

12.03. COMMUNITY DEVELOPMENT

12.03.1. Draft Kununurra Civic and East Lily Creek Precinct Structure Plans

DATE:	28/06/2016
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FILE NO:	LP.02.49, LP.02.66
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council requests the Chief Executive Officer to advertise the draft Kununurra Civic Precinct and East Lily Creek Structure Plans in accordance with Schedule 2, Part 4, Clause 18 of the *Planning and Development (Local Planning Schemes) Regulation 2015*.

COUNCIL DECISION

Minute No: 11399

Moved: Cr N Perry

Seconded: Cr E Bolto

That the motion be put.

Carried 8/1

For: Cr J Parker, Cr K Wright, Cr S Cooke, Cr N Perry, Cr E Bolto, Cr B Robinson,
Cr A Petherick, Cr S Rushby

Against: Cr D Spackman

COUNCIL DECISION

Minute No: 11400

Moved: Cr B Robinson

Seconded: Cr S Cooke

That Council requests the Chief Executive Officer to advertise the draft Kununurra Civic Precinct and East Lily Creek Structure Plans in accordance with Schedule 2, Part 4, Clause 18 of the *Planning and Development (Local Planning Schemes) Regulation 2015*.

Carried 6/3

For: Cr J Parker, Cr K Wright, Cr S Cooke, Cr N Perry, Cr E Bolto, Cr B Robinson

Against: Cr S Rushby, Cr D Spackman, Cr A Petherick

PURPOSE

To provide Council with the feedback received from major stakeholders regarding the draft Kununurra Civic Precinct and East Lily Creek Structure Plans.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Leader - plan and provide direction through policy and practices

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL

Aquatic and Leisure Facility Development Preliminary Business Case

A Preliminary Business Case for a new aquatic and leisure facility for the Kununurra community and surrounding areas was prepared in May 2015. At the 28 July 2015 Ordinary Council Meeting, Council resolved as follows:-

“That Council receive and endorse the Aquatic and Leisure Facility Development Preliminary Business Case.”

The preparation of the Preliminary Business Case was undertaken in conjunction with the development of the draft Kununurra Civic Precinct and East Lily Creek Structure Plans. The existing aquatic and leisure facility is located within the draft Kununurra Civic Precinct Structure Plan area, whilst the draft East Lily Creek Structure Plan area has the potential to accommodate a new and expanded aquatic and leisure facility.

The Shire has been planning to replace the Kununurra community's existing aquatic and leisure facilities for a number of years. The existing facilities have either reached or are reaching the end of their useful life, having being built in 1984. In particular there have been

ongoing issues with the 25 metre pool relating to the high water table and the pool ground level being below that of the surrounding areas.

The Preliminary Business Case considered a range of locations for the replacement of the aquatic and leisure facility within the town of Kununurra, as well as the social and economic impacts of the options. The identified preferred option is to develop new aquatic and leisure facilities within the draft East Lily Creek Structure Plan to replace the aging and constrained facilities in the town centre.

Draft East Lily Creek Structure Plan

East Lily Creek is located southeast of the Kununurra town site. The area currently contains minimal development and there is an opportunity to develop the area into a residential precinct to accommodate some of the future anticipated growth of Kununurra.

The key recommendations of the draft Structure Plan are:-

- Provide land for residential development to accommodate the proposed increase in population.
- Provide facilities and services within the community to cater for the growing population including a potential school site, local shops and recreational parks.
- Designate land to accommodate the relocation of the existing Kununurra Aquatic and Leisure Centre.

The draft East Lily Creek Structure Plan supersedes the 2010 East Lily Creek Structure Plan.

Refer Attachment 1 for a copy of the draft East Lily Creek Structure Plan.

Draft Kununurra Civic Precinct Structure Plan

The draft Kununurra Civic Precinct is located in the centre of the Kununurra town site. The area is predominantly characterised by civic and recreational uses, with a small area of privately owned or reserved land, land being utilised for residential, tourism, place of worship and commercial uses at the easternmost extent. The mix of uses is immediately west of the primary commercial/retail core of Kununurra.

The draft Structure Plan proposes a progressively staged development of the precinct to consolidate town centre activities, provide for enhanced community activity and better utilise or redevelop areas of underutilised space.

The draft Structure Plan proposes that implementation actions be progressed to ensure that the precinct is 'development ready', regardless of development staging, such that the Shire can be responsive to changes in growth as they occur. This includes changes to tenure and ownership and town planning scheme zones and reserves.

Refer Attachment 2 for a copy of the draft Kununurra Civic Precinct Structure Plan.

The draft Kununurra Civic Precinct and East Lily Creek Structure Plans were presented to Council for their consideration and in principle support at the 28 July 2015 Ordinary Council Meeting. At this meeting Council resolved as follows:-

“That Council:

1. *Supports in principle the draft East Lily Creek and draft Kununurra Civic Centre Structure Plans.*
2. *Requests the Chief Executive Officer to facilitate meetings with major stakeholders to discuss the draft Structure Plans and provide a report back to Council on the outcomes of these meetings.”*

STATUTORY IMPLICATIONS

Shire of Wyndham East Kimberley Town Planning Scheme No. 7 Kununurra and Environs

6.7 STRUCTURE PLAN PREPARATION AND ADOPTION

6.7.1 Overall Planning Areas

It is a requirement of this scheme that the subdivision and development of land within the Overall Planning Areas as shown on the Scheme Map takes place only after comprehensive planning in accordance with the objectives of each area.

- 6.7.2 The Council, before supporting or approving any proposal for subdivision or development or any land within the Overall Planning Area, shall require the preparation of a Structure Plan for the whole of the area or for any particular part or parts as considered appropriate by the Council.

Planning and Development (Local Planning Schemes) Regulations 2015 pursuant to Schedule 2, Part 4, Clause 16 and Clause 18.

Part 4 — Structure plans

16. Preparation of structure plan

- (1) A structure plan must —
- (a) be prepared in a manner and form approved by the Commission; and
 - (b) include any maps, information or other material required by the Commission; and
 - (c) unless the Commission otherwise agrees, set out the following information —
 - (i) the key attributes and constraints of the area covered by the plan including the natural environment, landform and the topography of the area;
 - (ii) the planning context for the area covered by the plan and the neighbourhood and region within which the area is located;
 - (iii) any major land uses, zoning or reserves proposed by the plan;

- (iv) estimates of the future number of lots in the area covered by the plan and the extent to which the plan provides for dwellings, retail floor space or other land uses;
 - (v) the population impacts that are expected to result from the implementation of the plan;
 - (vi) the extent to which the plan provides for the coordination of key transport and other infrastructure;
 - (vii) the proposed staging of the subdivision or development covered by the plan.
- (2) The local government may prepare a structure plan in the circumstances set out in clause 15.
- (3) A person may make an application to the local government for a structure plan prepared by the person in the circumstances set out in clause 15 to be assessed and advertised if the person is —
- (a) a person who is the owner of any or all of the land in the area to which the plan relates; or
 - (b) an agent of a person referred to in paragraph (a).

18. Advertising structure plan

- (1) The local government must, within 28 days of preparing a structure plan or accepting an application for a structure plan to be assessed and advertised —
- (a) advertise the proposed structure plan in accordance with subclause (2); and
 - (b) seek comments in relation to the proposed structure plan from any public authority or utility service provider that the local government considers appropriate; and
 - (c) provide to the Commission —
 - (i) a copy of the proposed structure plan and all accompanying material;
- and
- (ii) details of the advertising and consultation arrangements for the plan.
- (2) The local government must advertise the structure plan in one or more of the following ways —
- (a) by giving notice of the proposed structure plan to owners and occupiers who, in the opinion of the local government, are likely to be affected by the approval of the structure plan, including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the notice is given to the person;
 - (b) by publishing a notice of the proposed structure plan in a newspaper circulating in the Scheme area including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the notice is published;
 - (c) by publishing a notice of the proposed structure plan on the local government website including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the notice is published;

- (d) by erecting a sign or signs in a conspicuous place on the land the subject of the proposed structure plan giving notice of the proposed plan for a period of not less than 14 days and not more than 28 days from the day on which the sign is erected including on each sign a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, or a later day approved by the Commission, from the day on which the sign is erected.
- (3) The local government —
 - (a) must make a structure plan advertised under subclause (2) and the material accompanying it available for public inspection during business hours at the offices of the local government; and
 - (b) may publish the structure plan and the material accompanying it on the website of the local government.
- (4) If a local government fails to advertise a structure plan in accordance with this clause, the Commission may take reasonable steps to ensure that the plan is advertised.
- (5) All costs incurred by the Commission in the exercise of the power conferred by subclause (4) may, with the approval of the Minister, be recovered from the local government as a debt due to the Commission.

POLICY IMPLICATIONS

There are no direct Policy implications for the Shire.

FINANCIAL IMPLICATIONS

The State government has provided funding through the Northern Planning Fund of \$100,000 to this project, and the Shire has contributed \$50,000. Expenditure to-date of the Fund is \$78,814; the Shire has received confirmation that funding through the Northern Planning Fund will cease 30 June 2016. The Shire will therefore not be able to claim further milestone progress claims through the Fund.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.2: Maintenance of economic diversity and greater community returns from investment in the region

Strategy 2.2.1 : Promote the expansion of residential and industrial land

RISK IMPLICATIONS

Risk: Failure to comply with legislative requirements

Control: Review of draft documents by state statutory authority to identify and address any non-compliance

COMMUNITY ENGAGEMENT

Engagement has taken place in accordance with the Shire's Community Engagement Guidelines and has included two separate consultation activities during the development of the draft Structure Plans. The first consultation period involved two surveys: one based on types of land use (i.e. shops, recreation, houses) to understand what uses the local community would like to see in the Kununurra Civic and East Lily Creek area, and the second survey related to the leisure and sporting facilities available (i.e. netball courts, football ovals, swimming pool). Both surveys were carried out between 9 June 2014 and 18 August 2014 and were completed by 80 respondents (Land Use) and 128 respondents (Sporting and Leisure Facilities).

The second round of consultation was based around the concepts for Kununurra Civic Precinct and East Lily Creek; which included the proposed new location of the Kununurra Aquatic and Leisure Facility. These concept plans were advertised for public comment and an Open House was held on 1 October 2014. Thirteen (13) submissions were received.

The results of the surveys and submissions on the concepts for Kununurra Civic Precinct and East Lily Creek has informed the development of the draft Structure Plans. Details of the survey results are included in the attached draft Structure Plans.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015 pursuant to Schedule 2, Part 4, Clause 18* there are statutory requirements regarding the advertisement of structure plans. Refer to the Statutory Implications section of this report.

Attachment 3 outlines the proposed Community Engagement Plan that identifies the key stakeholders and engagement tools intended to be utilised to seek community input on the draft Structure Plans, including statutory requirements.

COMMENTS

Consultation

In accordance with the Council's resolution from the 28 July 2015 Ordinary Council Meeting, meetings were held with the following major stakeholders on 30 November 2015:-

- Jeff Gooding - Kimberley Development Commission
- Peter Stubbs - Department of Regional Development
- Cody Rampart - Department of Lands
- Paul Ferrante - LandCorp

- Jill Williams - East Kimberley Chamber of Commerce.

Unfortunately a meeting with the Board of MG Corporation has not been secured, however informal discussions have occurred with Neil Fong (CEO) and Dominic Reeves.

Information was also provided to Kristina Dickman - Department of Sport and Recreation for information and comment.

Schedule of Comments

1. Department of Lands - Kimberley Region	
Summary of Submission	Comment
<p><u>Draft East Lily Creek Structure Plan</u></p> <ul style="list-style-type: none"> • Obligations of the State under the Aboriginal Development Package for Ord Stage 2 and future use and requirements for the Garrjang Village land and infrastructure to be confirmed. • Resolution of unallocated Crown land subject to non-exclusive Native Title rights and interests under the MG#1 Native Title determination • Draft Structure Plan may need amendment following development of the proposed Regional Centre's Development Plan 	<p>This has been included as a new constraint in section 3.6 of the draft Structure Plan.</p> <p>New section in Part 1, clause 7 refers to separate need for resolution of Native Title on land.</p> <p>Noted. The Regional Centres Development Plan (RCDP) has a focus on economic development and industry growth more so than land use spatial plans. No modifications are required to the draft Structure Plans as the implications of the RCDP are unknown at this point. The Structure Plans will support growth that is facilitated by the RCDP.</p>
<p><u>Draft Kununurra Civic Precinct Structure Plan</u></p> <ul style="list-style-type: none"> • Difficulties in Structure Plan implementation due to numerous landowners • Need for confirmation of any native title rights as part of any future development proposal 	<p>Noted.</p> <p>The Structure Plan only deals with matters under the Planning and Development Act 2005. It is noted that other legislation impacts on the development of land. New section in Part 1, clause 7 refers to separate need for resolution of Native Title on land.</p>

<ul style="list-style-type: none"> • Draft Structure Plan may need amendment following development of the proposed Regional Centre's Development Plan 	<p>Noted. The Regional Centres Development Plan (RCDP) has a focus on economic development and industry growth more so than land use spatial plans. No modifications are required to the draft Structure Plans as the implications of the RCDP are unknown at this point. The Structure Plans will support growth that is facilitated by the RCDP.</p>
<p>2. LandCorp - Northern and Goldfields Regions</p>	
<p>Summary of Submission</p>	<p>Comment</p>
<ul style="list-style-type: none"> • Impact of proposed Regional Centre's Development Plan • Are future growth scenarios provided for in the draft Structure Plans 	<p>Noted. The Regional Centres Development Plan (RCDP) has a focus on economic development and industry growth more so than land use spatial plans. No modifications are required to the draft Structure Plans as the implications of the RCDP are unknown at this point. The Structure Plans will support growth that is facilitated by the RCDP.</p> <p>The Structure Plans provide land availability for the future growth of Kununurra.</p>
<p>3. Department of Sport and Recreation - Perth</p>	
<p>Summary of Submission</p>	<p>Comment</p>
<p><u>Aquatic and Leisure Facility Development Preliminary Business Case</u></p> <ul style="list-style-type: none"> • Support the recommendation for a detailed Business Case <p><u>Draft East Lily Creek Structure Plan</u></p> <ul style="list-style-type: none"> • Ensure the provision of active open 	<p>Noted. The Council have endorsed the Preliminary Business Case, however based on the proposed Project Definition Plan Council can either confirm or correct previous conclusions regarding the costs and risks associated with the endorsed business case option, that the schedule is realistic, that the service delivery benefits and design quality standards can be achieved, and that the investment will deliver value for money.</p> <p>Open space will be developed in accordance</p>

<p>space is suitable to meet the current and future sporting needs of the community</p> <ul style="list-style-type: none"> ● School site not currently supported by the Department of Education - suitable alternative land uses should be identified ● Need for Garrjang Village to remain should be recognised ● Consider the opportunity to locate the Parks and Recreation Reserve land to the north of the subdivision are to integrate with the water course and potentially provide a 'nature space' function ● Small portion of Parks and Recreation Reserve land on the north-west boundary is unlikely to provide valuable sport and recreation related functionality and should be integrated into the larger portion of Parks and Recreation Reserve to minimise duplication ● Contemplate the opportunity for the shared use of facilities that may be eventually constructed on the Public Purposes (School site) and Parks and Recreation Reserve to minimise duplication ● Design of the Parks and Recreation Reserve land should be consistent with the State Public Parkland Guide and the Classification Framework for public open space. 	<p>with Liveable Neighbourhoods and subdivision approvals.</p> <p>Noted. The site has been identified for a school to address population growth in the area.</p> <p>Noted. Additional text included in section 3.6 of the Structure Plan.</p> <p>Noted. The intent is to co-locate all recreation functions. The leisure site has been located away from the creek for maximum groundwater clearance.</p> <p>This is for drainage purposes. The Plan has been updated to reflect the appropriate reserve type depicted in the legend.</p> <p>Noted. Co-location provides for shared use if desired in the future.</p> <p>Noted. This will be determined at subdivision stage.</p>
<p><u>Draft Kununurra Civic Precinct Structure Plan</u></p> <ul style="list-style-type: none"> ● Agree with the concepts of sub precinct 1, 2, 4 and 5 ● Sub precinct 3 and parts of sub precinct 1 limited evidence of the existing activity levels to support removal of active sporting space 	<p>Noted.</p> <p>Liveable Neighbourhoods identifies that district parks should be provided, notionally serving three neighbourhoods. The town centre has sufficient public open space requirements to meet Liveable</p>

<ul style="list-style-type: none"> ● Business Case for new Aquatic and Recreation Facility needs to be resolved ● Precinct 3 provides a green link to the school with high visibility between youth precincts and activities and the recreation centre 	<p>Neighbourhoods requirements. The Structure Plan facilitates better differentiation of function between open space in the town centre area, therefore provides enhanced quality of open space, even if there is a reduction of quantity.</p> <p>Noted.</p> <p>A north south link is still provided.</p>
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Copies of the submissions are shown in Attachment 4.

ATTACHMENTS - Item 12.03.1

- Attachment 1 - Draft East Lily Creek Structure Plan
- Attachment 2 - Draft Kununurra Civic Precinct Structure Plan
- Attachment 3 - Community Engagement Plan
- Attachment 4 - Copies of Submissions

Kununurra

East Lily Creek Structure Plan

June 2016

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Endorsement Page

This structure plan is prepared under the provisions of the Shire of Wyndham East Kimberley Local Planning Scheme 9.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

Table of Amendments

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

Table of Density Plans

Density Plan No.	Area of density plan application	Date endorsed by WAPC

Executive Summary

East Lily Creek is located south east of the Kununurra town site, within the Shire of Wyndham East Kimberley.

The area currently contains minimal development and there is an opportunity to develop the area into a residential precinct to accommodate some of the future anticipated growth of Kununurra.

The key recommendations of the structure plan are to:

- Provide land for residential development to accommodate the proposed increase in population.
- Provide facilities and services within the community to cater for the growing population including a potential school site, local shops and recreational parks.
- Designate land to accommodate the relocation of the existing Kununurra Leisure Centre.

The table below comprises a summary of land uses proposed by the structure plan.

This East Lily Creek Structure Plan supersedes the 2010 East Lily Creek Structure Plan.

Item	Summary		Structure Plan Ref (section no.)
Total area covered by the structure plan	33 hectares		Part 2, section 1.2.2
Area of each land use proposed:	Hectares	Lot yield	
- Residential (R17.5 & R40)	14 hectares		Part 2, section 4.3
- Tourist/Mixed Use	1.8 hectares		Part 2, section 4.1
- Centre	0.86 hectares		Part 2, section 4.1
- Public Purposes (school site)	4.1 hectares		Part 2, section 4.1
- Parks and Recreation (leisure centre)	3.5 hectares		Part 2, section 4.1
Estimated number of dwellings	330		Part 2, section 4.3
Estimated residential site density	Average 23 dwellings per hectare (net)		
Estimated population	900		Part 2, section 4.3
Estimated commercial floor space	5,000m ²		
Estimated area and % of public open space	4.2 ha (19%)		Part 2, section 4.2
Estimated area and number of local parks	2.3 ha (7 parcels, with shared water sensitive urban design function)		
Estimated percentage of natural area	N/A		

Contents

1. Part One - Implementation	Page 5
2. Part Two - Explanatory Section	Page 15
3. References	Page 58
4. Appendices	Page 59

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Kununurra

East Lily Creek Structure Plan

Part One - Implementation
June 2016

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Part 1 Contents

1. Structure plan area	11
2. Operation	11
3. Structure plan objectives	11
4. Staging	11
5. Subdivision and development requirements	12
6. Local Development Plans	14
7. Other requirements	14

EAST LILY CREEK LAND USE PLAN

DESIGN RATIONALE

CENTRAL ACTIVITY HUB TO CONNECT
EAST LILY CREEK & LAKESIDE
COMMUNITY

CENTRAL SPINE OF MOVEMENT WITH
DENSITY FOCUSED AROUND HUB &
VIEWS

MAINTAINS APPROVED ACCESS POINTS

RESIDENTIAL LOT SIZES TO ENABLE
BOTH SPACIOUS LIVING OR COMPACT
LIVING

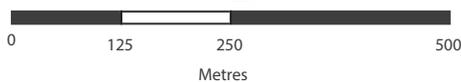
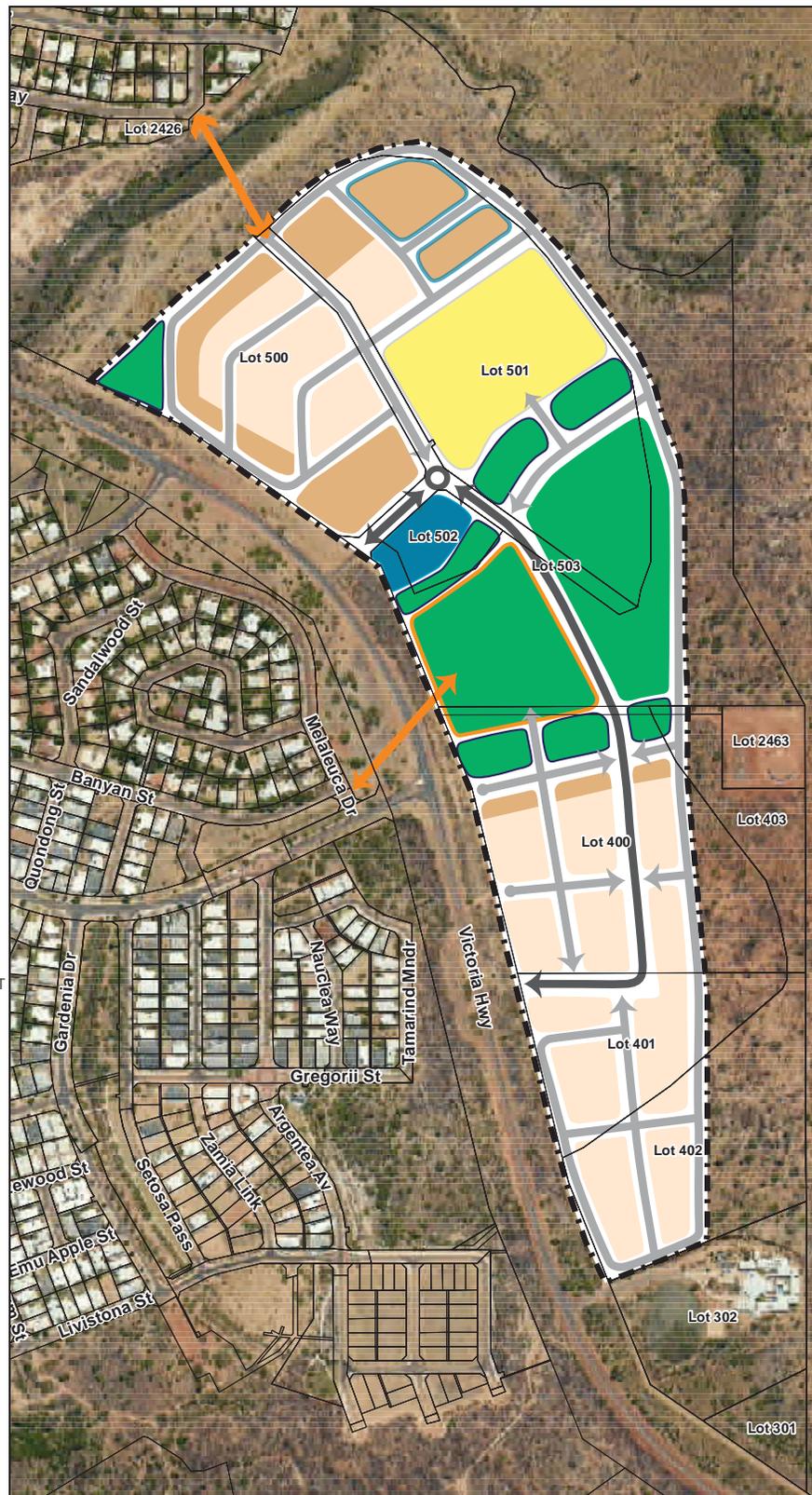
LEGEND

ZONES/RESERVATIONS

-  PEDESTRIAN LINK
-  PRIMARY ACCESS LINKS
-  MINOR ACCESS LINKS
-  DRAINAGE
-  CENTRE (MIXED USES - R40)
-  TOURISM/MIXED USE - R40
-  RESIDENTIAL R17.5
-  RESIDENTIAL R40
-  PUBLIC PURPOSES (SCHOOL SITE)
-  PARKS AND RECREATION RESERVE
-  CIVIC USES (LEISURE CENTRE)

KEY IDEAS

- ① NEW LEISURE & AQUATIC CENTRE
LOCATED AT MID POINT OF PRECINCT
- ② LOCAL CENTRE CO-LOCATED NEAR
LEISURE CENTRE TO PROVIDE LOCAL
CONVENIENCE FUNCTION FOR THE
NEIGHBOURHOOD
- ③ SENIOR SIZED SPORTING OVAL
PROVIDING ACTIVE RECREATION
FACILITIES
- ④ DRAINAGE SWALES FOR STORMWATER
INFILTRATION
- ⑤ INTEGRATE SHARED PARKING INTO
COMMUNITY AND RECREATIONAL
PRECINCT, SERVICING LEISURE
CENTRE, OPEN SPACE, AND PRIMARY
SCHOOL
- ⑥ CREATE PEDESTRIAN LINKS ACROSS
LILY CREEK & VICTORIA HIGHWAY
- ⑦ NEW ROUNDABOUT



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Data source: Landgate - Kununurra Townsite 2011

Implementation

1. Structure plan area

This structure plan applies to the land contained within the structure plan boundary as denoted on the structure plan map (see Plan 1).

2. Operation

In accordance with Schedule 2, Part 4, clause 27(1) of the Regulations, the structure plan shall come into operation when it is approved by the Western Australian Planning Commission (WAPC).

3. Structure plan objectives

The objectives of the structure plan are;

- To facilitate orderly and proper planning at East Lily Creek townsite expansion area.
- To designate appropriate land for a new Kununurra leisure facility.
- To allocate land for residential development to accommodate the aspirational growth targets set by East Kimberley @ 25k (MacroPlan Dimasi, 2013).
- To provide diverse housing options within the East Lily Creek area and for the wider Kununurra community.
- To allocate land for new parks and ovals to cater for the population living in the south east area of Kununurra.

4. Staging

In order to facilitate the development of the structure plan area, upgrades are required to the service infrastructure. Staging will be influenced by access, site conditions and funding.

Development of the leisure centre will be subject to State or Federal funding.

The development of the proposed school will be subject to the demand created in the structure plan area and adjacent areas.

5. Subdivision and development requirements

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area.

The words and expressions used in this structure plan shall have the respective meanings given to them in the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Wyndham East Kimberley operative planning scheme.

5.1 Land Use Permissibility

Land use permissibility within the structure plan area is described in Table 1.

The ultimate purpose intended for local scheme reserves within the structure plan area is defined in Table 2.

Table 1 Preferred Land Uses

Zone/Reserve	Land Use Permissibility
Centre - R40	<p>Objective: land uses within the centre shall provide local services for the community.</p> <p>Land use permissibility as per the Centre Zone.</p> <p>Preferred uses include:</p> <ul style="list-style-type: none"> - Bakery (retail) - Cafe - Convenience store - Consulting Room - Day care centre - Kindergarten - Laundromat - Lunch bar - Medical centre - Restaurant - Shop - Office - Multiple dwelling
Tourist - R40	<p>Objective: land uses within the tourist zone shall be for low intensity tourist uses.</p> <p>Land use permissibility as per the Tourist Zone.</p> <p>Preferred uses include:</p> <ul style="list-style-type: none"> - Bed and Breakfast - Cabin - Chalet - Convenience Store - Hotel - Motel - Restaurant - Tourist Accommodation
Residential R17.5	As per the residential zone.
Residential R40	As per the residential zone.

Table 2 Ultimate Purpose - Local Scheme Reserves

Reserve	Ultimate Purpose
Public Purpose (School site)	This reserve shall be used for the purpose of a primary school. All land uses must be associated with the use of the primary school.
Parks and Recreation Reserve	This reserve shall be used for active recreation and may include uses such as: <ul style="list-style-type: none"> - Sporting fields - Car park - Club houses
Parks and Recreation Reserve Additional - Leisure Centre	This reserve shall be used for passive recreation with drainage functions. All drainage infrastructure is to be consistent with water sensitive urban design principles, in accordance with an approved Local Water Management Strategy for the structure plan area.
Parks and Recreation Reserve Additional - Leisure Centre	This reserve shall be used for a leisure centre and all land uses within the facility shall be associated with or be ancillary to the leisure centre.



View to Mirima National Park, Kununurra

5.2 Development Requirements

Development requirements within the structure plan area are as per the scheme.

5.3 Residential

5.3.1 Density

- a. Plan 1 defines the residential density codes for specific areas within the Structure Plan.

5.5 Public Open Space

The provision of a minimum of 10 per cent public open space shall be provided in accordance with the WAPC's Liveable Neighbourhoods.

Public open space is to be provided generally in accordance with Plan 1, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the Shire of Wyndham East Kimberley.

5.3 Reports/Strategies Required Prior to Subdivision

Prior to the lodgement of subdivision applications to the WAPC, the following investigations/management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided with the application for subdivision:

- a. Local Water Management Strategy
- b. Bushfire Attack Level Assessment and Bushfire Management Plan (Shire of Wyndham East Kimberley)

5.4 Conditions of Subdivision Approval

- a. At the time of subdivision the Shire of Wyndham East Kimberley shall recommend to the WAPC the implementation of the following strategies which has been prepared and approved as part of the Structure Plan as conditions of subdivision:
 - i. Urban Water Management Plan, consistent with the requirements of Better Urban Water Management (WAPC, 2008)

- ii. Construction and weed management plan, to the satisfaction of the Department of Parks and Wildlife
- iii. Landscape and vegetation management plan, to the satisfaction of the Department of Parks and Wildlife

6. Local Development Plans

There are no Local Development Plan areas proposed within this structure plan.

7. Other requirements

7.1 Other Legislation

This structure plan can only deal with matters dealt with under the *Planning and Development Act 2005*. It is noted that development is influenced by a number of other non-planning related legislation including but not limited to *Environmental Protection Act 1986*, *Environment Protection and Biodiversity Conservation Act 1999*, *Aboriginal Heritage Act 1972* and the *Native Titles Act 1993*. This structure plan does not negate the need to consider other legislation in the consideration of land use and development.

7.2 Other Requirements

The following upgrades will be required to services to facilitate development within this area.

- Power - provision of underground power.
- Water - installation of 100mm and 150mm diameter piping via the road network.
- Sewerage - Type 90 wastewater pumping station.

The development of the proposed leisure centre will be subject to State and Federal funding and the preparation of a business case and/or project definition plan.



Kununurra

East Lily Creek Structure Plan

Part Two - Explanatory Section
June 2016



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Part 2 Contents

1.	Introduction	18
	1.1 Introduction	18
	1.2 Land Description	18
	1.3 Planning Framework	20
2.	Community Consultation	26
3.	Site Condition	29
	3.1 Biodiversity and natural area assets	29
	3.2 Landforms and Soils	29
	3.3 Groundwater and Surface Water	29
	3.4 Bushfire Hazard	29
	3.5 Heritage	30
	3.6 Context and Other Land Constraints	31
4.	Land Use and Subdivision Requirements	38
	4.1 Land Use	38
	4.2 Open Space	48
	4.3 Residential	49
	4.4 Movement	50
	4.5 Water Management	56
	4.6 Education Facilities	57
	4.7 Employment	57
	4.8 Infrastructure Coordination, Servicing and Staging	59
	References	60
	Appendices	61

1.0 Planning background

1.1 Introduction and purpose

The purpose of the East Lily Creek Structure Plan is to provide a comprehensive statutory framework to guide the development of a town site expansion area at East Lily Creek.

The objectives of the structure plan are:

- To facilitate orderly and proper planning at East Lily Creek townsite expansion area.
- To designate land appropriate for a new Kununurra leisure facility.
- To allocate land for residential development to accommodate the aspirational growth targets set by *East Kimberley @ 25k (EK@25)* (MacroplanDimasi, 2013).
- To provide diverse housing options within the East Lily Creek Precinct and the wider Kununurra community.
- To allocate land for new recreational parks and ovals to cater for the population living in the south east area of Kununurra.



Figure 2 Location of Kununurra in Australia's north west

1.2 Land Description

1.2.1 Location

The structure plan area is located within the regional centre of Kununurra in Western Australia's Kimberley Region. The structure plan area is located south east of the existing Kununurra townsite and east of the Lakeside residential precinct.

Kununurra is located in the far north east of Western Australia (Figure 2), located approximately 3,200 kilometres north east of Perth. The townsite is very remote, its closest town being Wyndham which is 100 kilometres away. Kununurra is located 1,040 kilometres from Broome, and just over 900 kilometres from Derby. The town shares a closer service relationship to cities in the Northern Territory, being located approximately 830 kilometres south west of Darwin via road.

1.2.2 Area and Land Use

The structure plan covers an area of approximately 33 hectares.

The subject area currently comprises the following uses:

- Temporary Workers Accommodation (Camp);
- A Water Corporation water tower in the mid-east of the site;
- An Aboriginal youth hostel at the southernmost point of the site; and
- Large areas of vacant land.

1.2.3 Legal Description and Ownership

The subject site is consists of:

- Lots 501, 502, 503 and 2463 which are Reserves;
- Lots 350, 351, 352, 403 and 402 which are Unallocated Crown Land; and
- Lots 400 and 401 which are freehold.



Figure 3 Structure Plan Location

1.3 Planning Framework

1.3.1 Zoning and Reservation

The current statutory planning framework in place in Kununurra is the Shire of Wyndham East Kimberley (SWEK) Town Planning Scheme No.7 (TPS7), gazetted in 2001.

The East Lily Creek Structure Plan area is zoned for Residential Development (Figure 4).

TPS7 is currently under review, although it does not assume changes to this zone. It is likely that the scheme review will be progressed in advance or concurrently with this structure plan. It is possible that new uses proposed in the structure plan may result in a number of zones/reserves within the study area.

LOCAL SCHEME RESERVES

-  CONSERVATION/ENVIRONMENTAL PROTECTION
-  MAJOR ROAD
-  PARKS AND RECREATION
-  SPECIAL FORESHORE
-  PUBLIC PURPOSES
DENOTED AS FOLLOWS:
D DRAIN

ZONES

-  RESIDENTIAL
-  RESIDENTIAL DEVELOPMENT
-  SPECIAL SITE

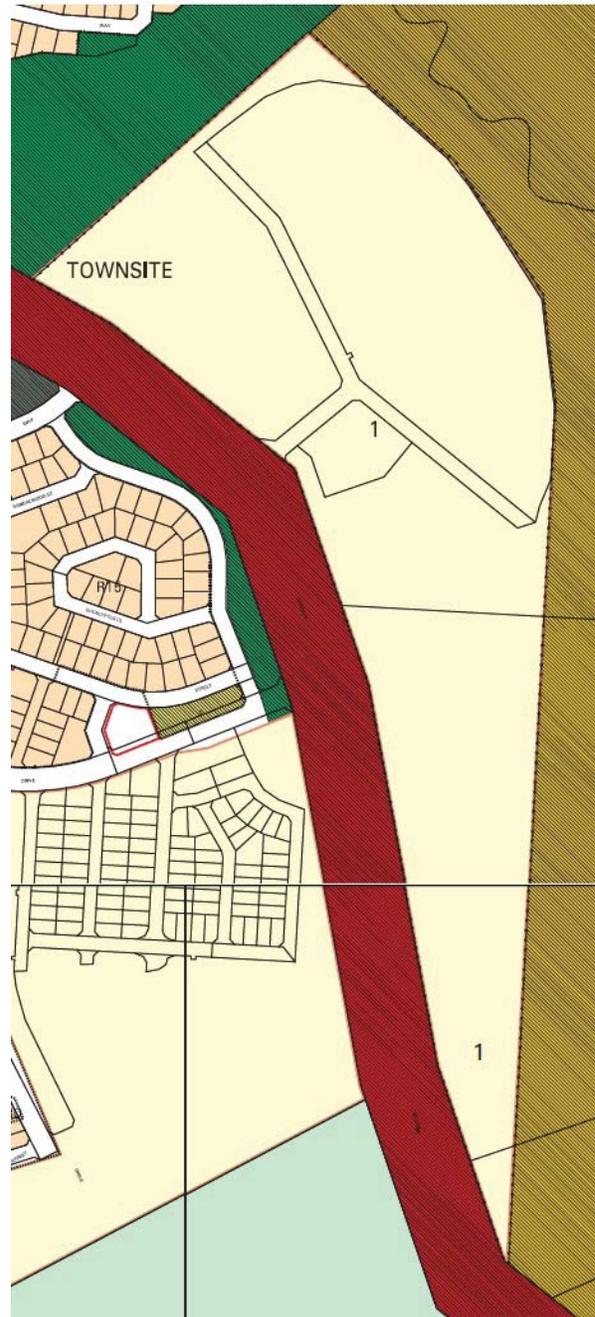


Figure 4 Shire of Wyndham East Kimberley TPS7 Extract

1.3.2 Regional Planning Framework

Kimberley Regional Investment Blueprint (draft)

'The Kimberley Regional Investment Blueprint is an aspirational and future focused plan that has been designed to guide and shape the transformation of the Kimberley well into the future'
(Draft Kimberley Regional Investment Blueprint)

The six key focus areas for the Kimberley are:

1. Regional leadership and development - readiness
2. Enhancing the capability services sector
3. Aboriginal advancement
4. industry and resources development
5. Developing our regional centres and
6. Infrastructure for driving growth.

The draft blueprint provides measurable targets in order to meet the aspirations for the region.

The structure plan will assist to address key focus area 5 - *developing our regional centre*. The structure plan will assist to provide new residential opportunities in Kununurra.

Kununurra Regional Hotspots Land Supply Update

The Kununurra Regional Hotspots Land Supply Updated was prepared by the Department of Planning and Infrastructure (former) and LandCorp to examine land supply in areas currently experiencing pressures from land and housing supply.

The document identifies East Lily Creek as an area of undeveloped residential land and that is suitable for future urban development in the local planning strategy.

The structure plan implements recommendations of the land supply update within East Lily Creek.

1.3.3 Planning Strategies

Local Planning Strategy

The Shire's Local Planning Strategy (the strategy) is currently under review. A draft strategy has been prepared and considered by Council for advertising.

The area is designated within the draft strategy as 'Future Urban', consistent with the current zone of the land for residential development.

Key objectives to respond to in planning within Kununurra (as discussed in the draft strategy) include:

- Economic development and employment
- Services and infrastructure
- Towns and lifestyle
- Environment

The planning and development of the ELC area has the potential to provide significant urban growth potential for both residential and other uses. The flexibility of having an existing structure plan in place for the area results in a more resilient planning framework which is more capable of responding to change. This may support any significant economic development and employment opportunities within the Shire.

The structure plan responds to objectives relating to services and infrastructure with long term planning for community recreation facilities and potential improvement of infrastructure in the area. Further, the improvement of community facilities and public amenity (towns and lifestyle) throughout the precinct will contribute to community identity and connectivity.

The structure plan responds to the environmental objectives of the draft strategy, providing for careful growth without unnecessarily impacting on any other natural landscapes. Figure 5 illustrates the draft strategy for the Kununurra Townsite.

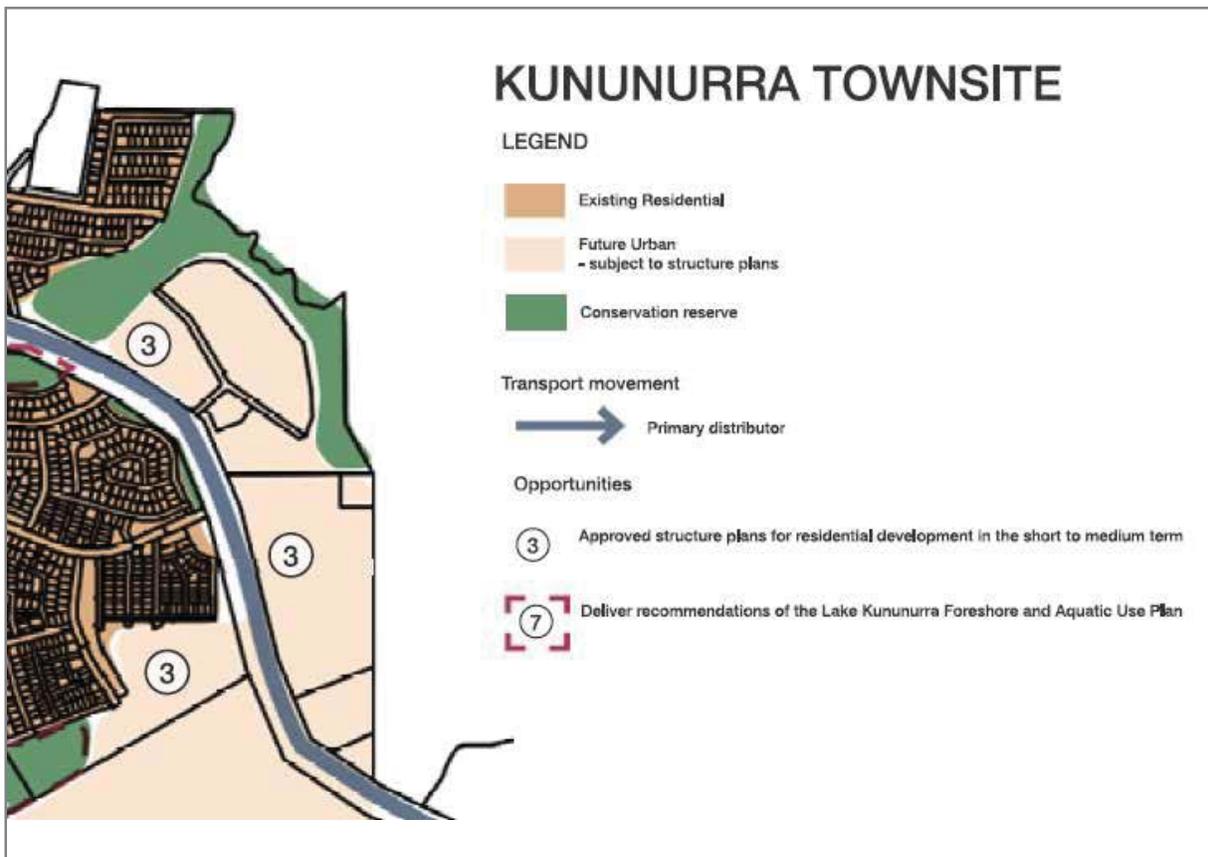


Figure 5 Draft Local Planning Strategy

State Planning Strategy

The subject site is located within the Northern Sector of the State Planning Strategy. The Northern Sector is seen to be vital to global trade, especially within the resource industry. The State Planning Strategy plans to continue to drive the sector and develop the agricultural and tourism industries for global and local markets.

1.3.4 State Planning Policies

State Planning Policy 1 - State Planning Framework (SPP1)

The State Planning Framework unites existing State and regional policies and guidelines within a central framework and is the highest level of planning governance on land use and development in Western Australia. At a State level, the framework sets out the policy and principles for planning development and includes state planning policies, strategies, development control policies and guidelines. Local Policies support this framework.

State Planning Policy 2 – Environment and Natural Resources (SPP2)

SPP 2 guides responsible development to consider and plan for the environment and protect and conserve natural resources. SPP 2 guides the development of further subsidiary policy. The structure plan is within an area zoned for future urban development. Therefore the Shire have already undertaken the necessary steps to ensure this land is appropriate for development.

State Planning Policy 2.9 - Water Resources and Better Urban Water Management (SPP2.9)

SPP2.9 operates to facilitate better management of our urban water resources by ensuring an appropriate level of consideration is given to the total water cycle at each stage of the planning system. The policy is supported by planning guidelines *Better Urban Water Management*. This document guides the preparation water management strategies and plans relevant to district, local and site planning decisions. Critical to the preparation of the structure plan is the management of extensive water

movement and flooding during the wet season. A Local Water Management Strategy was prepared for East Lily Creek to support a previous structure plan for the area and is discussed in section 4.5 of the structure plan.

State Planning Policy 3 – Urban Growth and Settlement (SPP3)

SPP 3 guides growth development on existing and new settlements and ensures that the growth will be sustainable for the existing and developing community. Given East Lily Creek's proximity to the established Kununurra town site, developing suburbs of Lakeside, and future development areas such as Drivers Rest, it is essential to consider the implications of a new residential subdivision. Regional communities often experience a shortfall in community and other services. The structure plan will guide the appropriate provision of services within the study area to result in sustainable and equitable growth.

State Planning Policy 3.1 – Residential Design Codes (R-Codes)

The R-Codes provide a framework for residential development across WA. The provisions of this policy apply by reference in all planning schemes and is referenced in TPS7 and Draft LPS9. The "R-Code" applied to residential land relates to the maximum development allowed.

The provisions of the R-Codes will apply to residential development within the structure plan.

State Planning Policy No. 3.4 – Natural Hazards and Disasters (SPP3.4)

SPP 3.4 ensures planning for natural disasters as a fundamental element of the preparation of the structure plan. The study area may be susceptible to flooding and bushfire risks, and mitigation measures such as sufficient drainage corridors and buffers/firebreaks from dense vegetation are integrated into the structure plan.

