

# SHIRE OF BODDINGTON

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## Local Planning Strategy

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Endorsed by the  
Western Australian Planning Commission

10<sup>th</sup> December 2018

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# Shire of Boddington Local Planning Strategy

September 2018



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## Part 1 - Introduction

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### 1.1 What is a local planning strategy?

Local planning strategies are strategic documents that set out the longer-term planning direction for a local government area, apply State and regional planning policies and provide the rationale for the zones and provisions set out in the local planning scheme.

As part of the process of reviewing the local planning scheme<sup>1</sup>, each local government is required to prepare a local planning strategy.

### 1.2 The role and purpose of a local planning strategy

Local planning strategies provide a framework for planning at the local level. They enable the local government authority to plan for the future and outline the local government authority's strategic vision, policies and proposals and reflect local needs and aspirations. In doing so, they provide the rationale for the zones, reservations and provisions of a local planning scheme.

Local planning strategies are primarily concerned with 'spatial' or 'land use' considerations such as the location, and distribution of land uses, the relationships between various land uses, subdivision, development and the infrastructure required to support subdivision and development.

They are also a key instrument for implementing State and regional planning strategies and policies at the local level.

### 1.3 The state planning framework

The *State Planning Strategy 2050* is (according to the *State Planning Framework*<sup>2</sup>) the principal

strategy guiding land use and development in Western Australia.

With regard to Boddington, the *State Planning Strategy 2050* identifies the town of Boddington as a sub-regional centre.

Together, the *State Planning Strategy 2050* and the Western Australian Planning Commission's policies provide the framework within which this Strategy has been prepared.

Of particular relevance to this Strategy are:

- (a) *State Planning Policy 1: State Planning Framework;*
- (b) *State Planning Policy 2: Environment and Natural Resources Policy;*
- (c) *State Planning Policy 2.4: Basic Raw Materials;*
- (d) *State Planning Policy 2.5: Rural Planning;*
- (e) *State Planning Policy 2.7: Public Drinking Water Source Policy;*
- (f) *State Planning Policy 2.9: Water Resources Policy;*
- (g) *State Planning Policy 3: Urban Growth and Settlement Policy;*
- (h) *State Planning Policy 3.1: Residential Design Codes;*
- (i) *State Planning Policy 3.4: Natural Hazards and Disasters;*
- (j) *State Planning Policy 3.5: Historic Heritage Conservation;*
- (k) *State Planning Policy 3.6: Development Contributions for Infrastructure;*
- (l) *State Planning Policy 3.7: Planning in Bushfire Prone Areas;*
- (m) *State Planning Policy 4.1: State Industrial Buffer Policy;*
- (n) *State Planning Policy 5.2: Telecommunications Infrastructure; and*
- (o) *State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning.*

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<sup>1</sup> refer to clause 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for further information.

<sup>2</sup> set out in *State Planning Policy 1: State Planning Framework*.

## Part 2 – Local Profile

The Shire of Boddington covers approximately 1891 square kilometres and is located approximately 123 kilometres southeast of Perth and 92 kilometres east of Mandurah.



Figure 1: The Shire of Boddington

The Shire of Boddington is surrounded by the Shires of Collie, Harvey, Murray, Wandering, Williams and Waroona, and its main localities are Boddington, Ranford, Marradong, and Quindanning.

The Hotham River flows through the Shire of Boddington, and the Boddington townsite is located on the banks of the Hotham River.

## 2.1 Population

### 2.1.1 Demographics

The Shire's resident population has grown from 1379 in 2006 to 1844 in 2016<sup>1</sup>. The Shire's population was recorded as 2226 in 2011 largely due to mining activity.

*Western Australia Tomorrow 2015*<sup>2</sup> sets out the State Government's official population forecasts for the years 2014 to 2026. In doing so, it provides a series of population forecasts based on current fertility, mortality and migration trends. These forecasts are divided into five 'bands' - bands A and B contain lower forecasts, band C is the median forecast and bands D and E represent the higher forecasts.

The population forecasts for the Shire of Boddington, to the year 2026, range from 3140 to 4150. With regard to the Shire of Boddington's 2016 population, this represents an additional 1296 to 2306 residents.

The band C (median) population forecast (which this strategy is based on) is for 3660 residents – achieving this population will require average annual growth of about 7 per cent (from a 2016 baseline), which is significantly higher than the forecast annual growth rate of 2.45 per cent from 2011 to 2026 (band C) for Perth and Peel.

In addition to population forecasts, *Western Australia Tomorrow* contains household size forecasts. These indicate that household sizes in the Shire of Boddington are likely to decrease - slightly - from approximately 2.51 to 2.61 people per dwelling, to approximately 2.43 to 2.5 people per dwelling in 2026.

### 2.1.2 Land Supply and Housing

Historically, Boddington's housing market has been susceptible to significant growth and downturn phases, influenced by local trends and global markets. Over the past 10 years, lot creation has stabilised, with subdivision activity peaking between 2008 and 2010 (Table 1).

<sup>1</sup> Based on 2016 census data available from: [www.censusdata.abs.gov.au](http://www.censusdata.abs.gov.au)

<sup>2</sup> *Western Australia Tomorrow 2015* is available from: <http://www.planning.wa.gov.au/publications/6194.asp>

Year	Number of Lots Created		Dwelling Approvals
	Residential	Rural Residential & Special Rural	
2004	0	3	13
2005	0	2	13
2006	0	0	32
2007	6	14	26
2008	66	0	26
2009	24	11	45
2010	66	11	20
2011	0	10	33
2012	0	0	18
2013	1	2	21
2014	0	2	11
2015	0	10	4
2016	1	0	4
<b>Total</b>	<b>163</b>	<b>65</b>	<b>266</b>

Table 1: Subdivision and Dwelling Approvals 2004 to 2016<sup>3</sup>

It is necessary to establish an 'ultimate' footprint which secures long-term land supply and housing options, in the context of the Shire's development challenges of flooding from Hotham River and other waterways, bushfire risk, topography, biodiversity protection and protecting mining interests.

It is estimated that approximately 1,000 additional dwellings will need to be built within the Shire of Boddington in the period ending 2030. This is based on:

- (a) a projected population increase of 1816 residents;
- (b) an average household size of 2.43 people; and
- (c) a dwelling occupancy rate of 76.6 per cent.

The Strategy's 'development footprint' sets out to include enough land supply to meet the long-term needs of the community. In providing for future growth, the Strategy recognises that:

- (a) not all landowners will want to subdivide or develop their land immediately or will have the resources to do so;
- (b) once created, not all lots will be developed for housing immediately;
- (c) not all private dwellings will be occupied<sup>4</sup>;
- (d) some of the land identified as suitable for residential or rural lifestyle development is affected by some form of constraint which will need to be addressed prior to its development, making any development of the land a longer-term proposition; and
- (e) changes in government policy may affect the rate of population growth.

The development outlook indicates that the majority of growth is expected to occur in Boddington, and to a lesser extent, Ranford, as essential services such as scheme water and waste water become readily available.

### 2.1.3 Key Issues

- (a) Overall the Shire of Boddington's population has grown since 2006 and is likely to grow at a moderate rate into the future.
- (b) The average household size is likely to decline slightly in the period to 2026, requiring the provision of additional dwellings to accommodate projected future population growth.
- (c) The development footprint set out in the Strategy's Strategic Land Use Plan is considered sufficient to cater for population growth during the long-term lifespan of this Strategy and beyond. An updated development footprint responds to populations projections, existing land supply and demand, and addresses bushfire risk.

<sup>3</sup> Based on the *State Lot Activity Report*, available from: <http://www.planning.wa.gov.au/publications/1158.asp>

<sup>4</sup> Approximately 23.4 per cent of dwellings in the Shire of Boddington were vacant during the 2016 census.

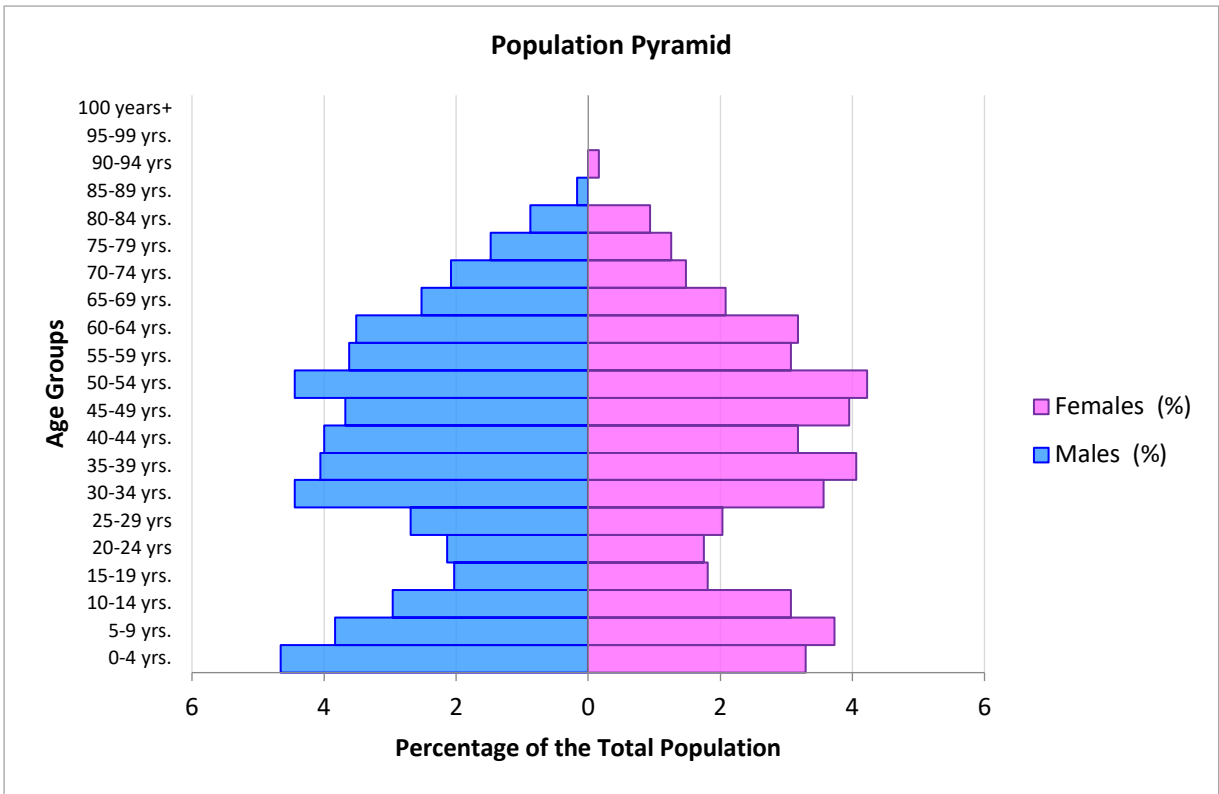


Figure 2: Population Pyramid

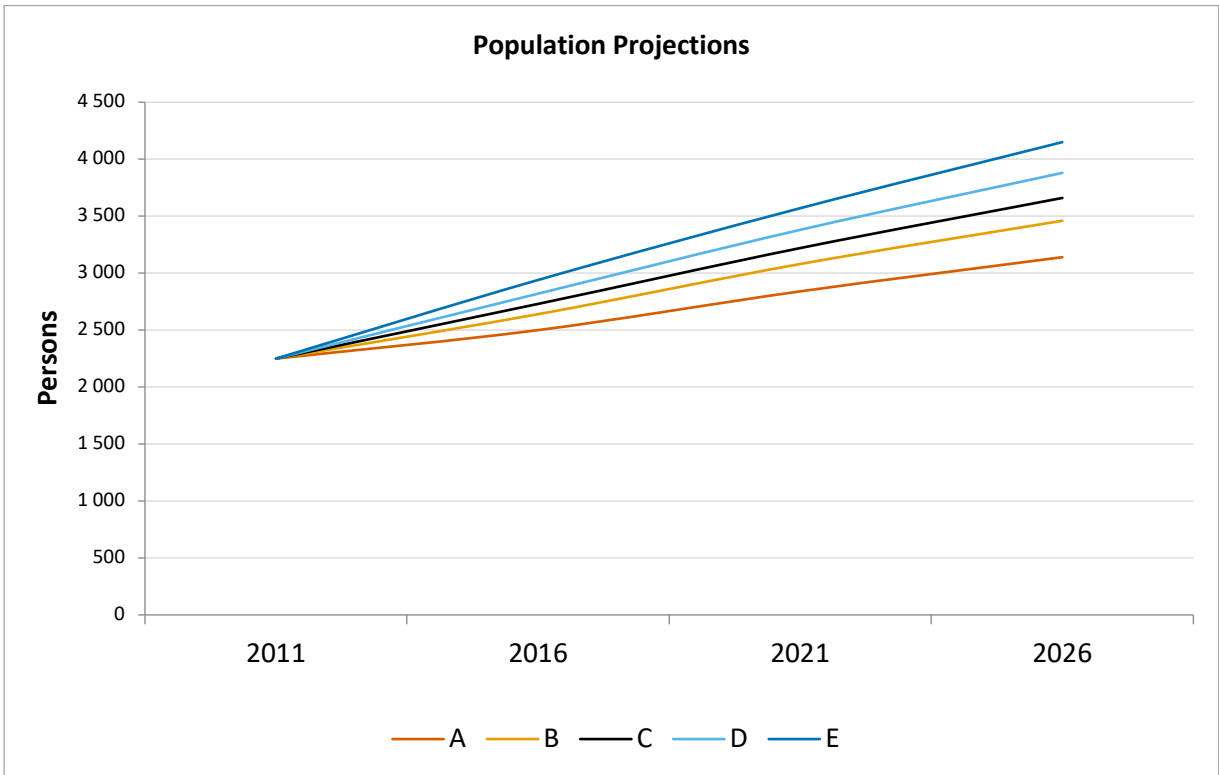


Figure 3: Population Projections

## **2.2 Settlements**

### **2.2.1 Boddington / Ranford**

Approximately 50 per cent of the Shire of Boddington's population live within the Boddington and Ranford townsites<sup>7</sup>.

A further 2000 people are housed at Newmont Mining's mining camp, located northwest of the Boddington townsite. Residents of the mining camp are not permanent residents of Boddington and generally drive in/out of Boddington on a weekly basis.

There are opportunities for urban consolidation (that is, increased residential density) in residential areas and development of 'greenfield' sites where land suitability and servicing requirements have been addressed.

