

13.2.4 REVIEW OF FOOTHILLS RURAL STRATEGY

Director: C Terelinck
Author's Declaration Nil.
of Interest:
Previous Ref: OCM 13 April 2004 (Resolution 169)
Appendices: 13.2.4A Location Plan of Foothills Study Area
13.2.4B Review of Foothills Rural Strategy (2004)

PURPOSE OF REPORT

For Council to note the review of the Foothills Rural Strategy (FRS) 2004 and endorse the updated FRS 2016.

BACKGROUND

The Study Area focuses on the Gosnells Foothills which generally aligns with land on, or adjacent to the Darling Escarpment, traversing the eastern edge of the City in a north-south direction, approximately 20 kilometres south-east of the Perth Central Business District. The Study Area includes the localities of Martin and Orange Grove.

In 1991, the City proposed a Rural Strategy for the Study Area. Through research and the formation of the Foothills Study Working Group, several draft strategic plans were developed and assessed over a number of years.

Council adopted the FRS in April 2004. Considerable time has passed since the FRS was adopted and with recent changes to strategic plans for the Perth Metropolitan area by the State Government, and the new Planning Regulations, a review of the document was required to update and modernise it.

The main changes to the FRS are the removal the Maddington Kenwick Strategic Employment Area, as it is now governed by a separate planning framework and the creation of a new rural planning precinct (Precinct No. 4 - Kelvin Road Precinct) which recognises a flexible approach to land use, acknowledging historical development of the area with rural-industrial and semi commercial type land uses.

DISCUSSION

The FRS seeks to protect, conserve and enhance the existing landscape character and natural environment of the Study Area. Analysis of the Study Area has supported the identification of four precincts which have been evaluated in terms of their specific objectives, based on landscape character and amenity.

A Location Plan which identifies the Study Area and the four precincts is contained in Appendix 13.2.4A.

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The FRS outlines various planning considerations which are applicable to the Study Area, such as the hard rock quarries, bushfire management, environmental assets, public drinking water source areas, poultry farms, power and gas infrastructure and future zoning proposals. It also provides a precinct based analysis of the landscape character of each precinct, as well as establishing a set of objectives to ensure that the rural amenity of the Study Area is maintained and enhanced where possible.

The FRS proposes a number of recommendations, as follows.

- The preparation and adoption of a Local Planning Policy (LPP) to guide the assessment of subdivision and development applications and reinforce the statutory planning approvals process.
- The rezoning of Rural Planning Precincts 1, 2 and 3 as part of the review of Town Planning Scheme No. 6 (TPS 6), where appropriate, to Rural Residential in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. The main purpose of the rezoning is to protect, conserve and enhance the rural amenity of the area, to ultimately preserve the community's rural lifestyle.
- The designation of special control areas over Priority 1 and 2 Catchment Areas to reflect the relevant State Government authority requirements in relation to land use, zoning, development and subdivision.

Once the FRS is adopted, these recommendations will be progressed.

Public Consultation

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City is required to prepare an overarching Local Planning Strategy (LPS) for the district. The City has commenced this project, and the LPS will contain a number of subject specific strategies, including the FRS. The LPS will be advertised for public comment, and will include the updated FRS. The LPS will ultimately need to be adopted by Council and endorsed by the Western Australian Planning Commission.

Once endorsed by Council, the draft LPP will be advertised for public comment.

Conclusion

The FRS is intended to guide zoning, development and subdivision within the Study Area. The main objective is to protect, conserve and enhance the landscape character and rural amenity of the area to ultimately preserve the community's rural lifestyle. It will be recommended that Council notes the review of the FRS 2004 and endorses the updated FRS 2016.

FINANCIAL IMPLICATIONS

Nil.

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STATUTORY IMPLICATIONS

Nil.

VOTING REQUIREMENTS

Simple Majority required.

STAFF RECOMMENDATION (1 OF 2) AND COUNCIL RESOLUTION
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420 Moved Cr R Mitchell Seconded Cr G Dewhurst

That Council notes the review of the Foothills Rural Strategy 2004, and endorses the updated document, as contained in Appendix 13.2.4B.

CARRIED 11/0

FOR: Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr R Mitchell, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 OF 2) AND COUNCIL RESOLUTION
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421 Moved Cr R Mitchell Seconded Cr G Dewhurst

That Council notes that a Local Planning Policy will be prepared to give due regard to the strategies and objectives of the Foothills Rural Strategy 2016.

CARRIED 11/0

FOR: Cr J Brown, Cr G Dewhurst, Cr D Goode, Cr D Griffiths, Cr P Griffiths, Cr T Healy, Cr R Mitchell, Cr L Storer, Cr B Wiffen, Cr P Yang and Cr O Searle.

AGAINST: Nil.