

A light blue architectural sketch on a dark blue background. The sketch depicts a large rectangular building with a gabled roof and a chimney on the left side. Inside the building, there are two rows of small squares, possibly representing windows or furniture. To the right of the building is a tall, narrow structure, possibly a tower or a chimney, with a small platform at its base. In the foreground, there are several stylized trees and a path leading towards the building.

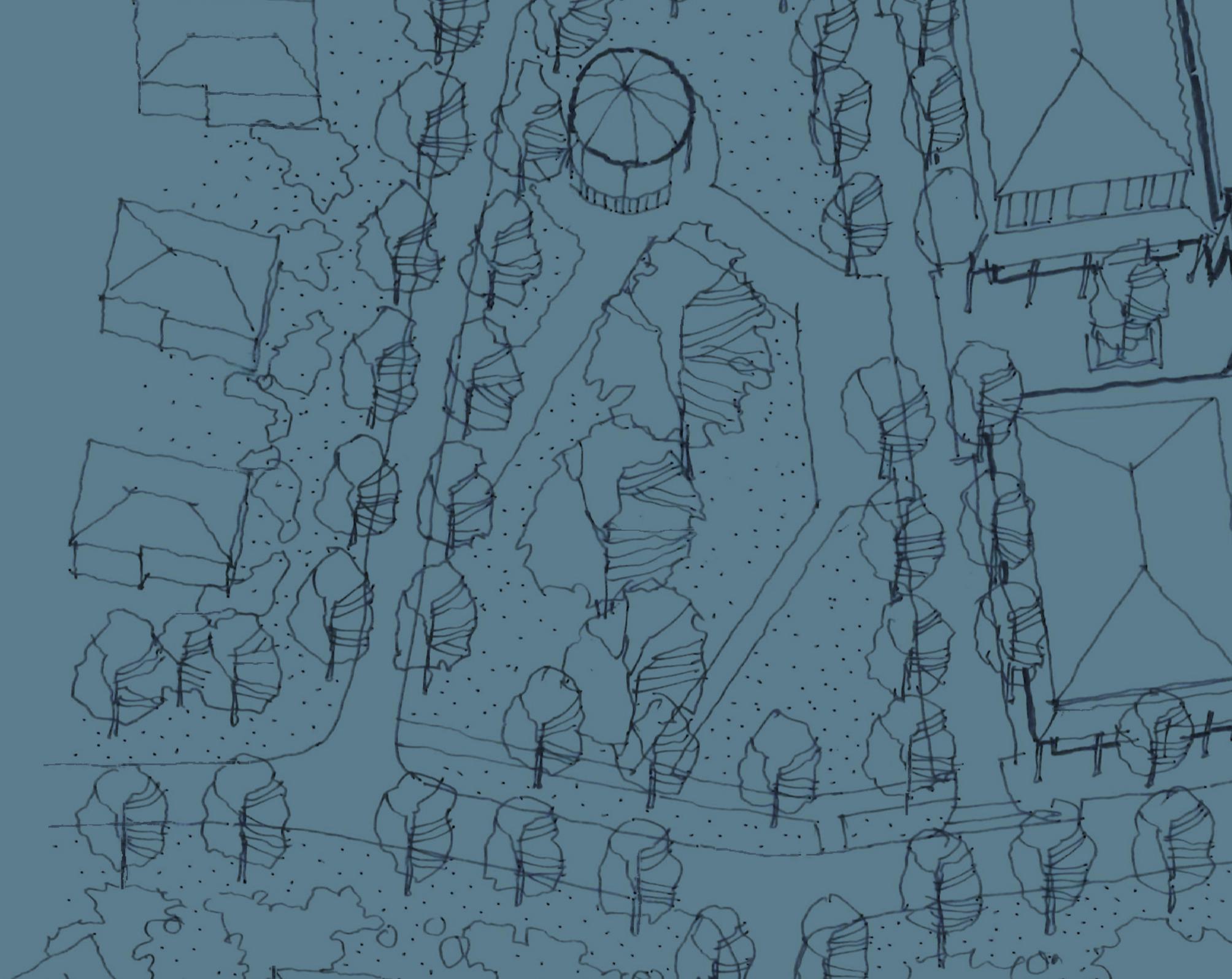
PART THREE A

APPENDICES

NORTH STONEVILLE STRUCTURE PLAN

Appendix 1 Policy and Strategy Response

Appendix 2 Transect Design Guide





APPENDIX 1

POLICY AND STRATEGY RESPONSE

APPENDIX 1: POLICY AND STRATEGY RESPONSE

1.0 SUB-REGIONAL FRAMEWORK

The Structure Plan area falls within the North-East Sub-regional Planning Framework (the Framework), under the WAPC's Perth and Peel@3.5million strategic planning document (2018).

The Framework establishes a long-term, integrated planning framework for land use and infrastructure to guide future growth across the North-East sub-region.

