

# Great Southern

## Regional Planning and Infrastructure Framework .....

Part A: Regional Strategic Planning

December 2015



Department of  
Planning



Western  
Australian  
Planning  
Commission

**GREAT SOUTHERN**  
Development Commission



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## Regional Planning and Infrastructure Framework



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# Great Southern

## Regional Planning and Infrastructure Framework



### Minister's & Chairperson's foreword

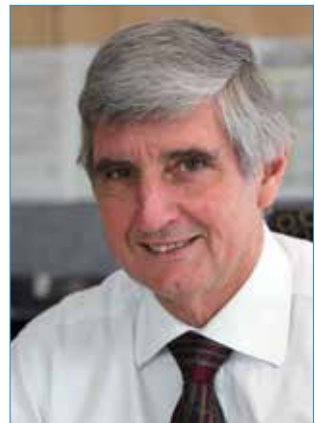
Western Australia's Great Southern region is entering a period of population growth and has the potential to diversify its economy. Sustained prosperity in the region will continue to depend on a vibrant agricultural sector that successfully adapts to climate change and new market opportunities. There is potential for emerging industry sectors to contribute strongly to the future economic development of the region.

The natural features and biodiversity of the Great Southern have great intrinsic value that must be protected. The Great Southern is sought out by visitors and people seeking a coastal or regional lifestyle and experience. Expected population growth and the development of the tourism market will provide an incentive to expand retail and community services.

The Great Southern Regional Planning and Infrastructure Framework sets out a shared approach to planning. The region will experience a higher concentration of settlement, particularly in existing coastal towns, and a westward and coastal shift of the most productive agricultural areas due to changing rainfall patterns. Protecting land for food production while providing for urban, rural living and industrial growth is key to sustaining growth in the region.

The Framework identifies regionally significant infrastructure and planning initiatives that would support the growth of established industries such as agriculture, forestry and tourism as well as investment in new enterprises. Strategic initiatives include planning to secure future water sources and investment in water supply infrastructure, upgrades and improvement at the Port of Albany, projects to meet regional demand for energy, and road upgrades to improve access and reduce road use conflicts.

The Western Australian Planning Commission, the Great Southern Development Commission and the Department of Planning are commended for the collaborative approach taken to prepare a document that provides a strategic framework for guiding future land use and development in the Great Southern region.



**John Day MLA**  
Minister for Planning

**Eric Lumsden PSM**  
Chairman  
Western Australian Planning Commission

# Great Southern

Regional Planning and Infrastructure Framework





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For information purposes only. Available online at [www.planning.wa.gov.au/frameworks](http://www.planning.wa.gov.au/frameworks)



## 1 Introduction

### 1.1 Background

The *Great Southern Regional Planning and Infrastructure Framework* (the Framework) defines a strategic direction for the future development of the Great Southern region over the next 20 years. It addresses the scale and distribution of population growth, opportunities for economic development and associated infrastructure priorities in the region; and aims to ensure that social, economic and environmental change will benefit residents and enhance the region's character and natural resources. The Framework also addresses land use planning responses to future growth and development pressures in the Great Southern and prioritises infrastructure needs to guide future government investment decisions.



Courtesy: Tim Overheu



## 1.2 Planning and infrastructure context

The State Planning Strategy 2050 (2014) is the strategic planning document for Western Australia that establishes a common vision for land use and development. The Strategy sets out key principles relating to community, environment, economy,

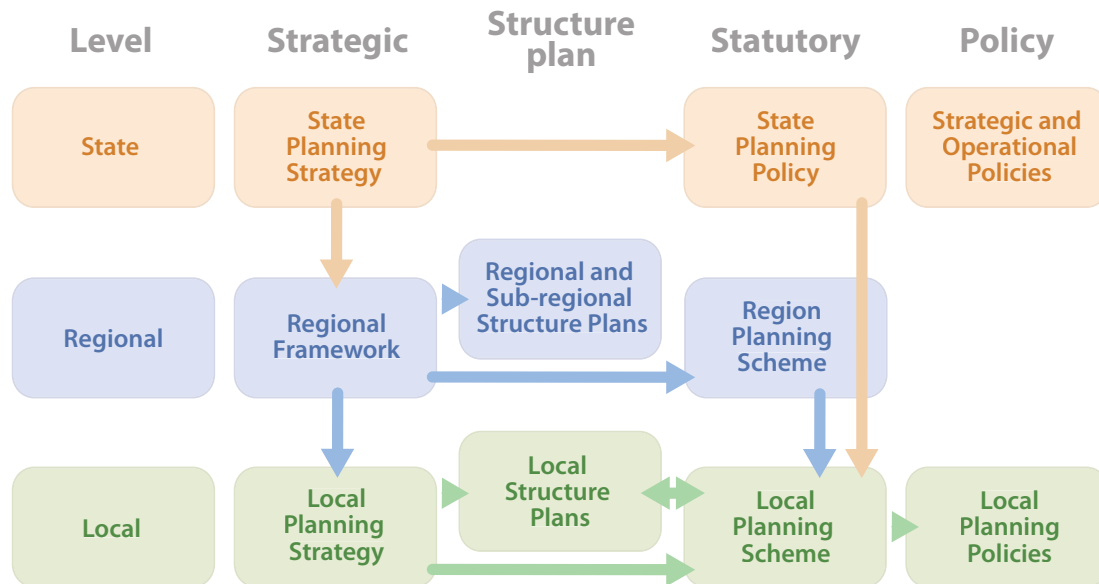
infrastructure and regional development that guide the way in which future land use planning and infrastructure decisions are made. It provides a context for more detailed policies and plans for the State's ten planning regions. Each of the Frameworks are aligned with the State Planning Strategy (Figure 1).



**Figure 1: State Planning Strategy 2050 structure**



**Figure 2: Interpretation of State planning framework**



(source: State Planning Policy No 1 – State Planning Framework Policy)

The Framework is recognised as a regional planning strategy under the State Planning Framework (State Planning Policy 1) and will be taken into account when preparing and reviewing strategies, policies and plans that apply to the Great Southern.

Planning and infrastructure frameworks are being prepared for each of the State's planning regions including the Great Southern. Their main objectives are to:

- provide regional context for land-use planning;
- provide an overview of the major regional economic, social, cultural and environmental trends and drivers;
- identify regional infrastructure projects currently underway, and possible future projects to facilitate economic development and sustainable population growth; and
- identify the priority actions required to enable comprehensive regional and subregional planning.

The frameworks will provide guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and social infrastructure for each region. They will also provide a framework for the preparation of sub-regional and local planning strategies; and

inform the decisions of the Western Australian Planning Commission's Infrastructure Coordinating Committee (ICC). The ICC advises the Western Australian Planning Commission (WAPC) on planning for the provision of physical and community infrastructure throughout the State and promotes inter-agency cooperation on decisions related to urban and regional development. ICC members include representatives from those departments with responsibility for land development, housing, commerce, the environment, State development, energy, minerals and petroleum, water, health, education and transport (among other areas). Representatives from the WA State Treasury and Department of Premier and Cabinet are also included.

# Great Southern

## Regional Planning and Infrastructure Framework



Courtesy: Katrina Bartley

This Framework is being prepared concurrently with other important State initiatives such as the:

- *Regional Centres Development Plan* (SuperTowns initiative) that aims to encourage selected regional towns in the southern half of the State to plan for population growth to 2050 so that these communities will be an attractive alternative to living in the metropolitan area. In the Great Southern, Katanning has been selected to participate in the SuperTowns initiative;
- Western Australian *Regional Freight Transport Plan* that will guide the future development of the freight transport network's response to population growth and economic development. The objectives of the plan are to identify the long-term transport demands shaping the transport network, identify a preferred principal State transport network and determine the network development requirements to facilitate optimal performance;
- Department of Water's water supply strategy framework to align future water resource monitoring, investigations and supply planning with priority areas for state land use planning and development. The Department's framework supports the development of innovative, efficient and integrated water supplies through early detection of water shortages. The *Great Southern Regional Water Supply Strategy* provides details on projected water demand, water supply options and actions and triggers to secure water supplies in the Great Southern region;
- *Regional Economic Development Strategy* and *Regional Blueprint* for the Great Southern (GSDC) that aim to identify key drivers for development in the region and associated infrastructure needs at the regional and local level;
- *Agrifood 2025*, an initiative of the Department of Agriculture and Food that builds on the State Government's priority plan for agriculture and food. Through this initiative opportunities for the WA agrifood sector to 2025 and beyond will be investigated; and
- *Great Southern Workforce Development Plan* that was prepared by the Department of Training and Workforce Development in partnership with the GSDC to identify and plan for future employment needs in the region.

