higher densities of residential development should be planned within and around the immediate vicinity of the town centre.

The proposed modifications to the Roseland at Dardanup Structure Plan are consistent with each of the above stated aims of Liveable Neighbourhoods.

4.3 Dardanup Townsite Expansion Strategy

In addition to the above, the proposed modifications to the Roseland at Dardanup Structure Plan are considered to be consistent with the Dardanup Townsite Expansion Strategy objective of achieving “*a balance between the need to facilitate growth that will sustain a range of community and commercial facilities, accommodate population growth for many years and retains a village character acknowledging the physical constraints of the surrounding irrigated area and major drains.*”

The proposed modifications to the Roseland at Dardanup Structure Plan are consistent with the above objective of the Dardanup Townsite Expansion Strategy.

5.0 Changes Resulting from Proposed Modifications

5.1 Residential Densities and Public Open Space Provision

The density calculations for the whole structure plan area were included in the original structure plan document. The revised density and public open space calculations resulting from the modifications discussed in this report are provided in **Tables 1** and **2**.

The proposed structure plan modifications relevant to Lot 9502 results in changes to the areas of:

- R20 Low Density Residential;
- R30 & R40 Medium Density Residential;
- Public Open Space; and,
- Drainage.

The previous indicative subdivision layout overlain onto the R30 lots that were proposed to front the central public open space within Lot 9502 has been removed. In lieu of these R30 sites, two new R30 sites have been located within the adjoining residential areas so that they provide outlook opportunities for future residents to the public open space without the access limitations imposed by the previous '4 Pack' layout.

As stated in the structure plan document *"All R30 lots will require design guidelines prepared prior to consideration of subdivision."*

Table 2 shows a minor reduction in the estimated number of dwellings resulting from the proposed structure plan changes from 593 to 580. Table 3 reveals a minor reduction in the nett residential density from 13.26 dwellings per hectare to 13.14 hectares per dwelling.

Table 3 confirms that the proposed modifications will result in a total POS area of 4.7374 hectares within the whole structure plan area with a shortfall of 0.1520 hectares from the standard 10% requirement. This compares with the POS shortfall in the endorsed Structure Plan of 0.6988 hectares.

Figure 10 shows the revised 'Public Open Space Plan for Roseland at Dardanup'.

5.2 Water Management

Lot 9502 Macleay Street is included within the boundary of the endorsed 'Dardanup South Concept Plan – Local Water Management Strategy' (LWMS).

The approved LWMS articulates the range of management practices that are proposed to apply to the subdivision and development of the land. The objective of the LWMS is to detail a development that manages the total water cycle in a sustainable manner. This includes water conservation, flood protection, stormwater management, water quality, groundwater and irrigation management and management of associated water dependent ecosystems.

The process of preparing the original LWMS and structure plan design concluded that a living streams approach would address the drainage function better than larger storage units and piping systems entirely and underpins the DSCP and structure plan design. This philosophy has been retained in relation to the proposed modifications and results in the retention of the public open space/multiuse corridor to combine stormwater management, utility infrastructure, and recreational functions.

Calibre Group has undertaken a high-level review of the changes to the drainage network resulting from the proposed structure plan modifications the subject of this report. Calibre Group has advised that the modifications to the structure plan can be readily accommodated with only the removal of the small strip of open space (identified in Figure 9 above) requiring some redirection of water to the north and south (via the proposed road reserve) with detention and stormwater treatment occurring in the open space area

adjacent to the existing sewer pump station and the revised central open space area. This will likely require minor modification of fill levels to allow for water to be directed accordingly.

The endorsed LWMS is to be updated to have regard to the proposed modifications to the Roseland at Dardanup Structure Plan the subject of this report.

