



ONSLOW TOWNSITE EXPANSION

STRUCTURE PLAN

711-010
APRIL 2016



DOCUMENT CONTROL

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"This plan provides the building blocks for a vibrant, sustainable and prosperous future for Onslow, and considers the significant opportunities that are currently presented to the Town."



EXECUTIVE SUMMARY

The burgeoning resources industry, including the imminent development of the Ashburton North Strategic Industrial Area (ANSIA) is likely to place significant pressures on the town of Onslow and create significant demand for housing in Onslow. The Onslow Townsite Strategy, which was prepared in 2011 by the Shire of Ashburton and Department of Planning, identifies a potential population of 3,500 people by 2021, fuelled by the growth of the resources sector in the north-west of WA. This places significant demand on the current infrastructure, services and housing in Onslow, which currently caters for approximately 700 permanent residents.

Due diligence was undertaken in 2010 and 2011 initially to assess the options to enable expansion to occur within the Onslow townsite, but also to provide a key focus on its delivery. The due diligence signaled the development readiness of identified land parcels in the town, which began the first stage of the development process of delivering infill residential lots through the rationalisation of existing Unallocated Crown Land and Reserves within the existing residential development areas of the town.

In July 2011, a five-day public and stakeholder consultation workshop was undertaken. This process produced, amongst other information, a Vision Plan for the ultimate townsite expansion, which has formed the basis of this Structure Plan.

The expansion of Onslow is to be undertaken in a staged manner, to ensure that lots are developed and released as soon as possible to meet demand, as well as meet the State's commitment to provide an urban village to cater for Chevron's operational workforce associated with the ANSIA. The expansion of Onslow creates an opportunity to demonstrate where good planning and expeditious infrastructure delivery can work to mitigate the impacts that arise when you mix land shortages with significant housing demand.

The Structure Plan is consistent with the long-term strategic goal to ultimately provide accommodation for an additional 3,500 people whilst remaining cognisant of strategic opportunities and development principles to optimise future benefit for the Onslow townsite.

There is a range of planning processes operating concurrently to facilitate the delivery of land in Onslow, including numerous scheme amendments, development plans and subdivisions.

REFER TO TABLE 1 AND FIGURE 1 - CONCURRENT PLANNING PROCESSES.