Key State strategies that complement the Framework include:

- State Water Plan, Department of Premier and Cabinet, 2007; the Lower Great Southern Water Resource Development Strategy, June 2010; and the Great Southern Regional Water Supply Strategy (2014);
- Water Forever, Water Corporation, April 2008 and Water Forever: Lower Great Southern, October 2010;
- Roads 2025 and Regional Road Network Plan, Main Roads WA;
- Southern Inland Health Initiative, Department of Health;
- Great Southern Regional Plan 2010-2020, Regional Development Australia Great Southern;
- Transmission Network Development Plan, Western Power, 2012 and 2013; and
- Western Australian Waste Strategy: Creating the right environment, Western Australian Waste Authority, March 2012.

The Great Southern Framework will be consistent with these State strategies, the outcomes of the State initiatives and WAPC policy. It will also be cognisant of existing strategic documents that have provided guidance on previous infrastructure and planning decisions, such as the Lower Great Southern Strategy (June 2007).



### 1.3 Framework preparation

The Framework has been prepared under the guidance of the Great Southern Regional Planning Advisory Committee. The Advisory Committee was established by the Department of Planning and is chaired by Mr Simon Holthouse.

The Advisory Committee has highlighted sectoral issues affecting the Great Southern. Regional stakeholders have provided information to the Committee to assist in capturing a wide range of views about the future development of the Great Southern including the City of Albany, Gondwana Link, South Coast NRM, Water Corporation, Western Power, Albany Port Authority, Albany Chamber of Commerce and Industry, CBH, Katanning Regional Business Association and Regional Development Australia Great Southern.

### 1.4 Framework structure

This Framework is in two Parts (A and B). Part A comprises:

- a vision for the Great Southern;
- objectives and an agreed strategic direction for economic growth, population and sustainable settlements, transport, community infrastructure, essential services, natural assets and culture and heritage; and
- a framework map (Figure 4).

Part B comprises:

- a list of regional planning initiatives (Table A);
- a list of committed projects (Table B); and
- a list of anticipated directions for regional infrastructure (Table C).

Initiatives relating to each objective are included at the end of each chapter, and in full in Table A.

The initiatives in Table A are studies that would typically be undertaken by agencies responsible for planning, regional development, education, health and agriculture.

A list of committed infrastructure priorities is outlined in Table B. These mainly relate to capital works, or studies that would lead to capital works.

In developing this Framework, the anticipated direction for regional infrastructure has been contemplated. As a result, a range of infrastructure projects have been identified that could achieve the region's vision. However, there are competing funding needs across the State, and the identification of projects in this Framework should not be taken as a commitment for Government funding. Individual projects will still be subject to normal budgetary and Treasury processes. The anticipated directions for regional infrastructure are listed in Table C.

**Table 1: Great Southern Advisory Committee Membership**

Chair – Mr Simon Holthouse	
Department of Planning	LandCorp
Great Southern Development Commission	Department of Regional Development
WALGA (Shires of Plantagenet, Katanning, Jerramungup)	Department of Agriculture and Food
Department of Environment and Conservation	Department of Water
Department of Health	Department of Transport
Main Roads WA	



## 2 Planning and Infrastructure Framework

### 2.1 Vision

The vision provides a clear statement of the values and aspirations that will guide development in the future. The vision for the Great Southern region is:

*A future that promotes economic development and diversification, offers an attractive lifestyle and improved quality of life to a growing multicultural population and recognises the important links between economic activity, ecosystem functions and the region's outstanding nature conservation, biodiversity and heritage values.*

### 2.2 Strategic direction and priorities

Over the next 20 years, economic growth and development in the Great Southern will be sustained by a vibrant agricultural industry, new investment in mining, a diversified forestry industry and growth in the region's population.

By 2026, the population of the Great Southern is expected to exceed 70,000 with most of the 11,000 additional residents settling in Albany, Denmark and other coastal and near-coastal towns (WA Tomorrow, 2015). Inward migration for lifestyle reasons will lead to the proportion of people 55 years and older rising relative to other regions of the State, providing opportunities for investment in private and public housing, health services, cultural and recreational activities and facilities that cater specifically to an ageing population.

Employment opportunities to service the older demographic will expand, highlighting the need to retain, educate and train youth accordingly and to attract workers with relevant skills.

Agriculture will remain the mainstay of the economy. Notwithstanding a drying climate, productivity improvements will be achieved, crops diversified and new export markets established. Given the importance of agriculture to the region, rural land, and especially priority agricultural land located in areas with reliable rainfall or access to water, must be protected from increased fragmentation and from urban, rural living and industrial encroachment.

A number of options are currently being considered that will boost power supplies to the region, ensuring sufficient capacity to service the growing population and removing constraints to new power intensive investment opportunities. A corridor for the proposed Bunbury to Albany Gas Pipeline has been selected and Western Power is progressing consideration of reinforcing the 132kV transmission line from Kojonup to Albany and peak load generation capacity in Albany.

There is an expectation that rainfall will continue to decline in the Great Southern due to drying climate trends. Providing enough water for the growing population and for new industrial development without impacting on environmental values will be a major challenge.

Demand for reticulated potable water will continue to be managed through reduced water use, increased water recycling and use of rainwater tanks. However, new water sources to supplement public water supplies will be needed by 2025 in the Lower Great Southern and also for a number of the smaller inland towns. New water source options to support population growth in the Albany/Mt Barker/Denmark area are currently being investigated. Investigations will be carried out for desalination as the most likely option for longer term additional source capacity.

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The Great Southern is internationally recognised for its biodiversity, protected areas, dramatic coastal landscapes and Noongar and settler heritage. These features are fundamental to attracting residents (particularly those seeking a lifestyle change) and visitors to the region and management of these features is central to creating attractive places to live and work and to growing the economic contribution of the tourism sector.

Future land use planning will need to consider matters related to landscape, with environmental and cultural aspects to provide opportunities for the establishment of new tourist enterprises.

A higher concentration of settlement will occur near the coast. Given this anticipated growth, there is potential for urban and rural living uses to encroach on rural and particularly priority agricultural land in the vicinity of coastal and near-coastal settlements. Land fragmentation and land use conflicts will need to be managed particularly since the drying climate and a westward and coastal contraction of rainfall imply that the most productive agricultural areas will similarly move toward the west and the coast.

To minimise the potential conflicts and provide a high level of infrastructure and services to residents, opportunities for a more compact form of land use in the regional centre of Albany and sub-regional centres of Denmark and Mt Barker will be encouraged. The use of vacant and under-utilised land in these centres provides opportunities to respond to the changing demographics with smaller lot sizes and more homes suitable for one and two person households.

The economic development of the Great Southern remains closely tied primarily to the agricultural sector and also to tourism and forestry. There is potential for diversification if proposed mining ventures proceed and/or if further exploration is successful. Upgrade of power and water capacity, improvement in transport links and telecommunications will provide further impetus for other industry to establish in the region. A relatively high proportion of older people migrating to the Great Southern for lifestyle reasons will provide opportunities to grow services required by this sector while an expansion of education and training options will encourage youth to remain in, or relocate to the region.



Ecosystem functions and services underpin the capacity of the Great Southern to support economic growth and attract residents. Actions to protect and manage ecosystems in the Great Southern will be central to ensuring the sustainability of water supply, agricultural production and fisheries and to retaining the lifestyle, recreational and spiritual advantages of the region and its associated educational and scientific values.

## 2.3 Economic growth

### Objective

A growing regional economy focused on maintaining strong links to current markets and establishing new export markets for agricultural and mining products while developing the tourism product and services that cater to an older demographic and people seeking a regional lifestyle.

### Strategic direction and priorities

Future growth and diversification of the Great Southern economy will rely to a large extent on the expansion of export markets for agricultural and mineral products.

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Agriculture will remain the predominant economic sector for at least the next 20 years and employment associated with this industry will continue to provide the greatest number of jobs.

The Great Southern is well located to take advantage of increasing demand in Asia for high quality and safe food products, both in established and new markets. To benefit from these opportunities, grain growers will need to continue to improve yields and consider diversification into non-traditional crops including on land that historically may have been considered to be low-yielding.

In addition to cropping, there are opportunities to increase the value of livestock and livestock products in the region. Increasing profitability for sheep and wool farmers and regional sale yards at Katanning and Mount Barker will play an important role in supporting this growth.

To facilitate the agricultural sector taking full advantage of the opportunities that may arise, rural land and particularly priority agricultural land should be protected from competing uses (such as urban and rural living development) and further fragmentation avoided unless specifically provided for in local planning strategies or schemes. Identifying and developing areas with good soil, reliable rainfall and access to water resources in the Great Southern is vital to securing Western Australia's food supply given the impacts of a drying climate on traditional food growing areas in the State.

While there are a number of areas identified for industrial land uses within the region and more specifically in the local government areas (LGAs) of Albany, Plantagenet, Katanning, Cranbrook and Denmark, considerable capital expenditure for service provision is required to make these areas project-ready.

