

LOCAL STRUCTURE PLAN

FLORIDA LOCAL STRUCTURE PLAN

Incorporating Amendment 2

July 2017

FLORIDA LOCAL STRUCTURE PLAN

(Incorporating Amendment 2)

PART 1 – IMPLEMENTATION SECTION

Prepared by:



Level 2, 36 Rowland Street
Subiaco WA 6008

PO Box 796
Subiaco WA 6904

Tel: 9382 1233
Fax: 9382 1127

Email: admin@cleplan.com.au

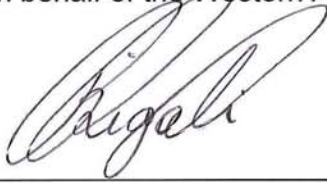
www.cleplan.com.au

Project No. 688Rep178C

July 2017

IT IS CERTIFIED THAT AMENDMENT NO. 2 TO THE FLORIDA LOCAL
STRUCTURE PLAN NO.48 WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON: **25 JULY 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.

TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
Amendment 1	Various minor modifications to approved to original Outline Development Plan	Minor	2011 & prior
Amendment 2	Modify Plan 1: Local Structure Plan Map to extend Residential R20 zoning over land formerly located within the Caddadup Waste Water Treatment Plant odour buffer	Minor	

EXECUTIVE SUMMARY

This Local Structure Plan provides a framework for the orderly and proper planning and development of the north-western corner of the locality of Dawesville, south of Mandurah. The area is known informally as 'Florida' after the estate established in this area over the past two decades.

The structure plan provides for a mix of lot sizes (R15, R20 and R30) appropriate to the local area, a legible, efficient and site-responsive movement network, public open space facilitating active and passive recreation and conservation of significant vegetation, two co-located primary schools and a neighbourhood centre. Technical information about bushfire risk management, environmental matters, drainage and utility services underpins the structure plan and is included in the appendices thereto.

As specified in the *Planning and Development (Local Planning Schemes) Regulations 2015*, the structure plan is to be given due regard by decision-makers when determining planning proposals within the structure plan area.

TABLE OF CONTENTS

- 1.0 LOCAL STRUCTURE PLAN AREA**
- 2.0 LOCAL STRUCTURE PLAN CONTENT**
- 3.0 OPERATION**
- 4.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANING FRAMEWORK**
- 5.0 LAND USE**
 - 5.1 Local Structure Plan Map**
 - 5.2 Residential Density**
- 6.0 DEVELOPMENT AND SUBDIVISION**
 - 6.1 Conditions of Subdivision Approval**
 - 6.2 Local Development Plans (Detailed Area Plans)**

FIGURES

Plan A – Florida Local Structure Plan

1.0 LOCAL STRUCTURE PLAN AREA

The Local Structure Plan Area is shown on Plan A: Florida Local Structure Plan.

2.0 LOCAL STRUCTURE PLAN CONTENT

This Local Structure Plan comprises:

- Part One – Implementation Section
- Part Two – Explanatory Section
- Appendices – Technical Reports

Part One of the Local Structure Plan comprises the structure plan map and planning provisions. Part Two of the Local Structure Plan is the Explanatory Section component which can be used to interpret and implement the requirements of Part One.

3.0 OPERATION

This Local Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission.

4.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANNING FRAMEWORK

This Local Structure Plan constitutes a Local Structure Plan pursuant to Section 7.11 of the City of Mandurah Town Planning Scheme No. 3 and the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes*.

The Structure Plan Map (Plan A) outlines future land use, zones and reserves applicable within the structure plan area.

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes*, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Local Structure Plan, including the Structure Plan Map, Implementation Section, Explanatory Section and Technical Appendices.

5.0 LAND USE

5.1 Local Structure Plan Map

The subdivision and development of land should be in accordance with the Local Structure Plan.

5.2 Residential Density

Residential densities applicable to the Local Structure Plan Area shall be those residential densities shown on the Local Structure Plan Map.