### **2.2.2 Rural Living**

Rural living development, comprising of 'rural residential' and 'rural smallholding' development, has been popular in the Shire over the past decades, with over 750ha zoned for rural living purposes. This equates to just over half of all residential supply. There are considerable portions of existing zoned rural living land that is constrained by flooding, bushfire and access considerations.

Rural living areas are generally located around the Boddington and Ranford townsites and in the 'Crossman Corridor'.

Generally, rural residential lots are between 1 and 4 hectares in size and provide an option for people who want to live in a low density residential area in a semi-rural setting, close to a townsite. There is a trend for 'lifestyle lots' between one and two hectares in size, as these lots are more easily managed, but retain a rural character and amenity.

Rural smallholding lots between four and 40 hectares in size - also known as 'hobby farms' - provide opportunities for small-scale rural and agricultural activities. Rural smallholdings lots provide a legitimate form of lifestyle living which enables people to enjoy a rural environment.

There is some demand for rural living lots in the Shire of Boddington. However, rural living precincts need to be carefully planned, as they are an inefficient means of housing people, can prejudice future development of the land for urban (residential) purposes, consume and sterilise otherwise productive rural land and can have unintended social, environmental, servicing and management impacts.

Rural living precincts also have significant resource implications for the Council - for example, although roads are constructed by the developer, the Council is required to maintain those roads on an ongoing basis.

### **2.2.3 Key Issues**

- (a) The development of rural living areas needs to be properly planned and provided for in the local planning strategy and scheme.
- (b) Proponents need to demonstrate that there is demand for additional rural living lots.
- (c) The development of rural living precincts needs to occur in a logical and coordinated manner which takes into account the provision of standard services and infrastructure and the resource implications of maintaining those services and items of infrastructure.
- (d) The development of rural living precincts needs to take into account hazards such as the bushfire risk and avoid adverse impacts on vegetation.
- (e) Depending on the region's mining activity, rural living land may be utilised to accommodate workforce populations should major construction projects occur.

## **2.3 Infrastructure**

### **2.3.1 Water**

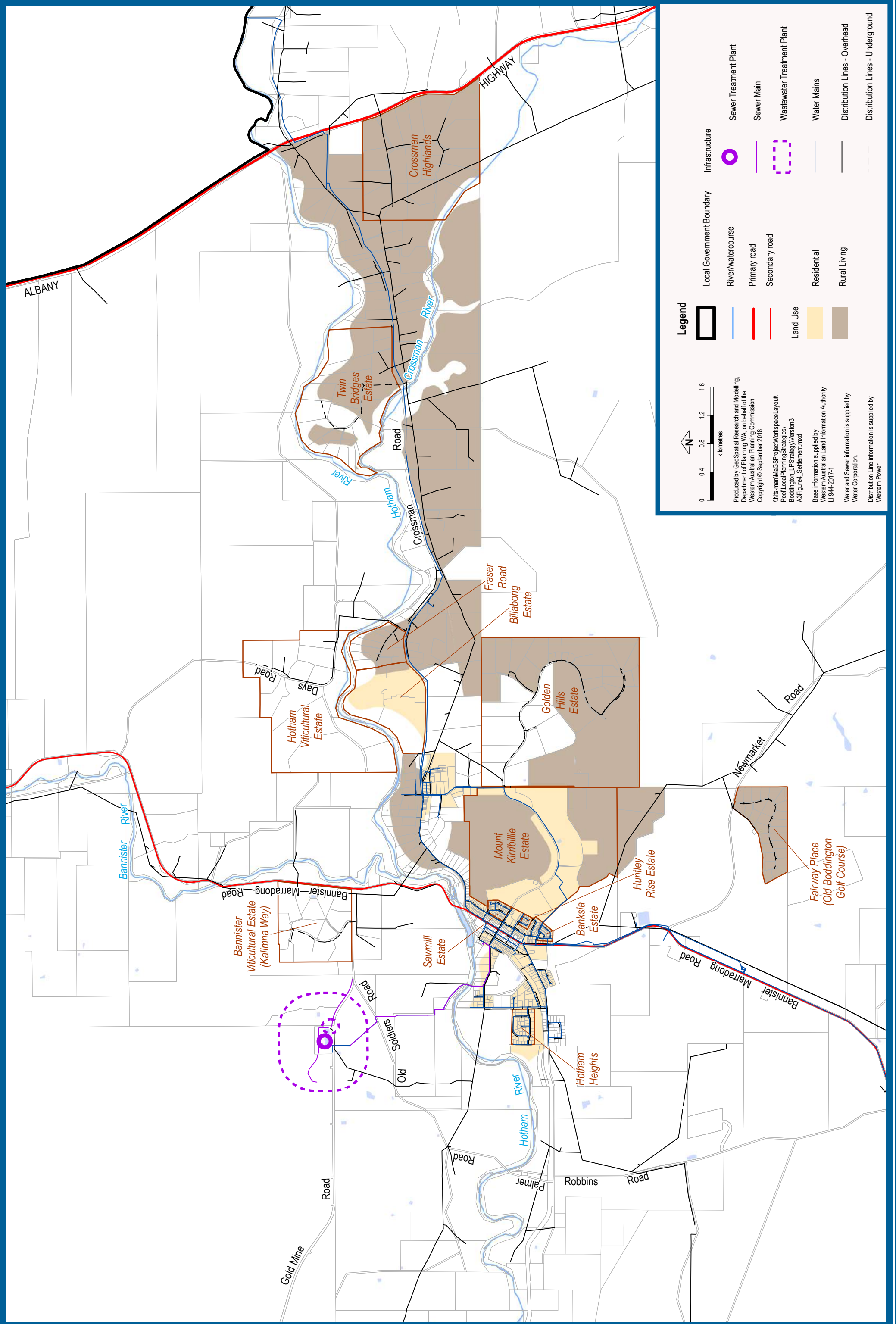
#### *Potable Water Sources*

Harris Dam, which supplies potable water to the Boddington and Ranford townsites, is located north of the Collie townsite in the Shires of Collie and Harvey. The dam is located within a priority 1 public drinking water source area and a

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<sup>7</sup> Based on 2011 census data available from: [www.censusdata.abs.gov.au](http://www.censusdata.abs.gov.au)





**Settlement** **Figure 4**

reservoir protection zone, neither of which extend into the Shire of Boddington.

However, the catchments of the South Dandalup Dam (the largest dam supplying drinking water to the Perth metropolitan region) and the Serpentine Dam do extend into the Shire of Boddington. These catchments have both been declared public drinking water source areas, within which the use of land is restricted<sup>8</sup>.

#### *Fit-For-Purpose Water Sources*

100 per cent of the wastewater treated at the Boddington Wastewater Treatment Plant is recycled and used at the Boddington gold mine.

#### *Distribution Infrastructure*

The Boddington townsite is supplied with water from Harris Dam (Lake Ballingall, located near Collie) delivered through the Great Southern Towns Water Supply Scheme.

Due to recent upgrades to water supply infrastructure (storage and mains pipelines), the water distribution network is capable of accommodating approximately 145 new residential lots. Current planning proposes further expansion of the distribution network, which could accommodate approximately 200 new residential lots.

Reticulated potable water is not available outside the Boddington / Ranford townsites. Most properties outside the townsites depend on alternative water sources such as groundwater, surface water and rainwater. However, these are not always reliable sources of water.

### **2.3.2 Wastewater**

The Boddington wastewater treatment plant, located northwest of town, was upgraded in 2010 and is capable of supporting a population of (approximately) 2500 people.

However, most of the development within the Shire of Boddington utilises some form of onsite wastewater disposal, such as an alternative treatment unit.

Whilst there have been improvements in the technology associated with on-site wastewater treatment and disposal, a reticulated sewerage service remains the most reliable, efficient and environmentally acceptable means of wastewater disposal. In recognition of the risks associated with their installation, operation and maintenance, the use of disposal systems servicing individual lots is not always an appropriate alternative to the use of a reticulated sewerage service.

Furthermore, onsite wastewater disposal can be problematic due to geotechnical conditions (some areas have impervious soils, clay or rock close to the surface) and alternative treatment units do not necessarily facilitate long-term smaller lot/medium density development.

### **2.3.3 Electricity**

The Shire of Boddington is part of the South West Interconnected Network, with electricity supplied from a single transformer and feeder line. There are no known capacity issues and, with planned upgrades, there should be enough capacity to cope with forecast increases in demand for electricity.

However, if there is a significant increase in industrial, commercial or urban development in the short term, it is likely that the first upgrade carried out would need to be the construction of a second feeder line from the sub-station into Boddington. If this growth is sustained, then it will be necessary to consider establishing a new transformer at the sub-station.

### **2.3.4 Waste Management**

The Shire of Boddington established a landfill site on Robbins Road in 2001. It is estimated this landfill site will operate for another 20 years.

There is also a privately operated landfill facility in North Bannister.

### **2.3.5 Roads**

Transportation is critical to the Shire of Boddington's ability to function effectively and the state and regional road network play a

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<sup>8</sup> For more information refer to the drinking water source protection plans prepared and maintained by the Department of Water and

Environmental Regulation, and available from [www.water.wa.gov.au](http://www.water.wa.gov.au)

fundamental role in catering for inter and intraregional traffic and road freight.

The Shire of Boddington is linked to Perth and Albany by Bannister-Marradong Road (which connects to Albany Highway, on the Shire of Boddington's northeast boundary) and to Pinjarra and Mandurah by Pinjarra-Williams Road.

The *Roads 2025: Regional Road Development Strategy (South West)* sets out development strategies for regional and local roads. It recommends various works be undertaken to improve the condition of both roads, but the proposed works should have little impact on any land use strategy for the Shire of Boddington.

The Council would prefer the volume of heavy vehicles travelling through the Boddington townsite be reduced, as this would make the townsite safer and improve its amenity and attractiveness. This could be achieved by constructing a heavy vehicle bypass around the Boddington townsite; however, detailed planning would need to be undertaken to identify the most appropriate alignment for any potential, future, bypass road.

### **2.3.6 Heavy Rail**

A closed freight rail line extending from Pinjarra to Narrogin passes through the Shire of Boddington. There are no other rail lines within the Shire of Boddington.

### **2.3.7 Public Transport, Walking and Cycling**

There is a public bus service connecting Perth and Albany; however, there is no local public transport service in the Boddington townsite.

Currently, there is a reasonable network of paths and trails throughout the townsite and in some parts of the Shire of Boddington.

### **2.3.8 Health**

Health services currently available in the Shire of Boddington include:

- (a) the Boddington District Hospital;
- (b) independent care units; and
- (c) St John's Ambulance.

Health services will need to adapt to the Shire of Boddington's changing demographics. As the population grows and ages, the provision of

additional health services may need to be considered.

### **2.3.9 Education**

As the Shire of Boddington's population grows, it is likely that additional students will need to be accommodated at the Boddington District High School, which runs from kindergarten to year 12.

At present, the Boddington District High School offers vocational and education training for student in years 11 and 12, but does not offer Australian Tertiary Admission Rank (ATAR) courses.

Currently, there are no private schools in the Shire of Boddington.

### **2.3.10 Cemeteries**

There are three cemeteries within the Shire of Boddington, located in Boddington (Reserve 23538), Marradong (Reserve 27061) and Quindanning (Reserve 12341).

The cemeteries appear to be under-utilised and to have space for expansion. On this basis, it is not necessary to identify additional cemetery sites.

### **2.3.11 Recreation**

The Boddington townsite is well provided for in terms of sport and recreation facilities and there is a range of recreation/formal public open space.

A new recreation centre has recently opened in Boddington. The centre has multi-purpose courts, community rooms, a kitchen, sporting change rooms, an external oval-viewing area, car parking and landscaping.

Most of the land used for community purposes, recreation or public open space is reserved under the local planning scheme.

### **2.3.12 Key Issues**

- (a) Public drinking water resources need to be protected from incompatible development which could compromise their function.
- (b) The maintenance, upgrading and expansion of the reticulated potable water, wastewater and electricity networks needs to be properly planned,

- to ensure the infrastructure is adequate, reliable and well maintained.
- (c) The provision of health services required to support an ageing population needs to be planned for.
- (d) Existing education facilities need to be capable of supporting the Shire of Boddington's population.
- (e) The regional function of Albany Highway, Pinjarra-Williams Road and Bannister-Marradong Road needs to be protected.

- (f) The infrastructure required to support logical and appropriately staged development needs to be provided in a timely manner.

#### 2.4 Economics and Employment

The Shire of Boddington's economy retains a strong focus on industries such as mining, construction, manufacturing and agriculture, forestry and fishing (Table 2).

Employment by Industry	
Area of Employment	Percentage of Workforce
Mining	43.0
Agriculture, Forestry and Fishing	6.3
Education and Training	5.9
Retail Trade	5.4
Health Care and Social Assistance	5.1
Manufacturing	4.5
Construction	4.3
Public Administration and Safety	4.2
Accommodation and Food Services	3.9
Administrative and Support Services	3.2
Other Services	3.0
Transport, Postal and Warehousing	2.9
Inadequately described/Not stated	2.6
Professional, Scientific and Technical Services	1.9
Wholesale Trade	1.3
Financial and Insurance Services	0.9
Electricity, Gas, Water and Waste Services	0.7
Rental, Hiring and Real Estate Services	0.6
Arts and Recreation Services	0.3
Information Media and Telecommunications	0.0

Table 2: Employment by Industry<sup>9</sup>

<sup>9</sup> Based on 2016 census data available from [www.censusdata.abs.gov.au](http://www.censusdata.abs.gov.au)

#### **2.4.1 Mining and Basic Raw Materials**

The continuation and expansion of mining activity is critical to the longer-term growth and sustainability of the local economy.

In the interest of sustainable development, it is preferable to responsibly exploit minerals and basic raw materials prior to the land being developed for other purposes. Mineral resource and basic raw material extraction are different from other forms of development because they can only be worked where they naturally occur.



*Boddington Gold Mine*

##### *Gold and Copper Mining*

Newmont's Boddington mine, located approximately 16 kilometres from the Boddington townsite, is one of the largest gold producing mines in Australia.

As of December 2014, approximately 2000 people were employed at the mine, which produces approximately 696,000 ounces of gold and more than 35.8 million kilograms of copper annually.

