

# Tomorrow's Kwinana

## HAVE YOUR SAY

Effective planning today, helps to shape the Kwinana of tomorrow.

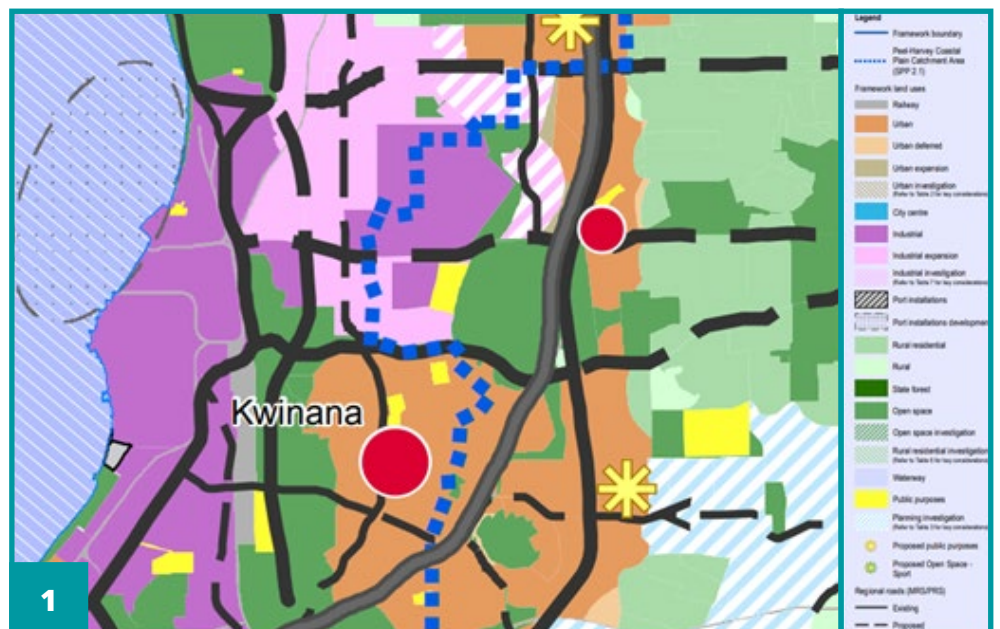
### RURAL LANDS

Rural areas are spread across the City with a number of large areas of rural uses occurring to the east of the Kwinana Freeway. The land uses within these areas support living in a rural environment, and activities associated with primary production, basic raw material extraction, biodiversity conservation, natural resource management and public purposes (e.g. prison).

A major consideration for undertaking the above activities are that the use must be consistent with the principles of ground water conservation and avoid fragmenting the area through subdivision. This document provides a snapshot of the current status of the City's rural lands and the challenges the City will face in the coming decades in the context of various State strategic directions.

#### Strategic Considerations

The *South Metropolitan Peel Sub-regional Planning Framework 2018* (Planning Framework 2018) has identified the current rural areas to the west of the Kwinana Freeway as almost entirely set aside for industrial or industrial related purposes. This is evident in **Map 1** right, which identifies large tracts of rural land in the Hope Valley and Postans localities and Mandogalup as 'Industrial investigation' and 'Industrial expansion'.



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The land set aside as Rural B under the Local Planning Scheme 2 is the Alcoa Residue Disposal Area which is identified in the Planning Framework 2018 as 'Industrial'. The Postans area is shown as **Industrial Expansion** and the eastern portion of Mandogalup as **Industrial Investigation** (pink hatched area). The eastern part of Mandogalup is also subject to future industrial investigation under the Improvement Plan 47 under the control of the Western Australian Planning Commission (WAPC). Improvement Plan 47 suggests a mix of land uses may be considered for this area potentially including some areas of rural land. Council's Local Planning Policy No 12 Mandogalup Future Development promotes largely industrial land uses over the Improvement Plan area.

In addition, it is intended that the Bollard Bulrush wetland in the suburb of Wellard to the east of the Kwinana Freeway, currently zoned as Rural A, will be brought under State responsibility for management as a Parks and Recreation Reserve, given its status as a Conservation Category Wetland (CCW).

It is quite feasible that the existing rural areas west of the Kwinana Freeway in Postans, Hope Valley and Mandogalup may one day be set aside for largely industrial land uses (although a small portion of rural land may remain in Mandogalup).