The forestry sector is expected to experience a period of consolidation and potential diversification following the rapid growth associated with managed investment schemes. There has been a significant fall in the establishment of new plantations and only some lower rainfall plantings are anticipated.

The outlook for both the agricultural and the forestry sector will be influenced by climate variability. Climate variability is expected to affect where traditional grain crops and irrigated horticulture and viticulture can be

profitably produced. In broad terms, grain and food production may shift westwards and towards the coast leading to increasing conflict with growing settlements. In areas of the Great Southern where wine is produced, different cultivars may be established to adapt to drier conditions. Alternate fit-for-purpose water source options will need to be considered to support these sectors.

The contribution of the mining sector to the Great Southern economy is expected to increase from a low base. Mining of silica sand, spongolite and limesand will continue and two potential mines – a magnetite mine near Albany and a gold mining operation near Katanning – may lead to jobs growth in this sector, particularly during construction activities. There are a number of undeveloped gold, iron ore and heavy mineral sands deposits throughout the region that could provide a further stimulus to the economy in the long-term given the right market conditions. Attracting resident, rather than fly-in fly-out (FIFO) mining related workforces would provide the greatest economic benefit to the region.

Regionally based manufacturing industries will benefit from the establishment of new mines and ongoing demand from the agricultural sector. Jobs in manufacturing and the service sector should grow in the regional centre of Albany and in Katanning, Mt Barker and Kojonup.

The tourism sector is also important for job creation in the Great Southern. The environmental and cultural and heritage assets of the region remain a firm foundation for future growth in the longer-term. Maintaining these assets will be important for both existing (for example the Kodja Place in Kojonup) and future enterprises. However, the sector's potential in the short to medium term may be limited by negative economic sentiment. Opportunities exist for investment in new high-end tourist accommodation in Albany and Denmark and to grow the nature-based, indigenous, adventure and event based tourism markets.

Growth in retail and service sectors in the Great Southern will benefit from job creation in the mining sector and more generally from population growth in towns along the coast and in Katanning. Population growth will stimulate the local retail sector, generating additional employment, particularly in Albany. Similarly other services such as education and training, health, financial and insurance services are expected to expand to satisfy the demands of a larger population.

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## Regional Planning and Infrastructure Framework



A shift towards an older demographic as people seek a lifestyle change in the Great Southern, will provide opportunities for diversification into, or growth in, services such as health care, security, specialised housing and home services, communication, leisure and wellness programs. Growth of the 'silver economy', created by the over 55's demand for goods and services, will have positive benefits for employment as the goods and services are generally provided at the local or regional level.

Given that the output and value of agriculture varies greatly depending on climatic and market conditions and that the tourism sector is sensitive to downturns in domestic and international growth, greater diversification of the Great Southern's economy would provide a buffer when conditions are adverse.

Proposed new investment in mining should assist in balancing out the dependence on these sectors. Regional opportunities arising from improved access to communications networks and investment in aquaculture and renewable energy may also offer further avenues for diversification.

Regional initiatives to support the future economic development of the Great Southern are set out in the table below. Associated with these regional initiatives are planning initiatives (Table A) and infrastructure projects (Table C). Committed infrastructure projects are shown in Table B. The context and rationale for the regional initiatives is provided in Appendix A.

Regional initiatives to support economic development	Table A, B and C reference number
Secure access to water supplies for the growing population and the expansion of existing or establishment of new industries.	A32, A33 B2-B8 C25, C27
Protect high value agricultural land from competing uses.	A2, A42
Identify and secure areas with good soil, reliable rainfall and access to water for food production.	A2, A42, A46
Make land available to facilitate the establishment of new industries in designated estates or precincts in Albany and sub-regional centres.	C46, C47, C49, C51, C52
Ensure capacity at the Port of Albany is sufficient to accommodate growth of agricultural, mining and forestry trade.	A1
Identify and promote opportunities for land managers to benefit from greenhouse gas abatement initiatives.	A3, A39
Secure sufficient energy (electricity and gas) for the region to facilitate the expansion of existing or establishment of new industries.	A25, A65 C28-C31
Plan for investment in renewable energy.	A15
Strengthen programs to attract skilled labour into the region.	A29, B13 C63-C65
Stimulate investment in and marketing of nature-based, adventure and event based tourism, associated visitor facilities and accommodation.	A55, A62, A63 C13, C34, C40-C45
Encourage retail diversity to increase the retention of retail expenditure in the region.	A43



## 2.4 Population and sustainable settlement

### Objective

Sustainable communities that are attractive places to live and work provide investment opportunities, offer a wide range of high quality education, training and health services and cultural and recreational activities, are safe and are accessible to surrounding rural areas.

### Strategic direction and priorities

The growth of the Great Southern's population will provide the impetus for establishing a higher threshold of infrastructure and services in the region. The improved services will increase the attractiveness of the region as a place to live and to visit. This will have a cumulative impact on population growth in the region that, based on current trends, is forecast to increase from 59,412 in 2010 to 71,000 by 2026 (WA Tomorrow, 2015).

WA Tomorrow shows that over the next 20 years the Great Southern region will experience continued population growth. This will be sustained by the inward migration of people seeking a sea change/tree change moving the population structure towards a greater number of residents in the over 55 age category. The distribution of this population will be largely within the lower Great Southern. The forecast growth may accelerate if new mining operations come on stream.

The ageing population trend will result in an older workforce and potential difficulties in securing labour supply and challenges in terms of offering competitive salaries and wages relative to other regions. The ageing population and inward migration will put greater pressure on existing health, education and transport services.

Planning for population growth will seek to enhance existing settlements by providing high quality sustainable development with the aim of creating more liveable communities. The distribution of the increasing population will be towards the southern and coastal parts of the region, with a focus on Albany as the regional centre and Denmark. There will be a strong

focus on continuing to improve Albany's infrastructure and the level and range of retail, administrative, health, community and entertainment facilities to enhance its role as the regional centre for the Great Southern.

There will also be a need to provide a higher level of infrastructure and services in the sub-regional growth centre of Katanning that also services a number of smaller rural communities in the northern part of the region.

The higher level of accessibility and availability of retail, administrative, health and education, community and entertainment facilities in Albany and Katanning will increase the attractiveness of these towns and assist in retaining and growing population, particularly youth.

There will also be growth in the provision of retail, employment, recreational and other activities in and around the existing well-serviced sub-regional centres of Denmark, Mt Barker, Katanning and Kojonup. Denmark has some capacity for growth subject to an increase in the capacity of essential services such as water and wastewater.

The settlement hierarchy that has evolved and will be supported by future planning for the Great Southern is reflected in Table 2.

Albany is identified as the regional centre that offers a range of high order services and facilities that provide for the needs of the regional population and the local community. Albany is the focal point for services and facilities for the region.

Denmark, Mt Barker, Katanning and Kojonup are identified as sub-regional centres that offer services and facilities which provide for the needs of the local community and that of the rural population in their sub-regional hinterland.

Towns identified in Table 2 offer day-to-day services and facilities which provide for the needs of the local community and that of the rural population in their local hinterland. All other settlements are identified as villages i.e. small rural or coastal settlements where a general store and/or fuel depot provides for the day-to-day needs of the local community.



**Table 2: Settlement Hierarchy**

Settlement type	Settlement	Settlement type	Settlement
Regional centre	Albany	Town	Bremer Bay
			Broomehill
Sub-regional centre	Denmark		Cranbrook
	Mt Barker		Frankland
	Katanning*		Gnowangerup
	Kojonup		Jerramungup
			Tambellup
			Woodanilling

\*SuperTown under the Regional Centres Development Plan.

The emphasis is placed on the key regional and sub-regional centres that will provide a broad range of regional infrastructure and services. This will promote more vibrant and liveable communities and a more compact form of land use. Given the changing demographics including the increase in single and two-person households, there is a need to provide a broader range of smaller lot sizes and affordable housing choices in the regional and sub-regional centres.

The concentration of activity and provision of high level services in the regional and sub-regional centres such as education and training will facilitate employment opportunities for youth and assist in retention of youth in the region, compensating for an ageing population.

Developing the existing towns and settlements with established infrastructure and services will assist in consolidating serviced urban areas and facilitate fully serviced incremental development nodes and provide opportunities for better public transport services.

To reflect the changing demographics of the region, vacant and under-utilised land within urban areas of Albany and the sub-regional centres should be identified for development or redevelopment. In developing or redeveloping these areas, a greater

diversity in lot sizes and dwelling types should be offered in attractive communities that provide for mixed-use, limit car dependency, encourage physical activity and increase opportunities for social interaction.