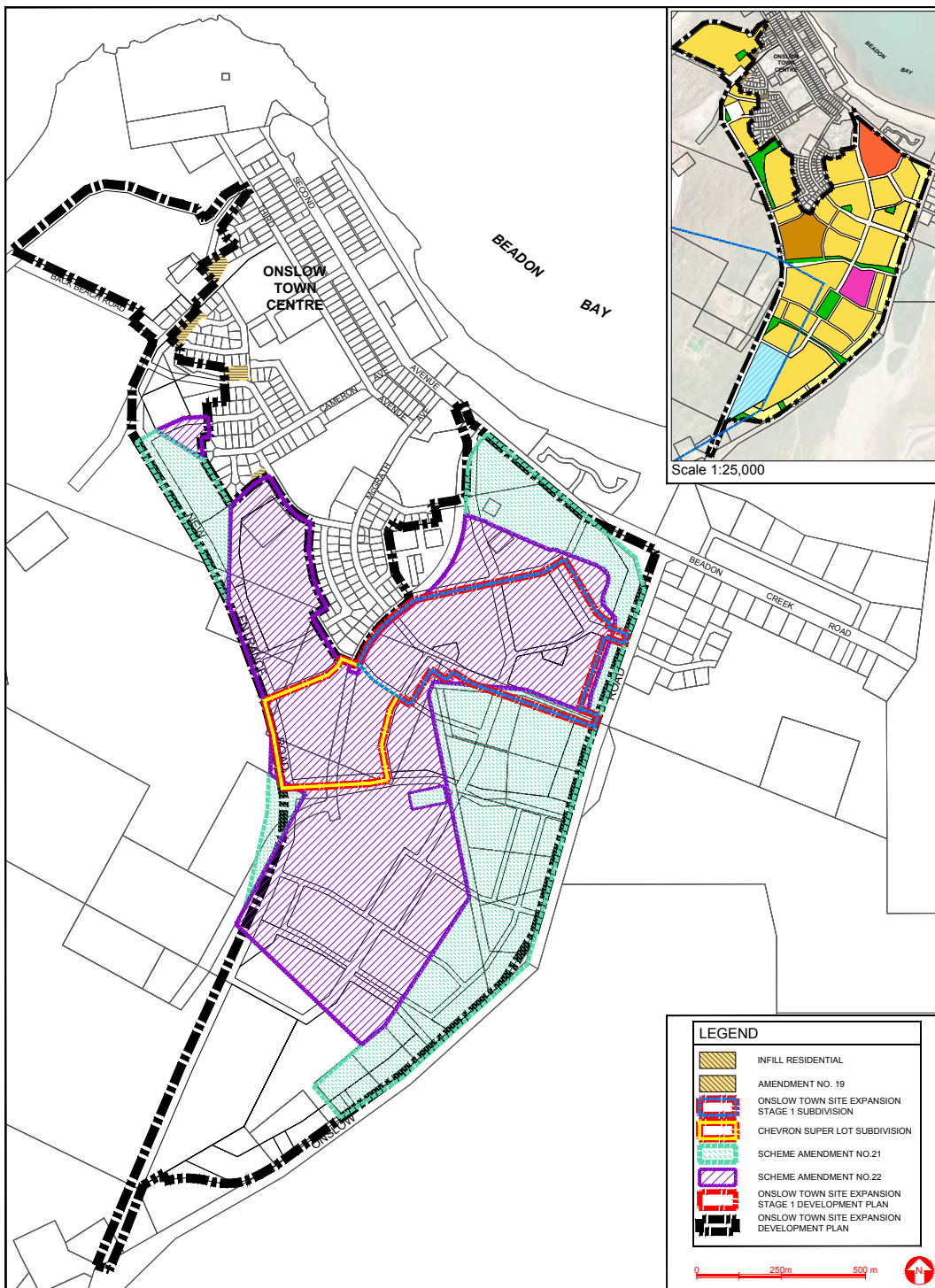
1.1 RELATED PLANNING PROCESSES

There is a range of planning processes operating concurrently to facilitate the delivery of land in Onslow, including numerous scheme amendments, development plans and subdivisions. The table below outlines each of these processes.

TABLE 1 - CONCURRENT PLANNING PROCESSES

Name	Purpose	Status
Scheme Amendment No. 19.	Rezone portions of UCL to facilitate in-fill development.	Gazetted 11 September 2012.
In-fill Subdivision Applications	Create a number additional lots within the existing townsite.	Various subdivision applications approved throughout 2012/2013.
Scheme Amendment No. 21	Rezone remaining portions of the Onslow expansion area to 'Urban Development'.	Initiated by the Council on 14 December 2011. Adopted by Council on 11 December 2013. Soon to be Gazetted.
Scheme Amendment No. 22	Remove the density coding from land zoned 'Urban Development' to allow greater flexibility in the Structure Plans.	Initiated by the Council on 14 December 2011. Adopted by Council on 11 December 2013.
Onslow Townsite Expansion Development Plan	Provide a comprehensive planning tool to guide the expansion of Onslow to meet demand.	Subject of this application.
Onslow Townsite Expansion Stage 1 Development Plan	Guide the development of the Stage 1 area and allow the Shire to approve the Stage 1 Subdivision.	Endorsed by WAPC in March 2013.
Stage 1 Subdivision Application	Deliver 223 residential lots and 2 POS reserves as the first stage of the Onslow townsite expansion.	Approved by WAPC in March 2013.
Chevron Superlot Subdivision Application	Create a 9ha site to accommodate Chevron's operations village.	Approved by WAPC in March 2013.

FIGURE 1 – CONCURRENT PLANNING PROCESSES





CERTIFICATION OF STRUCTURE PLAN

This structure plan is prepared under the provisions of the Shire of Ashburton Town Planning Scheme No.7.

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

.....

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

..... Date

"This zone is intended for future urban land, encompassing residential, community, commercial or industrial uses, open space and other reserves. Development is to proceed in accordance with a Development Plan."



PART A

IMPLEMENTATION PROVISIONS

1 SUBJECT AREA

The Structure Plan area comprises approximately 190 hectares of Unallocated Crown Land and forms a southward extension of the current Onslow town site. The subject site will provide a connection to the proposed airport expansion and light industrial area. The site also extends to the west to meet the proposed new entrance road.

REFER FIGURE 1 - LOCATION PLAN

2 THE SCHEME

The land is zoned 'Urban Development' in the Shire of Ashburton Town Planning Scheme No. 7 (TPS7). Section 6.8 - Urban Development Zone, in conjunction with Part 4 - Zones, and Appendix 7 of TPS7 sets out the requirements for planning, subdivision and development within the Urban Development zone.

The Planning and Development (Local Planning Schemes) Regulations 2015 at Clause 15 of Schedule 2 Deemed Provisions for Local Planning Schemes states as follows:

A structure plan is respect of an area of land in the Scheme area may be prepared if -

(a) the area is -

- (i) all or part of a zone identified in this scheme as an area suitable for urban or industrial development; and*
- (ii) identified in this Scheme as an area requiring a structure plan to be prepared before any future subdivision or development is undertaken; or*

