

1. POLICY OBJECTIVES

The objectives of this policy are to:

- a) Provide a framework to support implementation of the Rural Economic Living Area (RELA) identified by the Jandakot Structure Plan and the Oakford Rural Village identified within the Shire of Serpentine Jarrahdale Rural Strategy,
- b) Provide a framework to explore opportunities for innovation in the development of a rural village and economic living area in the Oakford locality, and
- c) Provide guidance for the sequencing of planning and outlining matters to be addressed in planning for the Oakford Rural Village and RELA.
- d) To provide clarity and certainty to applicants, landowners, the broader community and Council with regard to Oakford, whilst ensuring a level of flexibility and providing a framework to respond to changes in strategic direction.

2. BACKGROUND AND APPLICATION

A rural style of living is the essence of the Shire of Serpentine Jarrahdale and highly valued by the existing community. In this context the Shire of Serpentine Jarrahdale Rural Strategy (the Rural Strategy) foreshadows a rural village at Oakford, with the Jandakot Structure Plan identifying a 'Rural Economic Living Area' (RELA) in the surrounding locale.

The Jandakot Structure Plan, adopted by the Western Australian Planning Commission (WAPC), identified a 'RELA' within the Oakford locale. The RELA identifies a potential expansion of 'rural living' areas, but with a strong association with rural economic enterprises in recognition of the value of agricultural production in proximity to Perth, and the need to protect rural industry from small rural subdivision.

Within the RELA, the Rural Strategy envisages a rural village at Oakford forming part of a future settlement pattern that concentrates development in identified nodes as a means to avoid a loss of rural character by avoiding a rolling urban front in the Shire.

A rural village at Oakford would have limited population capacity being surrounded by rural land, but would form a much needed focus for the RELA, including for the marketing of local produce and to provide a community heart.

This policy has been prepared to provide the framework for the implementation of the Oakford Rural Village and RELA. The policy clearly articulates:

1. Strategic and statutory planning requirements and supporting information required for development of a RELA and rural village in the Oakford locality.
2. Planning objectives to inform and guide future planning of a RELA and rural village in the Oakford locality.

The policy does not present or confirm any spatial concepts for the development of the RELA or rural village at Oakford, which will be developed through local structure plans prepared in consultation with the community and relevant state agencies. The Policy does however provide envisaged planning objectives for identified precincts within the Oakford site.

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The policy is to be considered by applicants and Council in the design, assessment, and consideration/determination of:

- Regional and local scheme amendments.
- Structure plans.
- Detailed area plans.
- Subdivision applications.
- Applications for approval to commence development.

within the Oakford RELA as defined by Map 1. The RELA is consistent with the Jandakot Structure Plan. Any proposed expansions to the RELA area identified on Map 1 can be considered, but will need to be appropriately justified in the context of Shire and State-level strategic planning for Oakford and will need to demonstrate integration and coordination with the entire Oakford RELA. In considering alternative proposals, the Shire may first require the applicant to prepare and submit a modified Local Planning Policy No 51 for the purposes of Council consideration and public and agency consultation.

3. STATUS

3.1. Relationship to Town Planning Scheme No.2

This policy is a Planning Policy and has been prepared, advertised and adopted pursuant to Clause 9.1 of Town Planning Scheme No 2 (the Scheme). Under Clause 9.2 of the Scheme, all planning policies are documents supporting the Scheme.

In the event of any inconsistency between the Scheme and this policy, the Scheme shall prevail to the extent of that inconsistency.

3.2. Relationship to State Planning Framework

This policy has due regard to, and should be read in conjunction with, the State Planning Policy Framework. Of particular relevance are:

- Directions 2031 and Beyond – Spatial Framework for Perth and Peel.
- Outer Metropolitan Perth and Peel Sub-Regional Strategy.
- State Planning Policy No 2.5: Agricultural and Rural Land Use Planning.
- State Planning Policy No 3: Urban Growth and Settlement.
- State Planning Policy No 2: Environment and Natural Resources.
- Jandakot Structure Plan.

