

Shire of Esperance

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

9 August 2017

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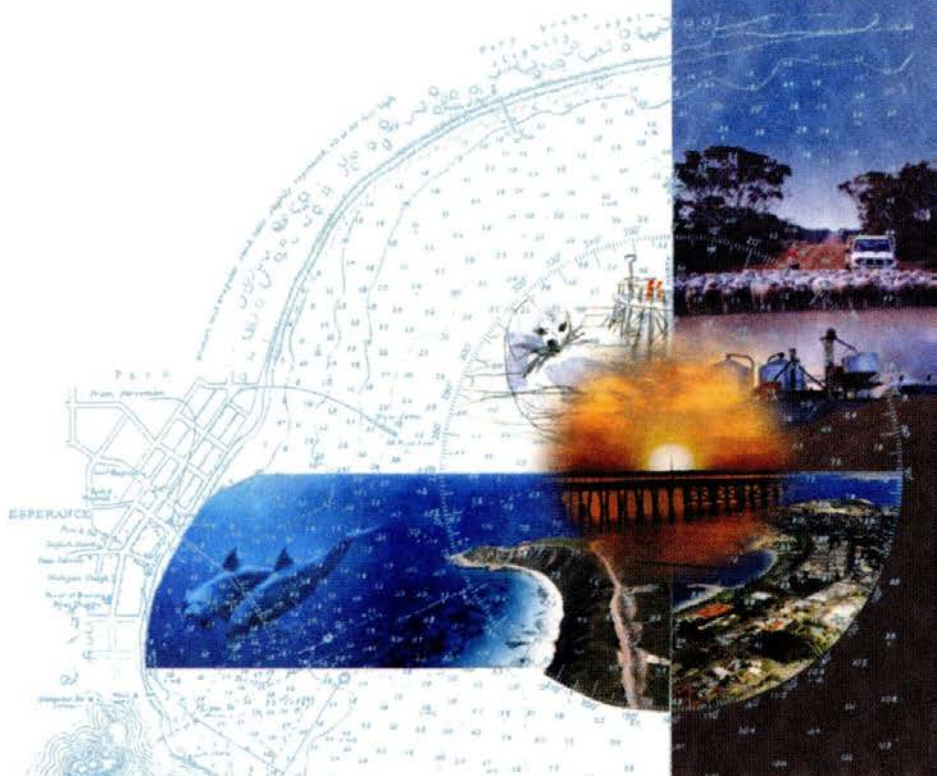
Please advise the Department of Planning of any errors or omissions in this document.

Department of Planning
Gordon Stephenson
House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

website: www.planning.wa.gov.au
email:
corporate@planning.wa.gov.au
tel: 08 6551 9000
fax: 08 6551 9001
National Relay Service: 13 36 77
infoline: 1800 626 477

Local Planning Strategy



Shire of Esperance

Local Planning Strategy 2016

Prepared for:

Shire of Esperance
PO Box 507
Esperance, WA 6450
Ph: (08) 9071 0676
Fax: (08) 9071 0600
shire@esperance.wa.gov.au
<http://www.esperance.wa.gov.au>

Text prepared by:

Shire of Esperance

Maps prepared by:

Shire of Esperance and
Department of Planning

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1 INTRODUCTION

1.1 Background

The *Planning and Development (Local Planning Schemes) Regulations 2015* (“the Regulations 2015”) requires all local governments to prepare a local planning strategy for each local planning scheme that is prepared within its district.

The current Local Planning Strategy (LPS) was endorsed by the WAPC on the 4th February 2010. The LPS is now considered out of touch with the land use/planning/development needs of the Shire of Esperance and a review is considered the best mechanism to progress it into a contemporary document and a basis on which a new Local Planning Scheme could be introduced.

Part 3 of the Regulations 2015 provides for local governments to prepare, amend and review local planning strategies; and in this regard clause 18 provides for a revocation of a local planning strategy if a review has been undertaken by a local government.

The Shire of Esperance's Local Planning Strategy 2016 revokes the Local Planning Strategy dated 4th February 2010 once endorsed by WAPC under clause 15 of the Regulations 2015.

1.2 What is a Local Planning Strategy?

A Local Planning Strategy (LPS) is a document that is designed to guide the management of population growth, land use planning and development over a ten to fifteen year period, to balance the needs and expectations for varying lifestyles, economic and community development of the Shire of Esperance; and to ensure appropriate management of the built and natural environment that makes Esperance a unique place to live. It is a requirement of the LPS to interpret and apply State and regional strategies and policies at a local level.

The preparation of this LPS and the future direction it sets for the long-term development of the Shire of Esperance has been based on a number of state, regional and local strategic and policy planning documents. These include the State Planning Strategy 2050 (2014), Goldfields-Esperance Regional Planning Strategy (2000), Goldfields–Esperance Regional Planning and Infrastructure Framework (2015) a number of State Planning Policies and the Shire of Esperance Strategic Community Plan. Strategies, policies and management plans of other State Government agencies have also been used to assist in the preparation of the document.

The LPS consists of both written text and maps, illustrating the future direction for growth and land use within the Local Government area. These documents provide clear guidance for the types of development and land uses that will be permitted within different areas of the Shire.

The original LPS was prepared alongside Local Planning Scheme No. 23 and provided the basis for the zonings and development control in that Scheme.

The LPS review will result in changes that will provide the basis for the zoning and provisions of the new Shire of Esperance Local Planning Scheme No 24. The Scheme will provide the statutory framework to achieve the strategies of the LPS. The LPS, however, does not form part of the Scheme. This allows for the LPS documents to be reviewed and, if appropriate, to be changed, without going through the process of a normal amendment to the Scheme. At a minimum, the LPS should be reviewed when the five yearly Scheme review is being undertaken.

Although the LPS does not form part of the Scheme, the Council and the State Government (e.g. Department of Planning, Western Australian Planning Commission, the Minister for Planning and the State Administrative Tribunal in particular) are required to have due regard to the direction set by the LPS when considering applications for development, subdivision or amendment to the Scheme, as the LPS is the basis upon which the local content associated with the statutory provisions of the new Local Planning Scheme has been developed.

The LPS also details additional work that needs to be undertaken to guide development, including further research, the development of policies and the preparation of strategies to address the development of individual areas and the implementation of Scheme provisions.

The Shire of Esperance Local Planning Strategy applies to the same area as the Shire of Esperance Local Planning Scheme No. 24, being the entire local government district of the Shire of Esperance, including the islands of the Recherche Archipelago (as illustrated in Figure 1, pg 3).

SHIRE OF ESPERANCE		LEGEND		AMENDMENTS		Scale		NTS		LPS AREA MAP FIGURE 1		Drawn		Design	
LOCAL PLANNING STRATEGY		SCHEME BOUNDARY		Date		Description				LOCAL GOVERNMENT BOUNDARY EXTENDS TO LOW WATER MARK and INCLUDES ALL ISLANDS OF THE ARCHIPELAGO OF THE RECHERCHE		Date		24/01/06	
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2 EXECUTIVE SUMMARY OF PLANNING ISSUES & IMPLICATIONS

The location of the Shire of Esperance in the isolated south eastern corner of the State and the extensive hinterland which it serves has led to a wide range of services and facilities being available within the Shire. For most of them to continue functioning effectively it is essential that access by all modes of transport into and out of the Shire is maintained and improved.

A clear hierarchy of settlements is established within the Shire, from the small communities servicing agricultural areas to the main townsite of Esperance. Due to the distance to Perth and other regional centres, Esperance is required to provide the majority of services and facilities to meet the needs of the growing urban community, as well as servicing the rural community of the Shire and the adjoining Shires of Dundas and Ravensthorpe. Commercial and industrial development will continue to be focused in Esperance. The central business area will continue to service the region as the main shopping and office area.

There is potential for towns such as Gibson and Condingup to expand and diversify their local economies through the establishment of new industries in proximity to the towns. Future growth is, however, dependent upon the development of infrastructure (particularly potable water) and availability of land.

Development of the townsite of Esperance is constrained by its location between the coast to the south, the Esperance Lakes to the north, the groundwater protection area to the west and extensive areas of national park and nature reserve to the east. Although there are substantial sections of land between these significant environmental features not all of the land is suitable for urban or semi-rural development due to a combination of factors including soil type, water resources, varying topography and remnant vegetation. Any development of land must take into account the impact intensification of development will have on the encircling environmental features including the Shire's significant biodiversity assets.

Where land is identified as being suitable for development, subdivision should be undertaken in a frontal manner, to allow for the development of cohesive urban form and assist in minimising infrastructure costs. Demand for vacant lots and housing should continue to be monitored to ensure sufficient supply is available to meet market demands.

There are significant infill development opportunities within the existing urban areas of Esperance, particularly where the sewerage infill program has been completed. This will facilitate provision of a variety of dwelling types and sizes to cater for the changing household sizes, household composition and ageing population.

Existing community facilities and services, such as education and health, should be continuously upgraded to service Esperance and the surrounding communities as they will become deficient if there are substantial increases in the region's population. Regular reviews of these services should be undertaken to ensure they continue to meet needs as the demography of the Esperance district community changes.

This Strategy seeks to minimise the encroachment of urban areas into rural areas in line with State Planning Policy 2.5, further it seeks to reduce land use conflict between general and intensive forms of agricultural enterprise. This is achieved through the Strategy identifying clearly defined areas for urban, rural residential and agricultural land uses on the Strategy maps.

Farm holdings are generally becoming larger, with land being acquired to achieve economies of scale. The farm holdings, however, are not always contiguous and may be situated in a number of locations across the Shire. A balance between economies of scale for operation and the size of properties for sale at a reasonable price needs to be struck. Larger farms may result in a reduction in the population in rural areas with more land being managed by fewer people unless other means of maintaining and increasing population are found.

Opportunities exist for the further expansion of the tourism industry in Esperance, particularly eco-tourism, to capitalise on the natural beauty and environmental features of the area. A wide range of tourist accommodation is required to supplement existing provision, from backpackers' accommodation and caravan parks to serviced apartments and hotels. Examples of major tourist attractions within the Shire are the Foreshore, National Parks and development such as the replica of Stonehenge. Providers of tourism services need to be mindful of the demand for other services that visitors to Esperance create, particularly over the summer months. Investigation and work on the development of alternative tourist routes such as Springdale and Parmango Roads should be continued.

Developments outside the Shire boundaries, particularly mining, will have an impact upon transport infrastructure within the Shire. The Esperance Port and the associated service access corridor are key elements of this infrastructure. Increased demands on transport infrastructure will need to be managed to ensure that the impact of increased use on adjoining properties will be minimised. Noise attenuation measures will also need to be maintained to ameliorate impacts on development in proximity to the transport corridor.

Coastal reserves, access to the coast, coastal facilities and coastal hazards (as identified within SPP2.6) require ongoing management to ensure a balance between conservation, recreation and protection. Further, it is important that the outcomes of coastal hazard risk management and adaption planning inform future decisions in this section of the Shire to ensure negative externalities are minimised.

The groundwater reserves and surface water catchments from which towns within the Shire draw their drinking water supply are all located within or immediately adjacent to the towns. Further development within the identified groundwater protection areas or surface water catchments will need to be carefully assessed to ensure the proposed use does not cause contamination of drinking water supplies.

Infrastructure should be continually monitored to ensure sewerage, electricity, gas, road and air transport meet the needs of the growing Esperance community.

High ground water tables and salinity pose the biggest threat to the agricultural areas of the Shire. More than 50% of the Shire is covered with native vegetation. The retention of remnant vegetation and replanting of native vegetation is to be encouraged in semi-rural and rural areas, particularly along creek lines. Further investigation into flooding in semi-rural areas is required.

3 KEY CHARACTERISTICS

3.1 Location

The Shire of Esperance covers an area of 44,366 km², with the main population centre being the Esperance townsite, which also acts as a sub-regional centre within the Goldfields-Esperance Region. The Shire is bounded by the Shire of Ravensthorpe to the west, the Shire of Dundas to the north and east and the Southern Ocean to the south. The islands of the Recherche Archipelago (inclusive of Reserves No 22796, 36056 and 39435) are also included in the gazetted Local Government Area. Esperance townsite is located on the south east coast of Western Australia, approximately 725 km from Perth. The nearest regional centres are Kalgoorlie, approximately 400 km to the north and Albany, approximately 480 km to the west.

Planning Implications

- Isolation of the Shire from Perth and other major population centres.
- Needs good major road and rail access under all weather conditions.
- Regular air service will be increasingly important.
- Esperance businesses need to be able to supply an extensive range of goods and services.
- The impact of trends in online trade and its impact on Esperance businesses.



Figure 2: Location

3.2 History

The Nyungar people were the first inhabitants of the Esperance region and populated the area over 20,000 years ago. Kepa Kurl is the Aboriginal name for the town of Esperance, which means “where the water lies like a boomerang”.

The first recorded European contact with the region took place in 1627 when a Dutch vessel passed through the Archipelago, with evidence suggesting that they anchored nearby, though little else is known of their voyage. In the 18th and early 19th centuries French and English explorers charted the southern coast of Australia. The first European settlement occurred in Esperance in the 1860s, when the Dempster Brothers established Esperance Bay Pastoral Station, while whalers and sealers had used Esperance Bay and the Recherche Archipelago in the years prior for both shelter and as a hunting ground. Esperance became a landing point for miners on their way to the Eastern Goldfields during the 1890s gold rushes, and the town of Esperance was later declared a municipality in September of 1895.

During the early part of the 20th century, Esperance served as a holiday centre for the Goldfields with limited farming occurring in the surrounding region. The completion of the Norseman-Esperance railway and an expansion of farming saw the port developed for the purpose of wheat transportation out of the district. A significant expansion of farming on the Esperance sand plain occurred in the 1960s. This agricultural expansion and the exportation of nickel and iron ore resulted in major redevelopment of the port and expansion of Esperance townsite.

The history of the development of Esperance townsite and surrounding districts is highlighted in the many sites that have been identified by all levels of Government as having cultural heritage significance.

Nine places are listed on the State Register of Heritage Places administered by the State Government. Fifty-nine places are identified on the Shire of Esperance Municipal Heritage Inventory (1996) although that number is expected to change with the review of the Inventory.

Three hundred and thirty three sites within the Shire (including the Recherche Archipelago) have been identified as places of significance to local Aboriginal communities, under the Aboriginal Heritage Act 1972 (as of February 2016).

Each of the agencies involved in cultural heritage also has a number of sites, which they are investigating further, and some are protected on an interim basis. Non-government organisations such as the National Trust have also identified culturally significant sites within the Shire. A number of places may be included on more than one list or inventory.

3.3 Existing Settlements

Esperance is the main population centre within the Shire and acts as a sub-regional centre, providing services for the Shire and some surrounding areas outside the Shire boundaries. Within the Shire there are several small settlements (refer to Figure 3, pg 8).

The outlying communities of Condingup, Coomalbidup, Gibson, Scaddan, Cascade, Grass Patch and Salmon Gums support the surrounding agricultural areas by providing services such as primary schools, volunteer fire and emergency services, postal pickups and community halls. The larger settlements of Gibson, Grass Patch, Salmon Gums and Condingup support businesses that provide services to surrounding agricultural areas. Provision of potable water is currently limited in these towns.

The Esperance airport is located south of Gibson and development of the Shark Lake Industrial Park to the south of the townsite may provide some impetus for growth.

Grass Patch and Salmon Gums also accommodate rail-related locations for grain receipt and storage facilities. Housing stock in the towns is predominately single detached dwellings, from a variety of eras. Block sizes are generally in the range of 700 to 1,012 square metres, although smaller lots are becoming a lot more common within the Esperance townsite, with some towns having Rural Residential lots on the 'outskirts' with lots of 2 ha or greater.

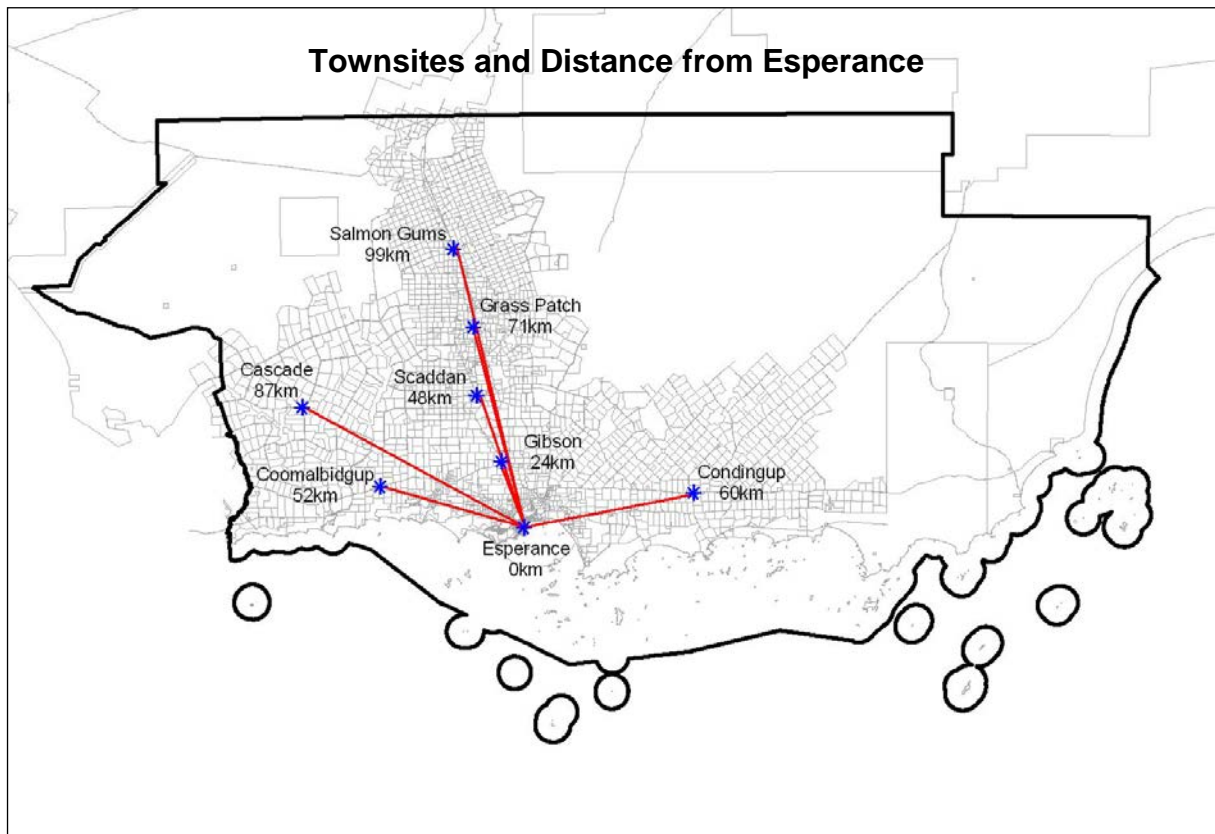


Figure 3 : Townsites and Distance from Esperance

Services in the remaining townsites of Scaddan, Cascade, and Coomalbidup are more limited with few homes within the townsites. A community focus for the outlying farmers is centred on the primary school, community hall, recreation and sporting facilities in Scaddan and Cascade. Coomalbidup does not have a hall and the Scaddan hall was recently destroyed by fire. Cascade has strategic grain handling facilities and a private grain drying facility on River Road adjacent to the CBH site.

Grain handling operations create a seasonal demand for labour. Existing residential development within the town sites is insufficient to cater for the temporarily resident workforce required by grain handling operations. To cater for this workforce temporary workers accommodation has and will need to be developed.

Agricultural properties are predominately located in the southern half of the Shire, with such properties also located adjacent to the Coolgardie-Esperance Highway in the north of the Shire. The north-western and north-eastern sections of the Shire are largely unallocated Crown land with limited road access and no services provided to this area.

A number of Rural Residential precincts currently exist within close proximity to the town of Esperance and at Gibson and Condingup, with lot sizes of 2 ha and greater.

Planning Implications

- Clear settlement hierarchy established, with Esperance as the main service centre for the Shire.
- Population growth outside of Esperance, Gibson and Condingup is not anticipated.
- Temporary workforce accommodation is needed during grain handling operations, particularly during harvest.
- Employment opportunities, availability of land and infrastructure (particularly water) will influence the development of Gibson and Condingup.
- Ensuring Rural Residential and Rural Smallholdings lots are not created on an ad hoc basis, that they are appropriately identified and planned for, and do not conflict or reduce the primary production potential of existing rural land uses of adjoining or nearby land.

3.4 Commerce, Economy & Employment

The Shire of Esperance has a diverse economy built around the agricultural, fishing, tourism, mining, manufacturing, retail sectors as well as emerging sectors such as home occupation and aquaculture. From a geographic perspective the town of Esperance has the most diverse level of employment opportunities, whereas the rest of the shire has a large focus on the agricultural sector.

Value of the Shire of Esperance's gross regional product was approximately \$1.1 billion during the 2012-13 financial year (ABS, 2013)

Some sectors of the economy, including service sectors and small-medium enterprises, occur across all major industry sectors. For example, in addition to agricultural production, the broad agriculture industry is considered to include agriculture support services (such as consulting, agronomic and merchandise agents) as well as the supply and development of new farming technologies (Department of Regional Development and Lands, 2011).

The Shire's economy is the main driver that will influence future growth, the rate at which it occurs, demand for land use and the manner for which it is planned.

3.4.1 Agriculture

There are around 500 farms in the Shire of Esperance, covering an area of approximately 1,547,183 ha. Agricultural commodities produced include wheat, barley, wool, beef, sheep, lupins, canola, hay and pastures. 855,622 ha of land are used for pasture animal products and 865,909 ha are used for broad scale cropping. Of the commodities produced, crops accounted for 83% (\$413 million) of Gross Value Agriculture Production (GVAP) in 2010/11. The total GVAP for the Shire of Esperance in 2010/11 was \$498 million (ABS, 2012).

The Esperance Region Economic Development Strategy contains an initiative relating to Agricultural Land Release. The avenues identified to be pursued are:

- Supporting the clearing of current freehold land to increase utilisation.
- Unlocking appropriate areas of productive agricultural land that are not currently in freehold.

Investigating the development of Unallocated Crown Land for future agricultural purposes must be commensurate with the environmental values of the land in question. Additionally proposals for clearing of vegetation for agricultural purposes should be assessed for productivity viability in the long term.

General agricultural production is an important contributor to the Esperance economy, with the main agricultural land uses being cropping and grazing. These uses will remain the primarily agricultural land uses in Esperance, and are defined as 'Agriculture - Extensive'. Within the Rural Zone, these uses should be as of right uses. No areas of State Agricultural Significance (as defined under SPP No. 2.5) have been identified for Esperance. As an agricultural production area, however, Esperance is a significant contributor to the State, both economically and by quantity of agricultural output.

There are pockets of land scattered throughout the Shire that have the capability to support horticulture, viticulture or other intensive agricultural uses. The pockets are generally isolated and are likely to be investigated when market opportunities are available. These will be determined by Council in accordance with policies or on a case-by-case basis as the need arises.

In recent years, the use of laser levelling and installation of a variety of drainage systems have led to significant changes in surface water management on farms. If these activities are not handled carefully on a catchment wide basis, they have the potential to significantly increase run off thus having a detrimental impact upon the Council's road network and downstream properties. The cumulative impact is also likely to increase flooding potential and negatively impact on wetlands through sediment, eutrophication, acidification and salinity.

Traditionally, demand for homestead lots within the agricultural areas of Esperance has been very low.

Due to the relative lateness of land release in Esperance, compared to the rest of Western Australia, with some land being released as late as 1982, lot sizes are substantially larger than is 'normal' for agricultural areas, with some lots in the eastern sections of the Shire being over 2,000 ha in area. Historically, there have been very few applications for the subdivision of land in the rural areas, outside the immediate surrounds of the townsites, particularly beyond 20-30 km from Esperance. When subdivisions of the outlying areas have been sought, they have generally been to facilitate the sale or trade of land between farmers, and the sizes being sought are hundreds of hectares e.g. dividing 1,000 ha into two 500 ha lots.

With changes in farming practices and operations, as well as increases in land prices above production value, it is anticipated that requests for subdivision of broadacre agricultural lots will increase. Farming businesses are now acquiring lots across the Shire to help diversify income and risk. One family or company may run the businesses, however the operation may consist of multiple land holdings in a number of different localities. This allows for different crops to be grown or cattle or sheep to be grazed. Such activities represent a shift from the traditional operation of farms where the lots were once all adjacent to each other, which makes it difficult to acquire land by subdivision and amalgamation into an adjoining lot.

Biosecurity is recognised as a state wide issue, to address this the State Government has adopted the Biosecurity and Agriculture Management Act 2007. The Act establishes a biosecurity regulatory scheme to prevent serious pests, weeds and diseases from entering and spreading throughout the State.

Planning Implications

- Investigations are needed to identify and protect areas of high quality agricultural land;
- Need to protect agricultural production areas from encroachment of urban and semi-rural development and land-use conflict from inappropriate land uses;
- Adequate infrastructure is required to be established and maintained to allow for the production, transport and storage of agricultural products produced in the Shire;
- Flexibility in zoning to allow for land with capability to support a variety of land uses and agricultural diversification;
- Agricultural deep drainage should be investigated further. The efficiency of deep drains is questionable and other more efficient, less detrimental drainage practices are available.
- Flexibility to create lots that are of a tradable size and are affordable, while still being large enough to support broad acre agricultural production;
- No genuine demand for creation of homestead blocks is anticipated;
- Recognise and support the value of planning agriculture on a catchment level in terms of land management and sustainability; and
- Support investigating the development of the unallocated crown land for future agricultural enterprises.

3.4.2 Fishing

The commercial fleet based at Esperance principally operates out of Bandy Creek Boat Harbour.

In 2011-12, the commercial fishing value was estimated at \$10 million and has remained steady over the past decade. More than half of the regions value comprised molluscs (\$5.7 million), which include abalone.

Finfish comprised 29 per cent of the region's fishing catch at an estimated value of \$2.8 million. The most common species caught included pink snapper, bight redfish, shark, pilchard, King George whiting and Australian herring. A trap fishery targeting southern rock lobsters and deep sea crabs also contributed to the catch total (DRD, 2014).

Planning Implications

- The fishing industry makes a significant contribution to the Shire's economy.
- Existing infrastructure, such as the Bandy Creek Boat Harbour, should be maintained and protected to support the fishing industry. Development at Bandy Creek should support the industry. The integrity of the Bandy Creek boat harbour is reliant upon the weir to manage sedimentation during high flow or flood events. The weir collapsed in the February flood, not through the design, but as a result of poor engineering. The design of the weir importantly allowed excess water from the eastern and central lakes to flow through without causing the flood water to back up and flood properties in the Quarry Road Myrup areas.

- Areas with potential for aquaculture need to be protected and provisions made for the development of infrastructure to support the establishment of the industry. Recognition of impacts caused by land based aquaculture needs to be considered.

3.4.3 Tourism

The three year average ending in 2013 identified annual average visitor numbers as 160,500 persons. The estimated visitor nights for the same period was 669,300. The average stay for a domestic visitor was 4.7 nights; no statistics are available for international visitors (Tourism WA, 2014).

In total, it is estimated that there are 1,376 available beds and 396 powered caravan sites providing an annual inventory of 646,780 available bed nights (including powered sites) (KPP, 2014). This covers a range of accommodation types from resorts, inns, apartments to holiday and caravan parks, the highest concentration being close to the Esperance waterfront.

Average expenditure for a domestic visitor was \$374 and with 56% of all domestic visitors visiting during the October to December period (in 1999). Based on an average of the year 2005 – 2007, 76% of domestic visitors travelled to the region by car.

No statistics are available to determine the number of people employed in tourism related businesses. In the 2011 Census, 6.5% of the Esperance workforce was employed in Accommodation and Food Services and 10.2% in Retail. In the 2006 Census, 6.3% of the Esperance workforce was employed in Accommodation and Food Services and 11.8% in Retail (ABS, 2012). A large proportion of business in these areas would be generated by tourism, particularly in the summer months, in addition to providing services to the local population

Tourism has been identified as a key contributor to and a future growth area for the Esperance economy. A variety of opportunities exist for the development of tourism services both within Esperance town site and in the surrounding areas, a strategic approach to ensure the sustainable growth of the industry is important.

Caravan parks and other family orientated tourism ventures are an important component of tourism within the Shire. In excess of 30% of all nights stayed in the Esperance Region were in Caravan Parks (Tourism WA). It is clear that this mode of tourist accommodation has a significant role to play. The availability of caravan parks to be developed for more intensive uses needs to be carefully managed to ensure that access to caravan parks is maintained.

The vast majority of tourism accommodation facilities in the Shire are located within the Esperance town site. Outside of the town site the majority of tourist accommodation is in caravan parks with some limited hotel/tavern accommodation within the rural town sites. The main issue that relates to tourism development in remote locations throughout the Shire is the lack of available infrastructure and environmental impact.

The Tourism Planning Taskforce recommendations and the associated provisions of Planning Bulletin 83 recognise that strategic and non-strategic tourism sites need to be identified. Strategic tourism sites are sites of state significance and the Strategic Tourism Sites Committee is to work in consultation with the Shire to identify such sites.