Villages, particularly those in inland areas that are experiencing population change, should have the ability to respond to any increase in demand for land and housing, where in accordance with an endorsed LPS and it is feasible for essential services to be provided. An increase in demand may come from the aged-care sector. Modest growth of villages may assist in reducing pressure on the peri-urban fringe of larger centres.

Major urban, mining and industrial projects, together with the sea change trend will drive demand for residential land and housing in the region. The expected regional population growth of 11,000 persons by 2026 can be accommodated by approximately 4,000 additional dwellings or an average of 267 dwellings per annum. Based on past trends and factors driving growth, much of this population increase is expected to be focused in the coastal areas of the region, in particular the regional centre of Albany and to a lesser extent in the Shires of Denmark and Plantagenet.

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The City of Albany Local Planning Strategy 2010 (ALPS) indicates the Albany urban area has the capacity to supply land for residential and rural living uses well beyond the population estimates for the region. The ALPS provides a framework for appropriately staged infill and consolidation of development within existing urban areas as well as contiguous areas that can be readily serviced.

The main centres and towns of the region including Albany, Katanning, Mt Barker and Denmark have areas set aside for industrial use. Whilst there is a considerable amount of existing industrial and commercial land in the region, industrial development in particular,

has been limited with only 71 industrial lots granted final approval over the ten year period from 2001 to 2011. The increasing costs of infrastructure including headworks, fuel and power and environmental constraints are continuing to affect actual development of industrial land.

Regional initiatives to successfully plan for population growth in the Great Southern and to promote a more consolidated approach to settlement in the region are set out in the table below.

Regional initiatives for population growth and settlement	Table A, B and C reference number
Facilitate growth of existing settlements in accordance with the settlement hierarchy and endorsed Local Planning Strategies.	A12, A13, A43
Promote a more compact form of land use in Albany and sub-regional centres in response to demographic changes and to protect natural areas and rural land.	A47
Provide sustainable rural living opportunities in Albany and sub-regional centres and reflect these in local planning strategies.	A42, A43, A45, A47
Protect high quality agricultural land by limiting fragmentation caused by rural living development and unplanned rural subdivision.	A46
Provide a diversity of housing opportunities in towns and settlements of the region in response to demographic changes.	A48
Provide housing capacity within settlements to accommodate temporary construction and permanent workforces of proposed new mining operations and reduce reliance on fly-in fly-out workforces.	A40
Plan for potential economic and social consequences of population change in some inland rural villages.	A52
Facilitate future growth opportunities in the sub-regional centre of Katanning in line with the SuperTown initiative.	A26 C23, C26, C34
Ensure there is adequate land supply in Albany and sub-regional centres to accommodate forecast population growth and commercial and industrial land uses.	A14, A44
Encourage services and amenities in Albany and sub-regional centres that would encourage youth to remain in the region for educational and employment purposes.	A27, A64
Encourage services and facilities in Albany and sub-regional centres to cater for the growing over-55s cohort.	A48



## 2.5 Transport network

### Objective

Provide an integrated, efficient and safe transport network that services the needs of community, agriculture, forestry, tourism, mining and industry.

### Strategic direction and priorities

The growth of the Great Southern region's economy will rely to a large extent on the future expansion of the region's export product. The capacity of the Port of Albany is critical to capitalising on potential export opportunities, including identified magnetite and gold mining prospects.

The Port of Albany currently has spare capacity; however, significant upgrades and improvements at the port will be required to support the export of magnetite from the proposed Southdown mine at Wellstead if it proceeds. These upgrades include widening, deepening and extending shipping channels to facilitate large vessels, construction of a new berth and expansion of rail to include a rail loop.

The Port's export product mix may change due to the Australian Competition and Consumer Commission's (ACCC's) recent removal of CBH's monopoly on grain transportation and grain export facilities. Increasing competition with other ports, plus woodchip exports may stabilise at a lower level.

Industrial zoned land at the port is constrained but there are opportunities to locate non-essential industrial land uses at a 170ha site north-west of the port. The site on Hanrahan Road is zoned *Special Industry* and is accessible by rail and road. The old Vital Food site that adjoins the port and Mirambeena Strategic Industrial Area could also provide for its growth.

Menang Drive and the proposed Stages 2, 3 and 4 of the Albany Ring Road will provide a more efficient heavy vehicle access route to the Port of Albany and improve transportation safety within the Albany town centre. This will reduce port related traffic on Albany Highway and South Coast Highway all of which pass through Albany's urban areas resulting in road use conflicts.



Courtesy: Colin Richardson

Other road upgrades are required to improve the regional and inter-regional road network, to accommodate an expected increase in grain and other freight and reduce road use conflicts. Upgrades include the construction of passing lanes on Albany Highway, re-alignment of a portion of the Highway and further improvements to Chester Pass Road and South Coast Highway.

To improve the efficiency of the transport network it is advantageous to shift freight transport off roads and onto the rail system, with intermodal transfer facilities located at strategic sites to enable the transfer of road and rail freight. Further expansion of the use of rail from Mirambeena, the proposed Hanrahan Road *Special Industry* site (City of Albany) and Yerriminup (Shire of Plantagenet) to the Port of Albany will be an important element in achieving this.

An increase in economic activity and population growth in the Great Southern as well as potential FIFO growth will lead to a rise in the demand for air services to Albany. This will increase utilisation of the airport and necessitate an extension of the runway to allow for larger aircraft and the consequent upgrade of airport



security and facilities. In the long-term there may be sufficient demand to establish a commercial area or business park close to the airport. Medical and fire-fighting responses in the inland areas will be assisted by an upgrade of the Katanning airport.

Population growth and a relatively older demographic will underpin the need for a passenger transport system in the Great Southern that is regular and affordable. Improving access to services and facilities in Albany, Katanning and Perth is central to enhancing the quality of life of many current and future residents of the region.

Regional initiatives to support the future development of the transport network in the Great Southern are set out in the table below.

## 2.6 Social infrastructure

### Objective

Provide a wide range of social services that enhance the community's health and well-being, establish a sense of social cohesion and offer high quality educational opportunities that retain and attract students to the region.

### Strategic direction and priorities

Social infrastructure required for the provision of health, education, emergency, recreation and arts and cultural services in the Great Southern will need to accommodate a growing and aging population.

The Southern Inland Health Initiative (SIHI) will provide improvement to the current level of health care being delivered in the Great Southern region. The implementation of this program will occur over the next five years.

Regional initiatives to support transport services	Table A, B and C reference number
Support the WA Regional Freight Transport Network Plan's recommendations for the Great Southern.	A30
Facilitate regional passenger transport links across and to the Great Southern.	A31
Plan for Stages 2 (Link Road), 3 (George Street) and 4 (Princess Royal Drive) of the Albany Ring Road.	C1
Reduce road use conflict through upgrades to important freight routes – Chester Pass Road, Albany Highway and South Coast Highway	A60, A61 C2-C7, C9, C10
Support the Port of Albany's Land Management Plan to facilitate the export of grain, woodchips and mineral products.	A1 C16-C22, C24
Plan for rail improvements to minimise rail traffic delays at high traffic locations such as Mirambeena and Yerriminup strategic industrial areas.	C18
Plan for the expansion of the Albany airport and for a co-located business park for aviation services.	A54
Protect freight corridors to the Port of Albany.	A30

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Upgrades to Katanning hospital (funded through SIHI) and to the Albany Health Campus will provide additional capacity for the provision of general health and emergency medical services to the growing population.

The critical issue for providing a high standard of health services in the region will be the attraction and retention of medical and allied health professionals. The Shire of Katanning and surrounding areas will benefit from funding provided through the SIHI District Medical Workforce Investment Program that provides incentives for doctors and other health professionals to support the district health network, particularly for emergency response.

Investment in the full spectrum of aged care facilities will be needed. This may include investment by both the private and public sectors (primarily the Australian Government) in retirement villages, supported accommodation or residential care, specialised medical facilities and associated services and community care facilities and services.

The SIHI Residential Aged Care and Dementia Investment Program will provide incentives for private aged care providers to expand options for residential aged care across the region.

The Australian Government through its National Health and Hospitals Network offers avenues for providing sub-acute services (rehabilitation, palliative care, mental health and geriatric) particularly in the community reducing the need for hospital care.

In proposing the location of aged-care facilities consideration must be given to the availability of other support services and capacity of essential service infrastructure in the locality and passenger transport services to the town centre, Albany, sub-regional centres and Perth.

A specific health service for which demand is increasing is mental health. Additional capacity may need to be created at the existing service centres of Albany and Katanning and the provision of new services in other sub-regional centres should be considered.

There is a need to improve the accessibility of health and aged care services to a wide range of disadvantaged people and those living in rural areas remote from where these services are currently



provided. Given that many specialised health services are currently only available in Albany, Bunbury or Perth advances in the provision of e-health and tele-health initiatives, which is a SIHI priority, may lessen the need for travel. The NBN or any equivalent roll-out will provide a network to access technology required to maximise the benefits of e-health.