Draft State Planning Policy 3.7 - Planning for Bushfire Management (SPP3.7)

Draft SPP3.7, released for public consultation in 2014, sets out policy requirements for proposals in bushfire prone areas to be supported by information in relation to bushfire risk. Supporting guidelines set out a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires.

Bushfire hazard is discussed in section 3.4 of this structure plan.

State Planning Policy No. 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4)

SPP 5.4 sets out to utilise planning frameworks to minimise the impacts of noise on people. To the west of the subject area is Victoria Highway utilised by heavy haulage trucks which are critical to the economic vitality of the area. The structure plan responds to SPP5.4 to manage potential land use conflict between freight movements and residential properties.

1.3.5 Other Relevant State Planning Documents

Development control policies are prepared by the Western Australian Planning Commission (WAPC) to provide additional guidance for development throughout Western Australia.

Liveable Neighbourhoods

Liveable Neighbourhoods is the WAPC's principal development control policy for the design of urban structure plans and subdivisions, to create sustainable and healthy neighbourhoods. The policy guides preparation of structure plans, subdivision plans and local area plans for new residential areas using planning principles and practices.

This structure plan applies many of the principles and guidelines of Liveable Neighbourhoods to create a connected and vibrant precinct.

Development Control Policy 1.1 – Subdivision of Land

DCP 1.1 sets out the general principles that are used by the WAPC in determining applications for the subdivision of land.

Development Control Policy 1.5 – Bicycle Planning

DCP 1.5 describes the planning considerations that should be implemented to improve safety and convenience of cycling. The structure plan will strongly encourage the use of sustainable transport including cycling and recommends all pathways and access routes be cycle friendly.

Development Control Policy 4.2 – Planning for Hazards and Safety

DCP 4.2 sets out to ensure planning addresses the public's exposure to man-made and natural events. This includes guidelines and measures for assessing the risks and implications of those risks and what mitigation measures are to be implemented to allow for these uses to be carried out in the public realm.

Designing Out Crime Planning Guidelines

The Designing Out Crime Planning Guidelines are intended to provide local government, government agencies, town centre management, the development industry and planning and design practitioners with an understanding of the principles of designing out crime.

The structure plan responds to principles of good design for safety and perception of safety through appropriate lot configurations, pedestrian linkages through out the precinct and recommendations on built form provisions.

1.3.6 Local Planning Framework

Local Planning Policy (LPP) No. 12 - Temporary Workers Accommodation

LPP11 is the only relevant LPP to the subject site. The LPP enables the land utilised for TWA to be returned to its original zoned purpose at the conclusion of its use.

1.3.7 Other Approvals and Decisions

In 2010 LandCorp prepared the East Lily Creek Structure Plan. The structure plan is still relevant and considered as a reference in the development of this structure plan.

The 2010 structure plan will be superceded with the adoption of the revised East Lily Creek structure plan.



Boab Tree Kununurra

2.0 Community Consultation

The East Lily Creek structure plan has resulted from extensive consultation with the local community of Kununurra. Two separate consultation sessions were held.

The first consultation period involved two surveys - one based on land use to understand what types of uses the local community would like to see in the East Lily Creek area, and the second survey related to the leisure and sporting facilities available.

The second consultation was based around the structure plan concept for East Lily Creek.

A summary of both consultation periods is outlined below and consultation reports are provided in appendices.

Initial Consultation - Land Use Survey and Sporting and Leisure Facilities Surveys

The surveys were released online in June 2014. Hard copy surveys were also available. The surveys ran from June 9, 2014 through to August 18, 2014 and were completed by 80 respondents.

The objectives of the surveys were to obtain an understanding of the types of facilities and housing desired in the East Lily Creek area. In particular the surveys explored opportunities for potential relocation of key recreational facilities from the Kununurra Town Centre to East Lily Creek.

The results of the surveys informed the development of the structure plan and can be reviewed in more detail in Appendix A.

In summary, respondents indicated the following:

- More can be done to improve safety, pedestrian and cycling facilities, resting and relaxation amenity in the town and these improvements would be significantly important to the community.
- Town centre is preferred as the location for government services, libraries, education hubs and office spaces whilst still maintaining restaurants, taverns and major shopping facilities.
- The newer fringing urban areas (such as East Lily Creek) are generally preferred for outdoor recreation facilities, aquatic facilities, small shops and diverse residential living.
- Indoor sporting facilities and bowls clubs are desirable in both locations, being the Kununurra Civic Precinct and the East Lily Creek Precinct.

Secondary Consultation - Structure Plan Concepts

Concepts for East Lily Creek were prepared, which included a proposed new location for the Kununurra leisure centre.

Figure 6 illustrates some of the imagery and ideas that were advertised to the local community. The images were used to allow the community to gain a sense of the character and built form outcomes that could be achieved through the implementation of the structure plan.

Only 13 submissions were received during the consultation period with varied content.

The comments raised suggested that the structure plan should:

- Be clear about the importance of recreation spaces, including walkways, cycle ways, exercise areas, playgrounds and dog parks
- Be clear about the land uses and why they are being proposed, in particular the new school.
- Be definitive about the interface with Mirima National Park and Lily Creek, with particular reference to the 'Kununurra HotSpots Land Supply Update' (WAPC 2008).

Third stage of consultation - draft structure plans

This section is to be updated following the consultation period envisaged to take place in 2016.

EAST LILY CREEK DRAFT STRUCTURE PLAN
Structure Plan Key Ideas

1 New Leisure Centre
A purpose built facility which is designed for flexibility and growth. The design will allow for staged growth, enabling the leisure facility to grow with the town over time.

2 Neighbourhood Centre
To support the future community, an area has been proposed to allow for a small shop and cafe. The shop is envisaged to service the local community, as well as sporting user groups and the potential school community.

3 New Oval
To enable long term growth of grassed field sporting opportunities, a large space should be provided. This space has the added benefit of providing the drainage function in large storm, and can also be used for overflow parking for large sporting events at the leisure centre or functions at the school.

4 Functional Drainage
Large storm events can significantly impact urban areas. Clever design of the large oval space, creating interesting places to sit and enjoy as well as delivering attractive landscapes can provide good outcomes for stormwater management and community enjoyment.

5 Shared Parking
Space can be set aside for overflow parking in the area. If designed well, this area can also have a useful drainage function too. Removable paving can be used for more permanent parking areas to offset the effect of hardstand.

6 Connecting East Lily Creek
A more direct bridge between East Lily Creek and the Town Centre, as well as a median refuge on Victoria Highway linking to L. Abrahams would encourage walkability throughout Rumururu and could be integrated with interpretive signage to provide information about the area.

7 Residential Style
With an opportunity to create some larger lots and some smaller lots, designs can be influenced to take best advantage of the south-easterly breezes with side setbacks and more yards, also enabling good access to winter sunlight. Lots nearer to the precinct activities are identified as higher density, although lot sizes can still ideally be flexible, generally ranging from 817.5 through to 1640.

DESIGN RATIONALE
The design rationale is based on the following key principles:
1. Support the future community
2. Provide a median refuge on Victoria Highway
3. Encourage walkability throughout Rumururu
4. Provide a more direct bridge between East Lily Creek and the Town Centre
5. Create a more flexible residential style
6. Provide a large space for grassed field sporting opportunities
7. Provide a purpose built facility which is designed for flexibility and growth

KEY DETAILS
1. NEIGHBOURHOOD CENTRE
2. LEISURE CENTRE
3. NEW OVAL
4. FUNCTIONAL DRAINAGE
5. SHARED PARKING
6. CONNECTING EAST LILY CREEK
7. RESIDENTIAL STYLE

DRAFT

Figure 6 Consultation Poster Advertised in October 2014



3.0 Site Conditions and Constraints

3.1 Biodiversity and Natural Area Assets

Flora

The subject site contains 'Excellent' to 'Very Good' condition Tall Grass Savannah Woodland. There is some prescribed clearing that is undertaken by the Department of Parks and Wildlife (DPaW) and also some regular clearing of the access way to the Water Corporation asset adjacent to Lily Creek.

The 2010 'Kununurra Proposed Land Developments – East Lily Creek, Preliminary Environmental Impact Assessment and Biological Survey', found Poaceae and Fabaceae were the most common groups within the subject site, however, no known rare or priority flora have been identified on the site (GHD, 2010)

Fauna

The subject site was recording as having 49 bird, 18 reptile and five amphibian species during a 2010 study and reported in 'Kununurra Proposed Land Developments – East Lily Creek, Preliminary Environmental Impact Assessment and Biological Survey' (GHD, 2010). Of these species, the Star Finch (*Neochmia ruficauda clarescens*) is listed priority 4 by DPaW.

3.2 Landform and Soils

Geotechnical investigation of the study area undertaken in 2010 identified the following:

- The subject site is made up of light brown top soil sand to a depth of 0.5m. The sand beneath this is a varied density of yellow, yellow – brown, down to an orange - brown and red - brown further down to a depth of 3m total.
- The site sits between 50.5m AHD on the west boundary and 56.5m AHD on the east. Given the span of the site, this 1.5m differential is minimal and is suggestive of how flat the site is.

The relatively flat nature of the site may result in reduced access to views and view corridors to the Mirima National Park in the north-east of the study area. Design will need to

carefully consider access to the amenity that views provide and encourage built techniques to be responsive. North and Eastern perimeter lots will have the greatest natural advantage.

Additional investigation of geotechnical stability in key areas may be warranted to firm up development opportunities, particularly the location of the leisure centre.

3.3 Ground Water and Surface Water

The subject site consists of flat sandy plains. This causes flooding issues within the site during heavy rainfall and monsoonal events. Irregular drainage networks have been naturally established across the site as a result. Water appears to flow to the south, across the Victoria Highway and into Little Lily Creek. There is a small section to the North that runs into Lily Creek (Kununurra Proposed Land Developments – East Lily Creek, Preliminary Environmental Impact Assessment and Biological Survey' GHD, 2010).

During the dry season there is no sign of ground water close to the surface, however, geotechnical investigation in 2011 measured the depth of the ground water to be between 1.6m and 1.9m below the ground at various locations within the study area (Proposed Residential Development East Lily Creek, Kununurra, Report on Geotechnical Investigation reference, Douglas Partners, 2010).

A Local Water Management Strategy (LWMS) was prepared in accordance with the Department of Water's requirements (Better Urban Water Management, 2008). The existing LWMS suggests that stormwater management and flooding is a challenge which may need to be addressed via construction and site preparation techniques.

3.4 Bushfire Hazards

The subject site consists of tall grass savannah woodland with some cleared patches. The vegetation is of a class that would be defined as bushfire prone according to AS 3959 Construction of Buildings in Bushfire Prone Areas. Development on land within 100 metres of conservation or

detailed area plan areas (an area of bushfire-prone vegetation equal to or greater than one hectare) would therefore be deemed to be bushfire prone in accordance with draft Planning for Bushfire Risk Management Guidelines (WAPC, 2014).

Under the draft Planning for Bushfire Risk Management Guidelines (WAPC, 2014) would currently be defined as having a 'moderate' bushfire hazard, defined as:

- areas containing pasture or cropping areas with slopes in excess of 10°
- open woodlands
- open shrublands
- low shrubs with slopes of less than 10° or flat land
- suburban areas with some native tree cover.

With the implementation of the structure plan, the bushfire hazard of the majority of the structure plan area would be reduced to 'low' with the clearing of vegetation on the site. Areas within 100 metres of the Mirima National Park would retain a hazard assessment of 'moderate' due to the risk presented by nearby risks (vegetation). Residential development can be supported within areas of moderate risk, subject to detailed planning and compliance with AS3959.

All development within bushfire prone areas will be required, at the time of subdivision, to undertake an assessment of bushfire attack level and prepare a bushfire management plan based on the assessment's outcomes. The structure plan supports future detailed bushfire management plans providing a road barrier along the edge of the national park and creek.

3.5 Heritage

Aboriginal Heritage

The East Lily Creek site is influenced by 13 Department of Aboriginal Affairs registered sites (Table 4). The majority of these are closed sites, and the actual site location is not known.

European Heritage

The site is in close proximity to two European heritage sites that are listed in the local municipal inventory. This includes the Hidden Valley, within Mirima National Park, and Kununurra Cemetery.

Table 4 Registered Aboriginal Heritage Sites

Site Name	Site ID	Site Type
Lily Creek 23	14910	Artefacts/Scatter, Engraving, Painting
Gunanurreng - Ord River	15153	Artefacts/Scatter, Ceremonial, Engraving, Grinding Patches/Grooves, Modified Tree, Mythological, Painting, Quarry, Skeletal Material/ Burial
Lily Creek 7	14477	Artefacts/Scatter, Ceremonial, Mythological, Painting, Repository/Cache
Mirima-Dumun. Gum	12982	Mythological, Painting
Ord Basin	12432	Artefacts/Scatter
Lily Creek 8	14897	Artefacts/Scatter, Engraving, Grinding Patches/Grooves, Painting
Mirrima	14526	Mythological
Lily Creek 5/ Hidden Valley	14519	Engraving, Grinding Patches/ Grooves, Painting
Lily Creek 12	14524	Engraving, Painting
Lily Creek 14	14529	Painting
Lily Creek 16	14525	Painting
Lily Creek 20	14528	Engraving
Lake Kununurra Foreshore 3	12501	Artefacts/Scatter

3.6 Context and Other Land Use Constraints

Existing Infrastructure and Development Sites

The north-eastern end of the site comprises a vacant transient workers accommodation that previously housed fly in/fly out workers of the Ord River Expansion project. The use occupies approximately 3.5 hectares.

Although this use does not in itself present a constraint, the land ownership of this site presents a potential challenge. As part of the Ord Final Agreement some provision was made for a parcel of land to transfer in leasehold to the Shire and Yawoorroong Miriuwung Gajerrong Yirrgeb Noong Dawang Aboriginal Corporation (MG Corporation), which is generally accepted to include this parcel. Lack of certainty over the preferred use of this site and how it may form part of the structure plan area is a constraint. Some consideration will be made to enabling this parcel of land to develop either as part of the structure plan or as an independent development. Nevertheless, some of the current proposed uses may be entirely consistent and there are opportunities to co-locate uses here which contribute to the overall amenity of the study area.

A water tower operated and managed by the Water Corporation is located along the eastern boundary of the study area. This currently supplies reticulated water to developments in the southern areas of Kununurra. The existing access road to this source will be closed by the implementation of the structure plan with access provided through new subdivisional roads.

The southern end of the site is utilised by an existing Aboriginal student hostel. This use will need to be considered when planning adjacent uses, however also presents an opportunity for potential shared use of facilities, especially recreation and open space.

Both power and water supply are expected to have enough capacity to support short term growth. It is relevant, however, to manage the development to limit additional service infrastructure development.

Major and Existing Drainage Channels

Lily Creek acts as a major natural drainage function for the area. Constraints related to flooding events will need to be considered and designed for. The site also comprises several other natural drainage channels. These will also need to be considered for future lot design.

National Park Open Space

East Lily Creek is at the foothills of the Mirima National Park. This provides a visually pleasant environment for a residential development, however also requires sensitive interface between the residential development area and the National Park. A vegetated interface will need to be balanced against the need to manage bush fire protection.

The activation of the interface, via facilities such as pedestrian pathways, passive open spaces, and bicycle networks will be paramount to promoting and protecting the National Park.

The study area also borders the important wildlife corridor of Lily Creek. A sensitive buffer will assist in protecting the function of this corridor for flora and fauna.

Subdivision and development will need to recognise views to the National Park and maximise the opportunity for benefit for residents and public open space users.

Transport

Abutting the west of the site is the Victoria Highway. This is a National Highway that will continue to be the main route for trucks passing through Kununurra until the Heavy Haulage Bypass is constructed. The planned bypass will result in reduced risk of traffic incidents and promote linkages between the western Lakeside and Drivers Rest areas.

The highway presents a significant acoustic constraint for the study area in the short to medium term. Noise attenuation measures should be considered for future building adjacent to the highway. Retention of the existing vegetated buffer within the road reserve is recommended along the western boundary to help reduce the visual impact on land use and to otherwise provide for an

aesthetically pleasing entrance to the Kununurra town site.

The highway also presents a traffic management constraint as the use of heavy haulage trucks on this highway limits the access points into the subject site and therefore creates potential issues for access out of the subject site.

There are three existing access points from Victoria Highway into the structure plan area. Realignment of these entry points for enhanced permeability will be subject to engagement with Main Roads WA (MRWA).

Surrounding Development

The East Lily Creek study area is surrounded to the north and west by residential development. To the west of the site are Lakeside and Lakeside Park developments and the future development area Drivers Rest. These areas front the Lily Creek Lagoon to the west. The densities of these areas range from R15, R30 and a split coded R15/50 for public purpose or tourism accommodation. This diversity of density is an objective of the draft Local Planning Strategy and is carried through to the East Lily Creek area by the structure plan. The surrounding existing and future development areas provide an opportunity for improved facilities and uses to be shared.

Relationship to Town Site

The subject site is situated approximately 2km (walking) south east of the town site. The close proximity ensures that services in the town site will support the area, although additional functions may still be required for daily service needs.

Garrjang Village

There is an opportunity in the short to medium term for the existing worker accommodation use to continue to support agriculture and aquaculture projects. The structure plan does not require immediate development of the land. Once the existing use is no longer required, the structure plan will guide the future use of the site. The rest of the structure plan area is not dependent on the development within Garrjang Village.

Lot 501 and Lot 502

Through the Ord Final Agreement, approximately 13 hectares of land (Lot 501 and Lot 502) has been identified for release from the State. The land will be jointly lease in a partnership between MG Corporation and the Shire of Wyndham East Kimberley. Negotiations in respect of the land are on going.

Challenges

- Noise and visual impacts from Victoria Highway
- Integration with the existing student hostel development
- Existing transient workers accommodation and land tenure of this parcel
- The study area is relatively flat and subject to flooding events
- The study area comprises natural drainage channels running east to west
- Sensitive integration with the National Park
- Increased traffic management
- Native Title unresolved over part of the site
- Site prone to erosion and movement of sediments
- Traffic Management on and off Victoria Highway

Opportunities/Benefits

- Views to the Mirima National Park
- Activation with natural wildlife corridors and opportunities that the National Park provides including tourism opportunities
- Shared use of recreation and open space at the existing Aboriginal student hostel
- Geographical proximity to the town site provides opportunity to more effectively utilise the services within the town site
- Promote diverse densities across the study area
- Lot orientation to maximise benefit to built form from South East and North West cooling breezes across the subject site

Figure 7 and 8 illustrate the opportunities and constraints of the site.



East Lily Creek from the air, with views of Lakeside and the Ord River

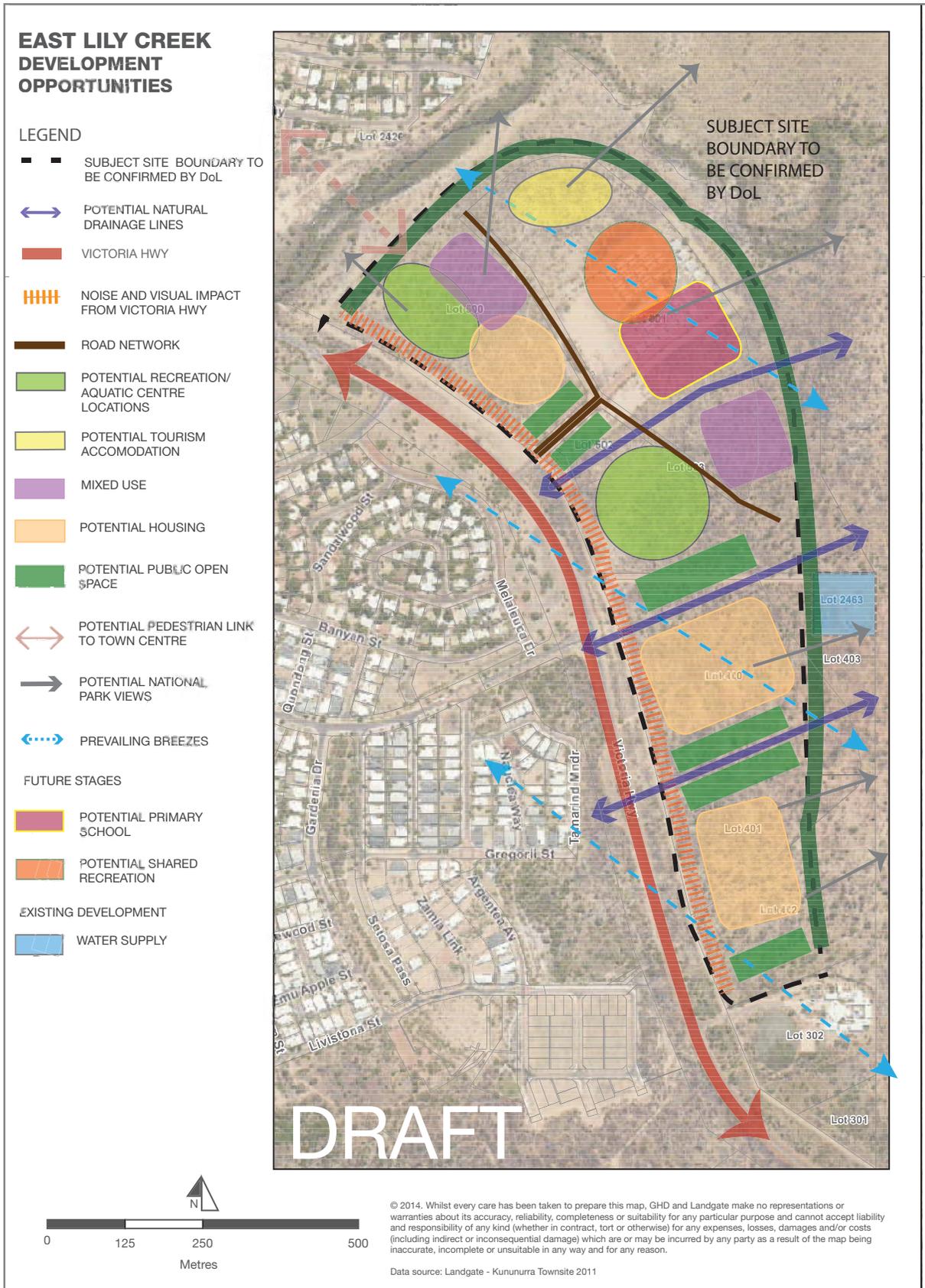


Figure 7 Opportunities Map

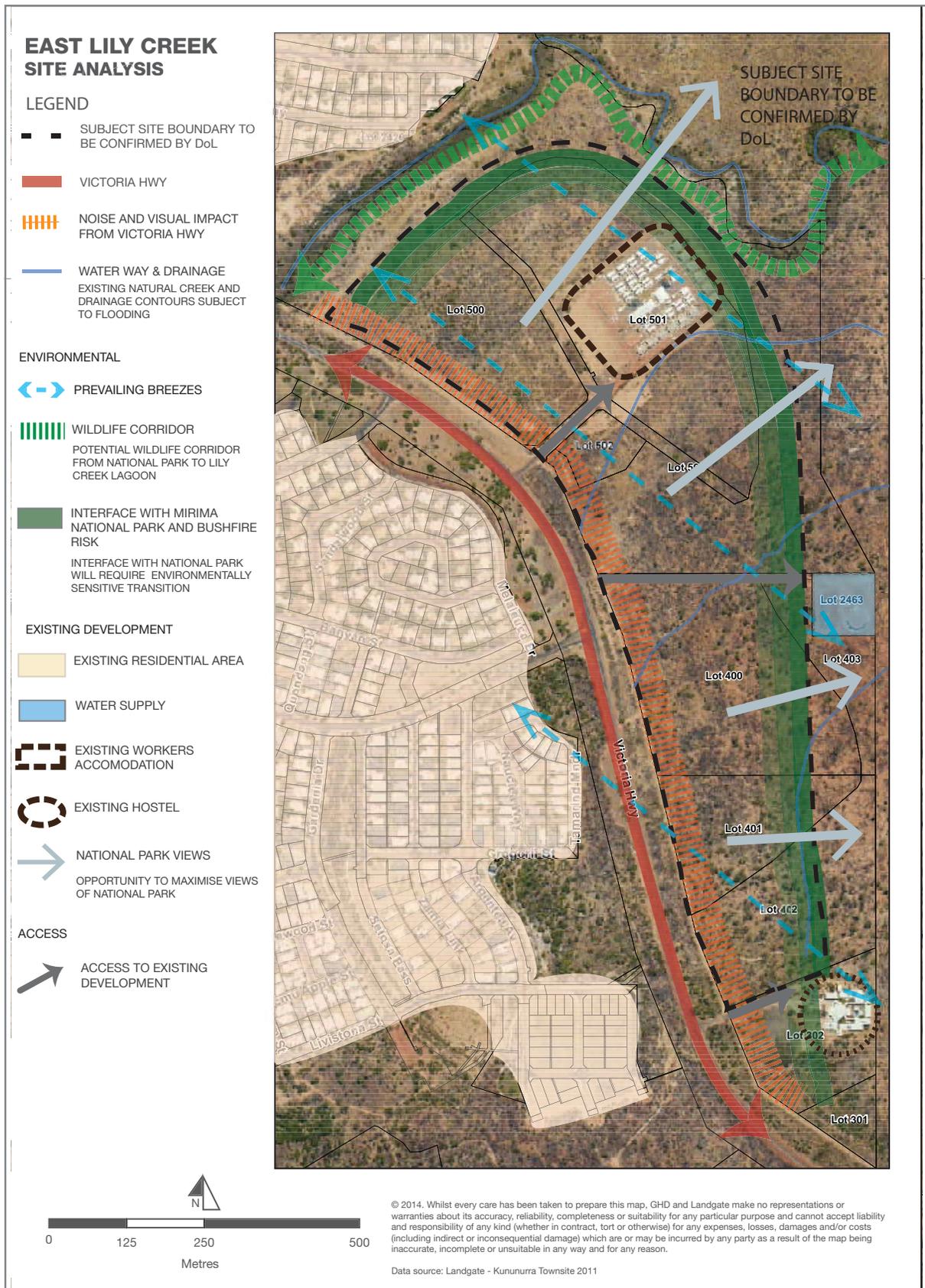


Figure 8 Constraints Map

Groundwater and geotechnical conditions

Shallow groundwater conditions have been an issue for the maintenance of the existing leisure centre in Kununurra town centre, which is proposed to be relocated to the East Lily Creek area to reflect the growth of Kununurra in the southeast of the town.

Three geotechnical investigations have been carried out within/in the vicinity of the East Lily Creek structure plan area. The extent of these investigations are shown in Figure 9, and include:

- Cardno Bowler (2013) Geotechnical Investigation – Kununurra Aquatic and Leisure Centre, Victoria Highway, Kununurra
- Douglas Partners (2011) Report on Geotechnical Investigation. Proposed Residential Development, East Lily Creek, Kununurra.
- Coffey (2003) Geotechnical Investigation, Lakeside Development, Kununurra

Groundwater was intersected at between 1.6m and 1.9m (Douglas Partners) at test locations north of the site in close proximity to East Lily Creek. The time of investigation corresponds to the typical wet season but could be higher during prolonged periods of rainfall or in a flood event. Groundwater was not intersected during other investigations. The risk of Acid Sulphate Soils at the site was concluded to be low.

In locating a new leisure centre, the existing geotechnical information recommends avoiding locations in close proximity to East Lily Creek, where groundwater was intersected at depths of 1.6m and 1.9m. The location of the leisure centre should also avoid areas that have not been investigated in previous studies, unless additional investigations are undertaken. However, groundwater conditions in the broader area, particularly away from the creek, are unlikely to preclude construction of a leisure centre where groundwater is not particularly shallow as design and construction can take into account groundwater levels.

The structure plan proposes a new leisure centre generally in the central portion of the structure plan area, adjacent to Victoria Highway. Groundwater was not intercepted in this location in previous investigations. However, further testing prior to design and construction is recommended to confirm maximum groundwater levels likely to occur on site. This may inform or influence design and cost of leisure centre facilities.

Additional geotechnical investigation will also be required prior to subdivision of the eastern and most southern portions of the structure plan area where no site-specific geotechnical information is available

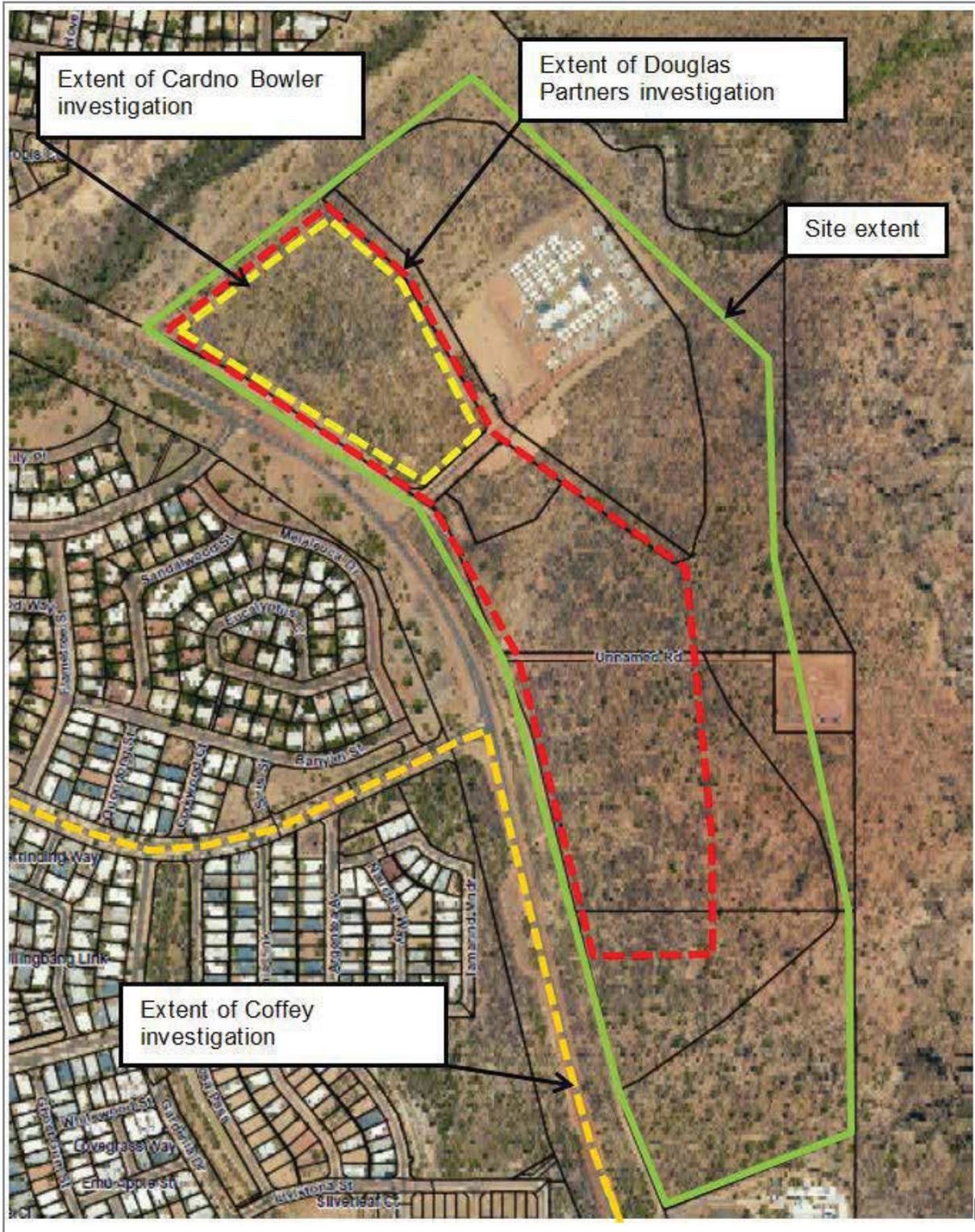


Figure 9 Geotechnical investigation areas

4.0 Land Use and Subdivision Requirements

4.1 Land Use

The structure plan proposes to develop a strong residential precinct with the integration of community and civic uses into the area. The land use map is shown in Figure 10.

The objectives of the structure plan zones are outlined below.

Centre (mixed use - R40)

- To create a local centre for the residential community that provides services for day to day living.
- To create development that is reflective of Kununurra's style and sympathetic to the local climate.
- To ensure land uses and scale of development are appropriate and sympathetic to adjacent residential areas.

Tourism

- To provide low intensity tourist accommodation opportunities.
- To capitalise on the views to Mirima National Park.
- To ensure development addresses Mirima National Park.
- To create development that is reflective of Kununurra's style and sympathetic to the local climate.
- To ensure land uses and scale of development are appropriate and sympathetic to adjacent residential areas.

Residential R17.5

- To provide diverse housing options within Kununurra.
- To provide low density housing in close proximity to essential services and facilities.
- To create development that is reflective of Kununurra's style and sympathetic to the local climate.
- To develop a vibrant residential community.

Residential R40

- To provide diverse housing options within Kununurra.
- To create development that is reflective of Kununurra's style and sympathetic to the local climate.
- To develop a vibrant residential community.

Civic Use (Leisure Centre)

- To protect land for active recreation.
- To provide a facility for the Kununurra community and its visitors for active recreation.
- To create development that is reflective of Kununurra's style and sympathetic to the local climate.

Public Purpose (School site)

- To identify land for the development of a school.
- To provide an education facility to accommodate the anticipated increase in population.
- To provide a high quality facility for the local Kununurra community.

Parks and Recreation

- To identify land for public parks and recreation.
- To provide high quality spaces for active and passive recreation for the local community.
- To designate land for drainage purposes.

**EAST LILY CREEK
LAND USE PLAN**

DESIGN RATIONALE

CENTRAL ACTIVITY HUB TO CONNECT EAST LILY CREEK & LAKESIDE COMMUNITY

CENTRAL SPINE OF MOVEMENT WITH DENSITY FOCUSED AROUND HUB & VIEWS

MAINTAINS APPROVED ACCESS POINTS

RESIDENTIAL LOT SIZES TO ENABLE BOTH SPACIOUS LIVING OR COMPACT LIVING

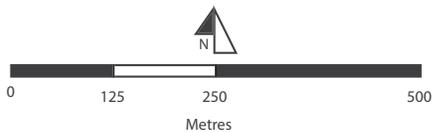
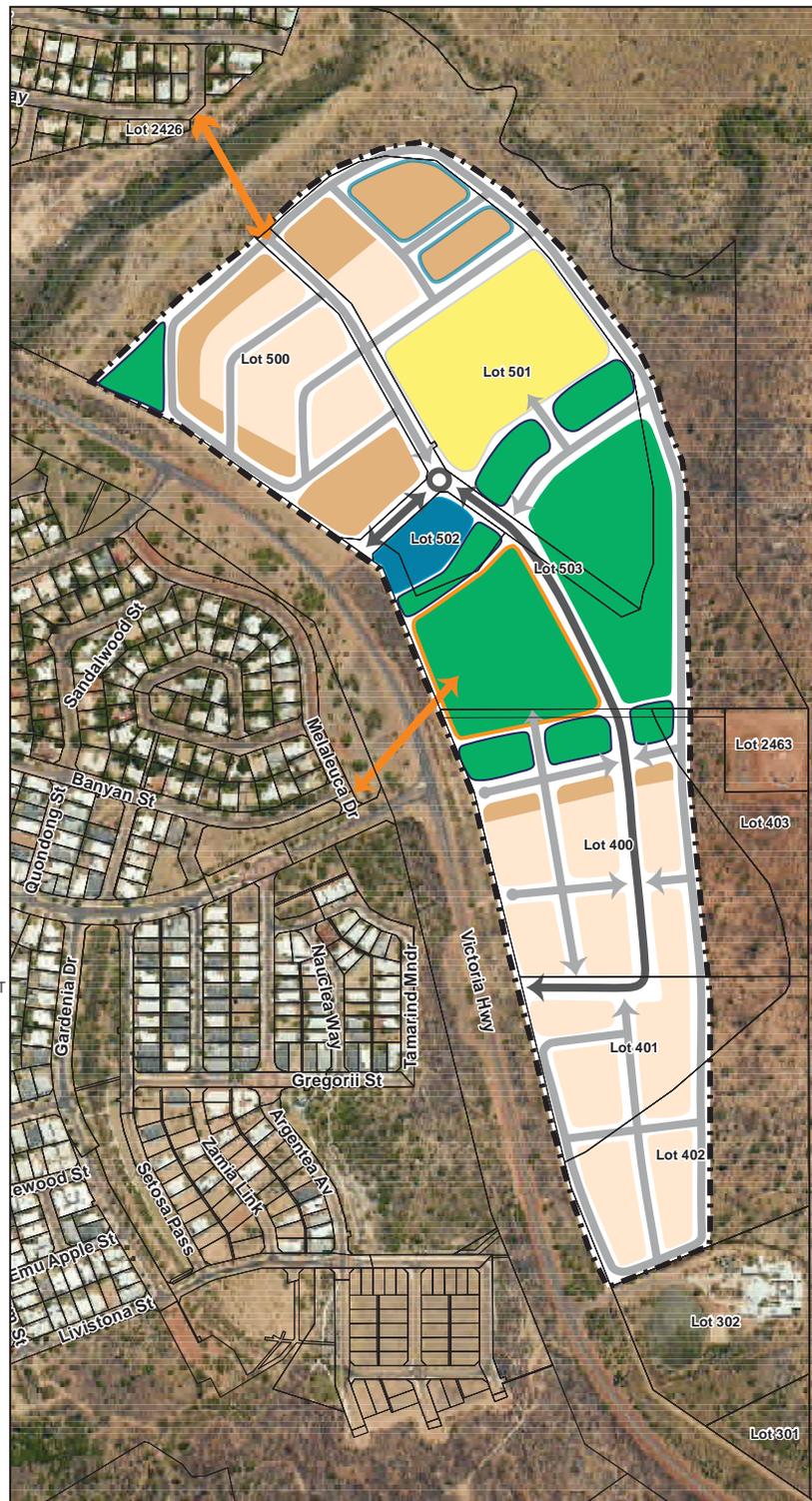
LEGEND

ZONES/RESERVATIONS

-  PEDESTRIAN LINK
-  PRIMARY ACCESS LINKS
-  MINOR ACCESS LINKS
-  DRAINAGE
-  CENTRE (MIXED USES - R40)
-  TOURISM/MIXED USE - R40
-  RESIDENTIAL R17.5
-  RESIDENTIAL R40
-  PUBLIC PURPOSES (SCHOOL SITE)
-  PARKS AND RECREATION RESERVE
-  CIVIC USES (LEISURE CENTRE)

KEY IDEAS

- ① NEW LEISURE & AQUATIC CENTRE LOCATED AT MID POINT OF PRECINCT
- ② LOCAL CENTRE CO-LOCATED NEAR LEISURE CENTRE TO PROVIDE LOCAL CONVENIENCE FUNCTION FOR THE NEIGHBOURHOOD
- ③ SENIOR SIZED SPORTING OVAL PROVIDING ACTIVE RECREATION FACILITIES
- ④ DRAINAGE SWALES FOR STORMWATER INFILTRATION
- ⑤ INTEGRATE SHARED PARKING INTO COMMUNITY AND RECREATIONAL PRECINCT, SERVICING LEISURE CENTRE, OPEN SPACE, AND PRIMARY SCHOOL
- ⑥ CREATE PEDESTRIAN LINKS ACROSS LILY CREEK & VICTORIA HIGHWAY
- ⑦ NEW ROUNDABOUT



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Data source: Landgate - Kununurra Townsite 2011

Figure 10 East Lily Creek Land Use Map

The proposed land uses shown in the structure plan area are discussed below, including the rationale for their location.

Centre (Mixed Uses - R40)

This area of centre (mixed use - R40) is to provide some commercial uses in the area to support the surrounding residential uses. Its location in the core, adjacent to the civic uses, is to minimise the impact on the surrounding residential amenity whilst remaining in a central location to best service the community.

The land uses within the centre will be those that support the day to day function of the residential precinct including but not limited to local shops, consulting rooms, cafe and day care centre. All land uses will be as per the centre zone of the scheme.

The local centre should be designed in a way that is inviting to the local community whilst being sympathetic to the residential areas immediately adjacent. The land uses on the ground floor, particularly those fronting the civic use zones, should be activated to allow for interaction between the pedestrian realm and the development. Uses fronting the residential area should be mindful of the impact of the use on the residential amenity.



Example of medium density mixed use development

Tourism/Mixed Use - R40

East Lily Creek will be primarily a residential community; therefore any tourist ventures should be of a low intensity and be mindful of the surrounding residential amenity.

Tourist ventures may include tourist accommodation with some incidental commercial uses such as a restaurant or cafe. It is not the intention that this zone detract from tourist uses within the town centre.

Grouped dwelling (cabin style) development on the site at a density of R40 will yield approximately 82 tourism units on the site.

The location of this zone is to maximise the views of Mirima National Park. Any development should be orientated towards

the National Park. The entry of the facility should be on the Mirima National Park or Lily Creek frontage to minimise the impact on the residential area and school site.

The interface between the tourist and adjacent zones and reserves should be well vegetated and designed in a manner that does not create a harsh boundary between the different uses.



Example of tourist facility

Residential R17.5

The Residential R17.5 area provides low density residential opportunities in close proximity to the main Kununurra town site. The low density residential area located at the southern end of the precinct is located on the fringe as a transition from the precinct to the surrounding natural open space. The low density area in the north provides for housing diversity in close proximity to the townsite.

Housing style and design should be sympathetic to the Kununurra climate and dwellings should utilise mechanisms to enhance sustainable living such as the use of solar panels, green spaces, appropriate

building orientation, appropriate building materials, use of eaves and shading devices.

It is recommended that detailed design guidelines be prepared for East Lily Creek that include design provisions that respond to the local climate.



Example of low density housing

Residential R40

Kununurra's population is proposed to increase to 25,000 by 2041. In order to accommodate this, a medium density of R40 is proposed in parts of the East Lily Creek precinct. These areas are located in high amenity locations and provide housing diversity in close proximity to the town centre.

Housing style and design should be sympathetic to the Kununurra climate and dwellings should utilise mechanisms to enhance sustainable living such as the use of solar panels, green spaces, appropriate building orientation, appropriate building materials, use of eaves and shading devices.

Development fronting open spaces should address the public realm. This not only enhances the amenity of the dwellings but provides surveillance to the public realm for safety purposes.

It is recommended that detailed design guidelines be prepared for East Lily Creek that includes design provisions that respond to the local climate.



Example of medium density residential

Public Purposes (school site)

There is a desire for a independent school within Kununurra. To meet this, land has been designated for a future school site.

The population of Kununurra is proposed to increase in the medium to long term. The residential nature of the East Lily Creek Precinct is likely to attract families. To cater for this, a school within the precinct is ideal.

A school would also cater for residents in the Lakeside residential precinct.

The location of the school is proposed to be where the existing transient workers accommodation site. This site is appropriate due to proximity to the parks and recreation reserve.



Example of school buildings

Civic Uses (Leisure Centre)

A site has been designated for a new Kununurra leisure centre. The current site within the town centre is no longer appropriate due to the age of the development and the high water table in the area. The existing site within the Kununurra town centre is constrained and does not allow for expansion of the facility.

Through extensive consultation, it was determined that East Lily Creek was the most appropriate location for a new leisure centre facility. The site is centrally located between the existing townsite, new areas such as Lakeside, and proposed expansion areas such as East Lily Creek. The site is highly

accessible using a private vehicle via Victoria Highway. New pedestrian links will be created across Victoria Highway, connecting East Lily Creek and Lakeside.

The leisure centre may include facilities such as:

- Aquatic facilities
- Indoor courts
- gymnasium
- Cafe/kiosk
- Change rooms



Existing Kununurra Leisure Centre

Parks and Recreation Reserve - Active Recreation

The Parks and Recreation Reserve - Active Recreation will provide spaces for active and passive recreation. The facility will be jointly used by the adjacent leisure centre and potentially by the school for larger sporting events.

The space will be pedestrian friendly and well connected through shared use paths.

Car parking should be located in the north west corner of the park to cater for the patrons of the park, leisure centre and school. The car park should include vegetation and tree plantings to provide a transition between the parkland and car park.

Drainage paths from Mirima National Park to East Lily Lagoon will be protected through the use of reserves.

A small pocket of reserve will be provided in the north west corner of the precinct for drainage purposes.



Boab Tree, Kununurra



Example of park with drainage swales



Example of park in Kununurra

4.2 Open Space

The total land area of the East Lily Precinct is 33 hectares. Table 6 provides an analysis of the open space provided in relation to the total land area.

The structure plan proposes a district park of approximately 4.2 hectares. Additional areas of functional open space (although not contributing to open space allocation) are provided throughout the precinct for drainage purposes.

In addition to the parks and recreation reservation, the East Lily Creek Precinct proposes to include the new Kununurra Leisure centre. The existing facility within the town centre is nearing the end of its functional life and the site is no longer suitable due to the high water table in the area.

The East Lily Creek precinct was considered to be a suitable site for the new leisure centre as it will cater for the existing community in town as well as those residents at East Lily Creek and Lakeside.