Planning Implications

- Tourism is a growing industry in Esperance, as evidenced by the growing number of accommodation premises and businesses catering for tourist activities.
- Need to identify tourist accommodation type shortfalls, so that provision is made for all tastes and budgets.
- The demands placed by tourists on local services during peak times needs to be evaluated to ensure services are able to adjust to these demands.
- Tourism accommodation in residential areas needs to be commensurate with the scale and character of the surrounding area.
- Strategic Tourism Sites are to be identified and controls applied to restrict development to specific tourism uses.
- Non-strategic Tourism Sites are to be identified and controls applied to restrict development to tourism uses with the exception of a maximum 25% residential component.
- Tourist areas that have natural values should consider and manage access, infrastructure, signage etc that is sensitive to the environment and allow for the impacts associated with tourism and increased visitor pressures.
- National parks make a significant contribution towards tourism in terms of attractions or by providing accommodation and day use sites.
- Cruise shipping is a significant area of growth in tourism in Western Australia.

3.4.4 Mining

The value of mining products extracted in the Shire steadily increased between 1994 and 1999, from \$303,900 in 1994 to \$693,700 in 1999. For the 2015-16 financial year the combined value of minerals and petroleum for the Menzies and Esperance region was \$763 million, it should be noted however that this figure is heavily weighted towards Menzies (DMP, 2016). Employment has also increased in the mining industry with the number of people employed in the sector almost tripling from 57 in 2001 to 145 in 2011. Minerals extracted within the Shire include limestone/limesand and granite. Construction materials such as sand, gravel and gypsum for farming are also extracted from local quarries.

The Shire has the potential for nickel laterite, orthomagmatic nickel, gold, copper, lead, zinc, heavy mineral sands, lignite, vermiculite and graphite.

A list of the current operating mines and major projects is as follows. Further details on these sites can be found at DMP's Online database Minedex

<http://minedext.dmp.wa.qov.au/minedex/external/common/appMain.isp>,

or viewed using GeoVIEW.WA, DMP's interactive map viewer at <https://geoview.dmp.wa.gov.au/GeoViews/?Viewer=GeoVIEW>

Lignite deposits have been identified near Salmon Gums and Scaddan. One potential use for the O'Sullivan's deposit, subject to investigation, is for use in the downstream processing of iron ore from Portman Mining's Koolyanobbing mine, with the end product to be exported through the Esperance Port.

The Fraser Range in the North East of the Shire has been identified as having potential major mineral deposits in base and precious metals including nickel, copper, cobalt, silver and gold (Mount Ridley Mines).

OPERATING MINES		
Name	Commodity	Site code - Minedex
Lot 471 Murray Road Quallilup Lake	BRM - Limestone	S0230769
Freeman Street Lot 432 Sinclair (South)	BRM - Limestone	S0231851
Kipping Road	BRM - Sand	S0017491
Keenan Road Lot 1 Esperance / Sharpe	BRM - Sand	S0232008
Merivale - Mt Edward	Granite	S0005435
Esperance Granite / Holcim (Coramup Hill)	BRM - Rock aggregate	S0002711
Lort River Quarry / Esperance Shire	Rock Aggregate	S0231998
Scaddan Gypsum / Wandhill	Gypsum	S0001809
Beaumont Gypsum	Gypsum	S0018889
Lake Tay M74/49	Gypsum	S0002175
Lake Tay M74/61	Gypsum	S0230642
MAJOR PROJECTS		
Name	Commodity	Site code - Minedex
Scaddan Lignite	Lignite	S0002604
Pixie - Salmon Gums - O'Sullivans	Lignite	S0004588

Exploration activity continues in the Shire, particularly in the north-eastern and south-eastern unsettled areas.

Although there are some resources with the Shire the majority of mining activity will generally occur outside the Shire of Esperance.

As a sub-regional centre, Esperance will be a main service centre and export hub for the mining sector in the broader region. The ore extracted and products needed for operation of the sector will largely be imported and exported through the Port of Esperance. Ensuring adequate services, infrastructure and land is available will be key to accommodating future growth in this sector. The mining sector is inherently underpinned by global demand and commodity prices, which can be volatile; as such the amount and value of mining activity within Esperance and the surrounding region will be prone to fluctuation.

Planning Implications

- Robust mining activity in the Shire of Esperance and other shires in the region will contribute significantly to the economy.
- Mining activity and potential resources need to be identified and clear policies developed to ensure that land use conflicts are minimised.
- Ensure adequate services and infrastructure (including housing, road, educational and port facilities) are provided or available to be bought on stream to service mining activities.

3.4.5 Esperance Ports Land and Sea

Esperance Ports Land and Sea is part of the Southern Ports Authority and is the commercial port for the Goldfields-Esperance Region, servicing the region for both exports and imports. Gas turbines within the port area are the major energy generator for the electricity supply for Esperance.

Esperance Port is the largest nickel concentrate exporting port in the southern hemisphere. Esperance is the deepest port in southern Australia, capable of handling Cape size vessels up to 200,000 tonnes, plus fully loaded Panamax size vessels up to 75,000 tonnes.

Iron ore exports through the Port totalled 11.7 million tonnes in the 2015/16 financial year with wheat the second biggest export at 1.2 million tonnes. The Port is also a major grain exporting hub and handles bulk imports such as fuel and fertilisers.

Esperance Port handles over 200 ships per annum and more than 15 million tonnes of trade in the 2015/16 financial year.

The port also has numerous land based holdings including an interest in the Shark Lake Industrial Park.

Planning Implications

- The Port and Transport service corridor (road, rail, gas and electricity) needs to be protected and managed to protect the safety and amenity of the residents adjoining the corridor and the Port.
- Ensure that land use conflict between the Port and adjoining residential areas is minimised.
- Ensure the Shark Lake Industrial Park will provide for backup bulk storage of materials and support industries associated with import/export activities.
- The Shire has no development control powers at the Port for port works or port facilities.

3.4.6 Manufacturing, Transport, Industry

The 2011 Census recorded 217 people employed in the Manufacturing sector, whilst 462 people were employed in the Transport, Postal and Warehousing industries. The Wholesale sector employed 180 people.

Land zoned to facilitate industrial development within the town of Esperance is generally located to the north of the town centre. Focused around the rail spur line in the area between Brazier Street and Shelden Road are bulk fuel storage tanks, a wastewater treatment plant and settling ponds, a fertiliser storage site (which has previously been used for fertiliser production) and grain storage and drying facilities. Industrial development to the north of Shelden Road is set aside for general industry and includes a mixture of businesses, including manufacturing, hire and sale of industrial equipment and transport depots. CBH established a strategic grain storage facility at Chadwick in the late 1990s. Light industrial development is focused on Norseman Road and Shelden Road and includes service industries and showrooms.

Industrial storage is also undertaken within the Port of Esperance, with iron ore, nickel and grain stored within the port until loaded onto ships for export.

The Shark Lake Industrial Park site was rezoned in 2005 with the first stage of the subdivision completed in 2008.

The Esperance Structure Plan indicates that the land to the south west of the railway line (north of Nulsen) should be developed for residential purposes in the future. A preliminary review of the area, however, indicates that areas within the northern and eastern portions may not be appropriate for residential development given the proximity to the rail line and the topography in certain areas. This land may be more appropriate for use for commercial, industrial or community purposes. Opportunities may exist for the establishment of one or more spur lines from the main rail line to service industry in the area.

Planning Implications

- Bulk storage of export materials and downstream processing of agricultural products to be located at the Shark Lake Industrial Park together with associated support activities.
- Ensure suitable industrial land is available to accommodate a range of industrial users needing to be located within the Esperance townsite.

3.4.7 Retail and Office Space

The majority of retail and office space within the Shire is located in the Central Esperance Precinct, along Andrew and Dempster Streets. The Boulevard Shopping Centre is located behind this main axis, on Windich and Forrest Streets.

The central business district accommodates two supermarkets, two discount variety stores, a number of chain and locally owned speciality stores, restaurants and take away food premises, banks, post office and speciality services such as hairdressers, medical practitioners and drycleaners. A 24-hour service station and convenience shop is located on the corner of Dempster and Hicks Streets.

The Boulevard Shopping Centre, although located in the central business district, could be viewed as being a separate centre due to its design, the physical separation from Andrew and Dempster Streets and the fact that there are few other retail premises on Windich Street. The Windich Street frontage contains a drive-through fast food outlet and two showrooms. Between the Boulevard and Randall Street are a newsagency, drive through coffee shop and a furniture showroom.

Commercial premises along Norseman Road include hardware stores, car yards, vehicle repair premises, agricultural supplies, machinery sales, furniture stores, and hire and deli / take away food premises that service the surrounding industrial areas. A number of the premises along this strip serve both retail and wholesale functions and meet the needs of specific markets.

The central business district and Norseman, Harbour and Shelden Road precincts service the Shire of Esperance as well as the surrounding hinterland of the Shires of Ravensthorpe and Dundas.

A local neighbourhood commercial centre is located on Pink Lake Road, to the west of the railway line and it includes a small supermarket, bakery butcher, liquor outlet and take away food premises.

Another small commercial centre is located on Goldfields Road, Castletown. It includes a small supermarket, hair dresser, chemist, take away food premises and laundromat. These businesses service the needs of residents from the surrounding suburbs and some extended hours needs of the wider community, as the supermarket and some of the other premises are open outside normal trading hours.

Outside of the commercial areas there are local shops/newsagencies and food vans in the Foreshore Precinct to service the simple convenience needs of residents in the vicinity. Some caravan parks also provide essential supplies to their clientele.

The retail hierarchy of Esperance generally functions well. A small centre or deli, services each of the three main suburban areas that is able to meet the day to day and out of hours needs of its immediate neighbourhood. The central business district is easily accessible from all areas of town and provides for most of the retail needs of the Shire's residents.

Additional floor space is likely to be required in the medium term, to cater for an increased population and wider variety of retail premises. The increase in floor space, however, is unlikely to require the establishment of, or be of sufficient area, to justify the creation of a new retail centre outside the existing CBD and smaller commercial centres. Appropriate provisions should be made to accommodate expansion in retail floor space within the central business area. This is especially pertinent due to a number of vacant premises within the CBD.

The rise of the internet as a preferred place to purchase goods has resulted in a decreased demand for retail floor space in regional areas. This is due to the significantly greater range of goods, better prices and the convenience of purchasing goods online as opposed to purchasing from a local retailer. As a result numerous retail businesses, particularly small businesses, have either reported a drop in trade or have gone out of business. The only retail areas that have not been particularly affected have been food (from supermarkets to cafes) and clothing.

Alternatively demand for office space has increased slightly, as the internet allows for offices to operate either in isolation from a main business or organisation, or in areas where rent is significantly cheaper while reaching a broader range of consumers thanks to online advertising.

The existing commercial zoned areas should be sufficient to cater for commercial growth for the life of this strategy. There is not, however, a large parcel of land within the central business district that would be able to accommodate a large single retail operator such as a major supermarket.

Proposals for retail development on land within the area zoned Commercial are supported under the Scheme, Where retail development is sought outside of this area developers must provide a written justification demonstrating why the proposed development cannot reasonably take place on land within the Central Area due to factors such as the size and nature of the development proposed (including associated car parking and servicing requirements), land assembly difficulties, and any other issue considered appropriate, with any such proposal to be determined at the discretion of Council. The land will need to be appropriately zoned and a Scheme Amendment may be required.

Outside of the town centre there are a range of tourism related retail outlets. The current scale of these activities has had a negligible impact on the existing commercial centres as they service a niche in the market.

Given the proposed level of development at Bandy Creek and the tourism-retail development that this could entail, the impacts of such development will need to be considered. The scale of development is not considered sufficient to pose a threat to the existing town centre and it is recognised that given the scale of development it may be appropriate to establish an additional retail node based on the tourist activities in the area which will also provide goods and services to the adjoining communities.

Salmon Gums, Grass Patch, Condingup and Gibson all have general stores, hotels and service station facilities to meet the day to day needs of residents of the town and surrounding areas, with other needs accommodated by the retail premises in Esperance.

Planning Implications

- The Central Business District is the main shopping and office area of the Shire, and this should continue.
- Developments outside the CBD should be limited, so that they serve the day to day needs of local residents and do not detract from the CBD as the main commercial centre for the Shire.
- The residential amenity of areas adjoining local centres needs to be maintained.
- Retail development at Bandy Creek should be limited, so that it serves the day to day needs of tourists and local residents and does not detract from the CBD as the main commercial centre for the Shire.
- Commercial areas in outlying communities need to be able to accommodate a wide range of businesses, to serve the day-to-day needs of the local communities, the surrounding agricultural environs and seasonal accommodation.

3.4.8 Home Occupations

It is estimated that a significant number of small-scale businesses in Esperance are run from home. Approximately 50 approvals and renewals are issued each year for people to run businesses from home, it should be noted however that where a home occupation falls under the definition of home office they are permitted development and do not require approval. These businesses include home occupations, family day care and cottage industries. A number of the home occupations are run from houses located within the Rural Residential and Rural Small Holding lots located around the towns within the Shire. Businesses run from these areas include transport, earth moving and farm machinery hire. It is reasonable to assume that these home occupations act as an incubator to the establishment of new businesses within the Shire.

Planning Implications

- Home occupations are an important component of the Shire of Esperance economy.
- Home occupations have the potential to impact on the amenity of the residential area in which they are located.
- Home businesses should be of a scale commensurate with residential premises

and not be used as a means of avoiding the lease or purchase of commercial premises.

3.4.9 Aquaculture

The Shire of Esperance is within the Department of Fisheries South Coast Bioregion. Fisheries WA prepared an aquaculture plan for the Shire of Esperance called, *Aquaculture Plan for the Recherche Archipelago*. The report indicated that the overall prospects of the development of an aquaculture industry in Esperance are good. Abalone has been identified as the species with the most potential for land based aquaculture in Esperance. Water, infrastructure and labour resources are currently available within the Shire to support development. Power supply and cost, and suitably located land are identified as issues that need to be addressed to attract and support aquaculture development.

In July 2016 it was announced that Esperance would be included within a \$1.66 million investment ready aquaculture development project which stretches along Western Australia's south coast. The three year project will be undertaken in stages in consultation with stakeholders such as aquaculture producers, representative organisations, investors and local community. The area being considered for the proposed south coast zone encompasses the South West, Great Southern and Goldfields-Esperance regions, and is expected to comprise multiple areas near regional centres producing native shellfish and finfish species.

The purpose of aquaculture development zones is to slash approval times from several years to several months, cutting costs and red tape and providing investment ready areas for large scale projects. The aquaculture zone will provide job opportunities as well as increasing the Shire of Esperance's current and future marketability.

Ongoing supply and cost of land for aquaculture may become a limiting factor to the development of the industry in the future. The most prospective land for aquaculture near Esperance is land that occurs over saline ground water aquifers or is adjacent to the coast. Land to the east of the Bandy Creek Boat Harbour and east of the Duke of Orleans Bay have been identified as sites to be considered for land based aquaculture development, as well as a number of locations within the islands of the Recherche Archipelago. There is the potential for conflict, as the sites identified are also popular with other users. Careful site selection is necessary to ensure water supply, wastewater disposal, services and operational space can be achieved at reasonable cost.

The Fisheries WA report identified the Esperance community as being generally supportive of land based aquaculture and that it had the ability to add to the Shire's economic and social base. It also identified that tuna farming was perceived as a 'dirty industry' due to management problems and the community was concerned that the undertaking of tuna farming may impact upon other industries such as tourism and commercial fishing.

The Shire of Esperance supports land and sea based aquaculture, as long as it is undertaken in an environmentally sustainable manner, to world's best practice.

The Esperance Region Economic Development Strategy contains an initiative relating to a Seafood Hub. Significant potential may exist to expand the Esperance seafood industries presence across:

- Expanded production through aquaculture initiatives;

- Retail and wholesale trading;
- Warehousing;
- Processing/value adding; and
- Distribution and export.

This opportunity may be further leveraged into areas such as education and research and development.

Planning Implications

- Ensure land appropriate for aquaculture is able to support the use through appropriate statutory provisions.
- Ensure land identified as being suitable for aquaculture is protected from land use conflict.
- Upgrading of infrastructure required to facilitate aquaculture development.
- Aquaculture projects should consider environmental requirements such as water quality, coastal processes, vegetation protection, setbacks, and buffers and be able to demonstrate how these impacts will be managed.

3.4.10 Forestry

The Forestry industry was established in Esperance around 1996 and, by 2001, commercial plantations were being established at a rate of between 3000 – 5000ha per annum. The industry however collapsed with the failure of the forestry Managed Investment Schemes.

A woodchip facility has been developed in town on South Coast Highway near the intersection with Harbour Road with a further woodchip facility currently being developed on Fisheries Road, Myrup.

Planning Implications

- Provision of appropriate infrastructure to service plantations.
- Road transport planning required to ensure roads of an appropriate standard to accommodate transportation.
- Provision of facilities and land in appropriate locations to process timber.
- Fire management.
- Managing the harvesting of timber.

3.5 Population

The most recent preliminary estimated residential population of the Shire of Esperance is 14,487 persons (Australian Bureau of Statistics, 3218.0 – Regional Population Growth 2013-2014), which represents an increase of over 1000 persons since the 2011 census (ABS, 2014).

Western Australia Tomorrow (Western Australian Planning Commission, 2015) contains population forecasts produced by the State Demographer and are considered to be the State's official population forecasts.

Table 1 presents the Western Australian Tomorrow 2026 population forecasts for the Shire of Esperance. For further information on these forecasts, please refer to <http://www.planning.wa.gov.au/publications/6194.asp>.

The figures within the 'additional population' column are the difference between the 2026 forecast population and the Australian Bureau of Statistics 2014 Preliminary Estimated Residential Population for the Shire of Esperance (14,487). Significantly, these forecasts provide a point of comparison for interpreting the potential capacities of residential land.

Table 1: Shire of Esperance – Western Australia Tomorrow 2026 population forecasts (WAPC, 2015).

WA Tomorrow forecast bands	2026 forecast population	Additional population
Band A	14,220	-267
Band B	14,620	133
Band C	14,910	423
Band D	15,190	703
Band E	15,620	1,133

Although the Shire has seen an increasing population, there has also been a shift in its demographic age profile, with the median age increasing over the last three census periods from 34 in 2001 to 36 in 2006 and 38 in 2011 (ABS, 2012). Table 2 also notes a shift in the Shire's population to the higher age brackets.

Table 2: Shire of Esperance age distribution 2001-2011 (ABS, 2012)

Age	2001	2006	2011
0-19 years	32.17%	31.57%	29.24%
20-64 years	57.93%	56.79%	56.72%
65+ years	9.91%	11.64%	14.04%

The average household size in Esperance in 1996 was 2.7 persons with this reducing to 2.6 persons per dwelling in 2006 (ABS, 2007). The occupancy rate continued to follow this trend reducing to 2.5 persons per dwelling in 2011 (ABS, 2012).

In 2011 approximately 73.5% of the recorded population was located in the Esperance townsite. This has been relatively static since 1996 where approximately 73% of the recorded population in the Shire was located in the Esperance townsite. These figures are based on persons located in the townsite on census night, and not estimated residential population. There may have also been some changes to the townsite or census boundaries between census years.

It should also be noted that as of the 2011 census an additional 11.2% of the population of the Shire was located in the area fringing the urban centre of Esperance.

Planning Implications

- An increasing population will require additional dwellings and land to be made available at an appropriate rate to accommodate population growth. This will primarily be required in Esperance townsite, although some may also be required in the settlements close to Esperance, such as Gibson and Condingup.

- The changes in average household size, household composition and the age of the population will impact on the types of housing provided for the Esperance community. There may be an increase in demand for smaller houses (one and two bedrooms) with the demand for larger 'family homes' with 4 bedrooms likely to remain steady, rather than increase.
- Increases in the number of persons aged over 65 will result in increased demand for health care, aged services and appropriate housing and accommodation options over the next 15 years.
- Shifts in the number of school-aged children will impact on the number of educational services and school places offered within the Shire.

3.6 Land Supply Analysis

The Central Regions Land Supply Analysis was completed by the Department of Planning in February of 2016 and provides a broad overview of land supply in the Shire of Esperance that aims to identify and analyse existing and future land supply.

Notably the analysis suggests there is sufficient land capable of substantial further development for all land uses listed in the tables below to cater for the population growth anticipated in the *Western Australian Tomorrow 2026* population forecasts for the Shire of Esperance.

The Department of Planning prepared mapping that captures the spatial extents of current and future land use in applicable settlements. Within the Shire of Esperance these included:

- Esperance;
- Condingup;
- Gibson;
- Grass Patch;
- Salmon Gums; and
- Scaddan.

Mapping as well as the full reports can be found on the Department of Planning website at <http://www.planning.wa.gov.au/8268.asp>.

For the purpose of the analysis, current and future land uses were categorised into broad land-use types. The analysis effectively rationalises and consolidates existing zones and reserves in local planning schemes with intended future land uses identified in a number of strategies documents including local planning strategies and structure plans.

With respect to the above, the extent of current land uses generally reflects that of applicable existing zones and reserves in current local planning scheme; and future land uses generally reflect where land has been identified in other documents for a different (typically more intensive) land use than that identified in the current scheme.

In order to gain a general understanding of the potential capacity of currently zoned and potential future-zoned land within the Shire, a broad assessment has been undertaken of the development status of applicable land identified for residential, commercial, industrial, rural residential and rural smallholdings purposes. 'Developed' land was broadly considered as land where development exists or where the necessary infrastructure and services to accommodate development exist. 'Capable of substantial further development' consists of undeveloped or underdeveloped land on greenfield sites, where subdivision reflective of its zoning is yet to exist. For further information on development status is available within the Department of Planning reports available at: <http://www.planning.wa.gov.au/8268.asp>.

Table 3 summarises the development status of each applicable land use category for the Shire of Esperance. Development status tables for individual settlements are available at <http://www.planning.wa.gov.au/8268.asp>.

Table 3: Shire of Esperance – development status of land in relevant settlements

	Total	Developed (ha)	Capable of substantial further development (ha)
Residential	857	586.5	270.5
Future residential	470	0	470
Residential and future residential	1,327	586.5	740.5
Rural residential	3,649	1,905	1,744
Future rural residential	61	0	61
Rural residential and future rural residential	3,710	1,905	1,805
Rural smallholdings	978	427	551
Future rural smallholdings	227	0	227
Rural smallholdings and Future rural smallholdings	1,205	427	778
Commercial	49	45.5	3.5
Future Commercial	178	1	177
Commercial and Future Commercial	227	46.5	180.5
Industrial	725	407	318
Future Industrial	863	0	863
Industrial and Future Industrial	1,588	407	1,181

In the overview presented by Table 3, there is a large supply of all land uses within the Shire of Esperance capable of substantial further development.

3.5.1 Capacity Analysis

The assessment of the development status of current and future land uses enables a broad-level capacity analysis of the residential development potential of land within the Shire of Esperance. The Department of Planning has prepared such an analysis that:

- Estimates the potential additional population yield of current and future residential, rural residential and rural smallholdings; and
- Considers possible implications with regard to the local government area's land supply situation in the context of the WA Tomorrow 2026 population forecasts.

In interpreting the outputs of the analysis, it is important to note that additional capacity is assumed to be accommodated exclusively in areas that are currently considered as being capable of substantial further development. This means that the estimates generally do not account for possible land capacity increases due to infill and or redevelopment of existing developed areas, and from this perspective are considered broad in nature and is likely to underestimate the potential overall capacity.

Table 4: Shire of Esperance – estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development in relevant settlements.

Estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development				Estimated potential population yield from additional lots ²
Relevant land-use category/ies	Area (ha)	Average density/average lot size	Potential lot yield ¹	
Residential	270.5	R10	1,758	4,571
		R20	3,517	9,144
		R30	5,275	13,715
Future Residential	470	R10	3,055	7,943
		R20	6,110	15,886
		R30	9,165	23,829
Residential and future residential	740.5	R10	4,813	12,514
		R20	9,627	25,030
		R30	14,440	37,544
Rural residential	1,744	1 ha	1,308	3,401
		2 ha	654	1,700
		4 ha	327	850
Future rural residential	61	1 ha	46	120
		2 ha	23	60
		4 ha	11	29
Rural residential and future rural residential	1,805	1 ha	1,354	3,521
		2 ha	677	1,760
		4 ha	338	879
Rural smallholdings	551	8 ha	52	135
		20 ha	21	55
		40 ha	10	26
Future rural smallholdings	227	8 ha	21	55
		20 ha	9	23
		40 ha	4	10
Rural smallholdings and future rural smallholdings	778	8 ha	73	190
		20 ha	30	78
		40 ha	14	36

¹ For residential land, the 35 per cent of land necessary to support land requirements for public open space and streets (Liveable Neighbourhoods, 2007) has been factored into these figures. For rural residential and rural smallholdings lands, a 25 per cent allowance from gross land areas has been applied to account for the relevant land requirements to support development for these particular land uses.

² The population yield per dwelling is calculated at 2.6 people per dwelling unit (average people per household for the Goldfields SA3 plus the Esperance (S) LGA – Australian Bureau of Statistics, 2011 Census).

Based on the potential population yield calculations in Table 4 above, estimated total population figures for the Shire of Esperance are provided for low, medium and high density development scenarios, which are presented in Table 5. Within each scenario two subsets are considered:

- 'A' considers the potential additional population yield of all residential, rural residential and rural smallholdings land capable of further development at the average density or lot sizes attributable to that particular scenario; and
- 'B' considers the potential additional population yield of all residential, future residential, rural residential, future rural residential, rural smallholdings and future rural smallholdings land capable of further development at the average density or lot sizes attributable to that particular scenario.

Table 5: Shire of Esperance – estimate potential population capacity.

Scenario ¹ (average density of residential land / average lot size of rural residential land / average lot size of rural smallholdings land)		Current Population	Estimated potential population yield from additional lots³	Estimated total population⁴
1. Low density scenario (R10 / 4 ha/ 40 ha)	1A	14,487	5,447	19,934
	1B	14,487	13,429	27,916
2. Medium density scenario (R20 / 2ha / 20ha)	2A	14,487	10,899	25,386
	2B	14,487	26,868	41,355
3. High density scenario (R30 / 1 ha / 8 ha)	3A	14,487	17,251	31,738
	3B	14,487	41,255	55,742

¹ Scenarios consider the estimated potential population capacity of the Shire of Esperance through estimating the potential additional population capacity of land within all relevant settlements with a residential land use that has been deemed capable of substantial further development.

² Shire of Esperance 2014 Preliminary Estimated Residential Population (Australian Bureau of Statistics, 3218.0 – Regional Population Growth 2013-14).

³ As per the relevant assumptions as described for Table 4

⁴ The 'estimated total population' is the sum of the 'current population' and the 'estimated potential population yield from additional lots' column.

3.5.2 Estimated additional residential land requirements to accommodate population forecasts

Table 6 presents estimates for the amount of residential land that would be required to accommodate the additional population for each of the population forecasts (refer to section 3.4 for the population forecasts). Estimates are presented according to three different average densities of residential development, being R10, R20 and R30.

These estimates are compared to the total of all current residential and future residential land identified in relevant Shire of Esperance settlements as being capable of substantial further development. The figures under the 'surplus' column indicate the magnitude of the potential surplus of residential land from the extents currently identified once the additional forecast population has been allowed for. A negative figure in this column indicates a shortfall in the identified areas of residential lands with respect to that required to accommodate the additional population from the relevant forecast. For further information in regards to the methodology relating to the below table please see the full Shire of Esperance report at <http://www.planning.wa.gov.au/8268.asp>.

Table 6: Shire of Esperance – estimated additional residential land requirements to accommodate population forecasts

WA Tomorrow forecast bands	Additional population	Current and future land capable of substantial further development (ha) ²	Residential ¹					
			R10 average density		R20 average density		R30 average density	
			Est. land required to accom. Additional population (ha) ³	Surplus (ha) ⁴	Est. land required to accom. Additional population (ha) ³	Surplus (ha) ⁴	Est. land required to accom. Additional population (ha) ³	Surplus (ha) ⁴
Band A	-267	741	0	741	0	741	0	741
Band B	133	741	8	733	4	737	3	738
Band C	423	741	25	715	13	728	8	732
Band D	703	741	42	699	21	720	14	727
Band E	1,133	741	67	673	34	707	22	718

This broad analysis suggests that there is sufficient land capable of substantial further development (based on the current extents of zoned residential land and land identified for future residential purposes) to cater for the population growth anticipated in the WA Tomorrow population forecasts for the Shire of Esperance. Therefore if this Strategy is to identify additional future residential, future rural residential or future rural smallholdings areas they will be need to be appropriately justified; especially in the context of the significant areas of land that are already zoned for the variety of residential purposes.

Planning Implications

- Large levels of land supply for all land uses available
- Potential for more efficient use of residential land with potential for higher infill targets around activity centres in line with the State Planning Strategy and Liveable Neighbourhoods.
- Demand for further rezoning of land in outlying townsites will need to be adequately justified.

3.7 Housing

Esperance is located between the Esperance Lakes System and the coast, along Esperance Bay. Residential development is primarily focussed on the coast, with Castletown, central Esperance and West Beach being directly adjacent to the coast. The suburbs of Nulsen and Sinclair are located to the west of the railway line, behind central Esperance and east of Pink Lake. Throughout the townsite there are a number of tracts of vacant land which have been identified for future residential development.

The housing stock in Esperance varies in age, style and quality. Traditionally, housing has been single storey detached dwellings on quarter acre blocks (1,012 m²), however this has changed in recent years with 700 m² to 800 m² blocks becoming the preferred option, while low levels of infill development are also being undertaken.

3.7.1 Housing and Lot Demand

Historical data such as subdivision approvals, building approvals issued for dwellings, vacant lots and anecdotal evidence from real estate agents on a number of lots for sale was also considered. Housing demand is estimated to be approximately 100 dwellings per year, on average over the next 10 years. Between 60 and 70 new lots per year will be required to accommodate this growth, with the remainder to be met through infill

development. As noted in section 3.5, there is already an adequate supply of zoned land to accommodate this demand.