In addition to health and aged care services, the provision of high quality education services is critical for retaining people, and particularly young people, in the Great Southern.

Statistical analysis shows that young people leave the Great Southern to pursue secondary and tertiary educational opportunities elsewhere and they are unlikely to return to work in the region. Opportunities exist for public and private investment in the education sector including in secondary education and tertiary education and training. These opportunities have been acted on with additional courses being offered at the Great Southern Institute of Technology (Albany) and investment in Trade Training Centres in Mt Barker, Albany and other district centres. UWA's strategic plan for its Albany campus also highlights opportunities to expand courses and research activities and to provide residential accommodation.



The creation of 'centres of excellence' for trade and professional skills in education and training of rural health, aged-care services, agriculture (including the agricultural college at Denmark), marine science and natural resource management (NRM) in Albany and sub-regional centres should provide economic diversification opportunities and reduce the skills shortage by retaining qualified people to work in the region.

The attraction and retention of teaching staff is a constraint for the delivery of quality education and training services, particularly in the inland areas. An incentives scheme, similar to the District Medical Workforce Investment Program, may be an option for the education sector.

Another factor in the attraction and retention of skilled labour and their families is the provision of a choice of recreational and cultural attractions across the region and the expectation of a safe living environment. The provision of police and emergency services and recreational and cultural facilities and activities will need to grow in line with population growth and is best planned for at the regional level and implemented at the local level.

Regional initiatives to support the provision of social infrastructure in the Great Southern are set out in the table below.

## 2.7 Essential service infrastructure

### Objective

Secure sufficient power, water, wastewater and telecommunication capacity and distribution systems to support the cost efficient delivery of services to residents, new mining and industrial operations and the agricultural and forestry sectors.

### Strategic direction and priorities

Ensuring sufficient water, power, wastewater and telecommunication services to support forecast population growth in Albany and the sub-regional centres and to attract new economic activity into the region is essential for the development of the region.

The greatest potential constraint to growth in the Great Southern is securing future water sources for public drinking, industry and agriculture. While demand for water has stabilised over the last decade, due in part to more efficient water use, the use of rainwater tanks and increased water recycling – it is expected to accelerate as a result of population growth, horticulture and the possible establishment of new water intensive industry.

Reducing water use through the implementation of water efficiency programs, fit-for-purpose use, stormwater harvesting and increasing water recycling

Regional priorities to support social infrastructure	Table A, B and C reference number
Progress and implement the Southern Inland Health Initiative actions.	B11, C33
Identify and meet the health and lifestyle (including mental health and dental) needs of Great Southern residents.	B12, C37
Identify and meet the health needs of expectant mothers, young children and other vulnerable residents.	C36
Provide high quality and regionally focussed educational opportunities to attract and retain youth and their families in the Great Southern.	A67, B12, C35, C37, C38

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will remain key water management tools throughout the region. Protecting and enhancing water sources will also remain important.

The major water supply schemes in the Great Southern region are the Lower Great Southern Towns Water Supply scheme (Lower GSTWS), the GSTWS and Independent Towns program. These schemes are all operated by the Water Corporation.

The Lower GSTWS scheme supplies the towns of Albany and Mt Barker; and the rural villages of Narrikup and Kendenup. Recent improvements in water efficiency, combined with an increase in the Water Corporation's licensed allocation from the Albany Groundwater Area will satisfy growth in these towns until 2025. In the longer term, the Department of Water and Water Corporation will need to identify a new source or sources or to expand existing sources. Identification of the next source must occur prior to 2025. However, this may be significantly delayed through confirmation of additional water sources discovered through recent investigations in the Albany Groundwater Area.

Katanning and some other towns in the upper Great Southern are supplied by the GSTWS Interconnected Scheme. Water Corporation plans to phase out reliance in this area on local water sources and focus on reducing risk and securing safe drinking water. SuperTown planning for Katanning could include a major upgrade to the Narrogin-Katanning connection to the Harris Dam.

The inland towns of Rocky Gully, Frankland, Cranbrook, Borden, Ongerup, Jerramungup, Wellstead and Bremer Bay are not serviced by an integrated scheme and in some instances have experienced water shortages and quality issues. If a new source for Albany is developed, Cranbrook could connect to the Lower GSTWS, however water carting to this and other towns remains an option to manage 'dry years', peak demand periods and quality issues.

In the long-term, the Water Corporation may consider a regional water supply scheme based around extending the existing Lower GSTWS to improve water provision security and create greater flexibility of supply across the region. This would require an assessment of options based on available water sources, cost and the viability of piping water over considerable distances.

Any new water intensive development in the Great Southern will need to invest in a secure water supply. Grange Resources intends to construct and operate a desalination plant at Cape Riche to secure up to 12 gigalitres of water per annum required for the potential Southdown mine, which is subject to a final investment decision. The Ausgold venture will similarly need to secure a water supply for its operations.

The two potential mining operations will also increase the regional demand for power. Whilst the Grange Resources project is currently on hold, Western Power has determined that the most suitable option for the supply of power to the Southdown mine if it proceeds is the construction of a new 330 kV transmission line from Muja (near Collie) to connect to a substation at Wellstead. The proposed transmission line would be used in the future to increase the capacity in the region and provide more reliable electricity supplies to communities in the Great Southern, allowing for natural load growth and the connection of future loads and generators. Additional network reinforcements (e.g. new zone substations) would be required to achieve this.

Western Power's load forecasts indicate that the transformer capacity of the Albany substation will be exceeded within the next ten years. In addition, constraints on the 132 kV transmission network that supplies Albany means that there is currently no firm spare capacity at Albany. Given that the forecast load from the Southdown venture may not materialise within this timeframe, augmentations to the Albany substation are needed in the short-term such as network capacity reinforcements, local generation and/or demand management. In the medium term (within the next ten years), Western Power is investigating a number of options to reinforce the transmission supply to Albany and the overhead lines from Muja to Kojonup. The options include uprate of the Kojonup to Albany transmission line, installation of reactive voltage support at Albany, and installation of a new transformer at Narrogin South Terminal.

Facilitating growth in the mining sector and attracting other industries that require substantial and secure energy may also be facilitated by progress in planning for the proposed Bunbury to Albany Gas Pipeline. A corridor alignment has been selected in an effort to secure a corridor and provide improved services to towns and industries not directly on the pipeline. The

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pipeline is a proposed project of the State Government with a 'fit-for-purpose' operational model under development. The Southdown project is not considered a foundation customer of the Bunbury to Albany Gas Pipeline. Western Power is planning for the provision of power to this site.

The Water Corporation has programs in place to service the region's growing population. The Albany, Denmark and Mt Barker WWTP's have been upgraded to meet demand in the long-term. Capacity in these and other towns will also be assisted through the establishment of reuse (golf courses, tree lots, vineyards) and biosolids projects that utilise treatment plant residues.

Noting its status as a SuperTown and associated growth needs, options are currently being investigated to improve the existing treated wastewater management system in Katanning. The existing capacity of the WWTP can support forecast town growth.

Local governments in the Great Southern are working together to reduce the amount of waste generated in the region, increase the proportion of material recovered from the waste stream and limit the proportion of waste going to landfill. Given a dispersed settlement pattern and relatively low waste

volumes the task is complex and costly. The City of Albany is responsible for approximately 60 per cent of regional waste. The City is working to improve its waste management practices with nearby Shires. Similarly the Southern Link Voluntary Organisation of Councils or VROC (Shires of Plantagenet, Broomehill-Tambellup, Cranbrook and Kojonup) and the Eastern Agricultural Strategic Waste Management Alliance (Jerramungup, Katanning, Kent and Gnowangerup) are focussing on establishing standardised infrastructure for transfer stations in an effort to support better sub-regional waste recycling and achieve other environmental and safety benefits.

Any improvement in access and speeds to any communication network will provide opportunities for residents and businesses to communicate more effectively, improve service levels and streamline their operations. The greatest opportunities will be in the smaller centres where e-health, e-education and e-commerce will become achievable objectives.

Regional initiatives to facilitate the delivery of adequate power, water, wastewater and telecommunication services in the Great Southern are set out in the table below.

Regional initiatives to support the delivery of essential service infrastructure	Table A, B and C reference number
Facilitate the removal of essential service infrastructure capacity constraints that may inhibit future growth.	A23-A25, A32, A33, A35, A36, B2, B4, B6, B7, B9, C25, C26, C28-C32
Promote measures and set targets to reduce potable water use such as water efficiency measures and reuse programs.	A38, A50, A64, B7, C30
New water sources to be delivered at least financial, social and environmental cost.	A32
Give consideration to renewable energy projects.	A15, C32
Albany to meet WA Waste Authority's municipal solid waste targets for major regional centres.	A53
Support optimisation of communication via network upgrades.	B10



## 2.8 Natural environment

### Objective

Provide for the protection and management of key natural assets, in order to secure the foundation of the social, economic and environmental fabric of the region.