Item	Approximate area
Total LSP area	33 ha
Deductions:	
Drainage reserves	3.3 ha
Primary school	4.1 ha
Leisure centre (regional open space)	3.5 ha
Total developable area	22.1 ha
Required Public Open Space: 2.2 ha	
District Park	4.2 ha
Drainage areas will be functionally designed as local parks, incorporating water sensitive urban design principles. The exact area of these parks that will support the 1 in 1 and 1 in 5 year event is not yet confirmed, therefore to be conservative, these areas have not been counted toward unrestricted public open space.	
Unrestricted Public Open Space	4.2 ha (19%)



Ag Oval, Kununurra



Example of open space with drainage swale

4.3 Residential

The Shire's document, East Kimberley 25k (EK@25) (MarcoPlanDimasi, 2013) sets an aspirational growth rate of 4% per annum, to achieve a population of 25,000 by 2041.

In order to accommodate some of this growth, the Structure Plan provides a range of housing options from low to medium density.

The low density (R17.5) areas within the structure plan can accommodate approximately 180 dwellings and a population of approximately 500 people. The medium density (R40) area can accommodate approximately 150 dwellings and a population of approximately 400 people. This equates to an additional 330 dwellings and 900 people.

Kununurra has a unique climate and character and the design guidelines should reflect this. The provisions of the Residential Design Codes of Western Australia (R Codes) may be applicable for some design and built form elements, but others may require more tailored provisions.

Part 1 of the structure plan includes some key design principles and requirements for residential development.

Any future design guidelines prepared for the residential areas should include, but not be limited, to the following matters:

- Sustainable design elements
- Building heights
- Building setbacks
- Building orientation
- Building materials
- Ventilation
- Roof forms
- Pedestrian and vehicular access
- Outdoor living areas



Use of greenwalls



Use of appropriate materials



Use of solar panels

4.4 Movement

The East Lily Creek Structure Plan area is situated approximately 2 km south east of the Kununurra town centre, and is proposed to be connected to Victoria Highway via two primary access roads.

4.4.1 Existing Transport Networks

Road Networks

The Main Roads road hierarchy in the vicinity of the East Lily Creek Structure Plan Area is illustrated below. Victoria Highway is a single carriageway with

one lane in each direction and is classified as a Primary Distributor, providing a critical road link to the Kununurra Town Centre as well as other towns within the Kimberley region. Casuarina Way and Hibiscus Drive are Local Distributors and mainly service existing residential areas on the western side of Victoria Highway.

Victoria Highway forms part of the Main Roads Restricted Access Vehicle (RAV) Network and is classified as a RAV 10 route (denoted by the brown line in Figure 12).



Figure 11 Existing Road Hierarchy (Source: Main Roads WA website, annotations by GHD)

Public Transport

It is understood that there are no public transport services currently servicing Kununurra. Therefore it is expected that nearly all travel to and from East Lily Creek will be by private car, as is typical in rural areas.

Pedestrian/Cycle Facilities

At present, there are no cycle or pedestrian paths provided along Victoria Highway between Casuarina Way and the Lot 302 access way.

Crash History

A total of five crashes were recorded along the stretch of Victoria Highway between Casuarina Way and the Lot 302 access way from 2009 to 2013 inclusive. Of these, two crashes involved vehicles travelling in the same direction, one crash occurred as a result of a vehicle reversing, one was a right angle collision at the Hibiscus Road intersection, and one vehicle crashed after losing control at the same intersection. All of these crashes involved major property damage only. The relatively low number of crashes suggests that there are no inherent road safety issues that need to be addressed at this time.

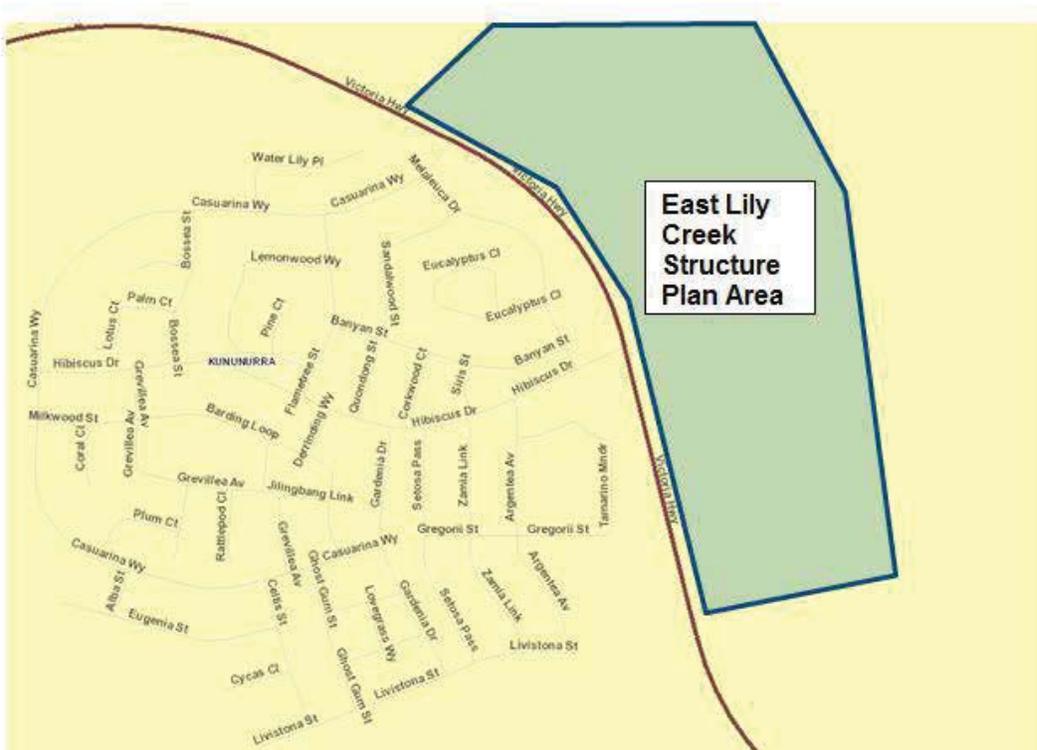


Figure 12 RAV Network (Source: Main Roads WA, annotations by GHD)

4.4.2 Current Traffic Generation

Traffic counts conducted in July 2014 sourced from Main Roads' website indicate that on average around 4,400 vehicles per day (vpd) travel along Victoria Highway east of Messmate way (approximately 800m west of Casuarina Road), with 15% of these being heavy vehicles. The next closest traffic count on Victoria Highway is east of Fish Farm Road, which registered only 605 vehicles in 2007. This location is over 5 km away by road from the south end of East Lily Creek, however this count provides some indication of the traffic volumes due to the relative lack of development between Hibiscus Drive and Fish Farm Road.

At the time of writing, no traffic data was available for Victoria Highway or surrounding streets closer to the East Lily Creek site.

4.4.3 Estimated Forecast Traffic Generation

To estimate the vehicular traffic forecast to be generated by the structure plan, vehicle trip rates were derived from the New South Wales Roads and Traffic Authority (RTA) Guide to Traffic Generating Developments and the Institute of Transportation Engineers (ITE) Trip Generation: 7th Edition. For non-residential land uses (except Tourism), the vehicle trip generation has been reduced by 50% in order to avoid double-counting of generated trips.

The total estimated daily trip generation for the revised East Lily Creek structure plan area is based on RTA and ITE trip rates and the projected yields of the respective land uses, and is shown in Table 5. Based on these figures, the revised structure plan is forecast to generate approximately 12,000 additional daily vehicle trips in total. In this high-level analysis, it is assumed that the trip generation is inclusive of traffic generated by employees, service and delivery vehicles and so these are not separately considered.

Table 5 Trip Generation

Land Use	Yield	Daily trip rate	Double count reduction?	Daily trips
Centre	5,182m ² (net lessable area)	121 trips/100 m ²	Yes	3,135
Tourism	82 accommodation units	5 trips/dwelling	No	410
Residential (R17.5)	182 dwellings	9 trips/dwelling	No	1,638
Residential (R40)	154 dwellings	9 trips/dwelling	No	1,386
Primary school	350 students (estimated)	2 trips/student	Yes	350
Parks and recreation	Nil (see note)	Nil	-	
Civic use	25,875 m ² (see note)	30 trips/100 m ²	Yes	3,881
Total daily vehicle trip generation				10,800

The following notes are applicable to each of the land uses listed above:

- Centre/mixed use: Includes local shops/retail outlets, consulting rooms, offices and potentially residential dwellings. The trip rate assumes that retail land uses account for 100% of the NLA as a worst-case scenario (other land uses will not generate as much traffic).
- Tourism: Refers to cabin style accommodation at a density of R40.
- Residential: A trip rate of 9 trips per dwelling has been assumed irrespective of housing densities.
- Primary school: The trip rate was derived from the WAPC Transport Assessment Guidelines for Developments, Volume 5 – Technical Appendix. Trip generation is based on an estimated school capacity of 350 students.
- Parks and Recreation: Includes ovals, recreation spaces, and landscaped drainage areas. As it is unlikely that people visiting East Lily Creek will only go to these parks, it is assumed that any trips made to these parks will be captured within the trip generations of the other land uses (e.g. Civic Use, Retail, etc.).
- Civic Use: This includes a proposed leisure centre with pool and gym facilities. A total land area of 34,500 m² has been set aside for these land uses. Of this, it is assumed that only 75% of the total area will be usable by the public (the remaining 25% will include ancillary and supporting facilities such as landscaping, staff rooms, maintenance and plant areas). Therefore, a floor area of 25,875 m² is assumed for trip generation purposes.

4.4.4 Anticipated Intersection Treatments

Of the 11,936 estimated daily vehicle trips forecast generated, it is assumed that approximately 50 percent of these will remain entirely within East Lily Creek (i.e. internal to the development) and that the remaining 50 percent will come from outside East Lily Creek (i.e. external to the development). This assumption aims to capture visits by local residents to shops, offices, the school and places of employment. External trips will utilise Victoria Highway as this will be the only way to access the development.

The structure plan proposes two primary access routes. The northern access, being closer to the Kununurra Town Centre, is estimated to carry around 75 percent of the total vehicle trips generated (equating to approximately 4,500 vpd) with two-thirds (67 percent) of this traffic travelling to and from the north and the remainder (33 percent) to and from the south. At the southern access (accounting for the remaining 25 percent of generated trips or 1,500 vpd), 90 percent of traffic will travel to and from the north, with the remainder to and from the south.

Applying the above trip distribution and assignment to the Victoria Highway traffic volumes results in the approximate total volumes on the local road network shown in Figure 13.

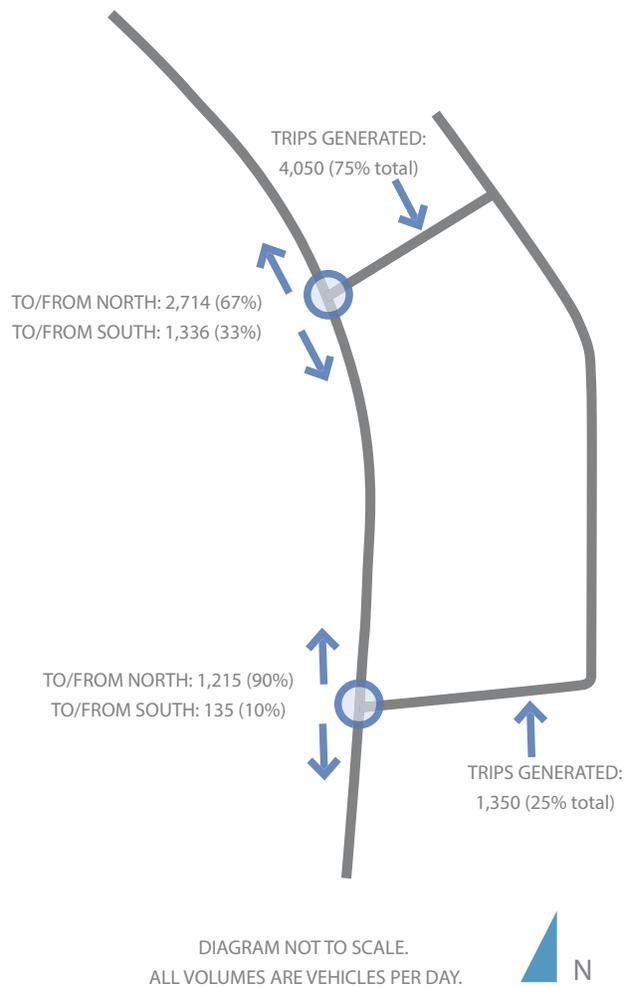


Figure 13 Approximate traffic volumes

Austrroads Guide to Traffic Engineering Practice indicates the maximum traffic volume thresholds at unsignalised intersections before intersection upgrades are required. These are summarised in Table 6.

Typical peak hour traffic volumes are 10 percent of daily volumes, so the threshold is around 4,000 vpd on the major road (Victoria Highway) and 2,500 vpd on the minor road (East Lily Creek accesses). Based on the above trip generation, the northern access is likely to exceed the minor road flow vehicle threshold by about 2,000 vpd, therefore consideration may need to be given towards the provision of additional intersection controls (such as a channelised intersection incorporating turn lanes and a wider median to allow a staged right turn onto Victoria Highway).

For the southern access, assuming the trip distribution of 25 percent holds true, an unsignalised intersection is likely to be feasible as long as daily traffic along Victoria Highway does not exceed 5,000 vpd. This is likely given the traffic count of approximately 600 vpd at Fish Farm Road, however it is recommended that traffic counts be undertaken closer to the site to confirm this finding. In view of the likely mixture of heavy and light vehicles on Victoria Highway, a channelised intersection treatment is recommended.

Table 6 Traffic volume thresholds at unsignalised intersections

Major Road Type ¹	Major Road Flow (vph) ²	Minor Road Flow (vph) ³
Two-lane	400	250
	500	200
	650	100
Four-lane	1,000	100
	1,500	50
	2,000	25

Notes

1. Major road is thorough road (i.e. has priority)
2. Major road design volumes include through and turning movements
3. Minor road design volumes include through and turning volumes

4.5 Water Management

The Lily Creek acts as a major natural drainage function for the area. Constraints due to reported flooding events will require the site levels for the residential development to be considered and designed for.

The site also contains several other natural drainage channels that run through the site. These will also need to be considered for future lot design and infrastructure required to deal with potential stormwater. Internal drainage paths have been reserved to protect this essential function in order to protect the residential area.

A Local Water Management Strategy was prepared as part of the previous East Lily Creek Structure Plan. The updated structure plan increases the size of the previously identified drainage reserves to enable increased basin size in relation to increased stormwater runoff from the larger development area. Updated stormwater modelling to reflect the modified development area will be necessary prior to subdivision to confirm the size of drainage reserves.

4.6 Education Facilities

The population of Kununurra is envisaged to increase in the medium to long term, which will require new school sites to accommodate this growth.

The structure plan proposes the development of a new school site. This may be in the form of a private school.

In addition to the community at East Lily Creek, the school will cater for the residential community in the adjacent Lakeside Precinct, and potential private enrolments from elsewhere in the Kununurra district.

The school site is sufficiently sized to include all facilities (including a junior oval) within a four hectare site. In addition, there is opportunity for the school to share facilities on the nearby parks and recreation area.



Example of school playground

4.7 Employment

EK@25 sets an aspirational target to reach a population of 25,000 by the year 2041. This is based on a growth rate of 4% per annum.

The East Lily Creek Precinct is predominantly for residential development however some employment will be generated by the centre (mixed use) area, the leisure centre and school.

Figure 13, an extract from EK@25, illustrates the growth in the population as well as the labour force.

The document states that additional land for employment will be required to facilitate an increase in population, as illustrated by Figure 14.

Historical and aspirational growth for the Shire of Wyndham-East Kimberley

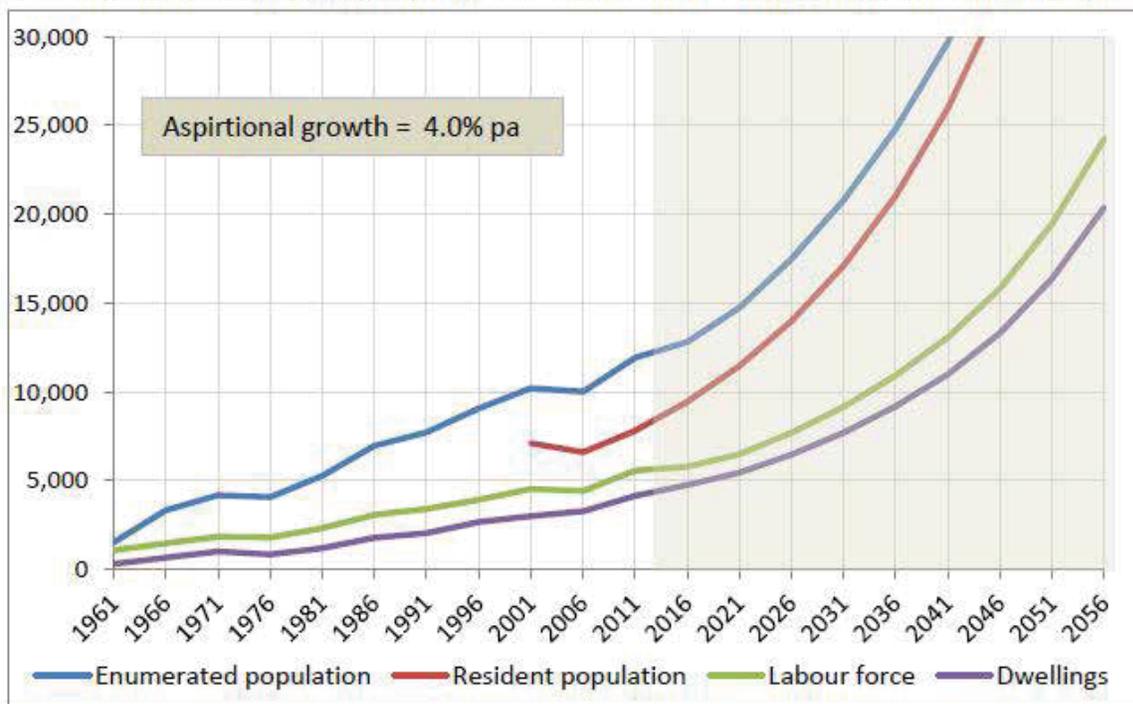


Figure 13 Historical and Aspirational growth (Source: EK@25, 2013)

Employment land requirements to service population growth through to 25,000

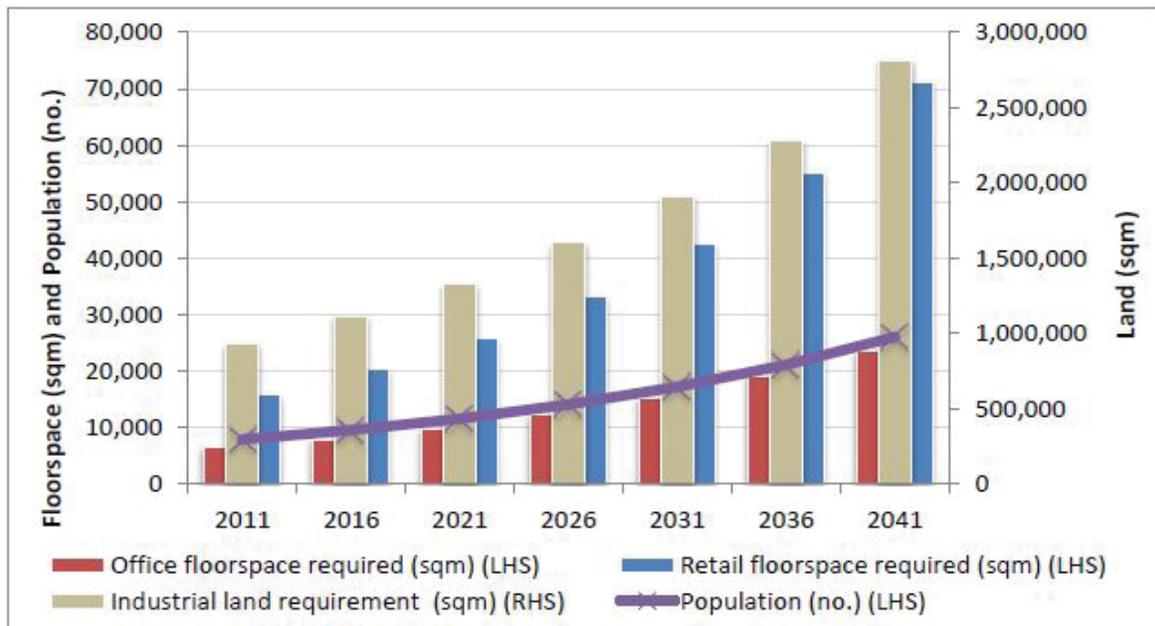


Figure 14 Employment Land Requirements (Source: EK@25, 2013)

4.8 Infrastructure Coordination, Servicing and Staging

Power

East Lily Creek will be serviced via underground power to all lots. An investigation into sinking the current powerlines within the subject site may be carried out with the understanding that the 132kV line will be likely to stay above ground due to associated costs (East Lily Creek Structure Plan, Landcorp, 2010).

Water

The capacity of water supply and water tanks required for the development of East Lily Creek will require monitoring and potential upgrade. Water service infrastructure will be installed via the road network in 100mm and 150mm diameter piping. This will also supply water to fire hydrants as required throughout the development. Building design will require minimum 5 star BCA standard in house water efficiency and native vegetation will be planted throughout the Public Open Space areas (East Lily Creek Structure Plan, Landcorp, 2010).

Sewerage

All new lots will have deep sewage provided. According to the 2010 East Lily Creek Structure Plan, the East Lily Creek development requires the construction of a Type 90 wastewater pumping station (WWPS). This WWPS in addition to the requirement for a new wastewater pressure main, are integral not only for the development of East Lily Creek, they are also vital for the future development to the south and the Drovers Rest area

Staging

Staging will be influenced by access, site conditions, and funding. Staging will generally flow from north to south. Early stages may locate in mid areas of the precinct on land requiring less site preparation works due to drainage and geotechnical conditions; these stages will follow a west to east approach from the adjacent Lakeside development area.

The direction of staging is not a statutory requirement of the structure plan and in reality staging will be according to the development aspirations of landholders. Landowners will be responsible for extension of services and infrastructure required to support their stages of development.

The development of the leisure centre will be subject to funding by the Shire of Wyndham East Kimberley; this infrastructure will not be a component of any individual development stage.

The structure plan and Local Water Management Strategy provide for coordinated stormwater management, with basins for the 100 year flood located within public open space. Subdivision stages occurring ahead of the development of public open space on other lots may need to incorporate temporary measures and areas for flood mitigation. The sizing, location, and decommissioning of temporary drainage infrastructure should be incorporated within Urban Water Management Plans prepared as a condition of subdivision.

References

East Kimberley @ 25k, 2013, MacroPlanDimasi

East Lily Creek Structure Plan, 2010, Urbis and LandCorp

Kununurra Regional HoSpots Land Supply Update, 2008, Western Australian Planning Commission, Perth

Liveable Neighbourhoods, 2007, Western Australian Planning Commission, Perth

2036 and Beyond: A Regional Blueprint for the Kimberley (Draft overview for public comment), 2014, Kimberley Development Commission

Proposed Residential Development East Lily Creek, Kununurra, Report on Geotechnical Investigation reference, Douglas Partners, 2010

APPENDIX A



02 September 2014

Urban Planning Survey

1 Background

In June 2014, the Shire of Wyndham-East Kimberley (the Shire) engaged GHD to undertake a Business Case for the development of a Leisure and Aquatic Centre in Kununurra, and then to develop a planning response via structure plans for the areas known as the Kununurra Civic Precinct (KCP) and the East Lily Creek (ELC) area.

Previous planning has occurred for both of these areas, with the ELC prior planning being very recent.

There is a *Draft in Progress Business Case* prepared which, although subject to some additional investigation and stakeholder engagement, has generally found the opportunity of redeveloping leisure and aquatic facilities at ELC to be the preferred option. In this context, we have commenced the preliminary analysis of each of the KCP and ELC sites.

2 Purpose of this Report

The purpose of this report is to outline the results of a survey offered to the community that seeks to establish an understanding of the community's position is on the current and future land uses for the Kununurra Town Centre, new urban areas and the Racecourse area. The results of this survey will assist in informing planning for land use in the area, in particular the planning for the Kununurra Civic Precinct and East Lily Creek Structure Plan areas.

3 Survey Summary

The survey was carried out from July 9, 2014 through to August 18, 2014. 80 members of the community responded to the survey that engaged community members of all ages (Figure 1), with a high representation of 25 to 44 year olds consistent with the age distribution demographics for Kununurra generally.

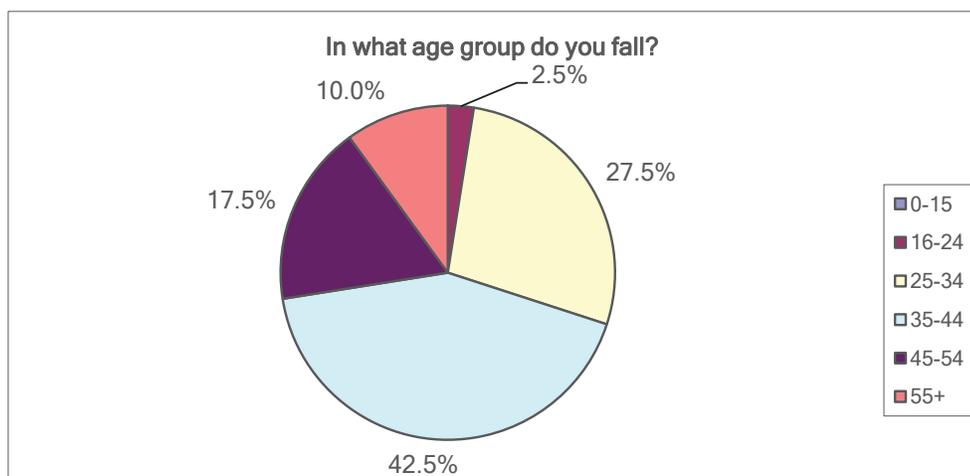


Figure 1 Representation of Participating Age Groups

Question Objectives

The survey presented questions to participants to obtain an understanding of:

- Main activities carried out in the Town Centre
- Importance and perceived quality of facilities and activities in the Town Centre
- Uses preferred in the new urban areas
- Where activities should be planned to occur

The results of this survey will assist in facilitating the development of Structure Plans for the Kununurra Civic Precinct and the East Lily Creek area.

4 Survey Results

Each question is summarised for its key information below:

4.1 Question 1: What things do you currently do in the Kununurra town centre area?

The results of this question (see Figure 2) suggest;

- 50% of people used the Town Centre for Government services. Given that most residents of a community would utilise Government services if available, and that Government services are indeed available in the Town Centre, this could suggest that the community are using technology to utilise Government services in some cases.
- Only 40% of people identify as residing in the Town Centre.
- Shopping, work and sport and recreation were the major uses of the Town Centre.
- The question contained two answers, 'entertainment' and 'restaurants, taverns, bars' that comprise similar uses. This has a neutral effect as the results were fairly similar for both.
- 3 respondents specifically noted 'meetings' as another use that was not represented in the answers.

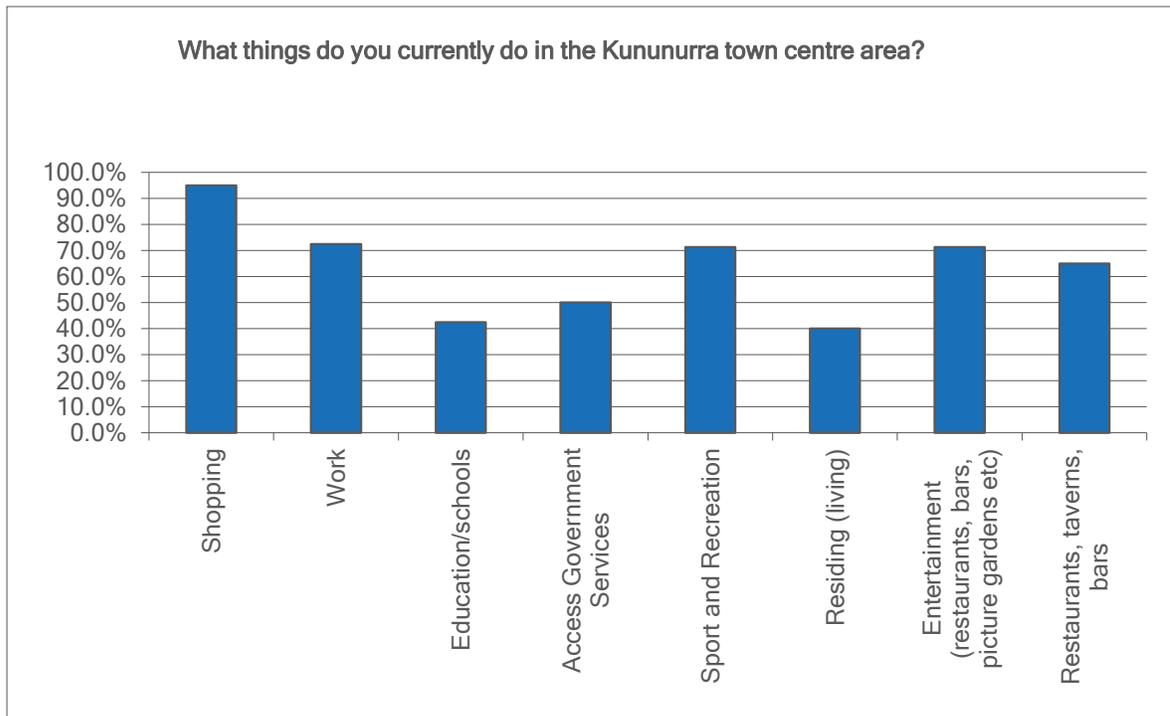


Figure 2 Activities carried out in Town Centre

4.2 Question 2: With regard to the Kununurra town centre area, what importance do you place on the following?

The results of this question (see **Table 1 Importance of facility/activity** Table 1) suggest;

- Respondents place a high importance on safe, walkable, cycle friendly environments that consist of sitting and relaxing areas filled with trees and plants.
- Appearance of buildings is of high importance; however, the heritage of building is of little interest to the respondents.
- It is apparent that shopping, entertainment and community buildings are of high importance within the Town Centre.
- Whilst recreation, leisure and aquatic facilities were amongst the highest importance within the Town Centre these uses were also recorded amongst the lowest importance within the Town Centre, suggesting that there is not as much consensus amongst respondents about the need to include recreation activities in the Town Centre.

Table 1 Importance of facility/activity

Answer Options	Very low	Low	Neutral	High	Very high
Appearance of buildings	1	2	12	46	18
Retaining heritage buildings	5	14	27	24	9
Shopping opportunities	2	3	12	31	30
Residential housing options	6	13	22	18	19
Entertainment (restaurants, bars, picture gardens etc.)	1	1	11	40	26
Aquatic centre	7	9	22	19	22
Leisure facilities	7	10	15	24	22
Ovals and courts	8	10	17	25	19
Library/educational facilities	5	3	15	36	20
Community buildings	2	5	22	31	18
Places to sit and relax	6	2	10	27	33
Trees and plants	2	0	8	30	38
Parking and traffic management	0	1	12	32	34
Bicycle access and safety	2	2	19	26	29
Walking access (pathways into and from the town centre)	2	1	5	32	39
Safety and security	0	1	7	14	57

4.3 Question 3: And regarding those elements in question 2, how do you currently rate the quality of those features?

The results of this question (see Table 2) suggest;

- 67% of respondents rated safety as being either poor or very poor.
- Walking, cycling, sitting and relax spots also rated poorly.

The survey responses suggest that much more can be done to improve those functions of the Town Centre upon which the community places high importance. The survey provides us with a number of key improvements that can be made through relatively cost effective measures.

The appearance of buildings is also seen as being poor although in line with heritage not being too relevant to the respondents; more than half of the respondents took a neutral stand on the issue.

Table 2 Quality of facility/activity

Answer Options	Very low	Low	Neutral	High	Very high
Appearance of buildings	16	36	17	8	3
Retaining heritage buildings	7	22	43	4	3
Shopping opportunities	12	34	19	9	4
Residential housing options	9	18	42	9	1
Entertainment (restaurants, bars, picture gardens etc.)	4	17	34	23	2
Aquatic centre	7	22	26	21	3
Leisure facilities	7	21	26	22	3
Ovals and courts	5	7	28	34	4
Library/educational facilities	2	5	18	41	14
Community buildings	3	14	38	23	2
Places to sit and relax	17	23	23	11	6
Trees and plants	7	22	22	23	5
Parking and traffic management	12	28	25	12	3
Bicycle access and safety	13	28	28	7	3
Walking access (pathways into and from the town centre)	15	21	31	9	4
Safety and security	24	29	19	4	3

4.4 Question 4: What things would you like to be able to do in the south eastern part of Kununurra; including Lakeside and the future Drovers Rest and East Lily Creek development area?

The results of this question (see Figure 3) suggest;

- Shopping and sport and recreation are the main facilities and uses that the respondents would like to see in this area.
- Work places were not seen as a significant requirement in this area.
- Government services were preferred to be kept in the Town Centre.

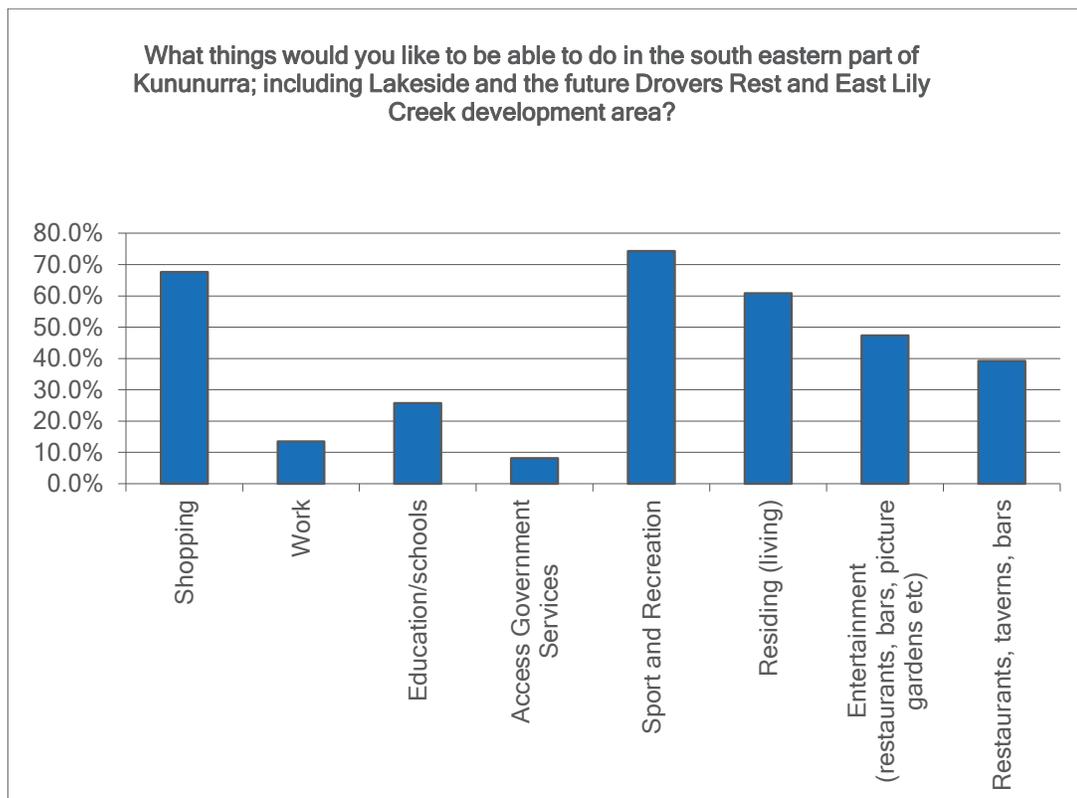


Figure 3 Preferred activities in the new urban areas

4.5 Question 5: Where do you think the following activities should be allowed for?

The results of this question (see Table 3) suggest;

- Sporting clubs and facilities were preferred by respondents in the newer areas as opposed to the Town Centre.
- Town Centre is preferred to remain the precinct for government services and education facilities.
- Town Centre to preferred to host major shopping facilities and also taverns.
- Racecourse if not seen as a hub for these activities, except for a small proportion of respondents suggesting outdoor sports and tourism in this location.

Table 3 Preferred location for Activities

Answer Options	Kununurra Town Centre	New urban areas of Kununurra (e.g. south east)	Racecourse area
Government buildings and offices	61	12	0
Community centres	46	22	2
Libraries	62	9	0
Education	50	22	0
Shopping	50	26	1
Hotels/tourism accommodation/caravan parks	34	32	8
Restaurants, taverns and bars	50	22	1
Outdoor sporting grounds and clubs (ovals, courts etc.)	20	46	9
Indoor recreation and sporting facilities including the leisure centre and aquatic centre	30	42	3
Convenience shopping (eg small supermarket)	17	57	2

4.6 Question 6: Where do you think the following entertainment activities should be allowed for...?

The results of this question (see Table 4) suggest;

- Most respondents would like to see restaurants in multiple locations.
- Bars are preferred in the Town Centre, however 50% of respondents would like to see a bar in the new urban area.
- The racecourse is a preferred location for major concerts and festivals.

Table 4 Preferred location for entertainment activities

Answer Options	Kununurra Town Centre	New urban areas of Kununurra (e.g. south east)	Racecourse area	Multiple areas
Restaurants	28	7	0	32
Taverns, bars	35	13	0	21
Outdoor cinema	41	14	6	8
Festivals and major events (eg concerts)	17	8	24	24

4.7 Question 7: Where do you think the following specialised recreation areas should be allowed for...?

Table 5 Preferred location for specialised recreation activities

Answer Options	Kununurra	New urban areas of Kununurra (e.g. south east)	Racecourse area	Multiple areas
Pony clubs/agricultural oval	11	3	59	5
Bowls clubs	28	23	8	10
Indoor cricket	30	26	3	8
Squash courts	28	26	1	7

The results of this question (see Table 5) suggest;

- More than 80% of respondents would like to see the Pony club and the agricultural oval relocated out to the racecourse area.
- There was a relative balance in location preference for indoor sports activities.

5 Summary

In summary, the respondents have indicated the following:

- The survey responses suggest that much more can be done to improve safety, pedestrian and cycling facilities, resting and relaxation amenity in the Town Centre and that these improvements would be significantly important to the community.
- Town centre is preferred as the location for government services, libraries, education hubs and office spaces whilst still maintaining restaurants, taverns and major shopping facilities.
- The newer urban areas are generally preferred for outdoor recreation facilities, aquatic facilities, small shops and diverse residential living.
- Indoor sporting facilities and bowls clubs are desirable in both locations.
- Respondents identified the racecourse as the preferred home of the Agricultural oval, pony club and also to host major concerts and festivals.

Generally, the respondents have suggested a preference for activities and land uses in locations which would be considered quite orderly from a planning perspective, with the appropriate interest in some entertainment and services outside of the Town Centre and an interest in other facilities such as recreation facilities in the new urban areas consistent with the population expansion in this area.



2 September 2014

Sporting/Leisure Facilities Survey

1 Background

In June 2014, the Shire of Wyndham-East Kimberley (the Shire) engaged GHD to undertake a Business Case for the development of a Leisure and Aquatic Centre in Kununurra, and then to develop a planning response via structure plans for the areas known as the Kununurra Civic Precinct (KCP) and the East Lily Creek (ELC) area.

Previous planning has occurred for both of these areas, with the ELC planning being relatively recent.

There is a *Draft in Progress Business Case* prepared which, although subject to some additional investigation and stakeholder engagement, has generally found the opportunity of redeveloping leisure and aquatic facilities at ELC to be the preferred option. In this context, we have commenced the preliminary analysis of each of the KCP and ELC sites.

2 Purpose of this Report

The purpose of this report is to outline the results of a survey offered to the community that seeks to establish an understanding of the community's position on certain sporting and leisure facilities in the Kununurra area. The results of this survey will assist in informing planning for sporting and leisure facilities in the area, in particular the preference for these facilities in either the Kununurra Civic Precinct or in new urban areas to the southeast of the town site.

3 Survey Summary

The survey was carried out from July 7, 2014 through to August 18, 2014. 128 members of the community participated in the survey that involved community members of all ages, with a high representation of 25 to 44 year olds consistent with the age distribution demographics for Kununurra generally.

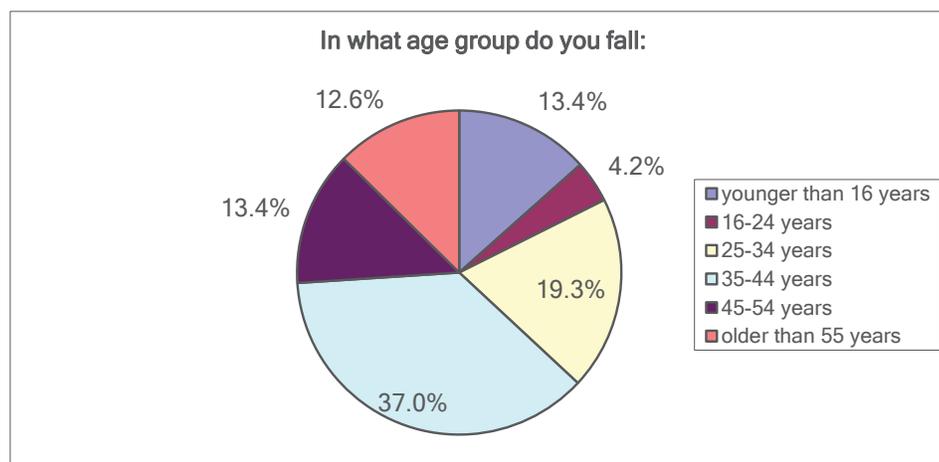


Figure 1 Representation of Participating Age Groups

Included Facilities

The survey presented questions to participants in relation to the following facilities:

- Swimming Pool
- Gym or Aerobics Classes
- Indoor Court Facilities
- Outdoor Courts
- Football Oval (Town Oval)
- Agricultural Oval
- Squash Court
- Indoor Cricket Facility
- Lawn Bowls
- Cricket Oval (High School)
- Equestrian field

The survey also queried other facilities used for recreation, and sought to determine which facilities are identified by respondents as most in need of upgrade.

As the intent of each question is to determine the existing and continued use of each facility, only those respondents who indicated that they used a facility were required to answer additional questions (for that particular facility). As such, the survey did not ascertain if respondents would be *more* likely to take up an additional sport if the facility was new or relocated. We may infer that a new and/or relocated facility could attract greater usage.

4 Survey Results

Each question is summarised for its key information below.

4.1 Question Series 1: Swimming Pool Usage

The results of this question suggest;

- Two thirds of the respondents utilise the pool in some capacity and most are casual users.
- The pool is more frequently used in the wet season compared to the dry.
- The most common time of use is in the afternoon.
- 76% of respondents travel more than 1 kilometre to the pool.
- Over 80% of respondents would continue to use the pool the same amount and in most cases more if it were located in the new urban areas.
- A suggestion was made for more availability and flexibility of hours before and after work so community could use the facility more through the week.

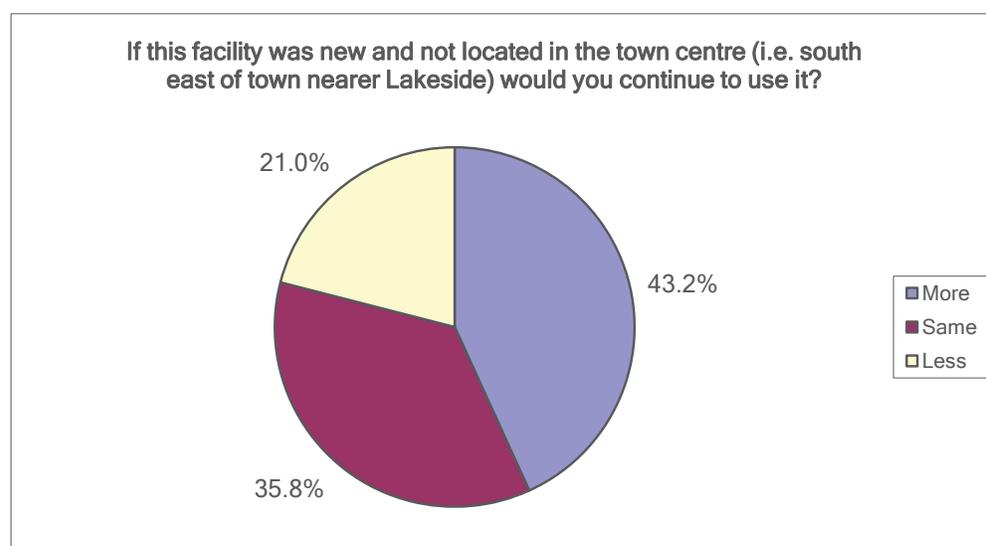


Figure 2 Influence of location on swimming pool usage

The above responses reflect the anecdotal information provided to the project team that the use of the pool in the hot humid months is a significant driver; as most respondents travel over 1km to use the pool (presumably by car) the relocation of the facility would likely have a neutral effect on use.

4.2 Question Series 2: Gym or Aerobics Classes

The results of this question suggest;

- 30% of all respondents use the gym.
- For those that use the gym more than 50% of the respondents use the gym weekly or more often in the dry season and more than 60% use the gym weekly or more often in the wet season.
- Its highest usage is the before work period.
- Nearly 40% of respondents said that would use the gym more if it were relocated.
- Most respondents drive to the Gym.