##### *Bauxite Mining*

Worsley's Primary Bauxite Area was the area shown in the previous local planning strategy (finalised in 2007). It consisted of mining areas known as 'Saddleback', 'Marradong' and 'Hotham North' as well as a buffer around the overland bauxite conveyor. Additional mining areas of 'East Quindanning', 'Morgans' and 'Hotham North Extension' are now included.

Worsley's mining operations are governed by legislation<sup>10</sup>, which requires the State Government not impose restrictions which would 'unreasonably hinder' mining operations.

<sup>10</sup> The *Alumina Refinery (Worsley) Agreement Act 1973*, is available from [www.slp.wa.gov.au](http://www.slp.wa.gov.au)

This requirement needs to be reflected in the land use strategy for the Shire of Boddington, to ensure the State Government and the Shire of Boddington can continue to meet their obligations.

##### *Mining Buffer Areas*

The extraction of mineral resources can cause problems in terms of noise, dust, water quality, visual amenity and the structural integrity of neighbouring development (if blasting is used). These issues are most commonly addressed by identifying a buffer area around the mining operation and controlling the development of more sensitive land uses within the buffer area.

The Department of Mines, Industry Regulation and Safety has used updated mineral resource information to revise the mining buffer and has used the established separation distance of 1200 metres for bauxite mining surrounding known bauxite resources and a 3000 metre buffer for Newmont's Boddington open cut mine. Three thousand metres is the maximum separation distance recommended by *Environmental Protection Authority Guidance Statement No. 3: Separation Distances Between Industrial and Sensitive Land Uses* for large open cut mining operations.

These buffer areas aim to protect mining operations from more-sensitive land uses and development which could prejudice the extraction (now and in the future) of mineral and basic raw material resources.

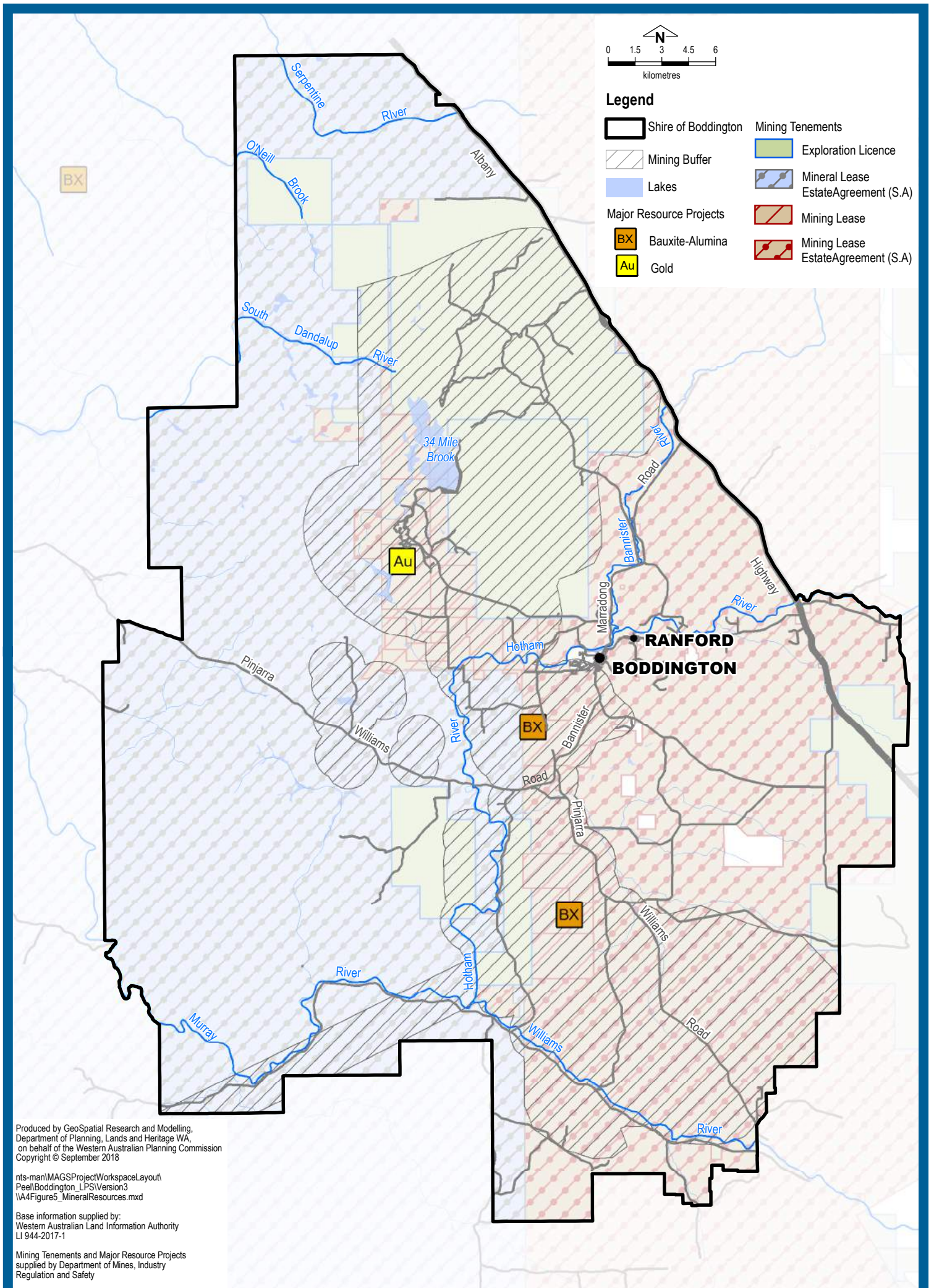
#### **2.4.2 Agriculture**

The Shire of Boddington's combination of landform and soils, climate and the generally reliable water supplies make it a productive agricultural area.

Within the Shire of Boddington, approximately 96,374 hectares of land (or approximately 51 per cent of the Shire of Boddington) has been zoned for rural/rural-smallholdings use.

#### **2.4.3 Industry**

The Shire of Boddington contains a light industrial estate, an undeveloped industrial



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 LI 944-2017-1

Mining Tenements and Major Resource Projects  
 supplied by Department of Mines, Industry  
 Regulation and Safety

estate and some industrial development in rural areas.

#### *Existing Industrial Estates*

The Boddington light industrial area, southwest of the Boddington townsite, is (currently) the only industrial estate in the Shire of Boddington. The estate contains light and general industrial activities and is well located in relation to the transport network and the Boddington townsite. The estate is nearly fully occupied.

#### *Undeveloped Industrial Land*

Land has been zoned for an industrial estate on Gold Mine Road, east of the waste water treatment plant; however, this land has not yet been developed for industrial purposes. Key considerations include servicing and addressing bushfire risks. As the estate develops, it will provide lots for industrial development, capable of meeting the demand for industrial land over the lifetime of this strategy.

To diversity and grown the local economy, the Strategy identifies industrial investigation areas.

#### *Industrial Buffer Areas*

Industrial activities have the potential to impact on adjacent land uses, for example, through noise, air and dust emissions. These can be particularly problematic for more sensitive land uses, such as residential development.

Sound planning can minimise these impacts by ensuring that industrial development and any more sensitive development is appropriately located and by providing and maintaining a buffer area between industrial development and more sensitive land uses.

Containing the impacts and buffer area on-site provides industry with the greatest possible protection from the encroachment of more sensitive land uses. However, the provision of an onsite buffer area may not always be possible. In these circumstances the off-site buffer area should be shown in the local planning scheme, to provide industry and surrounding landowners with certainty.

#### **2.4.4 Tourism**

The Shire of Boddington's tourism industry is modest; although not without potential. The Shire of Boddington is situated in a rolling

landscape just over an hour's drive from Perth, with convenient links to other regional centres.

Almost 44 per cent of the Shire of Boddington is state forest, which is ideal for activities such as camping, cycling, hiking, picnics, bird-watching and, in the spring, wildflowers. Other activities available within the Shire of Boddington include agri-tourism, water-based activities, a diverse range of cultural and heritage experiences and events such as the Boddington Lions Rodeo and the Field of Quilts.



*Field of Quilts*

Tourism offers opportunities to diversify the local economy. Tourists and visitors to the Shire of Boddington, both day trippers and people staying for a holiday, are a potentially expanding source of economic development and job creation. Tourism and ecotourism can assist in creating employment, business development and providing opportunities for indigenous people. It can also offer economic opportunities which mutually support and rely on environmental conservation objectives.

To attract tourists, a number of matters need to be considered, for example, visual amenity, urban design, heritage and planning controls - the conservation and enhancement of the environment and landscape is essential

#### **2.4.5 Key Issues**

- (a) The *Alumina Refinery (Worsley) Agreement Act 1973* and the obligations it places on the State need to be taken into account during the preparation of local strategic planning documents and during the consideration of any statutory planning proposals.
- (b) The mining buffer, as delineated by the Department of Mines, Industry

Regulation and Safety, needs to be protected to ensure the extraction of mineral resources is not compromised in the longer-term.

- (c) Agricultural/rural activities need to be protected from unnecessary fragmentation.
- (d) The extraction of mineral resources and development of the land for other purposes needs to occur in a staged manner, to ensure mineral resources can be extracted in the longer-term.
- (e) Statutory planning processes need to accommodate opportunities for rural-industry.
- (f) Industrial areas and industrial development needs to be protected from the encroachment of more sensitive land uses.
- (g) Where necessary, local strategic and statutory planning should identify buffer areas around industrial areas.
- (h) The design of tourism related development should be sympathetic to the landscape.

## **2.5 Environment and Conservation**

### **2.5.1 Topography**

The Shire of Boddington is located on the Darling Plateau and has a landscape dominated by a system of valleys associated with the Murray River and its tributaries, the Hotham, Williams and Bannister Rivers.

### **2.5.2 Geology and Mineral Resources**

The surface of the Darling Plateau is dominated by iron rich laterite which has formed during a process of deep weathering of the much older underlying rocks. These rocks include volcanic, pyroclastic and minor sedimentary rocks of the Saddleback Greenstone Belt, which are surrounded by granites and granulites of the Yilgarn Craton.

The Shire of Boddington contains significant resources of gold, copper and alumina. Gold and copper occur within rocks of the Saddleback Greenstone Belt and alumina is extracted from laterite, where it contains enough free alumina to be classed as bauxite. Bauxite resources occur in areas throughout the Darling Plateau.

The Shire of Boddington also contains basic raw material deposits such as gravel and sand.

### **2.5.3 Waterways and Groundwater Resources**

Groundwater and surface water are finite resources, and there are limits to their availability and suitability for use. There is a requirement to ensure there is appropriate water allocated to sustain the environment. Demand for water resources is increasing as the Shire of Boddington's population and economy grow and expand. At the same time, there has been a trend of declining rainfall. One of the major challenges for the Shire of Boddington is sustainably managing its water resources.

There are numerous waterways within the Shire of Boddington, including the Hotham and Williams rivers, and many of these feed into the Murray River - because of this, almost all of the Shire of Boddington is located within the Murray River's catchment.

Some small parts of the Shire of Boddington are also within the catchments of the South Dandalup and Serpentine rivers.

The presence of groundwater relates to the major geomorphic units and geology. In this respect, on the Darling Plateau, groundwater is generally limited and where it does occur, its quality varies considerably. Bore yields are generally low, reflecting the lack of good aquifers, and are only suitable for stock watering.

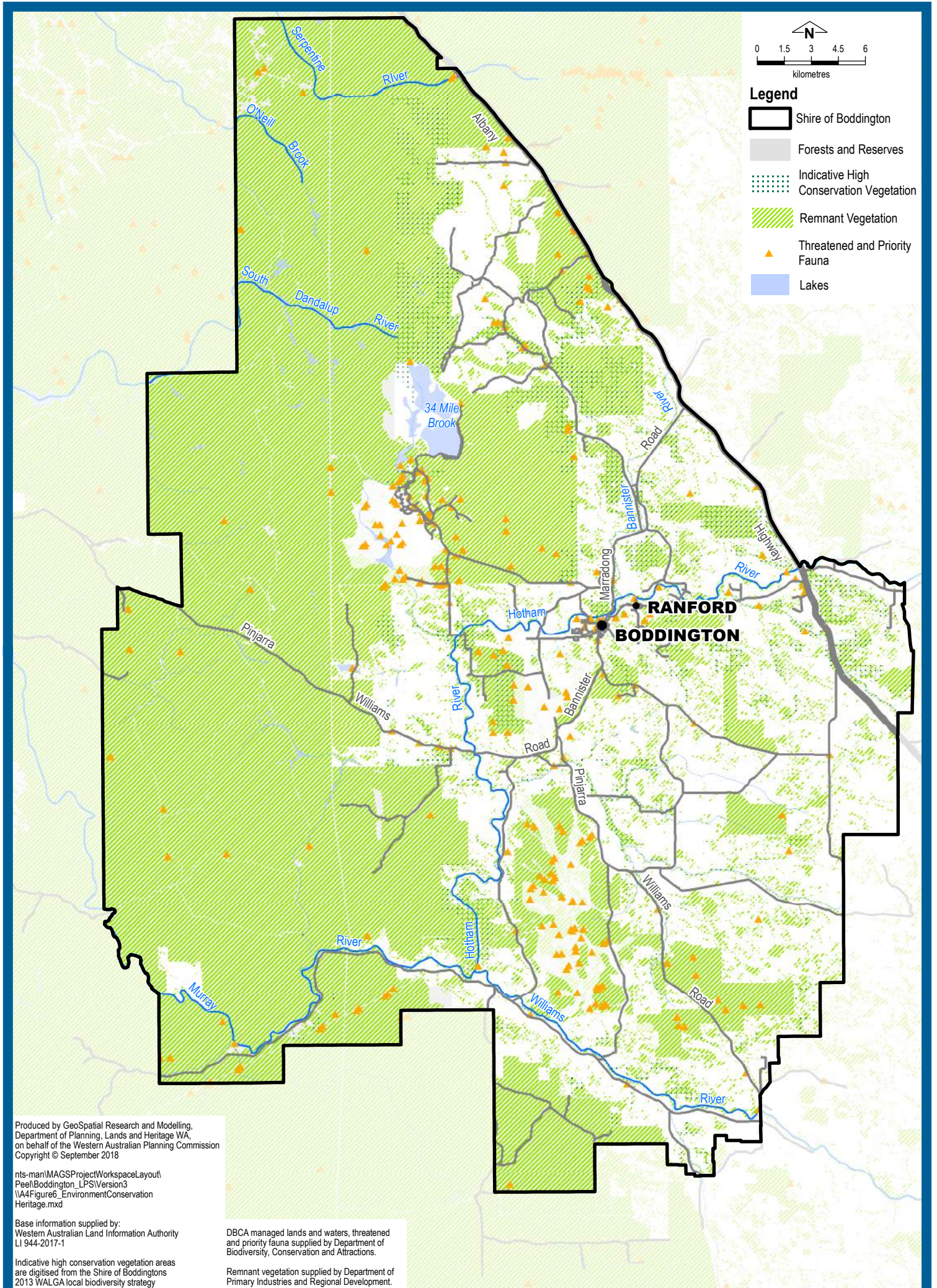
### **2.5.4 Vegetation**

The predominant vegetation communities are jarrah/marri forest and marri-wandoo woodland. However, there are some areas of banksia low woodland in the northern part of the Shire of Boddington.