Table 1
Total Structure Plan Area

Structure Plan Area			(ha)
	Lot 9502 (Original Lot 76)	East	19.0763
	Lot 9502 (Original Lot 76)	West	1.8426
	Lot 1 (Portion)		15.8900
	Lot 600		3.2562
	Lot 601		6.4900
	Lot 201		4.4981
	Lot 4		2.8999
	Portion School Reserve 31696		1.1366
	Lot 1 (SW Highway)		<u>0.4641</u>
	Total Area		55.5538
Dwellings	R Code		Estimated No of Dwellings
	R20		430
	R30		116
	R40		<u>34</u>
	Total Estimated Dwellings		580
	Net Density (refer separate table)		13.14 dwellings/ha
Population	Estimated Population		1,624
	(assuming occupancy ratio of 2.8 persons/dwelling)		
Schools (shared catchment)	Primary (portion)		1.1338
POS			(ha)
	Area A		0.7790
	Area B		0.2663
	Area C		0.6921
	Area E		0.2004
	Area F		0.1129
	Area G		1.4103
	Area H		0.3834
	Area I		0.2292
	Area J		0.2228
	Area K		0.4410
	Total		4.7374
Other Non-Residential Uses			
	Mixed Business Precinct (Lot 76)		1.8426
	Mixed Business Precinct (Lot 1)		0.4641
Services	Drainage		
	Rail Drain	0.8929	Drain
	Area 2	0.1632	Drain 240m
	Area 4	0.1817	Drain 230m
	Area 8	0.0561	Basin
	Area 9	0.0561	Basin
	Area 10	0.0726	Basin
	Area 15	0.2001	Drain
	Area 16	0.2543	Drain
	Area 17	0.1097	Drain
	Area 18	0.3710	Drain
	Area 19	0.3586	Drain
	Area 20	0.0703	Drain
	Area 21	0.4327	Drain
	Total		3.2193

Notes: 1. Occupancy Ratio of 2.8 based on 'Population & Demographics: Projections' (Shire of Dardanup October 2009) Projections to 2016 Dardanup Townsite

Table 2
Net Density Calculations - Total Structure Plan Area

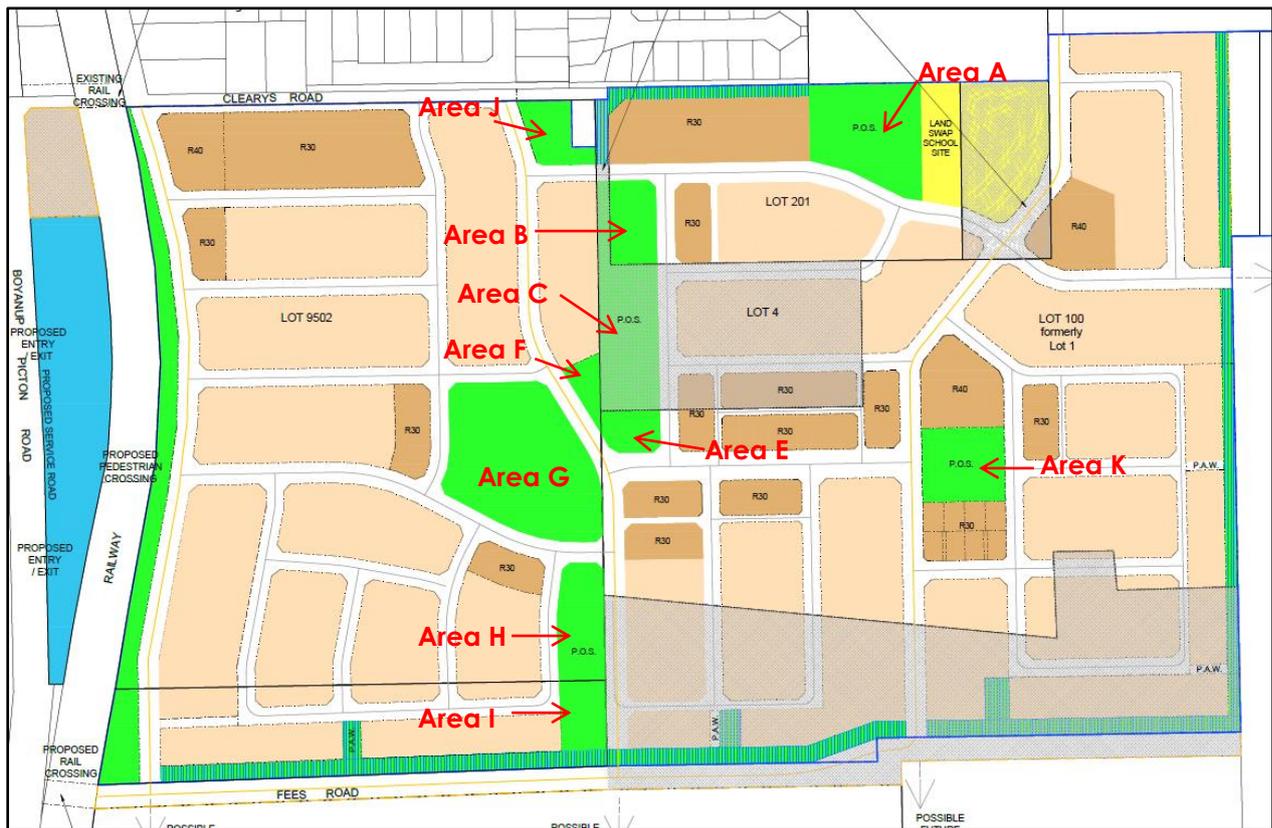
Total Area of Concept Plan Area					55.5538 ha
Deductions For Calculating Net Site Area					
School	Primary	(portion)			1.1338 ha
POS			Area A (active)	0.7790	
			Area B (passive)	0.2663	
			Area C (passive)	0.6921	
			Area E (passive)	0.2004	
			Area F (passive)	0.1129	
			Area G (active)	1.4103	
			Area H (passive)	0.3834	
			Area I (passive)	0.2292	
			Area J (passive)	0.2228	
			Area K (passive)	0.4410	
			Total		4.7374 ha
Other Non-Residential Uses			Mixed Business Precinct (Lot 76)		1.8426 ha
			Mixed Business Precinct (Lot 1)		0.4641 ha
Services - Drainage			Rail Drain	0.8929	
			Area 2	0.1632	
			Area 4	0.1817	
			Area 8	0.0561	
			Area 9	0.0561	
			Area 10	0.0726	
			Area 15	0.2001	
			Area 16	0.2543	
			Area 17	0.1097	
			Area 18	0.3710	
			Area 19	0.3586	
			Area 20	0.0703	
			Area 21	0.4327	
					3.2193 ha
Total Net Site Area Deductions					11.3972 ha
Net Site Area					44.1566 ha
Dwellings	R Code		Estimated No Dwellings		
	R20		430		
	R30		116		
	R40		34		
Total Estimated Dwellings					580
Net Density					13.14 dwellings/ha