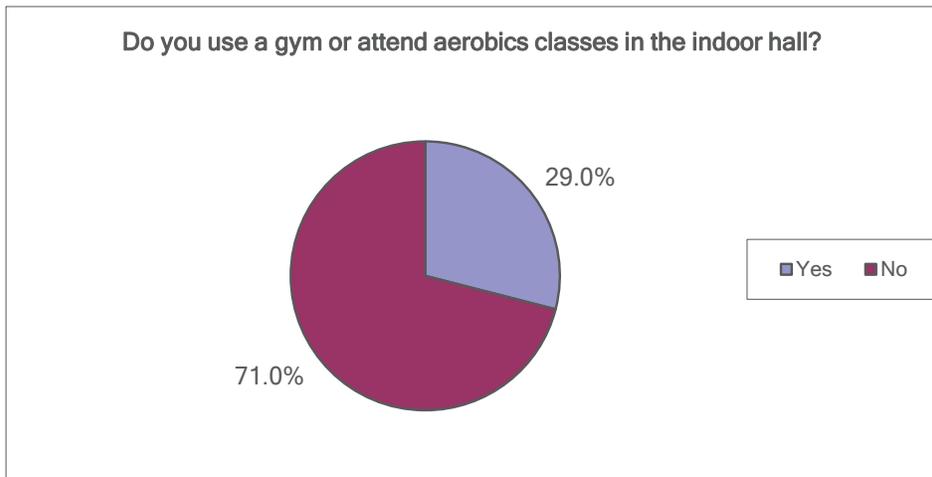


Figure 3 Gym/Hall users by percentage

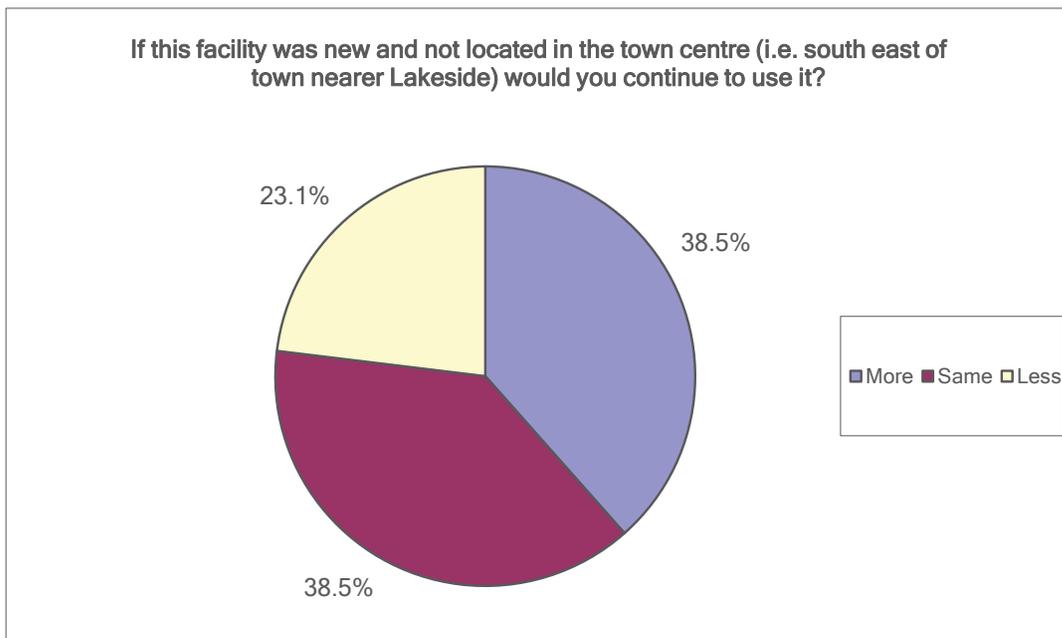


Figure 4 Influence of gym location on usage

The above responses reflect the anecdotal information provided to the project team that the gym and/or aerobics classes are a well-used based on their current location. A reduction in usage by existing patrons may occur as a result of relocating the facility, although an increase in hall space is likely to result in uptake of latent demand for hall space. An improved facility (relocated or otherwise) could be well received by the community.

4.3 Question Series 3: Indoor Court Facility

The results of this question suggest;

- 43% of respondents use the indoor courts facility.
- More than half of these use the facility at least weekly.
- Dry and wet season doesn't impact usage.
- Mostly users participate via organised sporting clubs in the afternoon and after work.
- The responses suggest that moving the facility would only deter 13% of existing users who responded and would increase usage for 37% of existing users.

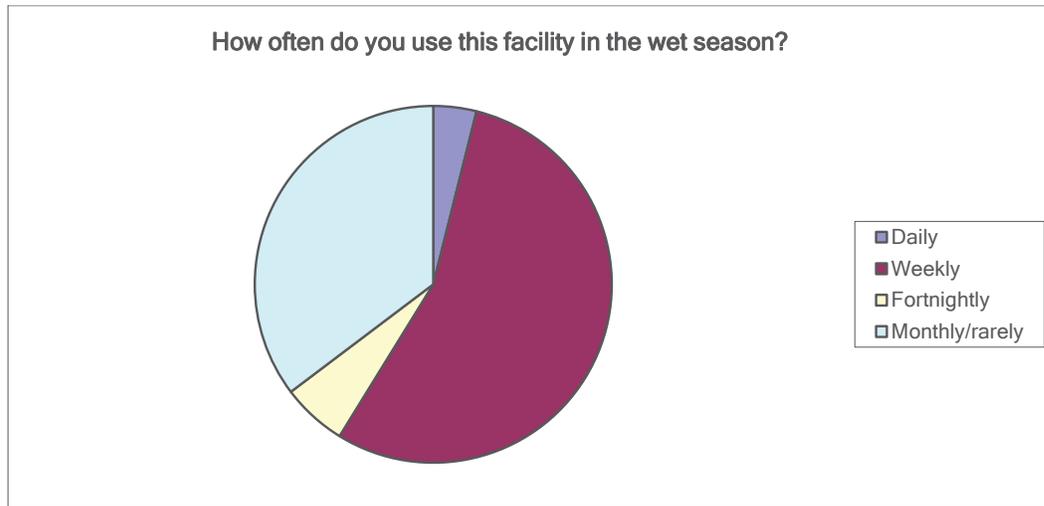


Figure 5 Frequency of usage in wet season

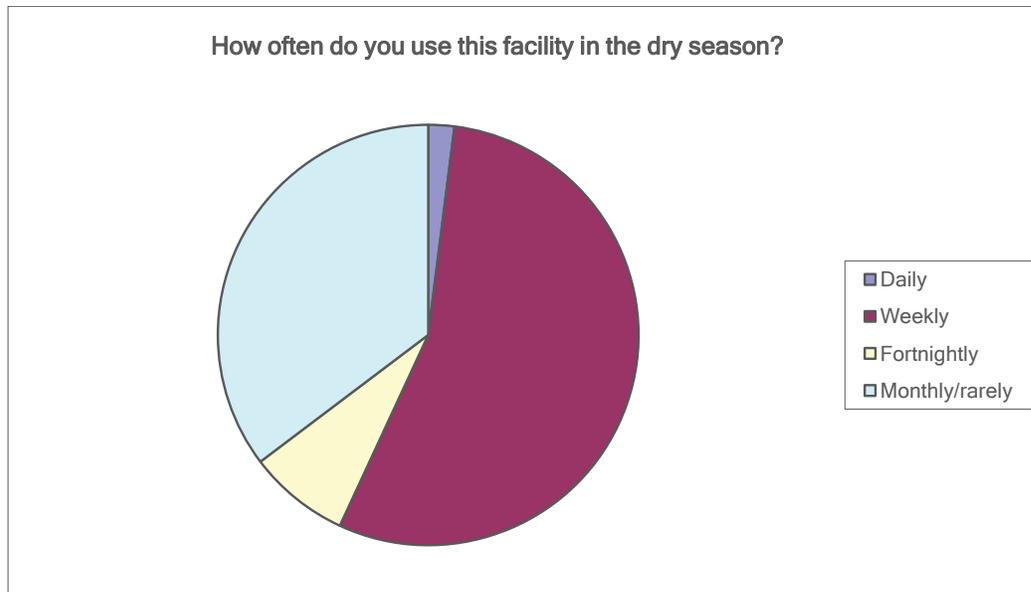


Figure 6 Frequency of usage in dry season

Although the facility is under pressure during the after work period, it is utilised equally despite the. A potential co-located facility with a school could increase usage during the day and further justify investment.

4.4 Question Series 4: Outdoor Courts

The results of this question suggest;

- Outdoor courts are utilised by 50% of the respondents.
- 82% of these respondents use them weekly in the dry season.
- 50% of the respondents use it rarely in the wet season.
- Two thirds of respondents use the facility through organised clubs.
- Most respondents drive to the facility.
- 86% would still use the facility if relocated and 33% would use the facility more.
- 90% of respondents use the facility in the afternoon or after work.

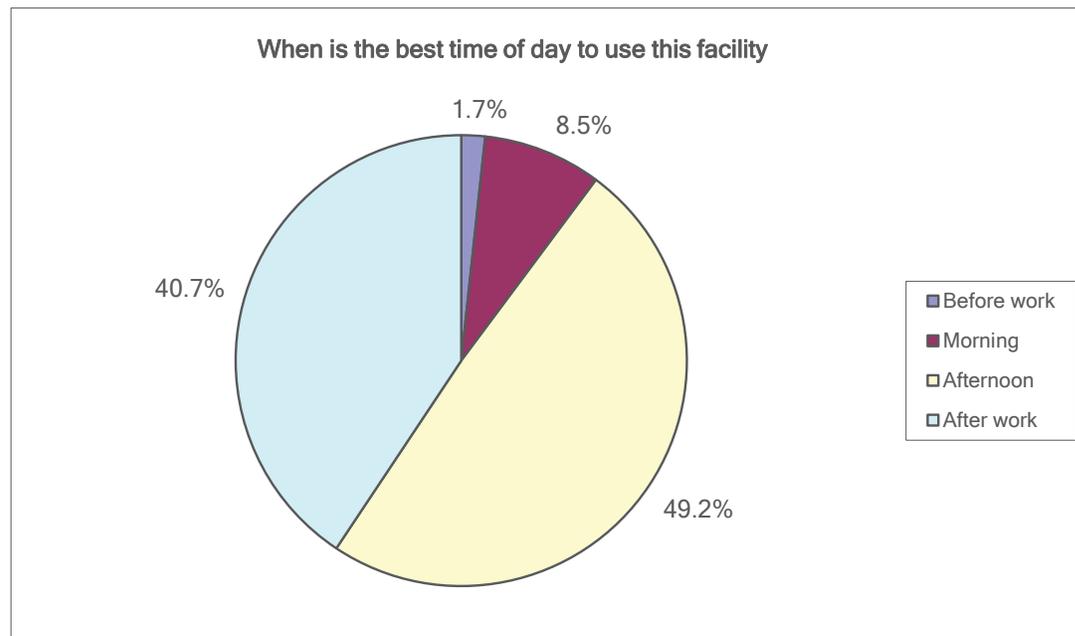


Figure 7 Time of outdoor court usage

4.5 Question Series 5: Football Oval (Town Oval)

The results of this question suggest;

- 46% of respondents use the facility.
- 43.9% of these use it at least weekly in the wet season.
- 79.3% of users use it at least weekly in the dry season.
- 20% of users would use the facility less if it were to be relocated.
- 28% of users travel less than 1 kilometre to the facility.
- 7.3% of users use the facility in the morning or before work.

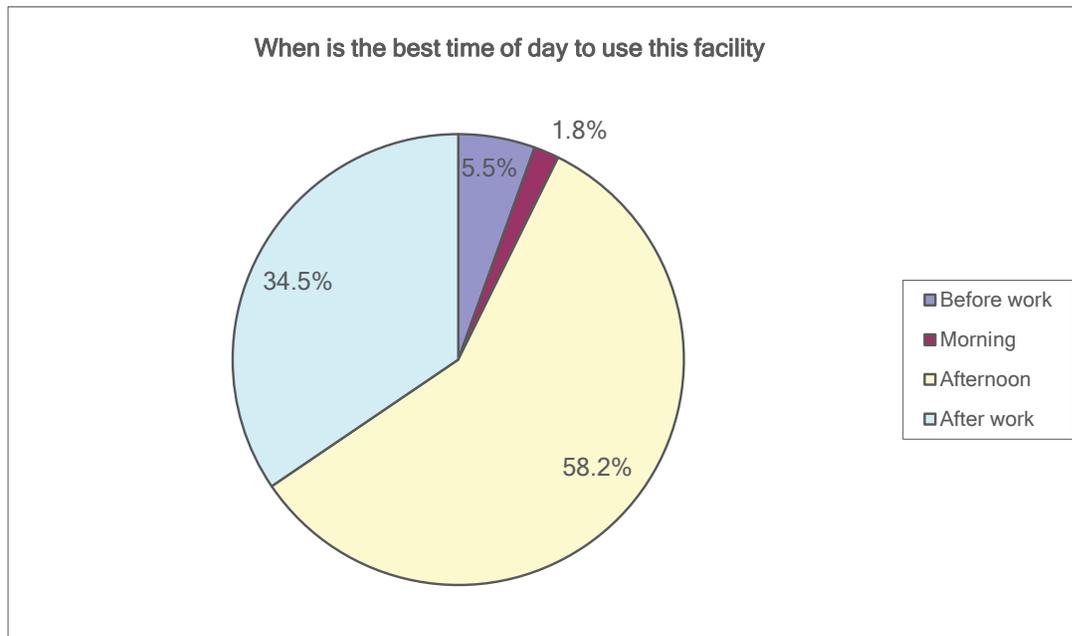


Figure 8 Time of town oval usage

This information provided anecdotally suggests that relocation of the town oval from 28% of users could marginally reduce utilisation of the facility.

4.6 Question Series 6: Agricultural Oval

The results of this question suggest;

- 43% of respondents utilise the Agricultural Oval.
- 33% of these would utilise the oval less if it were to be relocated. An equivalent number would utilise the oval more.

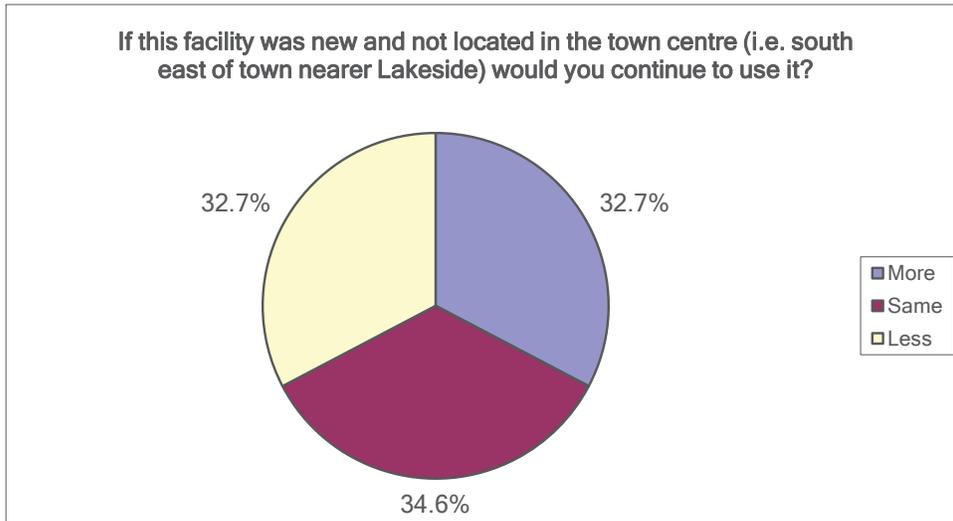


Figure 9 Location influence on agricultural oval usage

4.7 Question Series 7: Squash Court Use

The results of this question suggest;

- 13% (16) of the respondents use these facilities.
- 30% of these (5) use it at least weekly.
- Relocation would result in 20% of users to increase their usage whilst over 13.3% of users would decrease usage.

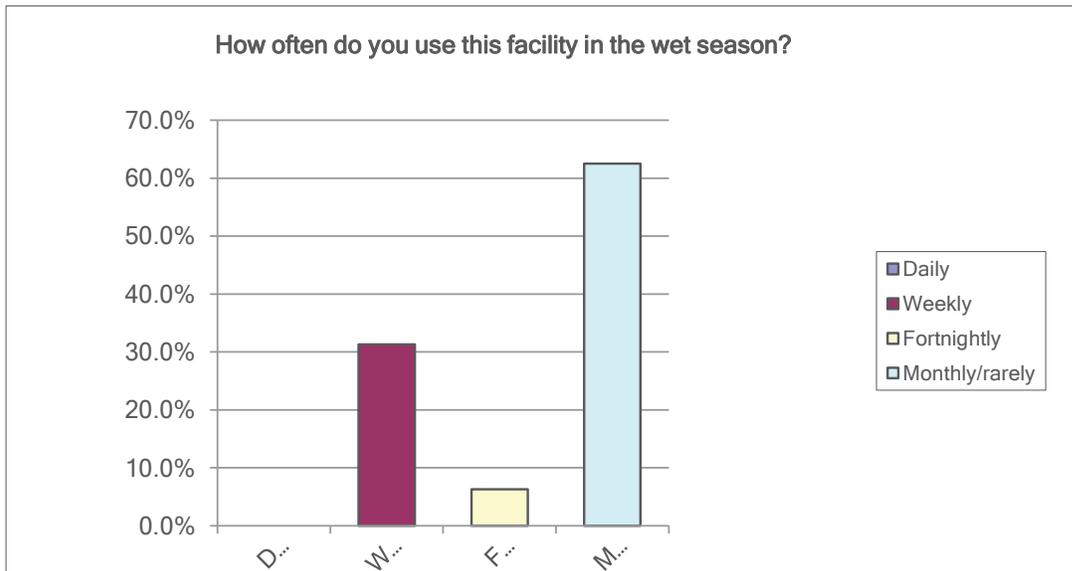


Figure 10 Squash court usage by respondents in wet season

4.8 Question Series 8: Indoor Cricket

The results of this question suggest;

- 9 respondents use the facility.
- Weekly in the dry season.
- Rarely in the wet season.

Given the limited number of respondents who used this facility, it cannot be inferred if relocation would result in significant reduction of usage.

4.9 Question Series 9: Lawn Bowls

The results of this question suggest;

- 13 respondents use the facility.
- Of these, respondents would utilise mostly monthly or rarely throughout the year.
- 30.8% of respondent users would use the facility less if relocated.
- 15.4% would use the facility more if relocated.

Given the limited number of respondents who used this facility, it cannot be inferred if relocation would result in significant reduction of usage.

4.10 Question Series 10: Cricket Oval (High School)

The results of this question suggest;

- 14 respondents use the facility.
- The facility is used mainly in the morning.
- 80% of these use the facility weekly in the dry season.
- 70% are organised club users.
- If relocated, there would be decrease on usage of the facility.

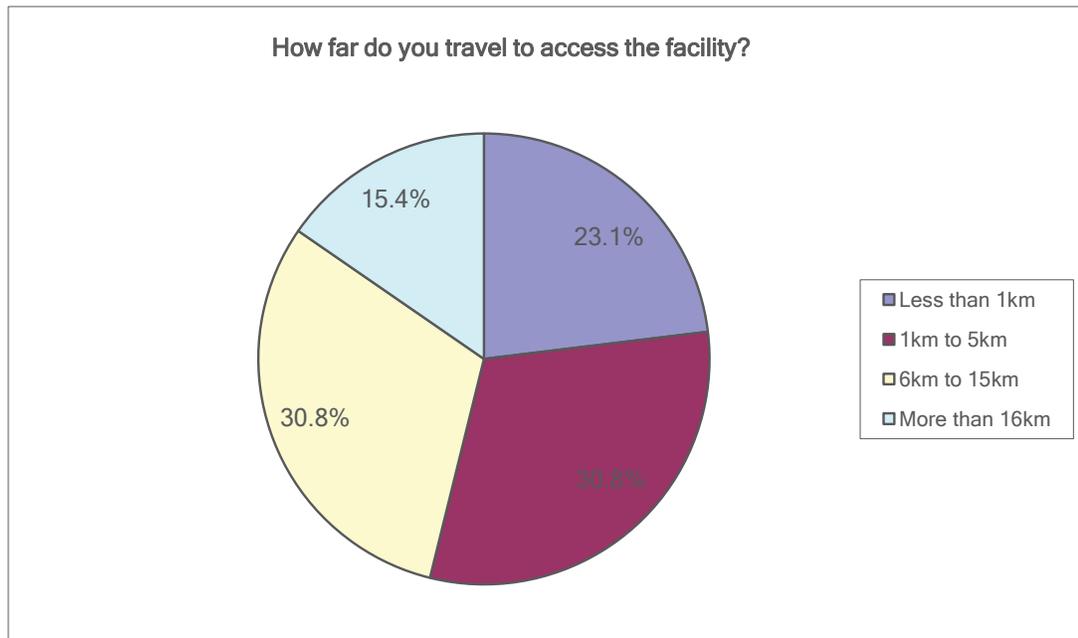


Figure 11 Distance travel to cricket oval (high school) facility

Given the limited number of respondents who used this facility, it cannot be inferred if relocation would result in significant reduction of usage. However, as the oval is located on the school site, which is not proposed to be relocated, the provision of an additional cricket oval may occur in the future with little net effect on current day usage. This may result in increased take-up of cricket generally, assuming that some additional demand may exist with a greater population.

4.11 Question Series 11: Equestrian Field

The results of this question suggest;

- 21 respondents use the facility.
- Most use the facility at least weekly all year round.
- 100% of respondents travel further than 1km to access the facility.
- 62% of respondent users would use it less if relocated.

It may be relevant to identify the large number of users who travel more than 1km to use the facility, suggesting a possibility that a relocated facility would result in either more or less distance travelled. High quality facilities may attract users, however, the results of the survey suggest relocation would negatively impact a majority of users.

4.12 Question Series 12: Other facilities and activities

The results of this question suggest;

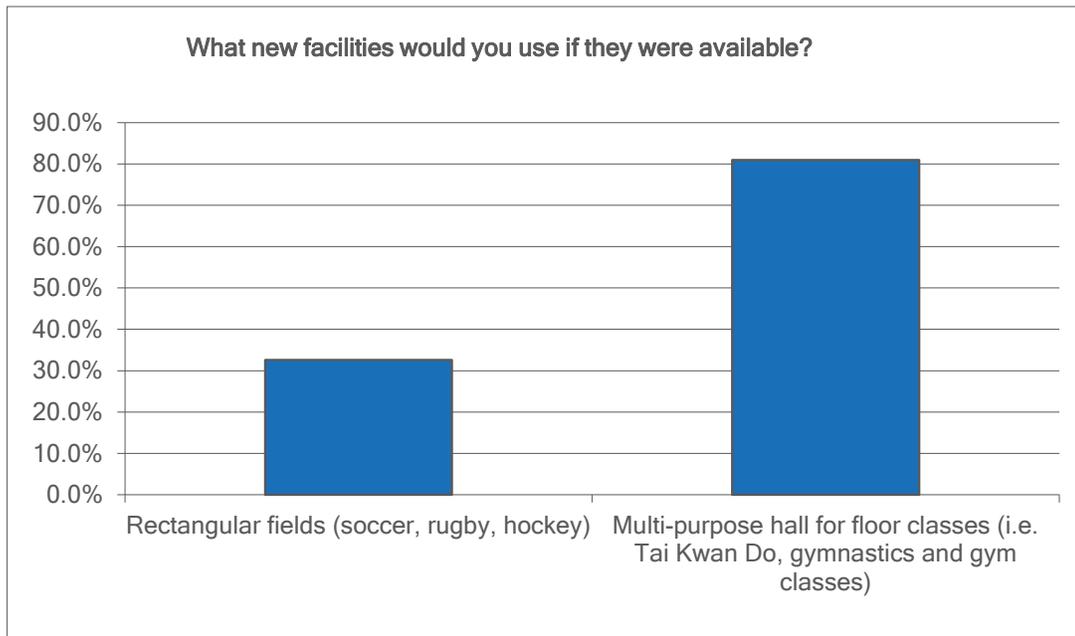
- 30 respondents advised they use other facilities.
- 73% of these respondents use these facilities at least weekly.
- Facilities included:
 - Walking/Running
 - Cycling
 - Pistol Range

Although these activities are carried out mainly away from recreation facilities that have been offered in this survey, they can still be a consideration for a future facility provision. The walking, running and cycling provision was also evident in the results of the land use survey.

4.13 Question Series 13: Facilities needing Improvement

The results of this question suggest;

- 59% of respondents ranked the pool as needing improvement more than other facilities.
- 27% of respondents saw the gym as needing improvement as a second priority of twelve.
- 27% of respondents saw the indoor courts as facility needing improvement as the third priority.
- The Equestrian field was seen as requiring the least amount of improvement by 88% of respondents.
- Over 80% of the respondents had the Pool in the top four of twelve facilities requiring improvement.
- The facilities that were used by less than 20% of the respondents didn't fare well with priority of requiring improvements.
- Rectangular fields or Multi-purpose hall for classes
- The image below shows there is a strong support for a multi-purpose indoor facility in the area as opposed to a rectangular field.



- A range of comments were also added to this question. This included:
- The hall facility to accommodate a dance studio may be well supported as would café facilities at the facility itself.
- A water park and also a shooting range was also a common theme mentioned by a few respondents.

5 Summary

In summary, the respondents have indicated the following:

- Many respondents have indicated that relocation of some sporting facilities would negatively impact usage.
- Relocation of sporting facilities is also quite well supported, dependant on the facility. The core uses of the leisure facility (pool, gym, indoor hall) have a variety of responses but generally err toward support for relocation.
- Some respondents appear to favour relocation of sporting facilities to the south east of town.
- It is not clear how much additional usage would occur as a result of improved facilities, however, it is assumed that some of the existing programming challenges would unlock greater sporting usage.

Relocation of sporting facilities should be carefully considered. Some sporting activities have a greater affinity for their town location. Some sporting facilities are not well utilised and may be well suited to a shared facility arrangement that allows for multiple uses.



This report has been prepared by GHD for the Shire of Wyndham East Kimberley and may only be used and relied on by the Shire of Wyndham East Kimberley for the purpose agreed between GHD and the Shire of Wyndham East Kimberley and in accordance with the Terms of Engagement for the commission.

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Document Status

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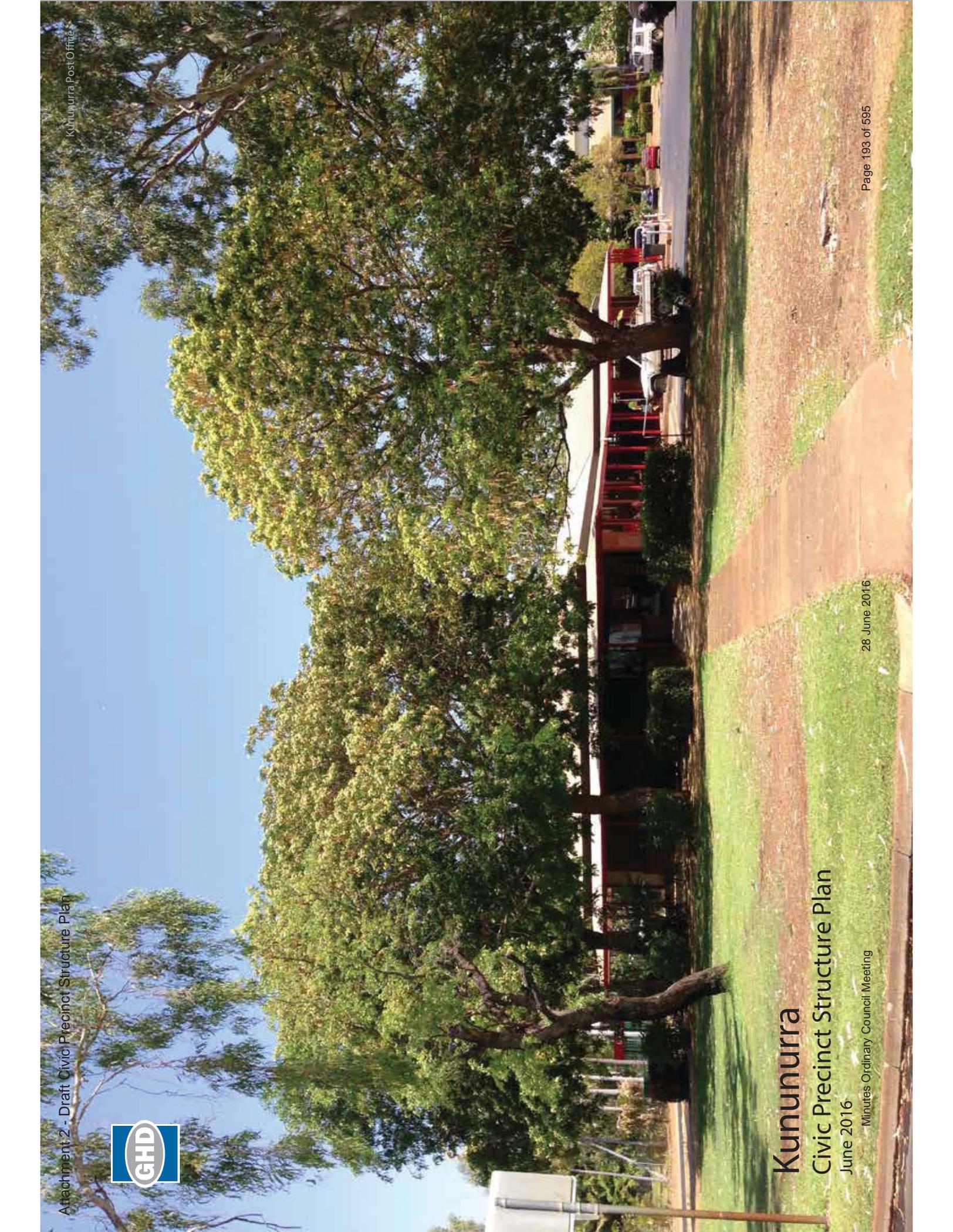


Kununurra Civic Precinct Structure Plan June 2016

Minutes Ordinary Council Meeting

28 June 2016

Page 193 of 595



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Endorsement Page

This structure plan is prepared under the provisions of the Shire of Wyndham East Kimberley Local Planning Scheme 9.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

Table of Amendments

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

Table of Density Plans

Density Plan No.	Area of density plan application	Date endorsed by WAPC

Executive summary

The Kununurra Civic Precinct is located in the centre of the Kununurra town site, within the Shire of Wyndham East Kimberley.

The area is predominantly characterised by civic and recreational uses, with a small area of privately owned or reserved land, land being utilised for residential, tourism, place of worship and commercial uses at the eastern most extent. This mix of uses is immediately west of the primary commercial/retail core of Kununurra.

The structure plan proposes a progressively staged development of the precinct to consolidate town centre activities, provide for enhanced community activity and better utilise or redevelop areas of underutilised space.

The structure plan proposes that implementation actions be progressed to ensure that the precinct is 'development ready', regardless of development staging, such that the Shire can be responsive to changes in growth as they occur. This includes changes to tenure and ownership and town planning scheme zones and reserves

Item	Summary	Structure Plan Ref (section no.)
Total area covered by the structure plan	Approximately 37.3 ha	Part 2, section 1.2
Area of each land use proposed:	Hectares	Lot yield
- Residential	4.3 ha approx	
- Mixed use	10.7 ha approx	
- Tourism	2.6 ha approx	
- Public Purpose (hospital)	8 ha approx	
Estimated number of dwellings	605 approx	Part 2, section 4.3
Estimated residential site density	R40 average	
Estimated population	929 approx	Part 2, section 4.3
Estimated commercial floor space	4.3 ha approx	
Estimated area and % of public open space	10.37 ha approx or 29.9 percent	Part 2, section 4.2
Estimated area and number of local parks	7.1 ha (19%) (Ag Oval)	Part 2, section 4.2
Estimated percentage of natural area	N/A	

Contents

1.	Part One - Implementation	Page 7
2.	Part Two - Explanatory Section	Page 17
3.	References	Page 80
4.	Appendices	Page 81

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Kununurra Civic Precinct Structure Plan

Part One - Implementation
June 2016



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Part 1 Contents

1. Structure plan area	11
2. Operation	11
3. Structure plan objectives	11
4. Staging	11
5. Subdivision and development requirements	12
6. Local Development Plans	15
7. Other requirements	15

KUNUNURRA CIVIC PRECINCT STRUCTURE PLAN

PLAN 1

TO BE READ IN CONJUNCTION WITH
PART 1 - IMPLEMENTATION OF THE
KUNUNURRA CIVIC PRECINCT
STRUCTURE PLAN.

BOUNDARIES ARE APPROXIMATE AND
ARE TO BE CONFIRMED AT SUBDIVISION.

LEGEND

STRUCTURE PLAN
BOUNDARY

EXISTING CADASTRE

ZONES

CENTRE (R30-R80)

TOURISM (R80)

RESIDENTIAL (R40-50)

RESIDENTIAL (R60-80)

LOCAL SCHEME RESERVES

PUBLIC PURPOSES

PARKS AND RECREATION

MOVEMENT NETWORK

PEDESTRIAN LINK

PRIMARY ACCESS LINKS

MINOR ACCESS LINKS

RESERVE PURPOSE

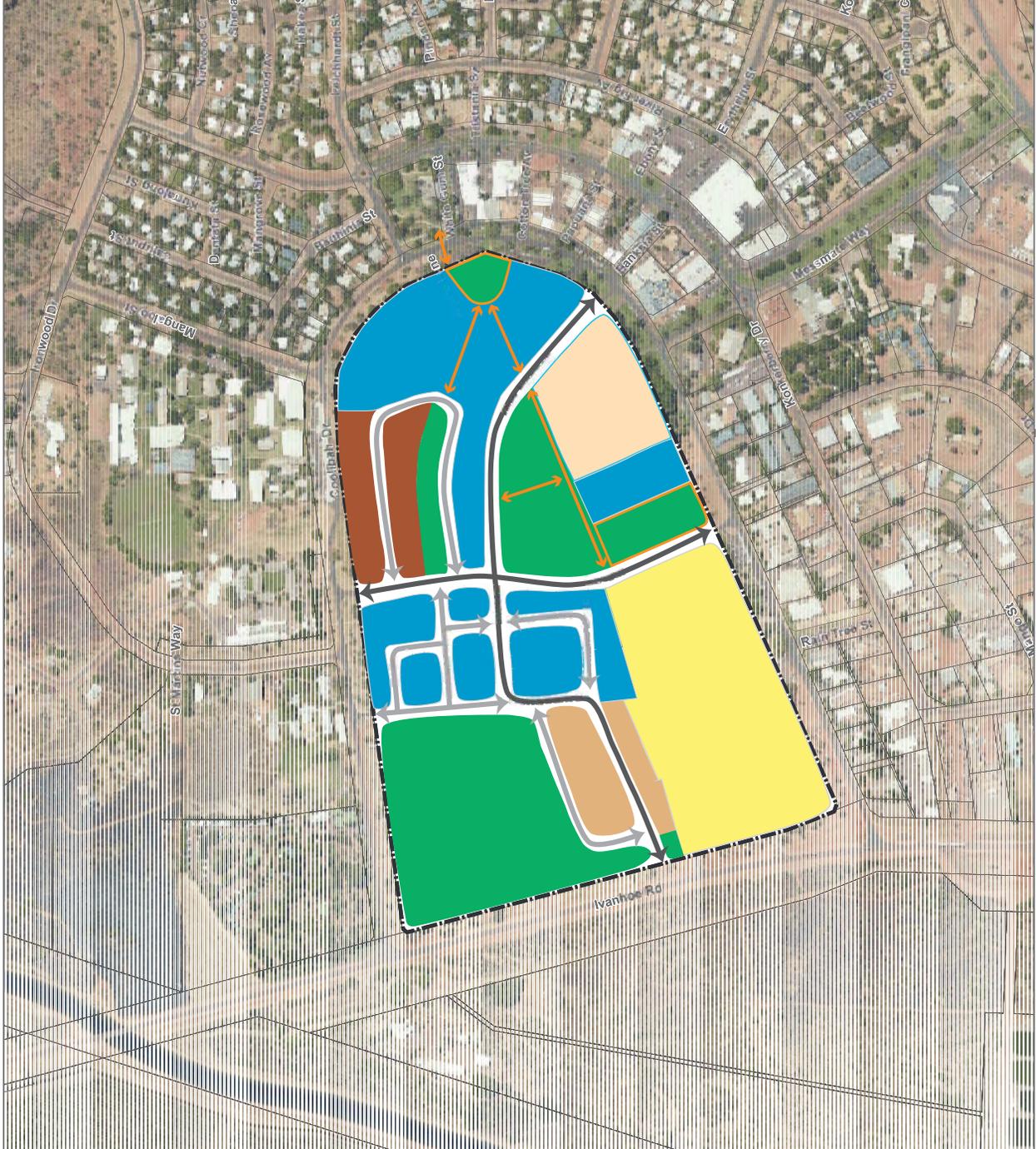
PUBLIC OPEN SPACE - CIVIC
SPACES

PUBLIC OPEN SPACE - ACTIVE
RECREATION



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Data source: Landgate - Kununurra Townsite 2011



Implementation

1. **Structure plan area**
This structure plan applies to the land contained within the structure plan extent as denoted on the structure plan map (see Plan 1).
2. **Operation**
In accordance with Schedule 2, Part 4, clause 27(1) of the Regulations, the structure plan shall come into operation when it is approved by the Western Australian Planning Commission (WAPC).
3. **Structure plan objectives**
The objectives of the structure plan are;
 - To plan for orderly improvements to land in the Kununurra Civic Precinct over time
 - To ensure that infrastructure is planned and maximised ready for redevelopment
 - To revitalise the Kununurra Town Centre
 - To create spaces for community interaction and recreation
 - To create opportunities for employment
- through designation of land for commercial purposes
 - To provide diverse housing opportunities for the local community and to accommodate future population growth
4. **Staging**
In order to implement the structure plan, the first step will be to undertake a scheme amendment that will incorporate development provisions outlined in the structure plan.

The staging will be dependent on individual landowners redeveloping existing sites.

5. Subdivision and development requirements

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area.

The words and expressions used in this structure plan shall have the respective meanings given to them in the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Wyndham East Kimberley operative planning scheme.

5.1 Land Use Permissibility

Plan 2 illustrates the five precincts within the structure plan area.

Land use permissibility within the structure plan area is described in Table 1.

The ultimate purpose intended for local scheme reserves within the structure plan area is defined in Table 2.



Plan 2 Kununurra Civic Precinct Structure Plan Precincts

Precinct	Zone/Reserve	Preferred Land Uses/Reserve Purpose
Precinct 1 - Community Centre Precinct	Centre (mixed use - R80)	<p>Land use permissibility as per the Centre Zone.</p> <p>The ground floor shall be used for active land uses that allow for interaction between the building and the adjacent pedestrian realm. Land uses such as offices will be discouraged on the ground floor. Preferred uses on the ground floor include:</p> <ul style="list-style-type: none"> - Art gallery - Restaurant - Cafe - Shop - Retail - Tavern <p>Preferred uses above the ground floor include:</p> <ul style="list-style-type: none"> - Consulting room - Multiple dwelling - Medical centre - Office
	Parks and Recreation - Civic Spaces	<p>The reserve purpose shall be for a public community piazza. It is not intended to include permanent structures and buildings unless they form part of the piazza space such as public toilets, gazebos and information stands. Temporary uses may include:</p> <ul style="list-style-type: none"> - Food vendors - Markets and market stalls
Precinct 2 - Shared Community Precinct	Tourist	<p>Land use permissibility as per the Tourist Zone.</p> <p>Preferred uses include tourist accommodation.</p>
	Centre (mixed use - R80)	<p>Land use permissibility as per the Centre Zone.</p> <p>The preferred use of this area is for commercial activities including:</p> <ul style="list-style-type: none"> - Art gallery - Laundromat - Cafe - Medical centre - Consulting room - Office - Garden centre - Retail - Health studio - Restaurant - Hotel - Shop
	Parks and Recreation - Civic Spaces	<p>The reserve purpose of the land fronting Coolibah Drive and Chestnut Avenue is outdoor cinema and cultural space. Other uses may be considered where the general intent is to provide for entertainment activities that benefit the community of Kununurra.</p> <p>The land fronting Ron Hodnett Drive shall be used for community recreation purposes</p>
	Parks and Recreation - Active Recreation	<p>The reserve purpose is recreation. This is currently in the form of outdoor sporting courts and may include ancillary uses which support the function and management of recreation activities.</p>

Table 1 Preferred Land Uses

Land Use Zone	Zone	Preferred Land Uses
Precinct 3 - Residential Diversity Precinct	Residential R60-80	Land use permissibility as per the Residential Zone. Preferred uses include multiple dwellings.
	Centre (R50-R80)	Land use permissibility as per the Centre Zone. The ground floor shall be used for commercial activities. Land uses above the ground floor should include commercial and residential uses which visually connect with the street below by way of balconies or open areas. Preferred uses on the ground floor include: <ul style="list-style-type: none"> - Art gallery - Cafe - Consulting room - Dry cleaning premises - Garden centre - Health studio - Hotel <ul style="list-style-type: none"> - Laundromat - Medical centre - Office - Retail - Restaurant - Shop
Precinct 4 - Coolibah Precinct	Parks and Recreation	Preferred uses above the ground floor include: <ul style="list-style-type: none"> - Consulting room - Dry cleaning premises - Health studio <ul style="list-style-type: none"> - Medical centre - Multiple dwelling - Office <p>The reserve purpose is recreation. The land within this zone shall be used primarily for passive recreation uses and drainage purposes. Careful design of the area for drainage should enable retention in significant events whilst also enabling safe enjoyment of the park area.</p>
	Centre (R50-80)	Land use and development shall be as per the 'Coolibah Estate Design Guidelines'.
	Residential R40-50	Land use permissibility as per the Residential Zone. Preferred uses include grouped dwellings.
Precinct 5 - Community Facilities Precinct	Public Purpose	This reserve purpose is hospital uses and uses incidental to the hospital.
	Parks and Recreation	The reserve purpose is recreation. Development may include uses such as; <ul style="list-style-type: none"> - Club houses - Community gardens

Table 1 Continued Preferred Land Uses

5.2 Development Requirements

5.2.1 Development Requirements

Development requirements within Precincts 1, 2, 3, and 5 shall be as per the scheme.

Development requirements within Precinct 4 shall be as per the Coolibah Estate Detailed Area Plan and Design Guidelines.

6. Local Development Plans

There are no Local Development Plan areas proposed within this structure plan.

7. Other requirements

7.1 Other Legislation

This structure plan can only deal with matters dealt with under the *Planning and Development Act 2005*. It is noted that development is influenced by a number of other non-planning related legislation including but not limited to *Environmental*

Protection Act 1986, Environment Protection and Biodiversity Conservation Act 1999, Aboriginal Heritage Act 1972 and the Native Titles Act 1993. This structure plan does not negate the need to consider other legislation in the consideration of land use and development.

7.2 Other Requirements

A series of amendments to the local planning scheme, including amendments to a number of Scheme Reserves, is required to facilitate the orderly implementation of the structure plan. In order to achieve these amendments, the Shire shall convene a Civic Precinct Working Group with the objective of agreeing the terms and conditions of the scheme and reserve changes. The working group should comprise, at a minimum, members from the Shire, the Department of Lands, the Kimberley Development Commission and the Department of Planning.

The following studies or strategies should be included with scheme amendments:

- i. Precinct drainage management plan.
- ii. Car parking management plan and traffic circulation study.
- iii. Detailed design guidelines (only where these guidelines would complement the requirements of the Scheme and improve on amenity outcomes for the structure plan area).

The following conditions should be imposed as a condition of subdivision if studies have not otherwise been prepared;

- i. Preparation of a precinct drainage management plan.
- ii. Preparation of a car parking management plan and traffic circulation study.