Regionally significant vegetation complexes occurring in the Shire of Boddington include Michibin, Williams and Coolakin. These vegetation types are under-represented in the reserve system and have been over-cleared in the bioregion, therefore they are priorities for future conservation action within the Shire.

It is important that the Shire of Boddington's remnant vegetation and biodiversity values be protected and conserved. In this respect, many of the Shire of Boddington's key environmental assets are already located in a conservation reserve of some description - almost 44 per cent





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 Heritage.mxd

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Indicative high conservation vegetation areas  
 are digitised from the Shire of Boddingtons  
 2013 WALGA local biodiversity strategy

DBCA managed lands and waters, threatened  
 and priority fauna supplied by Department of  
 Biodiversity, Conservation and Attractions.

Remnant vegetation supplied by Department of  
 Primary Industries and Regional Development.

of the Shire of Boddington is state forest. The Shire's jarrah and marri forests are a considerable resource for both conservation and tourism as well as appropriately managed timber harvesting.

The Shire contains over 40,000 hectares of native vegetation outside of State conservation areas. This includes some important environmental features located on private land, which may be affected by future clearing or degradation. Indicative areas of vegetation conservation are identified on the Strategy map and are to be taken into consideration in future land use planning and decision making.

#### **2.5.5 Threatened Species**

The Shire of Boddington contains numerous records of threatened flora and fauna, including three protected under international agreement, 13 'rare or likely to become extinct' and 38 priority taxa protected under State legislation.

Several species are also listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, including three species of black cockatoo, the red-tailed phascogale, western ringtail possum, chuditch, numbat, quokka, and the Narrogin pea.

Carnaby's Cockatoos are known to feed, breed and roost in and around the Shire of Boddington. A large area in the central portion of the Shire, encompassing the main settlement areas, is affected by the Carnaby's Cockatoo breeding area buffer. The retention of habitat within this area is a high priority for the Commonwealth and State governments.

#### **2.5.6 Key Issues**

- (a) Surface and groundwater resources need to be protected.
- (b) Areas of remnant vegetation, significant conservation, landscape and biodiversity value should be protected.
- (c) The exploitation of timber resources need to be carefully managed to ensure that it is sustainable in the longer-term.
- (d) Endangered fauna (such as the Carnaby's black cockatoo) needs to be protected.



*Interpretive Centre*

## **2.6 Heritage**

### **2.6.1 Native Title**

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, have been found to extinguish native title.

When planning for urban growth and development, native title is an important consideration as land in and around towns that may be identified as appropriate for certain development options may be subject to a native title claim or determination. Native title over approximately 51.2 per cent of the Shire of Boddington has been extinguished by the granting of freehold title.

The traditional custodians of land within the Shire of Boddington are the Gnaala Karla Booja people.

The Gnaala Karla Booja's native title claim covers whole of the Shire of Boddington and forms part of the South West Native Title Settlement. The settlement is an agreement being negotiated

between the State Government and the Noongar people.

In 2009, the State Government and the South West Aboriginal Land and Sea Council began negotiating the South West Native Title Settlement, a negotiated settlement for six native title claims made by the Noongar people of the south west of Western Australia (of which the Gnaala Karla Booja claim forms approximately 30,415 square kilometres). Under the settlement, native title would 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 300,000 hectares as reserve land and 20,000 hectares as freehold title. The Noongar Boodja Trust will be a major landholder in the Wheatbelt and South West regions.

The South West Native Title Settlement and the Gnaala Karla Booja claim have not been finalised. When they are, traditional owners are expected to be more closely involved in land use planning in the district. This strategy acknowledges the traditional owners of the sub-region, past and present.

Until the South West Native Title Settlement commences the *Native Title Act 1993* (Cth) still applies to all land users planning activities in the Settlement Area. Within the native title settlement area and across the sub-region the *Aboriginal Heritage Act 1972* applies at all times, and will continue to do so after the commencement of the native title settlement. Land users must always consider Aboriginal heritage in their planning processes.

### **2.6.2 Aboriginal Heritage**

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal

heritage and culture throughout Western Australia, including places and objects of significance to Aboriginal people. Under the *Aboriginal Heritage Act 1972*, Aboriginal sites and materials are protected regardless of whether they have been previously recorded or reported, or not.

The Department of Planning, Lands and Heritage maintains a register of Aboriginal heritage sites, which identifies 26 registered Aboriginal heritage sites within the Shire of Boddington and a further 57 sites where a decision under section 5 of the *Aboriginal Heritage Act 1972* is yet to be made<sup>11</sup>. There may be additional sites which have not yet been identified - as these are identified, they should be protected, in accordance with the *Aboriginal Heritage Act 1972*.

There are currently two active native title applications affecting land within the Shire of Boddington<sup>12</sup>.

### **2.6.3 Historic Heritage**

According to the State Heritage Office, there are almost 60 heritage sites within the Shire of Boddington. These are variously listed on the Municipal Heritage Inventory and the State Heritage Register, or both.

### **2.6.4 Key Issues**

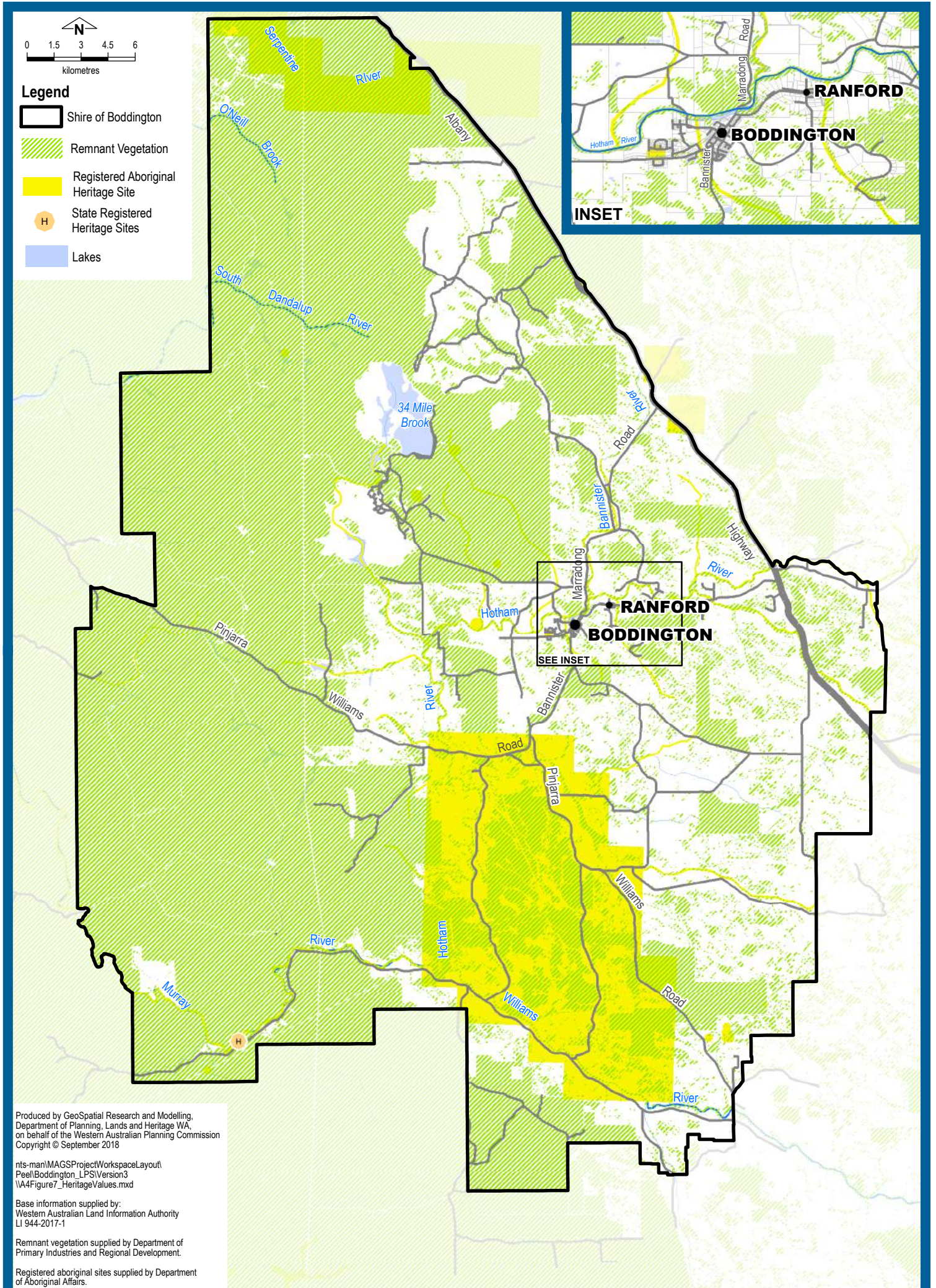
- (a) Aboriginal and historic heritage sites need to be protected.
- (b) Native title needs to be considered when developing land use proposals, particularly if the proposal affects Crown land.



*Old Road Board Building*

<sup>11</sup> Further information on Aboriginal heritage sites is available online from the Department of Planning, Lands and Heritage ([www.dplh.wa.gov.au](http://www.dplh.wa.gov.au))

<sup>12</sup> Further information on native title applications is available from the National Native Title Tribunal (<http://www.nntt.gov.au>)



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Remnant vegetation supplied by Department of  
 Primary Industries and Regional Development.

Registered aboriginal sites supplied by Department  
 of Aboriginal Affairs.

## 2.7 Hazards

### 2.7.1 Bushfire

The Shire is significantly impacted by the threat of bushfire, due to areas of dense vegetation, steep terrain and access challenges.

As annual temperatures rise and rainfall decreases, the threat of bushfire is increasing across the State, with bushfire incidents reaching catastrophic magnitudes. Fire conditions may be such that even development consistent with planning policy and building controls may not be enough to ensure the bushfire threat is sufficiently reduced to avoid injury or property damage. Bushfire threat can never be completely eliminated and landowners should recognise the need for management measures when assuming a level of voluntary personal risk through choosing to live in bushfire prone areas<sup>13</sup>.

The Shire supports ongoing commitments to reducing bushfire vulnerability. Planning proposals impacted by bushfire risk are to address State policy to ensure coordinated and holistic bushfire management measures are achieved. Planning for bushfire risk is to be applied at all levels of planning, including strategic planning proposals, subdivision and development applications.

Decision making authorities should seek to minimise the potential for lives to be put at risk from bushfire. This can be done by:

- (a) not placing people, property and/or infrastructure in areas of extreme bushfire risk;
- (b) reducing vulnerability to bushfire through the identification and assessment of bushfire hazards and risks at all stages of the planning process;
- (c) ensuring subdivision, development and land use proposals take into account bushfire hazard avoidance principles and bushfire risk mitigation measures, especially over land that has or will have a moderate or extreme bushfire hazard level, and/or land where construction

standards of BAL-12.5 and above apply; and

- (d) taking a responsible, balanced approach between bushfire risk management and management measures, and landscape, amenity and biodiversity conservation objectives.

Current mapping of bushfire prone areas<sup>14</sup> indicates that almost all (approximately 88 per cent) of the Shire of Boddington is bushfire prone. Future development areas take into account a Shire-wide bushfire hazard assessment. This approach adopts a broad-brush assessment to bushfire risk, and provides a suitable basis for future planning proposals to provide more detailed information at each proceeding planning stage.

The absence of two-way vehicle access to and from some existing rural living estates is identified as a significant challenge to future development. Future planning proposals for properties identified on the Strategic Land Use Plans should be supported by appropriate technical studies, which addresses bushfire risk, as well as matters such as the need for legal, continuous and unobstructed two-way vehicle access.

In this regard, the *Guidelines for Planning in Bushfire Prone Areas* set out requirements related to location, siting and design, vehicle access and water supply.

### 2.7.2 Flooding

State and local governments have a responsibility to minimise the potential for flood damage resulting from decisions about the use and development of land within the floodplains of rivers, and landowners also have the right to expect that adjacent land use and development will not increase the risk or impact of major river flooding on their lives or property.