3.3. Relationship to Local Planning Policy

This policy has due regard to, and should be read in conjunction with, the Shire's Local Planning Policy suite. Of particular relevance are:

- LPP22 Water Sensitive Urban Design.
- LPP26 Biodiversity Planning.

4. INTERPRETATIONS

Unless otherwise specifically outlined in this section, all terminology shall have the same meaning as provided within the Scheme.



A 'Local Structure Plan' is a form of structure plan intended to provide guidance for future subdivision and development, identifying areas requiring more detailed planning through detailed area plans, local planning policies, and similar.

5. POLICY PROVISIONS

5.1. Oakford Precincts

5.1.1. Map 1 defines the five planning precincts for the Oakford RELA, being:

- (a) Precinct 1 - Business Area.
- (b) Precinct 2 - Rural Village.
- (c) Precincts 3, 4 and 5 – RELA.

A vision and related planning objectives are identified for each precinct to guide detailed investigations and planning and provide a level of certainty and clarity to applicants and Council. The precinct vision and objectives will be given due regard by Council when considering planning proposals. Planning proposals which do not adhere to the specified precinct vision and objectives may be considered, but will need to be appropriately justified in the context of Shire and State-level strategic planning for Oakford and will need to demonstrate integration and coordination with the entire Oakford RELA. In considering alternative proposals, the Shire may first require the applicant to prepare and submit a modified Local Planning Policy No 51 for the purposes of Council consideration and public and agency consultation.

Precinct 1 – Business Area

- 5.1.2. Planning for precinct one shall be consistent with the vision of providing local services for the Oakford Rural Village.
- 5.1.3. Planning objectives for precinct one include:
 - a) To provide locally based opportunities for rural industries.

Precinct 2 – Rural Village

- 5.1.4. Planning for precinct two shall be consistent with the vision of providing a sustainable rural village that protects rural character, function, and amenity by concentrating urban development within a village node characterised by a small area and higher density.
- 5.1.5. Planning objectives for the rural village are to:
 - e) Maintain a rural lifestyle and character within a rural village of higher densities and services.
 - f) Offer a rural lifestyle to residents in close proximity to activity centres.
 - g) Provide a community focus for the surrounding RELA.
 - h) Serve as a market for local agricultural products.
 - i) Be a demonstration model for sustainable development, incorporating best management practices under the auspices of reduced energy consumption through renewable power generation, waste and integrated water management.
- 5.1.6. Schedule 2 provides a description of an indicative concept for a rural village; this description does not form part of the provisions of this policy and should not be viewed as the final development outcome for Oakford.



Precincts 3 to 5 – Rural Economic Living Area

- 5.1.7. Planning for precincts three, four and five shall be consistent with the vision of providing the environment for locally based rural living partly or fully sustained by rural production.
- 5.1.8. The planning objectives for precincts three, four and five are:
 - a) To achieve greater employment in rural industries and enterprises.
 - b) To facilitate rural subdivision only where associated with rural economic enterprises.
 - c) To encourage greater food production in Oakford and complement existing nursery and equine industries.
 - d) To promote reliable, recycled water sources and target more intensive and high value crop developments.

Land Not Within a Precinct

- 5.1.9. There are some parts of the Oakford RELA which are not within a designated precinct. Planning applications for these areas will be determined in accordance with the Shire's TPS 2, relevant Policies and the Shire and State strategic-planning framework. It is considered that no further detailed planning is required for these smaller lots at this point in time.

5.2. Scheme Amendments

- 5.2.1. Where a landowner, group of landowners, or their appointed representatives seek to initiate an amendment to the Metropolitan Region Scheme or the Shire's Town Planning Scheme for any precinct within the Oakford RELA, then those persons must provide the necessary information and undertake the relevant tasks identified under Column A of Schedule 1. This must occur before the Shire will consider initiating the Town Planning Scheme Amendment or requesting the WAPC to initiate an Amendment to the Metropolitan Region Scheme.
- 5.2.2. Council shall not initiate a scheme amendment for any geographical area smaller than those precincts depicted on Map 1, unless specifically resolved otherwise.