The Planning Framework 2018 notes that rural residential areas provide "alternative lifestyle and housing opportunities" and may also provide "a transition between urban and rural areas". These areas are characterised by lot sizes predominantly between one and four hectares.

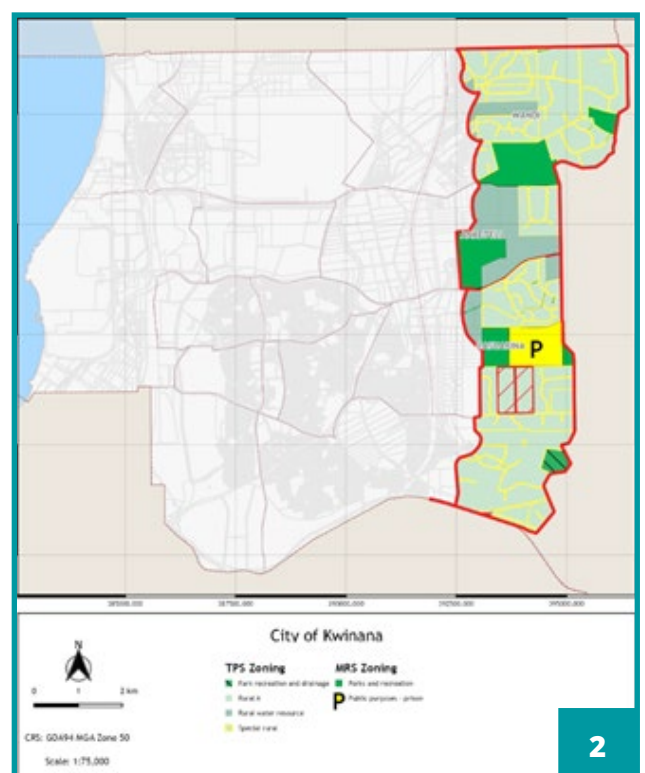
The Planning Framework 2018 also states that this type of development is a "relatively inefficient form of development, places additional demand on community and service infrastructure that is difficult to meet and can prejudice other future planning options". Once established, it is difficult to repurpose special rural areas for other uses due the nature of the lot configuration and multiple landownership. The report goes on to state that "on this basis, the creation of new rural residential lots/areas beyond those classified within the framework is unlikely to be supported by the WAPC".

The identification of rural residential land use in the Planning Framework 2018 tends to reflect the existing Special Rural zones that currently apply east of the Kwinana Freeway. These zones provide a particular lifestyle suitable for people who prefer the relative seclusion and amenity of larger lots in bushland settings.

### Current situation

Rural land existing on the eastern side of the Kwinana Freeway (Map 2) contains significant areas of rural zoned land, including numerous special rural estates. In addition, this area contains the Metropolitan Region Scheme (MRS) zoned Parks and Recreation Reserves, and Public Purposes (Prison) land.

As a whole, rural areas existing on the eastern side of the Kwinana Freeway are primarily located on the Bassendean Sands System which has a relatively low inherent fertility and low water holding capacity with remnant vegetation being characterised by low banksia woodland (Banksia Woodlands).



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### Rural Residential Land within the context of Local Planning Scheme No.2

The most prevalent zone in the City's rural areas is **Special Rural Zone**, with a focus on rural lifestyle and in some areas, equestrian uses. Within these zones two key concerns are the clearing of remnant vegetation and overgrazing (equestrian activities). A lack of clarity about bush fire management can also exacerbate loss of vegetation.