Further, as has been display in section 3.5, there are significant areas of Rural Residential and Rural Smallholdings zoned land that could accommodate demand over the timeframe of this strategy.

In addition to vacant land, a segment of the Esperance housing stock could be considered to be under-utilised, due to being occupied for only part of the year. This includes dwellings being used as 'town houses' by farmers and as holiday homes for people from outside of the Shire.

Housing stock in Esperance is a mixture of styles and ages, with most residential development occurring since the 1960s. Significant opportunities exist for infill development within the older suburbs of Esperance where quarter acre lots (1,012m²) are common, once appropriate infrastructure (including sewerage) is available.

3.7.2 Heritage Dwellings

A number of historical dwellings are located throughout the Esperance townsite. These have been identified through the Municipal Heritage Inventory.

3.7.3 Caretaker Dwellings

There are a number of dwellings scattered throughout the industrial areas. Some of these dwellings were established prior to the area being zoned for industrial use, with others having been approved as caretaker dwellings. Where approvals have been issued in recent years, the majority of caretaker dwellings have been restricted to one bedroom with a limited area to ensure their only use is for caretaking purposes and not as an alternative accommodation location to residential areas although a compliance issue has become apparent with a number of unauthorised Caretaker's Dwellings being identified.

3.7.4 Areas outside Esperance Townsite

Surrounding Esperance townsite are a number of Rural Residential and Rural Smallholding areas. These areas are characterised by lots of 2 ha and above, with family oriented single storey detached housing in a variety of styles. A number of the lots also accommodate large sheds. In many situations, these sheds were approved as temporary accommodation while the lot was being developed on a part time basis or in association with construction of the principal dwelling. Many have been retained for incidental use and a compliance issue has become apparent with a number of outbuildings continuing to be used as dwellings without planning consent.

Planning Implications

- Provision should be made for a variety of lots and dwelling sizes in both infill development and new subdivisions.
- Subdivisions and housing need to be designed in response to the topography and land capability of the land on which they are being developed.
- Demand for vacant residential lots needs to continue to be monitored to ensure there is a consistent supply available to meet market demands.
- Approval of caretaker dwellings should be restricted to ensure they do not

compromise the viability of industrial areas.

- Demand for the release of Rural Residential and Rural Smallholding lots needs to continue to be monitored to ensure that there is a consistent and appropriate supply available to meet the market demands.
- Compliance task to address the unauthorised residential conversion and occupation of outbuildings.

3.8 Heritage

The Shire of Esperance has a number of places of heritage value or character within its area, reflecting the eras of settlement and development. The conservation and management of heritage places is important as they are environmental, social and economic assets for the Esperance area. Conservation also enhances a sense of community and understanding of the history of the district and the reasons for its character of development.

On gazettal of the Scheme a Heritage List under Part 3 of the Deemed Provisions for Local Planning Schemes is to be prepared.

3.8.1 State Register of Heritage Places

The Heritage Council of Western Australia (HCWA) is responsible for the recognition of places of cultural heritage to the state. Within Esperance, there are currently nine places of state-heritage value which are listed on the State Register of Heritage Places. Under the *Heritage of Western Australia Act*, state-listed places are required to be reflected by local governments in their Municipal Inventories, which in turn is a basis for local planning scheme Heritage Lists. Planning proposals for state listed places are required to be referred to the State Heritage Office for advice, with a requirement for any decision making to be consistent with the advice received. State listed places may also be recognised in local planning schemes through Heritage Areas, Special Control Areas and Local Planning Policies. The sites currently listed on the State Register of Heritage Places are:

Bijou Theatre	15 Dempster Street, Esperance
Dempster Homestead (fmr)	155 Dempster Street, Esperance
Esperance Fish Cannery (fmr)	Lot 1018 Norsemen Road, Esperance
Esperance RSL Building, Norfolk Island Pines and War Memorial	84 Dempster Street, Esperance
Israelite Bay Post and Telegraph Station	Israelite Bay
Lynburn Homestead and Shearing Shed (fmr)	Thomas River 115 km E of, Esperance
Moir Homestead Ruins	Stokes National Park, Fanny Cove, Esperance

Salmon Gums Research Station

1663 Machems Road, Salmon Gums

Tanker Jetty

Adjacent Esplanade & Norseman Rd intersection, Esperance

The Deemed Provisions contain provisions to establish a Heritage List. The sites listed on the State Register of Heritage Places will be included in the list and additional sites in the Shire of Esperance Municipal Heritage Inventory will be considered for inclusion in this list.

3.8.2 Sites of Aboriginal Significance

There are some 333 identified (as of February 2016) sites within the Shire of Esperance that have been classified by the *Department of Aboriginal Affairs* (DAA). A current search of the DIA's site database should be undertaken to identify if any additional sites have been identified.



Figure 4 : Listed Aboriginal Heritage Sites at February 2016

Under the *Aboriginal Heritage Act 1972* proponents are required to liaise with the DIA when preparing land use or development proposals to ensure that sites are protected and that any impact on indigenous communities can be evaluated and taken into account prior to implementation of any approvals. This process runs complementary to but separate from the planning process under local planning schemes.

Planning Implications

- Promote the recognition of the importance of Aboriginal history and culture on a regional basis as a positive and important aspect of places within the Shire of Esperance.
- Recognise and promote the importance of protecting areas of Aboriginal heritage and cultural places and sites.

- Ensure adherence with the Aboriginal Heritage Act.

3.8.3 Native Title

In March 2014 a Native Title settlement was reached over a large portion (approximately 27,000 square kilometres) of the Shire of Esperance and part of the adjoining Shire of Ravensthorpe. The Esperance Nyungars State Government Indigenous Land Use Agreement (ILUA) was the first such agreement in Western Australia. Reference should be made to Native Title Settlement for WAD6097/1998. The Esperance Tjaltjraak Services Pty Ltd is the prescribed body corporate for the purpose of this Native Title Settlement.

3.9 Community Services

3.9.1 Education

There are currently five primary schools (including two non-government), two secondary schools (including one non-government), and one tertiary campus located in the town of Esperance. Two additional primary school sites have been identified, with a site reserved in West Beach and a site to be reserved in the Flinders estate in Bandy Creek. These primary schools should be sufficient to accommodate demand during the period of this strategy.

Within the time frame of this Strategy, it is unlikely that an additional public secondary school will be required. There is currently sufficient land reserved for public purposes to ensure that the existing secondary school could be expanded if required. A master plan for the future development of Esperance Senior High School has been prepared, and the implementation of this plan can be accommodated within the existing school site.

There are Primary Schools located within Cascade, Salmon Gums, Scaddan, Gibson and Condingup, The Grass Patch primary school has been closed.

No further private schools have been identified for establishment in Esperance in the short to medium term.

Planning Implications

- Land currently reserved for education purposes to remain reserved for that purpose.

3.9.2 Health

The medical needs of Esperance residents are currently serviced by the Esperance Health Campus and a number of general practitioners operating in private practice. The hospital is centrally located in town and should remain in this location.

A master plan for the redevelopment of Esperance Health Campus has been developed by the Department of Health. The \$31.3 million redevelopment commenced construction in mid-2014 and is due for completion in 2017. The land currently reserved for Hospital purposes is sufficient to allow for this master plan to be implemented.

There are no health related services located outside of the Esperance townsite.

The proportion of persons aged 65 years and over in the Shire increased the fastest out of any demographic groups, increasing from 9.91% of the total population in 2001 to 14.04% in 2011. Over the same time period the average age within the Shire increased from 34 to 38.

The Mediterranean climate, relaxed lifestyle and support facilities and services available in Esperance, along with the general ageing of the population, provide an attractive retirement destination option and will ensure the continuity of this trend into the future, which in some areas of Australia has been termed 'sea change'.

The continuing upward shift in the proportion of persons in the older age group is most likely due to:

- Increased life expectancy;
- The 'baby boomer' generation moving through the population structure; and
- Inward migration from other parts of the region to Esperance and movements from Perth to Esperance.

As the majority of population growth is contained within the Esperance townsite, this population has access to the existing health related services.

Planning Implications

- Land currently reserved for hospital purposes to remain reserved.
- Recognise that Esperance is the sub regional centre for the Goldfields-Esperance region.
- Increased demand for health and affiliated services as a consequence of an aging population.

3.10 Community Facilities

Community facilities are normally provided by government and non-government service agencies. Local Government responsibilities include community centres, halls and recreation centres, libraries and so on. Local Government may also assist in administration or in the provision of buildings for community health, youth and aged support services.

These facilities and associated activities are a vital part of the social fabric of the different communities of the Shire of Esperance.

The following community facilities are an example of those available in Esperance:

- Kindergartens
- Pre Schools
- Civic Centre
- Scout Hall
- Community Halls
- Library
- Aged and Community Care
- Hospital

Whilst the greatest levels of community facilities are located within the Esperance townsite there are a range of facilities that are located within each of the rural townsites.

Planning Implications

- Land currently reserved for community facilities is to remain reserved.
- Ensure that the local planning scheme reflects future land requirements and affords locational opportunities for community facilities provided by public and private agencies and services.

3.11 Physical Features and Environment

3.11.1 Coast & the Recherche Archipelago

The coast within the Shire of Esperance commences at the mouth of the Oldfields Inlet in the west and extends to the western edge of the Great Australian Bight in the east, covering over 500km of coastline. All beaches and coastal areas within the Shire are Crown Land, with the majority of this land being located within reserves. The width of the reserves varies from a few metres (such as the Esperance Townsite) to hundreds of kilometres (Cape Arid National Park). The Shire of Esperance or Department of Parks and Wildlife manage most of the reserves.

Access to the coast varies throughout the Shire, from isolated beaches to the east and west of Esperance town site, with a few limited four wheel drive access points, to beaches located close to Esperance that have easy access and well developed infrastructure. Issues associated with coastal use include camping, lack of fresh water, particularly in the eastern section of the Shire and within Stokes National park, limited access due to lack of roads and no public access across private land, erosion and environmental damage (natural and manmade), introduction and spread of Phytophthora dieback and conflict between different coastal users.

Future climate change has the potential to cause major impacts and cost on the natural environment and human systems, land development and uses, settlements and infrastructure within the Shire of Esperance. In the coastal zone, erosion and inundation hazards may have a detrimental impact on existing and future community values and assets. In January 2015 the Shire completed a Coastal Hazard and Vulnerability Assessment (BMT JFA, 2015) consistent with the objectives of SPP2.6. The report identified potential coastal hazards and set out preliminary risk profiles for designated management units. The Shire has further undertaken the preparation of a Coastal Hazard Adaption Strategy, which aims to reduce the vulnerability of the Shire to coastal hazards in the development and planned to be developed coastal zone of Esperance, and build the long term adaptive capacity of the Esperance community to manage coastal hazard risk. The preferred adaption strategies for the Shire of Esperance defined within section 6.11 *Coastal, Foreshore and Islands*.

The islands of the Recherche Archipelago, off the Esperance coast, are located within the Shire of Esperance district boundaries. The Archipelago consists of over 100 islands of varying sizes. The islands are all located within a Nature Reserve managed by Department of Parks and Wildlife. The majority of the islands are exposed to moderate to high wave action from all sides, with few presenting safe landing or anchorage facilities.

Certain islands also support remnant populations of threatened flora and fauna that were cut off from the mainland during sea level rises.

The flora and fauna of the Archipelago has not been widely researched.

In October 2015, 30 of the endangered marsupial the dibbler were released onto Gunton Island in the Recherche Archipelago as part of a breeding and repopulation program by DPaW and Perth Zoo. A further 35 dibblers were released onto the island in October 2016. The goal of the conservation program is to create a sustainable population from which to draw on in the future. The animal was previously thought extinct until it was rediscovered at Cheynes Beach, east of Albany in the 1967.

The area is renowned for scuba diving, with diving activities focused on the Sanko Harvest Wreck near Hope Island. Seagrass, algae and seaweed (kelp) beds within the area are home to a large number of marine species. Colonies of Australian Sea Lions and New Zealand Fur Seals are located on a number of islands, while the Common Dolphin is also found in the waters around Esperance. Humpback and Southern Right Whales are commonly sighted in the waters of the Recherche Archipelago on their migrations.

Other than Esperance town site there are only two areas along the coast where freehold land is in private ownership. They are at Wharton in Condungup and Pt Malcolm in Israelite Bay (Refer Precincts 61 and 64).

Planning Implications

- Ongoing management of reserves.
- Access to coastal areas is limited due to the majority of the coast being held in reserves.
- Management of private land that is remote from existing services and infrastructure.
- Management of coastal hazards and subsequent adaptation strategies.

3.11.2 Catchments & Wetlands

In the southwestern area of the Shire, the catchments and rivers are well defined and drain to the coast. To the east, the catchments are less well defined, with a series of creeks close to Esperance leading to the coast. To the north and far eastern areas of the Shire the catchments are internally draining, with salt lakes being a feature of the northern catchments. Wetlands and a series of lakes are also dominant features of the catchments in the southern section of the Shire, both to the east and west of Esperance.

The Munglinup River forms the western boundary of the Shire, and is part of the Oldfield Catchment that enters the ocean at the Oldfield Estuary, with a small section of the catchment extending into the Shire of Esperance. The river originates on the sandplain north of the South Coast Highway and only flows for short periods in winter. The corridor in which the river flows is well vegetated, with land surrounding the corridor being cleared for agricultural uses including cropping and grazing.

The Young-Lort Catchment, as the name suggests, consists of the Young and Lort Rivers, which converge at Stokes Inlet. The catchment has an area of approximately 4,500 km². The major land use in the catchment is cereal production and grazing, with 60% of the catchment (predominately the southern area) having been cleared since the 1950's. Both rivers lie within vegetation corridors, with include large bush blocks with remnant natural vegetation. The area surrounding the Inlet forms Stokes National Park, and the park is densely vegetated although frequent bushfires have impacted on the density of vegetation. River flow is highly variable, and heavy rainfall or exceptionally wet winters result in the sandbar across the Inlet being breached, allowing flow to the ocean. This on average only occurs once or twice a decade.

The Esperance catchments comprise: Lake Gore, Lake Mortijinup, Pink Lake, Lake Doombup and the Lake Warden systems, together with the catchments of Coobidge Creek, the Dalyup and West Dalyup Rivers and miscellaneous wetlands and lakes. Scrub and mallee heath occur on the sandplain. Large sections of the catchment have been cleared to facilitate farming including cropping and grazing.

The Dalyup and West Dalyup Rivers drain into Lake Gore, which is a near permanent saline lake. The quality of the channels is poor, with most vegetation removed. In recent years, the Dalyup River has flooded on a number of occasions, causing damage to houses and infrastructure built in close proximity to the river. Lake Gore is surrounded by a series of satellite lakes and wetlands. The lakes, particularly Lake Gore, support a significant waterbird community, including the threatened Hooded Plover. Lake Gore is a wetland of international significance, listed under the Ramsar Convention. Surrounding land uses are predominately agricultural.

The Lake Warden system consists of Lake Warden, Pink Lake, Racecourse Lake, Windabout Lake, Woody Lake, and Wheatfield Lake in the Coramup Creek watercourse, Station Lake, Mullet Lake and Ewans Lake in the Bandy Creek Watercourse. Warden, Woody, Wheatfield and Mullet Lakes are more permanent lakes, which may occasionally dry out in autumn, with other wetlands in the system being seasonal. Shark Lake and Benje Benjenup are other significant wetlands within the system. The system is listed as of international significance under the Ramsar Convention and is included on the Register of the National Estate. The system is a major dry season refuge for waterbirds in South Western Australia, including species protected under the Japan - Australia Migratory Bird Agreement (JAMBA) and the China – Australian Migratory Bird Agreement (CAMBA), and is an important site for the Hooded Plover. The system is used for nature conservation and recreation with the majority of the wetlands contained within the formal conservation reserve system as nature reserves. Agricultural, urban, rural small holdings, recreation and a small airfield are some of the land uses surrounding the Lake Warden system, and activities associated with these land uses also pose some of the most significant threats to the system.

Four sub-catchments, Neridup Creek, Bandy Creek, Coramup Creek and Esperance Western Lakes (including Bukenerup and Melijinup Creeks), make up the Lake Warden Catchment Recovery Area. They have a total area of approximately 212,408 ha, of which approximately 150,000 ha is used for broadacre agriculture containing 200 property locations (approximately 130 farm businesses); 31,539ha of land is unallocated, 15,077 ha is within the Department of Parks and Wildlife estate and 3,253 ha is used for rural residential development. Twenty-five percent of the total catchment remains covered with remnant vegetation, but less than 5% of the original native vegetation remains on farming land following clearing for agricultural purposes.

Pink Lake is a near permanent coastal brine lake located to the west of Esperance. The lake supports a number of waterbird species, and includes a priority ecological community of microbiolite communities. An additional threat to lake and directly to the microbiolite community includes vehicles driving on the lake. The land surrounding the lake has been predominately cleared, with rural residential, special rural and rural smallholdings development located to the north, east and south of the lake. The lake has historically been periodically and extensively used for commercial salt production and is a tourist attraction. Threats to the lake include groundwater infiltration, activities associated with salt extraction and eutrophication although Department of Parks and Wildlife studies suggest that salt extraction itself may assist with helping to foster the algae (that are responsible for the intense pink colour of the lake that has not been seen for many years).

Pink Lake has been identified as an Important Bird Area (now known as Key Biodiversity Area) by Birdlife Australia and regularly supports more than 1% of the global population of Banded Stilt and usually supports significant numbers of the near threatened Hooded Plover.

Lake Monjingup is another significant wetland.

Under the Environmental Protection Act (1986):

- It is an offence to cause serious or material environmental harm. This includes filling, draining or removing vegetation from a wetland.
- Clearing of native vegetation is prohibited unless a clearing permit is obtained or an exemption applies. Under the clearing principles, native vegetation should not be cleared if it is growing in, or in association with, a watercourse or wetland.

The catchment that feeds Lake Monjingup extends up to Gibson and includes the Esperance Airport.

In recent years localised flooding has been experienced along a number of waterways within the Shire, including the West Dalyup River, Dalyup River and Bandy Creek. Flooding also occurs more frequently in the low-lying areas between the Esperance escarpment and the lakes system. Although the two major flood events were close in time and extreme in their impacts, the likelihood of such a severe event recurring is considered to be statistically infrequent. Nonetheless, studies have shown that groundwater levels are rising as are the levels of the lakes, and detailed technical studies to map flood prone areas where it may be inappropriate to construct buildings or significant infrastructure are needed.

Planning Implications

- Potential impacts of urban development and agricultural uses on the wetlands and waterways.
- Special control areas need to be created for significant wetlands and associated buffers to ensure development within the catchment areas is appropriate and opportunities for land-use conflict are mitigated
- Extent and impact of flooding, particularly in the Lake Warden Catchment Recovery Area, Dalyup and Bandy Creek areas requires further investigation.

3.11.3 Inland Areas

The Esperance Sandplain is a 40-50 km wide coastal strip that incorporates the Oldfield-Munglinup, Young, Lort and Dalyup River catchments to the west of Esperance, with the Bandy Creek and Coramup Creek catchments to the east. The towns of Esperance, Munglinup, Condingup and Gibson are located within the sandplain region. Rainfall in the region ranges from more than 600mm per annum on the coast to 400mm per annum in the north. The sandy soils are prone to wind erosion and water logging. Salinity has the potential to become a serious problem on the sandplain due to a steadily rising saline groundwater table, however as this directly impacts productivity, most farms across the plain have established methods to combat this problem.

The Esperance Mallee is located to the north of the sandplain and takes in the towns of Salmon Gums, Grass Patch and Scaddan. The region is flat to very gently inclined, with no clearly defined drainage channels in the area, and the region is internally drained through a series of salt lakes. Rainfall in the region is low, in the order of 300-400mm per annum.

Significant areas of land in the Shire of Esperance have been cleared to facilitate agricultural activities. This has occurred relatively recently, compared to other areas in Western Australia, however, the effects of salinity have already been extensively

recorded. The most seriously affected area is the Lake Warden catchment, which has been identified as a 'recovery catchment' under the State Salinity Action Plan.

The land in the northwest and northeast, outside the agricultural belt, remains largely uncleared. A section of land along the north-eastern boundary of the Shire is within the Dundas Nature Reserve and the Peak Charles National Park is located in the north-western section of the Shire. The balance of land in the north, outside the agriculture areas is Unallocated Crown Land, under the management of Department of Lands. The vegetation within these northern areas of the Shire is identified as eucalypt woodlands and is part of the Coolgardie Botanical District. The eucalypt woodlands form the southern extent of the Great Western Woodlands, the largest and most intact eucalypt woodland remaining in Australia, which the State government recognised through a conservation strategy released in 2010.

The area is regularly subject to bush fire, there is limited water availability and access to the area is limited to unsealed roads.

Approximately 5,800 km² of land within the Shire of Esperance is located in National Parks or other reserves. This represents over 13% of the total area of the Shire. There are five national parks (Peak Charles, Stokes Inlet, Cape Le Grand, Cape Arid and part of Frank Hann) as well as numerous coastal and nature reserves. The management of these reserves generally is the responsibility of either the Department of Parks and Wildlife or the Shire. An extension to the Peak Charles National Park to Lake King Road and south to link with the Lort River corridor (and include in this park) was identified in DPAWs Esperance and Recherche parks and reserves management plan 2016).

3.11.4 Aboriginal Use of Inland Areas

Aboriginal people have particular interests in ensuring the long-term protection and conservation of cultural and natural values associated with the land within the Shire because of their previous occupation and cultural obligation to 'care for country'. For example, prior to Cape Le Grand National Park being established (as can probably be said for most of the coastal reserves) the Esperance Nyungars would regularly use the area for hunting, fishing and camping. Various fauna species were used for food, skins and medicinal purposes. Numerous plant species were also used for food, seasoning, firewood, grooming purposes, medicinal purposes and as cooking utensils (Barefoot and Kalotas 2004). Recent changes to the Conservation and Land Management Act 1984 allow for Aboriginal to undertake customary practices such as those identified above.

The local communities from Esperance and surrounds are seeking to increase their involvement within the planning area, to maintain their traditional ties with the land and to ensure that their culture is passed on to future generations. Aboriginal people are also interested in visiting and using the area more often for traditional practices which may include camping, hunting, fishing, collection of bush tucker and medicinal materials and the holding of ceremonies.

Planning Implications

- Increases in amount of land affected by salinity and identification of appropriate methods to address this.
- The future uses of Unallocated Crown Land in the north eastern and north western sections of the Shire.
- Protection of waterways and remnant vegetation.

- Encourage establishment of perennial vegetation.
- Encourage the use of Inland Areas for Cultural Tourism.
- Protection of Aboriginal Culture.

3.11.5 Basic Raw Materials and Other Mineral Resources

Basic raw materials identified in the Shire include laterite gravel, kankar limestone, limestone and limesand (used as agricultural lime), concrete sand, building sand, other sand and hard rock (used for aggregate). The report outlines that a large portion of the Shire of Esperance has the potential to yield basic raw materials (BRM) and that further investigation into the locations of BRMs should be undertaken, including the identification of a network of sites for the extraction of road building materials, urban development and supply of agricultural lime.

The majority of the potential BRM sources are located within the agricultural areas of the Shire; therefore access to this resource is possible, subject to a number of management and access issues. These include receiving the consent of the landowner, the ability to clear remnant vegetation, appropriate measures for rehabilitation of the site being undertaken and an agreed price being paid for the resources.

Brief descriptions of known strategic/important mineral and Basic Raw Material deposits and recommended separation distances are provided below.

Name	Location	Recommended Separation Distance (m)
Basic Raw Material Deposits		
Coramup Hill hard rock quarry	10 km northeast of Esperance	1000
Chadwick lime sand deposit	2.5 km north of Esperance	500
Sinclair and Nulsen lime sand deposits	1 km west of Esperance	500
Pink Lake salt deposit	4.5 km northwest of Esperance	500
Keenans Road lime sand deposits	7 km northwest of Esperance	500
Heather Downs gravel deposits	18 km northeast of Esperance	500
Merivale dimension stone quarry	15 km east of Esperance	500
Quallilup lime sand deposit	34 km west of Esperance	500
Fleming Grove gravel deposit	33 km north of Esperance	500
Mineral Deposits		
Scaddan lignite deposits	55 km north of Esperance	500
O'Sullivan's lignite deposits	130 km north-northwest of Esperance	500
Young River vermiculite deposit	90 km northwest of Esperance	1000

Munglinup-Halbert graphite deposit	97 km west-northwest of Esperance	1000
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Proposed Basic Raw Materials Significant Geological Supply locations		
Name	Commodity	Location from Esperance
Heather Downs	Gravel	20 km NE
Quallilup limestone	Limestone	34 km W
Coramup Hill hardrock	Rock aggregate	10 km NNE
Quallilup Lake limesand	Limesand	32 km W
Mortijinup limesand	Limesand	15 km W (to centre)

Limestone and limesand deposits occur along the coastal strip, from the western boundary of the Shire to Cape Le Grand and are the BRM resources whose extraction is likely to prove most problematic, due to land use conflicts and environmental factors. Much of the area from which limestone and limesand could be extracted is located within nature reserves, national parks and groundwater protection areas, with the town of Esperance being located on land with high limestone extraction potential. Competing demands for the use of coastal land may restrict the extraction of these BRMs.

DMP has proposed two Significant Geological Supply areas (SGS) for limesand at Quallilup Lake and east of Lake Mortijinup that have the potential to provide long term supplies. Neither of these areas are within a national park or nature reserve and occur within precincts 45 and 55.

Road making materials (gravel and kankar limestone) deposits occur inland throughout the Shire, with approximately 75% of resources on farmland. Potential sand deposits are scattered throughout the southern section of the Shire, both along the coast and inland.

Other mineral resources within the Shire of Esperance that are being extracted or investigated are salt and lignite/oil shale. Salt has been extracted via a salt evaporator from Pink Lake in the past, although the extraction facility is currently closed. Two lignite deposits have been identified near the towns of Salmon Gums and Scaddan. Exploration of both deposits has included extensive drill programmes and metallurgical work to progress towards future commercial extraction..

Other mineral resources identified include:

- Mineral sands at some beaches, although these are unlikely to be economically significant.
- Granite-Greenstone terrane hosted gold, nickel and vanadium mineralisation in localised areas in the north and western areas of the Shire.
- Nickel mineralisation (lateritic and orthomagmatic) and graphite and vermiculite (within paragneisses and schists of the Munglinup Gneiss) in the Munglinup, Young and Oldfield River area..

Planning Implications

- Basic raw materials required to be protected from surrounding inappropriate land uses, consistent with SPP2.5.
- Potential for impact on surrounding areas due to the extraction of BRMs including

noise and transportation issues.

- Clearing of remnant vegetation to extract BRM and rehabilitation management.
- Concrete and silica sand are located within or close to Ramsar Wetlands, which raises management and visual amenity issues.

3.11.6 Biodiversity

The Shire of Esperance has significant biodiversity assets covering a range of habitats from the inland, to the coast, marine and the Recherche Archipelago.

The Department of Parks and Wildlife has identified a number of macro corridors for wildlife within the Shire. These are identified on the Local Planning Strategy Map. The integrity of these corridors should be maintained, and where opportunities arise, these should be enhanced by the revegetation of degraded areas.

The Proteaceae Dominated Kwongkan Shrubland is listed as a threatened ecological community under *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC). This vegetation complex occurs throughout the Shire and a vegetation survey to confirm existence / absence in its identified likely to occur range is required prior to clearing either for development or agricultural land use. Where the Proteaceae Dominated Kwongkan Shrubland ecological community is confirmed to occur a formal referral to the Department of Environment and Energy may be required to determine whether the proposal is a significant impact.

There are a number of Threatened ecological communities within the Shire. Only the Russell Range and very south extent of the Bremer Range Threatened Ecological Communities (State listed) occur in the Esperance Shire boundary. Commonwealth listed (EPBC 1999) Threatened Ecological Communities in the Esperance Shire include the Russel Range Mixed Thicket, Scrub Heath on Esperance Sand Plain, Proteaceae Dominated Kwongkan Shrublands (which includes all or partial portion of the two previously mentioned TECs) and the Subtropical and Temperate Coastal Saltmarsh..

The South West Land Division of WA is internationally recognised as one of the world's biodiversity hotspots, primarily on the basis of its large number of flora species and the threats they are facing. Given the Shire has a limited extent of native vegetation coverage, those areas that remain are of significant importance, however overall the flora and fauna of the Shire and Archipelago have not been widely researched.

The land in the northwest and northeast, outside the agricultural belt, remains largely uncleared. This vegetation forms part of the Great Western Woodlands – the largest remaining area of intact temperate woodland in the world. The woodland contains around 3,000 species of flowering plants (a fifth of all known flora in Australia) and over 20% of Australia's eucalypt species.

The Interim Biogeographic Regionalisation for Australia (IBRA) provides a planning framework for selecting a comprehensive, adequate and representative reserve system of protected areas to conserve Australia's biodiversity (Thackway and Cresswell 1995, National Reserve System Task Group 2009). The Shire of Esperance lies predominantly within the Esperance Plains bioregion (both Recherche and Fitzgerald subregions) and the Mallee bioregion (Eastern and Western Mallee subregions) with the northern part of Cape Arid National Park around Pine Hill and the western part of the proposed Kangawarrie addition within the Coolgardie bioregion (Mardabilla subregion).