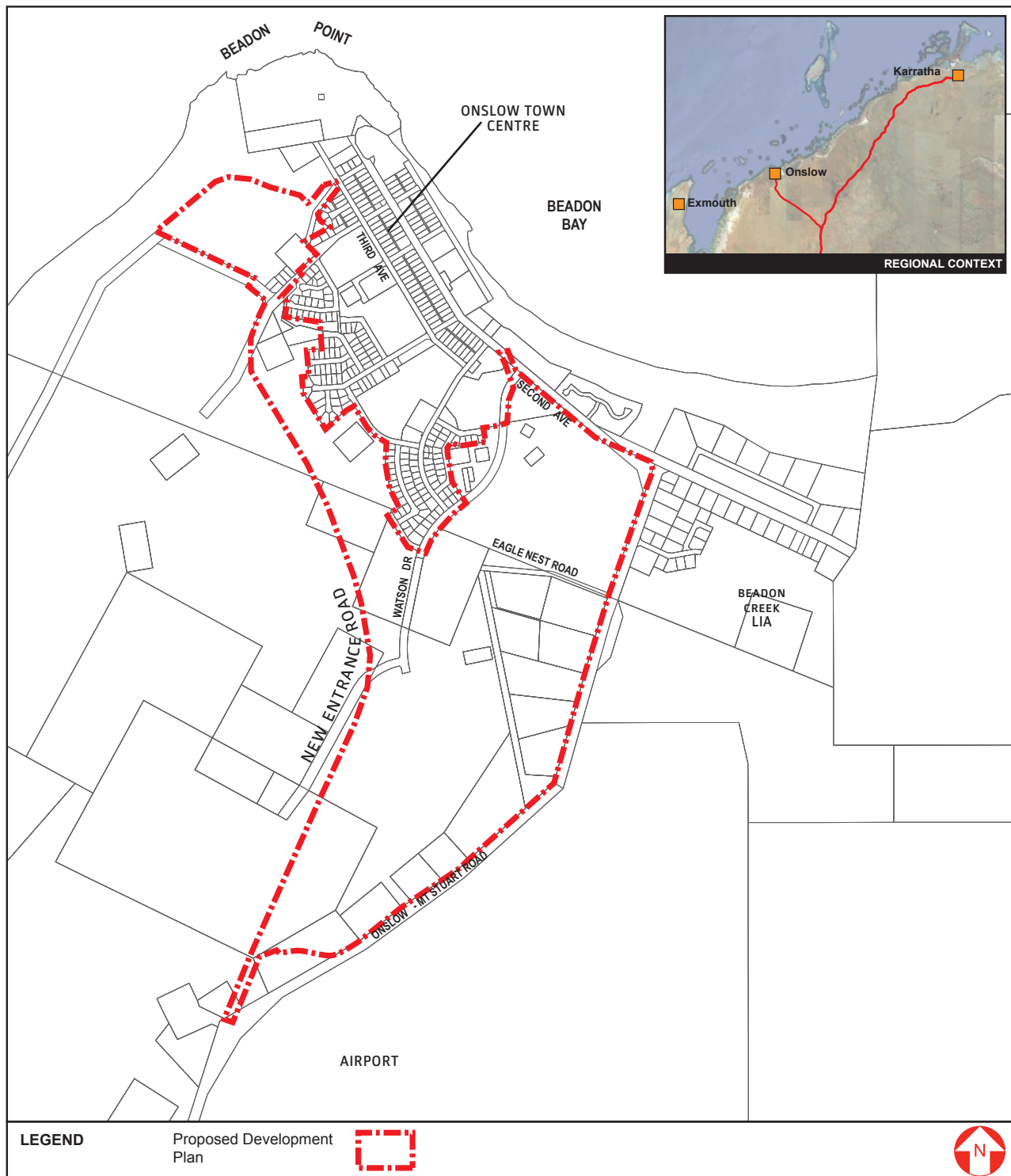
- (b) a State planning policy requires a structure plan to be prepared for the area; or*
- (c) the Commission considers that a structure plan for the area is required for the purposes of orderly and proper planning.*

Clause 16 of the Deemed Provisions then goes on to state:

(1) A structure plan must -

- (a) be prepared in a manner and form approved by the Commission; and*
- (b) include any maps, information or other material required by the Commission; and*
- (c) unless the Commission otherwise agrees, set out the following information -*
 - (i) the key attributes and constraints of the area covered by the plan including the natural environment, landform and the topography of the area;*
 - (ii) the planning context for the area covered by the plan and the neighbourhood and region within which the area is located;*
 - (iii) any major land uses, zoning or reserves proposed by the plan;*
 - (iv) estimates of the future number of lots in the area covered by the plan and the extent to which the plan provides for dwellings, retail floor space or other land uses;*

FIGURE 1 – LOCATION PLAN



(v) the population impacts that are expected to result from the implementation of the plan;

(vi) the extent to which the plan provides for the coordination of key transport and other infrastructure;

(vii) the proposed staging of the subdivision or development covered by the plan.

(2) The local government may prepare a structure plan in the circumstances set out in clause 15.

(3) A person may make an application to the local government for a structure plan prepared by the person in the circumstances set out in clause 15 to be assessed and advertised if the person is -

(a) a person who is the owner of any or all of the land in the area to which the plan relates; or

(b) an agent of a person referred to in paragraph (a).

A Structure Plan is defined in the Deemed Provisions as

“means a plan for the coordination of future subdivision and zoning of an area of land.”

A Development Plan is defined under TPS7 as:

“Plans which are required to be prepared prior to the consideration of planning or subdivision applications which address the schematic layout of proposed development and lot boundaries in addition to various other matters as may be required by the Scheme and includes local structure plans, outline or comprehensive development plans.”

The Deemed Provisions override the provisions of the Shire’s TPS7, and this document is therefore referred to as a ‘Structure Plan’ throughout.

The proposed Structure Plan shall apply to the entire Townsite Expansion Area, as identified on the Structure Plan in Appendix 1, and shall supersede the ‘Onslow Townsite Expansion Stage 1 Structure Plan’. This will ensure that the approach to any new development is consistent.

3 STRUCTURE PLAN

This document shall have the formal title of ‘Onslow Townsite Expansion Structure Plan’ and hereafter referred to as the ‘Structure Plan’.

The proposed Structure Plan is depicted in Appendix 1 – Onslow Townsite Expansion Structure Plan.