### Strategic direction and priorities

The natural environment is a key attractor for many residents and visitors to the Great Southern region. From the wheatbelt to the southern coast, the region contains many significant natural assets and resources that require careful consideration in planning for future land use and development.

The Great Southern region is situated within the internationally recognised Southwest Australia biodiversity hotspot, which provides habitat for many endemic, rare and threatened species and communities. The region is well known for its significant protected areas including the Stirling Range, Porongurup and Torndirrup National Parks and the south-western portion of the Fitzgerald River National Park (an internationally recognised Biosphere Reserve), which draw thousands of visitors to the region each year.

One of the main responses to biodiversity conservation in the region is the promotion of vegetation connectivity through initiatives such as Gondwana Link and the South Coast Macro Corridor Network (Figure 4). Land use planning will support the implementation of these initiatives through the zoning and reservation of land, land management controls in schemes, and appropriate subdivision design.

Outside the conservation estate, a considerable amount of native vegetation exists on Crown land and private property. These local natural areas support biodiversity in neighbouring protected areas, but are at risk of being adversely affected by land use and development. Local biodiversity strategies and plans will be prepared to assist local governments and land owners to improve the retention, protection and management of local natural areas.

An important project is the Albany Regional Vegetation Survey, which has mapped and described vegetation types at a more detailed scale than elsewhere in the



region. The next phase of this project will involve the identification of priority areas for conservation, including rare vegetation, important habitats and ecological linkages, to assist land use planning in areas experiencing the greatest pressure for development.

The assessment of proposals potentially affecting matters of national environmental significance (such as federally listed endangered species and threatened ecological communities) has received greater attention in the Great Southern region in recent times. Suitable environmental offsets will be explored, in order to facilitate timely and ecologically sound development into the future.

The region encompasses many important water resources, including wetlands and waterways of national significance. A program of wetland mapping, classification and evaluation has been undertaken in Albany, and will be expanded to other areas where significant development pressure and groundwater resources exist. Estuarine and riverine floodplains in key areas will be mapped to assist decision making on future land use and development. Strategies and plans will be prepared to guide the appropriate use, development and management of land and water resources in the main settlement areas, consistent with Better Urban Water Management (WAPC 2008).

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A significant issue for the region is identifying and securing future water sources for people, industry and agriculture, without detrimental impact on the environment. The region contains limited fresh groundwater, with the exception of coastal dune aquifers which provide critical supplies for Albany and Bremer Bay. In other areas, groundwater resources are either poorly known or are of limited extent and quality. Demand for water is growing, especially in light of declining rainfall in the region. A water supply plan is in preparation to identify a range of water supply options to support regional growth and groundwater investigations are being undertaken in the Albany area.

The coastline of the Great Southern region is spectacular and diverse, drawing thousands of people each year who contribute to the region's economy through their use of tourist accommodation and facilities and retail expenditure. Additional planning and investment will improve popular coastal recreation sites that currently have insufficient infrastructure to cater for the influx of locals and visitors during summer.

Similarly, river and estuary foreshores are under increased pressure from tourism and recreational activities and increased use as a result of the subdivision

of adjoining land. Foreshore management plans will be prepared that guide appropriate recreation and conservation use and guide infrastructure investment.

The coastal settlements of Albany and Denmark support the majority of the region's population. Coastal foreshore areas and associated infrastructure may be at risk from future sea level rise and changes to storm frequency and intensity associated with climate variability. Coastal hazard risk management and adaptation planning will be undertaken in these areas, consistent with the *State Coastal Planning Policy* (WAPC 2013).

Outside of town sites, there is pressure for rural living development, particularly in coastal areas of the region. Key environmental issues associated with this type of development include bush fire hazard, impact on native vegetation and foreshores (such as incidental clearing, spread of *Phytophthora dieback*, soil degradation), stormwater and wastewater management. Strategic investigations of environmental considerations will be undertaken in areas under pressure for rural living development.

In order to provide for the protection and management of the region's key natural assets, consideration should be given to the initiatives set out in the table below.

Regional priority to support the natural environment	Table A, B and C reference number
Promote biodiversity conservation through protection and reconnection of patches of native vegetation across the landscape (Figure 5).	A7, A8, A17, A21, A22
Improve integrated land and water planning through identification and evaluation of key water resource areas.	A9, A10, A34
Protect important potable water supply areas and improve urban water management in settlement areas.	A37
Protect water resources through improved wastewater and solid waste treatment and disposal.	A53, B9, C30
Protect and manage the coast, estuarine fringing habitats and wetlands and associated infrastructure for tourism and environmental values.	A16
Improve environmental outcomes and minimise the fire hazard of rural living development.	A45, A65



## 2.9 Culture, heritage and visual landscape

### Objective

Recognise the region's cultural, heritage and visual landscape assets and safeguard and manage these assets to retain their intrinsic value, and acknowledge their contribution to community well-being and their role in supporting the regional economy.

### Strategic direction and priorities

Heritage sites, visual landscapes and townscapes in the Great Southern embody the cultural heritage of the region and are major contributors to the area's sense of place. Some areas and sites that have cultural, heritage and visual landscape value are being adversely impacted by urban and rural living development as well as some recreational and tourist activities. While assessment of these values, and subsequent mitigation and management, usually occur at the site specific level there is a need to consider these matters at a strategic level.

The Great Southern is Noongar country and is part of the area over which the Single Noongar Claim has been lodged. The Noongar people of the Great Southern have cultural connections to the region going back thousands of years. Sensitive places and sites on country include those of mythological or ceremonial significance, those that have the potential to trace the impact of settlement on Noongar life, sites of pre-contact habitation and usage, burial sites, battle sites and camping/hunting/fishing sites.

The *Native Title Act 1993* provides for the recognition and protection of Aboriginal and Torres Strait Islander people's native title rights and interests. Certain government actions, such as grants of freehold or other exclusive tenures to other parties, have been found to extinguish native title. Claims for native title cannot be made over areas where native title has been extinguished; for example, land held in freehold or exclusive tenure in developed areas.

Native title is a relevant consideration when planning for urban growth and development in the Great Southern, as land in and around towns that may be identified as appropriate for certain development



options may be subject to native title claim. Broadly, however, native title has been extinguished on the majority of land in the Great Southern by the granting of freehold titles over large areas.

Since 2009 the WA Government and South West Aboriginal Land and Sea Council have been negotiating on the South West Native Title Settlement, a negotiated settlement for six separate native title claims by the Noongar people of the south west of Western Australia. These negotiations were completed in late 2014, with the WA Government's offer being accepted by all Noongar claim groups. The full details of the Settlement are recorded in six Indigenous Land Use Agreements (ILUAs), which were executed in June 2015. It is anticipated that the Settlement will commence in full around July 2016 after registration of the ILUAs with the National Native Title Tribunal.

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Under the Settlement, native title will be exchanged for a negotiated package of benefits, including formal recognition of the Noongar people as traditional owners, land, investments and the establishment of Noongar Regional Corporations. A major component of the Settlement is the establishment of the Noongar Land Estate through the transfer of a maximum of 320,000 hectares of Crown Land for cultural and economic development, comprising 300,000ha as reserve land and 20,000ha as freehold title. This will result in the Noongar people being major landowners in the Great Southern, and it is therefore likely that there will be an increase in interaction of Noongar people with the land-use planning system.

The Great Southern's settler and maritime history dates from relatively recent times, from the founding of the King George Sound settlement in 1826, three years before settlement at the Swan River. This history is well documented and forms the basis of a number of the region's tourist attractions, such as The Forts at Mt Clarence. Specific sites are protected and managed for historical and tourism reasons.

Albany in particular has a rich maritime history, having served the whaling and sealing industry for over 100 years (until the late 1970s), steamships, coal and the gold rush. The town was the departure point for soldiers in World War I and was host to the first official dawn service and will therefore play an important role in ANZAC Centenary commemorations in 2014.

The landscapes for which the Great Southern is renowned are its natural landscapes: the pristine, dramatic granite and limestone coastline; the two mountain ranges, the Stirlings and Porongurups that rise abruptly from the surrounding plain; and the tall forests of the western portion of the region. These landscapes are primary tourism attractions that contribute to the regional economy. Many of the valued natural landscapes are contained within national parks and reserves. Valued rural landscapes, especially those associated with the forested wine growing areas around the Porongurups, Mt Barker and Denmark, are unprotected or are protected in a fragmented way. Albany's hilly, historic residential neighbourhoods also comprise a valued urban landscape. To the north of the region, the landscape is primarily remnant mallee forests located within cleared broadacre cereal cropping and grazing areas.