6.0 DEVELOPMENT AND SUBDIVISION

6.1 Conditions of Subdivision Approval

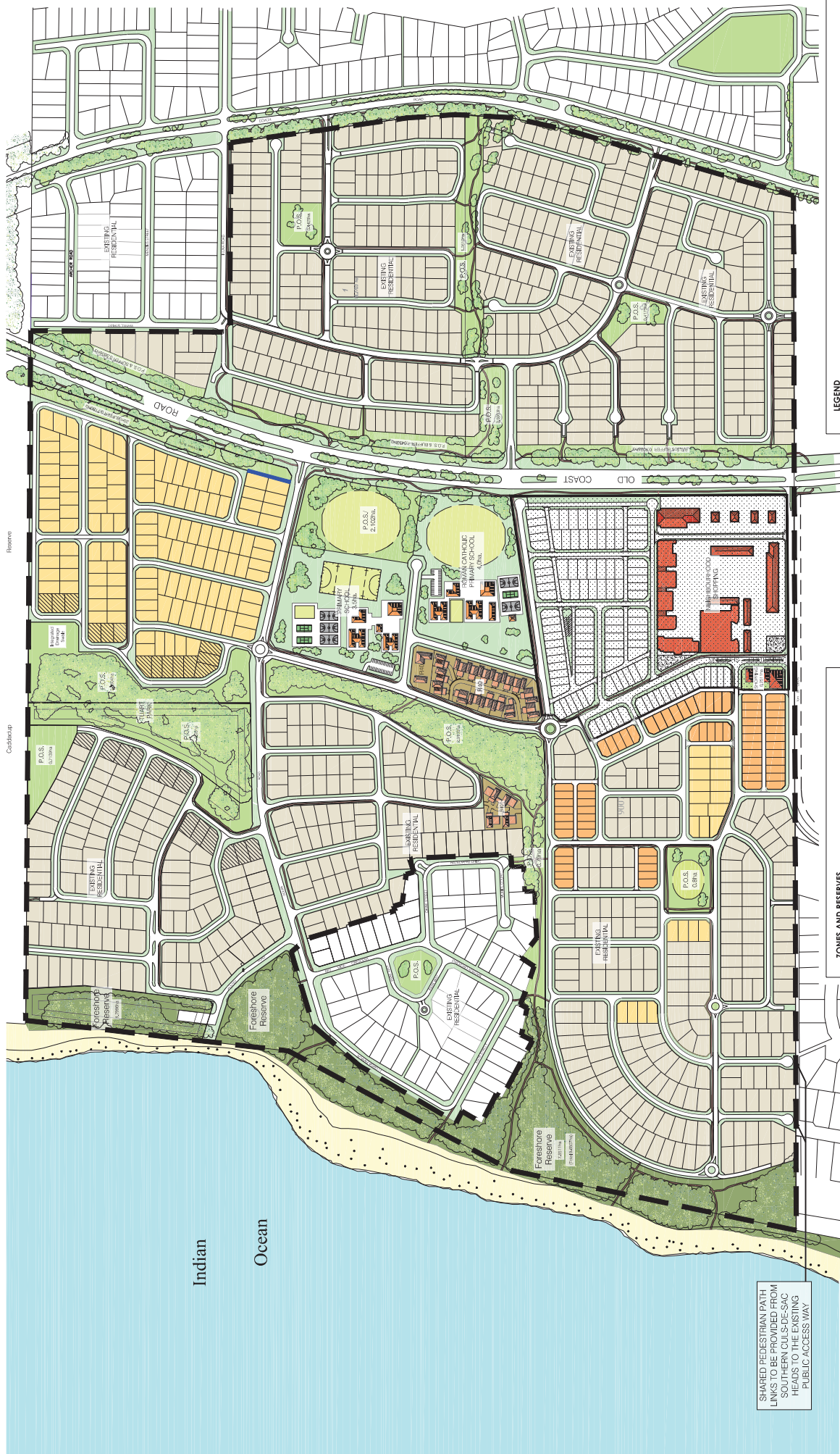
At the time of subdivision, conditions may be recommended, as applicable, requiring the preparation and / or implementation of the following:

- i) Vegetation and Fauna Management Plan (DER);
- ii) Bushfire Management Plan (LA);
- iii) Footpaths will be required on one side of every street as a minimum;
- iv) Urban Water Management Plan.

6.2 Local Development Plans (Detailed Area Plans)

The preparation of a Local Development Plan may be required by the Western Australian Planning Commission (WAPC), on the advice of the City of Mandurah, as a condition of subdivision approval where deemed necessary for land comprising, but not limited to:

- I. Lots abutting areas of Public Open Space; and
- II. Lots within a designated Bushfire Prone Area.