The objectives of the Structure Plan are to:

- Provide a comprehensive master plan to facilitate the orderly and proper subdivision and development of the land to meet the anticipated growth demand in the town of Onslow.
- Create a sustainable and affordable urban area with a range of lot sizes and diversity of housing types and land for a second school site, public open space and drainage purposes.
- Recognise the logistical requirement of the Watson Drive Precinct and through good design, promote the integration of the village with the surrounding development.

4 STRUCTURE PLAN REQUIREMENTS

4.1 LAND USE PRECINCTS AND STANDARDS

The Structure Plan identifies several land use precincts that are generally characterised by a predominant use although it is intended that the Structure Plan be treated in a flexible manner to allow other compatible uses. The proposed land use precincts include Residential, Large Live-Work Lots, School, Public Open Space and Drainage and Area Subject to Detailed Design, as well as the Watson Drive Precinct.

4.1.1 RESIDENTIAL PRECINCT

4.1.1.1 Statement of Intent

The intent of the Residential Precinct is to provide a high quality, environmentally sustainable, residential environment providing a range of living options to cater for a diverse population and encourage a sense of community.

Development within the Precinct will provide for pedestrian friendly streetscapes with passive surveillance of the public domain. The Structure Plan encourages a range of housing types, including the introduction of ancillary dwellings.

4.1.1.2 Development Standards

Development standards to be satisfied for the Residential Precinct include:

- a) The provisions of the Residential Design Codes of Western Australia (R-Codes) shall apply to residential development in this Precinct unless otherwise specified under a Local Planning Policy or Residential Design Guidelines.

- b) Development is to be in accordance with the density coding identified on the expansion Structure Plan.
- c) Sites identified as grouped housing sites as part of any subsequent subdivision applications may be developed to a maximum density of R40 and the Shire may require the preparation of a Local Development Plan (LDP) to be prepared prior to the development of that site.
- d) No development or subdivision shall occur within the Waste Water Treatment Plant buffer until the buffer is removed or reduced.
- e) All use, subdivision and development shall be in accordance with relevant development plan.
- f) In accordance with the EPA Guidance Statement No. 3, for any subdivisions within 500m of the Onslow Salt operations, notifications are to be placed on the certificate of title of each new subdivided lot to notify prospective purchasers of the potential noise impacts.
- g) In accordance with the EPA Guidance Statement No. 3, for any new dwellings within 1km of the Onslow Salt operations, the facades of buildings fronting or perpendicular to the Onslow Salt operations are to incorporate architectural treatments to minimise noise impacts.

4.1.2 SPECIAL USE (WATSON DRIVE PRECINCT)

The intent of the Watson Drive Precinct (the Precinct) is to provide a specific area that allows medium-density accommodation for operational workers associated with the Wheatstone Project that provides for the needs of the occupants, recognising the opportunities for integration of the Precinct with the surrounding residential areas. Built form within this precinct will respect and build upon Onslow's vernacular high quality, architecturally designed, resort style accommodation that positively contributes and adds

to the vibrancy of the planned future community. The Village must ultimately be developed as a modern facility with high amenity both physically and visually to meet the needs of future residents.

Development within the Precinct will provide for pedestrian friendly streetscapes with passive surveillance of the public domain and promote integration with the surrounding community.

4.1.2.1 Development Standards

The following development standards apply to the development of land in the Watson Drive Precinct:

- a) Design of the precinct shall facilitate good connectivity, within the precinct and to other external recreational and community facilities.
- b) The Precinct shall be structured to facilitate accommodation that allows seamless future transition and integration into the surrounding urban area.
- c) The provision of high quality development reflecting a motel/resort style development with appropriate landscaping, recreation areas/facilities, quality design and materials for the benefit of the occupants and the wider Onslow community.
- d) The internal movement network shall be designed to maximise connectivity and pedestrian access. This may be achieved by the use of shade trees and a footpath network that is interconnected with the surrounding residential areas.
- e) The provision of services and facilities associated with development in the Precinct shall not undermine the viability of existing or proposed services and facilities within the Onslow community.
- f) The external frontages of the Precinct shall be developed to a standard consistent with adjacent

residential areas with regards to bulk and scale, streetscape, setbacks and landscaping, in order to maximise integration with the surrounding townsite.

- g) Any incidental non-residential land uses with the potential for external access by the wider Onslow community shall be located toward the street where services can be shared, where appropriate.
- h) Any vehicular traffic movements, including deliveries, access/ egress and parking for all vehicles shall be located with access to the proposed new access road.
- i) An Local Development Plan (LDP) for this Precinct must be approved and be adopted by the Shire, prior to the commencement of any development.
- j) Any LDP approved for this Precinct shall be in accordance with the objectives of this Structure Plan.
- k) If any prohibited land uses are proposed within this precinct, an amendment to TPS7 would be required prior to the adoption of any LDP.

4.1.3 SPECIAL USE (LARGE LIVE WORK LOT PRECINCT)

4.1.3.1 Statement of Intent

The intent of the Large Live-Work Lot Precinct is to:

- Provide a large lot typology that includes both a residential and home-based business/work uses that are not suited within the town centre or light industrial areas.
- Ensure that residential uses fronting the adjoining residential area are protected from flooding and storm surge and that the home-based business/work uses are located towards Onslow Road.