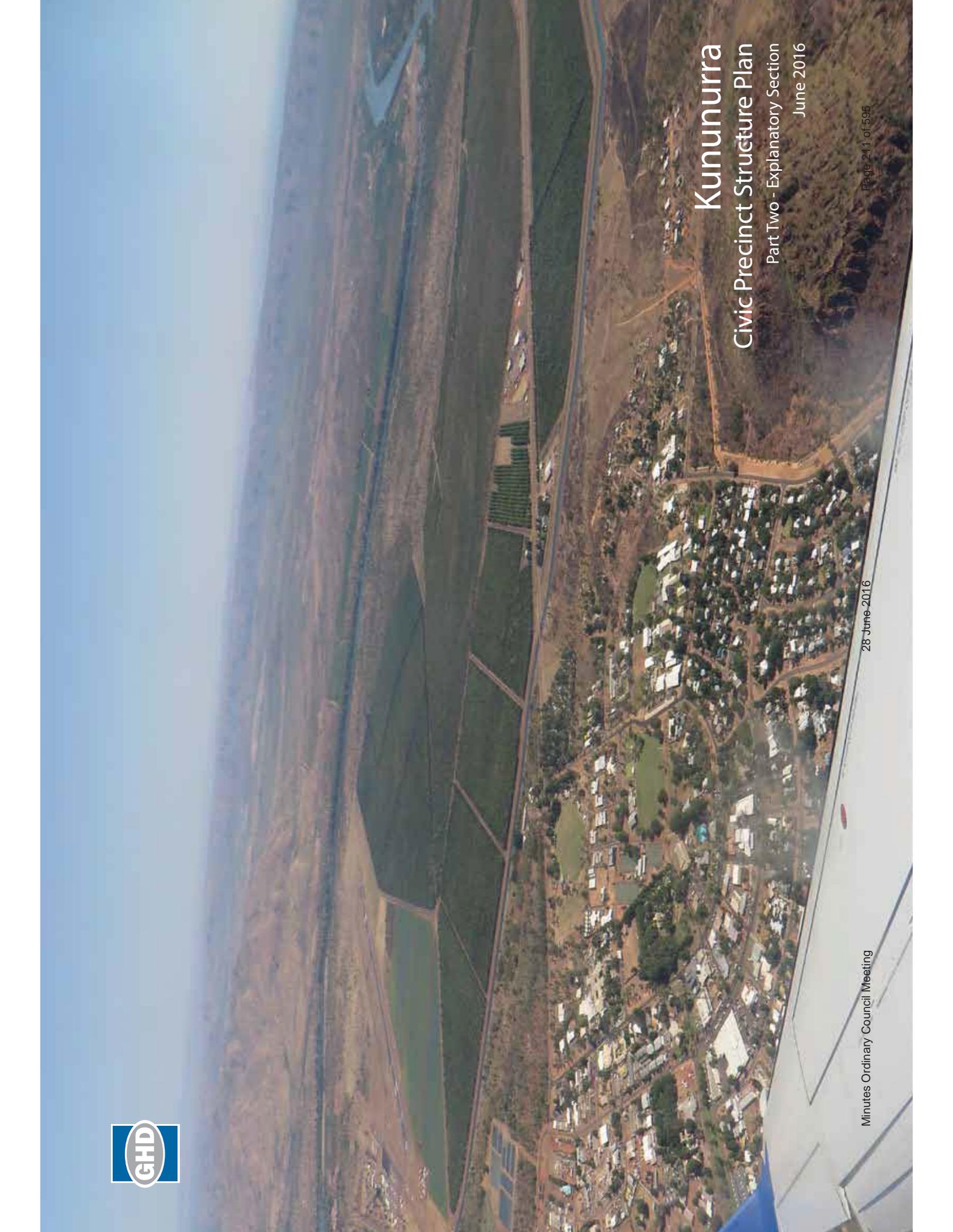
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Kununurra

Civic Precinct Structure Plan

Part Two - Explanatory Section
June 2016



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Part 2 Contents

1.	Planning Background	20		48
	1.1 Introduction and purpose	20		48
	1.2 Land Description	20		64
	1.3 Planning Framework	25		65
2.	Community Consultation	35		68
3.	Site Conditions and Constraints	39		73
	3.1 Biodiversity and natural area assets	39		74
	3.2 Site conditions and landforms	40		74
	3.3 Ground and Surface water	41		74
	3.4 Bushfire Hazard	41		
	3.5 Heritage	42		
	3.6 Context and other land use constraints	43		
4.	Land Use and Subdivision			
	4.1 Land Use			
	4.2 Open Space			
	4.3 Residential			
	4.4 Movement Networks			
	4.5 Water Management			
	4.6 Educational Facilities			
	4.7 Employment			
	4.8 Infrastructure coordination, servicing and staging			
				76

1.0 Planning background

1.1 Introduction and purpose

The purpose of this structure plan is to provide a comprehensive land use framework to facilitate redevelopment of the Kununurra Civic Precinct. The structure plan responds to the constraints and opportunities of the site and its surrounds in order to revitalise the area in an efficient, best practice, sustainable manner.

The objectives of the Structure Plan are:

- To plan for orderly improvements to land in the Kununurra Civic Precinct over time
- To ensure that infrastructure is planned and maximised ready for redevelopment
- To revitalise the Kununurra Town Centre
- To create spaces for community interaction and recreation
- To create opportunities for employment through designation of land for commercial purposes
- To provide diverse housing opportunities for the local community and to accommodate future population growth

1.2 Land Description

1.2.1 Location

Kununurra is located in the far north east of Western Australia (Figure 1) within the Shire of Wyndham East Kimberley (the Shire or SWEK). The townsite is approximately 3,200 kilometres north east of Perth and approximately 830 kilometres south west of Darwin, via road.

1.2.2 Area and Land Use

The Kununurra Civic Precinct Structure Plan applies to an area within the existing Kununurra town centre bounded by Ivanhoe Road and Coolibah Drive (Figure 2). The structure plan covers an area of approximately 37.3 hectares.

The area currently includes:

- Tennis/netball/basketball courts
- Indoor courts, gym & squash courts
- Aquatic centre

- Lawn bowls green
 - Town Oval
 - Sportsman's club
 - Indoor cricket facility
 - Agricultural Oval/showgrounds
 - Kununurra District Hospital
 - St John Ambulance
 - Pathology/allied health services
 - Post office/bank
 - Freedom church
 - Kununurra Country Club Resort
 - Restaurant
 - The Outdoor Picture Gardens
 - The temporary courthouse
 - Low density residential development
- The Civic Precinct is located in the western part of the Town Centre and is central to all major uses in Kununurra. The site is surrounded by a number of different land uses.
- Uses to the north include:
- Kununurra TAFE and District High School
 - St Josephs Catholic Primary School
- Uses to the south include:
- Mixed business uses
 - The Shire of Wyndham East Kimberley administration building
 - Town centre (specifically offices)
- Uses to the east include:
- Residential
- Uses to the west include:
- Public Purpose (Waste Water Treatment Plant)
- Tourist accommodation



Figure 1 Location of Kununurra in Australia's north west

1.2.3 Legal Description and Ownership

The subject site is made up of 64 freehold and reserved lots. 41 of those lots are within the Coolibah residential development (formerly Lot 505 Coolibah Drive), 13 lots are reserved and the remaining are freehold.

Table 2 contains the ownership information that corresponds with government managed cadastral parcels shown in Figure 3.

Table 2 - Ownership Details

Town Centre - Tenure	Land Description	Title	Purpose	MO / Owner	Address
1 Reserve	Lot 573 on DP 72029	LR 3160/698	Health (Hospital & Allied Purposes)	Minister for Health	573 Ivanhoe Road
2 Reserve	Lot 500 on DP 56658	LR 3147/774	Emergency Services	FESA	1 Coolibah Dr
3 Reserve	Lot 2449 on DP 193212	LR 3109/511	Ambulance Depot	St John Ambulance Association	3 Coolibah Dr
4 Reserve	Lot 571 on DP 72029	LR 3160/696	Justice Complex	Attorney General	571 Ivanhoe Rd
5 Reserve	Lot 572 on DP 72029	LR 3160/697	Health (Hospital & Allied Purposes)	Minister for Health	572 Ivanhoe Rd
11 Reserve	Lot 500 on DP 66554	LR 3159/2	Recreation & Civic Centre	SWEK	
15 Reserve	Lot 2269 on DP 188491	LR 3142/356	Church	No MO	151 Coolibah Dr
18 Reserve	Lot 510 on DP 67852	LR 3159/854	Public Utilities & Recreation	SWEK	510 Chestnut Ave
19 Reserve	Lot 2313 on DP 189192	LR 3093/302	Club & Club Premises Site	SWEK	34 Chestnut Ave
20 Reserve	Lot 506 on DP 61898	LR 3156/764	Child Care Centre	SWEK	1 Chestnut Ave
21 Reserve	Lot 507 on DP 61898	LR 3156/765	Community Purposes	SWEK	7 Chestnut Ave
22 Reserve	Lot 8001 on DP 69088	LR 3160/327	Public Recreation	SWEK	8001 Collina Way
23 Reserve	Lot 504 on DP 61898	LR 3156/762	Recreation, Community Facilities, Caravan Park & Camping Ground	SWEK	199 Coolibah Dr



Figure 3 The general study area with cadastral over aerial photography

1.3 Planning Framework

1.3.1 Zoning and Reservation

The current statutory planning framework in place in Kununurra is the Shire of Wyndham East Kimberley Town Planning Scheme No.7 (TPS7), gazetted in 2001.

The current zones and reserves that apply to the Civic Precinct study area (Figure 5) include the following:

- Town Centre;
- Town Centre with additional use;
- Parks and Recreation; and
- Public Purpose.

The area is generally being utilised in accordance with the objectives of the zones and reserves applicable.

TPS7 is currently under review, although it does not assume changes to the zones within the study area. It is likely to incorporate development zones to facilitate light industrial

uses surrounding the nearby waste water treatment plant (west) and will also review the mixed business zone (south) to consider a transitional zone that provides greater flexibility for residential use and encourage industrial uses to relocate over time into new industrial areas elsewhere.

It is likely that the scheme review will be processed in advance or concurrently with this structure plan. As such, it is possible that new uses proposed in the Parks and Recreation and Public Purpose Reserves may require a reconsideration of some zones/reserves within the study area subsequent to the gazettal of the new scheme.

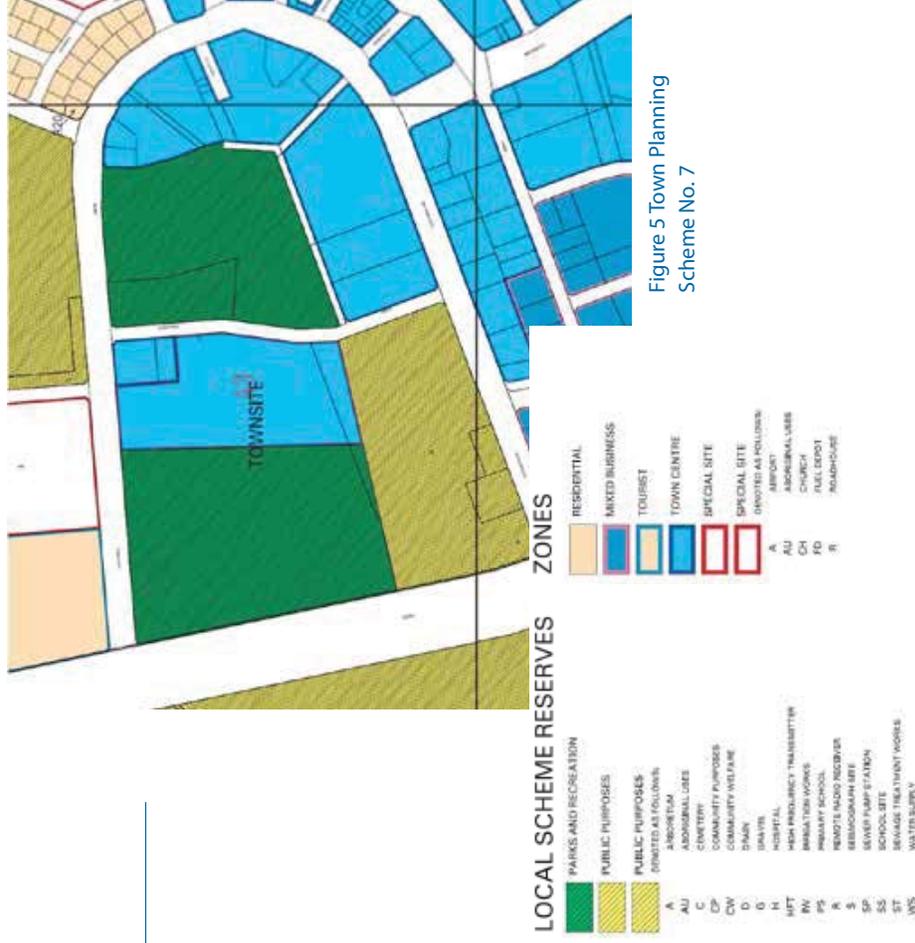
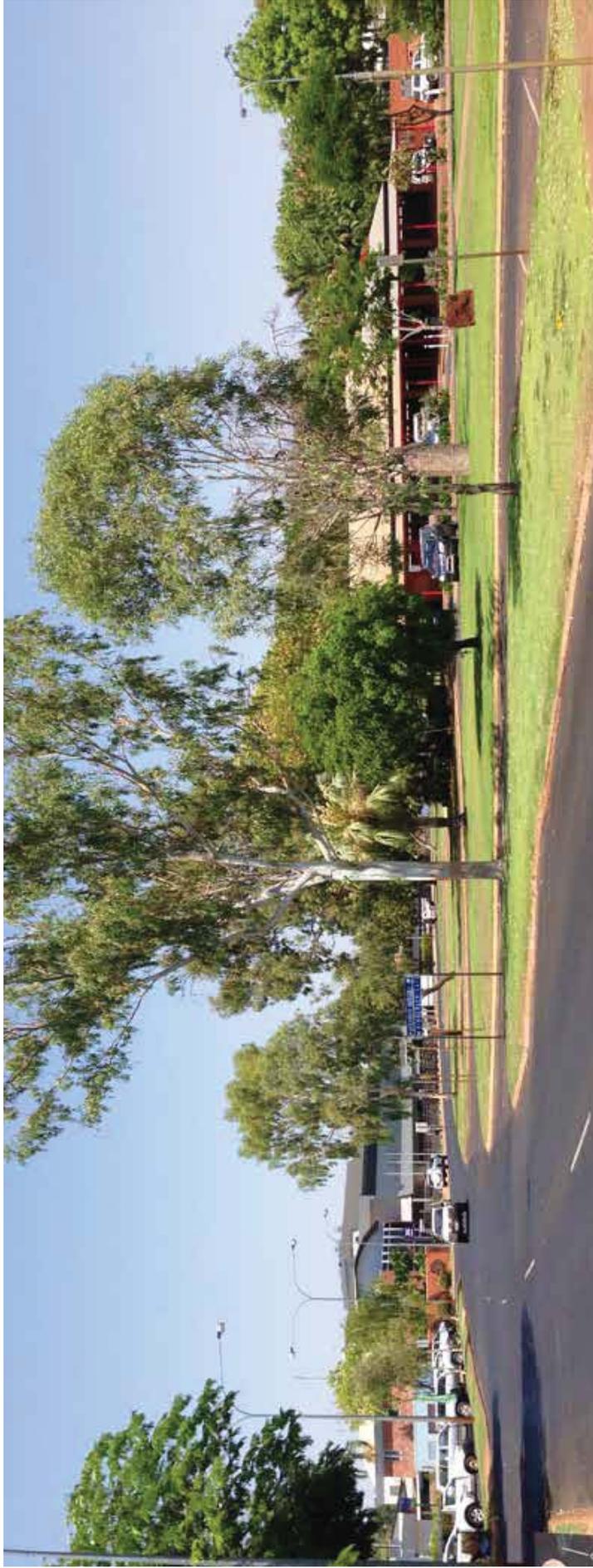


Figure 5 Town Planning Scheme No. 7



Coolibah Drive, Kununurra - looking southwest with the Post Office in view

<p>1.3.2 Regional Planning Framework</p> <p>Draft 2036 and Beyond: A Regional Blueprint for the Kimberley (2014)</p> <p>In the Kimberley Development Commission's Draft 2036 and Beyond: A Regional Blueprint for the Kimberley (the Blueprint) has been developed by the Kimberley Development Commission, to 'manage growth in a sustainable way, ensuring the integration of Government planning, and as a resource for industry and not-for-profit organisations'.</p> <p>In the blueprint, Kununurra has been designated a growth centres. The blueprint states a number of initiatives will need to be undertaken to build Kununurra as a centre. One of these initiatives is the redevelopment of the Kununurra Town Centre.</p>	<p>Kimberley Regional Investment Blueprint</p> <p><i>The Kimberley Regional Investment Blueprint is an aspirational and future focused plan that has been designed to guide and shape the transformation of the Kimberley well into the future'</i> (Draft Kimberley Regional Investment Blueprint)</p> <p>The six key focus areas for the Kimberley are:</p> <ol style="list-style-type: none"> 1. Regional leadership and development - readiness 2. Enhancing the capability services sector 3. Aboriginal advancement 4. Industry and resources development 5. Developing our regional centres and 6. Infrastructure for driving growth. <p>The blueprint provides measurable targets in order to meet the aspirations for the Region.</p> <p>The structure plan will assist to address key focus area 5 - <i>developing our regional centres</i>. The structure plan will assist to revitalise the town centre and provide opportunities for employment.</p>	<p>Regional Development Centres Plan (2)</p> <p>The Royalties for Regions Regional Centres Development Plan (RCDP2) is an initiative designed to attract business, investment and people to support the growth of WA's key regional centres to ease growth pressure on the metropolitan area and support competitive regional economic activity areas. The RCDP2 will build on the work undertaken in the Regional Investment Blueprints.</p> <p>The Kimberley region (40,000 approx.) has two designated Regional Centres - Broome and Kununurra.</p>	<p>Kununurra Regional Hotspots Land Supply Update</p> <p>The Kununurra Regional Hotspots Land Supply Update was prepared by the Department of Planning and Infrastructure (former) and LandCorp to examine land supply in areas currently experiencing pressures from land and housing supply.</p> <p>The land supply update notes a proposal to convert a portion of Reserve 29799 (the original agricultural oval reserve) to freehold to facilitate development of residential uses and aged care. This subdivision has taken place and the resultant Coolibah Estate promotes a mixed use zone which will encourage residential development.</p>
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The planning and development of the Civic Precinct has the potential to substantially contribute to economic development and employment opportunities within the Shire; providing a catalyst for redevelopment and potential flexibility for attracting new business.

The subject area will support objectives relating to services and infrastructure with the improvement of recreation facilities and the potential improvement of infrastructure. The improvement of community facilities and public amenity (towns and lifestyle) throughout the precinct will contribute to the revitalisation of the area and contribute to strengthened community identity.

Redevelopment of the subject land also has the potential to support environmental objectives of the draft strategy, ensuring better use of land resources without the need to impact other natural landscapes. Figure 6 illustrates the current draft strategy for the Kununurra Townsite.

1.3.3 Planning Strategies
Draft Local Planning Strategy

The Shire's Town Planning Strategy (the strategy) is currently under review. A draft strategy has been prepared, which is soon to be advertised.

The area is currently designated within the draft strategy as 'Town Centre' and the draft strategy suggests that there is a need to address constraints and redevelopment opportunities in detail. The draft strategy also recommends streamlining and simplifying centre zones in the scheme to provide greater flexibility in town centre development and use.

Key objectives to respond to in planning within Kununurra (as discussed in the draft strategy) include:

- Economic development and employment
- Services and infrastructure
- Towns and lifestyle
- Environment

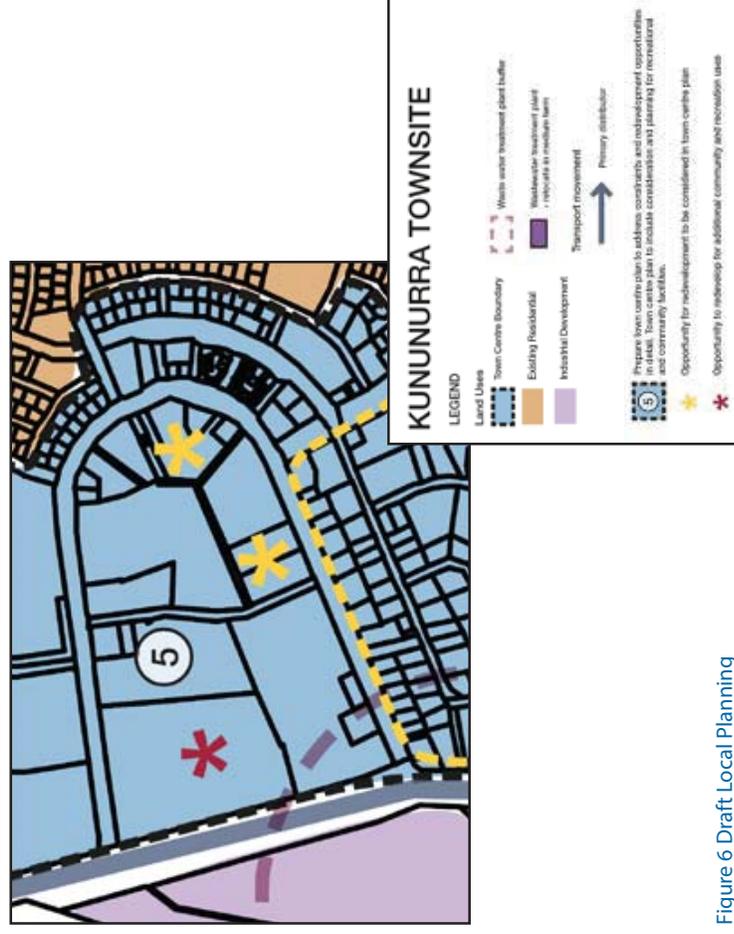


Figure 6 Draft Local Planning Strategy Extract

State Planning Strategy (SPS)

The subject site is in the Kimberley region within the Northern Sector of the SPS. The Northern Sector is seen as vitally important to global trade, especially within the resource industry. The SPS plans to continue to drive the sector and further develop agricultural and tourism industries for global as well as local markets.

The structure plan responds by providing land for a variety of residential, commercial, community and tourist uses.

1.3.4 Planning Policies

The State Planning Framework unites existing State and regional policies and guidelines within a central framework and is the highest level of planning governance for land use and development in Western Australia.

At a State level, the framework sets out the policy and principles for planning and development and includes state planning

policies, strategies, development control policies and guidelines.

Local Planning Policies support this framework.

State Planning Policy 2 – Environment and Natural Resources (SPP2)

SPP2 defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy.

The objectives of the policy are to:

- Integrate environment and natural resource management with broader land use planning and decision-making.
- Protect, conserve and enhance the natural environment.
- Promote and assist in the wise and sustainable use and management of natural resources

The structure plan area is generally developed,



East Kimberley Tourism House

predominantly with community and civic uses, and is not affected by environmentally sensitive flora or fauna.

The structure plan promotes development in a sustainable way through re-using or revitalising existing uses, provides adequate environmental amenity, and reinforces best practice design.

State Planning Policy 3 – Urban Growth and Settlement (SPP3)

SPP 3 sets out the principles and considerations that apply to planning for urban growth and settlement. The aim is to facilitate sustainable patterns of urban growth and settlement by setting requirements for sustainable settlements and communities and accommodating growth and change.

SPP3 makes reference to regional strategies as the major guiding document for growth in regional areas; the structure plan has been informed by relevant regional strategies.

State Planning Policy 3.1 – Residential Design Codes (R-Codes)

The R-Codes provide the control for residential development across Western Australia. Any residential subdivision and development that eventuates in the structure plan area will be subject to the R-Codes.

State Planning Policy 2.9 - Water Resources (SPP2.9) and Better Urban Water Management

Better Urban Water Management, operating as guidelines to support SPP 2.9, has been designed to facilitate better management of urban water resources by ensuring an appropriate level of consideration is given to the total water cycle at each stage of the planning system. The guidelines inform the preparation of District Water Management Strategies, Local Water Management Strategies (LWMS), and more localised Urban Water Management Plans.

The quality of the water source is important



Lake Kununurra

in Kununurra, however, most critical for the preparation of this structure plan is the management of extensive water movements and flooding during the wet season.

State Planning Policy No. 3.4 – Natural Hazards and Disasters (SPP3.4)

SPP 3.4 references planning for natural disasters as a fundamental element of strategic planning and urban design. Management of water and flooding are key relevant risks to the study area. The structure plan responds to these risks through provision of land for drainage and flood management.

Draft State Planning Policy 3.7 Planning for Bushfire Management (SPP3.7)

The Department of Planning, in collaboration with the Fire and Emergency Services Authority, released the Planning for Bush Fire Protection Guidelines (Edition 2) in 2010. Recently the guidelines have been updated alongside the release of the draft SPP 3.7.

The guidelines set out a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires.

The majority of the subject area is surrounded by existing residential and commercial uses and not likely to experience significant bushfire risk. The western area, opposite the bushland within the Kununurra Arboretum, may be influenced by bushfire risk. The draft policy is addressed initially in the structure plan and will be required to be addressed in detail at any subdivision or development application.

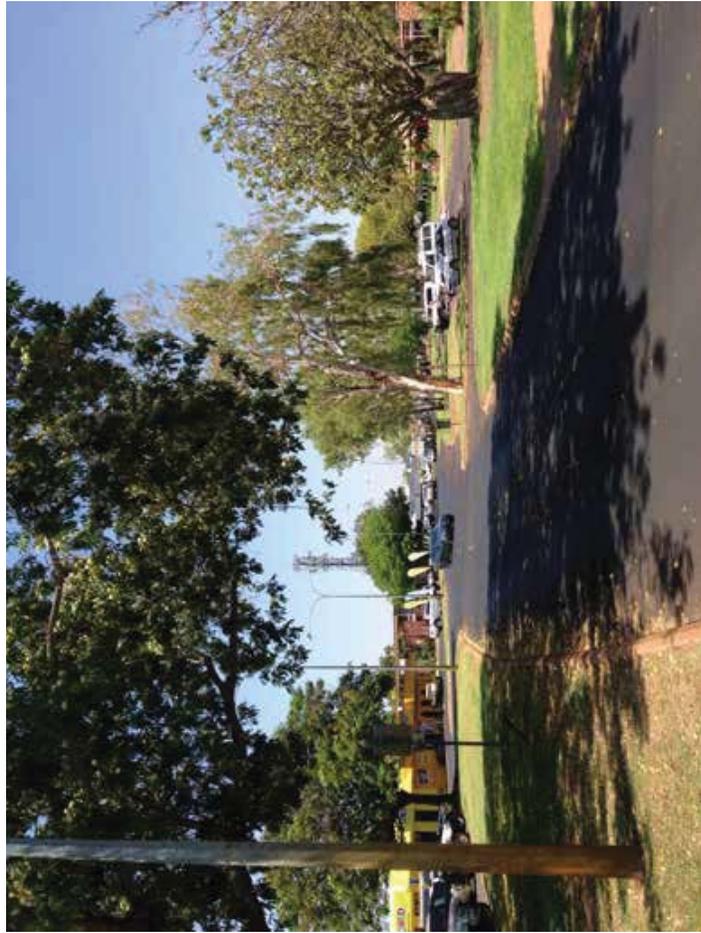
1.3.5 Other Relevant Policy

Development control policies are prepared by the Western Australian Planning Commission (WAPC) to provide additional guidance for development throughout Western Australia.



Kununurra Leisure Centre

<p>Liveable Neighbourhoods</p> <p>Liveable Neighbourhoods is the WAPC's principal development control policy for the design of urban structure plans and subdivisions, to create sustainable and healthy neighbourhoods. The policy guides the preparation of urban structure (and therefore the design of structure plans), subdivision plans and local development plans for new residential areas.</p> <p>This structure plan applies many of the principles and guidelines of Liveable Neighbourhoods to create an enhanced and vibrant precinct.</p> <p>Development Control Policy 1.1 – Subdivision of Land</p> <p>DCP 1.1 sets out the general principles that are used by the WAPC in determining applications for the subdivision of land.</p> <p>These will be considered by the WAPC when</p>	<p>considering applications for subdivision within the structure plan area.</p> <p>Development Control Policy 1.5 – Bicycle Planning (DCP1.5)</p> <p>DCP 1.5 describes planning considerations that should be implemented to improve safety and convenience of cycling including measures such as providing end of trip bike facilities and convenient bike routes within and adjacent to the study area.</p> <p>The structure plan addresses pedestrian safety and efficiency in its design, especially in areas where vehicle and cyclist/pedestrians may be likely to conflict.</p> <p>Designing Out Crime</p> <p>The Designing Out Crime planning guidelines are intended to provide local government, government agencies, town centre management, the development industry and planning and design practitioners with an understanding of the principles of designing out crime.</p>	<p>The structure plan seeks to respond to principles of good design for safety and perception of safety by enhancing public links and surveillance.</p>
<p>1.3.6 Other approvals and decisions</p> <p>In 2002, a structure plan was prepared for the Kununurra Civic Precinct. The 2002 structure plan is acknowledged and considered as a reference in the development of this structure plan.</p> <p>The 2002 structure plan designated 3 separate concept plans that were presented to the community. All concepts primarily maintained the existing uses with upgraded facilities and a proposed development site.</p> <p>Since the 2002 structure plan was published, the Coolibah Estate subdivision has occurred in the central north part of the precinct, between the Town Oval and the Agricultural Oval.</p> <p>Land use and development within Precinct 4 shall be as per the 'Coolibah Estate Design Guidelines'.</p>	<p>The structure plan seeks to respond to principles of good design for safety and perception of safety by enhancing public links and surveillance.</p>	<p>1.3.6 Other approvals and decisions</p> <p>In 2002, a structure plan was prepared for the Kununurra Civic Precinct. The 2002 structure plan is acknowledged and considered as a reference in the development of this structure plan.</p> <p>The 2002 structure plan designated 3 separate concept plans that were presented to the community. All concepts primarily maintained the existing uses with upgraded facilities and a proposed development site.</p> <p>Since the 2002 structure plan was published, the Coolibah Estate subdivision has occurred in the central north part of the precinct, between the Town Oval and the Agricultural Oval.</p> <p>Land use and development within Precinct 4 shall be as per the 'Coolibah Estate Design Guidelines'.</p>



Coolibah Drive, Kununurra



Coolibah Drive with a long view of Hidden Valley



Kununurra Leisure Centre

2.0 Community Consultation

	Initial Consultation - 'Land Use' and 'Sporting and Leisure Facilities' Surveys	Secondary Consultation - Structure Plan Concepts
<p>This structure plan integrates design experience and community consultation. Two separate consultation activities occurred during the development of the structure plan.</p> <p>The first consultation period involved two surveys; one based on types of land use (i.e. shops, recreation, houses) to understand what uses the local community would like to see in the town centre, and the second survey related to the leisure and sporting facilities available (i.e. netball courts, football ovals, swimming pool).</p> <p>The second round of consultation was based around the draft structure plan concept for the Kununurra Civic Precinct. The draft structure plan concept was the result of an analysis of opportunities and constraints and the feedback received via the surveys.</p> <p>A summary of both consultation periods is outlined below and consultation reports are provided as Appendices to the Structure Plan.</p>	<p>Both surveys were carried out between June 9, 2014 and August 18, 2014 and were completed by 80 respondents (Land Use) and 128 respondents (Sporting and Leisure Facilities).</p> <p>The objectives of the surveys were to obtain an understanding of:</p> <ul style="list-style-type: none"> - The main activities carried out in the town centre - The importance and perceived quality of facilities and activities in the Town Centre - Expected land uses in new urban areas - The preferred location of a number of different land uses - The community's preference for the location of sport and recreation facilities. <p>The results of this survey informed the development of this structure plan and can be reviewed in more detail in Appendix A.</p>	<p>In summary, respondents indicated the following:</p> <ul style="list-style-type: none"> - More can be done to improve safety, pedestrian and cycling facilities, resting and relaxation amenity in the town centre and that these improvements would be significantly important to the community. - The town centre is preferred as the location for government services, libraries, education hubs and office spaces whilst still maintaining restaurants, taverns and major shopping facilities. - The newer fringing urban areas are generally preferred for outdoor recreation facilities, aquatic facilities, small shops and diverse residential living. - Indoor sporting facilities and bowls clubs are desirable in both the town centre and the suburbs of Kununurra. - Respondents identified the racecourse as the preferred home of the Agricultural oval, pony club and also to host major concerts and festivals.
		<p>A concept for the Kununurra civic precinct was prepared, which included the relocation of the leisure centre to a new urban expansion area in the south east of Kununurra.</p> <p>Figure 7 and 8 illustrate the imagery and ideas that were presented to the local community. The visual concepts allowed the community to gain a sense of the character and built form outcomes that could be achieved through the implementation of a structure plan.</p> <p>Very few submissions were received during the consultation period, however, the comments raised suggested that the Structure Plan should include:</p>

KUNUNURRA CIVIC PRECINCT DRAFT STRUCTURE PLAN

Structure Plan Key Ideas

1 The Central Piazza

A space which can be enjoyed casually and also programmed for events and festivals. This space can be used for day or night markets, small concerts, childrens activities and general enjoyment.



2 Pedestrian Malls

Built form that addresses the pedestrian walkways, providing building and visual interaction will be encouraged as well as parking a sheltered and shade seeking turnup, linking all parts of the centre of Kununurra.



3 Linear Open Space

An opportunity to provide a linking green space which provides green views from many areas of the precinct, enabling those living in high density areas to enjoy passive relaxation, but also providing an important drainage function for large storm events.



4 Revitalised Community Building

An opportunity to enliven and invigorate the community heart in the precinct. Creating a promenade which is used throughout the civic spaces in the precinct.

5 New Club Rooms

Consider new facilities for multi purpose community and sporting use - a consolidated club room precinct for multiple codes and user groups.



6 Retain Outdoor Courts

Encouraging over time that existing courts are maintained and improved for both year-round usage.



7 Landscaped Buffer

Plant and develop a landscaped pedestrian and cycle path adjacent to the road to provide a safe and secure connected pathway and to improve the visual and acoustic impact of vehicle movements.

8 Outdoor Cinema

Re-purpose the cinema to integrate more holistically with the community spaces; open spaces and seated seating can be equally used for cinema events and other functions helping to link the Civic Precinct with the town centre and encourage vibrancy and activity.



Figure 8 Consultation Poster Advertised in October 2014



Coolibah Drive, Kununurra

3.0 Site Conditions and Constraints

3.1 Biodiversity and Natural Area Assets

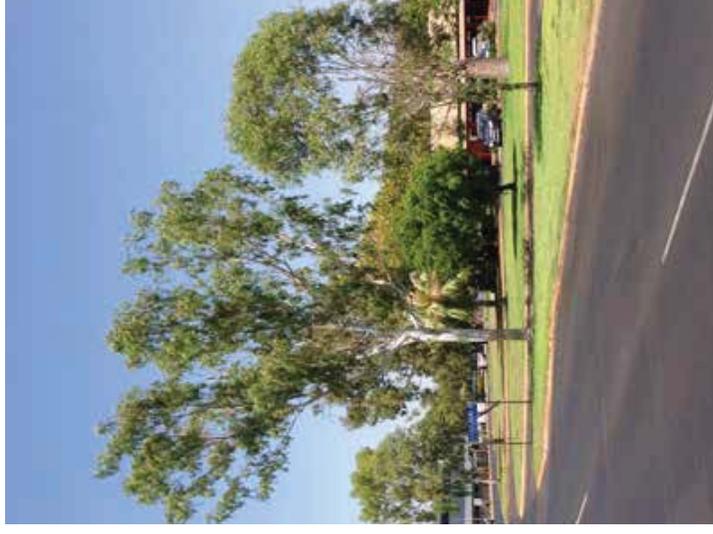
Flora

The subject site has been predominantly cleared for existing development. There are some small areas that have been preserved with the presence of some mature Boab (*Adansonia gregorii*) stands that contribute to the identity of the area. These have been maintained through development and should be preserved in future planning and redevelopment as these represent a unique aspect of the Kimberley experience.

Native vegetation in the town centre reflects the surrounding areas of the Kimberley, consisting of Eucalypts such as blackwoods Acacia, Terminalia, gardenia, Erythrophleum, *Planchona gyrocarpus*, *Brachychiton* and *Melaleuca* (Kununurra Civic Precinct Structure Plan 2002).

Fauna

The Kununurra area is well represented by animals such as cockatoos, lorikeets, bustards, argyle wallabies, large goannas and frill-necked lizards (Kununurra Civic Precinct Structure Plan 2002). The limited extent and habitat quality of vegetation within the subject site makes it unlikely that substantial fauna feeding and nesting will occur in the area, with the exception of some bird life.



Coolibah Drive, Kununurra



Figure 9 Contours showing elevations of Civic Precinct and surrounds

3.2 Site Conditions/Landform

The subject site is relatively flat with topography remaining comparatively flat across the Kununurra town centre, rising up to the north at Kelly's Knob and to the east. Drainage, particularly related to flooding events during the wet season, needs to be considered and allowed for.

Geotechnical investigation within the study area for the Coolibah Estate subdivision (Coolibah Drive, Kununurra, Report on Geotechnical Investigation, GHD, 2009) suggested a ground level of approximately RL+44m AHD (Australian Height Datum) with an 'S class' geotechnical grading.

Soils within the subject site contain some clay materials, which swell/shrink as they get wet/dry. As a result, the ground above can heave or sink, having implications for foundation design in buildings.

Acid sulphate soils were identified to be of low risk in the area, with a higher degree of risk towards the western end of the site.

Additional investigation of geotechnical stability in key areas is warranted to firm up development opportunities.

3.3 Groundwater and Surfacewater

Investigations at Coolbah Estate (Coolbah Drive, Kununurra, Report on Geotechnical Investigation, GHD, 2009) identified groundwater levels in the dry season between depths of 1.6m and 2.6m. This is expected to be higher in the wet season.

High levels of groundwater have also been identified near the agricultural oval (by the Shire) and high groundwater was apparent during recent repair works to the aquatic facility, where cracking was noted during resealing and dewatering was required to manage extremely high levels at that time.

Groundwater levels noted during pool repairs clearly indicate that this specific area will require some remediation and/or fill and compaction of the site to be implemented before any future built form development in this location. Alternatively, development in this area could comprise low scale or landscape elements.

Surface water flooding has been observed around the location of the swimming pool during heavy rainfall events, noted as pooling near to the pump rooms. This is not unexpected as the main swimming pool is located in a man-made low point of the landscape comparative to development nearby.

The levels noted in this specific location, though exacerbated by the depressed contour of the land, are also relevant to considerations for the Civic Precinct as a whole.

Additional investigation of groundwater levels (depth to groundwater) in key areas is warranted to firm up development opportunities. Additionally, key locations for drainage should be identified and each precinct should be designed (during detailed subdivision/construction design) to manage major events without impacting on adjacent areas.

3.4 Bushfire Hazard

The majority of the subject area is surrounded by existing residential and commercial uses and not likely to experience significant bushfire risk. The western area, opposite the bushland within the Kununurra Arboretum, may be influenced by bushfire risk. However Ivanhoe Road acts as fire break and separates the Civic Precinct from the vegetated area to the west.

3.5 Heritage

Aboriginal Heritage

The site is in the vicinity of 4 registered Aboriginal heritage sites on the Department of Aboriginal Affairs register (see Table 10).

A number of other registered sites exist beyond the general study area. Given the significant and historical disturbance in this location, it is unlikely significant sites would be disturbed during any future development within the subject site.

European/Other Heritage

European/other heritage in the town site is fairly limited as the town was only recently settled in historical terms. The Kununurra Picture Gardens & Country Club hold significance to the community and in that regard are of value (the Country Club is located on and is a redevelopment of the original construction camp for the Lake Kununurra diversion dam).

There are a number of registered sites within Kununurra town site, such as the Kununurra Courthouse (18940), which would not be impacted as a result of the structure plan.

Table 10 - Heritage Assets

Site Name	ID	Access	Site Type
Lake Kununurra Foreshore 3	12501	Open	Artefacts/scatter
Duguiyang	12999	Male Only	Ceremonial, Mythological
Gunanurrung-Ord River	15153	Closed	Ceremonial, Mythological, Skeletal material/ Burial, Modified Tree, Painting, Engraving, Quarry, Artefacts/ Scatter, Grinding, patches/grooves.
Lily Creek 8	14897	Open	Artefacts/Scatter, Engraving, Grinding Patches/grooves, Painting

3.6 Context and Other Land Use Constraints

The Kununurra Civic Precinct area is currently developed in a way reflecting the town as a whole; the precinct is relatively well treed, comprising generous spaces and multiple uses that do not all necessarily engage with each other. Various factors present an opportunity, a constraint, or potentially both. These are discussed individually below.

Transport, Traffic and Parking

The existing road network is sufficient in its current form to serve existing vehicular needs, with travel between and within town site areas not currently under pressure.

There are community concerns regarding the provision of pedestrian networks in the area, particularly around the sporting complex. A variety of vehicles utilise service roads around the post office and sporting complex, creating perceived and real conflict on important pedestrian links. There is opportunity to

designate pedestrian only environments to increase safety and amenity for pedestrians or by establishing more clear distinction between the pedestrian and vehicular movements.

Parking is also considered to be a challenge, with designated parking areas either being overloaded during peak periods, or appearing as vast expanses of vacant asphalt during off-peak times. Parking is generally at grade, very spacious (to cater for 4wd's) and located within the front setback of properties. This is visually unappealing, but is highly desirable for businesses that generally prefer to provide parking 'out front'. The structure plan will need to be adaptive, to enable long term change to parking expectations and locations, as well as to encourage shade and shelter which may enable more remote parking behaviours for customers.

To the east of the study area is Ivanhoe Road, which is currently used by heavy haulage trucks. Some conflict may occur between cars, pedestrians and cyclists using, entering and exiting the road.

There is potential for the proposed Kununurra Heavy Haulage Route (a bypass around the north of the Kununurra townsite) to almost completely alleviate the Ivanhoe Road constraint in the longer term, once funded and completed. At this point Main Roads have completed all environmental, heritage and consultation phases and assessments. The first stage of the bypass will initially increase numbers of heavy haulage trucks using Ivanhoe Rd as a result of redirecting trucks

via the bypass and Ivanhoe Rd when the diversion dam road access is closed to heavy haulage. These trucks will skirt the town on their journey to Broome or Darwin.

The structure plan will need to be adaptive and include short to medium term mitigation measures, such as a vegetated buffer, whilst trucks continue to run adjacent to the study area.



Car parking in the Kununurra town centre

<p>Existing Infrastructure and Development Sites</p> <p>The majority of existing infrastructure and built form is located within the south and eastern section of the study area, with substantial provision of community sporting infrastructure including ovals and courts located in the northern area.</p> <p>Some key built infrastructure in the precinct includes:</p> <ul style="list-style-type: none"> - The western end of the study area comprises a series of health and allied health facilities. This will remain as long term infrastructure for the area and Kununurra townsite. - A temporary courthouse exists on Ivanhoe Road. - The agricultural oval, in the west of the study area, comprises the oval and a number of other buildings and infrastructure. - The partially developed Coolibah Estate, which comprises commercial and residential development and also includes 	<ul style="list-style-type: none"> - the child care centre. Adjacent to the child care centre is a reserved site for community purposes. This has been identified for a proposed neighbourhood house. - The outdoor Picture Gardens are located along the southern edge of the study area. This is an important community driven facility. One lot is held in conditional freehold title for the purposes of maintaining a Picture Garden. No other use is currently permissible under the conditions of title. The other lot is held in freehold. - The town oval and some recreation facilities such as the lawn bowls and Sportmans Club are located along the northern boundary. There are also undercover cricket nets in this location. - In the centre of the study area is the youth centre and town basketball/netball/tennis courts. There has been a recent and significant upgrade of this facility. In this location is also a small community centre. 	<ul style="list-style-type: none"> - The Kununurra Country Club Resort covers a significant freehold parcel of land along the south-eastern edge of the study area. The site is capable of further development and some expansion is currently being considered. - The post office is located on Coolibah Drive. This facility is considered something of a community connector, as the local community does not have mailbox delivery. Anecdotal evidence suggests that the Post Office parking area is undersized and conflicts with car parking for the leisure centre. - The existing leisure centre and aquatic facility is located at the eastern end of the study area. The facility was gifted to the Kununurra community by Argyle Diamond Mine in the 1970s. At the time the facility was quite extraordinary, however, the facility is now reaching the end of its asset lifecycle and has seen maintenance requirements and costs increase significantly. There is also a demand for the facility which exceeds its 	<p>current capacity. This land is reserved for recreation.</p> <ul style="list-style-type: none"> - The old Shire offices (now vacant) are located next to the leisure centre. This site is held in freehold by the Shire. - A number of privately owned lots are located at the eastern end of the study area. - Car parking availability is generally acceptable around the study area, although around the sporting complex it has been identified as an issue in peak times. This is promoting some alternative parking outcomes which are not beneficial to either land use or safety. - The Tourist Bureau is located on the eastern edge of the subject site near the leisure centre. <p>Leases are not considered to be a constraint because these can change, however it is important to be cognisant of them.</p>
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Coolibah Drive, Kununurra

Natural Opportunities

The natural land attraction of 'Kelly's Knob' is located to the north-east of the civic precinct. The opportunity presents itself to maximise the views to this natural landmark. Due to the subject site presenting a relatively flat terrain, the positioning of uses and built form will be paramount. The structure plan will promote mixed densities and a difference in built form levels that will assist in maximising this outlook.

Natural Constraints

The whole of the subject area is expected to encounter a high water table, based on investigations in the areas of the existing leisure centre Pool, the Coolibah Estate development and the edge of the Agricultural Oval as well as anecdotal commentary from the community. The pool has been directly affected, having been closed for a period in which the water levels were observed as extremely high.

Surrounding Development

The subject site is centrally located near to the shopping precinct and in close proximity to schools and other administrative functions. There is an opportunity to link these uses through a pedestrian friendly environment to accommodate and promote sustainable movement options.

Summary Opportunities and Constraints

The opportunities and constraints are listed and presented in Figures 10 and 11, and listed below;

Opportunities

- Views to the north-east up to Kelly's Knob.
- Consolidation of land parcels and adaptation of land tenure to meet strategic intention.
- Stronger links between the shopping centre and the current recreation areas.