Parts of the Boddington townsite likely to be at risk of flooding during a flood event with a 1 in 100 (one per cent) annual exceedance

<sup>13</sup> *State Planning Policy 3.7: Planning in Bushfire Prone Areas*, is available from:  
<http://www.planning.wa.gov.au/publications/7055.asp>

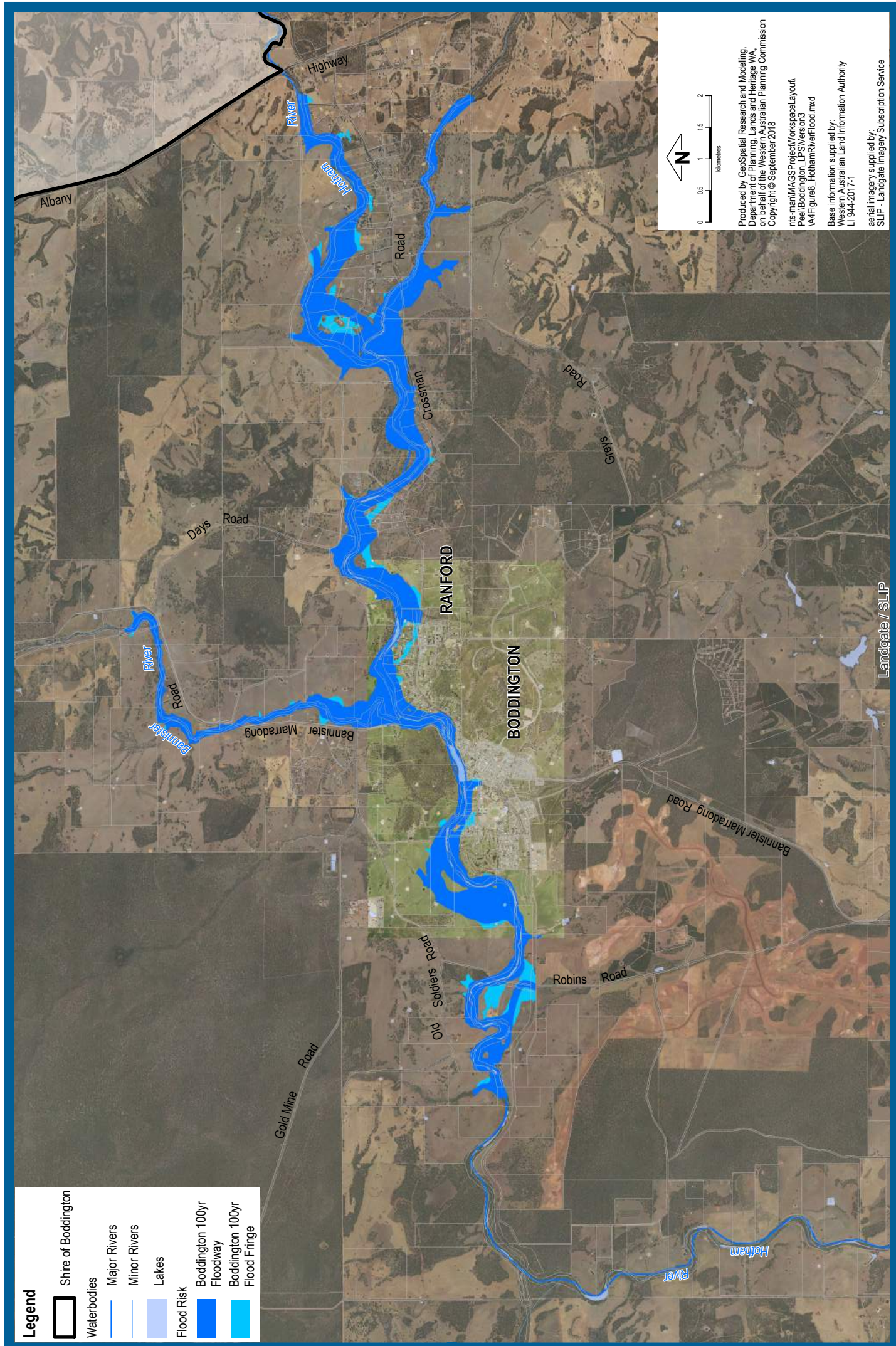
<sup>14</sup> Mapping of bushfire prone areas can be accessed through the Department of Fire and Emergency Services' website at:  
<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

probability have been identified by the *Shire of Boddington Floodplain Management Study*. However, there is other land in the Shire of Boddington, where the floodplain has not been mapped, that may also be at risk of flooding during a flood event.







The only viable means of minimising property damage caused by flooding and ensuring that development does not increase the risk of flood damage occurring on neighbouring properties, is to carefully control the development of land within the floodplain.

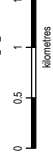
### **2.7.3 Key Issues**

- (a) The significant bushfire risk within the Shire of Boddington needs to be considered at each stage of the planning process by decision making authorities and landowners.
- (b) Proponents and decision makers need to consider and employ suitable bushfire hazard avoidance principles and risk mitigation measures.
- (c) The development of land within the floodplain needs to be carefully managed, to avoid creating and/or increasing the risk of flood damage.



**Legend**

-  Shire of Boddington
- Waterbodies**
-  Major Rivers
-  Minor Rivers
-  Lakes
- Flood Risk**
-  Boddington 100yr Floodway
-  Boddington 100yr Flood Fringe



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 SLIP - Landgate Imagery Subscription Service

Landgate / SLIP

### 3 Strategic Direction

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#### 3.1 Vision, Key Objectives and Strategic Land Use Plans

##### 3.1.1 Vision

The Council's vision for the Shire of Boddington is of:

*"a vibrant and connected community, providing employment and lifestyle opportunities, a beautiful environment, and easy access to the city."*<sup>15</sup>

and, for the Boddington and Ranford townsites in particular the vision is for:

*"a thriving country town with strong links to the District and Region where families choose to live in a welcoming and engaged community; we enjoy our enviable environment and are part of the opportunities our vibrant economy provides."*<sup>16</sup>

##### 3.1.2 Key Objectives

In achieving this vision, the Council's key objectives are to:

- (a) plan for the Shire of Boddington's growth by developing a long-term land use planning strategy;
- (b) encourage the orderly expansion of the Boddington townsite to develop as a sub-regional centre;
- (c) improve service viability while conserving or enhancing a strong sense of community;
- (d) ensure that future subdivision and development within and near the Boddington townsite provides a broad range of housing and lifestyle choices that enhance the character, environment and amenity of the townsite;
- (e) enhance the Shire of Boddington's economic and employment base;

- (f) promote agriculture as a key economic driver within the Shire of Boddington; and
- (g) create sustainable communities which:
  - (i) manage and conserve key natural resources including land, minerals, basic raw materials, vegetation and water assets;
  - (ii) attract and retain people and businesses;
  - (iii) ensure the community has access to quality facilities and services;
  - (iv) retain the unique sense of place that values its culture and heritage;
  - (v) are at low risk of being affected by natural hazards;
  - (vi) use land, infrastructure and community resources in an efficient manner;
  - (vii) have convenient access to community and commercial facilities; and
  - (viii) enhance the public health of the community.

##### 3.1.3 Strategic Land Use Plans

The Strategic Land Use Plans are set out in Maps 1 – 3.

The Strategic Land Use Plans show key elements of the Strategy and they provide a broad overview of intended land use, the major transport networks and key planning constraints. The Strategic Land Use Plans should not be seen as determining land use permissibility, but as broad land use areas relating to planning opportunities and constraints.

The Strategic Land Use Plans are not a zoning map, but rather a conceptual representation of broad planning intentions. Further planning processes and decision-making under relevant legislation will need to be undertaken.

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<sup>15</sup> set out in the *Shire of Boddington Strategic Community Plan 2013-2023*, available from: <http://www.boddington.wa.gov.au/Assets/20130506 - Shire of Boddington - Final Draft Strategic Community Plan 2013-2022.pdf>

<sup>16</sup> set out in the *Boddington SuperTown Growth Plan*, available from: <http://www.boddington.wa.gov.au/documents/?categoryid=14>



This is a conceptual representation of broad planning intentions within the region. Further planning processes and decision-making under relevant legislation will need to be undertaken including amendment of statutory instruments and detailed planning.

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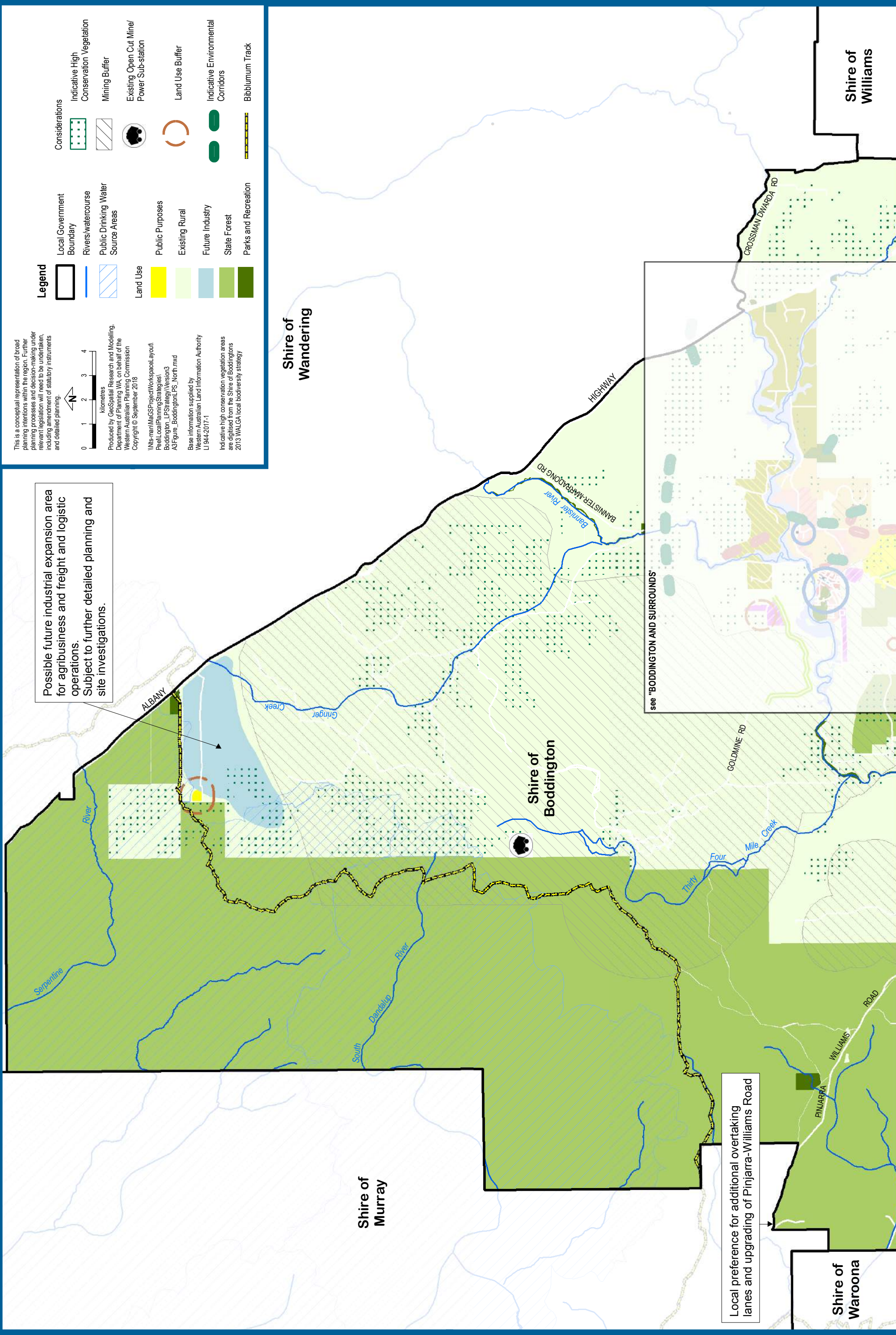
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Indicative high conservation vegetation areas  
are digitised from the Shire of Boddington  
2013 WALGA local biodiversity strategy

Possible future industrial expansion area  
for agribusiness and freight and logistic  
operations.  
Subject to further detailed planning and  
site investigations.

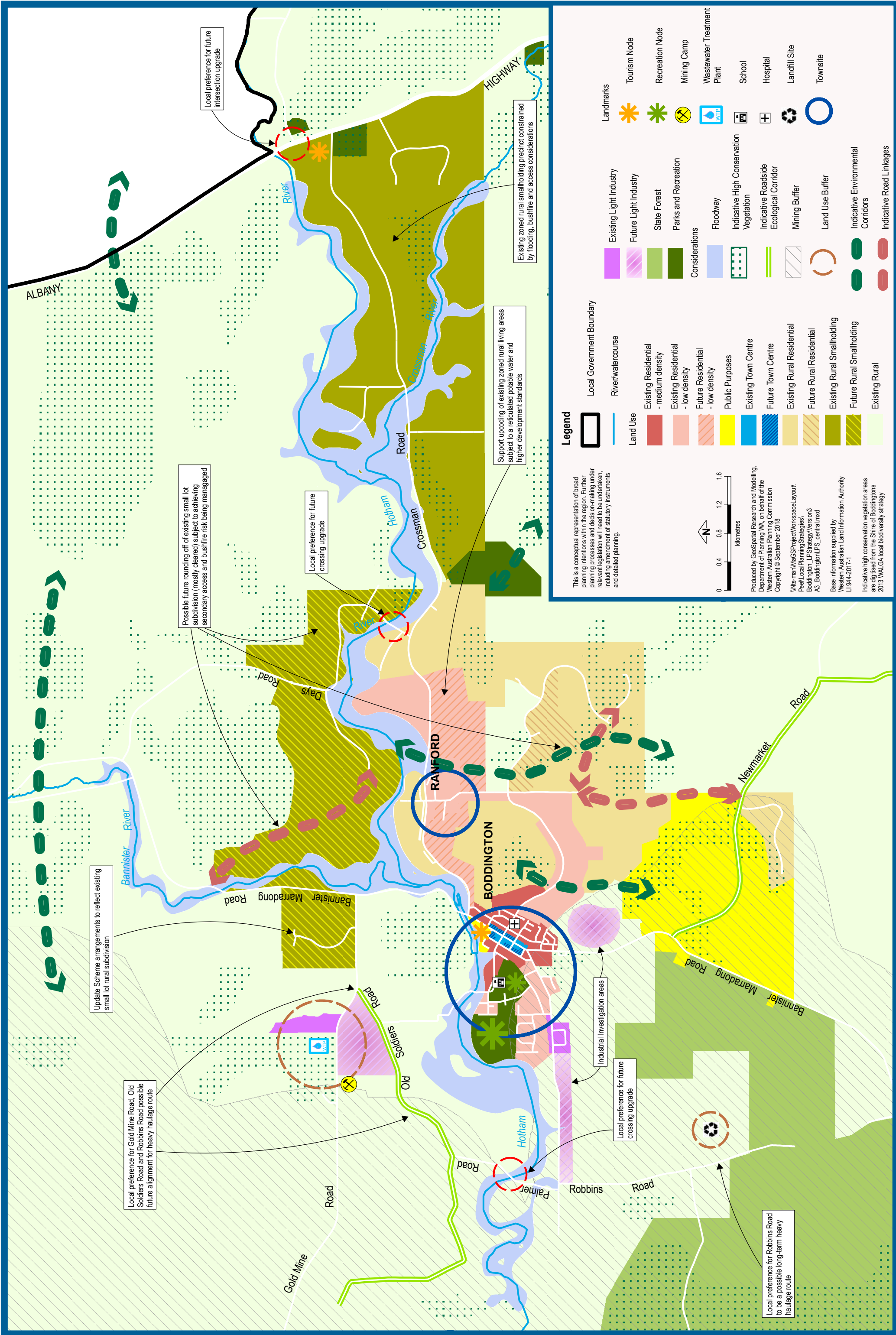
**Legend**

- Local Government Boundary
- Rivers/watercourse
- Public Drinking Water Source Areas
- Land Use
- Public Purposes
- Existing Rural
- Future Industry
- State Forest
- Parks and Recreation
- Considerations
- Indicative High Conservation Vegetation
- Mining Buffer
- Existing Open Cut Mine/ Power Sub-station
- Land Use Buffer
- Indicative Environmental Corridors
- Bibblumum Track



see "BODDINGTON AND SURROUNDS"