Development of the residential component of each

lot will be as per the R-Codes applicable and will provide a complimentary interface with adjoining residential areas with regards to pedestrian friendly streetscapes, landscaping, setbacks and passive surveillance of the public domain.

Development of the non-residential component of each lot will be similar to that allowed for a home business under the Shire of Ashburton Scheme without the floor space limits, however, will provide landscaped and screened setbacks where appropriate and the opportunity for large sheds for the use of a business, which will provide the interface to the adjacent light industrial area (LIA).

4.1.3.2 Development Standards

The following development standards apply to the development of land in the Large Live-Work Lot Precinct:

- a) The development of the residential portion of the lot that faces a residential area in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Residential Design Codes of Western Australia (R-Codes) unless otherwise specified in this section.
- b) The development of the non-residential portion of the lot that faces non-residential areas in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Home Business Standards under the Shire of Ashburton Scheme in regards to employment, amenity, vehicles and car parking and servicing needs.
- c) Non-residential development in the Large Live-Work Lot Precinct shall be adequately landscaped and screened to maintain a lifestyle land use appearance as opposed to a commercial or industrial land use appearance.
- d) An Local Development Plan (LDP) shall be prepared identifying basic design requirements within this precinct, including building envelopes,

floor space limits, types of land uses etc.

4.1.4 EDUCATION

4.1.4.1 Statement of Intent

The intent of the Education Precinct is to provide a connected site for the use and benefit of the community that has a flexible intended purpose for school/ education purposes to meet demand in Onslow. The site can be used for any education related land uses that are required in Onslow from pre-primary to adult education facilities.

The built form, landscaping, setbacks and streetscape of the Education Precinct will be cohesive, complementary and consistent over the site, although the site may cater for a number of different educational uses.

The development in the Education Precinct will be complementary and will not detract from the surrounding areas residential amenity and will encourage the co-location of community uses.

4.1.4.2 Development Standards

The following development standards apply to the development of land in the Education Precinct:

- a) The development of the Education Precinct shall be in accordance with the meaning of an Education Establishment as defined under the Shire of Ashburton Local Planning Scheme.
- b) The external frontages of the Education Precinct shall be developed to a standard consistent with adjacent residential areas with regards to bulk and scale, streetscape, setbacks and landscaping.
- c) The architectural style of any proposed buildings within this precinct are to be reflective of the Onslow Vernacular.

4.1.5 RESERVE (PARKS, RECREATION, SPACE AND DRAINAGE)

4.1.5.1 Statement of Intent

The intent of the Reserves (Parks, Recreation, Space and Drainage) areas are to provide high quality, public open spaces that offer residents and visitors passive and active recreation opportunities whilst facilitating stormwater disposal particularly in cyclonic events.

Areas of public open space also have the dual role to protect, maintain and enhance areas of indigenous heritage significance.

4.1.5.2 Development Standards

Development standards to be satisfied for the Reserves (Parks, Recreation, Space and Drainage) areas include:

- a) The size and location of public open space shall be in accordance with the Structure Plan.
- b) The design of public open space areas shall assist in the protection and enhancement of indigenous and european heritage sites (where applicable).
- c) The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
- d) The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- e) The design of these areas shall maximise the provision of shading to enhance amenity and promote social capital and walkability.

4.1.6 AREA 'SUBJECT TO FURTHER INVESTIGATION'

4.1.6.1 Statement of Intent

The intent of the area noted 'Subject to Further Investigation' is to allow for further investigations and detailed design of these areas prior to any development occurring to determine what portions of the site are suitable for further development and what portions of the site should be protected due to significant heritage values.

If detailed investigations can establish areas of the Precinct that are suitable for further development the provisions of the Residential Precinct shall apply to these areas. If detailed investigations can establish areas of the Precinct that are not suitable for further development and should be protected in perpetuity the provisions of the Public Open Space Drainage Precinct shall apply to these areas.

Any interpretation and investigation works shall be in accordance with the heritage investigation in town. Input from local indigenous groups is encouraged in the future design of these areas.

The results of detailed investigations shall be subject to the approval of the Shire of Ashburton and the WAPC.

Furthermore, the area subject to further investigation within the WaterCorp WWTP buffer will not be developed for residential purposes, given the impacts associated with the areas proximity to the WaterCorp WWTP.

4.1.6.2 Development Standards

The following development standards apply to the development of land in the Area Subject to Detailed Design Precinct after detailed investigations have established development areas and non-development areas in the Precinct to the satisfaction of the Shire of Ashburton and the WAPC:

- a) The provisions of the Residential Design Codes of Western Australia (R-Codes) and Clause 4.1.1 of this report shall apply to areas suitable for residential development in this Precinct subject to approval of the Shire of Ashburton and WAPC.
- b) For areas not suitable for development in this Precinct the provisions of the Public Open Space and Drainage Precinct shall apply including:
 - i) The design of public open space areas shall ensure the protection and enhancement of indigenous heritage sites.
 - ii) The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
 - iii) The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- c) The area within the WWTP buffer shall be subject to an LDP being prepared to the satisfaction of the Shire prior to any development.

4.2 LAND USE PERMISSIBILITY

Land use permissibility shall generally be in accordance with the following Land Use Permissibility Table.

