

RESOURCE ZONE

Planning Information Sheet

BACKGROUND

A large part of the Cockburn district is included within the Jandakot Groundwater Mound. Groundwater is a highly valued and important public resource and requires protection to avoid serious or irreversible contamination. The Jandakot water mound will supply a greater proportion of Perth's water in the future and in order to maximise the options for its future, use appropriate land use planning and management is required.

WHAT IS THE RESOURCE ZONE?

The Resource zone was introduced by Amendment No. 202 to the City's former District Zoning Scheme in March 2000. Properties previously zoned Special Rural and Rural in parts of Jandakot and Banjup are now included in the Resource zone. The term 'Resource zone' was chosen to reflect the existence of the groundwater and its value to the community as a resource.

HOW DID THE RESOURCE ZONE COME INTO EXISTENCE?

The State Government has enacted a State Planning Policy for the Jandakot Water Mound, which has a main purpose of "ensuring development over the Jandakot public groundwater supply mound is compatible with the long-term use of the groundwater for human consumption". The Policy is named State Planning Policy No. 2.3 (SPP 2.3), and is made under the *Planning and Development Act 2005*.

Under the requirements of Section 77 and 77A of the *Planning and Development Act 2005*, local government is required to ensure its Local Planning Scheme is consistent with State Planning Policy. The City does this through land designated within the Resource Zone. The Resource Zone accounts for a significant portion of the City of Cockburn, east of the Kwinana Freeway, it predominantly encompasses the semi-rural landholdings of the suburbs of Banjup and Jandakot. The City's Town Planning Scheme No. 3 (TPS 3) has therefore implemented the Resource zoning according to State Government requirements.

WHAT DEVELOPMENT CAN BE SUPPORTED IN THE RESOURCE ZONE?

Planning provisions are in place controlling land use on the groundwater mound with the aim of minimising the risk of groundwater contamination. The most significant of these provisions is the State Government's SPP 2.3, which as mentioned above is adopted into the TPS 3 by reference and guides the determination of all proposals for land use and development. Much of the Resource zone is already subdivided for rural living purposes, where most lots average two hectares in area.

The Resource zone is also home to a number of non-residential uses. Examples include; dog kennels, nurseries and sand quarries. These uses have rights to continue under the new provisions, with management strategies in place to help manage risks of pollution.

New non-residential uses seeking to establish in the Resource zone are subject to the provisions of the land use table contained within SPP 2.3. The land use table has been incorporated into TPS 3 by reference and will guide decision making processes for development applications in the Resource zone. Proponents should note that all development applications, other than for a dwelling, fodder and pasture or a hobby farm, must be referred to the Department of Water for comment and approximately eight weeks should be allowed for a decision to be made. The City is obliged to accept the Department's comments and recommendations.

CAN I APPLY FOR SUBDIVISION IN THE RESOURCE ZONE?

The Western Australian Planning Commission (WAPC) is the responsible authority for determining applications for subdivision. SPP 2.3 reinforces a minimum lot size of two hectares in the Resource zone. Much of the Resource zone is already subdivided into two-hectare lots and there is no potential for further subdivision of those lots.

WHERE CAN I GET MORE INFORMATION?

The Department of Water is the authority charged with the responsibility for managing and protecting the State's groundwater resources. The Department can provide further information on the policies affecting land use on the Jandakot mound and can be contactable on 9550 4288.