

**SHIRE OF BODDINGTON
PLANNING POLICY NO. 4
RURAL RESIDENTIAL LOTS AND WATER SUPPLIES**

1. Policy Statement

It is Council's policy to require new rural residential lots to be connected to the reticulated water system, unless appropriately justified to meet criteria set out in this policy or unless there are existing provisions in the Shire of Boddington Town Planning Scheme No. 2 that clearly support on-site water provision.

2. Background and Issues

The Western Australian Planning Commission (WAPC) has recently changed Development Control Policy 3.4 "Subdivision of Rural Land" relating to water supply for rural residential lots between 1 hectare and 4 hectares in area. The relevant section of the policy is set out below:

"When approving lots for rural-residential development (1-4ha) the WAPC will generally require connection to a reticulated water supply where it is practical and reasonable to do so. Where it is not practical or reasonable for lots to connect to a reticulated water supply the WAPC may consider an alternative water supply. In determining whether provision of a reticulated water supply is reasonable, the WAPC may consider the cost differential between a reticulated and alternative water supply, and the reliability of an alternative water supply.

The reliability of alternative water supplies in different localities needs to be confirmed by available models."

The Council is aware that various government agencies and documents, including the State Water Plan (2007, page 15), highlight implications of climate change including:

"Climate modelling by CSIRO shows that average annual rainfalls are projected to decline in the South West of Western Australia by as much as 20% by 2030 and 60% by 2070, compared with average recorded rainfalls to 1990."

It is also questionable as to how reliable rainfall will be east of the Darling Range in this municipality in the coming years. Further, groundwater resources in identified rural residential areas have revealed limited quantity and lower quality. Based on the above, a precautionary approach to servicing is considered sound in addressing water supplies for rural residential lots in this municipality.

3. Objectives

The objectives of this policy are to:

- reinforce the Council's approach, in the adopted Local Planning Strategy, to support new rural residential lots being connected to the reticulated water system;
- assist in minimising ongoing problems for residents running out of water, not meeting health requirements and having inadequate fire protection;
- promote well designed and located rural residential development, especially on sites that are on key roads, tourist routes and "gateways" to the Boddington/Ranford townsites;
- retain the character of the area for both residents and visitors;
- take a longer term strategic perspective relating to the servicing of rural residential lots and anticipated future impacts, demands and associated growth and servicing requirements for Boddington and Ranford;
- ensure that more intensive rural residential subdivision and development are located closer to the Boddington townsite in areas that can be effectively serviced in accordance with WAPC State Planning Policy 3 – Urban Growth and Settlement;
- not support "leap frog" subdivision unless appropriately serviced and coordinated with adjoining/nearby land. Progressive and planned expansion of rural residential areas is preferred to the establishment of adhoc and uncoordinated subdivision, as it assists to ensure that infrastructure (including reticulated water) is provided in an efficient manner; and
- provide increased certainty for developers/subdividers and greater consistency in decision making by Council.

4. Areas of Application

This policy applies to rural residential zones throughout the municipality.

5. Links to Town Planning Scheme and other documents

This policy relates to various requirements set out in the Shire of Boddington Town Planning Scheme No. 2, Council's Local Planning Strategy, various WAPC policies and the State Water Plan.

6. Policy Provisions

- 6.1 It is the Council's policy to require rural residential lots to be connected to the reticulated water system.

- 6.2 The Council will recommend to the WAPC that a subdivision condition be imposed on rural residential lots requiring connection to the reticulated water system in accordance with the Local Planning Strategy unless all matters set out in section 6.5 are appropriately addressed by the proponent.
- 6.3 In considering scheme amendment requests to create Rural Residential Zones or to increase the density (number of lots) in existing Rural Residential Zones, the Council will seek appropriate written assurances from the developer/s regarding their approach to the provision of water to the satisfaction of Council. Further, that supporting technical evidence is submitted from a competent professional addressing this Policy and the practicality and reasonableness of providing reticulated water to the subject land to the satisfaction of Council.
- 6.4 The Council will consider, on its merits, the provision of dormant reticulated water infrastructure being provided at the subdivider's cost. This is subject to appropriate legal protection for Council and (if necessary) to the relevant service provider for reticulated water.
- 6.5 The Council will only consider supporting on-site water provision where a proponent addresses the following to the satisfaction of Council:
- a) the site, including the majority of proposed lots, is located above the 265 metres contour;
 - b) demonstration that the provision of reticulated water is not practical and reasonable which includes a feasibility analysis;
 - c) the subject land and future house sites are well screened from Bannister-Marradong Road and/or Crossman Road;
 - d) the site is capable and suitable of accommodating the proposed density of subdivision/development including addressing relevant planning, environmental and servicing requirements;
 - e) the submission of a Fire Management Plan, prepared by a competent professional;
 - f) the proponent, or a competent professional, demonstrates to the satisfaction of the Council and relevant agencies in the opinion of Council, that future households will have sufficient potable and non-potable water. In particular, to confirm what minimum size roof catchment and minimum water storage capacity are required for an average household based on anticipated rainfall for Boddington; and
 - g) the proponent agrees to include a notification on each Certificate of Title advising landowners in perpetuity that reticulated water is not available to the lot and that a minimum roof catchment and water storage capacity (detailed as a result of investigations set out in "f") are required to be provided by the landowner prior to occupation.

- 6.6 In relation to section 6.3(f), the Council will require a minimum roof catchment of at least 150m² and a minimum water storage capacity of 135,000 litres. The Council may require a greater roof catchment or larger water storage capacity based on professional and/or agency advice.
- 6.7 Where on-site water is supported and/or approved, landowners should take all practical steps to address water quality risks and should refer to relevant State Government agency guidance.
- 6.8 For lots that are connected to the reticulated water system, the Council encourages landowners to also install rainwater tanks, of an appropriate size to their needs, given this has a range of benefits and compliments the provision of a sustainable and reliable water supply. Water from rainwater tanks should be fit for purpose.
- 6.9 In terms of existing Rural Residential zones, the Council will apply the requirements set out in Appendix 6 of the Shire of Boddington Town Planning Scheme No. 2 where there are specific provisions relating to on-site water provision. While noting this, the Council recommends that applicants consider the provision of roof catchment and installing water storage capacity that meets accepted best practice to cope with anticipated lower rainfall.

7. Approval Authorisation

Authority to implement the Policy will be delegated to the Chief Executive Officer.

8. Final Adoption

Final adoption of the Policy was resolved by Council on 11 November 2008.