5.3. Local Structure Plans (LSP)

- 5.3.1. Where a landowner, group of landowners, or their appointed representatives seek to develop a LSP for any precinct within the Oakford RELA, then those persons must provide the necessary information and undertake the relevant tasks identified under Column B of Schedule 1. This must occur before the Council will consider assessing the LSP.
- 5.3.2. Where a LSP is proposed prior to finalisation of an amendment to the Scheme for a precinct, then the necessary information and relevant tasks identified under Column A of Schedule 1 shall be required in addition to the requirements of 5.3.1 above.
- 5.3.3. Council shall not support a LSP for any area geographically smaller than those precincts depicted on Map 1, unless specifically resolved otherwise by Council. Where a LSP does not cover the entire Oakford RELA area, it is to be supported by a broad concept plan demonstrating how the LSP will integrate with the remainder of the Oakford RELA adhering to the planning visions and objectives detailed in provision 5 of this Policy.

5.4. Detailed Area Plans (DAP)

- 5.4.1. Where a landowner, group of landowners, or their appointed representatives seek to develop a DAP for any precinct within the Oakford RELA, then those persons must provide the necessary information and



undertake the relevant tasks identified under Column C of Schedule 1 before the Shire will consider assessing the DAP.

- 5.4.2. DAPs shall be prepared for those areas defined by an approved LSP.
- 5.4.3. Council shall not support a DAP in the absence of an approved LSP adopted pursuant to Clause 5.18.3 of the Scheme.

5.5. Subdivision

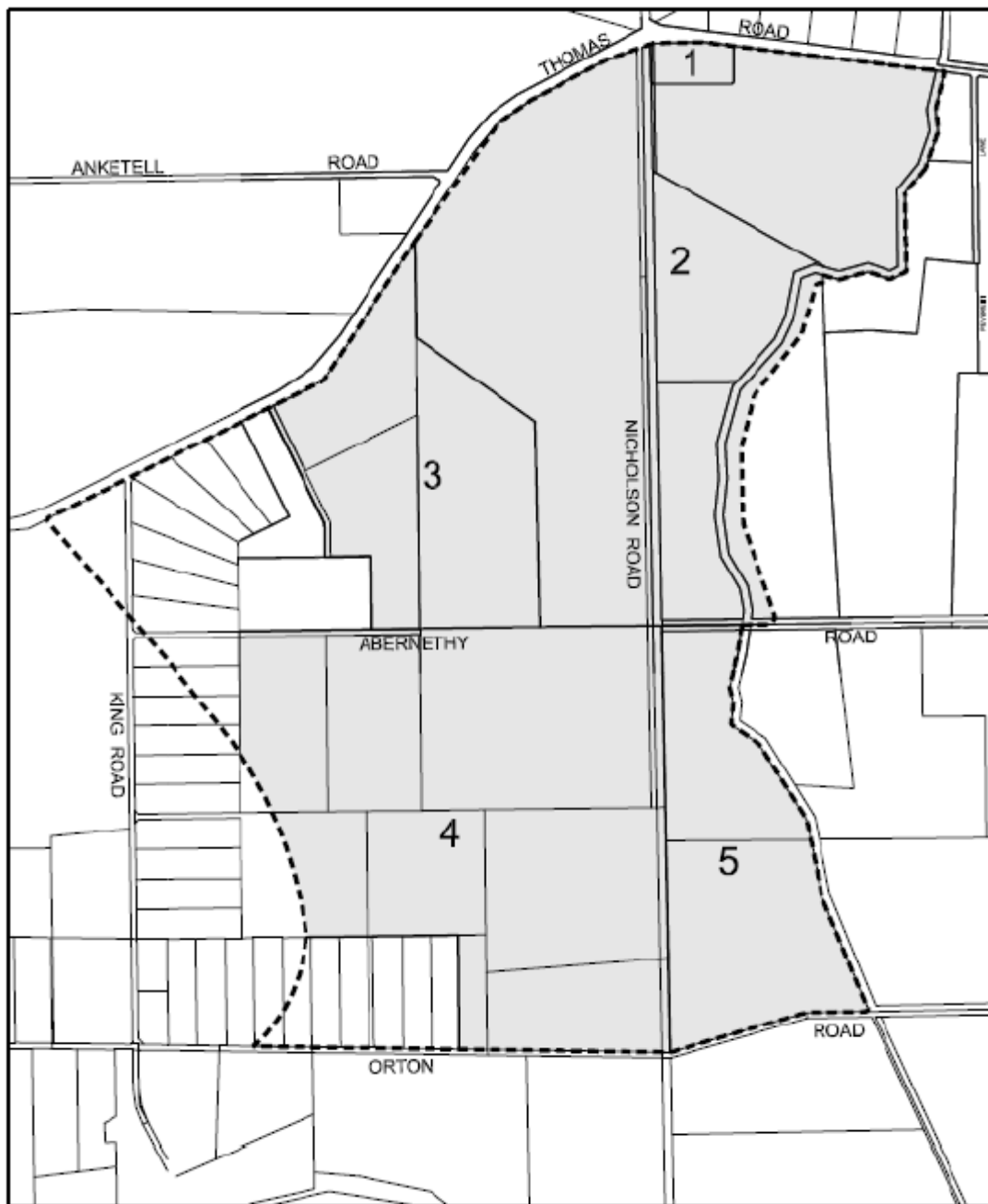
- 5.5.1. Where a landowner, group of landowners, or their appointed representatives seek to apply for subdivision within any precinct within the Oakford RELA, then those persons must provide the necessary information and undertake the relevant tasks identified under Column D of Schedule 1 before the Shire will consider supporting such an application.
- 5.5.2. Subdivision applications shall be prepared for those geographical areas defined by an approved LSP.
- 5.5.3. Council shall not support an application for subdivision in the absence of an approved LSP adopted pursuant to Clause 5.18.3 of the Scheme.