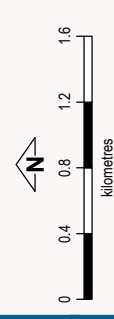
Local preference for additional overtaking  
lanes and upgrading of Pinjarra-Williams Road



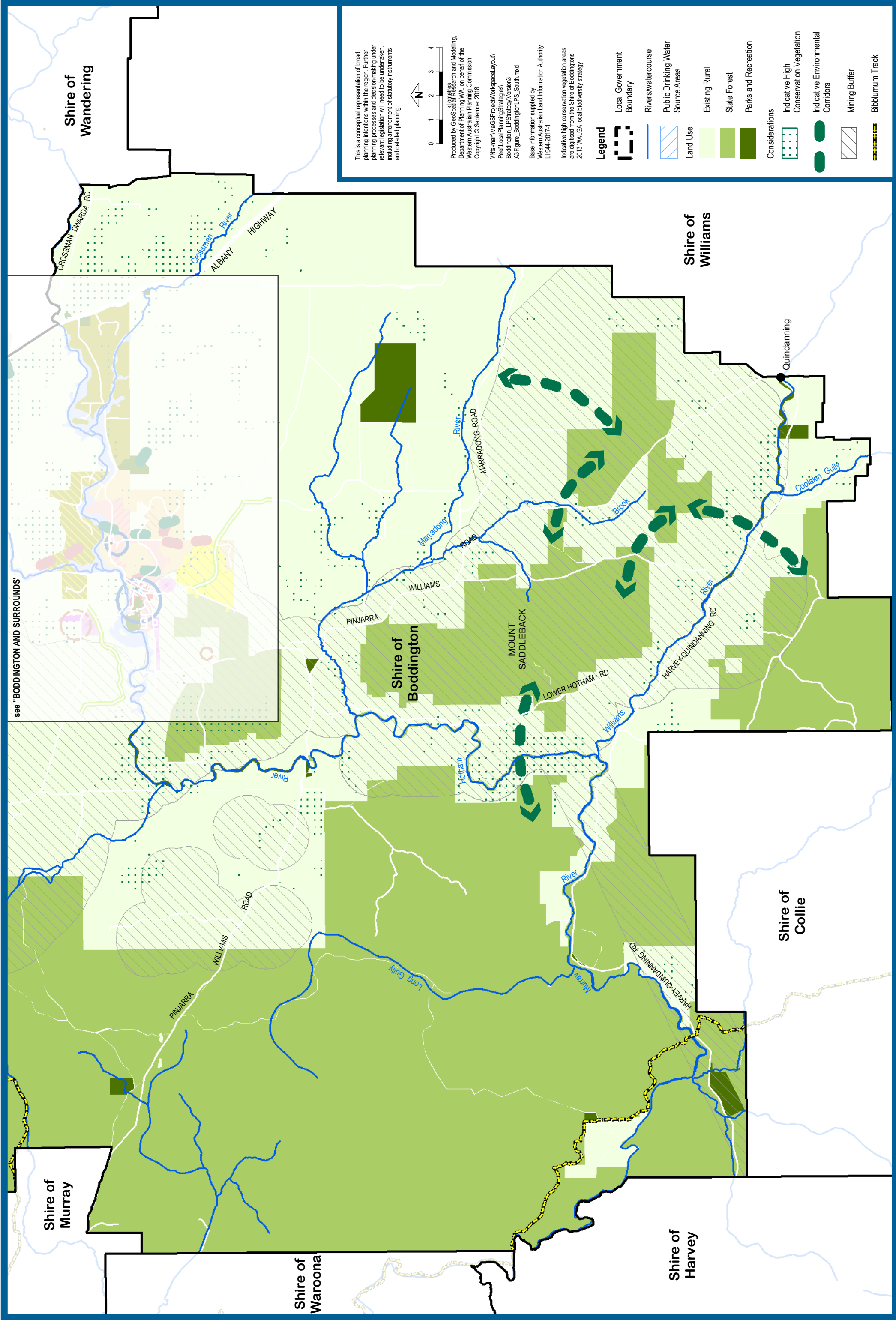
**Legend**

- Local Government Boundary**
- River/watercourse**
- Land Use**
  - Existing Residential - medium density
  - Existing Residential - low density
  - Future Residential - low density
  - Public Purposes
  - Existing Town Centre
  - Future Town Centre
  - Existing Rural Residential
  - Future Rural Residential
  - Existing Rural Smallholding
  - Future Rural Smallholding
  - Existing Rural
- Landmarks**
  - Tourism Node
  - Recreation Node
  - Mining Camp
  - Wastewater Treatment Plant
  - School
  - Hospital
  - Landfill Site
  - Townsite
- Considerations**
  - Existing Light Industry
  - Future Light Industry
  - State Forest
  - Parks and Recreation
  - Floodway
  - Indicative High Conservation Vegetation
  - Indicative Roadside Ecological Corridor
  - Mining Buffer
  - Land Use Buffer
  - Indicative Environmental Corridors
  - Indicative Road Linkages

This is a conceptual representation of broad planning intentions within the region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including amendment of statutory instruments and detailed planning.



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Base information supplied by Western Australian Land Information Authority LI 944-2017-1  
Indicative high conservation vegetation areas are digitised from the Shire of Boddingtons 2013 WALGA local biodiversity strategy



This is a conceptual representation of broad planning intentions within the region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including amendment of statutory instruments and detailed planning.



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Indicative high conservation vegetation areas  
are digitised from the Shire of Boddington  
2013 WALGA local biodiversity strategy

- Legend**
- Local Government Boundary
  - Rivers/watercourse
  - Public Drinking Water Source Areas
  - Land Use
  - Existing Rural
  - State Forest
  - Parks and Recreation
  - Considerations
  - Indicative High Conservation Vegetation
  - Indicative Environmental Corridors
  - Mining Buffer
  - Bibblum Track

see "BODDINGTON AND SURROUNDS"

**BODDINGTON LOCAL PLANNING STRATEGY (SOUTH)**

The land use classifications shown on the Strategic Land Use Plans in part reflect the longer term anticipated zoning for the land. Rezoning of land will only be considered where the proposal is consistent with the Strategy and Strategic Land Use Plan requirements to the satisfaction of the Shire of Boddington and the Western Australian Planning Commission.

Where the Strategy identifies rezoning opportunities, proponents will be responsible for justifying any rezoning proposal, including any associated planning, environmental and servicing investigations.

### 3.1.4 Strategies and Actions

The vision, key objectives and Strategic Land Use Plans are complemented by a number of strategies and actions. The strategies and actions are grouped under themes.



*Independent Living Units*

## 3.2 Settlements

### 3.2.1 Residential Development

The Shire of Boddington's residential areas, in and around the Boddington and Ranford townsites, should accommodate a range of lot sizes and housing types, in a manner that meets the ongoing residential needs of the Shire of Boddington's residents.

#### Strategies

- (a) Focus growth in Boddington as the primary town in the Shire, and to a lesser extent in Ranford.
- (b) Encourage a mix of lot sizes and promote affordability and choice in housing by encouraging a mix of housing types.
- (c) Promote efforts to increase medium density residential development in higher-amenity areas where existing facilities and services are available, and

- (d) Support appropriate low density residential development in areas where 'fit for purpose' infrastructure can be demonstrated in accordance with State policy, and where environmental, amenity and heritage values can be addressed.
- (e) Support the subdivision and development of greenfield areas identified by this Strategy as likely to be suitable for residential development, where this represents a logical extension of an existing residential development and subject to the proponent appropriately addressing relevant considerations (for example, zoning, structure planning, environmental, servicing, landscape and fire management).
- (f) Promote energy efficient and climate responsive housing design.
- (g) Support non-residential land uses (for example, home-based offices and businesses) in residential areas, provided they complement (and are compatible with) residential development and are of a scale and design that respects the area's amenity.

#### Actions

The Shire of Boddington will:

- (a) Impose an appropriate lower-density residential density coding in areas where this is justified by servicing constraints and landscape, amenity or environmental values.
- (b) Support higher-density residential development in areas of high amenity, with access to reticulated sewerage and potable water services and community facilities.
- (c) Identify opportunities for urban consolidation close to the Boddington town centre in areas that are, or can be, serviced by reticulated sewerage and are located outside the floodplain.
- (d) Support structure planning and subdivision which provides public open space that meets the needs of residents in an appropriate manner.
- (e) Support rezoning and subdivision of land for residential purposes in areas

identified on the Strategic Land Use Plans where environmental, servicing, landscape and amenity impacts can be appropriately addressed.

### **3.2.2 Rural Living**

#### *Rural-Residential*

Rural-Residential areas should provide opportunities for lower-density residential-lifestyle development in a rural setting, which is compatible with nearby land uses and the capability, landscape and environmental attributes of the site. In doing so, rural-residential areas should be capable of accommodating lots of various sizes, as lots of different sizes present different lifestyle opportunities.

#### **Strategies**

- (a) Consolidate rural living development within existing precincts by 'rounding-off', and provide for limited additional development where proposals demonstrate and achieve improved environmental, bushfire and landscape outcomes.
- (b) Encourage the provision of a reticulated potable water supply to new rural-residential lots located below the 265 metre contour.
- (c) Promote home offices, home occupations, home businesses and other such land uses, where compatible with existing uses.
- (d) Encourage the maintenance or improvement of the environmental qualities of the land.

#### **Actions**

The Shire of Boddington will:

- (a) Support rezoning and subdivision of land for rural living purposes in areas identified on the Strategic Land Use Plans, where environmental, servicing, landscape and amenity impacts can be appropriately addressed.
- (b) Require the preparation of structure plans for land zoned for rural-residential use, which provide for lot sizes ranging between one and four hectares.
- (c) Update scheme arrangements to limit one dwelling per lot.
- (d) Not support proposals to establish tree plantations on land identified (in this

Strategy) as suitable for future rural-residential development.

#### *Rural-Smallholdings*

Rural Smallholding areas should provide semi-rural and rural opportunities near the Boddington townsite, provided those activities facilitate the conservation of native vegetation and are compatible with nearby land uses and the environmental and landscape values of the land. It should be recognised that semi-rural and rural pursuits may present the opportunity to generate income.

#### **Strategies**

- (a) Consolidate rural living development within existing precincts by 'rounding-off', and provide for limited additional development where proposals demonstrate and achieve improved environmental, bushfire and landscape outcomes.
- (b) Support the use of rural-smallholdings land for hobby farms and low density residential purposes, and avoid non-compatible industrial uses.
- (c) Encourage lot sizes of four to 40 hectares and activation of the rural smallholding zone by supporting appropriately-scaled tourism opportunities.
- (d) Encourage the maintenance or improvement of the environmental qualities of the land.

#### **Actions**

The Shire of Boddington will:

- (a) Support rezoning and subdivision of land for rural living purposes in areas identified on the Strategic Land Use Plans, where environmental, servicing, landscape and amenity impacts can be appropriately addressed.
- (b) Set out minimum development standards in the new local planning scheme, to ensure subdivision and development is consistent with rural character landscape qualities and amenity.
- (c) Ensure that the local planning scheme applies more-consistent development standards to individual Rural-Smallholding areas, only creating specific provisions for a rural-

smallholding area if there is a characteristic unique to that area that justifies the imposition of area-specific provision(s).

- (d) Not support proposals to establish tree plantations on land identified (in this Strategy) as suitable for future rural-smallholdings development.

### **3.2.3 Rural**

As predominately a rural Council, the Shire covers approximately 1,900km<sup>2</sup>, of which roughly half is made up of 'Rural' zoned land.

#### **Strategies:**

- (a) Protect valued rural land for sustainable primary production and other rural land uses.
- (b) Provide support for continued operation and expansion of primary production enterprises where rural amenity and environmental impacts can be appropriately managed.

#### **Actions**

The Shire of Boddington will:

- (a) Ensure development is compatible with a reasonable standard of rural amenity.
- (b) Ensure sensitive land uses are not introduced to areas that could limit established future primary production and other compatible uses.

## **3.3 Infrastructure**

### **3.3.1 Water**

Potable water sources such as the catchments surrounding dams are valuable resources that need to be carefully managed and protected, to ensure that they can continue to provide potable water in the longer-term. The planning system can also support measures to promote development that minimises water use, supports water that is fit-for purpose and promotes re-use.

#### **Strategies:**

- (a) Consider the potential impact of development on public drinking water source areas when assessing and determining planning proposals.
- (b) Ensure that any development in a public drinking water source area is compatible with the protection and management of

water resources for public drinking water.

- (c) Encourage land management practices which are consistent with best management practices, as set out in the relevant drinking water source area protection plan.

#### **Actions**

The Shire of Boddington will:

- (a) Identify public drinking water source areas as a special control area in the new local planning scheme.
- (b) Include provisions in the new local planning scheme, which seek to minimise the potential for pollution and land degradation within public drinking water source areas. These land use controls would apply in addition to the land use controls that normally apply to a zone and would be enforced through the public drinking water source special control area.
- (c) Seek advice from the Department of Water and Environmental Regulation, where a proposal may prejudice the quality or quantity of water supplies for public use.
- (d) Have due regard for the Department of Water and Environmental Regulation's advice, *State Planning Policy 2.7 Public Drinking Water Source Policy, Boddington District Water Management Strategy* and any relevant water source protection plans when assessing and determining applications for planning approval.
- (e) Promote and enhance water management and conservation.
- (f) Require that new development has a sufficient supply of potable water with quality addressing the *Australian Drinking Water Quality Guidelines 2004* (or any updates).

### **3.3.2 Wastewater**

The Shire of Boddington's reticulated sewerage and treatment infrastructure represents best-practice wastewater disposal and the ongoing operation of the wastewater treatment plant should be protected, to ensure that it can continue to support the Shire of Boddington's growth and development in the longer-term.