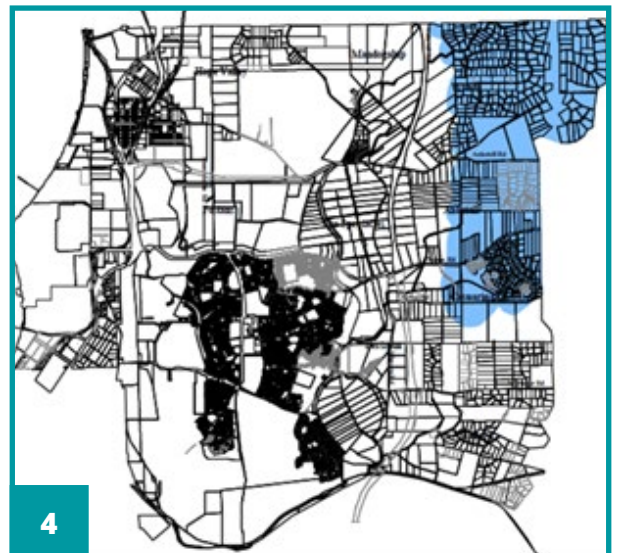
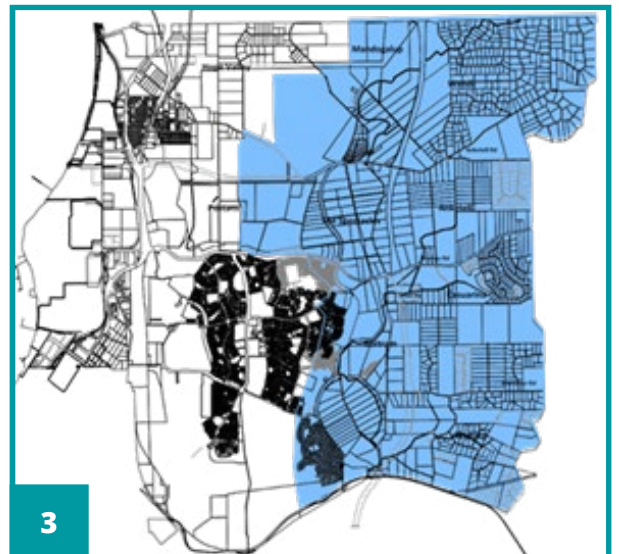
Similarly, the key objective within the **Rural Water Resource Zone** is to protect and preserve the underground water resource while facilitating rural land use, with the key concerns also being the clearing of remnant vegetation and overgrazing (equestrian activities) as well as the presence of existing incompatible land uses/businesses.

The key objective within the **Rural A Zone** is to promote rural use. This is provided that the proposed uses are consistent with principles of groundwater conservation and that nutrient discharges to water catchments are managed. Some key concerns are the potential for incompatible land uses and pressure to expand the range of land uses. The clearing of remnant vegetation and need for better emergency access are also important.

**Planning Investigation** areas have been set aside as part of the strategic reconsideration of land use. These areas will be subject to assessment to determine whether any possible change from the land's current zoning is possible and/or appropriate. These investigations are being progressed by the WAPC and are required to be undertaken prior to any related MRS amendment processes. The Planning Investigation Area is shown as the blue hatched area in Map 1.

### Planning Issues in the Rural Zones

All of the Special Rural zoned area in Kwinana is within the drainage catchment of the **Peel/Harvey Estuarine System (Map 3)**. Increased nutrient and stormwater runoff and increased drainage resulting from vegetation removal from the rural zoned area have caused severe eutrophication conditions to the Catchment System. Another important matter is that a large portion of the City's rural areas are within the **Jandakot Groundwater Mound Protection Area (Map 4)**.



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Other issues include:

1. Rural areas contain a significant number of wetlands, some of high quality which are protected by the State Government as a CCW.
2. The Bassendean Sands existing in the rural zoned land on the eastern side of the Kwinana Freeway is generally subject to a high water table and in many areas is prone to inundation by seasonal fluctuations in the water table. While it varies across the City's rural areas, bush fire hazards and risks are commonly at the medium to high (extreme) levels.
3. With the rezoning of large areas of previously rural land east of the Kwinana Freeway for urban development, the interface between the urban and rural areas has generated impacts associated with increased traffic, noise and amenity values.
4. Presence of some of the incompatible land uses operating in the Rural Water Resource Zone where State Government policies to protect groundwater and water catchments were applied after these uses were approved.

### Moving Forward

A number of themes have been developed in relation to sustainably managing the rural lands.

#### Theme 1 – Future Rural Land Uses

- Rural land within the City will be almost entirely east of the Kwinana Freeway.
- Much of the City's rural land is Special Rural Zone and no significant change is anticipated.
- The Planning Framework 2018 has a preference against additional special rural development and has identified a Planning Investigation Area.
- State Planning Policies have a particular focus on water quality impacts.

Challenge/Opportunity	Points to consider
The WAPC is currently considering a 'Planning Investigation Area' identified in the Planning Framework 2018 within the City's Rural Areas	What land use is preferred for this area and what are some of the issues affecting this area?
Included in the Planning Investigation Area is the Rural A Zone which has the potential to accommodate a range of land use.	What are the type of land uses best suited to this locality?