Approaches to planning for, and managing visual landscapes at a regional scale is essential for their maintenance for both non-market (intrinsic) and market (tourism) reasons.

Regional initiatives to facilitate the protection, enhancement and incorporation of culture, heritage and visual landscape into planning in the Great Southern, are set out in the table below.

Regional initiatives to support culture, heritage and visual landscape	Table A, B and C reference number
Manage the Great Southern's visual landscapes, and the way in which they are experienced by the public, to protect their valued characteristics.	A18, A19
Expand the use of valued landscape character as a tourist resource for the region.	A20
Consider cultural heritage and visual landscape in strategic planning.	A21, A22
Promote heritage and cultural tourism through enhancing places of interest and holding cultural events that celebrate the region's identity.	A4-A6, A11, A41, A49



## 3 Implementation

### 3.1 Responsibilities

The implementation of the Great Southern Framework requires that successful partnerships be established between key agencies and other stakeholders with responsibilities for identifying specific land use planning initiatives or infrastructure projects.

The WAPC will endorse the Framework and will have responsibility for its regular audit. A decision regarding a major investment in the region may also require the Framework to be reviewed. Decisions of the WAPC and the ICC will be guided by the Framework.

The ICC will have an ongoing role in providing advice to WAPC and the Department of Treasury regarding infrastructure projects for the region. The Department of Treasury will assess the relative merits of funding regional projects for the Great Southern, and direct funding through State budgetary processes.

The State is considering development of a more rigorous infrastructure prioritisation process, which would help inform the prioritisation of major State infrastructure proposals from a whole-of-government perspective.

The review of the Lower Great Southern sub-regional strategy will be undertaken by the Department of Planning in collaboration with other agencies and stakeholders. Sectoral or issue-specific strategies will be prepared by the responsible agency with the guidance of relevant stakeholders.

The framework (and sub-regional strategies when endorsed) will inform the preparation and amendment of local planning strategies and local planning schemes across the Great Southern. When preparing local strategies and schemes, local governments should have due regard to the objectives, strategic direction and priorities outlined in the framework.

The governance framework is reflected in Figure 3.



*Courtesy: Stephanie Clegg*

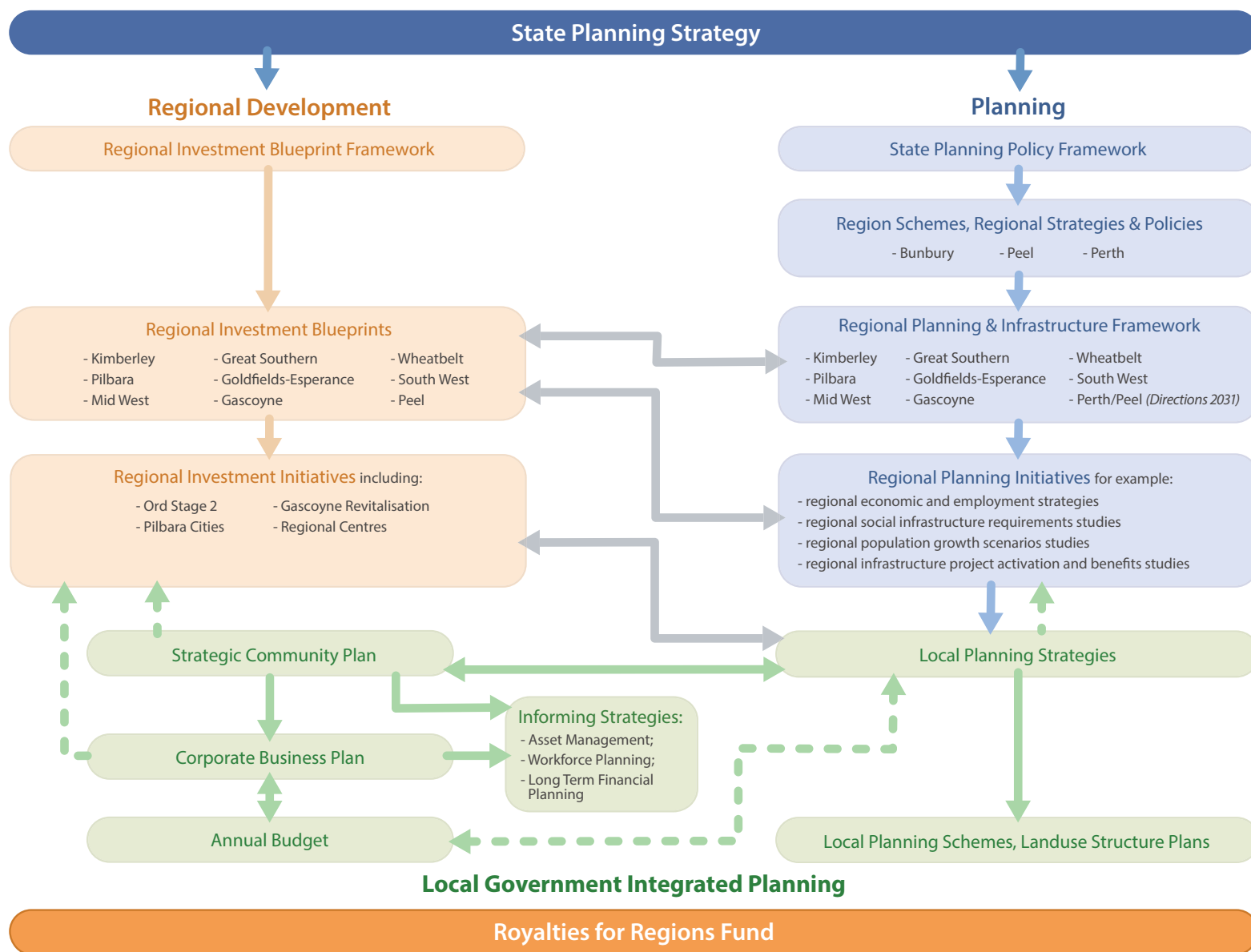
### 3.2 Sub-regional strategy and regional policy

As part of the preparation of the Great Southern Framework, the need to review the existing sub-regional strategy and respond to a number of regional issues emerged as priorities.

The Lower Great Southern Strategy prepared for the City of Albany, Shire of Plantagenet, Shire of Denmark and Shire of Cranbrook will be reviewed. These shires will be the focus of considerable population growth, economic development and infrastructure investment in the medium-term. Given their spatial proximity, services and transport linkages, more detailed planning for the area is considered necessary.

The following sectoral or issue specific policies will also be prepared to guide planning and development in the Great Southern:

- Integrated land and water planning for food production: To establish a consistent approach across local governments for identifying priority agricultural land that is co-located with water suitable and available for food production and protecting these locations in local planning strategies and schemes.



(source: Western Australian Planning Commission, 2014)

**Figure 3: State planning and development framework**



- Potable water supply for rural residential development: To develop standard guidance for demonstrating a suitable domestic potable water supply (that includes water for fire fighting) that is consistent with the appropriate standards for water and health for rural residential precincts in high, medium and low rainfall areas in the Great Southern – in accordance with WAPC's *Statement of Planning Policy 2.5 Land Use Planning in Rural Areas* (2013) and *Australian Drinking Water Guidelines* (2011);
- Alternate solutions for demonstrating appropriate access to essential services: To develop standard guidance for demonstrating appropriate access to power, water and wastewater services to new industrial, commercial and residential areas where it is not economically feasible for service providers to offer standard connections. The standard guidance would inform the preparation or amendment of local planning schemes and strategies.
- Conservation of cultural heritage in the Great Southern: To establish a consistent approach across local governments in the Great Southern for the conservation and enhancement of culture and cultural heritage.
- Planning for wind and solar power in the Great Southern: Locate significant areas of wind and solar resources and identify potential sites that do not compromise natural or cultural landscape character and amenity of nearby residents.