### **Strategies**

- (a) Support any potential, future, expansion of the reticulated sewerage network.
- (b) Promote the protection of the wastewater treatment plant's odour buffer area.
- (c) Limit and avoid future planning proposals (for example, proposals to rezone, subdivide or develop land) which may result in odour sensitive land uses being established within the wastewater treatment plant's odour buffer.
- (d) Seek the advice of the wastewater treatment plants operator on proposals to rezone, subdivide and/or develop land within the odour buffer.

### **Actions**

The Shire of Boddington will:

- (a) Include the site of the wastewater treatment plant in a public purposes reservation in the new local planning scheme.
- (b) Identify the wastewater treatment plant's buffer area as a special control area in the new local planning scheme.
- (c) Ensure the longer-term operation of the wastewater treatment plant is not compromised by the development of odour-sensitive land uses (for example, residential dwellings) in close proximity to the wastewater treatment plant by including development and land use controls in the new local planning scheme to minimise the potential for more-sensitive development to take place within the wastewater treatment plant's buffer area.
- (d) Require development be connected to the reticulated sewerage network where practicable.
- (e) Require development which cannot access a reticulated sewerage service dispose of wastewater in accordance with the relevant state government policies.

### **3.3.3 Electricity**

As the Shire of Boddington's population grows, so too will the demand for properly serviced land, and it is important to ensure that this demand can be met. In this respect, newly created lots

generally require access to a reliable and efficient reticulated electricity supply.

### **Strategies**

- (a) Encourage and support the effective management, maintenance and (where necessary) upgrading of existing infrastructure.
- (b) Encourage the construction of new infrastructure in a timely manner.
- (c) Protect infrastructure and infrastructure corridors from incompatible development.
- (d) Pursue increased energy security and diversification.

### **Actions**

The Shire of Boddington will:

- (a) Ensure that any proposed development can be provided with access to a suitable electricity supply.
- (b) Not support the development of land if the proposed development could compromise existing electrical infrastructure.
- (c) Support proposals to upgrade electrical generation, transmission and distribution infrastructure.
- (d) Support the extension of the underground power programme in the Boddington townsite.

### **3.3.4 Waste Management**

Waste management facilities are necessary for the Shire of Boddington's continued growth and development; however, their offsite impacts need to be minimised wherever possible.

### **Strategies**

- (a) Encourage the proponents of waste management facilities to adequately address relevant considerations (for example, zoning, servicing, land management and rehabilitation, environmental, landscape and fire management).
- (b) Encourage proponents of waste management facilities to provide an onsite buffer area, or demonstrate that arrangements have been made with surrounding landowners to allow the waste management facility's buffer area to extend offsite.

### **Actions**

The Shire of Boddington will:

- (a) Monitor the capacity of the Shire of Boddington's existing waste management facilities and their ability to support the Shire of Boddington's growth and development.
- (b) Undertake planning to identify a new site for a waste management facility and its buffer area, when it becomes evident that waste management facilities currently being used by the Shire of Boddington are approaching the end of their life-span.

### **3.3.5 Transport Infrastructure**

The Shire of Boddington's transport network needs to be capable of moving people and freight (using a variety of transport modes) in a safe, convenient and efficient manner on a network which is easily accessible.

### **Strategies**

- (a) Encourage the development of better pedestrian and bicycle access to the Boddington townsite and the surrounding area, with a focus on connections to the town centre, recreational and community facilities.
- (b) Support the construction of new and extended dual use paths, trails and cycle lanes as land in and around the Boddington townsite is subdivided for urban purposes.
- (c) Support the integration of cycling and walking paths with the road network.
- (d) Monitor the need for improvements to and the upgrading of local and regional roads including (but not limited to) Pinjarra-Williams Road, Bannister-Marradong Road, Harvey-Quindanning Road and Marradong Road.
- (e) Support the implementation of *Roads 2030: Strategies for Significant Local Government Roads - South West Region*.
- (f) Support the identification, protection and management of transport corridors.
- (g) Support proposals to improve the safety and amenity of Bannister Road.

### **Actions**

The Shire of Boddington will:

- (a) Continue working with Main Roads WA to progressively seal Marradong Road and Harvey-Quindanning Road.
- (b) Promote the following road-related projects:
  - (i) additional passing lanes on Pinjarra-Williams Road between Boddington and Dwellingup;
  - (ii) widening of Pinjarra-Williams Road between Marradong and Quindanning;
  - (iii) intersection upgrade at Crossman Road/Albany Highway; and
  - (iv) intersection upgrade at Crossman-Dwarda Road/Albany Highway.
- (c) Establish new dual use paths, trails and cycle lanes in and around the Boddington townsite.
- (d) Prepare and implement pedestrian and cycling plans.
- (e) Require developers to provide (or make a contribution towards the cost of providing) dual use paths where:
  - (i) their development is likely to create the demand for additional pedestrian and bicycle facilities; and
  - (ii) it would be fair and reasonable to do so.
- (f) Investigate the provision of a new bridge at Old Soldiers Road/Palmer Road.
- (g) Seek funding for the construction of a pedestrian/bicycle crossing of the Hotham River.
- (h) Upgrade walking and bicycle trails linking the Bibbulmun Track and the Boddington townsite.
- (i) Work with the Public Transport Authority to improve the availability of public transport services.
- (j) Explore the potential use of existing, unused, railway reserves for walking, cycling and horse riding trails.

### **3.3.6 Community Infrastructure**

Communities require access to a broad range of infrastructure, which extends beyond the infrastructure required to provide reticulated wastewater, potable water and electricity



services. In this respect, the community also requires access to facilities which can accommodate the community's cultural, religious, educational, healthcare and recreational needs.

### Strategies

- (a) Encourage the provision of public open space and community facilities in an appropriate manner.
- (b) Encourage, where appropriate, the use of significant areas of public open space and Crown land for recreational use, while protecting significant landscape features.
- (c) Encourage and support the creation of foreshore reserves which facilitate access to rivers and watercourses.
- (d) Support community wellbeing and quality of life by considering and responding to changing community characteristics and needs.



*Community Resource Centre*

### Actions

The Shire of Boddington will:

- (a) Include educational facilities, health facilities and cemeteries in a public purposes reservation.
- (b) Work with the community and other relevant stakeholders, to identify the local community's needs and develop and implement strategies (such as a community infrastructure plan, public open space strategy and sport and recreation plan) for meeting those needs.
- (c) Review the range of educational facilities already available within the Shire of Boddington and investigate options for expanding and enhancing those facilities.

- (d) Provide suitable venues for cultural, religious and recreational activities.
- (e) Continue implementing the *Shire of Boddington Disability Access and Inclusion Plan*.
- (f) Use the structure planning and process to identify suitable opportunities for the provision of public open space and community facilities.

### 3.4 Economics and Employment

In and of itself, this Strategy cannot drive economic development; however, it can provide opportunities for development and assist with meeting future demand for zoned, serviced land and can help minimise land use conflict.

#### 3.4.1 Mining and Basic Raw Materials

The extraction of basic raw materials and minerals is an important component of the Shire of Boddington's economy, as it provides opportunities for economic diversification and local employment. The planning system should ensure that these resources are available for extraction in the longer term, while making sure that their extraction, processing and/or transportation does not adversely affect the environment or the health of the Shire of Boddington's residents.

In addition to ensuring that the potential impacts of mining operations are appropriately managed, the environmental and planning systems needs to ensure that once mining operations have ceased the land is rehabilitated to a suitable standard.

### Strategies

- (a) Support the extraction of minerals and basic raw materials subject to the proponent appropriately addressing relevant considerations (for example, access, the environment, landscape and fire management).
- (b) Limit and avoid future sensitive land uses (such as residential development) in close proximity to basic raw material and mineral extraction operations.
- (c) Encourage the staged or sequential development of land - that is the extraction of basic raw materials and mineral resources prior to the land being developed for an alternative purpose.

- (d) Limit and avoid future development which could prejudice the extraction of basic raw materials and mineral resources.
- (e) Support the continued use of land within the mining buffer area for general agricultural purposes.

**Actions**

The Shire of Boddington will:

- (a) Identify the mining buffer area as a special control area in the new local planning scheme.
- (b) Include provisions in the new local planning scheme to control development within the mining buffer special control area.
- (c) Continue to seek (and have due regard for) the Department of Mines, Industry Regulation and Safety's advice in respect of development applications which may affect basic raw materials and mineral resources, the extraction of those resources or the buffer areas required for extraction operations.
- (d) Continue to seek advice from the Department of Jobs, Tourism, Science and Innovation regarding the preparation of local planning documents and during the consideration of any statutory planning proposals that may impact upon Worsley's bauxite mining operations under the *Alumina Refinery (Worsley) Agreement Act 1973*.
- (e) Support identified 'long term' investigation areas once the region's mining operations are complete or where it can be demonstrated that land use conflicts will be avoided.
- (f) Limit and avoid future proposals that could prejudice the extraction of basic raw materials and mineral resources.
- (g) Continue to work with the Department of Mines, Industry Regulation and Safety to safeguard areas within the mining buffer, where there is a high likelihood of basic raw materials or mineral resources being present.
- (h) Prepare a gravel extraction plan.
- (i) Continue to work with the State Government, Newmont and other stakeholders to consider the future of the Newmont Boddington Gold mining camp and incentives to facilitate

development and population growth in Boddington.

- (j) Continue to work with the State Government, mining operators and community to plan for the future long-term use of rehabilitated mining sites, consistent with industry best practice.
- (k) Include, in the local planning scheme, mining operations as a use within the zoning table (Table 1) and list it as a D use in all zones and the state forest reservation.
- (l) Update scheme arrangements to include a reference to section 120 of the Mining Act to establish a clear link to the 'planning-arm' by providing a trigger for Ministerial involvement.

**3.4.2 Agriculture**

The Shire of Boddington's rural areas should be used for agricultural production (which contributes significantly to the Shire of Boddington's economy), while providing for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality. In some (limited) circumstances, rural areas can also provide opportunities for non-agricultural land uses which are not detrimental to agricultural productivity or the environment.



*Farmland*

**Strategies**

- (a) Support the continued use and management of cleared agricultural land for sustainable agricultural purposes.
- (b) Encourage the establishment and adoption of new farming practices.
- (c) Promote rural uses compatible with the capability of the land.

- (d) Highlight that approval for or the existence of two or more dwellings on one lot is not to be construed as justification for subdivision.
- (e) Limit further subdivision of rural land.

#### **Actions**

The Shire of Boddington will:

- (a) Include broad acre agricultural areas within a Rural zone in the new local planning scheme.
- (b) Not support requests to transfer land identified for rural/agricultural use by this Strategy, from a Rural zone to the Rural Residential or Rural Smallholdings zone.
- (c) Not support further subdivision of agricultural land unless doing so would be consistent with the Western Australian Planning Commission's rural land use planning policies<sup>17</sup>.
- (d) Update scheme arrangements to provide provision for a second dwelling in planned circumstances. Support an additional dwelling where lots are larger than 40ha, and the proposal demonstrates servicing arrangements for access, water and wastewater and deals with amenity and landscape matters.
- (e) Support the construction of an additional dwelling on a lot where a dwelling is included on the municipal heritage inventory and/or the State Heritage Register and arrangements (to the satisfaction of the Shire of Boddington and/or the State Heritage Office) have been made for the dwelling's heritage values to be conserved and maintained.

#### **3.4.3 Industry**

The Shire of Boddington's industrial areas provide opportunities for a wide range of industrial and ancillary activities to be undertaken; however, those activities should not have a detrimental impact on the amenity of adjacent areas.

#### **Strategies**

- (a) Support investigations aimed at identifying, securing and developing new opportunities for light and general industrial development near Boddington.
- (b) Support investigations aimed at identifying, securing and developing new opportunities for agri-businesses, transport logistics and industrial development at North Bannister.

#### **Actions**

The Shire of Boddington will:

- (a) Liaise with relevant stakeholders in respect of the provision and development of suitably serviced industrial land within the Shire of Boddington.
- (b) Update this Strategy to reflect opportunities for new industrial development, if:
  - (i) there is a demonstrable need for additional land suitable for industrial development; and
  - (ii) investigations identify land suitable for industrial development.
- (c) Include a General Industry zone and appropriate land use controls in the new local planning scheme.
- (d) Require proponents of industrial development to demonstrate that impacts/emissions (including noise, dust and other impacts) meet the relevant environmental and regulatory standards.
- (e) Require appropriate technical investigations and structure planning to support industrial and associated development at North Bannister.

#### **3.4.4 Tourism**

The Peel region is a popular tourist destination for visitors from the Perth metropolitan area, interstate and overseas; however, tourism remains a minor industry in the Shire of Boddington, albeit it one with growth potential.

In this respect, the Shire of Boddington's image as a tourist destination could be improved by

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<sup>17</sup> These policies are available from: <http://www.planning.wa.gov.au/>

developing a greater range of tourist facilities (both accommodation and activities) and facilitating greater use of and access to the Hotham River's foreshore.

### Strategies

- (a) Support tourism based on the Shire of Boddington's natural and cultural assets.
- (b) Encourage the development of tourist facilities in appropriate locations, where the proponent has addressed relevant considerations (for example, environmental, landscape, land use compatibility, the provision of services and fire/flood risk management considerations).
- (c) Encourage development which is sympathetic with the area's architectural style.
- (d) Support the development of tourist attractions on Crown land where appropriate.

### Actions

The Shire of Boddington will:

- (a) Introduce a Tourism zone in the new local planning scheme.
- (b) Include provisions in the new local planning scheme, which allow for the consideration of land uses which address the Hotham River and which support well-designed tourist accommodation facilities.
- (c) Examine opportunities to redevelop or relocate the existing caravan park.
- (d) Promote the Shire of Boddington as a tourist destination.
- (e) Maintain and develop high-quality tourist facilities such as public toilets, parks, reserves and streetscapes.
- (f) Examine opportunities to develop trails in and around the Shire of Boddington.
- (g) Investigate opportunities to develop an iconic tourist attraction within the Shire of Boddington.

#### 3.4.5 Town Centre

The Boddington town centre is the key commercial area in the Shire. To accommodate anticipated population growth, the Boddington town centre will progressively expand. There are various opportunities to enhance the amenity of the town centre and to enhance linkages to the Hotham River.



*Boddington Town Hall*

### Strategies

- (a) Support an attractive and vibrant town centre.
- (b) Ensure the Boddington town centre remains the principal commercial/retail centre for the Shire.