In addition to TECs already mentioned:

Threatened Fauna –	36 spp
Priority Fauna –	14 spp
Threatened Flora –	21 spp
Priority Flora –	224 spp

Planning Implications

- Retention of remnant vegetation along waterways, other macro corridors and other significant natural areas such as remnants that contain poorly represented vegetation types, including threatened ecological communities (TEC's) and declared rare fauna.
- Ensure land uses adjoining sites with threatened ecological communities will not impact upon the viability of the communities.
- Limited biodiversity, flora and fauna information coverage.
- Insert provisions into Local Planning Scheme No. 24 identifying vegetation removal constraints on the Proteaceae Dominated Kwongkan Shrubland.

3.11.7 Bush Fire Risk

Bushfires are an inherent part of the Australian environment. In many part of Western Australia, bushfire threat is increasing due to hotter, drier weather conditions associated with long-term climatic changes and development expansion where urban, rural and natural areas interface. The personal and community devastation that can be cause by uncontrolled bushfires requires close attention to the consistent application of policy objectives that prevent or manage such effects.

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.

Bush fire risk presents a significant issue in Esperance, particularly in the coastal and rural residential areas due to the combination of topography and the characteristics of coastal vegetation.

On 8 December 2015, the Fire and Emergency Services Commissioner designated all areas marked on the Map of Bush Fire Prone Areas as bushfire prone areas. The publication of the Map and designation of bush fire prone areas meets one of the few remaining recommendations from the 2011 Keelty Report of the Perth Hills Bushfire.

The Map is a complementary element of State Planning Policy 3.7 – Planning in Bushfire Prone Areas. Areas designated as bushfire prone on the map are now required to undergo further assessment for planning and building purposes to ensure that future building and development complies with the Australian Standard (AS3959) for construction of buildings in bushfire prone areas.

Planning Implication

- Adopt State Planning Policy 3.7 – Planning in Bushfire Prone Areas as part of Scheme No. 24.
- Areas designated for future development within bushfire prone areas will need to be subject to the provisions of State Planning Policy 3.7.

3.12 Recreation and Open Space

Coastal reserves, national parks and the beaches are a main feature and attraction of Esperance and serve as recreational and open space focus for both residents and visitors. Over 90% of the coastline is within reserves, with the three most well-known national parks in Esperance (Stokes Inlet, Cape Le Grand and Cape Arid) being located on the coast. Common recreational pursuits outside of organised sport and activities in Esperance include camping, hiking, four wheel driving, fishing, swimming, horse riding, and water activities (water skiing, jet skiing, boating etc), with the most common location for these activities being the beach or within close proximity to the coast.

The Esperance Foreshore provides a variety of recreational opportunities for both residents and visitors. The land is in high demand for a variety of uses, which on occasion can cause conflict, particularly between passive and active recreation. A number of the uses, such as the yacht club and restaurants, also require the provision of infrastructure and access to the foreshore for vehicles. The provisions of these facilities can also add to the conflict experienced.

Off road vehicle use (four wheel drives, all-terrain vehicles and motorbikes) occurs in a number of locations throughout Esperance, particularly along beaches and within sand dunes. It is a use that creates conflict with other users of these recreation areas. In order to reduce this conflict, areas for off road vehicle use are to be designated.

In contrast, recreational areas inland are smaller in size. Two national parks (Peak Charles and Frank Hann), Mt Ridley, Helms Arboretum and a number of nature reserves, including the Esperance Lakes Nature Reserve, comprise the inland recreational areas. Facilities at these inland recreational areas are fairly basic by comparison with the coastal facilities, which reflects the lesser usage of these areas (with the exception of the Esperance Lakes Nature Reserve), compared to that of the coastal areas.

Each of the developed towns within the Shire, outside of Esperance, have sporting grounds which are able to be used for a variety of different sporting and recreational activities with football, cricket, golf and hockey being the main uses. Some towns also have bowling and tennis facilities. In some cases, these facilities may be shared with the local school.

Within Esperance, there are a variety of recreational and open space areas. The main formal recreation area is the Greater Sports Ground. This area is a multiple purpose sports ground (including, among others, football, cricket, netball, hockey, tennis and basketball) and show grounds. Adjacent to the grounds is the Shire of Esperance's public swimming pool; the Bay of Isles Leisure Centre. A strategic development plan has been adopted for the area, based on the anticipated future demand for organised sport with the town. The town also supports two golf courses, a rifle range, racecourse, lawn bowls and many other clubs and institutions. The Anglican Community School on Phillips Street has an agreement in place to share its ovals and recreational facilities with the public outside of school hours. To the north of town, near Shark Lake, is a recreation precinct that caters for a variety of organised recreational pursuits including motor sports, horse related activities and model aeroplanes.

Smaller parks are scattered throughout the town, and these service local informal recreation needs. Larger scale informal recreation is limited within Esperance, as the coast tends to fulfil this role.

Due to existing land uses and zoning within Skrollys Park for private recreation, including the velodrome and pistol club, a decision was made by the Department of Water as part of their review of the Esperance Water Reserve Drinking Water Source Protection Plan in 2012 to maintain the Priority 2 classification assigned to this area.

New developments in this P2 area would need to be compatible with Water Quality Protection Note No. 25 – Land Use Compatibility within Public Drinking Water Source Areas.

New recreation on Crown land within the Esperance Water Reserve (i.e. recreation events or camping facilities or trails) would need to be consistent with Operational Policy 13: Recreation within Public Drinking Water Source Areas on Crown land, September 2012.

Under both these operational policies existing developments, landuses and existing approved recreation events and facilities are supported to continue. Under the recently updated Land Use Compatibility within Public Drinking Water Source Areas, Club premises, community halls, recreation parks / ovals are all incompatible land uses in P2 areas. Under Operational policy 13, existing recreation facilities and events can be maintained or improved as long as the capacity is not increased and new facilities are to be located outside of public drinking water source areas.

Therefore as a consequence of Skrollys Park location within a public drinking water source area as both Crown land and Priority 2 area there is little potential to use the park as a future significant recreational area.

The Esperance Bike Plan has been completed, identifying appropriate locations for bike paths to be constructed to link recreational spaces, and provide an alternative transport option for residents and visitors. The bike plan forms part of the Esperance Trails Master Plan. The masterplan also identifies walk trail opportunities.

Planning Implications

- Creation of passive open space areas allows for the achievement of both recreational and environmental outcomes.
- Appropriate access locations and infrastructure such as car parking areas and access tracks for coastal recreation.
- Management of recreation areas that cater for both general access and restricted access areas (e.g. clubs and private facilities).
- Operational Policy 13: Recreation within public drinking water source areas on crown land (September 2012) is relevant for 'appropriate access and location of infrastructure' given that under the Department of Water policy new recreation facilities are recommended to be located outside Public Drinking Water Source Areas

3.13 Infrastructure and Public Facilities

There are two major road transport corridors and one rail corridor into Esperance. Access to the Shire from the west is via South Coast Highway and from the north via the Coolgardie-Esperance Highway. Both are two lane roads that provide access for road freight and form part of the local tourist routes throughout the region.

The Port of Esperance and the Esperance Airport provide the other two routes of access into the Shire.

3.13.1 Road Transport

3.13.1.1 Inter and Intra Regional Roads

The inter and intra-regional road network within the Shire of Esperance consists of two highways, a number of significant regional roads, and lower level access roads that provide access to the agricultural areas of the Shire.

The two main access roads into Esperance are the Coolgardie-Esperance Highway and South Coast Highway. These roads serve heavy vehicles, tourists and local traffic, which can result in conflict between the heavy haulage and domestic vehicles.

The Esperance Structure Plan contained in the Goldfields Esperance Regional Planning Strategy outlines a hierarchy for roads and transport corridors and identifies existing and proposed roads to accommodate transportation into the town and to the Port. The two main roads into Esperance converge at Harbour Road, which provides the main transport access route to the Port of Esperance. A more direct connection between Harbour Road and the Coolgardie-Esperance Highway could be created by the construction of a limited access road (the Barney Hill alignment) through the Chadwick industrial area which would allow Norseman Road to be used primarily for local and tourist traffic.

Both of the proposed changes to access from the South Coast Highway were included on the Esperance Structure Plan, contained in the Goldfields-Esperance Regional Planning Strategy.

In addition to the two main routes into Esperance, there are three other access roads that are considered to be of strategic importance to the Shire. These are the Lake King-Cascade Road, Parmango Road and Springdale Road.

The Lake King-Cascade Road provides an alternative access to the Shire from the northwest and is important to the farming community located in the north-western portion of the Shire. The use of this road to travel to Perth can reduce the trip by as much as an hour's travelling time for farmers in the Mallee. The road also provides an alternative access to the Shire from the west and would ensure that Esperance would not be isolated if South Coast Highway was not trafficable.

Springdale Road runs parallel to the coast from Hopetoun to approximately 80 km east of the Esperance town. The road provides an opportunity for tourists travelling between the two towns to access a number of points along the coast and allows for tourist traffic to be separated from heavy vehicles (road trains) travelling on South Coast Highway. Any future upgrade of roads located within the Hopetoun Water Reserve, including the proposed alternative tourist route, Springdale Road, should be undertaken in accordance with best management practices recommended in the DoW WQPN No.44 October 2006 Roads near sensitive water resources. This alternative access is of particular importance, as the South Coast Highway will be the main transport route for products between Ravensthorpe and Esperance.

Parmango Road provides access between Esperance and the Eyre Highway at Balladonia. The upgrading of the road to an all-weather surface is considered of strategic importance to both the residents of the area and for providing an alternative route to Esperance from the eastern states for tourists. An upgrade of the road will also facilitate the opportunities for extraction of Basic Raw Materials and improve access to the area for

gypsum extraction from the eastern section of the Shire. Currently sections of the road are only recommended for 4WD vehicles, and it is closed a number of times during the winter months, as it is impassable. The upgrading of the road will make the eastern section of the Shire, including Cape Arid National Park, more accessible. The upgrading of Parmango Road to allow access by tourists will create the opportunity for the provision of tourist facilities and other services at Condingup and the Duke of Orleans to serve passing traffic. Part of the road is located within the Shire of Dundas and further discussions with that Council will be undertaken to progress the upgrading of this road.

With the establishment of new industries within the Shire and changes to the existing agricultural industry, there is the potential for a change in the key strategic roads within the Shire and a need for increased maintenance on these roads as the amount, length and weight of the vehicles using them increases. CBH has established a number of strategic receival points for grain throughout the Shire. These are located at the intersections of key local and regional roads and shown on the Local Planning Strategy Map.

3.13.1.2 Town Roads

In 2001 ERM Mitchell McCotter prepared a report outlining the options to address the conflict between passenger and commercial traffic at the intersection of Harbour Road and The Esplanade. Two options were recommended by the consultants to address the issues. One was for the construction of an open tunnel, which involved sinking The Esplanade under Harbour Road and the Railway line, while the second option involved the construction of a bridge from Dempster Street to Twilight Beach Road over Harbour Road and the Railway line.

The design and construction of the major upgrade of the Esperance Port Access Corridor Project was completed in June 2014. The project included road and rail realignments and improvements from Mungan Street to the Esperance Port along the existing Harbour Road and rail corridor to improve access into the Port and significantly improve safety and efficiency for local commuter and tourist traffic.

The project has -

- Significantly improved safety for all road and railway users, including cyclists and pedestrians, by eliminating road and railway conflicts;
- Enhanced community access across the transport corridor through the construction of grade-separated crossings, which are safer and more efficient than the existing railway level crossings;
- Provided infrastructure that supports the economic and regional development of the Town of Esperance and the Esperance Port;
- Reduced road freight costs; and
- Catered for an efficient and cost-effective increase in the transport corridor's capacity.

One of the other key locations within Esperance for traffic and rail conflict is the Pink Lake Road, Harbour Road, Johns Street and railway line area, particularly during school drop off and pick up periods. Whilst this is still an issue there are now three grade separated crossings over the rail line within Esperance which assists in reducing traffic volumes at this intersection.

The Esplanade, Twilight Beach Road, Eleven Mile Beach Road and Pink Lake Road form a designated Tourist Drive (also known as the tourist loop road and signposted as the Great Ocean Drive). This route is a major regional tourist road providing access to some of the best and most accessible coastal and wetland outlooks within Esperance. The

Goldfields-Esperance Regional Road Group has identified the tourist drive as an important regional road.

Main Roads will undertake further planning work along the northern stretch of the port access corridor, from the Harbour Road-Pink Lake Road intersection through to the Shark Lake Industrial Area on Goldfields-Esperance Highway (Esperance Port Access Corridor – Stage 2). This will help identify any further improvements required and define the actual land reservation required to accommodate the ultimate port access corridor. Any additional land reservation required will be included in the Local Planning Scheme.

Planning Implications

- Improvements to the Pink Lake Road/Harbour Road intersection with particular regard to reducing conflict with the rail crossing.
- Upgrading of Springdale Road required in order for it to be used as an alternative tourist route to Hopetoun.
- Upgrading of Parmango Road will increase the accessibility to the eastern section of the Shire.
- Continue to upgrade the Tourist Drive and associated dual use paths, vantage points and parking areas.
- Protect the amenity of the Tourist Drive by ensuring appropriate standards for development in the vicinity.

3.13.2 Rail Transport & Southern Ports Authority, Port of Esperance

Rail access is via the Kalgoorlie-Esperance Rail line. This line is used primarily for the transport of freight, particularly iron ore and grain. The line has occasionally been used to run tourist trips from Kalgoorlie to Esperance, but no regular passenger service is provided on the route any more.

Southern Ports Authority, Port of Esperance is the commercial port for the Goldfields-Esperance Region, servicing the region for both exports and imports. It is forecast that the amount of goods exported through the Port will continue to increase in the future, and therefore the amount of traffic (both rail and road) using the Harbour Road transport corridor will increase.

The transport corridor accessing the port runs adjacent to residential areas. Any increase in transport movements will further exacerbate the current land use conflict that results from the noise and vibrations of the transport movements. A key issue associated with the operation of the Port is noise, as the operations are 24 hours per day, 7 days per week. A number of properties to the south of the Port (in Bostock Street) have been identified as being directly affected by port activities. The Port has purchased the majority of the properties on the northern side of Bostock Street.

In addition to the Bostock Street lots, there are a number of lots adjacent to the entrance to the grain receival area of the port that have been identified as being impacted by the heavy haulage vehicles and trains.

The Kalgoorlie-Esperance rail line is used to move goods into and out of the Port and the spur into the Brazier Street industrial area is used to service the major fuel storage tanks and to provide an alternative rail for the port in cases where access along the line to the

Port is restricted. The main goods moved by rail are iron ore, nickel, grain, and fuel. Where possible, the movement of goods on rail instead of via road transport is encouraged including the possibility that with advances in technology a conveyor line may be included in the services corridor.

It is anticipated that there will be a significant increase in the number of rail movements associated with the Port, as the amount of iron ore, nickel, other minerals and grain exported increases. Imports will also increase. Investigations into methods of noise reduction and attenuation associated with the rail corridor through Esperance town will be undertaken to assist co-existence between the Port operations and residents adjacent to the train line.

Planning Implications

- Protection of the transport corridor to allow continued access to the Port of Esperance.
- Impacts of the transport corridor on nearby land uses.
- Protection of residents in proximity to the Port from noise and vibration by inclusion of provisions in Special Control Area No. 1.
- Provide limited, safe and secure crossings.

3.13.3 Air Transport

The Esperance Airport is located on the Coolgardie-Esperance Highway, approximately 23km north of Esperance. Regular commercial flights to and from Perth are the main user of the airport, with one local flight business and a Royal Flying Doctor patient transfer station also being located within the airport. A master plan for the future use and development of the Esperance Airport was prepared for the site in 2001.

Passengers on commercial flights to Esperance have more than doubled from 2001/02 – 2014/15 (see Table 7).

Table 7: Passenger numbers per year at Esperance Airport

Year	Number of Passengers	Percentage Change
2001/02	24,169	N/A
2002/03	28,178	16.6%
2003/04	30,013	6.5%
2004/05	35,257	17.5%
2005/06	37,344	5.9%
2006/07	39,712	6.3%
2007/08	44,690	12.5%
2008/09	44,204	-1.1%
2009/10	44,447	0.5%
2010/11	47,518	6.9%
2011/12	49,827	4.9%
2012/13	45,227	-9.2%
2013/14	51,166	13.1%
2014/15	49,892	-2.5%

The airport was significantly upgraded in 2012 and featured full security screening. With the commencement of REX servicing the Perth to Esperance route security screen was no longer required due to the use of smaller planes.

Obstacle Limitation Surfaces (OLS) apply to the areas surrounding the airport, and are used to determine the height of buildings, structures and other obstacles in the flight paths of the runways to ensure that these do not encroach into the airspace required for the flight of the aircraft.

Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) Surfaces are associated with instrument flight procedures at Esperance Aerodrome. Future developments in the vicinity of the aerodrome should be referred to Airservices Australia to ensure there is no impact on instrument flight procedures.

Australian Noise Exposure Forecast (ANEF) have not been prepared as part of the Master Plan as the existing rural land uses and zoning surrounding the airport are deemed to be a compatible land use with airport development, in accordance with AS 2021 "Acoustics – Aircraft Noise Intrusion – Building Siting and Construction".

A small private airstrip is located at Myrup to the east of Esperance. The strip is available for use by light aircraft.

Planning Implications

- Identifying and protecting sufficient land to allow for the expansion of the airport.
- Ensuring development in the area surrounding the airport is compatible with airport operations.
- Avoid land use conflict by ensuring inappropriate uses are not permitted in proximity to the airport.
- Insert provisions into Local Planning Scheme No. 24 referencing the PANS-OPS within Special Control Area No. 8

3.13.4 Bike Paths and Trails

The Shire operated and maintains a footpath and cycleway network to achieve the following objectives.

1. Ensure the Footpath and Cycleway network is maintained at a safe and functional standard.
2. Ensure Footpaths and Cycleways meet the required level of service.
3. Ensure maximum life of the assets without compromising safety.

Planning Implications

- Ensuring development of a connected network of cycle paths between major activity nodes.
- Ensuring that structure planning takes into account provision for cyclists within and through developments.
- Avoid conflict between cyclists, pedestrians and vehicles.

3.13.5 Utilities

3.13.5.1 Electricity & Gas

Esperance is not connected to the South West Grid system, and electricity is currently provided via a gas-fired power station (33MW) constructed at the Port of Esperance, supplemented by a supply from the Nine Mile Beach and Eleven Mile Beach Wind Farms. An extension of the Goldfields Gas Pipeline from Kambalda to Esperance was completed early in 2004 to power the plant. The extension of the pipeline to facilitate the power station also allowed for reticulated natural gas to be installed to service the central Esperance townsite area. Bottled LPG is still widely used. The power station was expanded from six to seven gas turbines in May 2008.

Power is available throughout the Esperance Townsite and extends throughout the Shire generally via the road system. It is recognised that power provision is a limiting growth factor for the expansion of townsites and it is recognised in the Goldfields Esperance Regional Planning Strategy that cost effective alternative forms of energy generation may need to be considered for the remote townsites and properties.

Planning Implications

- Rehabilitation of the existing site on Norseman Road except for the small substation constructed to support the gas fired power plant.
- Potential for commercial and residential development to be connected to natural gas.

3.13.5.2 Sewerage and Waste Water Treatment Plant

The townsite of Esperance has a reticulated sewerage system. All new residential development is required to connect to the sewerage system. Much of the older residential area is not connected to reticulated sewerage although a program of infill sewerage began in the late 1970s.

Water Corporation has undertaken an infill sewerage program on behalf of the State government in Castletown and parts of Central Esperance, West Beach, Sinclair and Nulsen. Water Corporation has also identified other areas that may be seweraged under an infill sewerage program in the medium term. The completion of the program for the remainder of the town will allow any opportunities for infill development or increased residential densities to be investigated and, if appropriate, implemented. In recent years, funding for infill sewerage has been a competitive process with application being made to the State government which has prioritised areas based on health and environmental grounds. Water Corporation has implemented the infill sewerage program on behalf of the State government.

Sewage is conveyed to the Esperance No. 1 Wastewater Treatment Plant (WWTP). The WWTP has been expanded over time to accommodate and support residential and business growth. Upgrades are currently planned to the plant to increase treatment capacity, improve infiltration capacity and mitigate odour impacts. There are no plans to relocate the treatment plant.

In addition to treating wastewater to enable growth of Esperance, the treatment plant has been infiltrating highly treated wastewater to the groundwater system. The groundwater is being pumped and used for a range of uses but mainly irrigation of around 40 hectares

of grass (turf) at various locations across the town including the golf course, multiple parks, a school oval and The Esplanade. A number of bores are monitored at the Esperance WWTP No. 1 site to ensure that the treated wastewater is infiltrated at sustainable rates and in accordance with Department of Environmental Regulation (DER) licensing requirements.

The Esperance No. 2 WWTP at Wylie Bay has been identified as a possible site for relocation should this be required and funding is available. However, relocation will provide a loss of the alternative water source required for irrigation of grass and other uses across the townsite. Currently the Esperance No. 2 WWTP is used primarily for infiltration of surplus treated wastewater from the Esperance No. 1 WWTP. The Water Corporation is licensed by the DER and has monitoring bores in place to assess impacts and ensure that they are operating in accordance with licensing requirements.

Odour modelling was undertaken for the Esperance No. 1 WWTP in June 2014. This indicated that the existing odour buffer could be reduced significantly. The current odour buffer is recognised in the Town Planning Scheme No. 23 as a Special Control Area No. 6 and is part of a larger buffer for the Brazier Street Industrial Area. Given its importance as an alternative water source for the town, the existing odour buffer may form the basis of a Strategic Water Resource per the recommendations of the State Planning Strategy 2050 (p73). In this case opportunities to facilitate beneficial and synergistic land uses in the precinct could be explored.

Planning Implications

- Conduct discussions with the Water Corporation to delineate the modified odour buffer around the Esperance No. 1 Wastewater Treatment and Water Resource Recovery Plant with a view to having it designated as a Strategic Water Resource Precinct in the planning scheme. A similar approach could also be investigated for the Esperance No 2 Wastewater Treatment Plant at Wylie Bay.
- Continuation of the infill sewerage program will allow for the undertaking of infill development around the Esperance town area.
-

3.13.5.3 Groundwater

Potable water for Esperance is sourced from a series of groundwater areas. Each of the areas used for the production of drinking water are protected under legislation by a Special Control Area, to exclude certain land uses which could jeopardise the water quality.

The country towns throughout the Shire also have declared public drinking water areas. Some are protecting groundwater sources, while others protect surface water catchment areas. In some instances, such as Salmon Gums, local residents have also undertaken works to enhance and improve water availability.

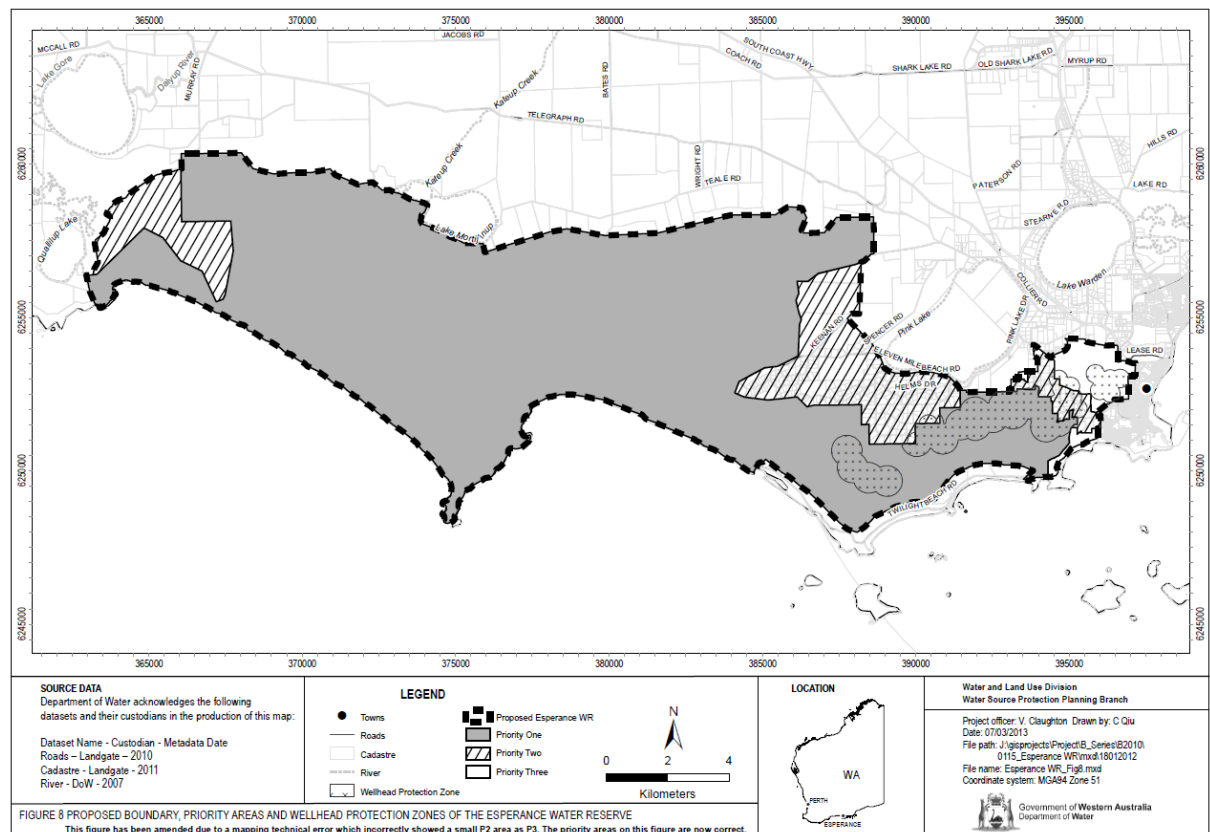
The purpose of a DWSP Assessment or DWSP is to provide recommended protection strategies for drinking water sources and implementation, and these plans should be read in conjunction with Water Quality Protection Note No.25.

The Esperance Water Reserve – Drinking Water Source Protection Plan – Esperance Town Water Supply was produced by the Department of Water and was published in October 2012. This plan established the level of protection required for the water reserve areas proclaimed under the Country Areas Water Supply Act (1947) for the town of Esperance.

Potable groundwater supplies are not limited for rural settlements located outside the Esperance town for increased use or growth. However strategies and actions are required to maximise use of fit for purpose non-potable water and help protect valuable potable supplies where the surrounding towns rely on single supply sources (including Condingup and Gibson). Within these areas practices including the use of non-potable water supplies such as stormwater harvesting or wastewater re-use will provide alternatives which will assist with improving water supply security and quality.

The use of non-potable water sources needs to be maximised for fit-for purpose water supplies in particular for irrigation of public open space and agriculture. Climate-resilient and cost-effective potable water sources are also required for independent town water supplies which rely on site water capture including Salmon Gums and other small rural settlements.

Alternative water supplies such as wastewater, greywater, stormwater and rainwater tanks are important supplies for fit-for purpose use and are technologies that can be applied at different scales from lot, estate to suburb.



(DoW, 2012)

Figure 5: Esperance Water Reserve – Drinking Water Source Protection Plan – Protection Areas

Three priority areas have been established for the area, to ensure the groundwater is protected from contamination as follows:

- Priority 1(P1) areas are generally located on Crown Land. P1 classification areas are managed to ensure that there is no degradation of the drinking water source by preventing the development of potentially harmful activities in these areas. The guiding principle is 'risk avoidance'.

- Priority 2 (P2) areas have been declared over land where there is some low intensity development (such as special residential and Rural Residential). P2 classification areas are managed to ensure that there is no increased risk of water source contamination or pollution. The guiding principle is '*risk minimisation*'.
- Priority 3 (P3) areas are over land where urban development has occurred, P3 classification areas are defined to manage the risk of pollution to the water source from catchment areas. Risks are managed through the adoption of best management practices. The guiding principle is '*risk management*'.

Planning Implications

- Protection of groundwater reserves.
- Incorporate appropriate statutory provisions and referrals for land uses to ensure groundwater reserves are protected.

4 STATE AND REGIONAL STRATEGIC PLANNING CONTEXT

4.1 State Planning Strategy

The State Planning Strategy 2050 was released in 2014. It sets a broad strategic direction and common vision for the sustainable development of Western Australia and outlines a vision for where the State will be in 2050. It provides a guide for State Government on programs and actions required to achieve this vision.

SPP No. 1 *State Planning Framework Policy (Variation No. 2)* reinforces the State Planning Strategy by providing a framework for amalgamating State and regional policies, strategies and guidelines. Part A contains the general principles for land use planning and development. There is a primary aim followed by five key principles, which should guide decision-making. Part B contains the state and regional provisions including other Statements of Planning Policy (SPP), Regional Strategies, structure plans and strategic and operational policies.

4.1.1 Environment Principle

To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.

4.1.2 Community Principle

To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.

4.1.3 Economy Principle

To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.

4.1.4 Infrastructure Principle

To facilitate strategic development by making provision for efficient and equitable transport and public utilities.

4.1.5 Regional Development Principle

To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region.

Each of the guiding principles has a series of strategies and actions to help direct strategic land use decision making to achieve them. A number are actions that will apply across the State, such as ensuring that the planning schemes assist in minimising energy use, while others relate to Regions around the State and specific locations within those regions.