#### Theme 2 - Managing water quality

- State Planning Policy has a particular focus on preventing, minimising and managing land uses that may contaminate groundwater and public drinking water.
- The Bassendean Sands System has a relatively low inherent fertility and low water holding capacity characterised by low banksia woodland (Banksia Woodlands), thus minimal nutrient stripping ability.
- Significant number of wetlands and low lying areas are currently subject to a high water table and annual inundation.

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Challenge/Opportunity	Points to consider
Appropriate types of land uses to manage and protect water quality on the Jandakot Groundwater and Peel - Harvey Estuarine Catchment.	Which types of land uses might best achieve this outcome (special rural, rural – agricultural, rural water resource)?
How best to manage the vulnerable Bassendean Sands and protect banksia woodlands and wetlands.	How aware are landowners about the quality of the soil in the City's rural areas and the importance of vegetation cover. How might they be made more aware?  What can the City itself do to ensure the protection of the banksia woodlands and wetlands?

### Theme 3 - Clearing and Overgrazing

- The Bassendean Sands System is characterised by Banksia Woodlands, a valuable vegetation community for biodiversity.
- In Special Rural Zones, key concerns are the clearing of remnant vegetation and overgrazing (equestrian activities).
- In the Rural Water Resource Zone, the focus is on protecting and preserving the underground water resource while facilitating rural land use. Key concerns are the clearing and overgrazing and existing incompatible land uses.

Challenge/Opportunity	Points to consider
Protection of remnant vegetation (commonly banksia woodland) on Special Rural Zones and Rural Water Resource Zones.	What is the awareness and understanding of landowners regarding the need to retain native vegetation and protect remnant banksia woodlands?
How best to manage pasture, stock and maintain equestrian properties on Special Rural Zones and Rural Water Resource Zones.	What is the awareness and understanding of landowners regarding good stock management plans and best practice for the keeping of horses and other stock on the Bassendean Sands?  How best can landowners be informed about best practice?
Bush fire risk and land clearing	How can bush fire risk best be mitigated while protecting native bushland across the City's rural areas?

### Theme 4 - Rural Interfaces and buffers

- It is critical that there are appropriate buffers surrounding the Casuarina prison. Access/egress via local residential areas is not the preferred option. Land use planning for the City's rural areas must consider appropriate interfaces between rural and urban land uses.
- Mandogalup rural area currently provides a buffer between industrial uses and residential areas,

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Challenge/Opportunity	Points to consider
The need for interfaces and buffers.	What locations may require buffers and interfaces to address land uses within the City's rural areas? What type of interface is needed?
Approaches to conflicting land uses.	What strategies and actions may be required to address conflicts between land uses and particularly those with non-conforming use rights?

### Theme 5 – Bush Fire Management

- While it varies, bush fire hazards in the rural areas of the City can be at the medium to high (extreme) levels.
- Bush Fire Management is a critical concern in rural areas and there is the need for appropriate planning as part of new development but also by landowners in consultation with state and local authorities. It is also important to create greater understanding and ownership by residents about the dangers of bush fires and need for bush fire planning.

Challenge/Opportunity	Points to consider
Awareness of fire risk by residents in rural areas and knowledge of ways to mitigate risk.	What information is available to landowners about fire risk and how aware are landowners to risk in their localities? Do landowners need training, support and education about mitigating fire risk on their properties? How might this be achieved?
Introducing regulation and statutory provisions to reduce bush fire risk.	Are there good examples of regulatory frameworks undertaken by other local governments or organisations which can assist in reducing fire risk in the City?
Environmental Protection	How can bush fire risk be mitigated while protecting native bushland across the City's rural areas?

### Where to from here?

Your feedback and suggestions will be considered when finalising the Rural Lands Study, followed by the preparation of the Rural Lands Strategy. The strategic directions and actions required for sustainably managing the rural land areas of the City will eventually be incorporated in the City's Local Planning Strategy for the consideration and endorsement of the Western Australian Planning Commission.

Information and updates on the process will be made available to the community through the City's website at [www.kwinana.wa.gov.au/tomorrowskwinana](http://www.kwinana.wa.gov.au/tomorrowskwinana).