- Corridor style linkage of civic uses.
- Cooling breeze orientation for built form.
- Pedestrian only zones with lighting.
- Additional/refocused youth facilities/activities.
- Designated parking facilities off the street frontage.
- Establishing a noise buffer to Ivanhoe Road.

Challenges

- Noise and potential access conflicts from heavy haulage trucks using Ivanhoe Road.
- High water table across subject site and in specific areas.
- Fragmentation of cadastral parcels and mixed land tenure.
- Pedestrian and vehicle conflict zones – especially around the sporting areas
- Under supply of closely located parking facilities – at peak times

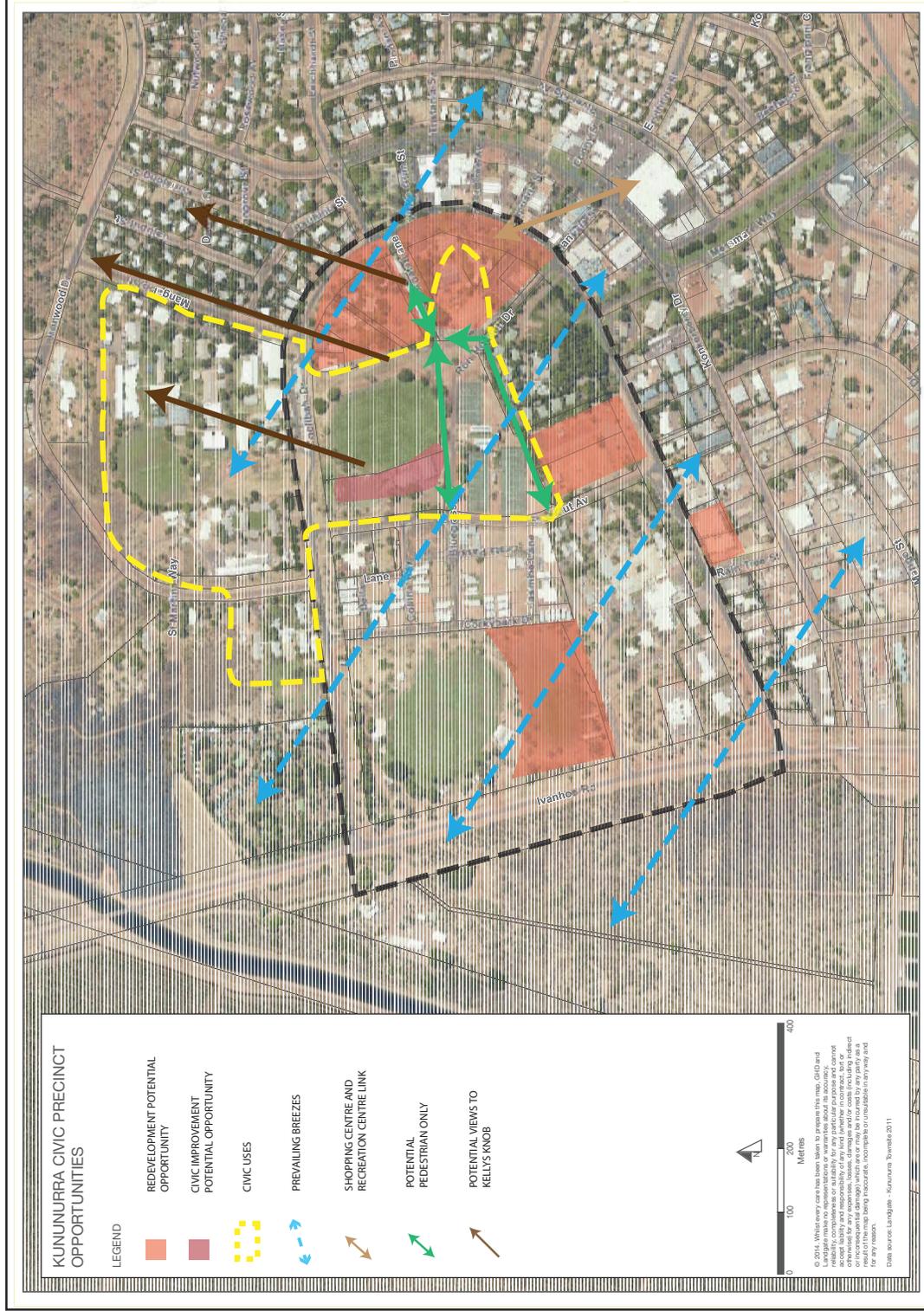


Figure 10 Kununurra Civic Precinct Opportunities

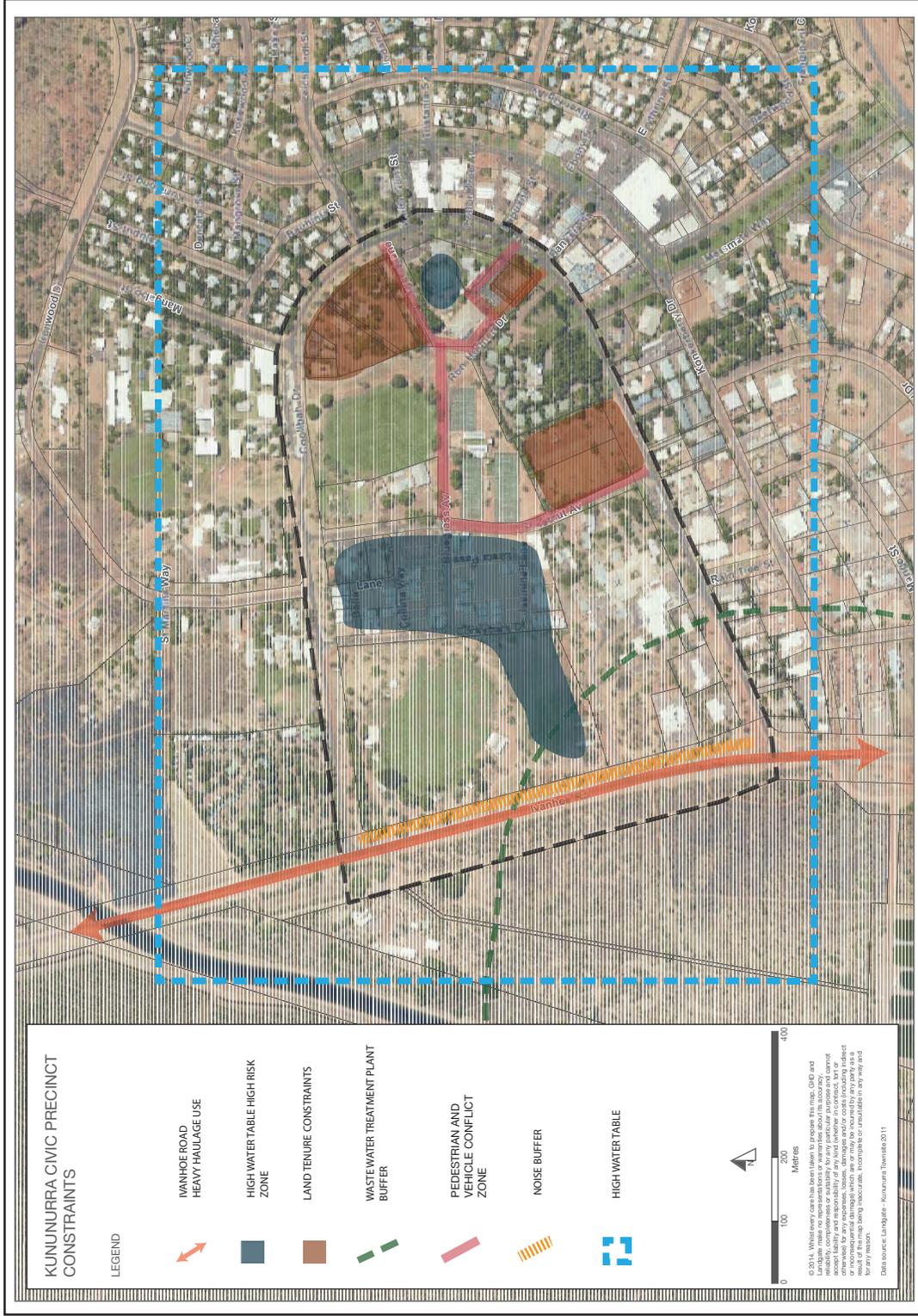


Figure 11 Kununurra Civic Precinct Constraints

4.0 Land Use and Subdivision Requirements

4.1 Land Use

The Kununurra Civic Precinct Structure Plan proposes to maintain strong elements of civic uses with greater integration of residential and commercial uses into the area for added vibrancy and surveillance. The strategic land use and opportunity map is shown in Figure 12.

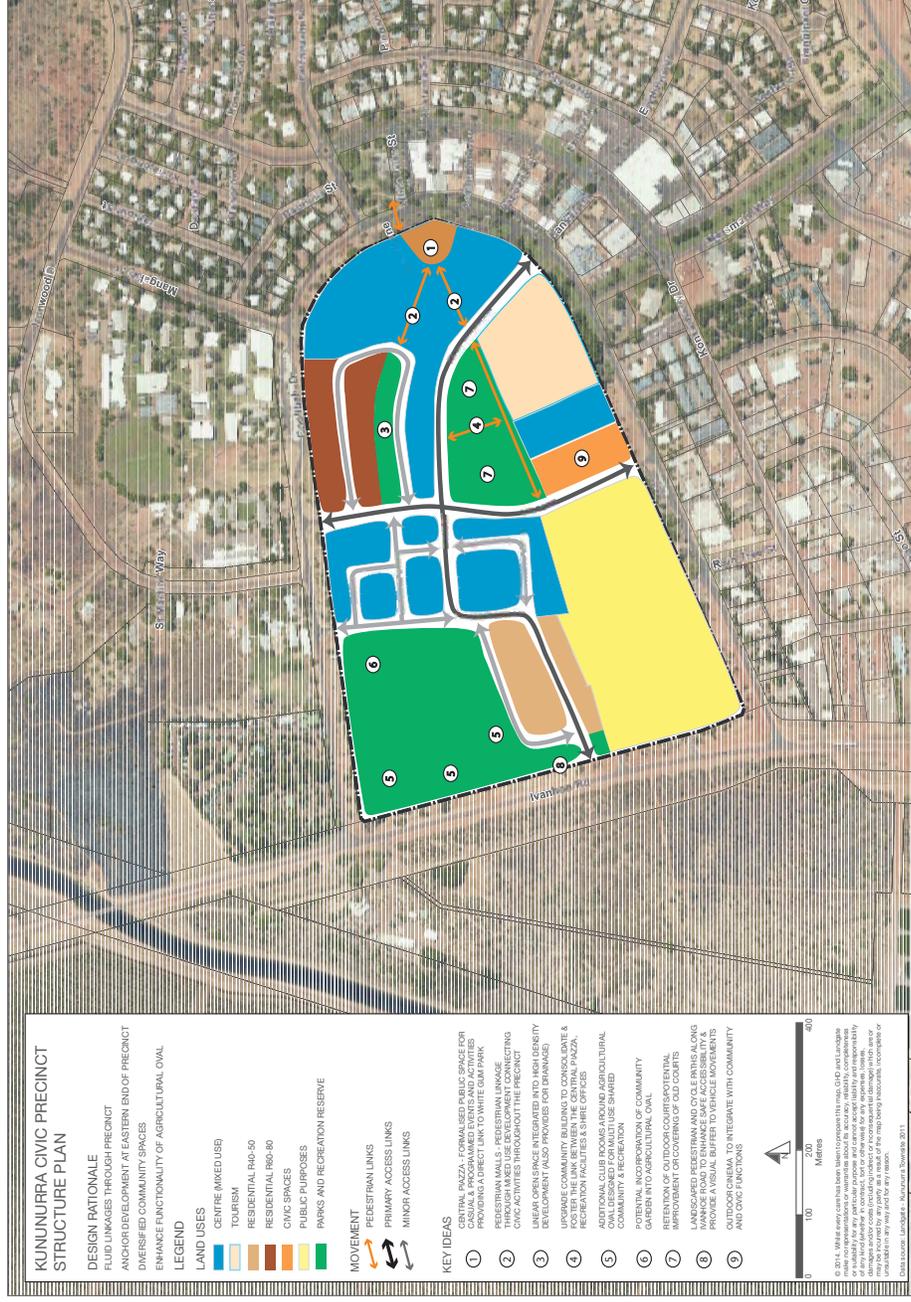


Figure 12 Kununurra Civic Precinct Strategic Land Use and Opportunity Map

4.1.1 Sub-precincts

The Kununurra Civic Precinct Structure Plan area has been divided into five individual sub-precincts. The sub-precinct areas have largely been based on the function of the area, as well as the proposed development staging. The sub-precinct areas are shown in Figure 13.

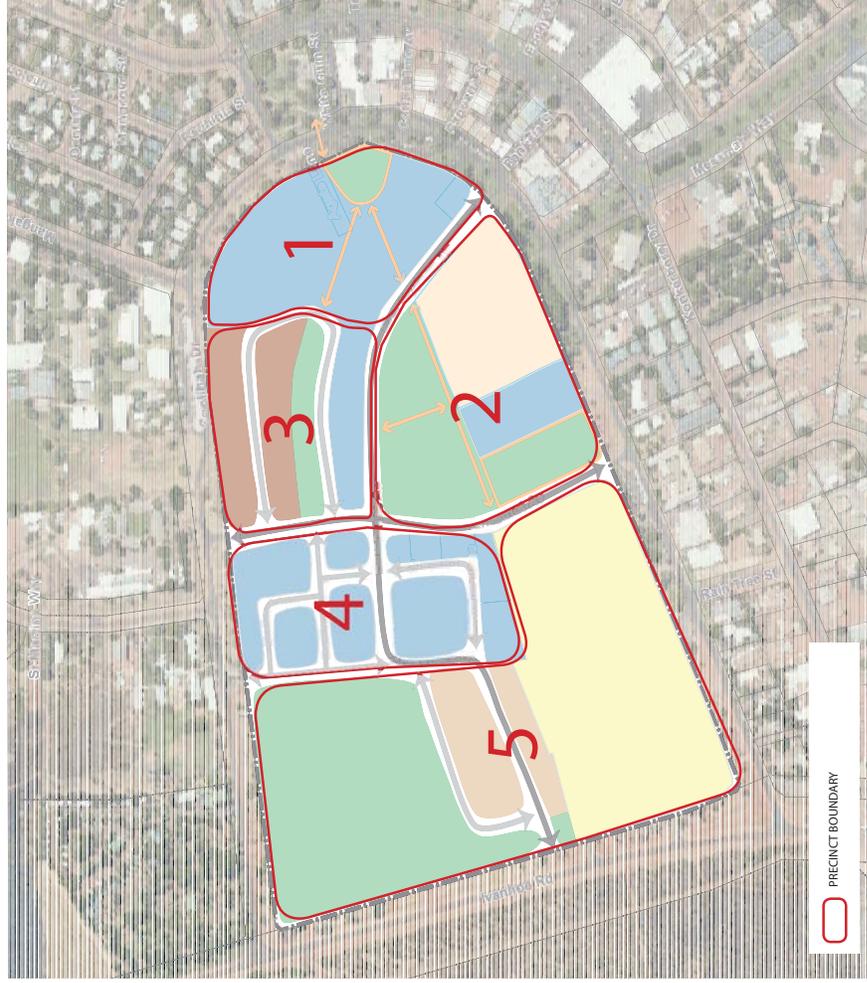


Figure 13 Kununurra Civic Precinct Structure Plan Precincts

Sub-Precinct 1 - Central Community Hub

Town centres in Western Australia have historically evolved from a couple of key developments, building up from small civic and administrative functions such as roads boards and the like to include retail, entertainment and business functions.

Typically this results in a number of developments occurring in largely dispersed locations and over time the spaces in between are filled with other

functions; this does not always follow a particular vision for the town centre and can result in places which evolve around popular destinations such as shopping malls and community functions such as post offices and recreation facilities.

Kununurra, whilst established for the development of the first stage of the Ord rather that a unique administrative centre, has developed into an administrative centre and presents very much the same. The result of this for Kununurra is a centre

with no defined or recognised 'core'.

The intent of sub-precinct 1, the Central Community Hub, is to be the central point in reclaiming a vision for a defined, recognised and cherished town centre. In the future, the community will identify with specific locations and activities that are ultimately their central focus, beginning with this sub-precinct.

The Central Core will be the interface between the existing Kununurra retail area

and the civic functions which underpin the Civic Precinct. This linkage will be critical to connecting spaces within the towns site and creating a more unified centre.

The vision is specifically to create a space for the community to interact with one another. A piazza, located where the swimming pool is currently situated, will provide a central space for community events such as markets and pedestrian links through the precinct will facilitate sustainable movement throughout.



Town Piazza

Planned day and night activities, with good opportunities for seating and shade

Coolibah Drive

With central boulevard style planting and parallel verge parking

Town scale development
3-4 floors, with awnings over footpaths, residential and balconies above

Landscaped active space
Clear linkage between the retail, business and civic realms

Town scale development
2-3 floors, with awnings over footpaths and potential residential above

<p>Using the existing sunken area and the terracing surrounding the pool, the piazza will comprise an amphitheatre style setting which could comprise a water play area for day time enjoyment and allow for night time events such as concerts or plays.</p> <p>The surrounding mixed use area should provide active business or entertainment uses on the ground floor that address the piazza or Coolibah Drive. Rights of access will be required either within developments or the abut developments to enable ease</p>	<p>of movement for pedestrians through the town between the retail and civic functions. These accessways should also be provided with awnings or sheltered pathways to encourage walking.</p> <p>Over time, with redevelopment of existing buildings, mid-block parking areas should replace street fronted parking, creating opportunities for well landscaped street frontages for shared community interaction.</p>	<p>The objectives of sub-precinct 1 - Central Community Hub are:</p> <ul style="list-style-type: none"> - To establish strong linkages between the existing and expanded Kununurra town centre areas. - To develop an active, community focused interface between developments and the pedestrian realm. - To create a central piazza space for the community to interact, play and relax. 	<ul style="list-style-type: none"> - To ensure active uses on the ground floor that address and connect with the pedestrian realm to promote vibrancy, community interaction and a sense of place. - To create development that is reflective of Kununurra's style and sympathetic to the local climate. - To establish safe, efficient and enjoyable pedestrian links through the precinct.
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Town scale development
1-2 floors, with awnings over footpaths

<p>Sub-Precinct 2 - Shared Community</p> <p>The Shared Community Precinct has been identified as a key focus for community recreation and entertainment. This sub-precinct will be identified as an area to play and stay.</p> <p>Bounded by the existing Ron Hodnett Drive, Bluegrass Avenue and Chestnut Avenue, the sub-precinct should encourage pedestrian linkages through and around with clear pedestrian and cyclist pathways.</p> <p>Existing functions should be re-energised and oriented towards these linkages and the active recreation spaces should be open and inviting to the community; programming of uses will be strongly encouraged.</p> <p>This can be achieved via some simple measures;</p> <ul style="list-style-type: none"> - A defined entry to the community centre, inferring 'open for business' with signage, art or lighting suggesting a welcome. Alternatively, 	<p>re-development of the centre to provide a more visually open frontage.</p> <ul style="list-style-type: none"> - Opening out of the existing picture gardens towards Chestnut Avenue and the netball courts to provide a more welcoming interface. An opportunity exists to establish the picture gardens as an 'community space' when not in formal use, and likewise to encourage and support increased use of the cinema function. - A mixed use development adjacent to the Country Club which may include picture gardens functions in addition to other commercial or community development. - Encouraging the interaction of the Country Club, potentially by establishing events and functions which may be shared with tourists and locals alike. 	<p>The objectives of sub-precinct 2 - Shared Community are:</p> <ul style="list-style-type: none"> - To maintain and enhance active recreation spaces. - To develop commercial and mixed use developments that support the town centre and surrounding land uses. - To provide accommodation options for 	<p>visitors and tourists.</p> <ul style="list-style-type: none"> - To create development that is reflective of Kununurra's style and sympathetic to the local climate. - To establish safe, efficient and enjoyable pedestrian links through the precinct.
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An example of a cinema screen within a shared open space, next to commercial developments

<p>Sub-Precinct 3 - Urban Central</p> <p>The Urban Central sub-precinct is proposed as the focal point for high density residential development. The area has excellent access to services and amenities such as the school precinct, the mixed use and commercial areas as well as active and passive recreation spaces and is thus a natural extension of the types of form and function of the Coolibah Estate development.</p> <p>In the short term, this sub-precinct remains as an existing town oval, until such time as the town oval functions can be integrated with the Agricultural Oval or at East Lily Creek. In the long term, a redeveloped sub-precinct comprises higher density residential development to the north and mixed use development on the southern edge along Bluegrass Avenue.</p> <p>A linear parkland is proposed through the centre forming a critical precinct wide east-west link and enabling precinct wide drainage to be managed via a landscaped depression.</p>	<p>Development fronting the parkland should be visually permeable and of a high standard.</p> <p>The objectives of sub-precinct 3 - Urban Central are:</p> <ul style="list-style-type: none"> - To provide diverse housing options and support a vibrant residential community. - To establish commercial and mixed uses that are compatible with the residential area. 	<p>Sub-precinct 4 - Coolibah Estate</p> <p>Coolibah Estate will continue to provide sustainable, high quality housing for the local Kununurra community. Design Guidelines as prepared by LandCorp, guide the built form outcomes to ensure dwellings are reflective and suitable to the local area.</p> <p>The objectives of sub-precinct 4 - Coolibah Estate are:</p> <ul style="list-style-type: none"> - To provide diverse housing options within the Kununurra Town Centre. - To create development that is reflective of Kununurra's style and sympathetic to the local climate. - To develop sustainable and high quality designed housing.
<p>Sub-Precinct 5 - Community Facilities</p> <p>The Community Facilities Precinct will provide essential services and facilities for the local community, including medical and recreation spaces.</p> <p>An area of medium density residential has been identified for long term consideration, which will provide a lower density product towards the edge of town near to employment. Affected in the short term by the wastewater treatment plant buffer, this area may interface (in the long term) with a light industrial area, and a visual buffer along Ivanhoe Road will be critical.</p> <p>The objectives of sub-precinct 5 - Community Facilities are:</p> <ul style="list-style-type: none"> - To provide land for civic uses. - To provide land for active recreational purposes. - To provide additional opportunity for residential development near to employment centres. 	 <p>Example development fronting a park</p>	<p>Sub-precinct 5 - Community Facilities</p> <p>The Community Facilities Precinct will provide essential services and facilities for the local community, including medical and recreation spaces.</p> <p>An area of medium density residential has been identified for long term consideration, which will provide a lower density product towards the edge of town near to employment. Affected in the short term by the wastewater treatment plant buffer, this area may interface (in the long term) with a light industrial area, and a visual buffer along Ivanhoe Road will be critical.</p> <p>The objectives of sub-precinct 5 - Community Facilities are:</p> <ul style="list-style-type: none"> - To provide land for civic uses. - To provide land for active recreational purposes. - To provide additional opportunity for residential development near to employment centres.

4.1.2 Zones

Centre (R50-R80)

The centre (R50-R80) zone aims to provide a range of housing opportunities within the town centre, allowing for employment opportunities within close proximity.

The location of the centre zone adjacent to the existing commercial uses in town will enable the creation of important linkages and connect the two areas to create a more unified town centre. The mix of uses permitted in this zone will facilitate housing and employment opportunities to support an active town centre.

There are four areas of centre zone within the structure plan area and whilst the intent for all areas will be to develop as mixed use areas, the built form and character will vary.

The central community core is the area within sub-precinct 1 opposite the existing

Kununurra town centre. As it develops, sub-precinct 1 will maintain an important relationship with the existing town centre and create strong linkages into the new Civic Precinct. Heights should be flexible between two and four storeys to reflect the character of a centre.

The centre zone within sub-precinct 1 will have a strong connection with the pedestrian realm and it will be essential that buildings that abut a street, pedestrian link and/or the piazza will need to address the public space and ensure the building façades are activated. Land uses that promote interaction between the public realm and the development, such as cafes, restaurants, retail spaces and galleries will be strongly encouraged.

Mechanisms to enhance the pedestrian environment include the use of awnings, fresco dining spaces, street furniture, window displays and public artwork are encouraged.



Example of mixed use development

The area will be a pedestrian friendly environment which is not dominated by cars and car parking.

In sub-precinct 2, the centre zoned area will be a commercial and mixed use space that will provide employment and housing opportunities within the townsite. Interaction between development and the street and pedestrian links should be created to reinforce the pedestrian priority proposed in the Civic Precinct. Two to three storey buildings are encouraged.

The centre zone in sub-precinct 3 is a linear strip that will sit between two areas of parks and recreation. The development should provide a pleasant interface for pedestrians and the ground floor uses should be commercial, however uses such as offices may be appropriate subject to the treatment of the visual interface (glazing etc). This area is suitable for heights up to three storeys due to its central location and the buffers created by

the adjacent open spaces. The centre zone within sub-precinct 4 (the Coolibah Estate) has existing design guidelines that guide the development of the area. It is not the intention of the structure plan to modify any of these provisions and the Coolibah Estate Design Guidelines will still apply.



Example of mixed use development



Example of mixed use development with residential balcony spaces above

Residential R40-50

The medium density residential area in sub-precinct 5 provides housing choice for the growing Kununurra population near to employment centres. This location is ideal to provide long term development options, following longer term relocation of the waste water treatment plant.

Housing style and design should be sympathetic to the Kununurra climate and dwellings should utilise mechanisms to enhance sustainable living such as the use of solar panels, green spaces, appropriate building orientation, appropriate building materials, use of eaves and shading devices.

It is recommended that as part of any scheme amendment relating to this structure plan, that detailed design guidelines be prepared for this area that includes design provisions that respond to the local climate.



Example of medium density residential

Residential R60-80

An area of higher density in sub-precinct 3 will provide diverse residential accommodation options for the local community. This housing has been located within the core of the centre to provide centre style housing in the area.

Housing style and design should be sympathetic to the Kununurra climate and dwellings should utilise mechanisms to enhance sustainable living such as the use of solar panels, green spaces, appropriate building orientation, appropriate building materials, use of eaves and shading devices.

Development fronting the linear park should address the public realm. This not only enhances the amenity of the dwellings but provides surveillance to the public realm for safety purposes.

It is recommended that as part of any scheme amendment relating to this

structure plan detailed design guidelines be prepared for this area that includes design provisions to respond to the local climate.

To ensure buildings address the street frontage and are not congested by car parking, car parking should be at the rear of the dwelling where possible. This could be implemented through the construction of a right of way at the rear of the dwellings as indicated in the structure plan.



Example of medium-high density residential

Tourism

The tourism site corresponds with the existing Kununurra Country Club accommodation.

Given both the size of the landholding and the investment made by its current owners it is not the intention of the structure plan that this area be redeveloped for different uses.

Notwithstanding, opportunities to better integrate the Country Club's visitors with the broader Civic Precinct are desirable, such as programming events which enable visitors to interact or engage with the community, or more direct linkages with the recreation facilities such as providing vouchers for single use.

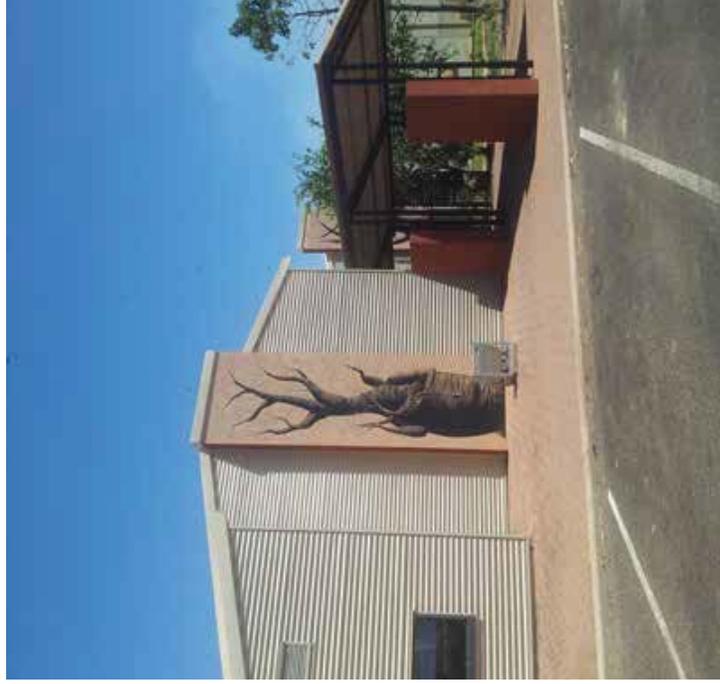


Example of tourist accommodation

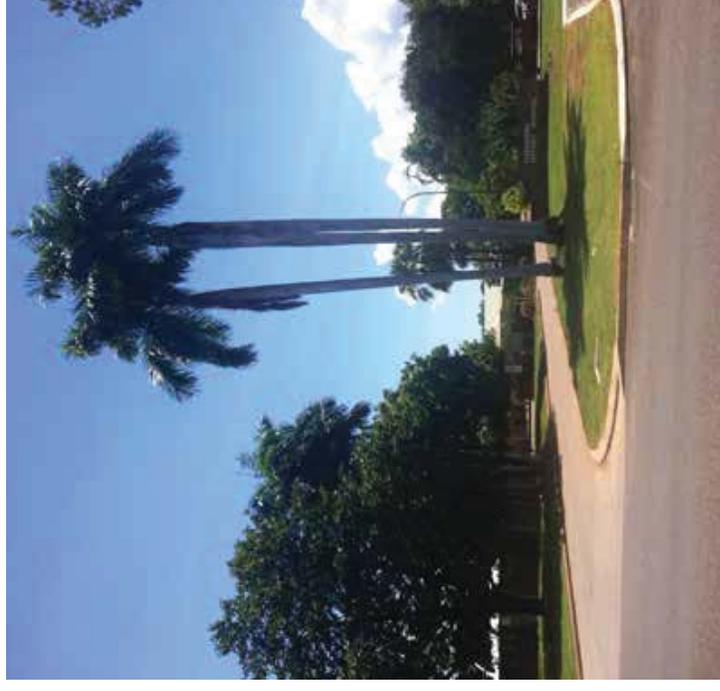
Public Purposes (hospital developments)

The public purpose site within sub-precinct 5 corresponds with the existing Kununurra Hospital. This is an essential facility for the Kununurra and wider community and is expected to remain in its current location.

The population of Kununurra is proposed to increase to 25,000 by 2041. This population increase will likely result in upgrades and developments to the existing hospital. Land identified for medium density residential in sub-precinct 5 could be utilised for additional public purposes if significant expansion of the hospital was needed. This would be subject to a detailed design/investigation if and when required.



Example of civic buildings



Existing Kununurra hospital

Civic Spaces

The civic, community based, uses within the structure plan area are important to the local community and should be maintained to support the local community.

Key civic spaces include piazzas for passive recreation and programmed events and activated pedestrian malls providing pleasant walking routes for the local community to move through the town centre.

There are several key areas of civic spaces in the structure plan. The civic space in sub-precinct 1 is proposed to be developed as a public piazza. The area will open and an inviting space for the community to congregate, socialise and relax. The space will be a mix of soft (vegetation and grass) and hard (paving) landscaping.

It is not intended that the area contain any permanent buildings or structures, other

than those that support the piazza space such as public toilets, gazebos, shading devices, information stands, seating, bins, lighting and artwork. The space can also be used for outdoor markets and community events. There are also opportunities for the space to integrate with Whitegum Park across the road.

The community space in sub-precinct 2 is currently occupied by the Kununurra Picture Gardens. The use of an outdoor cinema should be maintained however over time the space should be developed into an open air cinema space. An open air cinema will allow casual viewing by the community as well as space for more organised events.

The second community space in precinct 2 is the existing youth hub adjacent to the outdoor courts. The current building is located behind the existing oval change rooms and toilets. The building is uninviting and gives the impression that it is not open to the public. This



Examples of civic community spaces with programmed events

development should be reorientated to face externally to provide greater interaction with the community and the change rooms and toilets should be integrated with the youth hub buildings. The building does not necessarily have to be redeveloped, as mechanisms such as artwork on the walls can help to create a more inviting environment.

The structure plan also proposes the development of pedestrian links. These spaces will assist pedestrians and cyclists to move throughout the precinct in a safe, shaded and attractive environment.

Buildings that about the pedestrian links will need to address the walkways to enhance the safety and amenity of these spaces.



Examples of pedestrian links

Parks and Recreation

Parks and recreational spaces are provided throughout the precinct to maintain the open space character of Kununurra as well as maintain the strong civic and community atmosphere.

The Civic Precinct currently has an abundance of open space areas (predominantly active) and recreational facilities. The structure plan proposes to rationalise these spaces to create more utilised and functional spaces.

Within sub-precinct 2 there are two key areas; these currently function as outdoor courts. The western courts have recently been upgraded and it is the intention that these be maintained. The more eastern courts require resurfacing to enable more effective use. These spaces will function as public active recreation spaces for the local community.

A new linear park is proposed within



Example of parks/recreational civic spaces



Existing Kununurra Leisure Centre

sub-precinct 3. This space is intended to integrate with the adjacent high density uses however will also provide drainage within the precinct.

The existing agriculture oval will be maintained and enhanced. The oval will function as a multi-purpose oval for the community through the provision additional club rooms, a community garden and improved pedestrian and cycle access ways.



Example of linear park



Existing Agriculture Oval

4.2 Open Space

There is a considerable amount of existing public open space within and adjacent to the Kununurra Civic Precinct, including:

- Agriculture Oval
- Town Oval
- School Oval

In addition there are numerous recreation facilities within the area including the existing leisure centre and tennis courts.

The retained area of the Agriculture Oval is approximately seven hectares and as a result would be classified as a district park. This open space is within a one kilometre walking distance of all areas within the civic precinct.

In addition to this district park, other open space and recreational spaces proposed within the precinct are shown in Table 11. The entire Civic Precinct is approximately 37.7 hectares and as a result, there is 29.9% open space proposed throughout

the precinct in various forms. The existing sports oval is proposed to be removed and the space will be provided in the East Lily Creek Precinct. The provision of this space at East Lily Creek will ensure there is an adequate distribution of open space available in Kununurra which is accessible to the growing population. The redevelopment of the sports oval will not occur until such time as the new space is provided at East Lily Creek.

Table 11 - POS Assessment

POS Site	Approx Size (ha)
Agriculture Oval	7.1
Linear Open Space	0.7
Outdoor courts	2.1
Piazza	0.47
TOTAL	10.37



Kununurra Agricultural Oval

4.3 Residential

East Kimberley at 25k (EK@25) (MacroPlanDimasi 2013) sets an aspirational growth rate of 4% per annum, to achieve a population of 25,000 by 2041.

In order to accommodate some of this growth, the Structure Plan provides a range of housing options from medium to high density.

The structure plan will apply the provisions of the town planning scheme until such time that a scheme amendment is undertaken. The purpose of the scheme amendment will be to incorporate provisions that are specific to the structure plan area. Following the scheme amendment, it is recommended that design guidelines be prepared for areas within the structure plan.

Kununurra has a unique climate and character and the design guidelines

should reflect this. The provisions of the Residential Design Codes of Western Australia (R Codes) may be applicable for some design and built form elements, but others may require more tailored provisions.

Any design guidelines prepared for the residential areas should include, but not be limited, to the following matters:

- Sustainable design elements
- Building heights
- Building setbacks
- Building orientation
- Building materials
- Ventilation
- Roof forms
- Pedestrian and vehicular access
- Outdoor living areas



Example of housing appropriate for Australia's north west climate

The structure plan has two areas of residential zoning and other areas of mixed use zoning.

The high density residential area accounts for approximately 7% (2.4ha) of the land area within the Civic Precinct. This area can accommodate approximately 130 dwellings and a population of approximately 234 people.

The medium density area accounts for approximately 5.5% (1.9ha) of land within the Civic Precinct. This area can accommodate approximately 67 dwellings and a population of approximately 181 people.

The mixed use area within the Coolibah Estate uses the Coolibah Estate Design Guidelines to guide the development of this area. The guidelines set the dwelling yield under the Detailed Area Plan. This area is intended to accommodate 123 dwellings.

In addition to residential areas, there are two locations of mixed use development proposed by the structure plan. Assuming that only one level of these developments will be accommodated by residential dwellings, it is estimated that the mixed use area can accommodate approximately 285 dwellings and a population of approximately 514 people.

Therefore in total, the Kununurra Civic Precinct is estimated to include approximately 605 dwellings, with a population of at least 929.



Example of housing appropriate for Australia's north west climate; appropriately complemented by shading vegetation

4.4.1 Existing and Planned Transport Networks

The Kununurra Civic Precinct is located directly to the west of the Kununurra Town Centre, with the structure plan area bounded by Ivanhoe Road and Coolibah Drive. Already there are a number of road connections linking the precinct to the local road network, namely Chestnut Drive, Ron Hodnett Drive and Corkybark Drive. It is proposed to retain Chestnut Drive and Ron Hodnett Drive as the primary access routes into the precinct, with an additional access point to be provided on Ivanhoe Road.

Road Networks

The Main Roads road hierarchy in the vicinity of the Kununurra Civic Precinct is illustrated in Figure 14. Ivanhoe Road is a single carriageway with one lane in each direction and is classified as a Local Distributor, forming an important north-south link between Victoria Highway and the Ord River Irrigation Scheme area (via the Kununurra Town Centre). Victoria Highway is approximately one kilometre south of the Kununurra Civic Precinct and is classed as a Primary Distributor.

Other roads adjacent to or in the vicinity of the precinct that are classed as Local Distributors include Coolibah Drive, Messmate Way, Mangaloo Street and Ironwood Drive.

Ivanhoe Road currently has a posted speed limit of 60 km/h, whilst all other

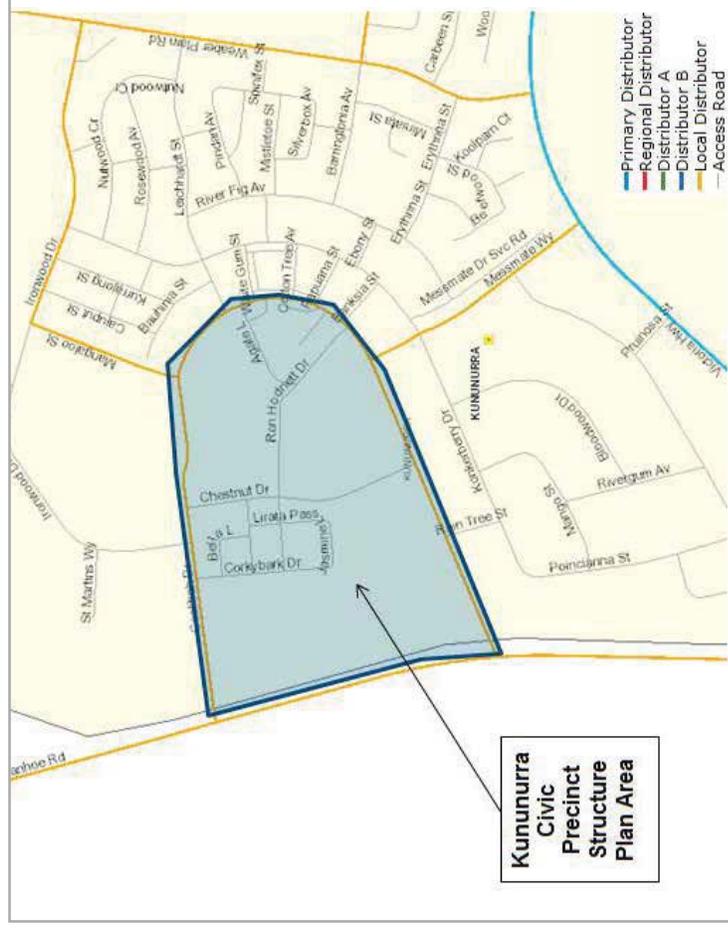


Figure 14 Existing Road Hierarchy (Source: Main Roads WA website, annotations by GHD)

roads within and surrounding the Kununurra Civic Precinct have a speed limit of 50 km/h.

Ivanhoe Road and Victoria Highway both form part of the Main Roads Restricted Access Vehicle (RAV) Network and are classified as RAV 10 routes (53.5m road trains and is denoted by the brown lines in the figure below). In addition, there a number of streets to the south of the precinct that reside within an industrial zone and consequently are also RAV 10 routes.

Public Transport

It is understood that there are no public transport services currently servicing Kununurra. Therefore it is expected that nearly all travel to and from the precinct will be by private car, as is typical in regional and remote areas.

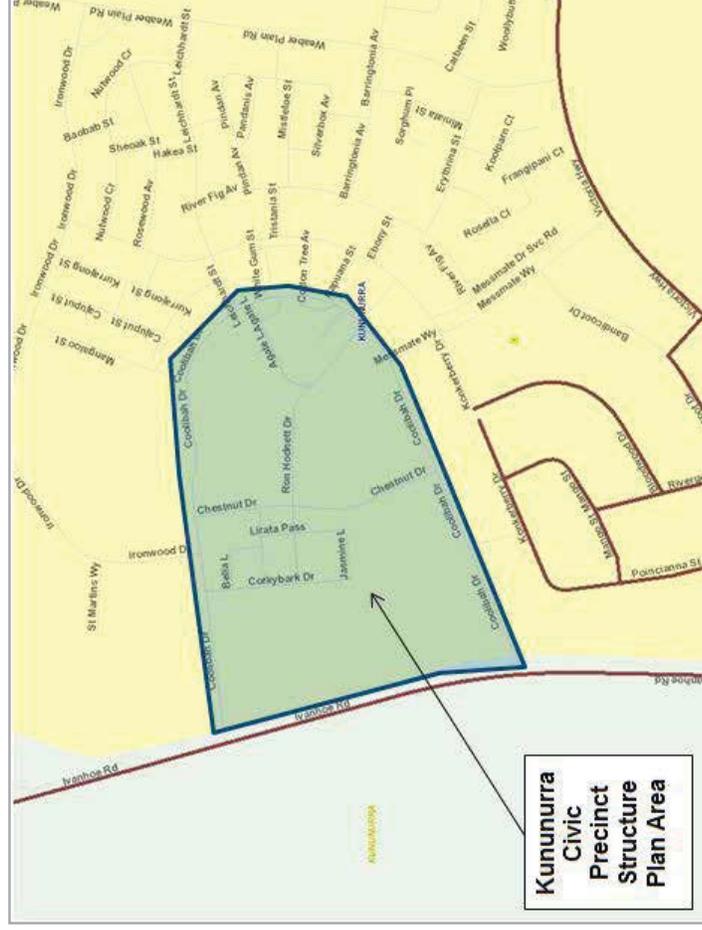


Figure 15 RAV Network (Source: Main Roads WA, annotations by GHD)

Pedestrian/Cycle Facilities

In terms of formal pedestrian facilities, there is a single footpath provided along one side of Coolbah Drive for most of its length. Ivanhoe Road does not have any footpaths running alongside it, possibly owing to its status as a heavy vehicle route.