4.2 Goldfields-Esperance Regional Planning and Infrastructure Framework

Finalised in 2015, the Goldfields–Esperance Regional Planning and Infrastructure Framework provides an overall strategic regional context for land-use planning within the

Goldfields–Esperance region; and identifies a number of priority initiatives required to facilitate comprehensive regional planning in order to guide sub-regional and local planning processes.

4.3 South Coast Strategy for Natural Resource Management

The Shire of Esperance falls within both the South Coast and Rangelands natural resource management (NRM) regions, two of six NRM regions in the state. The South Coast Strategy for NRM was coordinated by South Coast NRM Inc and accredited in 2005, and the Rangelands NRM Strategy was developed by the Rangelands NRM Coordinating Group. The general intent of these strategies was to promote the sustainable use and management of natural resources.

Within the strategies, natural assets were identified, and strategies, targets and actions for the long-term management for these assets were developed. Of particular relevance to the Shire of Esperance are targets and actions relating to climate change, land capability, protection of public water supply, protection of biodiversity, coastal management, regional drainage and protection of agricultural land.

Resources for the implementation of the strategies and actions identified in the NRM Regional Strategy are delivered through an investment planning process, which is an on-going process based on priorities and availability of funding from the Federal Government.

4.4 Statements of Planning Policy

Statements of Planning Policy (SPP) dealing with key sectors of the State Planning Framework (environment and natural resources, urban growth and settlement, the economy and employment, transport and infrastructure, and regional development) follow and are numbered SPP2 - SPP6. The SPPs are adopted under Part 3 of the *Planning and Development Act 2005*. The relevant aspects of the SPPs as they relate to Esperance are outlined below.

4.4.1 SPP No. 2 – Environment and Natural Resources Policy

- Have regard for land capability for proposed uses or development.
- Agricultural base to be protected from unplanned loss of high quality productive agricultural land.
- Diversify compatible land use activities in agricultural areas based on principles of sustainability and recognising the capability and capacity of the land to support the uses.
- Identify areas affected by salinity or severe land degradation problems and facilitate measures to reduce impacts.
- Consider any relevant accredited Natural Resource Management Regional Strategy or endorsed catchment management strategies.
- Appropriate designation of land that contains significant environmental features to assist in their protection.
- Protect water resources (water catchments, waterways, wetlands, estuaries, marine, gazetted public drinking water source areas).
- Promote energy efficient development and urban design including energy efficient building design, walkable neighbourhoods and orientation of building lots for solar efficiency.
- Encourage the use of water sensitive urban design for new development.

- Support retention of existing vegetation and revegetation in subdivision and development proposals.
- Support use of alternative energy generation, including renewable energy, where appropriate.
- Identify flood prone areas and incorporate appropriate statutory provisions to prevent inappropriate land use and development.
- Take account of existing or potential on-site and off-site impacts (noise, dust, odour, contamination by chemicals or toxic materials, nuisance or disease vector insects, in particular mosquitoes and midges).
- Consider mechanisms to protect areas of high biodiversity and/or conservation value such as land vested in the Conservation Commission or Department of Parks and Wildlife, land containing threatened flora or ecological communities, Ramsar and any wetlands identified in an Environmental Protection Policy.
- Safeguard and enhance linkages between habitats with habitat corridors.
- Identify and protect mineral and basic raw material resources to enable mineral exploration and mining in accordance with acceptable environmental standards.
- Support sequencing of uses where appropriate to maximise options and resultant benefits to community and the environment.
- Take account of the location of areas of significance for recreational and commercial fishing and aquaculture including land-based infrastructure.
- Identify and safeguard landscapes with high values and encourage restoration of those that are degraded.
- Integrate environment and natural resource management with broader land use planning and decision-making
- To protect, conserve and enhance the natural environment; and
- To promote and assist in the wise and sustainable use and management of natural resources.
-

4.4.2 SPP No. 2.5 – Land Use Planning in Rural Areas

- Protect agricultural land resources wherever possible by discouraging unrelated land uses, minimising ad hoc fragmentation and improving resource and investment security for agricultural and allied industry production.
- Plan and provide for rural settlement where it can benefit and support existing communities and have access to appropriate community services and infrastructure.
- Minimise potential for land use conflict by providing adequate separation distances and introducing management requirements that protect existing agricultural land uses.
- Carefully manage natural resources by discouraging development and/or subdivision that may result in land or environmental degradation; integrating land, catchment and water resource management requirements with land use planning controls; assist in wise use of resources including energy, minerals and basic raw materials.
- Set down specific requirements for Local Planning Strategies, Policies and Local Planning Schemes including:
 - Clear designation of land for settlements, including residential, rural residential and rural smallholdings and recommended lot sizes.
- Clear designations of permitted and discretionary land uses in the Rural Zone.

4.4.3 SPP No. 2.6 – State Coastal Planning Policy

- Identify areas to be set aside for coastal foreshore reserves and support vesting in local government or State body responsible for conservation.

- Ensure that coastal foreshore management plans are prepared and implemented by the proponent at rezoning, subdivision, strata subdivision or development stage (whichever arises first).
- Identify appropriate physical processes setbacks for coastal development.
- Implement coastal management strategies.

4.4.4 SPP No. 2.7 – Public Drinking Water Source Policy

- Protection of public drinking water through appropriate statutory provisions including special control areas.
- Land use and developments in all priority source protection areas that have the potential to impact detrimentally on the quality and quantity of public drinking water supplies should not be permitted unless it can be demonstrated, having regard to advice from the Department of Water, that such impacts can be satisfactorily managed with regard to the relevant parameters, standards and criteria set out in the *Australian Drinking Water Guidelines (1996)*.

4.4.5 SPP No. 2.9 – Water Resources

- Protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and
- Promote and assist in the management and sustainable use of water resources.

4.4.6 SPP No. 3.1 – Residential Design Codes (Codes, R Codes)

- Planning schemes to incorporate the Codes to guide residential development with specific variations to be set down in the manner prescribed in the Planning and Development (Local Planning Schemes) Regulations 2015.

4.4.7 SPP 3.5 – Historic Heritage Conservation

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the state and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

4.4.8 SPP 3.6 – Development Contributions for Infrastructure

- Sets out development contribution provisions for standard infrastructure items applied by the Western Australian Planning Commission (WAPC) on the subdivision, strata subdivision, or development of land.
- Provides a consistent, accountable and transparent system for local governments to plan and charge for community infrastructure items which are not included in the standard provisions through development contribution plans.

4.4.9 SPP 3.7 – Planning in Bush Fire Prone Areas

- Directs how land use should address bushfire risk management in Western Australia.
- To guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

4.4.10 SPP No. 4.1 – State Industrial Buffer Policy

- Secure adequate on-site and off-site buffers to protect industry, infrastructure and special uses from encroachment of incompatible land uses.
- To provide for the safety and amenity of land uses surrounding industry, infrastructure and special uses.
- Identify areas that may be impacted by buffers for existing industries and manage development within these areas through appropriate statutory provisions.

4.4.11 SPP No. 4.3 – Poultry Farms Policy

- Local Planning Strategies should identify existing poultry farms and avoid incompatible uses in close proximity.
- Poultry farms not to be an 'as of right' use in the rural zone but they may be a discretionary or special use and generally prohibited in other zones.
- Buffers of from 300 – 500 metres generally required from dwellings.
- Appropriate statutory provisions for development within the buffers of poultry farms.

4.4.12 SPP No. 5.2 – Telecommunications Infrastructure

- Facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs.
- Manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure.
- Ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons.
- Promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

4.4.13 SPP No. 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning

- Protect residents/the community from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals.
- Protect major transport corridors and freight operations from incompatible urban encroachment.
- Encourage best-practice design and construction standards for new development proposals and new or redeveloped transport infrastructure proposals.
- Facilitate the development and operation of an efficient freight network.
- Facilitate the strategic co-location of freight handling facilities.

5 LOCAL PLANNING CONTEXT

5.1 Esperance Coastal Management

The Council prepared the *Esperance Coastal Management Plan 2014* which identifies the issues associated with management of coastal reserves under Shire control, and details how they should be managed.

South Coast Region - Regional Management Plan 1992 - 2002 was prepared in 1991 by CALM (now Department of Parks and Wildlife), outlining the management of both its coastal and inland reserves. This was followed by publication of *Southern Shores 2001 –2021* that was prepared by the South Coast Management Group.

The aims of the Coastal Management Plan is to provide a framework for:

- Management and protection of the Shire's coastal reserves in a sustainable manner so that they can be enjoyed by future generations.
- Protection and enhancement of the Esperance coastal and marine environment
- Equitable, safe and sustainable recreational uses.
- Increasing community awareness of coastal and marine management issues and encourage a sense of ownership.
- Encouraging successful relationships between the community and the Shire to continue in the future to allow for better coastal management.
- Planning for future coastal industry, urban growth and tourism.

5.2 Shire of Esperance Strategic Community Plan

The Strategic Community Plan has been formed from local community opinion and embodies the aspirations and goals of the Esperance community. The Plan contains the Shire's long term vision and outlines how the Shire will work towards achieving the best possible outcomes for the entire community. It provides us with a framework that will ensure the Shire's resources are used efficiently to deliver initiatives and projects that are important to our community. It also allows us to evaluate our strategies, monitor our performance and report back to the community on our progress.

5.3 Esperance Town Centre Revitalisation Master Plan

The Master Plan is a plan to revitalise the town centre of Esperance with the purpose being:

1. To enhance and future proof the town centre as the heart of Esperance and the economic, social and cultural hub of the South East Region.
2. To attract and activate private and public investment in the town centre.
3. To enhance the connectivity of current and future key attractors within and adjacent to the town centre.

The Master Plan considers a 20 year period (2015–2035) and is designed to align the three key objectives through visioning, planning, development, investment attraction and management.

Key planning outcomes from this project include:

- Reduce the size of the Central Area.
- Review residential densities to support the Master Plan.
- Increase plot ratio to 2.5.

- Review the parking provision of the Scheme.
- Investigate development incentives/density bonuses when agreed outcomes are met.

The precinct of the strategy and the range of uses identified are to be reflected in the preparation of Local Planning Scheme No.24

5.4 Coastal Hazard Assessment

On 30 July 2013, the Western Australian Planning Commission (WAPC) issued a revision of SPP 2.6 (State Planning Policy 2.6 State Coastal Planning Policy). SPP 2.6 is supported by the State Coastal Planning Policy Guidelines (endorsed by the WAPC in December 2012). SPP 2.6 and the Guidelines set out calculations to determine the coastal foreshore reserve and consider the nature of the coast.

In general, both inundation and erosion have been identified as potential coastal hazards for the Esperance Bay. Inundation risks are higher for the westerly part of Esperance Bay and in theory could affect broad areas of the south-western part of the town (particularly in the vicinity of The Esplanade, William Street and Taylor Street), with risks increasing over time due to sea level rise. Vulnerability to erosion varies along the frontage dependent on the presence of existing structures, relative robustness of the dune barrier and width of the foreshore. Risks associated with erosion are more pronounced towards the area north of the headland through to Bandy Creek and again, risk will increase over time with sea level rise.

Section 5.5 of the State Coastal Planning Policy Guidance, ('Coastal hazard risk management and adaptation planning') provides the primary framework for managing the vulnerabilities and risks that have been identified. Whilst this study provides the required calculations to satisfy the Policy requirements, it is clear that because the developed Esperance foreshore is heavily modified by structures and is subject to many management interventions and anthropogenic factors, a blanket application of the policy measures (which are primarily aimed at establishing a suitable foreshore reserve width in areas where new urban growth and settlement is occurring and land re-zoning is proposed) is neither realistic or feasible.

Adaptation options need to be identified which may help reduce the identified risks to an acceptable level within the context of this 'modified coastline'.

To this end the Shire has prepared a Coastal Hazard Adaptation Strategy which was adopted in September 2016. A copy of the report is accessible at http://www.esperance.wa.gov.au/sites/default/files/publication/files/bmtjfa_report_224-10-01_esperance_chas_final_report_rev0_0.pdf.

In the short term, it is considered to incorporate a new Special Control Area into Local Planning Scheme No. 24 which will provide notifications on titles of the potential of coastal erosion and inundation.

In relation to undeveloped Esperance foreshore where coastline is unmodified State Planning Policy 2.6 (State Coastal Planning Policy) should be applied.

6 LOCAL PLANNING STRATEGY

6.1 Statement of Aims

The aims of the Esperance Local Planning Strategy and Local Planning Scheme No 24 are to:

- (a) ensure there is sufficient and sustainable supply of serviced and suitable land for housing, commercial activities, community facilities, recreation, and open space;
- (b) support such expansion as is consistent with the provision and improvement of infrastructure, services and facilities;
- (c) provide for a range of accommodation choices that meets the needs and aspirations of the community;
- (d) provide for convenient, attractive and viable commercial areas and tourist facilities to serve the needs of the residents and visitors;
- (e) encourage the development of businesses that will strengthen the economic base of the central business district;
- (f) ensure the use and development of land does not result in significant adverse impacts on the physical and social environment;
- (g) promote the sustainable use of land for agriculture, forestry and aquaculture whilst accommodating other compatible rural activities;
- (h) protect agricultural areas from inappropriate development and intrusion by urban and semi-rural uses;
- (i) protect amenity and enhance the quality of urban, rural and coastal environments.
- (j) protect and enhance the environment and natural resources, including waterways and wetlands of the local government district;
- (k) protect remnant vegetation;
- (l) protect local public drinking water supply areas from inappropriate development;
- (m) enhance the public health of the community; and
- (n) protect objects and places of outstanding natural, historic, architectural, scientific and cultural significance;

6.2 Shire of Esperance Local Planning Strategy

The Shire of Esperance Local Planning Strategy consists of the Strategy Maps and the Strategy Text.

Plans 1 to 11 provide a visual summary of the future direction for land use within the Shire of Esperance.

The Strategy text provides the specific details of how Esperance should develop.

Precinct Planning has been used as the method to provide guidance for development within the Shire, in addition to the other strategies.

The precinct maps and details are included in Appendix One.

It should be noted that any land that is not identified in the Strategy for a particular purpose means that no changes are envisaged from what is identified in the planning scheme.

6.3 Residential – Esperance Town

For development guidelines for precincts, refer to Appendix One.

Objectives:

- To provide a variety of housing types and accommodation choices that meet the needs and aspirations of the community of Esperance.
- To ensure that there is sufficient and sustainable supply of quality serviced and suitable land for housing.
- To ensure that the provision of housing takes into account the special characteristics of Esperance.

Strategies:

- A. The majority of the population growth in Esperance in the next 15-20 years will be accommodated within the Esperance townsite.
- B. Encourage the consolidation of housing in existing areas particularly in and around the CBD, including mixed use development and business co-location.
- C. Encourage a mixture of tourist and residential accommodation in Central Esperance, Castletown and West Beach in keeping with the residential nature of these areas.
- D. In the short to medium term, new urban areas will generally consolidate large land holdings in current residential areas in town and within close proximity. Modest eastward growth of the town is to be facilitated through the Flinders area.
- E. In the long term, urban development should be facilitated east of Bandy Creek boat harbour provided that any constraints can be overcome, adequate infrastructure can be provided and development can occur within the objectives set out in this strategy.
- F. Encourage the design of new subdivisions to incorporate Liveable Neighbourhoods principles including the provisions of a variety of lot sizes to facilitate the construction of a variety of dwelling types.
- G. Support the development of housing suitable for the elderly in appropriate locations within all new urban areas and Central Esperance adjacent to the CBD.

Actions:

1. Develop local planning policies to guide the development of housing in the CBD, including when the density bonus will be granted and design guidelines.
2. Pursue the continuance of the state government's infill sewer program to create further opportunities for infill development.
3. There is potential for saline intrusion near the lakes and coastline and upcoming in some areas of the Esperance groundwater area as there is a fresh lens of groundwater underlain by saline groundwater.

6.4 Outlying Communities

For development guidelines for precincts, refer to Appendix One.

Objectives:

- To provide for the sustainable development of existing towns and support the social and economic wellbeing of the communities in and surrounding outlying towns.
- Promote development and employment opportunities that are compatible with the role of outlying communities.

Strategies:

- A. Support the development of the rural towns and their role of servicing the surrounding agricultural areas.
- B. Support the further development of Gibson and Condingup as the main population centres outside the Esperance Townsite.
- C. Support the expansion of the existing settlement and employment bases of the Outlying Communities within the capacity of the existing infrastructure.

Actions:

1. Ensure the expansion of outlying towns is only supported in Gibson and Condingup and that any expansion of towns can be accommodated through existing infrastructure or where additional infrastructure can be provided at the same time.
2. Discourage residential uses in close proximity to grain handling facilities, heavy haulage railway lines and highways.
3. Pursue sustainable water and power supply for all outlying communities.

6.5 Rural Living

For development guidelines for precincts, refer to Appendix One.

Objectives:

- To provide for rural living in proximity to Esperance, whilst providing for different rural pursuits or lifestyles (consistent with SPP 2.5).
- To provide for sustainable development that preserves and enhances the environment and natural resources.
- To ensure that this type of development does not have an adverse impact on the logical growth of the Esperance town site.
- To protect sustainable agricultural production by avoiding conflict with rural land use activity or reduce primary production potential of nearby or adjoining land.
- The extent of proposed rural living settlement is guided by existing land supply, demand and population projections.

Strategies:

- A. Facilitate rural living development within proximity to Esperance, on land with appropriate characteristics to support this type of development, while ensuring the use does not sterilise broadacre agricultural land or adversely impact upon the Esperance Lakes system. Support this through a two tiered rural living classification system incorporating Rural Residential and Rural Small Holdings.
- B. The Pink Lake area to the west of town will be a focus for Rural Residential development.
- C. Support the development of rural smallholdings to the north and east of the town taking into account the need to protect flood prone land and floodplains from development.

- D. Ensure that the development of rural living land is undertaken in accordance with the objectives of this strategy and relevant state planning policy through requiring a rezoning application prior to subdivision of rural living land. In considering a rezoning application the following issues will be considered:
- a) There is a demonstrated demand for the land and the uses permitted within the zoning being sought.
 - b) The development is 'frontal' to ensure infrastructure and services can be provided in a sequential manner and at an affordable cost. Applications adjacent to existing infrastructure (such as electricity supply, roads constructed to an appropriate standard in accordance with Council's adopted guidelines) will be supported for development.
 - c) Structure Plans will be required to be prepared for each of the identified precincts to ensure the coordinated provision of services, the most appropriate subdivisional design for the areas and should include the staging for development of the lots to ensure appropriate infrastructure is developed prior to the release of the lots for sale.
 - d) Environmentally sensitive areas, creek/river corridors (incorporating the floodway and appropriate areas adjacent to the floodway for revegetation), land prone to waterlogging, high and extreme bush fire hazard areas will have to be identified and either set aside or protected with appropriate management provisions. Areas with scenic landscape, conservation and heritage values will not be available for development unless appropriate management regimes are put in place.
 - e) Applications within the catchment areas and, in particular, within the Lake Warden Catchment Recovery Area will need to demonstrate that the use of the land will not adversely impact on the lakes system and, where possible, through activities such as vegetation retention, planting and appropriate drainage design, the land and water quality in the catchment will be improved.
 - f) There is a demonstrated fair to high land capability for supporting the proposed land uses.
 - g) Risk of land and water degradation, with regard to flooding, soil erosion, salinity, landslip or any other form of environmental impact.
- E. To encourage an appropriate standard of development and to complement fire management, each lot proposed in Rural Residential and Rural Smallholdings zones must have direct access to a gazetted and constructed road, which must be to an accepted rural (sealed) standard. Battleaxe access will only be supported where the topography does not lend itself to providing frontage to a road. Battleaxe subdivision will not be permitted where it becomes the dominant subdivision pattern.
- F. Further subdivision in the Dalyup, South Coast Highway and the Merivale Road precincts, will not be supported.
- G. Ensure the protection of the fragile environment in Lake Road by not supporting further subdivision. Any future development in this area will need to be referred to Environment Australia, Department of Parks and Wildlife and the Department of Water.
- H. To support the objectives of this strategy, precinct specific strategies and actions have been included in Appendix One. In relation to Rural Living the appropriate lot sizes are specified together with opportunities and constraints relevant to the precinct. Applications for subdivision will be assessed in accordance with the detailed lot sizes mentioned in the precincts and such sizes may well be greater than the minimums listed in the actions relating to this section.

In the discussions of each precinct in Appendix One the appropriate lot sizes are specified together with opportunities and constraints relevant to the precinct. Applications for subdivision will be assessed in accordance with the detailed lot sizes mentioned in the precincts.

Actions:

1. Require the provision of water in the rural living zones as per WAPC State Planning Policy 2.5 - Land Use Planning in Rural Areas and Development Control Policy 3.4 Subdivision of Rural Land.
2. Ensure that a reticulated potable water supply will not be required to be provided to lots within any Rural Residential zone.
3. Ensure future rural residential subdivision is contained within Precinct 31 – Pink Lake West or Precinct 32 – Pink Lake East.
4. Require all future Rural Smallholding subdivisions to complete a full land capability study and economic study to demonstrate viability.

6.6 Rural

Objectives:

- Protect broad acre agricultural areas and high quality agricultural areas from inappropriate development and intrusion by rural living uses.
- Encourage the diversification of farming and farm related activities that will strengthen and broaden the economic base of the Shire.
- Preserve and enhance the environment and natural resources.

For development guidelines for precincts refer to Appendix One.

Strategies:

- A. Encourage the continued use of the agricultural areas for predominantly grazing and cropping, and seek its protection for broadacre farming.
- B. Discourage the fragmentation of broadacre farming land (including land used for tree cropping) except where subdivision for trading lots is justified and the lots will retain their broadacre farming function. Subdivision for additional dwellings will not be supported.
- C. Facilitate horticulture and plantations where it can be demonstrated that the proposed use will have sufficient water available and provides an adequate buffer between it and the surrounding general agricultural uses to ensure there is no land use conflict from management methods such as spraying. Subdivision of these uses from broadacre agricultural land will generally not be supported.
- D. Identification of high quality agricultural areas.
- E. Promote the management of salinity, particularly in the Lake Warden Catchment Recovery Area, through the assessment of drainage works and the impact of land uses.
- F. Encourage the State Government to ensure future decisions relating to drainage works on agricultural land are considered within a strategic framework, particularly for the Lake Warden Recovery Area.
- G. Utilise the best available information for areas affected by or at risk of land degradation (which includes salinity, waterlogging, water erosion, wind erosion, soil acidification) to guide decision making on development and farm management.

Actions:

1. In determining applications for intensive agricultural pursuits, Council will have regard to the relevant code(s) of practice for the proposed use as well as the appropriate state planning policies.
2. Whole of catchment drainage plans and policies that incorporate on farm drainage (surface and deep) need to be developed by the Council, Department of

Environment Regulation, Department of Parks and Wildlife, Department of Agriculture and Food and landowners.

3. Retain provisions that enable Council to refer developments that have the potential to adversely impact upon the environment, including wetlands, waterways, native vegetation and significant catchments such as Lake Warden.
4. Seek assistance from the Department of Agriculture and Food and South Coast NRM Inc. to provide;
 - a) The Shire with information and mapping suitable for identifying those areas affected by or at risk of land degradation (which includes salinity, waterlogging, water erosion, wind erosion, soil acidification);
 - b) Areas of high quality agricultural land; and
 - c) Guidance on best practice remedial options for addressing land degradation.
5. In determining recommendations for subdivision, reference is to be made to the standards outlined under the Precinct Statement or alternatively all subdivision is to comply with the provisions of Development Control Policy 3.4 and being consistent with SPP2.5 and SPP3.7.

6.7 Commercial

For development guidelines for precincts, refer to Appendix One.

Objectives:

- To encourage the provision of appropriate goods and services to the community and visitors of Esperance.
- To encourage the viability and diversification of businesses that will strengthen and broaden the economic base of the Shire and provide employment opportunities for the community.

Strategies:

- A. Encourage the CBD of Esperance to be the primary shopping and commercial centre for the shire in accordance with the Commercial Strategy.
- B. Support the consolidation of the Andrew and Dempster Street areas through land assembly with modest expansion to adjacent land..
- C. Facilitate the walkability of the CBD through the creation of links between the shopping areas of Windich Street and Andrew / Dempster Street.
- D. To facilitate shop or office development in the CBD of Esperance.
- E. Encourage the retention of public parking facilities and their further development.
- F. Ensure that the expansion of the Pink Lake and Castletown shopping centres should be limited, in line with the function of the centres as local service centres (1,000 – 2,000 m² gross floor area).
- G. Facilitate a hierarchy of centres through discouraging development of shopping facilities outside of the identified centres of the Central Business District, Pink Lake and Castletown Centres.
- H. Redevelopment of the civic precinct, Museum Village Park and public land and facilities in the vicinity of James and Dempster Streets for retail use is not supported.
- I. Encourage the development of tourist related commercial uses in the vicinity of the Bandy Creek Boat Harbour in accordance with an approved Structure Plan.
- J. Recognise the issues with land assembly within the CBD and support the development of a lower level retail centre outside of the CBD.
- K. Support the development of the Bandy Creek Boat harbour area as a mixed use commercial/recreation/tourism hub for the western part of town.
- L. Support the development of a small scale (daily needs) commercial development with the new area of Flinders.

- M. Further local facilities (such as a deli) in new urban areas should be provided for in the structure planning process in accordance with the recommendations of Liveable Neighbourhoods or a local commercial strategy prepared by the Council.

Actions:

1. A commercial strategy is required to be prepared by a proponent as part of any Scheme Amendment for the creation of new retail space outside of the CBD or the Pink Lake and Castletown commercial areas.
2. A discount department store, department store, supermarket or greenfield shopping centre will not be supported outside of the CBD.

6.8 Industrial

For development guidelines for precincts, refer to Appendix One.

Objectives:

- To facilitate the growth of industry in a manner that reduces land use conflict and potential negative impacts on the community.
- To ensure that industry is located close to relevant infrastructure.
- To provide goods and services to the community and visitors of Esperance.
- To encourage the diversification of industry.

Strategies:

- A. Support the ongoing use of the existing general and light industrial areas in the northern section of the town in the short to medium term.
- B. Encourage long term growth of industrial uses in the Shark Lake Industrial Park and the future business/industrial area to the north east of Nulsen (bounded by the railway line) and to the south west of the intersection of South Coast Highway and Harbour Road.
- C. Encourage the continued role of the Norseman Road and Shelden Road areas as industry - light/bulky goods showroom areas.
- D. Promote the use of buffer zones, construction techniques and design that reduces the impacts on the residents adjacent to light industrial development.
- E. Encourage a high quality of design in industrial areas in the Shire including addressing streetscape and landscaping issues.
- F. Caretaker's dwellings will not be supported in industry - general areas.
- G. Encourage the redevelopment of the existing CBH facilities between Brazier Street, Norseman Road and Harbour Road into uses that are compatible with its decommissioning and relocation.
- H. Discourage further intensification of the industrial uses around Brazier Street.
- I. Encourage small scale processing and service industries associated with the fishing and aquaculture industries to locate on eastern side of the Bandy Creek Boat Harbour to support the adjoining aquaculture precinct and the fishing fleet that uses the harbour.
- J. Industrial sites should accommodate buffers within their own land wherever possible.
- K. Support the role of the Shark Lake Industrial Park to accommodate storage for the Esperance Port (grain, mining and forestry products) and down stream processing and associated industries that may arise from the mining, grain and stock handling, forestry and aquaculture industries.
- L. Encourage other industrial uses not able to be accommodated within the Industry - General zone within the Esperance townsite to locate at Shark Lake Industrial Park.

Actions

1. Investigation into the development of the land to the south west of the railway line (north of the identified residential area of Nulsen) for industrial purposes. Strategic portions of the large dunes within the area should be retained to provide a buffer between this area and the portion of land immediately to the north of Nulsen that has been identified in this Strategy for residential development.

6.8.1 Esperance Ports Sea and Land

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Encourage Esperance Ports Sea and Land to establish only those uses that require proximity to the shipping facilities or infrastructure to be located within the operational areas of the Port.
- B. Encourage all development at the Port to be world's best practice due to the proximity to residential development and the importance of Esperance beaches to the community and visiting tourists.
- C. Encourage the Port to implement the objectives of this strategy and work with the Shire to implement strategies that may affect the Port or the Port's operation within the town.

Actions:

1. Further investigation into the environmental impact that a seawater desalination plant will have needs to be undertaken.
2. Ensure that all bulk goods are to be stored within enclosed sheds or containers.
3. Encourage the Port to have due regard to this strategy in undertaking its own planning activities

6.8.2 Aquaculture

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Ensure that all land-based activities associated with tuna farming or any other sea-based aquaculture projects are located on the mainland.
- B. Encourage land based aquaculture developments needing ocean access to be located in the area between the Bandy Creek Boat Harbour and Wylie Head.
- C. Support sustainable initiatives for other forms of aquaculture.
- D. Support the investment ready aquaculture development project being undertaken by the Department of Fisheries.
- E. Develop a local planning policy to deal with applications for aquaculture developments.
- F. Applications for aquaculture to address and demonstrate management of remnant vegetation, coastal processes, water quality, setbacks, buffers and community access.

Actions:

1. Support farm diversification that includes other forms of aquaculture, such as stocking marron and yabbies on inland dams.
2. Support the establishment of the aquaculture industry in the Esperance region on the basis that proponents utilise world's best practice in environmental management and sustainable development.

6.9 Tourism

For development guidelines for precincts refer to Appendix One.

Objectives:

- To support and encourage further development of the tourism industry within Esperance.
- To provide for a diverse range of accommodation options complementary to current and emerging character of the tourism market in Esperance and surrounds.
- To protect and enhance tourism assets.

