

SHIRE OF BODDINGTON
Planning Policy No. 10: Boddington-Ranford Townsite Strategy

1. Policy Statement

To guide strategic and statutory land use and development decisions for the Boddington and Ranford townsites and nearby areas, through complementing the endorsed Boddington-Ranford Townsite Strategy.

2. Background and Issues

The Council's endorsed Local Planning Strategy provides an effective strategic tool for guiding subdivision/development and addressing key planning issues. The Local Planning Strategy does not, however, go into much detail relating to the Boddington/Ranford urban area. Further, the Local Planning Strategy does not set out a "vision" for the townsites and adjacent/surrounding rural residential and rural smallholding areas and plan for change over a 15-20 year horizon. During this time, the area's population may possibly increase to around 3,000-4,000 people.

In addition to the above, there are a number of key issues to progress that have implications on the sustainable development of Boddington and Ranford.

Additional background information is set out in the Boddington-Ranford Townsite Strategy (to be called the "Strategy").

3. Definitions

In this Policy, "proponent" can refer to "developer" or "subdivider", while "proposal" can refer to "planning (development) application, subdivision application, scheme amendment request, structure plan request, outline development plan request and development guide plan request or other works" where considered appropriate by Council.

4. Objectives

The objectives of this Policy are to:

- complement the Strategy, which sets out the Council's vision for the Boddington and Ranford townsites and nearby areas over the next 15 – 20 years;
- give the Strategy a recognised planning status or "weight" by making the Strategy a Planning Policy, made under section 9.6 of the Shire of Boddington Local Planning Scheme No. 2;
- provide further guidance to supplement the endorsed Shire of Boddington Local Planning Strategy;
- provide a framework for subdivision applications and coordinate structure plans to assist in facilitating timely approvals;
- guide the decision making of the Council in assessing proposals;

- provide for further development and consolidation of the townsites in a manner which recognises and enhances the existing character of the towns and which seeks to ensure that environmental, landscape and servicing considerations are appropriately addressed by new proposals;
- promote and support innovative and sustainable urban development; and
- guide the preparation of a review of the Shire of Boddington Local Planning Scheme No. 2.

5. Application of the Policy

This Policy applies to the area covered by the Strategy.

6. Links to Local Planning Scheme and Other Documents

This Policy relates to various requirements set out in the Shire of Boddington Local Planning Scheme No. 2, Council's Local Planning Strategy and various State Planning Policies.

7. Policy Provisions

7.1 Endorsement of the *Boddington-Ranford Townsite Strategy*

Council endorses the Strategy and it has the status of a Planning Policy made under section 9.6 of the Shire of Boddington Local Planning Scheme No. 2. Accordingly, proponents should take account of the Strategy in formulating their proposals.

7.2 Assessing proposals

The Council will have due regard to the Strategy in assessing proposals.

The Council shall be guided by the Strategy, this Policy, the Local Planning Scheme, and other relevant considerations when considering proposals.

The Council reserves the right to vary from the Strategy where, after consideration of relevant matters, it is deemed appropriate to the circumstance and is consistent with the spirit and intent of the Strategy.

Proponents whose proposals are inconsistent with the content or intent of the Strategy will be asked to provide justification for the departure or inconsistency.

Where there are variations between the Strategy and the Local Planning Strategy, the Local Planning Strategy prevails.

7.3 Coordinating subdivision and development

Where in the opinion of the Council, the proposal requires or provides the opportunity for comprehensive planning and coordination of subdivision, then the Council may require a Local Structure Plan / Outline Development Plan to be prepared for an area beyond the subject lots.

The extent of the Local Structure Plan / Outline Development Plan area will be determined by reference to relevant factors including the:

- need to provide adequate road access options in the locality;
- extent of regional or local ecological linkages;
- extent of local surface water or drainage catchments;
- character of the landscape and key view sheds;
- extent of fire management requirements; and
- the impact on and associated catchment of key infrastructure/services.

7.4 Land supply

The Council considers there is limited justification to extend the development “footprint” set out in the Local Planning Strategy and in the Strategy in the foreseeable future. Should subdivision/development be proposed outside of the defined footprint, which is inconsistent with the Local Planning Strategy, Strategy or Local Planning Scheme, land supply is an important consideration which needs to be appropriately justified by the proponent to the satisfaction of the Council and/or the Western Australian Planning Commission.

Within the defined development footprint for townsite, rural residential and rural smallholding areas, set out in the Local Planning Strategy and the Strategy, the Council will not seek to dictate land supply. The Council considers that within the development footprint, that decisions on land supply are for the market to determine.

8. Approval Authorisation

Authority to implement the Policy will be delegated to the Chief Executive Officer, other than for proposals which are inconsistent with the Strategy.

9. Final Adoption

Final adoption of the Policy was resolved by Council on 27 April 2010.

Additionally, the Council on 27 April 2010 endorsed the Boddington-Ranford Townsite Strategy.