ZONES AND RESERVES

[Light Grey Box]	RESIDENTIAL R15
[Yellow Box]	RESIDENTIAL R20
[Orange Box]	RESIDENTIAL R30
[Dark Orange Box]	RESIDENTIAL R40
[Green Box]	LOCAL RECREATION RESERVE
[Dark Green Box]	CONSERVATION AND FORESHORE RESERVE

LEGEND

[Thick Black Line]	LOCAL STRUCTURE PLAN BOUNDARY
[Dashed Line]	AREA SUBJECT TO NEIGHBOURHOOD CENTRE OUTLINE DEVELOPMENT PLAN (CENTRE PLAN)
[Blue Line]	DUAL USE PATH
[Hatched Box]	DEVELOPMENT ON RESIDENTIAL LOTS TO BE DESIGNED & ORIENTATED TO OVERLOOK TUART PARK
[Blue Line]	MASONRY WALL



**FLORIDA LOCAL STRUCTURE PLAN
(Incorporating Amendment 2)**

PART 2 – EXPLANATORY SECTION

Prepared by:



Level 2, 36 Rowland Street
Subiaco WA 6008

PO Box 796
Subiaco WA 6904

Tel: 9382 1233
Fax: 9382 1127

Email: admin@cleplan.com.au

www.cleplan.com.au

Project No. 688Rep179B

June 2017

PART TWO – EXPLANATORY SECTION

TABLE OF CONTENTS

- 1.0 BACKGROUND**
- 2.0 AMENDMENT DETAILS**
- 3.0 PURPOSE OF THE AMENDMENT**
- 4.0 JUSTIFICATION FOR THE AMENDMENT**
 - 4.1 Environmental Protection Authority Referral**
 - 4.2 Caddadup Waste Water Treatment Plant**
 - 4.3 Tuart Park Public Open Space**
 - 4.4 Residential Zoning**
 - 4.5 Local Road Reconfiguration**
 - 4.6 Bushfire Management**
 - 4.7 Servicing**
 - 4.8 Part 1 – Implementation Section**
- 5.0 CONCLUSION**

APPENDICES

- Appendix 1: Approved Florida Local Structure Plan (Outline Development Plan)**
- Appendix 2: EPA Referral (End Plan, 2015) & Advice (EPA, 2015)**
- Appendix 3: Report on Odour Modelling for Caddadup Waste Water Treatment Plant
(Envall, 2015)**
- Appendix 4: EPBC Act Decision Advice (2015)**
- Appendix 5: Bushfire Management Plan, Lot 9008 Ocean Road, Dawesville
(Natural Area Consulting, 2017)**
- Appendix 6: Florida North Civil Servicing Report (Wood & Grieve, 2016)**
- Appendix 7: Public Open Space Schedule**

1.0 BACKGROUND

The purpose of this Amendment is to extend the land use zonings on the Florida Local Structure Plan to include a portion of land that previously fell within the Caddadup Waste Water Treatment Plant odour buffer and so was excluded from development.

The Amendment also takes the opportunity to introduce a Part 1 Implementation Section, creating a framework for the originally approved Florida Outline Development Plan to be designated and operate as a Local Structure Plan, as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2.0 AMENDMENT DETAILS

This Amendment comprises the following:

- Extension of the 'Residential' zoning to cover land previously falling within the Caddadup Waste Water Treatment Plant odour buffer in the northern portion of the structure plan area;
- Allocation of a density coding of R20 for the aforementioned zoning designation;
- Creation of a portion of public open space (local reserve), consolidating an existing area of open space (commonly referred to as Tuart Park); and
- Minor realignment of a number of local access roads.

The Amendment also applies at R20 coding to several lots within the south-west of the estate to reflect their created lot size.

The Amendment introduces a Part 1 Implementation Section to the Structure Plan (previously Florida Outline Development Plan), as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* to clarify its status, standardise documentation and guide implementation.

3.0 PURPOSE OF THE AMENDMENT

This Amendment is in response to a recent reduction of the Water Corporation's Caddadup Waste Water Treatment Plant (WWTP) odour buffer.

The Florida Local Structure Plan (previously known as the Florida Outline Development Plan) is the operational structure plan for Florida Estate, Dawesville, and was last endorsed by the WAPC in 11 November 2011. The Florida Local Structure Plan (LSP) has guided the development of the Florida Estate over the last decade, including allocating residential density and areas of public open space. A copy of the Florida Local Structure Plan is shown as Appendix 1.