Strategies:

- A. Encourage the development of Bed and Breakfast and Farm Stay accommodation.
- B. Encourage eco-tourism accommodation in proximity of Twilight Beach, Wylie Bay and National Parks where they are self-sustaining.
- C. Encourage holiday accommodation and tourist facilities in close proximity to the Central Business District, while maintaining a character consistent with the low scale nature of the area.
- D. Encourage the development of key tourist sites near significant sites and assets.
- E. Uses that have special requirements, or cannot be accommodated within the use class table will be identified through the restricted use schedule or included as additional uses within the Scheme.
- F. Support flexible accommodation options, given the seasonal nature of Esperance, through ensuring the design of self-contained tourist accommodation in accordance with the R-Codes
- G. Tourist developments at appropriate scales are considered to be acceptable within all commercial and residential zones within Esperance.
- H. Encourage the establishment of small-scale tourism services and eco-tourism at Wylie Bay, adjacent to Wylie Head.

Actions:

1. Undertake a detailed strategic study into tourism including identification of strategic tourism sites, the creation of new high quality caravan parks and camping grounds at suitable locations and appropriate land use planning measures to encourage tourism within the Shire.
2. An investigation should be undertaken to assess the impact tourist development will have on other essential services in town over peak periods.
3. Guidelines to be developed, in consultation with Tourism WA and Department of Parks and Wildlife, on the requirements of eco-tourism accommodation.
4. Undertake an assessment to identify future tourism nodes and optimal locations for tourist facilities and accommodation.
5. Encourage all new and existing tourist facilities to improve quality and compliance with the Caravan and Camping Ground Regulations.
6. A detailed study is to be considered that takes into account the informal camping and remote area camping in the Esperance area and how this user group can be incorporated and formalised in the broader ecotourism strategies.
7. Any eco-tourism guideline would need to look beyond just the management and design of these facilities but also consider the requirements of any operator.
8. Continued expansion of cruise shipping in Esperance is supported.
9. Tourism developments outside of the Esperance Townsite will be referred to DFES for comment.

6.10 Open Space and Recreation

Objective:

- To ensure the adequate provision of open space and recreational opportunities at a local and regional level.

6.10.1 CSBP & Greater Sports Ground

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Encourage the redevelopment and expansion of recreation in the Greater Sports Ground area.

6.10.2 Other recreational opportunities

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Facilitate the creation and maintenance of corridors between nature reserves, open space and the coast. These linkages would fulfil a dual role, for passive recreation (primarily walking and riding) and would also create connecting corridors between the reserves for flora and fauna.
- B. Encourage new residential subdivisions to install appropriate walking and bike path opportunities to link into the Trails Masterplan and encourage alternative transportation routes within the town of Esperance.
- C. Encourage the joint use of facilities in all towns within the Shire.

Actions:

1. In addition to current uses within Skrollys Park, the park should undertake the role of passive open space to preserve vegetated steeper dunes unsuitable for residential development.
2. New subdivisions should identify remnant vegetation and where possible design open space to allow these areas to be retained and become a feature of the subdivision.

6.11 Coastal, Foreshore and Islands

For development guidelines for precincts, refer to Appendix One.

Objectives:

- Ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
- Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;
- Provide for public coastal foreshore reserves and access to them on the coast; and
- Protect, conserve and enhance coastal zone values, particularly in areas of landscape biodiversity and ecosystem integrity, indigenous and cultural significance.

Strategies:

- A. Management of coastal reserves should be undertaken in accordance with the management plans including the Esperance Coastal Hazard Adaption Strategy, Esperance Coastal Management Plan, Southern Shores Guide to Coastal and Marine Planning and the South Coast Region Regional Management Plan 1992-2002 Council (or the amended version of these plans).
- B. Future development of Wireless Hill and Dempster Head to be in accordance with the Dempster Headland Management Plan 2003.
- C. Setbacks for development along the coast should be determined in accordance with the criteria established under Statement of Planning Policy No. 2.6 – State Coastal Planning Policy.
- D. Development of small scale, low-key eco-tourism adjacent and within Cape Le Grand National Park and on Woody Island is encouraged.
- E. Support the development of the Wharton Townsite for a tourism development with servicing to be from Condingup and camping and caravan facilities to be provided at the Duke of Orleans Caravan Park.
- F. Support low-key development at Mardarbilla Location 2 (Point Malcolm Homestead site), noting the need to protect the site as a site of local heritage significance.

Actions:

- 1. Policy for the development and control of the Munglinup Beach campsite to be developed.
- 2. Upon development of Flinders, the designated horse riding beach area should be moved to between Bandy Creek and Wylie Head. Off road vehicles should not be permitted on this section of beach once this occurs.
- 3. Facilitate the development of guidelines for eco-tourism accommodation adjacent and within Cape Le Grand National Park by Council, Department of Parks and Wildlife and Tourism WA.
- 4. Support new residential development at Wharton for holiday accommodation and permanent residences with all urban services provided and having a 'Holiday Village feel'. Structure Plan to be adopted providing a mix of residential and commercial/fishermen lots and a corner store.
- 5. Development at Mardarbilla Location 2 (Point Malcolm) should be self-sustaining and independent from the need for any services to be provided by the Council or other government agencies. A complete environmental review of any development and the provision of all infrastructure required to support any proposed development will be required.

6.11.1 Coastal Open Space and Recreation

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Protect, maintain and enhance the Esperance Foreshore as a main recreational area for Esperance residents and visitors.
- B. Ensure that conflict between off road vehicles and other beach users and damage to beaches and dune areas by these vehicles is minimised.

Action:

- 1. Maintain the Esperance Foreshore as a main recreational area for Esperance residents and visitors.

6.11.2 Recherche Archipelago

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Encourage the use of Woody Island for low-scale tourism activities.
- B. Encourage the use of Middle Island for low scale, eco-tourism activities.

6.12 Environmental Management

Objectives:

- Protect and enhance the Shire's key environmental values that support the continuation of biodiversity, the lifestyle of the community and the viability of ecosystem dependent businesses.
- Promote natural resource management as a cooperative mechanism to protect and enhance the Shire's key environment values and services.
- Protect National Parks and nature reserves.
- Protect the Wetlands of International importance and other wetland systems in the Shire.

6.12.1 Natural Resource Management

Strategies:

- A. Use natural resource management as a tool to:
 - a) assist in the protection, management and enhancement of the natural environment of the Shire;
 - b) guide the Shire and assist Council in making decisions that contribute to sustainable outcomes; and
 - c) encourage community participation and interaction.
- B. Encourage community organisations that promote natural resource management such as catchment groups and land management associations

Action:

1. Identify opportunities to seek the support of and funding for natural resource management activities from South Coast NRM Inc and Rangelands Coordinating Group, where these are complimentary to the provision of services by the Shire.

6.12.2 National Parks, Lakes, Wetlands, Waterways and Nature Reserves

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Ensure that all National parks and nature reserves are designated and provided with appropriate protection.
- B. Ensure that the impacts of development are assessed for applications adjacent to National Parks and nature reserves.

Action:

1. The Shire needs to identify significant wetlands and waterways in partnership with Department of Parks and Wildlife and Department of Water.

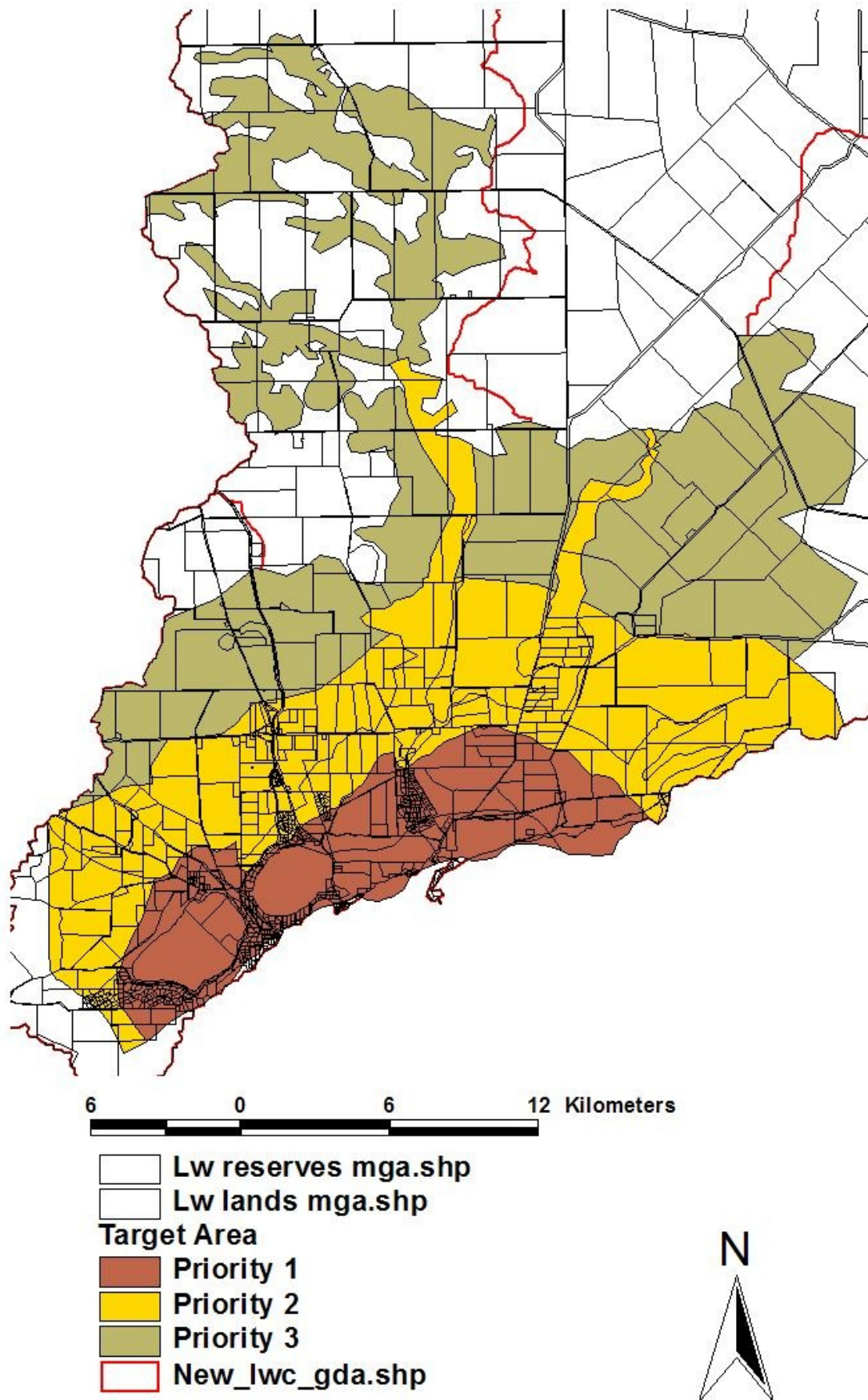


Figure 6: Lake Warden Priority Areas (map provided by Department of Parks and Wildlife)

6.12.3 Biodiversity

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Ensure that environmentally sensitive areas are protected from the impacts of development.
- B. Ensure that every part of the planning and development process maximises the retention of existing vegetation where possible.
- C. Support conditions on applications for development on larger lots for the protection and/or rehabilitation of areas of significant vegetation.
- D. Identify and map significant natural areas and remnant vegetation.

Actions:

1. A vegetation survey to identify areas and quality of vegetation and any protected flora, with the subdivision design reflecting the retention of a vegetated area, including any identified protected flora may be required to be undertaken as a condition of any subdivision.
2. As new areas of ecological significance are identified, the Strategy map should be amended to ensure these areas are considered when an application is being assessed.
3. Further study to be undertaken to identify areas of ecological and environmental sensitivity including:
 - (a) Remnant bushland;
 - (b) High salinity risk;
 - (c) High groundwater levels and water protection;
 - (d) Protected flora and fauna.
5. Consult with the Western Australian Local Government Association (WALGA) and with South Coast NRM Inc. and Rangelands Coordinating Group to give consideration to providing resources to prepare a regional biodiversity strategy to identify and outline measures to protect, significant natural areas.

6.12.4 Fire Risk and Management

For development guidelines for precincts, refer to Appendix One

Strategies:

- A. Ensure that areas of extreme fire risk are not subdivided or developed for residential or tourist accommodation purposes.
- B. Ensure that development within areas of high to moderate fire risk is appropriately located and maintained to minimise the risk.
- C. Ensure that the issues of dune stability and erosion are considered when it is proposed to clear vegetation to minimise fire risk.
- D. Adopt a tenure blind approach to bushfire mitigation and develop strategies in consultation with key stakeholders and interested and affected parties to address the bushfire risk.

Actions:

1. Bushfire risk management planning is required where, development, intensification or rezoning is considered in bushfire prone areas.
2. Subdivision or development within these areas must be assessed in accordance with Planning for Bush Fire Protection, State Planning Policy 3.7 – Planning in Bushfire Prone Areas and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas. to reduce the risk of bush fire to an acceptable level. Where fire risk is assessed to be too great, subdivision may be refused.

3. Landowners must implement appropriate management strategies to ensure all fire protection measures implemented are regularly maintained to ensure they are able to fulfil their intended purpose.
4. All applications for subdivision on land identified as bushfire prone will be required to be accompanied by an appropriate bushfire assessment. This assessment should be prepared in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas and the Planning for Bushfire Protection document produced by the Department for Planning and Infrastructure and the Department of Fire and Emergency Services.
5. Adopt State Planning Policy 3.7 – Planning in Bushfire Prone Areas as part of Scheme No. 24.

6.12.5 Basic Raw Materials

For development guidelines for precincts, refer to Appendix One

Strategies:

- A. Encourage the extraction of basic raw materials in the unsettled areas with consideration of environmental issues and impact on waterways, wetlands and native vegetation.
- B. Facilitate the extraction of basic raw materials prior to the construction of new subdivisions, or during construction when it is to be used on site, where it will not have significant impacts on the amenity of adjoining uses.
- C. Ensure that where the extraction of basic raw materials is proposed in developed areas that there are no impacts on the amenity of adjoining land uses.
- D. Ensure that the expansion of existing operations in developed areas is only supported where there will be no impacts on the amenity of adjoining land uses.
- E. Extraction of BRMs in close proximity to wetlands of international significance, significant wetlands or waterways will not be supported.

Actions:

1. Council will require the submission of a transport plan with the application, particularly where an extractive industry is proposed to operate for a number of years. This plan will be required to detail the type of trucks to be used to cart materials, number of movements per day, amount of material to be transported and the route to be used for transportation.
2. A management plan for the extraction and rehabilitation of the land prior to the subdivision should be submitted as part of the subdivision application. Rehabilitation of the site must be done prior to final clearance of the subdivision being granted by Council.
3. All applications for an extractive industry licence should be consistent with planning and environmental Acts as well as Department of Mines and Petroleum requirements.
4. As new BRM sites are identified or established, they should have buffer areas identified and be included on the LPS map, to ensure the extraction of BRMs is considered prior to any development of the area. Any development proposals within these buffers will be considered in light of the anticipated life of the extraction site, impact of vehicular traffic, noise, blasting and vibration arising from the works on the site.

6.12.6 Waterways & Flood Risk and Management

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Protect the existing vegetation corridors along waterways and encourage revegetation along waterways where clearing has taken place.
- B. Ensure development along waterways is appropriately located to ensure any impact by flooding will be minimised.

Actions:

- 1. When subdividing land adjacent to a waterway, a sufficient corridor adjacent to the waterway will be required to be retained. The purpose of this corridor will be to protect the existing vegetation along the waterway, or if there is no vegetation, to allow for it to be re-established.
- 2. Investigation into flooding along the Dalyup River, West Dalyup River, Corramup Creek and Bandy Creek, should be undertaken by the Department of Water, in conjunction with the Council, to identify the extent of land affected by flooding, particularly along the lower sections of the river where rural smallholdings development may occur. Appropriate statutory provisions to be incorporated upon completion of the investigations.

6.12.7 Groundwater Protection Areas

For development guidelines for precincts, refer to Appendix One.

Strategy:

- A. Groundwater protection areas to be clearly identified and protected from contamination.

Action:

- 1. Public drinking water source areas will be identified through the application of a Special Control Area, in the new local planning scheme, to ensure that land use and development within the PDWSA is compatible with protection and management of the groundwater resource.

6.12.8 Sustainable Building Design

Strategies:

- A. Encourage the use of the Western Australian Planning Commission's Liveable Neighbourhoods policy.
- B. Ensure that all new subdivisions are designed and proposed lots orientated to enable the achievement of sustainable building design.
- C. Ensure that all new buildings are assessed to consider sustainable design including house orientation, open space location and window placement to ensure dwellings are able to achieve appropriate solar exposure and energy efficiency, to complement the sustainable design requirements of the Building Code of Australia.

Action:

- 1. Council will also take a lead role in providing advice and education to owners, builders and designers to ensure environmentally sustainable building design is achieved wherever possible.

6.12.9 Heritage

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Ensure that development in the vicinity of heritage buildings is sympathetic to the character and identified heritage values of the building.

B. Facilitate the protection of built and natural heritage.

Actions:

1. Designate the following as Heritage Areas and prepare appropriate local planning policies to guide their development:
 - a) The Dempster Homestead Block (bounded by Dempster, Emily and Corry Streets and the Harbour Road transport corridor). The block currently accommodates Dempster Homestead, two other dwellings and extensive open space; and
 - b) The Museum Village will be maintained and / or developed in accordance with the Esperance Town Centre Masterplan.
2. A heritage list will be established as soon as possible after the new Scheme is gazetted and will contain all of the places listed in the revised Shire of Esperance Municipal Heritage Inventory.
3. A review of the Municipal Heritage Inventory is to be completed.
4. A heritage policy will be developed outlining the assistance available from the Council in regard to the protection and enhancement of places on the Heritage List.
5. Guidelines for development of sites adjacent to places protected under the provisions of the Scheme will be included in the Heritage Policy.
6. Development control principles in SPP 3.5 will be applied when dealing with heritage buildings and places.

6.13 Community and Physical Infrastructure

Objectives:

- To provide community and physical infrastructure and services in an efficient, economic and timely manner to all members of the community.
- Encourage the development of a transport network that provides efficient and effective access in and around the town and the rest of the region.
- To minimise the impacts that infrastructure provision (particularly road and rail) has on the community.
- Ensure the sustainable supply of water to all communities in the Shire.
- Ensure the development of arts and cultural activities and services through the encouragement and support of volunteer arts and cultural groups, and the development and maintenance of quality arts and cultural facilities.
- To minimise conflicts due to incompatible land use through the provision of suitable buffers that protect development and amenity.

6.13.1 Water & Sewerage

For development guidelines for precincts, refer to Appendix One

Strategies:

- A. Support the location of a seawater desalination plant at the Esperance Port.
- B. Ensure that groundwater resources for the Esperance public water supplies are protected.
- C. Encourage infill sewerage to reduce pollutants from unsewered development entering into the groundwater system.
- D. Encourage the Water Corporation to investigate the opportunities for an infill program to install sewerage in the industrial and commercial areas.
- E. Encourage the relocation of the existing sewerage treatment plant in the Esperance townsite.
- F. Require the installation of deep sewerage in all new urban and industrial subdivisions within the Esperance Townsite.

- G. Encourage the movement of the Wylie Bay wastewater treatment plant to a new location well away from Wylie Bay and the wetlands of international significance.
- H. Continue to promote no ocean outfall for sewerage.
- I. Proposals for major water infrastructure should take into account the total water cycle management strategy. If water balance is modelled for infrastructure to include consideration of all available and fit for purpose water sources including scheme water, wastewater, stormwater and groundwater decision making for such infrastructure can be based on the principles of total water cycle management and water efficiency best practice.

Action:

- 1. The Shire, in consultation with the Department of Water and the Water Corporation, undertake a Total Water Cycle Management strategy to ensure a sustainable supply and use of water prior to considering future major urban development of the town through the scheme amendment process and/or the preparation of a Structure Plan.
- 2. For towns surrounding Esperance water sources are self-supply and this is likely to continue to be the best water source alternative. Similar strategies for securing water supply for these as outlined in the Great Southern Regional Water Supply Strategy (DoW 2014) for the western part of the region could be applied to these areas in the east.

6.13.2 Electricity & Gas

Strategies:

- A. Ensure that new urban subdivisions have underground power installed, and when the opportunities arise, encourage the installation of underground power within existing urban areas.
- B. Encourage the continuation of gas reticulation for domestic and commercial customers throughout Esperance.

Action:

- 1. The decommissioned diesel power station is to be removed and the land appropriately designated for use in the Shire Depot.

6.13.3 Waste Management

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Ensure that all current and future waste management facilities are located so that they have minimal impact on the environment, particularly the ocean and wetlands.
- B. Support the retention of the existing waste management site at Wylie Bay as a receival point and recycling depot.

Action:

- 1. Identify suitable sites and develop a new waste management facility.

6.13.4 Airport

For development guidelines for precincts, refer to Appendix One.

Strategy:

- A. To ensure that the Esperance Airport can continue to operate and expand as required.

Actions:

1. The land required to facilitate the runway expansion will be reserved for Public Purposes – Airport in the new local planning scheme.
2. Undertake a study to identify the ANEF area and in the meantime apply a Special Control Area that will be applied over the airport and its surrounds. Any applications for development within this area will be assessed for their acceptability in regard to noise exposure.
3. The existing rural zoning should be retained for at least 1.5km parallel to the runway and 3km from the runway extremities to prevent incompatible uses from encroaching upon the airport.

6.13.5 Roads

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Ensure that the access corridors of South Coast Highway, the Coolgardie Esperance Highway and Harbour Road are protected, with the number of access points within the urban areas onto these roads being limited.
- B. Encourage the upgrade of Springdale Road as an alternate route for South Coast Highway.
- C. Encourage the upgrade of Parmango Road as an alternative route for the Eyre Highway.
- D. Ensure that new access points onto the Twilight Beach Road/Eleven Mile Beach Road and 'Great Ocean Drive' Tourist Road are limited.
- E. Facilitate the development of access points and/or parking bays along Twilight Beach Road at appropriate vantage points to provide pedestrian access to beaches.
- F. Support the resolution of conflicts between vehicles and trains at rail crossings to assist with safe transport between suburbs.

Actions:

1. Investigate and, where appropriate, provide passing lanes along highways to assist with minimising traffic conflicts on the Coolgardie Esperance Highway and South Coast Highway.
2. An investigation into the alignment of Barney Hill road should be undertaken by the Council and MRWA, to ensure that the lots that result following the resumption of the land for the road are viable for the uses which are permitted within the General Industrial and Rural Residential zones.
3. The Council, with assistance from Department of Planning and the main stakeholders associated with the grain and forestry industries, will undertake to model the impact that the transport movements associated with the industries will have on the Council's road assets. Upon completion of this work, the Council may restrict the location of industries based on road access.
4. Participate in the process for planning of the Port Access Corridor and help to implement the actions that are supported by the Community and government.

6.13.6 Public Transport

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. To facilitate the increased use of public transport in existing and future urban areas.
- B. To ensure that provision is made for the future development of public transport throughout Esperance.

Actions:

1. Incorporate the transport objectives and road network shown in Esperance Local Planning Strategy into the Scheme
2. Ensure new subdivisions are able to accommodate future public transport by requiring adequate road and verge widths along connector roads.

6.13.7 Port and Rail

For development guidelines for precincts, refer to Appendix One.

Strategies:

- A. Encourage the Port to minimise its operational impact on surrounding residential development.
- B. Support the location of industrial development not essential to the operations of the port in the Shark Lake Industrial Park.
- C. Protect the rail corridor, while trying to minimise the impact of its operations on the surrounding residential areas.

Actions:

1. Investigate noise attenuation measures that can be undertaken to reduce the night time noise associated with the shunting area located in Nulsen.

6.13.8 Education

For development guidelines for precincts, refer to Appendix One.

Strategy:

- A. To ensure that appropriate sites are identified for schools to be located in Esperance consistent with the Western Australian Planning Commission's Liveable Neighbourhoods policy.

Actions:

1. Encourage sporting facilities on school grounds to be used on a shared basis with the community.
2. Support the development of a Primary school on the site identified in Flinders Estate
3. To support expansion of Esperance Senior High School, Goldfields Institute of Technology and associated facilities.

6.13.9 Arts and Culture

Strategies:

- A. Maintain and develop the Esperance Civic Centre as the focal point for community functions, conferences, entertainment and training.
- B. Implement the Esperance Townsite Foreshore Redevelopment Master Plan that relates to cultural development.
- C. Through community consultation and proactive planning, ensure that the Public Library remains centrally located and is developed to meet the social and recreational needs of the community.

Actions:

1. Retain the Esperance Civic Centre and encourage the development of compatible facilities.
2. Support the implementation of the Esperance Townsite Foreshore Redevelopment Master Plan Appropriately designate land to retain the Public Library close to the CBD.

6.13.10 Buffers

For development guidelines for precincts, refer to Appendix One

Strategies:

- A. Buffer requirements will be guided by State and regional policy, including that which is set by the Environmental Protection Authority, Western Australian Planning Commission and the Department of Industry and Resources, and based on available information.
- B. The Shire, will not generally support proposed development that will:
 - i. result in an incompatible land use being located within a buffer such as Residential or Rural Residential; and
 - ii. create a land use conflict as the result of a proposed development that will require a buffer or the proposed expansion of an existing development that results in a buffer that needs to be increased, that encroaches on incompatible land uses such as residential or Rural Residential.

Action:

- 1. When buffers have been identified or existing ones change, update the relevant strategy mapping.

7 MONITORING AND REVIEW

The Shire of Esperance Local Planning Strategy will be reviewed in its entirety every five years, to coincide with the review of the Local Planning Scheme.

Upon the initiation of a combined review of the Local Planning Strategy and Local Planning Scheme, the Council will call for submissions for issues that the community would like to see addressed in the review. These submissions will be considered, and a review of the Local Planning Strategy undertaken by Council. A report detailing any changes to the Local Planning Strategy and the implications these may have on the Local Planning Scheme will be presented to Council for consideration. Upon these being considered, public comment on the revised Local Planning Strategy will be sought. Following the public advertising and consideration of any further comments received, the Local Planning Strategy will be adopted by Council and forwarded to the WAPC for endorsement. The Local Planning Scheme will then be formulated, based on the reviewed Local Planning Strategy.

The Council may also choose to review the Local Planning Strategy on annual basis in association with its process of reviewing the Shire of Esperance Community Plan.

Other instances when the Local Planning Strategy will be reviewed may include:

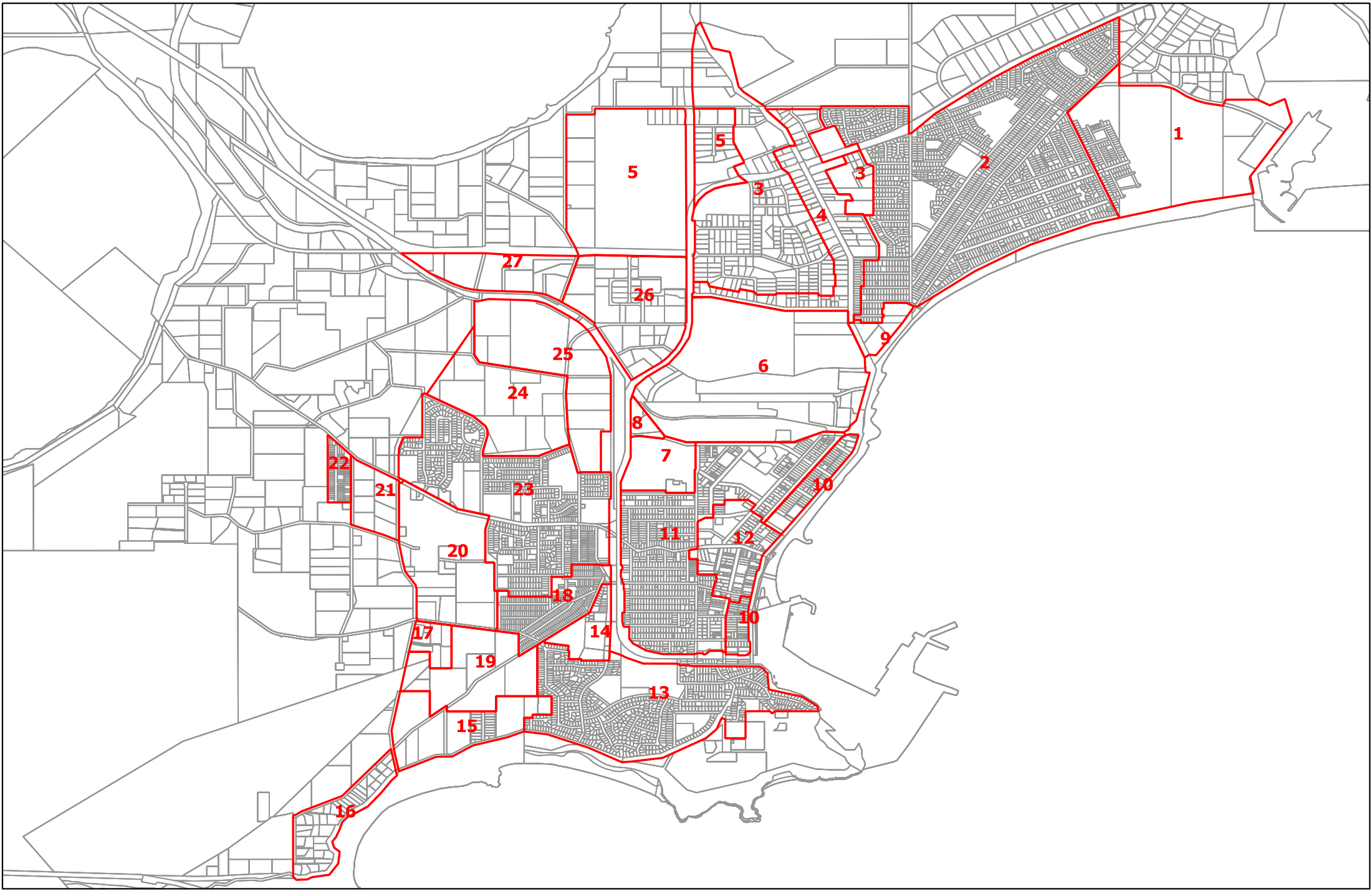
- ❖ significant projects are proposed that have not been foreseen by the current strategy;
- ❖ there is a change in government policy that requires development in a different direction to that outlined in the strategy; or
- ❖ community expectations for development change.