No dedicated cycle paths or lanes appear to be provided in the vicinity of the Kununurra Civic Precinct at this time

Crash History

A total of nine crashes were recorded along Coolbah Drive between 2011 and 2015 (inclusive). Of these, six accidents occurred at intersections (two at Ivanhoe Road (south), one each at Mangaloo Street, Leichard Street, Banksia Street, and Raintree Street), two occurred whilst vehicles were manoeuvring to park or leave a driveway. Two accidents required at least one person

<p>to be hospitalised, whilst the remainder involved property damage only.</p> <p>All accidents took place during the year 2012 (6) and 2015 (3), two crashes occurred at Coolibah Drive/Ivanhoe Road south and one at 4 internal intersections, this suggests that there are no inherent road safety issues that need to be addressed at this time.</p> <p>No crashes were reported on the stretch of Ivanhoe Road between both Coolibah Drive intersections (apart from the aforementioned crash at the southern Coolibah Drive intersection).</p>	<p>proportion of the vehicles counted along Coolibah Drive registered as trucks, ranging from 36% near Kununurra Hospital to 71% near Kununurra District High School.</p> <p>Traffic counts conducted in July 2014 sourced from Main Roads' website indicate that on average around 4,400 vpd travel along Victoria Highway east of Messmate way (approximately 600m south of the structure plan area), with 15% of these being heavy vehicles.</p> <p>At the time of writing, no traffic counts were available for Ivanhoe Road, Ron Hodnett Drive and Chestnut Drive.</p>	<p>Institute of Transportation Engineers (ITE) Trip Generation: 7th Edition. For non-residential land uses, the vehicle trip generation has been reduced by 50% in order to avoid double-counting of generated trips.</p> <p>The total estimated daily trip generation for the Kununurra Civic Precinct structure plan area is based on RTA and ITE trip rates and the projected yields of the respective land uses, as shown in Table 12. Based on these figures, the development within the structure plan area is forecast to generate approximately 10,000 additional daily vehicle trips in total. In this high-level analysis, it is assumed that the trip generation is inclusive of traffic generated by employees, service and delivery vehicles and so these are not separately considered.</p> <p>Vehicle trips generated by existing land uses which are proposed to be retained are assumed to be included in the existing traffic volumes and as such, no additional</p>	<p>forecast trips have been generated for these.</p> <p>The following notes are applicable to each of the land uses listed in Table 12:</p> <ul style="list-style-type: none"> - Parks and Recreation: Includes existing ovals, along with new club rooms and community gardens to be built. For this high-level assessment, it is assumed that no additional trips will be generated as these are mostly existing facilities, and in fact may effectively be a reduction in existing trips. - Residential: A trip rate of nine trips per dwelling has been assumed irrespective of housing densities. - Retail: Includes shops, cafes and restaurants. - Community: Includes consulting rooms, health studios and other related uses. - Office/Other: Includes commercial and other miscellaneous land uses not
<p>4.4.2 Current Traffic Volumes</p> <p>The Shire of Wyndham-East Kimberley (SWEK) has supplied traffic counts for various parts of Coolibah Drive conducted in 2012. Average daily traffic volumes range from around 1,200 vehicles per day (vpd) near the Kununurra District High School to around 3,150 vpd on the northern section. Of note is that a high</p>	<p>4.4.3 Future Forecast Traffic Generation</p> <p>To estimate the vehicular traffic forecast to be generated by the structure plan, vehicle trip rates were derived from the New South Wales Roads and Traffic Authority (RTA) Guide to Traffic Generating Developments and the</p>	<p>generated trips.</p> <p>The total estimated daily trip generation for the Kununurra Civic Precinct structure plan area is based on RTA and ITE trip rates and the projected yields of the respective land uses, as shown in Table 12. Based on these figures, the development within the structure plan area is forecast to generate approximately 10,000 additional daily vehicle trips in total. In this high-level analysis, it is assumed that the trip generation is inclusive of traffic generated by employees, service and delivery vehicles and so these are not separately considered.</p> <p>Vehicle trips generated by existing land uses which are proposed to be retained are assumed to be included in the existing traffic volumes and as such, no additional</p>	<p>forecast trips have been generated for these.</p> <p>The following notes are applicable to each of the land uses listed in Table 12:</p> <ul style="list-style-type: none"> - Parks and Recreation: Includes existing ovals, along with new club rooms and community gardens to be built. For this high-level assessment, it is assumed that no additional trips will be generated as these are mostly existing facilities, and in fact may effectively be a reduction in existing trips. - Residential: A trip rate of nine trips per dwelling has been assumed irrespective of housing densities. - Retail: Includes shops, cafes and restaurants. - Community: Includes consulting rooms, health studios and other related uses. - Office/Other: Includes commercial and other miscellaneous land uses not

Table 12 - Kununurra Civic Precinct estimated additional daily vehicle trip generation

Land Use	Proposed Yield/NLA ¹	Daily Trip Rate	Double count reduction	Daily Trips
Parks and Recreation	Nil (existing)	Nil	-	0
Residential (R40-50)	67 dwellings	9 trips/dwelling	No	603
Residential (R60-80)	253 dwellings	9 trips/dwelling	No	2,277
Retail	12,600 m ²	78 trips/100 m ²	Yes	4,914
Community	7,200 m ²	31.5 trips/100 m ²	Yes	1,134
Office/Other	16,200 m ²	10 trips/100 m ²	Yes	810
Civic Use	Nil (existing)	Nil	-	0
Hospital	Nil (existing)	Nil	-	0
Total daily vehicle trip generation (new structure plan)				9,738

¹ Proposed dwellings/areas have been rounded to nearest whole number

captured in the categories above.

Civic Use: This includes the existing outdoor cinema and proposed new piazza space. As it is unlikely that people visiting the precinct will only go to the piazza, it is assumed that any trips made to this will be captured within the trip generations of the other land uses (e.g. Retail, Community, etc.).

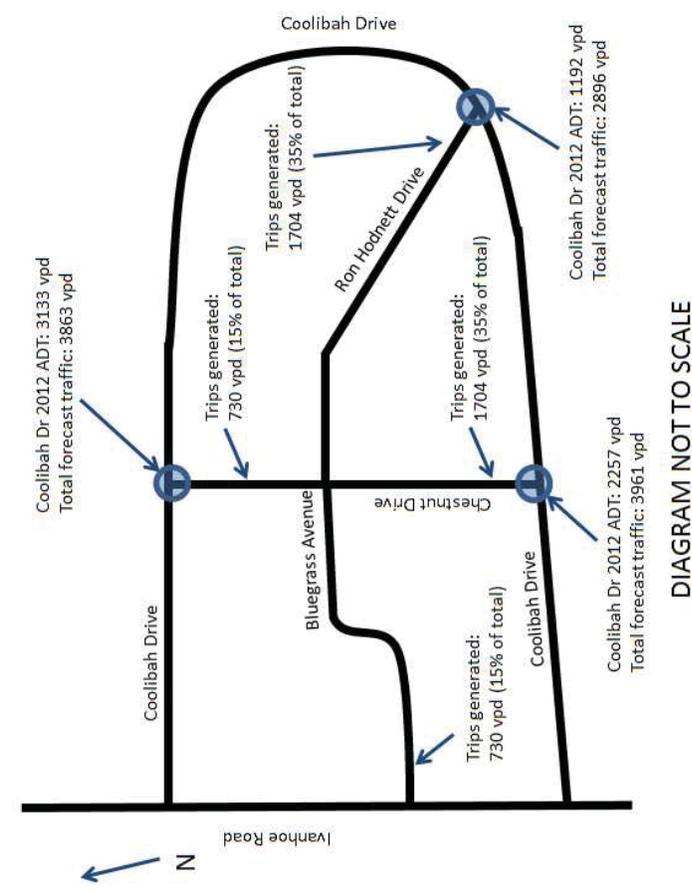


Figure 16 Ultimate traffic volumes

DIAGRAM NOT TO SCALE

Considering the distribution of residential areas around the Kununurra Civic Precinct, it is estimated that 70 percent of traffic accessing the precinct will enter and exit via Ron Hodnett Drive and Chestnut Drive (south). The remaining 30 percent of traffic is forecast to use either the new access on Ivanhoe Road or the Chestnut Drive (north) access.

Applying the above trip distribution and assignment to the Coolibah Drive traffic volumes results approximate total volumes on the local road network as shown in Figure 16.

Austrroads Guide to Traffic Engineering Practice indicates the maximum traffic volume thresholds at unsignalised intersections before intersection upgrades are required. These are summarised in Figure 17.

4.4.4 Anticipated Intersection Treatments

Of the 9,738 estimated daily vehicle trips forecast to be generated, it is assumed that approximately 50 percent of these will remain entirely within the precinct (this assumption aims to capture visits by residents to local shops, offices and places of employment). Considering the relatively small size of the precinct, it is feasible that the majority of these internal trips could be made by either walking or cycling instead of by car. The remaining 50 percent of trips will come from outside the precinct, with the majority of these coming from the residential areas to the east and south.

At present, four primary access routes are proposed as part of the structure plan, including a new road connection to Ivanhoe Road. The existing road connections to Coolibah Drive at Chestnut Drive and Ron Hodnett Drive are proposed to be retained under the precinct structure plan.

Major Road Type ¹	Major Road Flow (vph) ²	Minor Road Flow (vph) ³
Two-lane	400 500 650	250 200 100
Four-lane	1000 1500 2000	100 50 25

¹ Major road is through road (i.e. has priority)

² Major road design volumes include through and turning movements

³ Minor road design volumes include through and turning volumes

Typical peak hour traffic volumes are 10 percent of daily volumes, so the threshold is around 4,000 vpd on the major road and 2,500 vpd on the minor road. Based on the above trip generation, distribution and the traffic counts supplied by the Shire, no section of Coolibah Drive is forecast to exceed 4,000 vpd. Therefore, no intersection upgrades are likely to be required for capacity purposes along Coolibah Drive assuming that no more than 800 vpd currently use Chestnut Drive or Ron Hodnett Drive, which with the forecast traffic volumes will remain under the minor road flow threshold of 2,500 vpd.

Depending on the traffic volumes along Ivanhoe Road, the two Coolibah Drive intersections may require upgrading to accommodate the increased traffic along Coolibah Drive. In addition to traffic volumes, consideration should be given to the relatively high proportion of trucks using these roads, as an increase in traffic may lead to an increased risk of collision

between higher speed through and lower speed turning vehicles. It is likely that intersection upgrades to include right turn lanes on Ivanhoe Road are required. These and other potential intersection upgrades should be subject to further analysis based on current and future traffic volumes along Ivanhoe Road and identification of any inherent road safety risks.

4.5 Water Management

High groundwater has been observed within the broader Civic Precinct in several locations and there has also been several reported flooding events, with the most immediately relevant data for development being the Coolibah Estate development (within the Civic Precinct boundary).

Groundwater, flooding and stormwater flows require substantial engineering throughout Kununurra. Responding to this, the structure plan includes;

- A large east-west green space in the

urban area which can accommodate both local residential leisure activities as well as enabling infiltration of 100 year stormwater events;

- Ongoing infiltration of 100 year stormwater events on the agricultural oval with detailed design of this area to facilitate increased retention capacity;
- Detailed design of the road network to carry stormwater to designated retention areas and to the stormwater system; and
- Design of the piazza to enable short term retention of stormwater without unnecessarily impacting the management and maintenance of that space.

It is recommended that stormwater modelling be undertaken during detailed subdivision design to ensure appropriate design of roadside drainage and open space for stormwater management.

4.6 Education Facilities

The Kununurra District High School is located adjacent to the Kununurra Civic Precinct providing education from kindergarten to year 12.

St Joseph's catholic school and TAFE are also located adjacent to the civic precinct.

The school will support the local population residing in the Civic Precinct.



Kununurra District High School

4.7 Employment

The EK@25 document sets an aspirational target to reach a population of 25,000 by the year 2041 in the whole of the Shire. This is based on a growth rate of 4 percent per annum.

Figure 18, an extract from EK@25, illustrates the growth in the population as well as the labour force. The document states that additional land for employment will be required to allow for the increase in population, as illustrated by Figure 19.

The mixed use areas within the Kununurra Civic Precinct will enable some of these uses such as office and retail to be accommodated.

The commercial floorspace within the mix use zone has been estimated to be 3.6 ha. This can be further broken down into manufacturing (0.36 ha), retail (1.26 ha), community (0.72 ha) and other (1.26 ha) which includes office.

Historical and aspirational growth for the Shire of Wyndham-East Kimberley

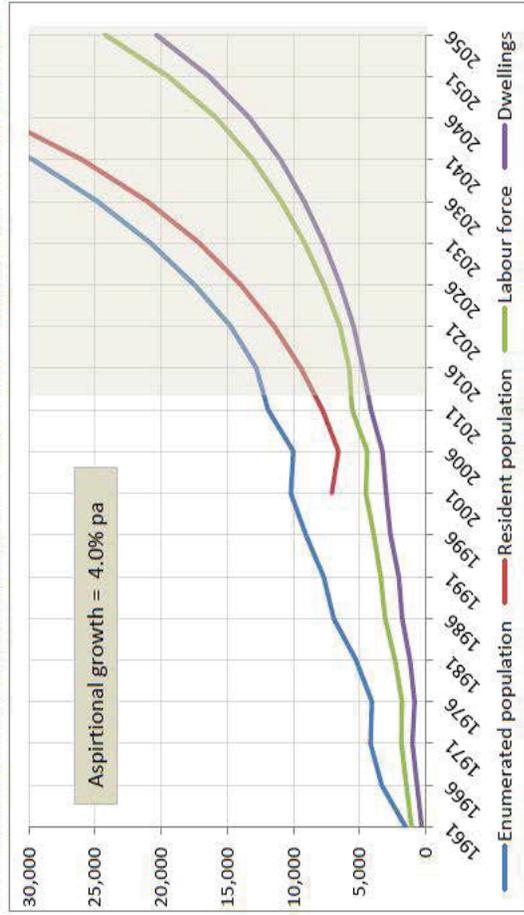


Figure 18 Historical and Aspirational growth (Source: EK@25, 2013)

Employment land requirements to service population growth through to 25,000

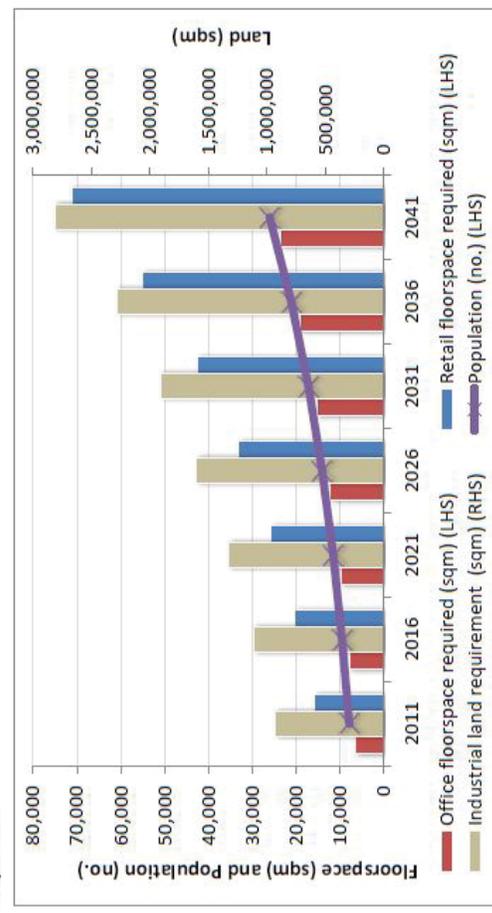


Figure 19 Employment Land Requirements (Source: EK@25, 2013)

4.8 Infrastructure Coordination, Servicing and Staging

The complete development of the Kununurra Civic Precinct is a long term outcome for the area. Some areas will remain the same and experience incremental changes over the years, whilst the development of other areas will be dependent on the relocation and development of other facilities elsewhere.

The implementation of the structure plan requires certain processes to occur to enable its development. The first relates to the statutory planning framework.

4.8.1 Statutory Planning Framework

The current zonings within the structure plan area are not all compatible with the recommendations of the structure plan. As a result a scheme amendment is required to apply appropriate zonings and reserves.

As part of this amendment, the scheme will incorporate development provisions that will reflect the recommendations of the structure plan.

The development of local planning policies, including design guidelines, can then be prepared to further guide development.

4.8.2 Development Staging

The proposed staging of the Kununurra Civic Precinct is broken into four stages as discussed below.

Stage 1

Stage 1 are those areas in the structure plan that are likely to be developed in the short term, either due to single land ownership or existing development potential (Figure 20).

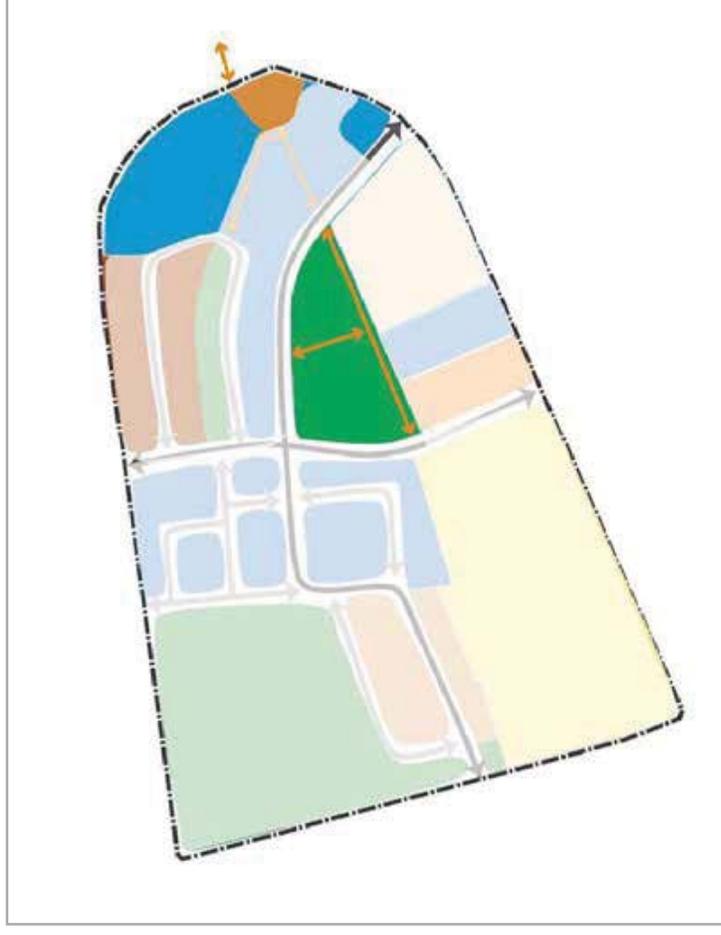


Figure 20 Stage 1 Indicative Redevelopment

The Kununurra Leisure Centre has reached the end of its functional life (in particular, the aquatic facility) and the site is no longer considered suitable due to the high water table. As a result the Leisure Centre is proposed to be relocated to the East Lily Creek Precinct. Initially, when the aquatic facility is relocated, that area can be developed into a community piazza. Once the balance of the leisure centre is relocated the balance of structures on site can be removed and the area opened up for redevelopment.

Adjacent to the Leisure Centre is a number of sites used for low scale purposes including places of worship. This has the potential for redevelopment relatively quickly. The post office site on Coolibah Drive also has redevelopment potential.

There is an opportunity to upgrade the western outdoor courts and community building on Ron Hodnett Drive in the short term.

Stage 2

In the short to medium term there is an opportunity for the existing outdoor cinema to be upgraded and developed into an open air cinema (Figure 21). The centre zone adjacent could be developed as either a stand alone commercial development or could be fully integrated into the redevelopment of the cinema including ground floor seating areas or gathering spaces.

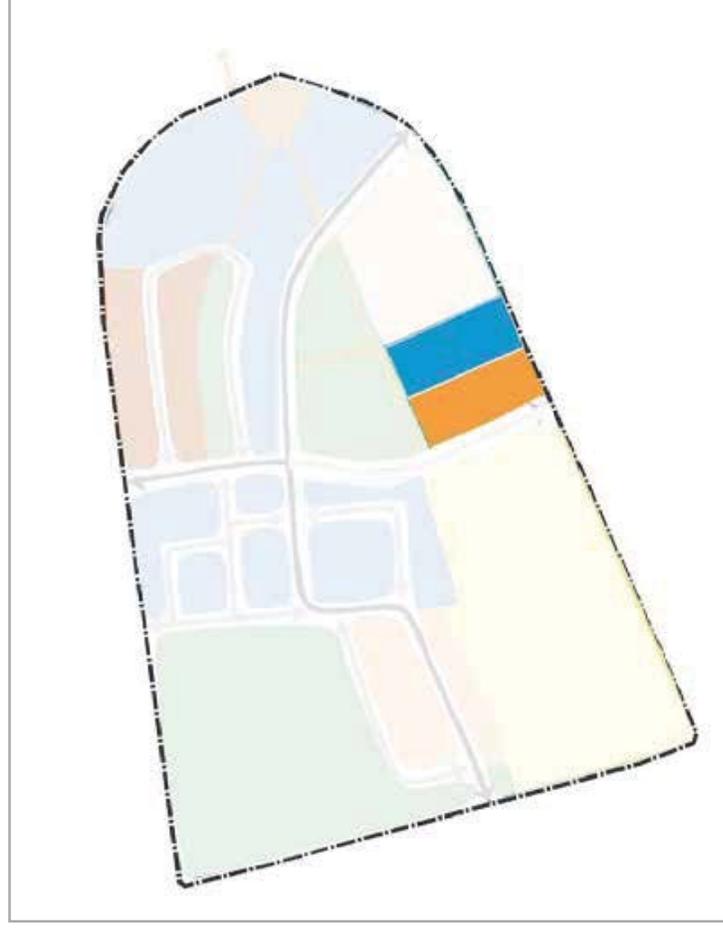


Figure 21 Stage 2 Indicative Redevelopment

Stage 3

In the medium to long term it is likely the development of the medium density residential area will begin (Figure 22). This stage is partially influenced by the buffer to the wastewater treatment plan, which will influence timing of delivery.

Stage 4

In the long term the development of the existing oval will take place (Figure 23). This area includes the high density residential area, a linear park and an area of centre zone. The redevelopment of this area will not take place until the development of the East Lily Creek Precinct to ensure that there are adequate recreation spaces within Kununurra to cater for the existing population in the short term.

Incremental Development Areas

Certain areas within the precinct will evolve over time under the current planning guidelines, or will remain as they are currently developed (Figure 24),

including:

- The hospital where changes may occur as the population increases but is otherwise unaffected by the structure plan;
- The Kununurra Country Club which will be maintained to provide tourist accommodation within the town centre. Some development or redevelopment may take place over time based on commercial needs, but the site is otherwise unaffected by the structure plan;
- The Coolibah Estate development which will experience growth and change over time. There are design guidelines used to guide the development of this area and it is not the intention of the structure plan to propose changes to this; and
- The agricultural oval, which will be modified in terms of its physical extents, however, the recreational use will remain.

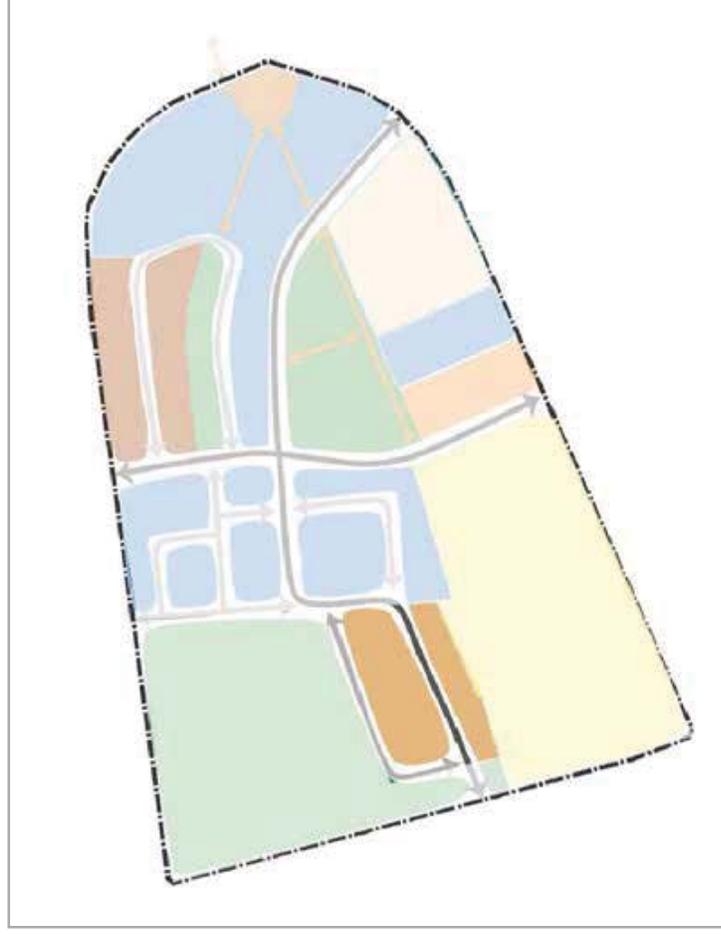


Figure 22 Stage 3 Indicative Redevelopment

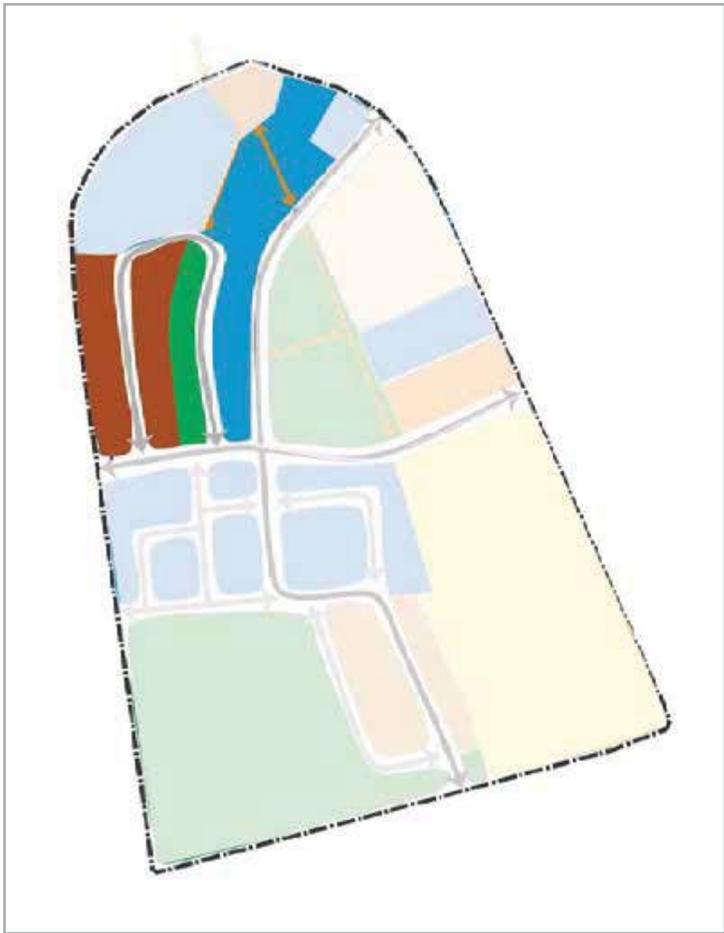


Figure 23 Stage 4 Indicative Redevelopment

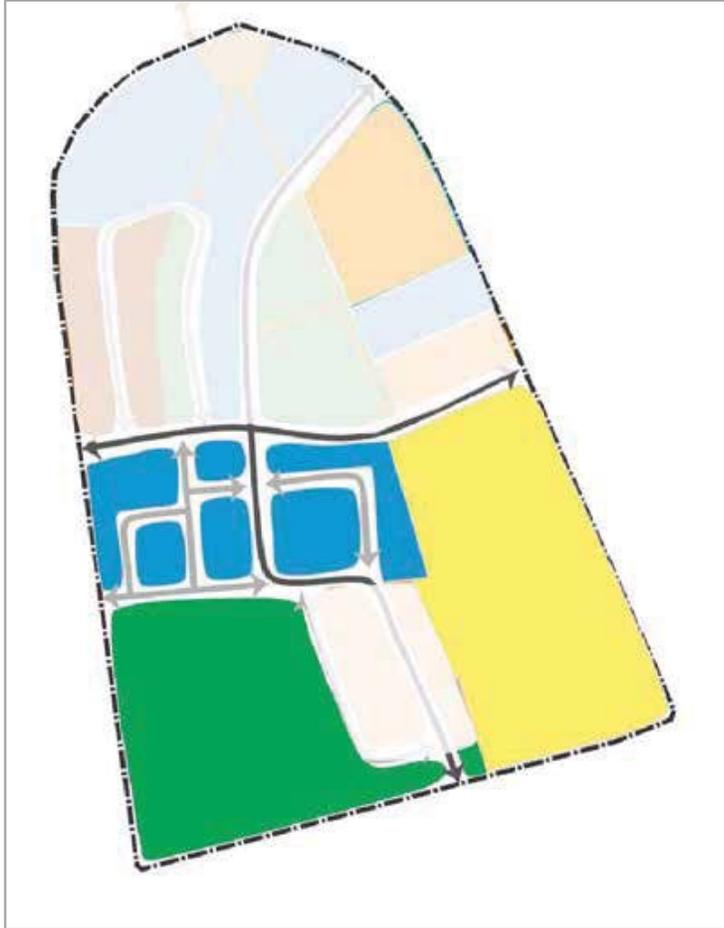


Figure 24 Incremental Indicative Redevelopment

East Kimberley @ 25k, 2013, MacroPlanDimasi

Kununurra Regional HotSpots Land Supply Update, 2008, Western Australian Planning Commission, Perth

Liveable Neighbourhoods, 2007, Western Australian Planning Commission, Perth

2036 and Beyond: A Regional Blueprint for the Kimberley (Draft overview for public comment), 2014, Kimberley Development Commission

APPENDIX A



02 September 2014

Urban Planning Survey

1 Background

In June 2014, the Shire of Wyndham-East Kimberley (the Shire) engaged GHD to undertake a Business Case for the development of a Leisure and Aquatic Centre in Kununurra, and then to develop a planning response via structure plans for the areas known as the Kununurra Civic Precinct (KCP) and the East Lily Creek (ELC) area.

Previous planning has occurred for both of these areas, with the ELC prior planning being very recent.

There is a *Draft in Progress Business Case* prepared which, although subject to some additional investigation and stakeholder engagement, has generally found the opportunity of redeveloping leisure and aquatic facilities at ELC to be the preferred option. In this context, we have commenced the preliminary analysis of each of the KCP and ELC sites.

2 Purpose of this Report

The purpose of this report is to outline the results of a survey offered to the community that seeks to establish an understanding of the community's position is on the current and future land uses for the Kununurra Town Centre, new urban areas and the Racecourse area. The results of this survey will assist in informing planning for land use in the area, in particular the planning for the Kununurra Civic Precinct and East Lily Creek Structure Plan areas.

3 Survey Summary

The survey was carried out from July 9, 2014 through to August 18, 2014. 80 members of the community responded to the survey that engaged community members of all ages (Figure 1), with a high representation of 25 to 44 year olds consistent with the age distribution demographics for Kununurra generally.

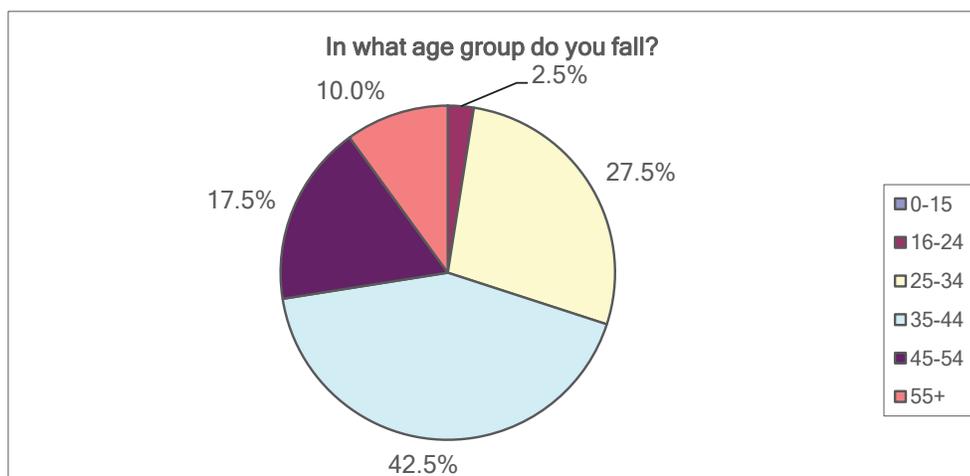


Figure 1 Representation of Participating Age Groups

Question Objectives

The survey presented questions to participants to obtain an understanding of:

- Main activities carried out in the Town Centre
- Importance and perceived quality of facilities and activities in the Town Centre
- Uses preferred in the new urban areas
- Where activities should be planned to occur

The results of this survey will assist in facilitating the development of Structure Plans for the Kununurra Civic Precinct and the East Lily Creek area.

4 Survey Results

Each question is summarised for its key information below:

4.1 Question 1: What things do you currently do in the Kununurra town centre area?

The results of this question (see Figure 2) suggest;

- 50% of people used the Town Centre for Government services. Given that most residents of a community would utilise Government services if available, and that Government services are indeed available in the Town Centre, this could suggest that the community are using technology to utilise Government services in some cases.
- Only 40% of people identify as residing in the Town Centre.
- Shopping, work and sport and recreation were the major uses of the Town Centre.
- The question contained two answers, 'entertainment' and 'restaurants, taverns, bars' that comprise similar uses. This has a neutral effect as the results were fairly similar for both.
- 3 respondents specifically noted 'meetings' as another use that was not represented in the answers.

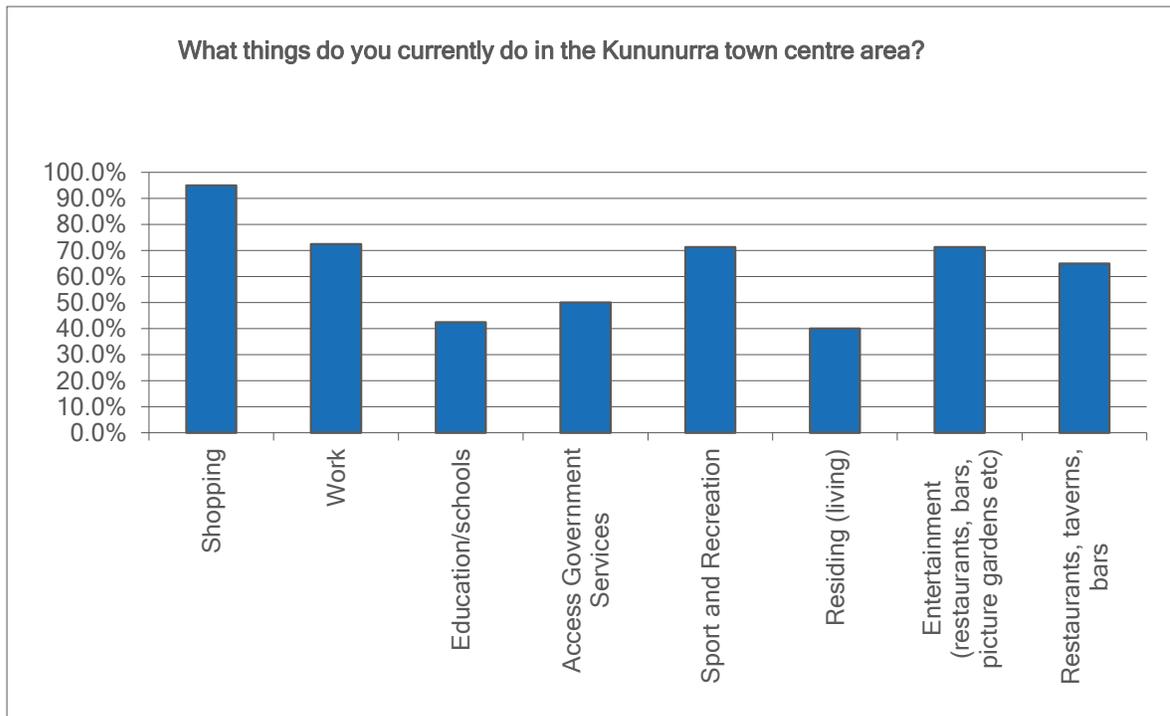


Figure 2 Activities carried out in Town Centre

4.2 Question 2: With regard to the Kununurra town centre area, what importance do you place on the following?

The results of this question (see **Table 1 Importance of facility/activity** Table 1) suggest;

- Respondents place a high importance on safe, walkable, cycle friendly environments that consist of sitting and relaxing areas filled with trees and plants.
- Appearance of buildings is of high importance; however, the heritage of building is of little interest to the respondents.
- It is apparent that shopping, entertainment and community buildings are of high importance within the Town Centre.
- Whilst recreation, leisure and aquatic facilities were amongst the highest importance within the Town Centre these uses were also recorded amongst the lowest importance within the Town Centre, suggesting that there is not as much consensus amongst respondents about the need to include recreation activities in the Town Centre.

Table 1 Importance of facility/activity

Answer Options	Very low	Low	Neutral	High	Very high
Appearance of buildings	1	2	12	46	18
Retaining heritage buildings	5	14	27	24	9
Shopping opportunities	2	3	12	31	30
Residential housing options	6	13	22	18	19
Entertainment (restaurants, bars, picture gardens etc.)	1	1	11	40	26
Aquatic centre	7	9	22	19	22
Leisure facilities	7	10	15	24	22
Ovals and courts	8	10	17	25	19
Library/educational facilities	5	3	15	36	20
Community buildings	2	5	22	31	18
Places to sit and relax	6	2	10	27	33
Trees and plants	2	0	8	30	38
Parking and traffic management	0	1	12	32	34
Bicycle access and safety	2	2	19	26	29
Walking access (pathways into and from the town centre)	2	1	5	32	39
Safety and security	0	1	7	14	57

4.3 Question 3: And regarding those elements in question 2, how do you currently rate the quality of those features?

The results of this question (see Table 2) suggest;

- 67% of respondents rated safety as being either poor or very poor.
- Walking, cycling, sitting and relax spots also rated poorly.

The survey responses suggest that much more can be done to improve those functions of the Town Centre upon which the community places high importance. The survey provides us with a number of key improvements that can be made through relatively cost effective measures.

The appearance of buildings is also seen as being poor although in line with heritage not being too relevant to the respondents; more than half of the respondents took a neutral stand on the issue.

Table 2 Quality of facility/activity

Answer Options	Very low	Low	Neutral	High	Very high
Appearance of buildings	16	36	17	8	3
Retaining heritage buildings	7	22	43	4	3
Shopping opportunities	12	34	19	9	4
Residential housing options	9	18	42	9	1
Entertainment (restaurants, bars, picture gardens etc.)	4	17	34	23	2
Aquatic centre	7	22	26	21	3
Leisure facilities	7	21	26	22	3
Ovals and courts	5	7	28	34	4
Library/educational facilities	2	5	18	41	14
Community buildings	3	14	38	23	2
Places to sit and relax	17	23	23	11	6
Trees and plants	7	22	22	23	5
Parking and traffic management	12	28	25	12	3
Bicycle access and safety	13	28	28	7	3
Walking access (pathways into and from the town centre)	15	21	31	9	4
Safety and security	24	29	19	4	3

4.4 Question 4: What things would you like to be able to do in the south eastern part of Kununurra; including Lakeside and the future Drovers Rest and East Lily Creek development area?

The results of this question (see Figure 3) suggest;

- Shopping and sport and recreation are the main facilities and uses that the respondents would like to see in this area.
- Work places were not seen as a significant requirement in this area.
- Government services were preferred to be kept in the Town Centre.

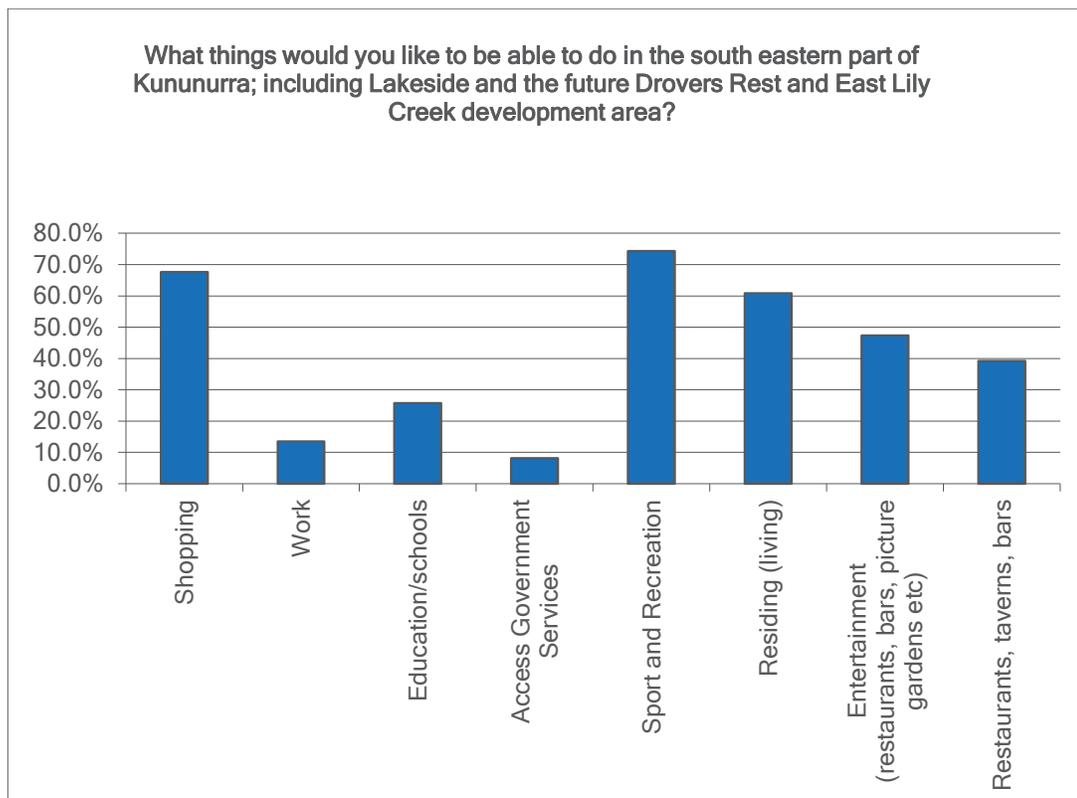


Figure 3 Preferred activities in the new urban areas

4.5 Question 5: Where do you think the following activities should be allowed for?

The results of this question (see Table 3) suggest;

- Sporting clubs and facilities were preferred by respondents in the newer areas as opposed to the Town Centre.
- Town Centre is preferred to remain the precinct for government services and education facilities.
- Town Centre to preferred to host major shopping facilities and also taverns.
- Racecourse if not seen as a hub for these activities, except for a small proportion of respondents suggesting outdoor sports and tourism in this location.

Table 3 Preferred location for Activities

Answer Options	Kununurra Town Centre	New urban areas of Kununurra (e.g. south east)	Racecourse area
Government buildings and offices	61	12	0
Community centres	46	22	2
Libraries	62	9	0
Education	50	22	0
Shopping	50	26	1
Hotels/tourism accommodation/caravan parks	34	32	8
Restaurants, taverns and bars	50	22	1
Outdoor sporting grounds and clubs (ovals, courts etc.)	20	46	9
Indoor recreation and sporting facilities including the leisure centre and aquatic centre	30	42	3
Convenience shopping (eg small supermarket)	17	57	2

4.6 Question 6: Where do you think the following entertainment activities should be allowed for...?

The results of this question (see Table 4) suggest;

- Most respondents would like to see restaurants in multiple locations.
- Bars are preferred in the Town Centre, however 50% of respondents would like to see a bar in the new urban area.
- The racecourse is a preferred location for major concerts and festivals.

Table 4 Preferred location for entertainment activities

Answer Options	Kununurra Town Centre	New urban areas of Kununurra (e.g. south east)	Racecourse area	Multiple areas
Restaurants	28	7	0	32
Taverns, bars	35	13	0	21
Outdoor cinema	41	14	6	8
Festivals and major events (eg concerts)	17	8	24	24

4.7 Question 7: Where do you think the following specialised recreation areas should be allowed for...?

Table 5 Preferred location for specialised recreation activities

Answer Options	Kununurra	New urban areas of Kununurra (e.g. south east)	Racecourse area	Multiple areas
Pony clubs/agricultural oval	11	3	59	5
Bowls clubs	28	23	8	10
Indoor cricket	30	26	3	8
Squash courts	28	26	1	7

The results of this question (see Table 5) suggest;

- More than 80% of respondents would like to see the Pony club and the agricultural oval relocated out to the racecourse area.
- There was a relative balance in location preference for indoor sports activities.

5 Summary

In summary, the respondents have indicated the following:

- The survey responses suggest that much more can be done to improve safety, pedestrian and cycling facilities, resting and relaxation amenity in the Town Centre and that these improvements would be significantly important to the community.
- Town centre is preferred as the location for government services, libraries, education hubs and office spaces whilst still maintaining restaurants, taverns and major shopping facilities.
- The newer urban areas are generally preferred for outdoor recreation facilities, aquatic facilities, small shops and diverse residential living.
- Indoor sporting facilities and bowls clubs are desirable in both locations.
- Respondents identified the racecourse as the preferred home of the Agricultural oval, pony club and also to host major concerts and festivals.

Generally, the respondents have suggested a preference for activities and land uses in locations which would be considered quite orderly from a planning perspective, with the appropriate interest in some entertainment and services outside of the Town Centre and an interest in other facilities such as recreation facilities in the new urban areas consistent with the population expansion in this area.



2 September 2014

Sporting/Leisure Facilities Survey

1 Background

In June 2014, the Shire of Wyndham-East Kimberley (the Shire) engaged GHD to undertake a Business Case for the development of a Leisure and Aquatic Centre in Kununurra, and then to develop a planning response via structure plans for the areas known as the Kununurra Civic Precinct (KCP) and the East Lily Creek (ELC) area.

Previous planning has occurred for both of these areas, with the ELC planning being relatively recent.

There is a *Draft in Progress Business Case* prepared which, although subject to some additional investigation and stakeholder engagement, has generally found the opportunity of redeveloping leisure and aquatic facilities at ELC to be the preferred option. In this context, we have commenced the preliminary analysis of each of the KCP and ELC sites.

2 Purpose of this Report

The purpose of this report is to outline the results of a survey offered to the community that seeks to establish an understanding of the community's position on certain sporting and leisure facilities in the Kununurra area. The results of this survey will assist in informing planning for sporting and leisure facilities in the area, in particular the preference for these facilities in either the Kununurra Civic Precinct or in new urban areas to the southeast of the town site.

3 Survey Summary

The survey was carried out from July 7, 2014 through to August 18, 2014. 128 members of the community participated in the survey that involved community members of all ages, with a high representation of 25 to 44 year olds consistent with the age distribution demographics for Kununurra generally.