The development of North Stoneville is consistent with the Framework, which identifies the Structure Plan area as Urban and Rural (as shown at Figure 12).

The Framework also makes provision for a "Public Purpose - Proposed" site, immediately abutting the central eastern boundary of the Structure Plan area. The Department of Education owned 10ha site will accommodate a future high school.

The Framework does not support expansion of Rural Residential development, as it is likely to prejudice other future planning options and for its relative inefficiency and costly servicing requirements. The provision of Rural Residential lots has been limited to the periphery of the site, consistent with the Framework.

The Framework recognises that both Parkerville (North) and Stoneville will need to consider options to provide a sustainable form of wastewater treatment and/or disposal before development can proceed. As outlined in the servicing section (4) of this report, provision will be made for a recycled water facility to service the Structure Plan area.

Table 1.1 of the Framework recognises that the Shire of Mundaring will need to plan for an additional 8,070 dwellings to accommodate an additional 18,560 people by 2050.

Excluding the Framework's urban infill target set for Mundaring at Table 1.4 (2,760 dwellings), this leaves 5,310 dwellings to be provided in undeveloped urban zoned land or urban expansion areas.

The Structure Plan area is expected to contribute 1,410 dwellings in total, including 1,350 residential lots and 60 rural residential lots on the site's periphery.

The Framework recognises that Midland's anticipated job numbers will rise from 6,670 jobs at 2011 levels to 17,170 jobs by 2050 (Table 2.3). This further supports the strategic positioning of North Stoneville to provide for housing that will cater for both employees, and their families, working in Midland, in addition to the workers already active in the Shire but living elsewhere (representing 44% of the total workforce in Mundaring).

Together with the delivery of a local centre to provide daily services and conveniences, the development of North Stoneville therefore has the ability to improve employment self-sufficiency in the sub-region, being a key objective of the Framework.

2.0 PLANNING STRATEGIES

2.1 Perth and Peel@3.5million: The Transport Network

As part of the State Government's Perth and Peel@3.5million strategic suite of documents, the Transport Network strategy outlines their key transport plans and infrastructure priorities for the metropolitan region to 2050.

Relevant to the Structure Plan, the long-term plan is for Toodyay Road to be converted to the Perth-Adelaide National Highway, which will relieve Great Eastern Highway of its current regional freight duties.

Both Great Eastern Highway and Toodyay Road are planned to be upgraded, in recognition of their importance to facilitate east-west regional movements. Accordingly, it is expected that access to and from the metropolitan region, and the Midland sub-regional centre in particular, will be improved.

Great Eastern Highway from Midland to east of Mundaring is identified by the Public Transport Network Map as a high-priority transit corridor. This confirms the State Government's commitment to provide more frequent public transport services (ie. buses) between Mundaring and Midland as the Mundaring District Centre establishes itself a higher order metropolitan destination.

The Structure Plan has been designed to accommodate a future bus route that connects North Stoneville with other services at Mundaring (refer section 4 for details).

The Transport Network also advocates planning for active modes of transport wherever possible (that is, walking and cycling). As part of the Transport Network, the Department of Transport's Safe Active Streets initiative is recognised as playing an increasing role in the safe and comfortable movement of pedestrians and cyclists.

2.2 Shire of Mundaring Local Planning Strategy

The Shire of Mundaring Local Planning Strategy provides the long-term planning vision for the Shire jurisdiction to guide land use planning over the next ten to fifteen years.

The proposed Structure Plan is consistent with the Local Planning Strategy as outlined below.

- Design of the Structure Plan encourages development in the form of discrete villages flanked by a rural residential buffer.
- Roland Road to be diverted to Brooking Road to align with a planned upgrade to the Great Eastern Highway intersection (depicted at Figure 6).
- Allowance for a bus route has been made, for the Shire to lobby the Department of Transport to commence frequent services when development is sufficiently progressed.
- Provision is made for recreation, educational, community and retail needs of future residents.
- Low-order medical facilities can be provided at the planned local centre.
- Retention of Local Natural Areas in Public Open Space.

The Local Planning Strategy also suggests renaming the North Stoneville structure plan area to better identify as a separate locality distinct from Stoneville itself.

Refer section 4 for further detail on the Structure Plan proposals.

2.3 Shire of Mundaring Local Commercial Strategy (2018)

The Shire commissioned Essential Economics to undertake a review of the retail and commercial needs of future residents within the municipality, with the shire projected to grow from 40,200 people in 2017 to 54,100 people in 2037.

A new local or neighbourhood centre within the North Stoneville area is a key recommendation, and is expected to service the North Parkerville site should this be developed in the future.

Satterley commissioned FAR Lane Economic Strategists to peer review this proposal and investigate the viability of a local centre in the Structure Plan area.

The FAR Lane report supports the Shire's Local Commercial Strategy, and recommends a local centre to service the daily conveniences of future residents in the locality. Refer to section 4 for further details on the potential land uses and concept design.

Refer Appendix 3, Commercial Strategy.