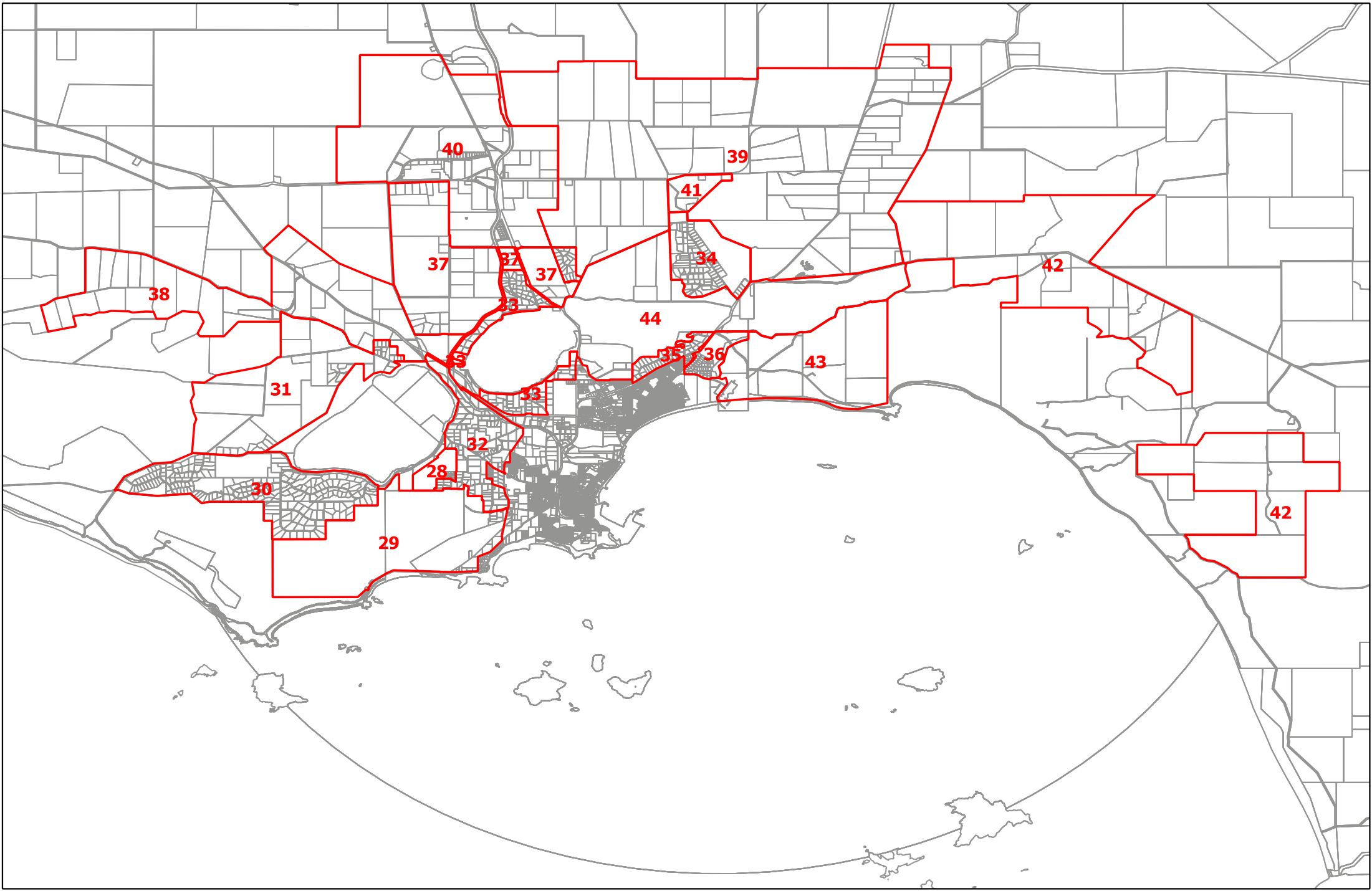
The need for review may be reflected by a number of decisions which are made that are variations to or at odds with the direction for development set out in the strategy.

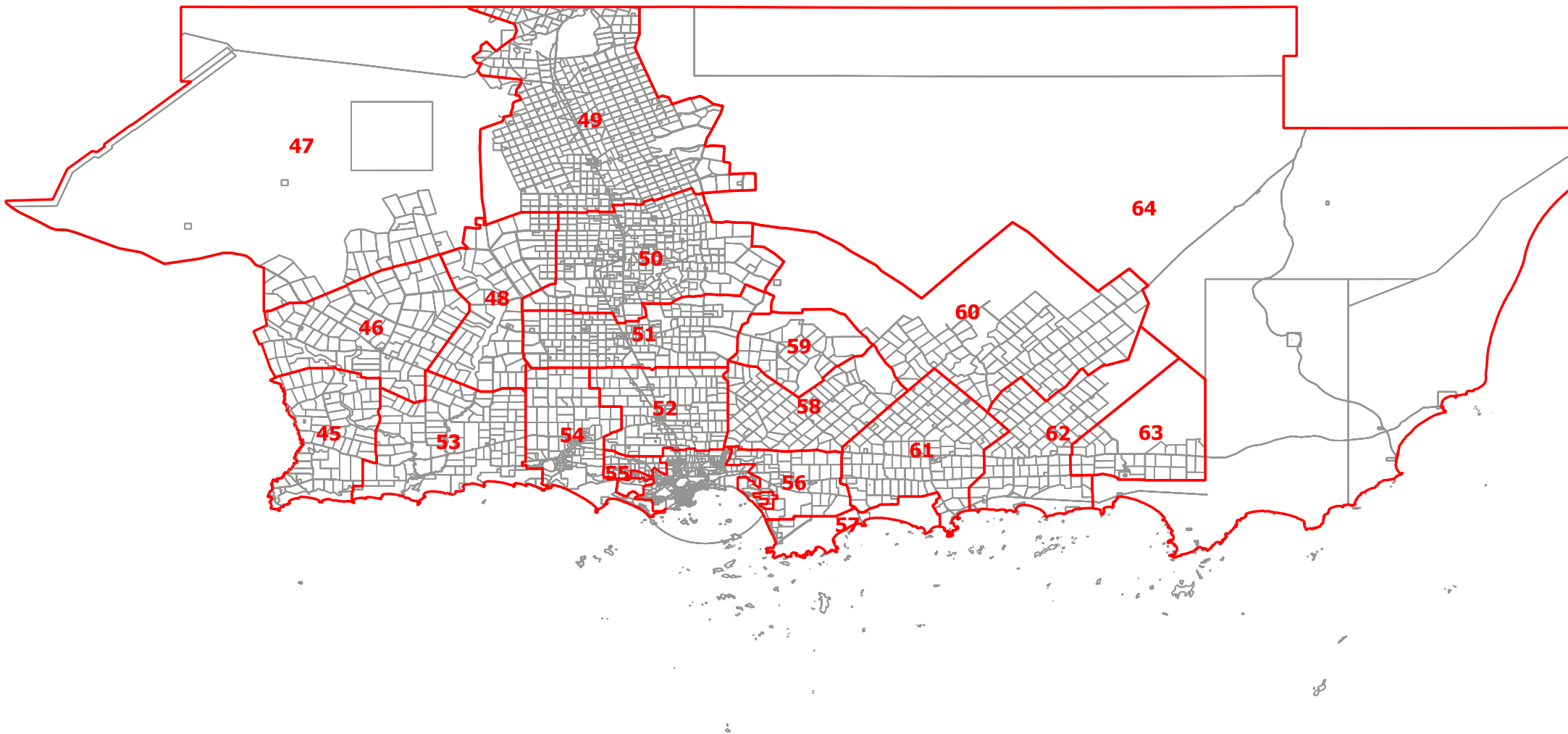
Prior to the initiation of any amendment to the Local Planning Scheme that is not in accordance with the current Local Planning Strategy, the proponent will be required to prepare a report outlining the strategic justification for modifications to the Local Planning Strategy. If the Council accepts that there may be sufficient justification to modify the Local Planning Strategy, modifications to the Local Planning Strategy and the Local Planning Scheme amendment may be advertised concurrently.

APPENDIX ONE – PRECINCT STATEMENTS

Map 1 :	Esperance Townsite Centre – Precincts 1 to 27	pg 84
Map 2 :	Esperance Surrounds – Precincts 28 to 44	pg 85
Map 3 :	Shire Plan – Precincts 45 to 64	pg 86
Plan 1 :	Esperance Townsite Centre	pg 155
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Plan 11 :	Condingup Townsite	pg 150







A. Esperance Townsite Centre Precincts

Refer Map 1, pg 84 and Plan 1, pg 155.

Precinct 1 - Flinders

Objective: To allow for residential development to accommodate future growth for Esperance.

Background/Location:

This precinct is located to the east of Castletown, between Ormonde Street and Bandy Creek, and a small portion of land to the east of Daw Drive.

Strategies:

- Provide a variety of housing types.
- Reflect the special characteristics of the precinct.
- Encourage best practice in building design and sustainability consistent with the WAPC's Liveable Neighbourhoods.

Actions:

- A variety of lot sizes should be provided with residential densities varying between R12.5 to R40.
- Any commercial development (including tourist development) that is intended to service more than a neighbourhood function, is to be located adjacent to Bandy Creek Boat Harbour, with entry being provided to ensure easy access, without increasing traffic through the adjoining residential area.

Precinct 2 - Castletown and Dixon Park

Objective: To allow for infill and new residential development to accommodate future growth for Esperance.

Background/Location:

The precinct is predominantly residential, with some small-scale commercial development on Goldfields Road to service the needs of local residents. The precinct also contains a number of holiday accommodation units. The residential accommodation in the precinct is predominantly single storey detached houses, however they are of mixed architectural style. The majority of the precinct has been built out with few undeveloped residential properties available. The last undeveloped superlot within the precinct is adjacent to North Road. The only active subdivision within the precinct is Shoresands Estate, with Fisheries Rise recently completed.

This precinct also covers the established residential neighbourhood known as Dixon Park. This portion of the precinct is currently not sewered, should reticulated sewer be provided increased density may be considered subject to appropriate planning being undertaken.

Strategies:

- Encourage higher density residential development (up to R40) where connection to a reticulated sewerage system is available and it is in line with Liveable Neighbourhoods guidance.
- Encourage the redevelopment of the Goldfields Road Commercial precinct in accordance with an adopted Local Commercial Strategy.

Actions:

- Pedestrian links to Dixon Park are encouraged.
- Encourage increased density (up to R40) in established areas of Castletown where connection to a reticulated sewerage system is available and it is in line with Liveable Neighbourhoods guidance.

Precinct 3 - Norseman, Harbour and Shelden Roads General Industrial

Objective: To promote the continued development of the precinct for General Industrial purposes.

Background/Location:

This precinct is split across the general industrial areas adjacent to Harbour, Norseman, Shelden and Fisheries Road. The land uses in these areas are varied, however all are zoned as general industry. The lots in the area are generally in excess of 2000m² and many are occupied by large industrial sheds.

Strategies:

- Ensure appropriate buffers between new industrial and light industrial properties and other sensitive land uses.
- Encourage the development of industrial uses and serviced industrial lots. Where reticulated sewerage is not available to existing lots ensure appropriate waste disposal methods are provided.

Actions:

- Should there be an alteration to the alignment of the proposed 'Barney's Hill' future highway forming the boundary of the precinct, it will be deemed that the precinct boundary has altered accordingly.
- Should the highway be realigned a review should be undertaken of the zonings immediately adjacent to the future highway.
- Development within the portion of the Precinct to the East of Norseman Road will be the Subject of a Structure Plan addressing in particular the buffer requirements between the industrial area and the adjoining residential area.

Precinct 4 - Norseman, Harbour and Shelden Roads Mixed Business

Objective: Create a mixed business (light industry / showroom) precinct that provides an attractive entrance to the townsite from the Coolgardie-Esperance and South Coast Highways.

Background/Location:

This precinct consists of properties fronting Norseman, Shelden and Harbour Roads and contains a mixture of land uses, with the primary uses being industrial and showroom uses.

This precinct is adjacent to the main entry roads of Esperance. The lots in the precinct are large in area, have good road access and are suitable for development of large buildings and car parking areas.

Strategies:

- Encourage development of the precinct as a showroom and light industrial precinct, to accommodate the requirements of businesses that require large areas of floor space and provide specialised services, other than the day-to-day needs, for Esperance residents.
- Encourage a high standard of presentation of properties facing Norseman Road / Coolgardie Esperance Highway and South Coast Highway/Harbour Road recognising that both routes are the main entrances to town.
- Encourage the redevelopment of the three lots to the north of Lot 37 Sinclair Street, Chadwick, subject to appropriate buffers.

Actions:

- Encourage compliance with Industrial Design Guidelines to help enhance the appearance along main entry routes to town and improve the first impressions of visitors to town.

Precinct 5 - Chadwick

Objective: To recognise the grain storage land use in the precinct in the medium term and ensure the amenity of adjacent dwellings and the caravan park are maintained.

Background/Location:

The precinct is located in Chadwick, in the northern section of the townsite, adjacent to South Coast Highway and Harbour Road. The majority of the precinct is used by CBH for grain storage purposes. Land south of Stable Road and land in the vicinity of Barney Road and Parkland Retreat is zoned Residential. There is a caravan park to the north of Harbour Road, east of the CBH facility, and north of the developing industrial estate on Harbour Road.

Strategies:

- To encourage the continued development of the grain storage facility as the primary grain receival hub in the Shire of Esperance.
- Ensure that the operation of the grain storage facility can maintain the amenity of the adjoining residential and tourism properties.

Actions:

- There should be no further subdivision in the existing Stable Road and Barney Road/Parkland Retreat areas. Consistent with this, a density coding of Residential R2 will apply to these areas.
- Discourage further Residential and Rural Residential subdivision and development in proximity to the CBH facilities.

Precinct 6 - CSBP and Brazier Street

Objective: To recognise existing industrial uses and sewerage facilities and provide for the long term redevelopment of the area following the removal of industrial and railway uses.

Background/Location:

The precinct is bound by the Transport Corridor, Sheldon Road, Norseman Road and Brazier Street and includes the CSBP fertiliser site and Water Corporation Esperance No. 1 Wastewater Treatment and Water Resource Recovery Plant, Shire Depots and grain storage and handling facilities together with large fuel storage depots, which are serviced by a spur rail line and a fuel pipeline connecting to the Esperance Port. The precinct also accommodates the Cannery Arts Centre, a church, some industrial storage units and the co-location facility for the Department of Fire and Emergency Services.

Strategies:

- Ensure that no new residential subdivision or increase in density for residential land occurs within the buffers from the sewerage treatment plant and large fuel storage tanks.
- Delineate a Strategic Water Resource Precinct around the Esperance No. 1 Wastewater Treatment and Water Resource Recovery plant and work with the Water Corporation to plan and facilitate the establishment of beneficial and synergistic land uses in this area.
- Facilitate the redevelopment of the precinct as a mixed use precinct incorporating regional open space and a variety of residential and urban uses to capitalise on the proximity of the precinct to the Esperance CBD.
- Ensure that no new residential subdivision or increase in density for residential land occurs within the buffers for grain storage facilities and large fuel storage tanks (500 metres for the grain storage facilities and 500-1000 metres for the large fuel storage tanks).
- Facilitate the expansion of the arts focus around the Cannery Arts Centre.

Action:

- If industrial uses relocate out of the precinct a structure plan for the precinct is required prior to development or subdivision.

Precinct 7 - Greater Sports Ground

Objective: To encourage the focus of the area to be recreational related development.

Background/Location:

Within the town of Esperance one of the main focuses for organised recreational activity is the Greater Sports Ground.

Strategies:

- Support the continued development of the area as a recreational precinct.

Action:

- This area should be developed in accordance with Council's adopted plan for the Greater Sports Ground.

Precinct 8 - Shire Depot

Objective: To recognise the Shire Works Depot and associated development within the precinct.

Background/Location:

The precinct is located in Chadwick, to the north of the Great Sports Ground, adjacent to Brazier Street and Harbour Road. The Precinct contains the former Power Station Site and the Esperance Shire Depot and Animal Pound.

Strategies:

- Support the continued development site as the Shire Depot and Animal Pound.
- Facilitate the expansion of the Depot into Lot 679 Harbour Road, Chadwick.

Action:

- Ensure the site is reserved Public Purposes – Government Services to reflect the use of the land.

Precinct 9 - Castletown Tourist

Objective: To provide a range of tourist accommodation for visitors to Esperance.

Background/Location:

This precinct contains a number of different types of tourist accommodation including a hotel/motel, caravan park, hostel and bed and breakfast establishments. This precinct is located immediately north of the intersection of Goldfields Road and Norseman Road extending as far north as Phyllis Street.

Strategies:

- Encourage the ongoing use of this precinct for tourist accommodation facilities.
- Encourage the development of new and varied tourist accommodation on vacant land within this precinct.
- Encourage the redevelopment of existing tourist accommodation and related development within this precinct.

Action:

- Incorporate provisions into the Scheme to notify landowners of the Coastal Erosion and Inundation Risk at time of development approval.

Precinct 10 - Foreshore

Objective: To promote holiday accommodation and tourist facilities in close proximity to the foreshore and Central Business District, while maintaining the local scale character of the residential development within the precinct.

Background/Location:

Located on the foreshore between The Esplanade and Dempster Street, this precinct is divided by the central business district (Precinct 12) and accommodates a mixture of holiday units, tourist developments, historical buildings and dwellings.

Strategies:

- Encourage the development of tourist facilities, holiday accommodation and residential dwellings, including higher density mixed tourist/residential development to take advantage of the proximity to the Central Business District and foreshore.
- Encourage the amalgamation of sites to allow for flexibility and designs that address the public street for both residential dwellings and holiday accommodation.
- Encourage the low-key commercial, tourism and business incubation focus of the Museum Village consistent with the intent for this precinct.
- Support low scale holiday accommodation adjacent to the Village compatible with the character of the village buildings.
- Ensure that the character of the area (including the RSL building) is maintained through not supporting large scale retail development.
- Facilitate the increase in width of laneways from 4m wide to 6m wide.

Actions:

- The public open space, land and buildings in the vicinity, including the RSL building should be protected.
- The number of access points onto The Esplanade is to be limited. Where access is available to the rear of the site via a laneway, this should be used to provide alternative access to the site.
- Self-contained holiday accommodation will be assessed against the provisions of the Residential Design Codes.
- Incorporate provisions into the Scheme to notify landowners of the Coastal Erosion and Inundation Risk at time of development approval.

Precinct 11 - Central Esperance

Objective: To promote redevelopment of the majority of the precinct for higher density residential development, while acknowledging the historical properties in the southern end of the precinct and maintaining the existing residential development. To provide for additional aged care accommodation in close proximity to the Central Business District and the Hospital.

Background/Location:

This precinct is primarily residential in nature and is bounded by Harbour Road, the Central Business District, Greater Sports Ground and Brazier Street industrial development area. The housing stock in the area includes some of the oldest homes in Esperance, and is

generally in the form of single storey detached dwellings. The southern end of the precinct includes historical buildings such as the Dempster Homestead and Bayview. The topography varies considerably and deep sewer is only available in some areas with limited prospects for infilling. The port and transport corridor leading to the port considerably affect dwellings within a few hundred metres.

Strategies:

- Support infill development where all lots can be serviced by reticulated sewerage, have safe access, can be implemented with minimal modification of natural topography, do not provide direct vehicular access to Harbour Road or Dempster Street and are consistent with Liveable Neighbourhoods and the R-Codes.
- Ensure the development of the southern end of the precinct recognises the heritage precinct and is in keeping with the historical character of the area.
- Support the development of high density accommodation for aged care and disabled persons in proximity to the hospital.
- Encourage increased residential densities in close proximity to the Esperance CBD consistent with the Residential Design Codes and Liveable Neighbourhoods.

Actions:

- The lots at the northern end of Jane Street and Stubbs Street will retain a coding of R12.5 due their location within the buffer of the grain storage facility (Precinct 6). If the grain storage facilities are relocated, these lots can be rezoned to R30.
- Lots within 400 metres of the Commercial zone can be increased to a density of R40 where they are located outside of the Port Access Corridor noise buffer, can be serviced by reticulated sewerage, have safe access, can be implemented with minimal modification of natural topography, do not provide direct vehicular access to Harbour Road or Dempster Street and are consistent with Liveable Neighbourhoods and the R-Codes
- Guidelines for development in the area immediately adjacent to the Dempster Homestead are to be developed.

Precinct 12 - Central Business District

Objectives: To provide a cohesive precinct that provides the focus for commercial, shopping and civic uses for Esperance residents and visitors.

Background/Location:

This precinct is focused on the commercial sections of Andrew and Dempster Streets, with the focus of civic uses around the Council Administration Offices located in the northern section of the precinct. The precinct also includes The Esplanade between Kemp and William Streets, but does not include the foreshore.

Land holdings in the precinct are generally small and are held in fragmented ownership and therefore opportunities for larger scale developments are limited.

Strategies:

- Promote Andrew and Dempster Streets as the primary commercial area catering for the day-to-day needs of Esperance residents and visitors.

- Encourage streetscaping elements that are designed and implemented to link the different areas of the precinct and to encourage alfresco dining.
- Ensure additional retail facilities, in particular supermarkets and discount department stores, are developed in appropriate locations within this precinct. Development of these uses outside the Central Business District will not be supported unless in accordance with the provisions of this strategy.
- Facilitate development of car parking in a coordinated layout throughout the CBD.
- Ensure that the streetscape values are maintained on Windich Street frontage with particular consideration of the propensity of car parking, building setbacks and fencing to dominate the streetscape.
- Mixed use development (Commercial/Residential/Tourist) in the precinct is encouraged in appropriate locations where designed to support the commercial role of the precinct.
- Ensure that commercial and tourist developments along The Esplanade are developed to retain the unique character of the strip.
- Ensure that where access is provided from a laneway, buildings will be required to be setback so there is appropriate access for parking, loading and service areas.
- Facilitate the increase in width of laneways from 4m wide to 6m wide.
- Facilitate the development of land adjacent to Council Place and Windich Street, Civic Precinct for civic uses including civic buildings and parkland to provide recreational spaces for residents and employees.

Actions:

- Design guidelines should be prepared for the construction of new buildings to ensure that they are of high quality and good design.
- Development should be in accordance with the Town Centre Revitalisation Master Plan.
- Design guidelines should be developed for the commercial precinct and incorporate guidelines for residential development.
- Where mixed use development is proposed, Residential and Tourist uses are to be in accordance with the Residential Design Codes.
- Opportunities for car parking behind (or under where topography suits) commercial premises should be identified and encouraged.
- Ensure that where access is provided from a laneway, buildings will be required to be setback so there is appropriate access for parking, loading and service areas.
- Incorporate provisions into the Scheme to notify landowners of the Coastal Erosion and Inundation Risk at time of development approval.

Precinct 13 - Dempster Head and West Beach

Objectives: To maintain and protect the amenity and recognise the physical attributes of the precinct, maintain the existing urban nature of the precinct, ensure that schools, parks and recreation facilities are appropriately developed and preserve the historic Overseas Telecommunications Commission (OTC) site.

Background/Location:

This precinct is located south and west of Harbour Road, with a section of the precinct located adjacent to the Port of Esperance. Near the top of Wireless Hill are telecommunications transmitting facilities, tanks for the town water supply, and the historic remaining building of the former OTC site. Part of the precinct is located on the side of the hill, which forms part of Dempster Head. The housing in the area is predominately single

detached houses, with a mix of single and double storey dwellings. The prevailing density throughout the precinct is currently R12.5.

The remainder of the precinct (the suburb of West Beach) is predominately residential in nature. The residential development was largely undertaken in the late 1980s and 1990s. The precinct includes a site that has been identified for a future primary school, and adjacent to this in Phillips Street a site has been developed as a private high school.

The Anglican Schools Commission has constructed a school facility on Phillips Street that caters for students up to and including year 12.

The Council, in conjunction with the Our Lady Star of the Sea Primary School, has developed shared sporting facilities accessible from Walker Street.

Strategies:

- Ensure the historic building of the former OTC (Esperance Wireless Station) site is protected.
- Ensure that residential densities and development take into account the constraints including topography, availability of deep sewerage, drainage problems and proximity to the Port and the transport corridor.
- Ensure development in the precinct recognises and addresses potential land use conflict between the Port and adjacent residential land.
- Support the use of Dempster Head for communications facilities at an appropriate scale.

Actions:

- Encourage the owner of the OTC site to undertake a conservation plan to ensure the ongoing conservation of the place.
- Pursue State and/or Commonwealth recognition of the OTC site.
- Support the need to reduce land use conflict in the precinct by reducing the potential for additional housing in the precinct by applying a density of R12.5 in the Bostock Street and Panorama Place sub precinct.
- Support a split density of R12.5/ R20 with the higher density being available when the site can be connected to reticulated sewerage.
- Reduce land use conflict in the precinct in close proximity to the port by maintaining current residential densities and encouraging appropriate noise mitigation measures into new development.
- Ensure that appropriate investigations into the materials placed on the site should be undertaken prior to any development of the eastern section of the Philips Street School site.

Precinct 14 - Johns Street

Objective: To facilitate residential development and ensure that it is planned and undertaken in a coordinated manner, taking into account the topography and other constraints in the precinct.

Background/Location:

This precinct is located adjacent to Johns Street and has Development Area No. 3 (Precinct 18) to the North West.

Strategies:

- Facilitate new residential development on land bounded by established residential areas in close proximity to the centre of town.
- Encourage best practice urban design that recognises and addresses the zoning, topography and other environmental attributes.
- Provide for a variety of lots sizes and housing types.
- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water) to facilitate residential development.

Actions:

- A variety of lot sizes should be provided with residential densities varying between R20 to R40.

Precinct 15 - Second Beach

Objective: To encourage redevelopment of this area subject to the preparation of a structure plan.

Background/Location:

This precinct is located adjacent to Twilight Beach Road, between the existing residential development at West Beach and Connolly Street. The majority of the site is vacant coastal scrub in lots with an area of 1.5 to 8 ha, which presents a significant bushfire hazard to West Beach particularly the isolated pocket of development in the Cornell Street section of the precinct that was subdivided many years ago into lots between 1000m² and 2000m². Residential development at Cornell Street comprises a few single dwellings designed to take advantage of the views of the coast and providing their own power, water supplies and effluent disposal systems. It is important to note that this precinct is located within the Esperance Groundwater Reserve Priority 3 Protection area and this may be considered to be a significant environmental issue impacting on the development potential of the precinct.

Under WQPN No.25 (LUCT) subdivision of lots to less than one hectare is incompatible with Priority 3 areas unless connected to reticulated sewerage. Subdivision to a lot size of 1 hectare or greater is conditional on on-site wastewater management. It is recommended that approval for on-site wastewater management is in accordance with Draft Government Sewerage Policy (Gov.of W.A) November 2016.

Strategies:

- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water) to facilitate residential development.
- Encourage the development of the precinct in a manner that recognises the environmental opportunities and constraints.
- Facilitate the coordinated development of the area through a Structure Plan being prepared for the whole precinct.

Actions:

- The structure plan will need to follow the structure plan framework, considering all constraints and opportunities, including considering the need for a service road or road widening for Twilight Beach Road to manage local and tourist traffic.

- Due to the fragmented land ownership in the area, the Council may consider the introduction of a guided development scheme or similar mechanism to facilitate the redevelopment of the area.

Precinct 16 - Blue Haven

Objective: To maintain the existing residential nature of the precinct and landscape character of Twilight Beach Road

Background/Location:

This precinct is located adjacent to Twilight Beach, west of Connolly Street and is the western extent of the Esperance town. The lot sizes average approximately 5000m². The houses in the precinct are predominately single large detached houses designed and located to capitalise on views over the coast.

Crown land to the west of Peek Road, south of the rifle range and north of Salmon Beach is currently reserved and located within the Esperance Groundwater Reserve Priority 3 Protection area. Portions fronting onto Twilight Beach Road in particular are steep and unlikely to be suitable for residential development.

Strategies:

- Ensure that residential densities and development take into account the constraints including topography, availability of deep sewerage, drainage problems and bushfire.
- Ensure that development (including subdivision) takes into account the Esperance Groundwater Reserve Priority 3 Protection area within the precinct.

Action:

- Maintain the current zoning of the precinct until such time as reticulated sewer, underground power and reticulated water is available.

Precinct 17 - Thompson Street

Objective: To maintain the existing residential development in the precinct.