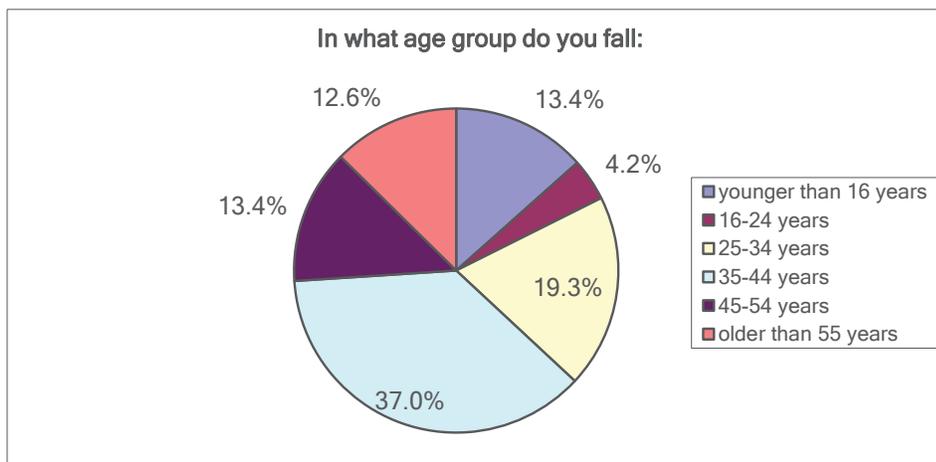


Figure 1 Representation of Participating Age Groups

Included Facilities

The survey presented questions to participants in relation to the following facilities:

- Swimming Pool
- Gym or Aerobics Classes
- Indoor Court Facilities
- Outdoor Courts
- Football Oval (Town Oval)
- Agricultural Oval
- Squash Court
- Indoor Cricket Facility
- Lawn Bowls
- Cricket Oval (High School)
- Equestrian field

The survey also queried other facilities used for recreation, and sought to determine which facilities are identified by respondents as most in need of upgrade.

As the intent of each question is to determine the existing and continued use of each facility, only those respondents who indicated that they used a facility were required to answer additional questions (for that particular facility). As such, the survey did not ascertain if respondents would be *more* likely to take up an additional sport if the facility was new or relocated. We may infer that a new and/or relocated facility could attract greater usage.

4 Survey Results

Each question is summarised for its key information below.

4.1 Question Series 1: Swimming Pool Usage

The results of this question suggest;

- Two thirds of the respondents utilise the pool in some capacity and most are casual users.
- The pool is more frequently used in the wet season compared to the dry.
- The most common time of use is in the afternoon.
- 76% of respondents travel more than 1 kilometre to the pool.
- Over 80% of respondents would continue to use the pool the same amount and in most cases more if it were located in the new urban areas.
- A suggestion was made for more availability and flexibility of hours before and after work so community could use the facility more through the week.

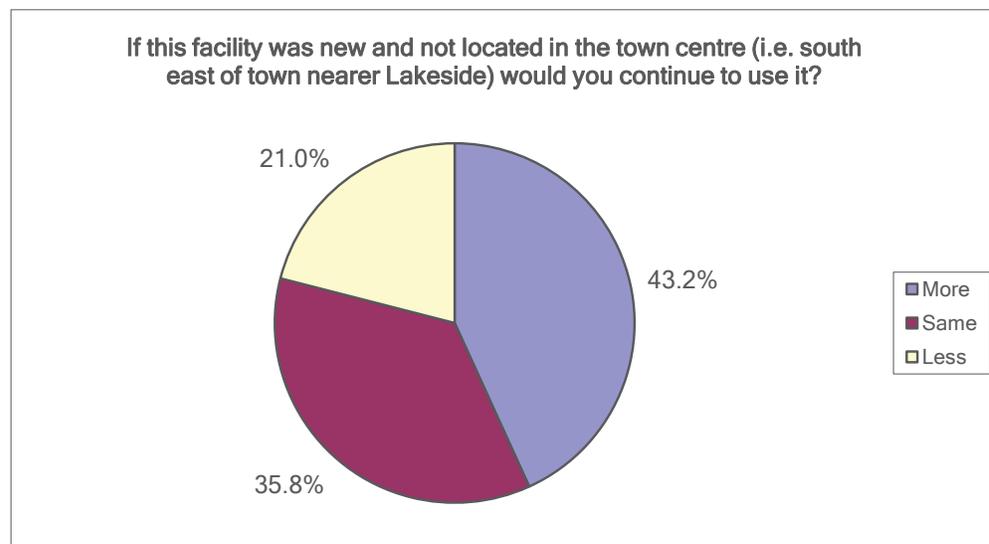


Figure 2 Influence of location on swimming pool usage

The above responses reflect the anecdotal information provided to the project team that the use of the pool in the hot humid months is a significant driver; as most respondents travel over 1km to use the pool (presumably by car) the relocation of the facility would likely have a neutral effect on use.

4.2 Question Series 2: Gym or Aerobics Classes

The results of this question suggest;

- 30% of all respondents use the gym.
- For those that use the gym more than 50% of the respondents use the gym weekly or more often in the dry season and more than 60% use the gym weekly or more often in the wet season.
- Its highest usage is the before work period.
- Nearly 40% of respondents said that would use the gym more if it were relocated.
- Most respondents drive to the Gym.

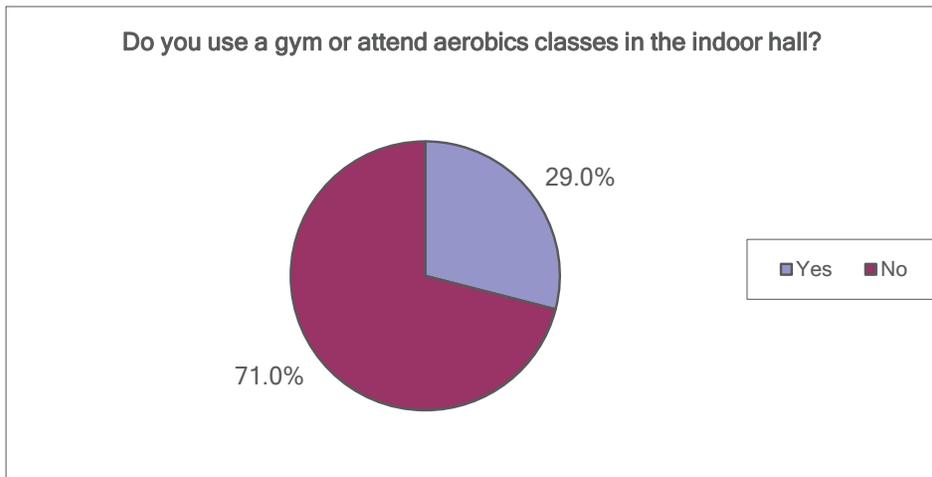


Figure 3 Gym/Hall users by percentage

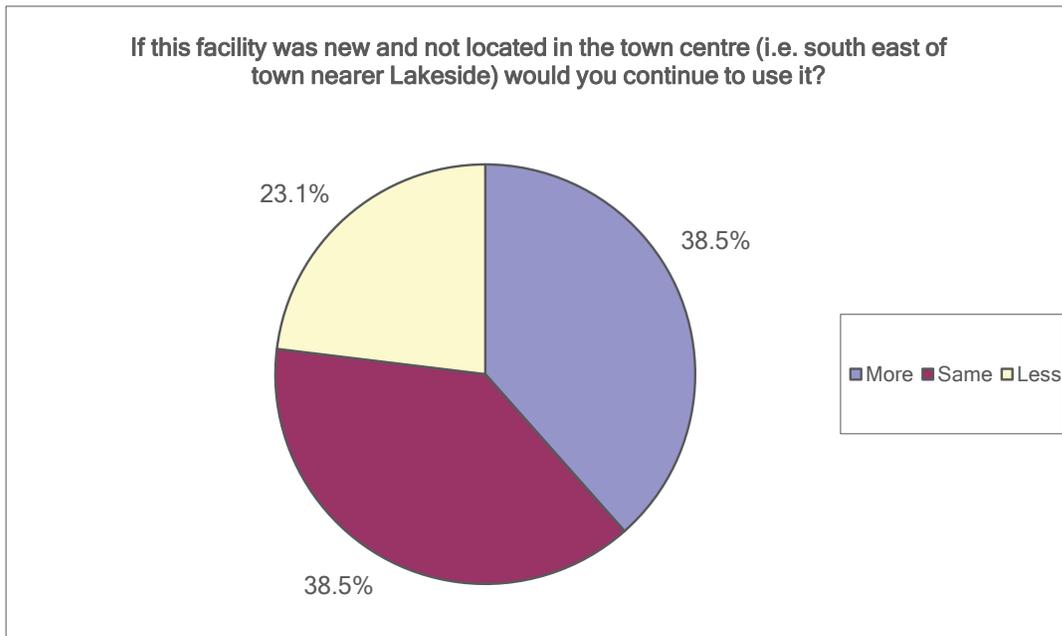


Figure 4 Influence of gym location on usage

The above responses reflect the anecdotal information provided to the project team that the gym and/or aerobics classes are a well-used based on their current location. A reduction in usage by existing patrons may occur as a result of relocating the facility, although an increase in hall space is likely to result in uptake of latent demand for hall space. An improved facility (relocated or otherwise) could be well received by the community.

4.3 Question Series 3: Indoor Court Facility

The results of this question suggest;

- 43% of respondents use the indoor courts facility.
- More than half of these use the facility at least weekly.
- Dry and wet season doesn't impact usage.
- Mostly users participate via organised sporting clubs in the afternoon and after work.
- The responses suggest that moving the facility would only deter 13% of existing users who responded and would increase usage for 37% of existing users.

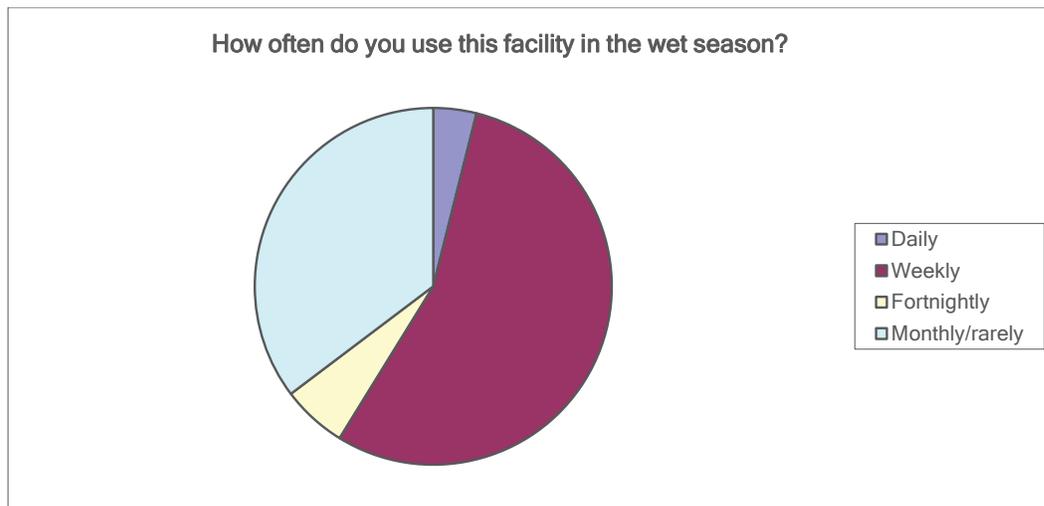


Figure 5 Frequency of usage in wet season

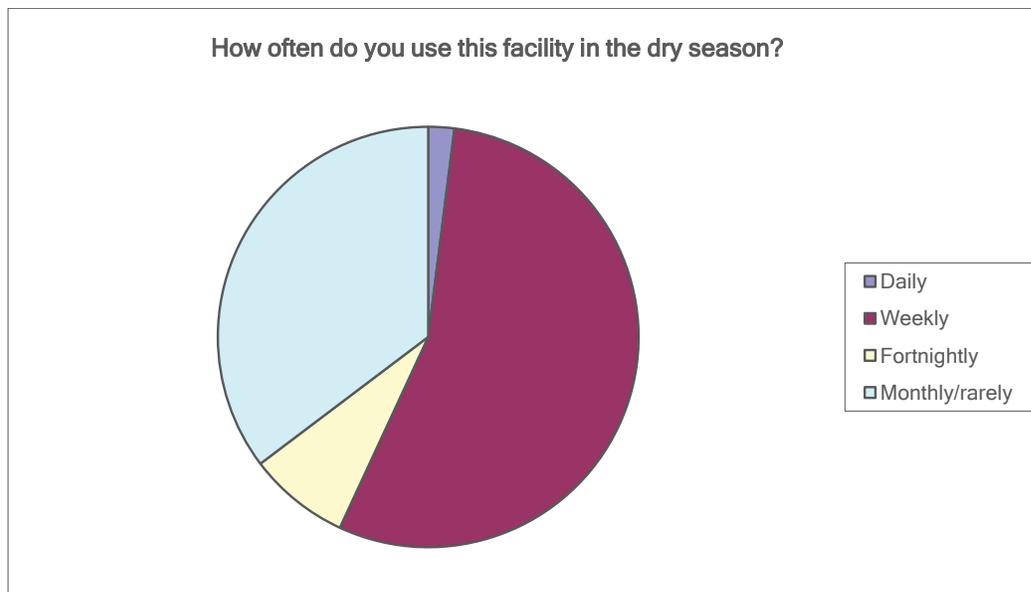


Figure 6 Frequency of usage in dry season

Although the facility is under pressure during the after work period, it is utilised equally despite the. A potential co-located facility with a school could increase usage during the day and further justify investment.

4.4 Question Series 4: Outdoor Courts

The results of this question suggest;

- Outdoor courts are utilised by 50% of the respondents.
- 82% of these respondents use them weekly in the dry season.
- 50% of the respondents use it rarely in the wet season.
- Two thirds of respondents use the facility through organised clubs.
- Most respondents drive to the facility.
- 86% would still use the facility if relocated and 33% would use the facility more.
- 90% of respondents use the facility in the afternoon or after work.

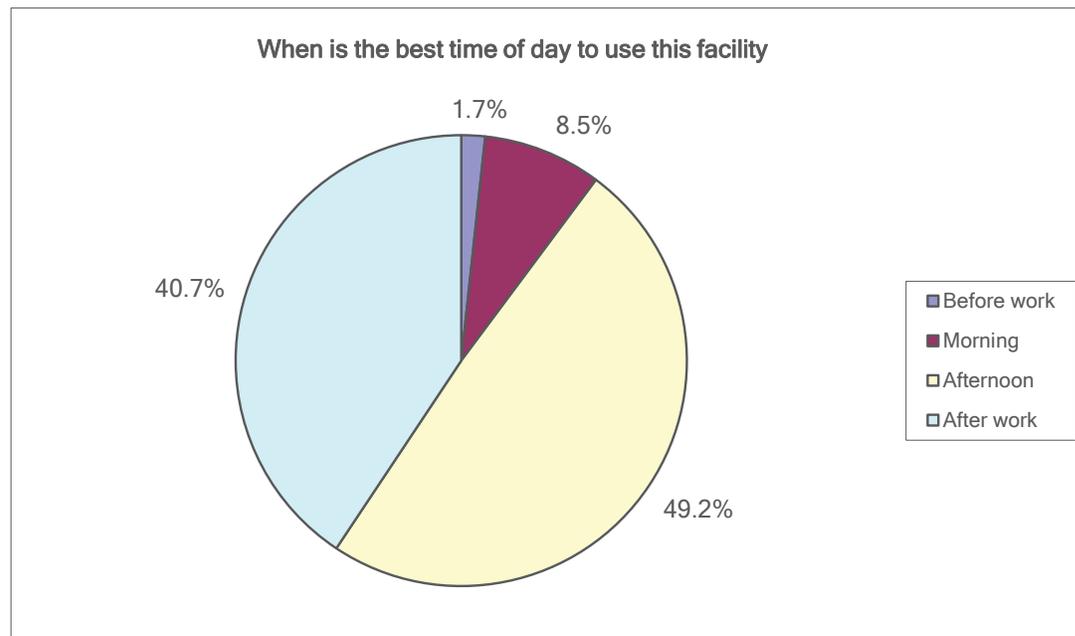


Figure 7 Time of outdoor court usage

4.5 Question Series 5: Football Oval (Town Oval)

The results of this question suggest;

- 46% of respondents use the facility.
- 43.9% of these use it at least weekly in the wet season.
- 79.3% of users use it at least weekly in the dry season.
- 20% of users would use the facility less if it were to be relocated.
- 28% of users travel less than 1 kilometre to the facility.
- 7.3% of users use the facility in the morning or before work.

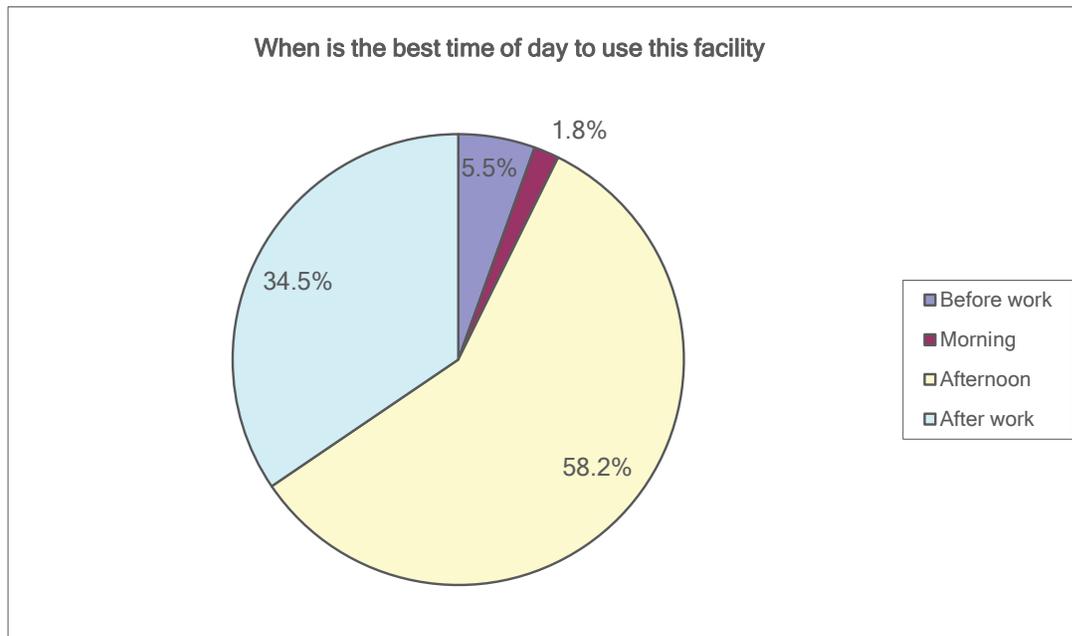


Figure 8 Time of town oval usage

This information provided anecdotally suggests that relocation of the town oval from 28% of users could marginally reduce utilisation of the facility.

4.6 Question Series 6: Agricultural Oval

The results of this question suggest;

- 43% of respondents utilise the Agricultural Oval.
- 33% of these would utilise the oval less if it were to be relocated. An equivalent number would utilise the oval more.

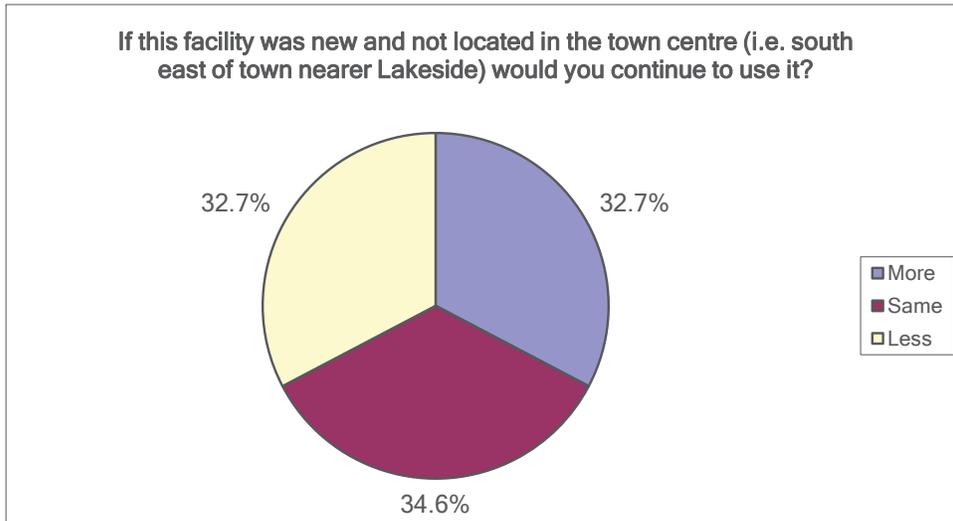


Figure 9 Location influence on agricultural oval usage

4.7 Question Series 7: Squash Court Use

The results of this question suggest;

- 13% (16) of the respondents use these facilities.
- 30% of these (5) use it at least weekly.
- Relocation would result in 20% of users to increase their usage whilst over 13.3% of users would decrease usage.

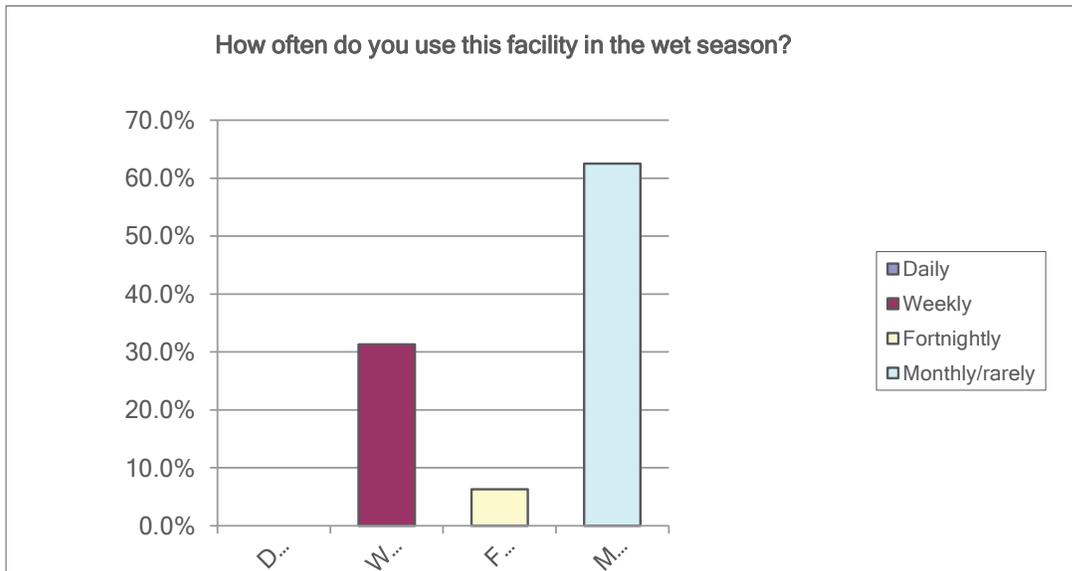


Figure 10 Squash court usage by respondents in wet season

4.8 Question Series 8: Indoor Cricket

The results of this question suggest;

- 9 respondents use the facility.
- Weekly in the dry season.
- Rarely in the wet season.

Given the limited number of respondents who used this facility, it cannot be inferred if relocation would result in significant reduction of usage.

4.9 Question Series 9: Lawn Bowls

The results of this question suggest;

- 13 respondents use the facility.
- Of these, respondents would utilise mostly monthly or rarely throughout the year.
- 30.8% of respondent users would use the facility less if relocated.
- 15.4% would use the facility more if relocated.

Given the limited number of respondents who used this facility, it cannot be inferred if relocation would result in significant reduction of usage.

4.10 Question Series 10: Cricket Oval (High School)

The results of this question suggest;

- 14 respondents use the facility.
- The facility is used mainly in the morning.
- 80% of these use the facility weekly in the dry season.
- 70% are organised club users.
- If relocated, there would be decrease on usage of the facility.

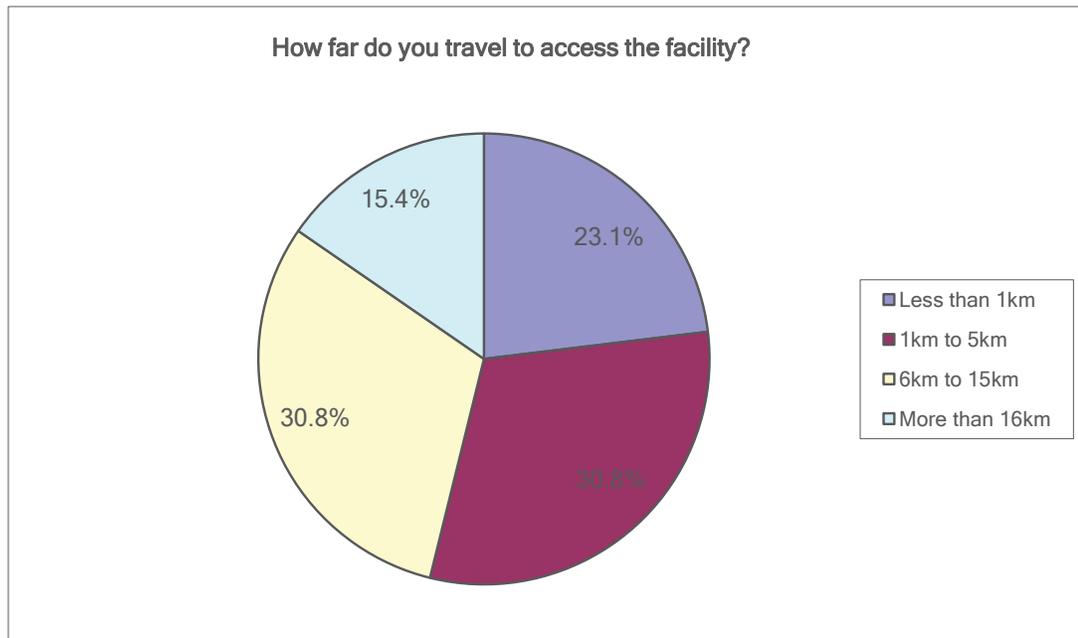


Figure 11 Distance travel to cricket oval (high school) facility

Given the limited number of respondents who used this facility, it cannot be inferred if relocation would result in significant reduction of usage. However, as the oval is located on the school site, which is not proposed to be relocated, the provision of an additional cricket oval may occur in the future with little net effect on current day usage. This may result in increased take-up of cricket generally, assuming that some additional demand may exist with a greater population.

4.11 Question Series 11: Equestrian Field

The results of this question suggest;

- 21 respondents use the facility.
- Most use the facility at least weekly all year round.
- 100% of respondents travel further than 1km to access the facility.
- 62% of respondent users would use it less if relocated.

It may be relevant to identify the large number of users who travel more than 1km to use the facility, suggesting a possibility that a relocated facility would result in either more or less distance travelled. High quality facilities may attract users, however, the results of the survey suggest relocation would negatively impact a majority of users.

4.12 Question Series 12: Other facilities and activities

The results of this question suggest;

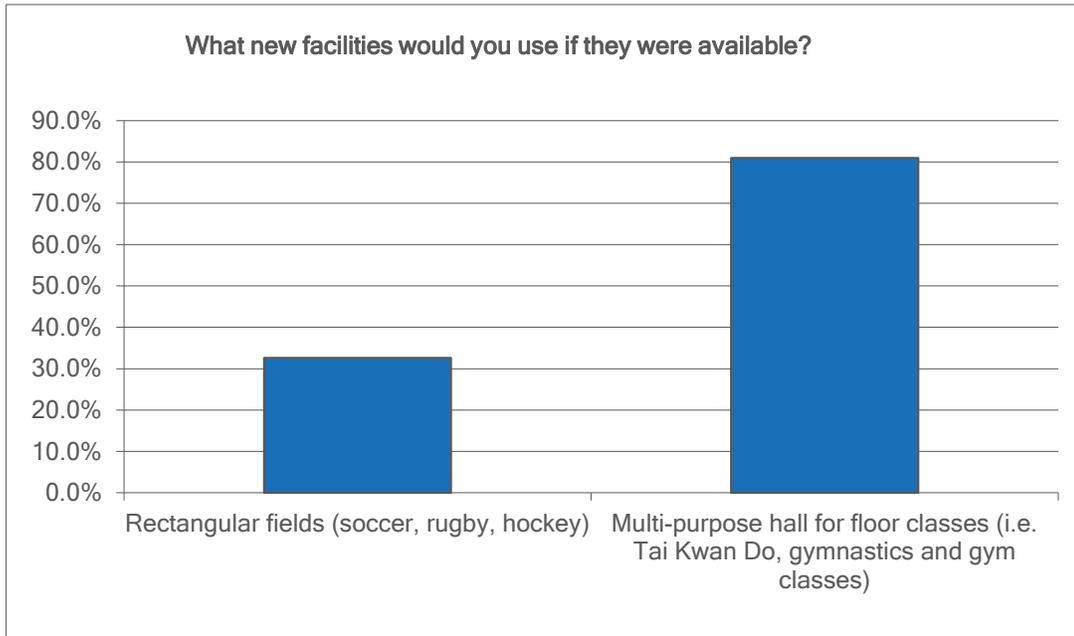
- 30 respondents advised they use other facilities.
- 73% of these respondents use these facilities at least weekly.
- Facilities included:
 - Walking/Running
 - Cycling
 - Pistol Range

Although these activities are carried out mainly away from recreation facilities that have been offered in this survey, they can still be a consideration for a future facility provision. The walking, running and cycling provision was also evident in the results of the land use survey.

4.13 Question Series 13: Facilities needing Improvement

The results of this question suggest;

- 59% of respondents ranked the pool as needing improvement more than other facilities.
- 27% of respondents saw the gym as needing improvement as a second priority of twelve.
- 27% of respondents saw the indoor courts as facility needing improvement as the third priority.
- The Equestrian field was seen as requiring the least amount of improvement by 88% of respondents.
- Over 80% of the respondents had the Pool in the top four of twelve facilities requiring improvement.
- The facilities that were used by less than 20% of the respondents didn't fare well with priority of requiring improvements.
- Rectangular fields or Multi-purpose hall for classes
- The image below shows there is a strong support for a multi-purpose indoor facility in the area as opposed to a rectangular field.



- A range of comments were also added to this question. This included:
- The hall facility to accommodate a dance studio may be well supported as would café facilities at the facility itself.
- A water park and also a shooting range was also a common theme mentioned by a few respondents.

5 Summary

In summary, the respondents have indicated the following:

- Many respondents have indicated that relocation of some sporting facilities would negatively impact usage.
- Relocation of sporting facilities is also quite well supported, dependant on the facility. The core uses of the leisure facility (pool, gym, indoor hall) have a variety of responses but generally err toward support for relocation.
- Some respondents appear to favour relocation of sporting facilities to the south east of town.
- It is not clear how much additional usage would occur as a result of improved facilities, however, it is assumed that some of the existing programming challenges would unlock greater sporting usage.

Relocation of sporting facilities should be carefully considered. Some sporting activities have a greater affinity for their town location. Some sporting facilities are not well utilised and may be well suited to a shared facility arrangement that allows for multiple uses.



This report has been prepared by GHD for the Shire of Wyndham East Kimberley and may only be used and relied on by the Shire of Wyndham East Kimberley for the purpose agreed between GHD and the Shire of Wyndham East Kimberley and in accordance with the Terms of Engagement for the commission. GHD otherwise disclaims responsibility to any person other than Shire of Wyndham East Kimberley arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
1	James Balfour Rachel Marie Anna Kelderman	Anna Kelderman	On file	Anna Kelderman	On file	11 May 2015
2	Rachel Marie	Colleen Thompson		Alex Piper		
3	R Marie	C Thompson		A Piper	A Piper	20 June 2016

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KUNUNURRA CIVIC PRECINCT AND EAST LILY CREEK STRUCTURE PLANS



SHIRE of WYNDHAM | EAST KIMBERLEY

COMMUNITY ENGAGEMENT
PLAN

June 2016

1 PROJECT INFORMATION

Project Name: Draft Kununurra Civic Precinct and East Lily Creek Structure Plans

Project Manager: Louise Gee, Director Community Development

1.1 Why is the project required?

The Shire of Wyndham East Kimberley is required under State Legislation to have a Structure Plan for the coordination of future subdivision and zoning of an area of land.

2 ENGAGEMENT PARAMETERS

2.1 Geographic Boundaries

The Kununurra Civic Precinct is located in the centre of the Kununurra town site, within the Shire of Wyndham East Kimberley.

East Lily Creek is located south east of the Kununurra town site, within the Shire of Wyndham East Kimberley.

2.2 Legislative

The legislative requirements are for: -

- To give notice of the proposed Structure Plans to owners and occupiers who are likely to be affected by the approval of the Structure Plans
- To seek comments from any public authority or utility service provider
- Provide a copy of the proposed Structure Plans and details of the advertising and consultation arrangements for the Plans to the WA Planning Commission
- A newspaper notice of the proposed Structure Plans
- Notice and documents on the Shire website

Advertising is required to be no more than 28 days; 11 July – 7 August 2016.

3 ENGAGEMENT PARAMETERS

3.1 What needs to be achieved?

The Shire of Wyndham East Kimberley seeks broad community input from residents, public authorities, community groups, various key industry and community organisations.

3.2 Level of Community Engagement

In accordance with the Shire of Wyndham East Kimberley's CP/GOV-3100 Community Engagement Policy, the use of IAP2 Public Participation Spectrum the level of engagement will be **Consult**.

Community Participation Goal:

To obtain feedback on analysis, alternatives and/or decisions.

Promise to the Community:

We will keep you informed, listen to and acknowledge aspirations and provide feedback on how public input influenced the decision.

3.3 Engagement Tools and Activities

The tools selected for this project are:

- Shire of Wyndham East Kimberley Website
- Shire of Wyndham East Kimberley Facebook page
- Executive Management Team
- Councillor Communique
- Council Briefing / Meetings
- Public Notice
- Community Contact Email
- Media Press Release
- SWEK News / Kimberley Echo
- Direct Mail / Mail Drops
- Information Booths at Shopping Centre and Kununurra Agricultural Show
- Comment Forms

4 STAKEHOLDERS

Key Stakeholder Category	Stakeholders
Council	Shire of Wyndham East Kimberley Councillors
Public Authorities / Service Agencies	Department of Aboriginal Affairs Department of Agriculture and Food Western Australia Department of Education Department of Environment and Regulation Department of Fire and Emergency Services Department of Health Heritage Council of Western Australia Horizon Power Department of Lands Main Roads Western Australia Department of Mine and Petroleum Department of Parks and Wildlife Department of Regional Development Department of Sport and Recreation Telstra Department of Transport Tourism Western Australia Department of Water Water Corporation
Indigenous Groups	MG Corporation Wunan Foundation Gelganyem Aboriginal Corporation Waringarri Aboriginal Corporation
Key Industry and Community Groups	Kimberley Development Commission Kununurra Chamber of Commerce SWEK Rate Payers Association East Kimberley Tourism Group Ord Co Police – Kununurra & Wyndham
Community	Land Owners (Affected) General Community Land Owners (Non-Affected)

5 ENGAGEMENT TIMELINE

Project Stage	Objectives	Stakeholders						Strategies	Timeframe	Responsible Officer/s
		Council	Public Authorities / Service Agencies	Local Governments	Indigenous Groups	Key Industry & Community Groups	Community			
Advertising	Commence formal advertising period in accordance with legislative requirements	<input type="checkbox"/>	X	<input type="checkbox"/>	X	X	X	Ensure request for submissions and documents are uploaded on Shire website & Facebook page, public notice on display and sent to relevant contact Prepare and send letters to public authorities and affected land owners	29/06/2016	Louise Gee Evea Lousick
Advertising	Prepare additional consultation materials, book venues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	Book Agricultural Show and shopping centre	29/06/2016	Louise Gee Evea Lousick
Advertising	Schedule Workshops	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule Councillor workshop for 6/09/2016 Commence the collation of data received	7/08/2016	Louise Gee Evea Lousick

									Facebook update													
									Update Advertising	<input type="checkbox"/>	Update SWEK advertising to include reminder that submissions cease at the end of next week	14/07/2016	Louise Gee Evea Lousick									
									Last week of Public Submissions	<input type="checkbox"/>	Ensure all advertising for comments cease 7/08. Media Updates	7/08/2016	Louise Gee Evea Lousick									
									Collate data	<input type="checkbox"/>	Review all submissions and create schedule	26/08/2016	Louise Gee Evea Lousick									
									Prepare new Draft documents	<input type="checkbox"/>	Prepare new Draft documents and Council Briefing Report from gathered information.	6/09/16	Louise Gee									
									Brief Council on new draft documents	<input type="checkbox"/>	Conduct Councilor Briefing Session 13/09/16	15/07/2016	Louise Gee									
									Present to Council for adoption	<input type="checkbox"/>	Present Final Draft for adoption at Ordinary Council Meeting on 27 September 2016	20/09/16	Louise Gee									
									Review of Documents													
									Review and Submission of Documents													

Louise Gee

From: Rampant, Cody <Cody.Rampant@lands.wa.gov.au>
Sent: Tuesday, 8 December 2015 4:11 PM
To: Louise Gee
Cc: Roy Adam
Subject: I-33187 - LP.02.49 - East Lily Creek and Civic Precinct Structure Plans

Hi Louise

The Department of Lands thanks the Shire of Wyndham-East Kimberley for the opportunity to consider and comment on the draft East Lily Creek and Civic Precinct Structure Plans.

The following comments are provided as a result of the meeting held last week between the various agencies and stakeholders:

East Lily Creek

- The Department of Lands would require the issues of the existing obligations of the State under the Aboriginal Development Package for Ord Stage 2 and future use and requirements for the Garrjang Village land and infrastructure to be confirmed (through consultation with Department of Regional Development, MG Corporation and Department of Lands) as part of the Shire's development and endorsement of the Structure Plan. Depending on the outcome of and any strategic development requirements of the affected land, there may be a conflict with the current proposed structure plan.
- Native Title is cleared over the majority of the land identified in the Structure Plan through the Ord Final Agreement. I note the boundaries do encompass portions of unallocated Crown land that are subject to non-exclusive Native Title rights and interests under the MG#1 Native Title determination.
- The comments from Kimberley Development Commission regarding the Regional Centres Development Plan funding for Kununurra in late 2016 are noted, so is the suggestion that the RCDP planning may be able to capture the interaction of Kununurra's broader planning issues and proposed growth as a whole and potentially enable the draft Structure Plan to be updated to a more suitable and responsive to Kununurra's planning needs.

Civic Precinct

- There are numerous land holdings within the Civic Precinct that fall outside of the Crown estate. There may be difficulties in implementing the Structure Plan, noting the existence of Crown and Freehold interests in the area.
- Native Title rights and interests should be addressed over most of the Crown tenures in the Structure Plan (definitely for unconditional freehold), however confirmation is subject to further investigation and can occur as part of any development/tenure proposal.
- RCDP comments as above apply again.

Please do not hesitate to contact me should you wish to discuss any of the above.

Regards

Cody Rampant | Team Leader | Case Management – Kimberley and Pilbara
Department of Lands | Cnr Messmate Way and Bandicoot Drive | PO Box 630 Kununurra WA 6743 | Kununurra WA 6743
T (08) 9166 7801 | **F** (08) 9168 0600
E cody.rampant@lands.wa.gov.au | **W** www.lands.wa.gov.au

24 DEC 2015



LP.02.49
LP.02.66
I-33101
LANDCORP

Our Ref: A1332171
Date: 21 December 2015

Louise Gee
Director Community Development
Shire of Wyndham East Kimberley
PO Box 614
KUNUNURRA WA 6743

Dear Louise

EAST LILY CREEK & KUNUNURRA CIVIC CENTRE STRUCTURE PLANS

I refer to our teleconference on 30 November 2015 regarding LandCorp's comments on the structure plans above. As discussed we believe since the structure planning commenced there is a potential new trajectory for future change in Kununurra and therefore it may be prudent to give the structure plans further consideration.

The recent announcement of Regional Centre's Development Plan and the likelihood of Kununurra undergoing growth planning in late 2016 brings an opportunity to obtain funds for investigating town centre development and growth. It may also be possible to make a case for additional funding to undertake preliminary studies in the lead up to the growth planning itself. This could include researching strategies to sustain the town's aquatic facilities and work on a funding strategy for future redevelopment.

Louise, there is currently considerable focus on regional centres which provides an opportunity to fully explore the towns potential. Given this all we are asking is to consider if these structure plans provide for future growth scenarios.

Should you have any further questions, please do not hesitate to contact me.

Yours sincerely

Paul Ferrante
MANAGER NORTHERN AND GOLDFIELDS REGIONS

Louise Gee

From: Clayton White <Clayton.White@dsr.wa.gov.au>
Sent: Tuesday, 24 May 2016 4:18 PM
To: Louise Gee
Cc: Krissie Dickman; Jo Davies
Subject: Response to Draft Civic Structure Plan, Draft East Lily Creek Structure Plan and Draft Preliminary Business Case-Aquatic and Leisure Facility Development
Attachments: Feedback on Structure Plans and Business Case (6) (Autosaved).docx

Dear Louise

Response to Draft Civic Structure Plan, Draft East Lily Creek Structure Plan and Draft Preliminary Business Case-Aquatic and Leisure Facility Development

Further to your request for feedback the Department of Sport and Recreation would like to acknowledge the efforts of the Shire in undertaking the planning process. We are pleased to provide comments with the aim of assisting the Shire in the next stages of planning. These comments are provided in **Attachment A**.

The department has also recently approved \$25,000 towards additional planning for the Aquatic and Leisure Centre. The department would like to work with the Shire in addressing some of the issues raised in our review of the Preliminary Business Case outlined in **Attachment A**.

Thank you for the opportunity to comment and if you would like any further clarification please contact Kristina Dickman, Kimberley Regional Manager, on 08 9195 5750.

Regards

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Attachment A – Feedback Draft Civic Structure Plan and Draft East Lily Creek Structure Plan, Draft Preliminary Business Case Aquatic and Leisure Facility Development

Shire of Wyndham East Kimberly Aquatic and Leisure Facility Development Preliminary Business Case (May 2015)

The department has undertaken a review of the Preliminary Business Case and provides the following commentary.

The Preliminary Business Case recommends that a detailed Business Case and associated investigations be undertaken. The department supports this recommendation or alternatively these matters should be addressed in subsequent planning stages, consistent with the Department of Treasury's Strategic Asset Management Framework. Specific areas that need to be addressed are:

- Clearly articulating the need for a new facility using an evidence base such as a condition assessment of the existing facility, demographic analysis, consultation with Club's, community groups and users etc.
- Undertake a robust qualitative and quantitative (value for money assessment) of the options. This should consider the advantages and disadvantages associated with the site options. If an alternative site is being considered, evidence should be provided to substantiate relocation.
- For the selected preferred option prepare an accommodation schedule, concept plans and/or master plan and project timeline.
- Identify the land tenure and acquisition process.
- For the preferred option prepare a cost plan and calculate the life cycle costs (ie routine and restorative maintenance and depreciation).
- For the preferred option prepare a business model to identify anticipated patronage, user fees and charges, operating costs and maintenance costs.
- Identify the appropriate governance and management models to be further investigated.
- In the event that the preferred option is to construct a new facility at an alternative site, include a plan for the decommissioning and disposing of the existing facility.
- Provide a recommendation on the next stages of the project.
- Align the proposal to the Shire's strategic plan and 10 Year Community Plan.

The department supports the recommendation in the Preliminary Business Case to undertake further planning activities.

Draft East Lily Creek Structure Plan

The Department of Sport and Recreation provides the following commentary:

Section 6.5 Public Open Space references the need to provide 10 percent public open space in accordance with the Liveable Neighbourhoods policy. The department recommends the Shire ensures the provision of active open space (the area of playing surfaces) is suitable to meet the current and future sporting needs of the community.

The structure plan identifies a potential location for the proposed Aquatic and Recreation Centre. The following points are noted:

- The school site proposed within the structure area is not currently supported by the Department of Education. The Shire should identify a suitable alternative land use should the site not be required for educational purposes.
- The Workers Village may need to stay intact as an agreement to the Sea Dragon Project, the structure plan should contemplate this outcome.
- The structure plan should have considered the opportunity to locate the Parks and Recreation Reserve land to the north of the subdivision area to integrate with the water course and potentially provide a 'nature space' function.
- The small portion of Parks and Recreation Reserve land on the north-west boundary of the structure plan is unlikely to provide valuable sport and recreation related functionality and should be integrated into the larger portion of Parks and Recreation Reserve land.
- The structure plan should contemplate the opportunity for the shared use of facilities that may be eventually constructed on the Public Purposes (School site) and Parks and Recreation Reserve to minimise duplication.
- The design of the Parks and Recreation Reserve land should be consistent with the State Public Parkland Guide, tailored to the local environment as necessary, and the Classification Framework for public open space (November 2012).

Draft Civic Precinct Structure Plan

The Department of Sport and Recreation provides the following commentary:

- Agree with the concepts of sub precinct 1,2,4 and 5. The aim of the structure plan *"is to have staged development of the precinct to consolidate town centre activities, provide for enhanced community activity and better utilise or develop areas of underutilised space"*
- Sub precinct 3 and parts of sub precinct 1 are of concern as there is limited evidence of objective assessment or consultation of the existing activity levels within this precinct. It is inferred that it is underutilised greenspace and that the existing aspects are not the highest and best use, however there is no evidence to support or dispute the rationale to remove the active sporting space.
- The business case for a new Aquatic and Recreation Centre at an alternative location would need to be resolved or the structure plan should make provision for the development of a new or refurbished Aquatic and Recreation Centre in the town centre.
- The use of public open space for sport and recreation activities assists in providing passive surveillance and may complement commercial development. Sub precinct 3 currently provides a green link to the school with high visibility between youth precincts and activities and the recreation centre.