- Notes:** 1. Occupancy Ratio of 2.8 based on 'Population & Demographics: Projections' (Shire of Dardanup October 2009) Projections to 2016 Dardanup Townsite
2. Drainage Area 12 excluded from deductions as located within Mixed Business Precinct which is already an exclusion area

Table 3
Public Open Space Calculations - Total Structure Plan Area

Total Area of Concept Plan Area		55.5538	ha
Deductions			
School	Primary (portion)	1.1338	ha
Other Non-Residential Uses	Mixed Business Precinct (Lot 76)	1.8426	ha
	Mixed Business Precinct (Lot 1)	0.4641	ha
Services	Drainage	3.2193	ha
Total Deductions		6.6598	ha
Gross Subdivisible Area		48.8940	ha
Minimum Public Open Space @ 10%		4.8894	ha
Total POS proposed within Total Area		4.7374	ha
POS Shortfall		0.1520	ha

Figure 10
Public Open Space Plan for Roseland at Dardanup



6.0 Conclusion

Figure 11 and **Appendix 2** are copies of the 'Roseland at Dardanup Structure Plan' modified in accordance with the preceding discussion. The modifications include:

- a general reduction in the areas of land previously identified as R30 and R40 and re-coding that land to R20;
- a reconfiguration of that area of public open space proposed within Lot 9502 to provide greater access and surveillance opportunities for future residents while still catering for stormwater management;
- a minor increase in the amount of public open space to be provided from within Lot 9502; and,
- a minor reduction in the estimated number of dwellings and nett residential density within the structure plan area.

The proposed modifications are considered to be consistent with the objectives and principles of State Planning Policy 3.0 'Urban growth and settlement', the Dardanup Townsite Expansion Strategy and the Western Australian Planning Commission's 'Liveable Neighbourhoods' policy.

In accordance with the discussion contained within this report, the Shire of Dardanup is respectfully requested to undertake the required steps for the proposed modifications to the 'Roseland at Dardanup Structure Plan' to be approved.