APPENDIX 1: POLICY AND STRATEGY RESPONSE

2.4 Shire of Mundaring Public Open Space Strategy (2001)

The Shire's Public Open Space Strategy prepared in May 2001 and is the subject of a proposed revised strategy, pending consideration by the DPLH'.

The future recreation needs of residents has been catered for without creating a burden for rate payers, through the provision of excessive amounts of Public Open Space.

The Structure Plan's original intent for recreation is retained, noting that two ovals were planned to be delivered on Government Primary and High School sites.

Refer to section 4 for further details on public open space.

3.0 PLANNING POLICIES

3.1 State Planning Policies

3.1.1 SPP 1.0: State Planning Framework Policy (WAPC 2017)

State Planning Policy 1: State Planning Framework (SPP 1.0) unites existing State and regional policies, strategies and statements with a central framework to provide a context for decision making on land use planning and development matters in Western Australia.

The Structure Plan is consistent with the primary aim of SPP 1.0 that is to provide for the sustainable use and development of land.

3.1.2 SPP 2.0: Environment and Natural Resources Policy (WAPC 2003)

Statement of Planning Policy no. 2: Environment and Natural Resources Policy (SPP 2.0) aims to integrate environmental and natural resource management within the planning framework in order to protect and conserve the natural environment and to assist with the sustainable use of natural resources.

The Structure Plan will secure environmental benefits for the site and the region, primarily through the following measures:

- 100 ha allocated to a Conservation / Recreation Reserve.
- Revegetation of central watercourse, to restore vegetation and hydrological functions, and to serve as a wildlife corridor linking north-south.
- Off-site vegetation offsets for any cleared vegetation.

Refer Appendix 7, Environmental Assessment.

3.1.3 SPP 2.8: Bushland Policy for the Perth Metropolitan Region (WAPC 2010)

State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region (SPP 2.8) aims to provide a policy and implementation framework that ensures bushland protection and management issues throughout the Perth Metropolitan Region are adequately addressed and integrated with broader land use planning and decision-making.

SPP 2.8 applies to the site, as it contains areas classified as Local Natural Areas under the Policy.

The structure plan area does not contain any vegetation identified as Bush Forever.

Under the Shire's Local Biodiversity Strategy 2009, the site's vegetation complex has greater than 30% of the local extent remaining.

The Structure Plan is consistent with Shire of Mundaring Wildlife Corridor Strategy 2000 and SPP 2.8, with key measures outlined as a response to SPP 2.0.

Refer Appendix 7, Environmental Assessment.

3.1.4 SPP 2.9: Water Resources (WAPC 2006)

State Planning Policy 2.9: Water Resources (SPP 2.9) applies to the site as it contains guidance for the management of water.

The policy provisions of SPP 2.9 have been addressed through an integrated water cycle management approach, outlined within the Local Water Management Strategy (LWMS).

The LWMS provides an overall approach to water management, addresses the key concerns around wetland, waterways and estuaries, total water cycle management and implementation.

Refer to Appendix 6, Local Water Management Strategy.

3.1.5 SPP 2.10: Swan-Canning River System (WAPC 2006)

State Planning Policy 2.10: Swan-Canning River System (SPP 2.10) applies to the site as it is located at the top of the hydrological catchment and has several minor tributaries of the Susannah Brook and Jane Brook, both of which discharge to the Swan-Canning River System.

The LWMS proposes to maintain the existing peak flow regimes for the water exiting the site via the tributaries, to retain the health, amenity and landscape of the Brook systems.

It is proposed that public open spaces are irrigated from supply available at the recycled water facility. The design of public open space considers the water supply that is likely to be available for irrigation, and adopts measures to avoid nutrient issues.

The detailed response to the SPP 2.10 policy provisions is contained within the LWMS at Appendix 6.

3.1.6 SPP 3.0: Urban Growth and Settlement (WAPC 2006)

State Planning Policy 3.0: Urban Growth and Settlement (SPP 3.0) applies to all new areas of urban growth and development.

The Structure Plan is consistent with SPP 3.0 as outlined below:

- Planning considers the strategic and physical context of the locality, provides for safe, convenient and attractive neighbourhoods which meet the diverse needs of community, and facilitates the logical and timely provision of infrastructure and services.
- The formulation of the Transect Design Guide will ensure the core design principles of Liveable Neighbourhoods are adhered to.

Section 3 and 4 contain a more detailed response to the SPP 3.0 policy provisions.

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3.1.7 SPP 3.7: Planning in Bushfire Prone Areas

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) applies to the site as it is partially identified as bushfire prone under the Department of Fire and Emergency Services mapping.

Initial concept planning was informed by a Bushfire Management Plan prepared in support of the MRS Amendment (by Strategen in 2016).

An updated Bushfire Management Plan has been prepared in support of the Structure Plan, and is available at Appendix 8.

Refer section 4 for further detail on the key measures proposed in response to bushfire requirements and the policy provisions of SPP 3.7.