### Actions

The Shire of Boddington will:

- (a) Retain the Commercial zone in the new local planning scheme.
- (b) Support and enhance the town centre as a well-designed mixed-use activity centre.
- (c) Promote and enhance linkages between the town centre and the Hotham River.

## 3.5 Environment and Conservation

### 3.5.1 Topography

The Shire of Boddington's visual amenity, created by its landscapes and vistas, is one of its key assets and needs to be protected and maintained wherever possible.

### Strategies

- (a) Encourage the protection of the Shire of Boddington's landscape and scenic qualities by protecting high conservation values areas from proposals to clear vegetation.
- (b) Encourage development that reflects and enhances the Shire of Boddington's natural, cultural, visual and built character.
- (c) Support the protection of landscapes and their visual amenity, as well as the character of 'view-sheds' associated with major roads and tourist routes.

- (d) Avoid and minimise development on ridges and skylines in areas where the landscape should be protected.
- (e) Promote the rehabilitation, revegetation and restoration of denuded areas.

#### **Actions**

The Shire of Boddington will:

- (a) Identify landscape protection areas as a special control area in the new local planning scheme.
- (b) Include land use and development controls in the new local planning scheme to:
  - (i) limit development in prominent and highly visible locations such as ridgelines and hilltops; and
  - (ii) avoid development which would have a detrimental impact on the landscape.
- (c) Where appropriate, ensure the formal protection of conservation value areas through conservation covenants and other mechanisms.
- (d) Require, where appropriate, that proponents prepare a visual impact assessment in accordance with *Visual Landscape Planning in Western Australia*<sup>18</sup>.
- (e) Reserves containing high conservation value vegetation are to be reclassified for conservation purposes in the local planning scheme and reserve management orders.

#### **3.5.2 Waterways and Groundwater Resources**

The Shire of Boddington has a diverse natural environment, with large areas of forest which depend on water from rivers, creeks and underground. Given the important contribution these resources make towards the environment, their health should be protected.

#### **Strategies**

- (a) Encourage the sustainable use of ground and surface water resources.
- (b) Support the protection of ground and surface water resources from

development which could compromise the quality of those resources.

- (c) Encourage the management of waterways in accordance with current best-practice management techniques.
- (d) Encourage the revegetation of land adjacent to waterways.

#### **Actions**

The Shire of Boddington will:

- (a) Where appropriate, require planning proposals to demonstrate appropriate drainage and stormwater management at each stage of the planning and development process, in accordance with *Better Urban Water Management*<sup>19</sup> and the *Boddington District Water Management Strategy*.
- (b) Consider publications such as the Department of Water and Environmental Regulation's *Operational Policy 4.3 Identifying and Establishing Waterways Foreshore Areas* in the assessment of proposals.

#### **3.5.3 Vegetation**

The Shire of Boddington contains large areas of native vegetation. These areas provide wildlife habitat and contribute to the Shire of Boddington's biodiversity values. For these reasons, areas of native vegetation should be protected and, where possible, land should be rehabilitated and endemic plant species reintroduced.

#### **Strategies**

- (a) Encourage the retention of native vegetation and avoid the inappropriate clearing of native vegetation on privately owned land to protect, maintain and enhance the Shire of Boddington's biodiversity and landscape values.
- (b) Support the restoration and protection of links between native vegetation areas, to provide connections for a range of fauna species.
- (c) Support the creation of appropriately shaped rural-conservation lots, having regard to the adequacy of the lot size to

<sup>18</sup> *Visual Landscape Planning in Western Australia* is available from: <http://www.planning.wa.gov.au/publications/1205.asp>

<sup>19</sup> *Better Urban Water Management* is available from: <http://www.planning.wa.gov.au/publications/741.asp>

retain significant conservation values in perpetuity, bushfire risk and suitability of the balance lot for continuation of rural land uses.

- (d) Support rehabilitation where an area of native vegetation has become degraded.
- (e) Support conservation, management and remediation of areas of native vegetation by state government agencies, landowners and other stakeholders.

#### **Actions**

The Shire of Boddington will:

- (a) Require planning proposals affecting native vegetation to be accompanied by information from vegetation, flora, fauna and habitat surveys undertaken in accordance with Federal and State policy guidance.
- (b) Seek to minimise the clearing of native vegetation, where possible and practical, for new projects, including road upgrading and widening.
- (c) For local reserves containing significant area of native vegetation, apply to change the reserve purpose to 'conservation'.
- (d) Consider updating scheme arrangements by introducing a new 'conservation' reserve and zone, as well as introducing provisions to ensure preservation of native vegetation.
- (e) Require proponents to protect areas of significant native vegetation, where it is appropriate to do so, through the preparation and implementation of management plans, the creation of conservation lots, or the provision of a development exclusion area.
- (f) Progressively prepare management plans for reserves vested with the local government which have significant biodiversity values.
- (g) Support landowners to improve the retention, protection and management of native vegetation on private land.

#### **3.5.4 Threatened Species**

The Shire of Boddington's forests and conservation areas are home to a wide range of fauna, which should be protected as they are an important environmental asset which makes a significant contribution to the area's biodiversity.

#### **Strategies**

- (a) Ensure the identification, retention and protection of wildlife, including threatened species and their habitat.
- (b) Encourage the protection and, where possible, the creation of ecological links.

#### **Actions**

The Shire of Boddington will:

- (a) Investigate and explore opportunities to protect and enhance existing ecological links, particularly those which connect large areas of land set aside for conservation purposes.
- (b) Require planning proposals to avoid impacts on Carnaby's cockatoo breeding habitat as a high priority.

### **3.6 Heritage**

The Shire of Boddington contains numerous sites of heritage and cultural value, which should be protected and promoted.

#### **Strategies**

- (a) Support the protection and conservation of sites with significant heritage and cultural values.

#### **Actions**

The Shire of Boddington will:

- (a) Maintain and, where required, review and update its municipal heritage inventory.
- (b) Include provisions in the new local planning scheme to conserve and protect the Shire of Boddington's heritage sites.
- (c) Have due regard for the potential heritage, ethnographic and archaeological implications of a proposal when assessing and making a decision in respect of an application for development approval.
- (d) Have due regard for policies relating to the protection and conservation of heritage sites when assessing and determining development proposals.

### **3.7 Hazards**

#### **3.7.1 Bushfire**

Large areas of the Shire of Boddington are well vegetated (almost 44 per cent of the Shire of Boddington is state forest), which increases the risk of bushfire. This risk needs to be minimised

wherever possible, with the aim of protecting life and property and reducing the impact of bushfire.

Where this strategy identifies land as having development potential, it should not always be assumed that the land is capable of being developed to its ultimate potential. In this regard, it is the landowner/proponent's responsibility to provide an appropriate level of information to address bushfire risk, in accordance with *State Planning Policy 3.7: Planning in Bushfire Prone Areas*.

### Strategies

- (a) Avoid development in areas of extreme bushfire risk.
- (b) Ensure subdivision design responds to site and landform challenges, including topography and access.
- (c) Ensure that clearing required to manage bushfire risk is consistent with conservation intent of the Local Planning Strategy.
- (d) Not support proposals where there is an extreme risk of bushfire occurring, unless permanent and realistic hazard level reduction measures have been (or can be) implemented.

### Actions

The Shire of Boddington will:

- (a) Ensure lot yield and layout reflect and appropriately manage bushfire risk, with future development located within existing cleared areas to avoid impacts on native vegetation. Clustering of small lots may also be considered.
- (b) Require planning proposals to be accompanied by an appropriate level of information to address bushfire hazard and mitigation measures in accordance with State Policy.
- (c) Seek and have due regard for the advice of the Department of Fire and Emergency Services when considering land use planning proposals in areas of medium or extreme fire risk.



Local Bushfire

### 3.7.2 Flooding

Flooding is a natural phenomenon with an important environmental role - for instance replenishing wetlands, transporting nutrients and triggering the life cycle stages of many plants and animals. For this reason, the natural ecological and drainage function of rivers, watercourses and floodplains needs to be protected and managed.

However, flooding can also present a significant risk to life and property. In this respect, State and local governments have a responsibility to minimise the potential for flood damage caused by decisions relating to the use and development of land within the floodplains of rivers. Landowners should be able to expect that adjacent land use and development will not increase the risk or impact of major river flooding on their lives or property.

### Strategies

- (a) Encourage the consideration of any relevant floodplain management studies, local planning policies or State planning policies when assessing proposals to subdivide or develop land within the floodplain.
- (b) Support a precautionary approach to flood risk within the floodway and flood fringe - it should be the proponent's responsibility to demonstrate that the proposal is acceptable in terms of flood risk.
- (c) Support development within the flood fringe, provided the habitable floor level is high enough to provide adequate protection from flooding.
- (d) Limit and avoid future development within the floodway which could

adversely affect the flow of floodwaters or where upstream, adjoining and nearby flood levels will increase, or where the risk to people and property could be increased.

### **Actions**

The Shire of Boddington will:

- (a) Include land likely to be affected by flooding during a 1 in 100 (or one per cent) annual exceedance probability flood event in a special control area in the new local planning scheme.
- (b) Seek and have due regard for the Department of Water and Environmental Regulation's advice in respect of proposals within the proposed special control area, where the proposal:
  - (i) could increase the risk or impact from major river flooding;
  - (ii) could be adversely affected by flooding; or
  - (iii) could adversely affect the natural flood carrying capacity of floodplains.
- (c) Require proponents demonstrate the risk of development being affected by flooding during a flood event is minimal (or can be appropriately mitigated) and the proposed development would not increase the flood risk further upstream or downstream, where:
  - (i) floodplain mapping is not available; and
  - (ii) the proposed development is located adjacent to a waterway.



*Hotham River Bridge*



## 4 Implementation

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Implementation of the Strategy will progressively occur using various tools including the local planning scheme, local planning policies, working in partnership and effective governance. In addition to matters that the local government is able to directly influence, there are also various other factors including associated demands, financial feasibility and securing funding.

### 4.1 Previous Local Planning Strategy

This local planning strategy sets out a new strategic plan for the Boddington region and supersedes the Shire's former strategy, dated 7 August 2007.

### 4.2 Local Planning Scheme

A local planning scheme is a key component of implementing the Strategy, and its preparation presents a significant opportunity to effectively implement the local planning strategy.

To implement the local planning strategy, the local planning scheme will zone or reserve land throughout the Shire of Boddington and set out appropriate land uses and land use control mechanisms.

In general, land alienated from the Crown (that is, land in private ownership) is zoned for a particular purpose or use. In this regard, the new local planning scheme will include the following zones:

- Residential
- Rural Residential
- Rural Smallholdings
- Rural
- Commercial
- Tourism
- General Industry
- Special Use
- Environmental Conservation

Other land, generally managed by state government agencies or the local government, will be reserved in recognition of the predominant land use. In this respect, the new local planning scheme will include the following reservations:

- Public Open Space
- State Forest
- Primary Distributor Road

- District Distributor Road
- Local Distributor Road
- Local Road
- Drainage/Waterway
- Public Purposes
- Civic and Community
- Medical Services
- Infrastructure Services
- Education
- Emergency Services
- Cemetery

These zones and reservations are set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the local planning scheme will need to be read in conjunction with these regulations.

#### 4.2.1 Special Control Areas

Special control areas are implemented through local planning schemes, which contain provisions for each special control area. These provisions apply *in addition* to the provisions that relate to the underlying zone or reservation and any general provisions of the Scheme.

It is proposed that the new local planning scheme include the following special control areas:

- Public Drinking Water Source Areas
- Infrastructure
- Flood Prone Land
- Mining Buffer
- Landscape Protection
- Structure Plan Area
- Developer Contribution Areas

Most of these special control areas are separately outlined in the Strategy whereas structure plan areas and developer contribution areas are considered below.

#### 4.2.2 Structure Plan Areas

As a means of facilitating orderly and proper planning and coordinating the future subdivision and zoning of the land, the new local planning scheme will identify areas where a structure plan needs to be prepared prior to subdivision and development.

Structure plans should deal with the entirety of a precinct (rather than individual landholdings), be supported by site specific studies/investigations and should be consistent with the local planning

scheme and any relevant policies of the Western Australian Planning Commission and/or local government.

#### **4.2.3 Developer Contribution Areas**

To ensure that developer contributions are provided in a fair, equitable and consistent manner, the *Planning and Development (Local Planning Schemes) Regulations 2015* set out provisions relating to the preparation and implementation of developer contribution plans. These provisions form part of every local planning scheme and:

- (a) Provide for the equitable sharing of the costs of infrastructure and administrative costs between owners.
- (b) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area.
- (c) Provide landowners and developers with greater certainty and clarity.

#### **4.3 Local Planning Policies**

Local planning policies are an important adjunct to the local planning scheme, as they can clarify planning requirements and guide land use and development. A review of existing local planning policies and the formulation of new local planning policies (where required) will be

undertaken during the preparation of the new local planning scheme, as this will assist with the implementation of the new local planning scheme.

The formulation, review and amendment of local planning policies - to ensure their consistency with the local planning scheme - should be a continual process.

#### **4.4 Monitoring and Review**

The timeframe of the Strategy extends to between 10 and 15 years. Many changes, not always foreseen, may occur during this time, and state, regional and local priorities and objectives may change. To ensure the Strategy remains relevant, the Shire of Boddington will monitor and regularly review the Strategy.

It is intended that the Strategy will be reviewed every five years, and that the review will take into account changes in development trends, community aspirations and key modifications to the State planning framework.

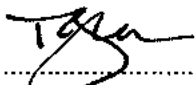
Any proposals to amend the Strategy will be subject to public consultation, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**Part 5 - Adoption**

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**Local Government Adoption**

This Local Planning Strategy is hereby adopted by resolution of the Shire of Boddington at the ORDINARY meeting of the Council held on the 18<sup>th</sup> day of APRIL 2017, and the Seal of the Municipality was pursuant to that resolution herewith affixed in the presence of –

  
.....  
Shire President

06/11/2018  
.....  
Date

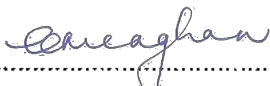


  
.....  
Chief Executive Officer

6/11/18  
.....  
Date

**WAPC Endorsement**

This Local Planning Strategy is hereby endorsed by the Western Australian Planning Commission –

  
.....  
Delegated under S16 of the  
*Planning and Development Act 2005*

10 Dec 2018  
.....  
Date