Precinct Land Uses	Residential	Large Live-Work Lots	Education	Area Subject to Further Investigation	Reserve (Parks Recreation and Drainage)	Watson Drive Precinct
RESIDENTIAL						
Aged or Dependent Persons Dwelling	D	D	X	D	X	D
Caretaker's Dwelling	D	A	I	D	X	D
Grouped Dwelling	D	X	I	D	X	D
Holiday Accommodation	X	X	X	D	X	X
Hotel	X	X	X	D	X	X
Motel	X	X	X	D	X	X
Moveable Dwelling	D	D	D	D	X	I
Multiple Dwelling	A	X	I	D	X	A
Residential Building	A	A	I	D	X	D
Rural Settlement	X	X	X	D	X	X
Single House	D	P	I	D	X	D
Transient Workforce Accommodation	X	X	X	D	X	D
INDUSTRY						
Abattoir	X	X	X	X	X	X
Agriculture	X	X	X	X	A	X
Arts and Crafts Centre	A	A	I	D	X	D
Harbour and Marina Facilities	X	X	X	A	X	X
Hire Services (Industrial)	X	X	X	X	X	X
Home Business	A	D	X	A	X	D
Home Occupation	D	D	X	A	X	D
Industry - Extractive	X	X	X	X	X	D
Industry - General	X	X	X	X	X	X
Industry - Light	X	X	X	X	X	x
Industry - Noxious	X	X	X	X	X	X
Industry - Resource Processing	X	X	X	X	X	X
Industry - Rural	X	X	X	X	X	X
Industry Service	X	X	X	X	X	X
Infrastructure	D	D	D	D	D	D
Intensive Agriculture	X	X	I	X	A	X
Research Laboratory	X	A	I	A	X	X
Stockyard	X	A	X	X	X	X
Storage Facility/depot/laydown area	X	D	X	A	X	X

Precinct Land Uses	Residential	Large Live-Work Lots	Education	Area Subject to Further Investigation	Reserve (Parks Recreation and Drainage)	Watson Drive Precinct
COMMERCE						
Aerodrome	X	X	X	X	X	X
Display Home Centre	D	D	X	D	X	D
Exhibition, Display and Outdoor Sales Facilities	X	A	I	A	A	D
Market	X	A	I	A	A	X
Motor Vehicle and/or Marine Repair	X	X	X	X	X	X
Motor Vehicle and/or Marine Sales & Hire	X	X	X	X	X	X
Motor Vehicle and/or Marine Service Station	X	X	X	X	X	A
Motor Vehicle and/or Marine Wrecking	X	X	X	X	X	X
Motor Vehicle Wash	X	X	X	X	X	X
Office	A	D	I	A	X	D
Outdoor Display	X	A	I	A	A	X
Restaurant	X	X	I	A	X	D
Shop	A	A	I	X	X	A
Showroom	X	A	X	A	X	X
Take-away Food outlet	X	X	I	A	X	D
Warehouse	X	X	X	X	X	X
HEALTH, WELFARE AND COMMUNITY SERVICES						
Carpark	X	A	I	A	X	D
Childcare Services	A	A	I	A	X	A
Community Use	A	A	P	D	A	D
Consulting Rooms	A	A	I	A	X	D
Education Establishment	A	A	P	A	X	D
Emergency Services	X	X	X	D	X	D
Funeral Parlour	X	X	X	X	X	D
Hospital	X	X	X	X	X	X
Detention Centre	X	X	X	X	X	X
Medical Centre	X	X	X	A	X	A
Nursing Home	A	A	X	A	X	D
Place of Animal Care	X	X	I	X	X	D
Place of Public Meeting, Assembly or Worship	A	A	I	A	X	D
Public Utility	D	D	D	D	D	D
ENTERTAINMENT, RECREATION AND CULTURE						
Clubrooms	X	X	I	A	X	X
Equestrian Centre	X	X	X	X	X	X
Entertainment Venue	X	X	I	A	X	X
Private Recreation	X	X	I	A	X	D
Public Recreation	D	X	I	A	A	D
Reception Centre	X	A	X	X	X	X

4.4 RESIDENTIAL DENSITY CODING

The Structure Plan indicates the Residential Density Coding that applies to land within the 'Residential' and 'Large Live-Work lots' precincts, pursuant to Clause 6.5 of the Scheme and includes the following:

- R5;
- R30; and
- R40.

Residential development shall be in accordance with the Residential Design Codes of Western Australia (R-Codes) as given effect by Clause 6.5 of the Scheme, unless otherwise stated in this Part.

The built form provisions of the R-Codes may be varied by a local policy applied through the preparation of Local Planning Policy or LDPs, adopted at subdivision stage.

4.5 LOCAL DEVELOPMENT PLANS

The Structure Plan identifies several land parcels for which a Local Development Plan (LDP) is required to be prepared.

LDPs may be required (by the developer, an owner of the land or the Shire) to be adopted by Council prior to any subdivision and/or substantial development and used as the basis for the determination of all development applications to the Shire of Ashburton.

LDPs will enhance, elaborate and expand the details and provisions contained in this Part as well as supplement the provisions of the Scheme and the R-Codes. LDP's are required to address the following:

- a) building envelopes;
- b) setbacks;
- c) interfaces with public open space and drainage areas;

- d) distribution of land uses within a lot (Large Residential Lifestyle lots);
- e) vehicular access and parking;
- f) loading and unloading areas, storage yards and rubbish collection closures;
- g) the location, orientation and design of buildings and the space between buildings; and
- h) such other information considered relevant by the Shire of Ashburton.