The Caddadup WWTP is located to the north of the Florida LSP and a 410m odour buffer is shown as encroaching into the LSP area. Land falling within the odour buffer simply remains 'unzoned' on the Florida LSP map, precluding residential development on the basis of potential malodour impacts.

Beginning in 2008, the Caddadup WWTP was upgraded as part of a program of works designed to increase treatment capacity and efficiency, while also lessening odour impact. These works resulted in an opportunity to amend the Florida LSP, allowing for the development of the 'unzoned' land that was previously affected by the Caddadup WWTP.

4.0 JUSTIFICATION FOR THE AMENDMENT

4.1 Environmental Protection Authority Referral

Development of the Amendment area was referred to and subsequently advertised for public comment by the Environmental Protection Authority in April 2014, in accordance with the *Environmental Protection Act 1986*.

In considering the referral, the EPA reviewed the loss of vegetation and fauna impacts resulting from future development, the suitability of development on hydrological processes and the odour buffer to the Caddadup WWTP.

The EPA concluded the Amendment was minor in nature and did not pose a significant environmental impact, determining that no further assessment was necessary under the *Environmental Protection Act*.

Advice from the EPA on the proposal included a recommendation for the preparation of a Vegetation and Fauna Management Plan prior to clearing of the proposal area. This has been reflected in a proposed condition of subdivision approval within Part 1.

A copy of the EPA referral is provided as Appendix 2, along with a copy of the EPA's decision to not assess the proposal.

4.2 Caddadup Waste Water Treatment Plant

As noted above, the Water Corporation recently implemented a program of works to the Caddadup WWTP to increase treatment capacity and efficiency while also reducing odour impact.

These works included (but were not limited to):

- Upgrade to a 3ML/d capacity;
- Installation of bioscrubbers and sealing of inlet works to reduce odour emissions;
- Construction of in-tank mechanical screening; and
- Construction of an additional aeration tank and clarifier.

In accordance with the WAPC's State Planning Policy 4.1: State Industrial Buffers (which recognises buffers to major infrastructure, including waste water treatment plants) Environmental Alliances (Envall) prepared a comprehensive odour model for the Caddadup WWTP. Following discussions with the Water Corporation regarding concerns flagged in the EPA determination on this issue, Envall undertook further analysis, employing the Water Corporation's preferred odour assessment methodology. This stipulates that for WWTP odours, a maximum odour level at the boundary of the buffer is 5ou for 99.9% of the time. This adopted (maximum) odour level is considered to be the limit in which odour impacts are perceived as annoying, potentially generating complaints from the urban community.

The revised odour model confirmed the original findings and concluded that the 5ou contour (at the 99.9 percentile) was reduced to 300m from the WWTP (previously 410m) and only very marginally encroaches into the Florida LSP area. This encroachment has been accommodated within public road reserve on the very northern boundary of the LSP area and does not affect any private (residential) land.

The Envall odour assessment has been reviewed and accepted by the Water Corporation, with a copy provided as Appendix 3.

4.3 Tuart Park Public Open Space

As part of a preceding referral to the Department of the Environment (Commonwealth) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), it was agreed to forego development on a 0.71ha parcel of land that abuts the western edge of Tuart Park.

The Department of the Environment subsequently determined that the EPBC Act referral was 'Not a Controlled Action', with no further assessment necessary.

Consistent with the EPBC Act referral, the Amendment sets aside this 0.71ha land parcel as public open space (local reserve), to be incorporated into Tuart Park. A copy of the EPBC Act decision is provided at Appendix 4.

4.4 Residential Zoning

Congruent with the land adjacent to the Amendment area, the proposal sees the extension of the 'Residential' zoning over the former buffer area, with a density coding of R20. This will ensure a consistent and logical expansion of Florida Estate up to its northern boundary. The R20 coding reflects the predominantly low density character of the estate but provides flexibility to accommodate a proportion of lots down to a potential minimum 450m² reflecting the metropolitan trend towards smaller lots.

4.5 Local Road Reconfiguration

The current Florida LSP has an annotated requirement for the local road network (north of Ocean Road and east of Tuart Park) to be modified '*to address concerns over the proposed road layout and roundabout intersection*'. This requirement relates to the Ocean Road roundabout having an asymmetrical design, with the northern leg's acute deflection angle raising safety concerns.

In response to this structure plan requirement and as part of this Amendment, the roundabout intersection has been reconfigured to provide a uniform design, with the adjacent local road network being realigned in kind. This results in a safer, more efficient and legible road network. Further, a local road has been located abutting the northern edge of the Florida LSP area to provide an interface to reserve areas to the north and accommodate the (very) minor encroachment of the Caddadup WWTP, as discussed above.