5.6. Development Applications

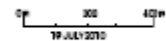
- 5.6.1. Except as provided for in TPS 2 or sub-clauses 5.6.2 and 5.6.3 of this Policy, no new development or use of land shall be commenced or carried out within Precinct 2 (Rural Village) as defined by Map 1 until a LSP has been approved for the relevant precinct.
- 5.6.2. Development of a single house on a lot within Precinct 2 (Rural Village) prior to the approval of a LSP is permitted subject to the Council being satisfied that such development will not have an adverse effect on:
 - (a) The preparation of a LSP for the relevant precinct.
 - (b) The orderly and proper planning of the relevant precinct.
- 5.6.3. Council may approve development or use for other than a single house within the Precinct 2 (Rural Village) prior to the approval of a LSP subject to Council being satisfied that the nature and scale of such development or use will not have an adverse effect on:
 - a) The preparation of a LSP for the relevant precinct.
 - b) The orderly and proper planning of the relevant precinct.
 - c) The health, amenity, safety or convenience of the future occupants on the relevant precinct.
- 5.6.4. Where a landowner, group of landowners, or their appointed representatives seek to apply for development in accordance with an approved LSP within Precinct 2 (Rural Village), then those persons must provide the necessary information and undertake the relevant tasks identified under Column E of Schedule 1 before the Shire will consider approving such development.

5.7. Stakeholder Engagement

- 5.7.1. All scheme amendments and LSPs shall be advertised to the local community in accordance with the requirements set out in the Scheme and Policy.
- 5.7.2. The Shire may seek advice from third parties, such as relevant State Government agencies, in determining whether information and/or tasks as per Schedule 1 have been satisfactorily completed.



POLICY AREA AND PRECINCTS



MAP 1 – POLICY AREA AND PRECINCTS