Variations to the provisions of the R-Codes other than density shall be allowed.

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APPENDIX 1

ONSLOW EXPANSION STRUCTURE PLAN

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STRUCTURE PLAN REQUIREMENTS

Residential Precinct

- a) The provisions of the Residential Design Codes of Western Australia (R-Codes) shall apply to residential development in this Precinct unless otherwise specified under a Local Planning Policy or Residential Design Guidelines.
- b) Development is to be in accordance with the density coding identified on the Structure Plan.
- c) Sites identified as grouped housing sites as part of any subsequent subdivision applications may be developed to a maximum density of R40 and the Shire may require the preparation of a Local Development Plan (LDP) to be prepared prior to the development of that site.
- d) No development or subdivision shall occur within the Waste Water Treatment Plant buffer until the buffer is removed or reduced.
- e) All use, subdivision and development shall be in accordance with relevant Structure Plan.
- f) In accordance with the EPA Guidance Statement No.3, for any subdivisions within the 500m of the Onslow Salt operations, notifications are to be placed on the certificate of title of each new subdivided lot to notify prospective purchasers of the potential noise impacts.
- g) In accordance with the EPA Guidance Statement No.3, for any new dwellings within 1km of the Onslow Salt operations, the facades of the buildings fronting or perpendicular to the Onslow Salt operations are to incorporate architectural treatments to minimise noise impacts.

Watson Drive Precinct

- a) For the Watson Drive Precinct development standards are defined in Part A, section 4.1.2.1 of the Structure Plan report.

Large Live Work Lot Precinct

- a) The development of the residential portion of the lot that faces a residential area in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Residential Design Codes of Western Australia (R-Codes) unless otherwise specified in this section.
- b) The development of the non-residential portion of the lot that faces non-residential areas in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Home Business Standards under the Shire of Ashburton Scheme in regards to employment, amenity, vehicles and car parking and servicing needs.
- c) Non-residential development in the Large Live-Work Lot Precinct shall be adequately landscaped and screened to maintain a lifestyle land use appearance as opposed to a commercial or industrial land use appearance.
- d) A Local Development Plan (LDP) shall be prepared identifying basic design requirements within this precinct, including building envelopes, types of land uses etc.

Public Open Space and Drainage

- a) The size and location of public open space shall be in accordance with the Structure Plan.
- b) The design of public open space areas shall assist in the protection and enhancement of indigenous and european heritage sites (where applicable).
- c) The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
- d) The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- e) The design of these areas shall maximise the provision of shading to enhance amenity and promote social capital and walkability.

Education

- a) The development of the Education Precinct shall be in accordance with the meaning of an Education Establishment as defined under the Shire of Ashburton Local Planning Scheme.
- b) The external frontages of the Education Precinct shall be developed to a standard consistent with adjacent residential areas with regards to bulk and scale, streetscape, setbacks and landscaping.
- c) The architectural style of any proposed buildings within this precinct are to be reflective of the Onslow Vernacular.

Area Subject to Further Investigation

- a) The provisions of the Residential Design Codes of WA (R-Codes) and Clause 4.1.1 of this report shall apply to areas suitable for residential development in this Precinct subject to approval of the Shire of Ashburton and WAPC
- b) For areas not suitable for development in this Precinct the provisions of the Public Open Space and Drainage Precinct shall apply including:
- i. The design of public open space areas shall ensure the protection and enhancement of indigenous heritage sites.
- ii. The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
- iii. The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- c) The area within the WWTP Buffer shall be subject to a Local Development Plan (LDP) being prepared to the satisfaction of the Shire, prior to any development.