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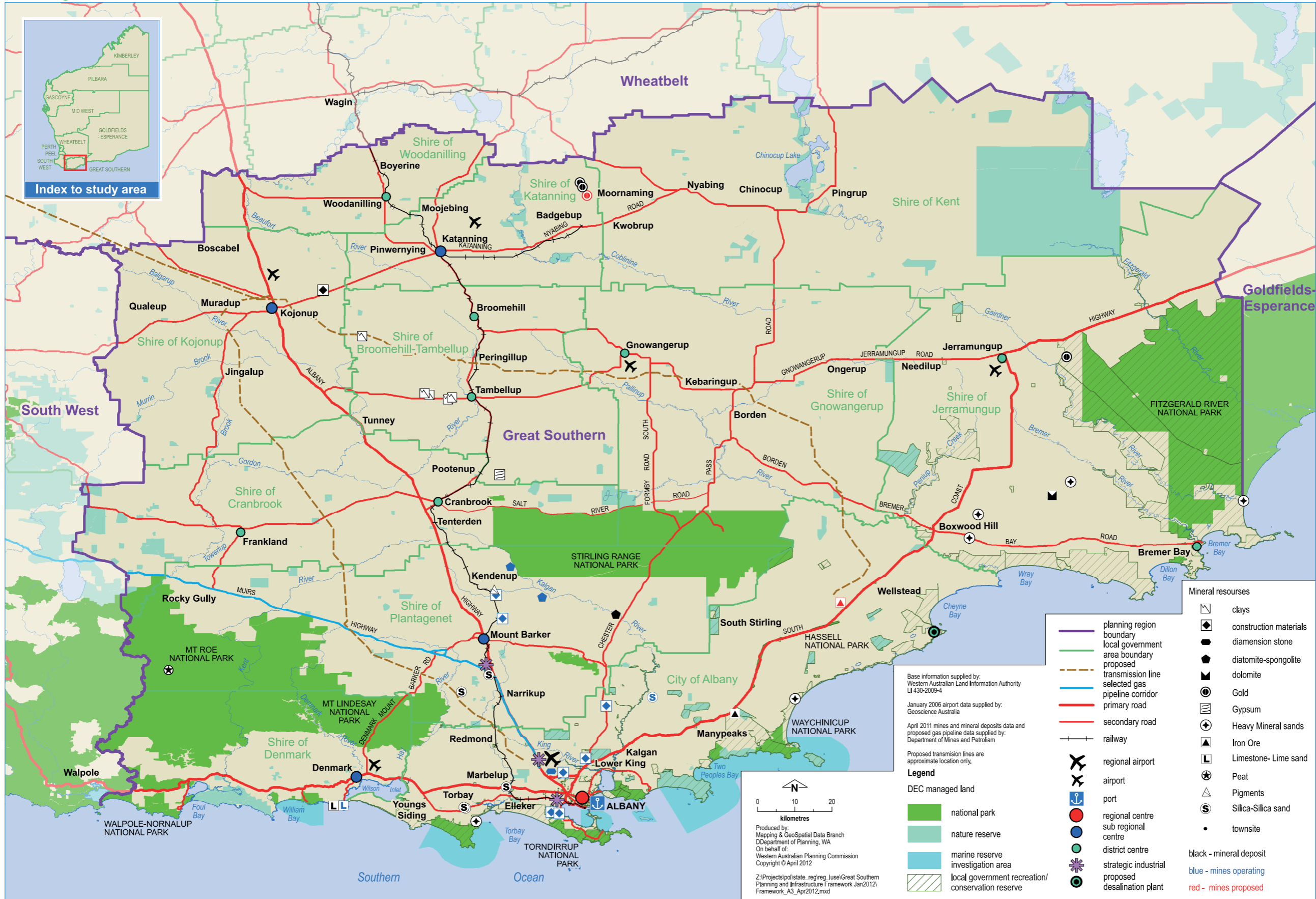


Figure 4: Great Southern Framework map

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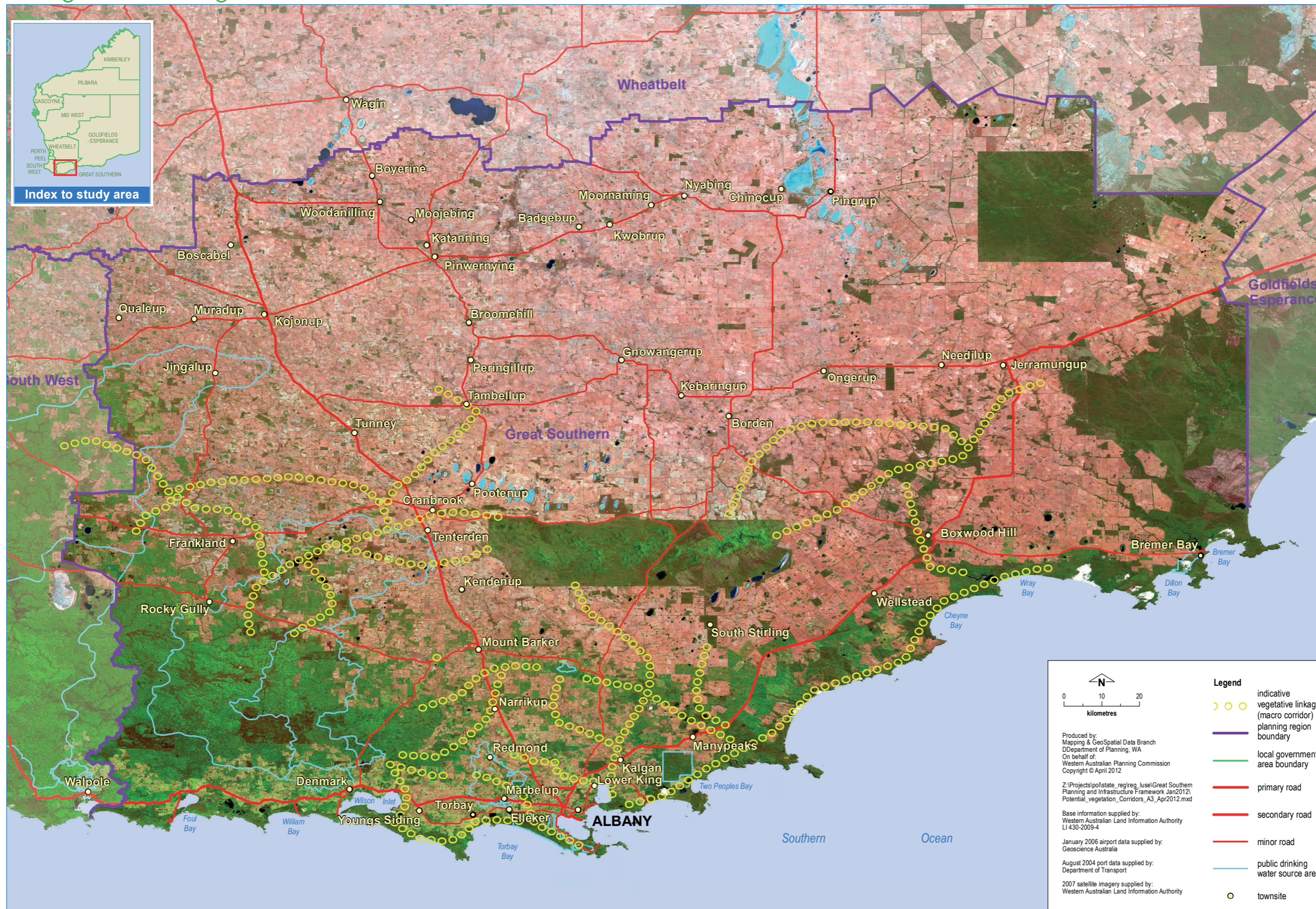


Figure 5: Great Southern indicative environmental corridors



**Figure 6: Wheatbelt, Great Southern and South West Planning Regions**

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Figure 7: Mineral Resources and Significant Basic Raw Materials



## List of acronyms

ACCC	Australian Competition and Consumer Commission
APA	Albany Port Authority
DAFWA	Department of Agriculture and Food
DCA	Department of Culture and the Arts
DPaW	Department of Parks and Wildlife
DAA	Department of Aboriginal Affairs
DoC	Department of Commerce
DOH	Department of Housing
DoP	Department of Planning
DoT	Department of Transport
DSR	Department of Sport and Recreation
DRD	Department of Regional Development
DL	Department of Lands
DoW	Department of Water
DoE	Department of Education
DTWD	Department of Training and Workforce Development
FIFO	Fly-in fly-out
FPC	Forests Products Commission
GSDC	Great Southern Development Commission
GSTWS	Great Southern Town Water Supply Scheme
ICC	Infrastructure Coordinating Committee
LGA	Local Government Authority
NBN	National Broadband Network
NRM	Natural Resource Management
PTA	Public Transport Authority
RDA	Regional Development Australia
SIHI	Southern Inland Health Initiative
SOD	Shire of Denmark
SoK	Shire of Katanning
SWIS	South West Interconnected System
SWALSC	South West Aboriginal Land and Sea Council
WA	Western Australia
WACHS	WA Country Health Services
WALGA	Western Australian Local Government Association
WAPC	Western Australian Planning Commission
WC	Water Corporation
WP	Western Power
WWTP	Waste Water Treatment Plant



## Definitions

**Biodiversity hotspot:** Biodiversity hotspot: A specific territory that contains a minimum of 1,500 species of vascular plants, equalling more than 0.5% of the world's total plant species as endemics. The specific territory must have lost at least 70 per cent of its original habitat.



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