4.6 Bushfire Management

The amended Florida LSP provides a design response and the planning framework to address potential bushfire risk within the Amendment area. It demonstrates that bushfire risk can be managed through a combination of Building Protection Zones (BPZ) and appropriate construction standards.

In accordance with the State Planning Policy 3.7 (SPP 3.7) 'Planning in Bushfire Prone Areas', Natural Area Consulting has prepared a Bushfire Management Plan (BMP) that includes a Bushfire Hazard Assessment identifying bushfire prone areas.

The BMP requires a BPZ of no less than 20m between a bushfire prone area and any dwelling in order to achieve a Bushfire Attack Level (BAL) of 29 or less in accordance with AS3959 'Construction of buildings within bushfire prone areas'.

The Bushfire Hazard Assessment has identified Tuart Park, Caddadup Reserve and a strip of remnant vegetation along Mandurah Road as the only relevant bushfire prone areas. The Amendment responds by creating a BPZ via positioning 15m wide local roads between these identified bushfire prone areas and future residential development, with mandatory building setbacks to be applied (if required). This precludes any BAL-40 and BAL-FZ consistent with the SPP requirement.

Any dwelling that falls within 100m of any of the identified bushfire prone areas will need to be constructed to a BAL12.5 (or higher) standard, with appropriate notifications on titles to inform landowners of the need to construct dwellings to a higher (BAL) construction standard. Indicative BAL are included within the Assessment which identifies the potential for a higher (BAL 29 or 19) or lower (BAL 19 or 12.5) BAL to apply to a number of lots depending on the actual setback of the building. Any mandatory constructions standards will be implemented via Local Development Plans at the time of subdivision approval.

A complete copy of the Natural Area Consulting Bushfire Management Plan is included as Appendix 5.

4.7 Servicing

Wood & Grieve Engineers have prepared a Civil Engineering Report which demonstrates that the Amendment area can be provided with all essential services, which typically involve extending the service network from existing stages of Florida Estate. The Wood & Grieve Civil Servicing Report can be found as Appendix 6.

Sewer

Waste water will flow to an existing pump station located approximately 250m south-west of the Amendment area, in turn being conveyed to the Caddadup WWTP to the north.

Water Supply

Water supply can be provided via extending the adjacent piped system, connecting into the 250mm diameter main located within Ocean Road reserve, to the south of the Amendment area.

Power Supply

Power can be provided to the Amendment area via an extension to the existing high voltage network within Florida Estate.

Telecommunications

Telecommunications can be provided by the extension and upgrade of existing infrastructure surrounding the Amendment area.

4.8 Part 1 – Implementation Section

The Amendment is taking the opportunity to introduce a Part 1 (LSP map inclusive), to create a framework for the Florida Local Structure Plan as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The introduction of a Part 1 section is largely administrative, updating the format of the Florida LSP to meet current requirements, including referencing as a Local Structure Plan in lieu of the outdated Outline Development Plan nomenclature.

In accordance with the Regulations, given that the Florida LSP is an operational structure plan, the LSP only needs to be updated to the extent needed to undertake the amendment process. As a result, the Part 1 only sets out the necessary framework for the successful implementation of the Florida LSP. The LSP mapping has similarly extended the existing format over the small additional area being included through the Amendment notwithstanding that this includes a higher level of detail than is typically

required of structure plans under current WAPC guidelines. Given that the status of structure plans has been clarified to be documents of 'due regard' under the Regulations, this should not be of concern as minor modifications and refinements can be considered at subdivision should this be necessary and justified.

5.0 CONCLUSION

This Amendment extends the land use zonings on the Florida Local Structure Plan to include a portion of land that previously fell within the Caddadup Waste Water Treatment Plant odour buffer. Recent upgrade works carried out by the Water Corporation on the Caddadup Waste Water Treatment Plant has meant that the land subject to this amendment is no longer affected or expected to be affected by associated malodours, enabling it to be developed for residential purposes.

The Amendment is consistent with a preceding EPBC Act (environmental) determination, setting aside 0.7ha for public open space, and provides for appropriate bushfire management in accordance with the WAPC's recently released 'Planning in Bushfire Prone Areas'.

The Amendment also introduces a Part 1 Implementation Section, creating a framework for the Florida Local Structure Plan, as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*.