Land Use Permissibility

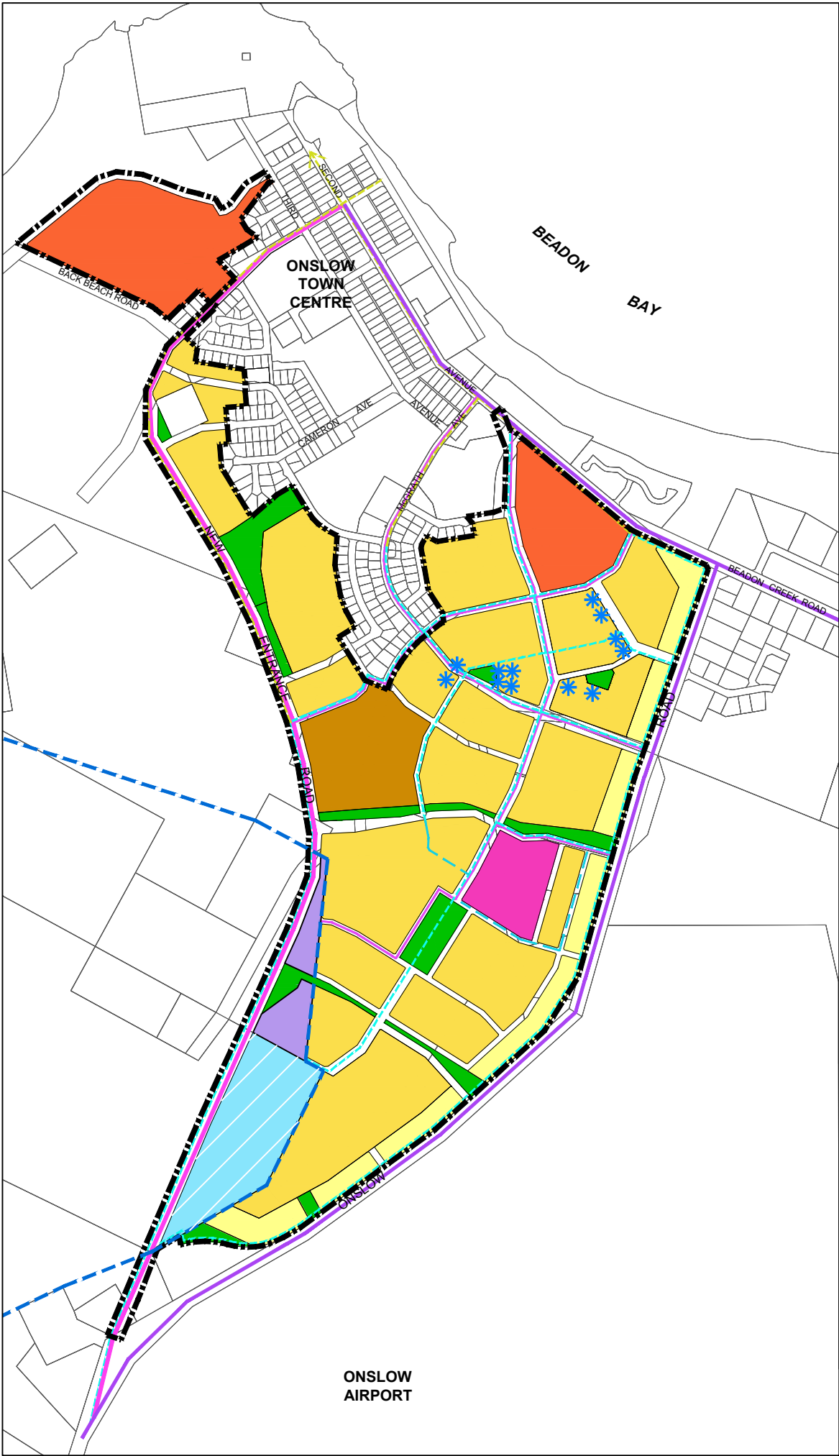
Land use permissibility shall generally be in accordance with the Land Use Permissibility Table, as shown in Part A of the Onslow Townsite Expansion Structure Plan report.

Local Development Plans

A LDP may be required (by the developer, an owner of the land or the Shire) by Council prior to any subdivision and/or substantial development and used as the basis for the determination of all development applications to the Shire of Ashburton.

The LDP will enhance, elaborate and expand the details and provisions contained in this Part as well as supplement the provisions of the Scheme and the R-Codes. LDP's are required to address the following:

- a) building envelopes;
- b) setbacks;
- c) interfaces with public open space and drainage areas;
- d) distribution of land uses within a lot (Large Residential Lifestyle lots);
- e) vehicular access and parking;
- f) loading and unloading areas, storage yards and rubbish collection closures;
- g) the location, orientation and design of buildings and the space between buildings; and
- h) such other information considered relevant by the Shire of Ashburton. Variations to the provisions of the R-Codes other than density shall be allowed.



CERTIFICATION OF STRUCTURE PLAN

This Structure Plan is prepared under the provisions of the Shire of Ashburton Town Planning Scheme No. 7

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

Date.....

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.....

Date.....

Date of Expiry.....

LEGEND

	STRUCTURE PLAN AREA	199.1363ha	100%
	RESERVE (PARKS, RECREATION & DRAINAGE)	10.1354ha	5.0%
	EDUCATION	4.7324ha	2.4%
	SPECIAL USE (WATSON DRIVE PRECINCT)	9.0000ha	4.5%
	SPECIAL USE (LARGE LIVE WORK LOTS)	14.0680ha	7.1%
	RESIDENTIAL R30	91.9028ha	46.1%
	AREA SUBJECT TO FURTHER INVESTIGATION	21.8990ha	11.0%
	AREA SUBJECT TO FURTHER INVESTIGATION - NON RESIDENTIAL	3.4960ha	1.8%
	RESERVE (INFRASTRUCTURE) - WATER CORP UTILITIES SITE COMPATIBLE LAND USES ONLY	10.7086ha	5.4%
	ROADS	33.1941ha	16.7%
	BUFFER FROM TOWN WWTP	N/A	N/A
	EXISTING CADASTRE	N/A	N/A
	TOTAL	199.1363ha	100%

ROAD HIERARCHY

- ARTERIAL/ PRIMARY
- NEIGHBOURHOOD CONNECTOR
- ACCESS STREET (HIGHER ORDER)
- GROUP HOUSING SITES

PEDESTRIAN AND CYCLE PATHS

- SHARED PATH NETWORK AND FOOTPATH
- FOOTPATH BOTH SIDES
- SHARED PATH NETWORK BY OTHERS



ONSLOW TOWNSITE EXPANSION
STRUCTURE PLAN

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

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