Background/Location:

This precinct is a small pocket of Residential development on the corner of Thompson and Connolly Streets. The precinct has been divided into a number of large lots (varying in size from 5952m² – 1.3ha), some of which have been developed with single houses. The topography of the area is a series of undulating sand dunes, with underlying limestone, covered in coastal scrub.

The land to the east and south of the precinct is reserved for Parks and Recreation comprising a disused velodrome and pistol club (Reserve No. 27628). To the west is the Rifle Range (Reserve No. 15042). The precinct is within a wellhead protection zone (P2) associated with a pumping station and water treatment plant located to the north.

Strategies:

- Ensure that residential densities and development take into account the constraints including topography, availability of deep sewerage, drainage problems and bushfire risk.
- Ensure that development takes into account the Esperance Groundwater Reserve Priority 2 Protection area and production bores within the precinct.

Actions:

- Recognising the constraints on the land, no further subdivision should be undertaken within the precinct.

Precinct 18 - Development Area 3

Objective: To facilitate residential development and ensure that it is planned and undertaken in a coordinated manner, taking into account the topography and other constraints in the precinct.

Background/Location:

A subdivision was designed for this area in the early 20th Century and undeveloped lots were created and sold. The design however, does not take account of the topography of the precinct, which is dominated by large sand dunes.

Portions of this precinct are located within the Priority 3 area.

Strategies:

- Encourage LandCorp to completely redesign and redevelop this precinct.
- Encourage remaining private landowners to sell their landholdings in this precinct to allow for redevelopment.

Actions:

- Due to the fragmented land ownership in the area, Council may consider the introduction of a development contribution plan or other similar mechanism to facilitate the redevelopment of the area.
- Prepare a comprehensive structure plan for the precinct in accordance with this strategy.
- Pursue a third party or landowners to assist in the implementation of the structure plan.
- Consider the preparation of a Development Contribution Plan or other similar mechanism to facilitate redevelopment of the precinct.

Precinct 19 - Skrollys Park

Objective: To support the use of the area by existing established uses.

Background/Location:

The Esperance Water Reserve Drinking Water Source Protection Plan classifies Skrollys Park as a Priority 2 area.

New developments in this P2 area would need to be compatible with Water Quality Protection Note No. 25 – *Land Use Compatibility within Public Drinking Water Source Areas*.

New recreation on Crown land within the Esperance Water Reserve (i.e. recreation events or camping facilities or trails) would need to be consistent with Operational Policy 13: *Recreation within Public Drinking Water Source Areas on Crown land*, September 2012.

Under the operational policy, land uses and existing approved recreation events and facilities are supported to continue. Under the recently updated *Land Use Compatibility within Public Drinking Water Source Areas*, Club premises, community halls, recreation parks / ovals are all incompatible land uses in P2 areas. Under Operational policy 13, existing recreation facilities and events can be maintained or improved as long as the capacity is not increased and new facilities are to be located outside of public drinking water source areas.

Therefore as a consequence of Skrollys Park location within a public drinking water source area as both Crown land and Priority 2 area there is little potential to use the park as a future significant recreational area.

Strategies:

- Support the continued use by existing land uses and support the passive use of the remainder of the park.

Action:

- Nil

Precinct 20 - Education Precinct

Objective: To identify and provide for future expansion of secondary and tertiary facilities in Esperance and to provide for appropriate residential development surrounding the education facilities.

Background/Location:

This is a mixed use precinct, with Education Facilities and land zoned Residential and Rural within it. Esperance Senior High School and the Goldfields Institute of Technology are both situated within the precinct, with the High School providing residential accommodation for students at the rear of their site.

Approximately 50% of this precinct is within the Priority 2 area, the remainder is Priority 3. Whilst urban subdivision can be considered in the Priority 3 area, urban subdivision is currently not a compatible land use in Priority 2 areas.

Strategies:

- Ensure there is sufficient land identified for public purposes to accommodate future expansions of both the High School and other educational uses.
- Encourage the development of the High School in accordance with the adopted Master Plan.
- To facilitate rural residential development in the southern portion of the precinct having due regard to the environmental impacts of development
- Encourage the extraction of basic raw materials prior to subdivision.
- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water) to facilitate residential development.

Actions:

- Support rezoning to Rural Residential with a lot size compatible with the Priority 2 classification.
- Due to the fragmented land ownership in the area, Council may consider the introduction of a Development Contribution Plan or similar mechanism to facilitate the redevelopment of the area.
- Development for residential purposes is not a compatible land use in Priority 2 areas and as such rezoning for residential purposes will not be support unless the land subject of the rezoning is reclassified as Priority 3.

Precinct 21 - Princess Street – Rural Residential

Objective: To allow for residential development to accommodate future growth of Esperance.

Background/Location:

This precinct is located to the south of Pink Lake Road, west of the Education Precinct and East of Precinct 22. This precinct is currently zoned 'Rural Residential' and is partially developed. The topography of the land is generally flat.

Strategies:

- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water) to facilitate residential development.
- Provide for a variety of lots sizes and housing types including student accommodation.
- Facilitate the long term residential development of the Precinct.

Actions:

- On provision of a capacity to connect to a reticulated sewerage system, consideration is to be given to rezoning the subject land to a higher density to accommodate future growth.
- Identify a site for additional parking for the cemetery if required.

Precinct 22 - Princess Street - Residential

Objective: To allow for residential development to accommodate future growth of Esperance.

Background/Location:

This precinct is located to the south of Pink Lake Road, west of the Education Precinct. This precinct is currently zoned 'Residential'. The topography of the land is generally flat.

Strategies:

- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water).

- Encourage residential development to a density of R20 where connection to a reticulated sewerage system is available.

Actions:

- Provide a split density code of R12.5/20 to allow greater development potential once reticulated sewerage becomes available.

Precinct 23 - Sinclair and Nulsen

Objective: To maintain the existing urban nature of the precinct and ensure that the Schools, Parks and Recreation Facilities are appropriately developed.

Background/Location:

This precinct consists of residential development, with commercial development along Pink Lake Road, which generally services the day-to-day needs of the residents in the surrounding areas. The housing stock is generally single storey detached housing.

The area has been slowly developed over a number of years, however there still a few small areas of land yet to be subdivided for residential purposes.

This precinct is located within the Priority 3 area where urban subdivision is a compatible use where urban development is compatible if connected to reticulated sewerage.

Strategies:

- Ensure that residential densities encourage development on greenfields sites that integrates with the existing development consistent with the R-Codes/Liveable Neighbourhoods.
- Encourage the proposed redevelopment of the existing residential areas to the north of Pink Lake Road.
- Facilitate the ongoing operation of the Pink Lake Caravan Park.

Actions:

- Facilitate Department of Housing and Works redevelopment of areas north of Pink Lake Road through appropriate densities and scheme provisions/policy.
- The area will be generally zoned R20 to encourage infill and redevelopment in the area with pockets of higher density up to R40.
- Development of single bedroom dwellings should be distributed throughout the precinct.

Precinct 24 - Nulsen Future Residential

Objective: To facilitate residential development and ensure that it is planned and undertaken in a coordinated manner, taking into account the topography and other constraints in the precinct.

Background/Location:

The precinct is located immediately to the north of the developed area of Nulsen. The area is designated Future Urban in the Esperance Structure plan in Goldfields Esperance Regional Planning Strategy.

This precinct is located within the Priority 3 area where urban subdivision is a compatible use where urban development is compatible if connected to reticulated sewerage.

Strategies:

- Encourage best practice urban design that recognises and addresses the topography and other environmental attributes.
- Provide for a variety of lots sizes and housing types.
- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water) to facilitate residential development.

Actions:

- Prepare a comprehensive structure plan for the precinct in accordance with this strategy.
- Pursue a third party or landowners to assist in the implementation of the structure plan.

Precinct 25 - Nulsen North Future Commercial/Industrial

Objective: To facilitate commercial and light industrial development that is planned and undertaken in a coordinated manner, taking into account the topography of the area.

Background/Location:

The main part of the precinct is located to the north of the undeveloped area of Nulsen and is bounded by the rail line to the north. The area is designated Future Urban in the Esperance Structure plan in the Goldfields Esperance Regional Planning Strategy.

The proximity to the railway line and the topography of the land makes that land more suitable for commercial/industrial development.

A portion of this precinct is located within the Priority 3 area where urban subdivision is a compatible use where urban development is compatible if connected to reticulated sewerage.

Strategies:

- Encourage best practice subdivision design that recognises and addresses the topography, buffers and other opportunities and constraints.
- Encourage the development of infrastructure to facilitate development.
- Ensure the development of land for commercial/industrial uses includes appropriate buffers.

Actions:

- Prepare a comprehensive structure plan for the precinct in accordance with this strategy.
- Pursue a third party or landowners to assist in the implementation of the structure plan.
- Limit direct vehicular access from private lots to Harbour Road

Precinct 26 - Chadwick South

Objective: To facilitate the development of transport intensive industrial land uses in proximity to the South Coast Highway, Harbour Road and the Railway.

Background/Location:

This precinct is located between South Coast Highway, the rail line, Harbour Road and McLean Road. Along Harbour Road, at the eastern end of the precinct, there are a number of older industrial premises.

The proximity to the railway line and highway renders the land highly suitable for transport intensive industrial development, such as the existing Woodchip Stockpile and Container Terminal.

Strategies:

- Encourage best practice subdivision design that recognises and addresses the topography and other opportunities and constraints.
- Encourage the development of infrastructure to facilitate development.
- Ensure the development of land for commercial/industrial uses includes appropriate buffers.
- Facilitate the development of a vegetation buffer of 10m to the South Coast Highway.
- Facilitate the ongoing operation of the Farm Machinery Museum within the precinct.
- Facilitate the development and operation of businesses that require direct access to the Railway.
- Investigate the creation of a spur line to service the existing Container Terminal.

Actions:

- Limit direct vehicular access from private lots to Harbour Road and the South Coast Highway.
- A vegetation buffer of 10m to the South Coast Highway is strongly encouraged in accordance with the existing Structure Plan.

Precinct 27 - Chadwick Pink Lake Rural Residential

Objective: To facilitate the development of transport intensive industrial land uses in proximity to the South Coast Highway, Harbour Road and the Railway.

Background/Location:

This precinct is located between South Coast Highway, the rail line and McLean Road.

Historic approvals have resulted in two dwellings being located on the majority of Lots within this precinct.

Strategies:

- To facilitate rural residential development of the precinct having due regard to the environmental impacts of development.
- Ensure that development is undertaken in a manner that manages fire risk

Actions:

- Subdivision will be permitted where an average lot size of 1 ha is achieved and one dwelling is on each resultant lot.
- Irrespective of the 1ha average lot size specified where two dwellings are already in existence the 1ha average may be relaxed by 10% where the lot is less than 2ha in area.

B. Esperance Surrounds Precincts

Refer Map 2, pg 85 and Plan 2, pg 156

Precinct 28 - Barron Close and Pink Lake Country Club

Objectives: To maintain the existing character and lots sizes within the Barron Close area.

Background/Location:

This precinct contains the Pink Lake Country Club and a small residential pocket, located to the east of the golf course with lot sizes varying from 4,500m² to 8,700m².

Most of the surrounding land is Crown land associated with Pink Lake and/or the Esperance Groundwater Reserve. Larger private lots to the south and east are zoned rural residential and located in Precinct 31.

Strategies:

Barron Close

- Ensure that development takes into account the Esperance Groundwater Reserve Priority 3 Protection area within the precinct.
- Ensure that residential densities and development take into account the constraints including topography, availability of deep sewerage and reticulated water.

Pink Lake Country Club

- Ensure that development takes into account the proximity of Pink Lake within the precinct.
- Encourage the development of infrastructure (reticulated sewerage, underground power and reticulated water) to facilitate residential development.
- Investigate the potential redevelopment of the site including a residential component.

Actions:

- Recognising the constraints on the land no further subdivision should be undertaken within the Barron Close sub precinct.
- Require that any further development and/or expansion of the Pink Lake Country Club include a land capability assessment inclusive of a full assessment of environmental constraints.

Precinct 29 - West Beach West

Background/Location

This precinct incorporated the western portion of West Beach and includes large areas of reserved land. This precinct contains the Rifle Range as well as a large proportion of the Water Corporations bore field.

Most of the precinct is located within the Esperance Water Reserve, Groundwater Protection Priority 1 Area.

Strategies:

- Protect the Groundwater resource within this Precinct.
- Support development of water supply based infrastructure.

Actions:

- Support the transfer of the management Order for Reserve 4180 to the Water Corporation.
- Support will not be given to the release of Crown Land within the precinct.

Precinct 30 - Pink Lake South Rural Residential

Objectives: To recognise the development potential of the precinct whilst recognising that a range of constraints will limit the extent of development.

Background/Location:

This precinct incorporates the existing and proposed subdivisions to the south of Pink Lake along Eleven Mile Beach Road.

Most of the precinct is located within the Lake Warden Catchment Recovery Area and/or within the Esperance Water Reserve, Groundwater Protection Priority 2 Area.

A number of locations within this area have been identified as high to extreme fire risk with substantial remnant vegetation cover. Structure Plans have been agreed to by the Environmental Protection Authority on the basis that there be no further subdivision. Subdivision applications were designed to reflect these constraints, and the areas identified, as having valuable vegetation and/or high fire risk were required to be excluded from the subdivision and be set aside for conservation or public open space. Major vegetated and steep dunes also form part of the South Coast Macro Corridor System to facilitate movement of flora and fauna between major areas of remnant vegetation.

Strategies:

- To facilitate rural residential development of the precinct having due regard to the environmental impacts of development.
- Ensure that development is undertaken in a manner that manages fire risk.
- No further subdivision within this precinct will be supported.

Actions:

- Upon the completion of current subdivision approvals within the precinct no further subdivision will be supported with the exception of Lot 9503 Eleven Mile Beach Road which may be subdivided in accordance with the adopted Structure Plan.

Precinct 31 - Pink Lake West

Objectives: To facilitate low scale rural residential development and ensure it is planned and undertaken in a coordinated manner, taking into account the topography, fire risk, ground water protection and other environmental constraints in the precinct

Background/Location:

This precinct incorporates part of Precinct One, west of Pink Lake, and Precinct Two from the *Limited Rural Strategy 1995*. Precinct One is located within the Esperance Water Reserve Groundwater Protection Area (Priority 2). Precinct Two is outside the groundwater protection area, however, a portion of the site is located within the Lake Warden Catchment Recovery Area.

Strategies:

- Manage low key development of the precinct to ensure that land use is compatible with land capability and suitability recognising the considerable environmental constraints.
- Ensure best practice subdivision design that recognises and addresses the environmental constraints and minimises the need for land clearing.

Actions:

- A Structure Plan will be required for superblocks within the precinct, prior to any further subdivision with the following issues being addressed.
 - (i) Measures to protect the Lake Warden Catchment Recovery Area.
 - (ii) Direct impacts to Pink Lake are 'buffered' by vegetated Reserves 24511 and 2064, which are gazetted for 'conservation of flora and fauna'.
 - (iii) Mosaic of 'high' capability (flats and swales) and 'fair' to 'low' capability land (dune ridges).
 - (iv) Areas identified, as having valuable vegetation and/or high fire risk will be required to be excluded from subdivision or development and suitably protected, as their preservation is important to prevent soil erosion and maintain habitat.
 - (v) Areas are susceptible to wind erosion and dune remobilisation if vegetation cover is removed.
 - (vi) The possible presence of basic raw materials (sand, clay, gravel, limestone and hard rock) is to be addressed and every effort should be made to extract significant deposits prior to subdivision. Developers will be encouraged to use suitable material extracted from the site, within the roads of the subdivision. A rehabilitation plan will be required to be submitted and implemented prior to the final clearance of the subdivision being granted. Small-scale extraction operations associated with the construction of a subdivision may be supported if the development of the area is staged. Commercial scale operations adjacent to staged subdivisions will not be supported.
 - (vii) Site-specific hydrogeological and nutrient balance investigations may be required for any larger-scale developments to establish the relationship between groundwater and Pink Lake, and to address any associated risk to its nutrient and biological status.
 - (viii) Pink Lake may be considered for listing under the Ramsar Convention.
 - (ix) Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire

Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with SPP 3.7.

- (x) Adherence to Esperance Water Reserve drinking water source protection plan' (DoW October 2012) for protection of public water supply in relation to licensing requirements, land use activities, lot sizes and septic tank setback distances from well heads.
 - (xi) Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.
 - (xii) 'Prospective purchasers should be aware that a licence to construct a bore or to take water is required if located within a proclaimed groundwater reserve. A licence for domestic and ordinary use is exempt unless watering an area of lawn or garden of greater than 0.2 ha'. (For a list of the state's proclaimed groundwater reserves refer to the DoW's Groundwater Atlas -this mapping is available on the DoW
 - (xiii) Dwelling and outbuildings are to be located within pockets of better capability land rather than on sensitive dune ridges; building exclusion zones are to be identified on the plan of subdivision.
 - (xiv) Roads to be constructed / upgraded, including gazetted access roads, in accordance with Council's adopted standards.
 - (xv) No extensive or intensive agricultural pursuits or potentially inappropriate land uses will be permitted within the precinct without referral to the Department of Water.
 - (xvi) WQPN No. 25 (LUCT) should be referred to for land use development within the Priority 2 area of the Precinct. In addition landowners seeking planning permission should be advised by the Shire to contact the DoW for advice on the need for a licence to install a bore or to take water. A licence is required if using the groundwater resource within a proclaimed groundwater area for commercial or intensive land use.
- Due to the topography and environmental issues within the precinct, lots sizes will vary, to accommodate good subdivision design.
 - Lot sizes within the precinct in the range of 1 ha – 4 ha.
 - An outlined development plan is to be prepared with lots ranging from 1 to 4 ha, although larger lots may be appropriate in some areas.
 - Any structure plan is to be referred to the Department of Parks and Wildlife, Department of Water and the EPA Service Unit.
 - The 'no subdivision area' as illustrated on the Strategy Map may be utilised as a building exclusion zone.

Precinct 32 - Pink Lake East

Objectives: No further subdivision north and west of Longbottom Lane as a result of a range of constraints in this area.

Further subdivision south and east of Longbottom Lane may be supported subject to a Structure Plan, including a land capability assessment and where it can be demonstrated that bushfire risk can be managed and there will be no detrimental impact on the environment, particularly in relation to Pink Lake and Lake Warden and vegetation connectivity across the Precinct.

Background/Location:

This precinct consists of the Rural Residential area between the town of Esperance, Pink Lake and South Coast Highway and is zoned Rural Residential under Local Planning Scheme No. 23 with this zoning to remain under LPS No. 24.

North of Pink Lake Road the land is a series of dunes that retain a significant amount of remnant and introduced vegetation. A number of locations within this area have been identified as high fire risk with substantial remnant vegetation cover.

Strategies:

- No further rural residential subdivision will be considered north and west of Longbottom Lane.
- Further subdivision to the south and east of Longbottom Lane may be supported subject to detailed site assessment and bushfire management.
- Encourage the retention of remnant vegetation
- Ensure that development recognises the need to manage fire risk throughout the precinct.

Actions:

- Ensure that development address the following key environmental issues:
 - (i) Measures to protect the Lake Warden Catchment Recovery Area.
 - (ii) Protection against possible addition of pollutants, via surface and groundwater, to Pink Lake.
 - (iii) Areas are susceptible to wind erosion and dune remobilisation if vegetation cover removed.
 - (iv) The possible presence of basic raw materials (sand, clay, gravel, limestone and hard rock) is to be addressed and every effort should be made to extract significant deposits prior to subdivision. Developers will be encouraged to use suitable material extracted from the site, within the roads of the subdivision. A rehabilitation plan is required to be submitted and implemented prior to the final clearance of the subdivision being granted. Small scale extraction operations, in associated with the construction of a subdivision, may be supported if the development of the area is staged. Commercial scale operations adjacent to staged subdivisions will not be supported.
 - (v) Pink Lake may be considered for listing under the Ramsar Convention (currently a Nationally Important Wetland).
 - (vi) Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with SPP 3.7.
 - (vii) Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.
 - (viii) Development proponents to ensure that prospective purchasers are aware that abstraction of groundwater for rural-residential development is likely to be limited to 1,200m³ per lot per year and that a license may be required.
 - (ix) Dwellings and outbuildings are to be located within pockets of better capability land rather than on sensitive dune ridges; and building envelopes or exclusion zones are to be identified on the plan of subdivision.
 - (x) Roads to be constructed / upgraded, including gazetted access roads, in accordance with Council's adopted standards
 - (xi) Subdivision and Development will not be supported in areas subject to inundation.
- A Structure Plan is required prior to subdivision to the south and east of Longbottom Lane to ensure that ultimate development can address the issues outlined in the key environmental issues of the above action, as well as provide a:

- (i) Land capability assessment;
- (ii) Vegetation survey to confirm existence / absence of Proteaceous Dominated Kwongan Shrubland recently listed in the Australian Government *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) as a threatened ecological community;
- (iii) Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with SPP 3.7.

Precinct 33 - Lake Warden Rural Residential

Objectives: To provide larger lots to cater for single dwellings and associated outbuildings.

To recognise that further subdivision will not be supported within the precinct due to its proximity to Lake Warden.

Background/Location:

This precinct incorporates all the land adjacent to Lake Warden, including Precinct 7 from the *Limited Rural Strategy 1995* zoned Rural Residential under Local Planning Scheme No 23. with this zoning to remain under LPS No. 24.

Strategies:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area.
- Encourage the development of the precinct in a manner that recognises the environmental opportunities and constraints.
- Encourage landowners to minimise the clearance of vegetation to that required to achieve bushfire management to assist in the prevention of erosion.
- Encourage landowners to plant appropriate species to assist the Lake Warden Catchment Recovery Area.
- Ensure that sandpits operating within the precinct are rehabilitated and revegetated on closure of the pits.

Actions:

- No agricultural pursuits will be permitted within the precinct, due to its proximity to Lake Warden.
- Subdivision within this precinct will not be supported with the exception of Lots 1 Warden Road, Lots 6 and 7 Elysium Road and Lots 3 and 169 South Coast Highway where a minimum lot size of 1 ha will apply. Support will not be given to the further release of Crown Land within the precinct.

Precinct 34 - Melijnup Heights and Quarry Road Rural Residential

Objectives: To provide larger lots to cater for single dwellings and associated outbuildings, within limited agricultural pursuits and home businesses permitted, where the use will not adversely impact upon the lakes system

Background/Location:

This precinct forms the western section of Precinct 9 under the *Limited Rural Strategy 1995* and the western portion of Precinct 10 in the Limited Rural Strategy. Both parts of the precinct are zoned Rural Residential under the provisions of Local Planning Scheme No. 23 with this zoning to remain under LPS No. 24. Areas within the eastern part of the precinct are low lying and prone to waterlogging with the most severely affected areas located within the open space areas of the precinct. An egg farm is located in the northern section of the eastern part of the precinct.

Strategies:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area.
- Encourage landowners to plant appropriate species to assist the Lake Warden Catchment Recovery Area.
- Encourage the development of the precinct in a manner that recognises the environmental opportunities and constraints.
- Ensure that development takes into account the quarry buffer zone.

Actions:

- Due to its proximity to the Esperance Lakes System no further subdivision will be permitted with the exception of the remaining superlot identified as Lot 812 Quarry Road.
- Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.

Precinct 35 - Windabout Rural Residential

Objectives: To provide larger lots to cater for single dwellings and associated outbuildings, with home businesses permitted, where the use will not adversely impact upon the Esperance Lakes System.

Background/Location:

This precinct is located north of Fisheries Road and south of the Esperance Lakes system. The precinct is currently zoned Rural Residential under the provisions of Local Planning Scheme No. 23 with this zoning to remain under LPS No. 24.

Strategies:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area.
- Encourage the development of the precinct in a manner that recognises the environmental opportunities and constraints.
- Encourage landowners to retain existing remnant vegetation or revegetate cleared land with appropriate species to help improve land quality, reduce the water table and prevent erosion.

Actions:

- Upon current preliminary subdivision approvals being finalised, the area will be fully subdivided and no further subdivision will be supported within this precinct.

- Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.

Precinct 36 - Racecourse Estate

Objectives: To allow for the provision of single dwellings and associated outbuildings.

To allow residents to keep horses.

Background/Location:

This precinct is located to the south of Fisheries Road and west of the Bandy Creek. It includes the Esperance Racecourse.

Strategy:

- To maintain the existing character, in particular the focus on horses, of the precinct.

Actions:

- The precinct is fully subdivided and no further subdivision will be supported with the exception of Lot 200 Bandy Creek Road.
- A Structure Plan is to be prepared and adopted prior to the subdivision of Lot 200 Bandy Creek Road.

Precinct 37 - Bukenerup Road – Coolgardie-Esperance Highway Rural Smallholdings

Objectives: To allow for single dwellings on large lots, small-scale agricultural pursuits, rural home businesses, cottage industry and tourist related uses.

Background/Location:

This precinct is located to the north of Lake Warden, to the south of Shark Lake Road and east of Bukenerup Road and land south of Melinjinup Road, to the east of Coolgardie – Esperance Highway and north of Lake Road (refer to Plans 1 and 2).

Strategy:

- Encourage the retention of vegetation particularly along drainage lines.
- Manage low key development of the precinct to ensure that land use is compatible with land capability and suitability recognising the considerable environmental constraints.
- Ensure best practice subdivision design that recognises and addresses the environmental constraints and minimises the need for land clearing.

Actions:

- Subdivision will not be supported until a Structure Plan for the entire precinct is prepared considering the following issues ((development may proceed subject to a previously adopted structure plan or a structure plan prepared on a specific side of Coolgardie – Esperance Highway) (Boundary adjustments that do not result in an increase in the number of lots may occur without a Structure Plan being in place)):

- (i) Measures to protect the Lake Warden Catchment Recovery Area.
- (ii) Protection of water quality and other environmental values of relevant portions of the Bukenerup and Melijinup Creek catchments, which drain into Lake Warden. The actual creeks are located outside the precinct.
- (iii) Predominantly 'high' or 'fair' capability land for rural-residential development.
- (iv) Similar capability for agricultural land use activities.
- (v) Predominantly elevated terrain with only minor wetland areas.
- (vi) Predominantly cleared land with only small patches of bushland. Possible opportunities to address catchment management issues and increase landscape values through conditions of subdivision.
- (vii) Some soils of the Esperance Land system are subject to wind erosion if bared of their protective vegetative cover. Areas that receive and channel surface run off are susceptible to water erosion, possibility eventually contributing silt and nutrients to Esperance Lakes System.
- (viii) East-west road reserve between Bukenerup and Patterson Road is unmade (no access to two-wheel-drive vehicles) and construction of the road (in accordance with Council's standards) needs to be undertaken prior to subdivision of any lots along this road.
- (ix) Portion of precinct abuts a large vegetated area (Reserve 4181) and the northern area is adjacent to a significant area of remnant vegetation.
- (x) Proximity to major transport corridor (road and rail).
- (xi) The possible presence of basic raw materials (sand, clay, gravel, limestone and hard rock) is to be addressed and every effort should be made to extract significant deposits prior to subdivision. Developers will be encouraged to use suitable material extracted from the site, within the roads of the subdivision. A rehabilitation plan is required to be submitted and implemented prior to the final clearance of the subdivision being granted. Small scale extraction operations, in associated with the construction of a subdivision, maybe supported if the develop of the area is staged. Commercial scale operations adjacent to staged subdivisions will not be supported.
- (xii) Proposals that include in the filling, excavation or drainage into or out of a wetland, are to be referred to the Department of Water, Department of Environment Regulation and Department of Parks and Wildlife for assessment.
- (xiii) Protection or revegetation of the margins of wetlands and watercourses. Fencing of these areas will be required.
- (xiv) Developments affecting wetlands to incorporate an assessment of their conservation value (using EPA criteria) and may be required to include a wetland management plan addressing, as appropriate:
 - fertiliser usage in adjacent areas
 - fencing and restriction of stock access
 - vegetation replanting and buffer zones/setbacks from effluent disposal systems
 - groundwater extraction
- (xv) Provision of adequate setbacks from wetlands and watercourse in relation to onsite effluent disposal and land uses involving additional fertiliser. Fire management strategies to be incorporated into subdivisional design plans for any development.
- (xvi) Investigate necessity for providing buffer areas to the major transport corridor.
- (xvii) Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.
- (xviii) 'Prospective purchasers should be aware that a licence to construct a bore or to take water is required if located within a proclaimed groundwater reserve. A licence for domestic and ordinary use is exempt unless watering an area of lawn or garden of greater than 0.2 ha'. (For a list of the state's proclaimed groundwater

reserves refer to the DoW's Groundwater Atlas -this mapping is available on the DoW.

- (xix) Dwelling and outbuildings are to be located within pockets of better capability land. Subdivision applications must include the definition of building exclusion areas.
- (xx) Roads to be constructed / upgraded, including gazetted access roads, in accordance with Council's adopted standards.
- Lot sizes within the precinct will be a minimum of 8ha
- Battleaxe lots within the precinct will not be supported.

Precinct 38 - South Coast Highway / Telegraph Road Rural

Objectives: To allow for single dwellings on large lots, small-scale agricultural pursuits, rural home businesses, cottage industry and tourist related uses.

Background/Location:

This precinct adjoins South Coast Highway and Telegraph Road, to the west of Esperance. The precinct has been largely cleared and used for agricultural purposes and contains a wide variety of lots, up to approximately 100 ha in area. Areas within the precinct are low lying and prone to waterlogging. A number of wetlands are also located adjacent to the precinct, including Lake Monjingup.

These wetlands have recently been mapped and assigned management categories to guide the planning processes and protect sensitive areas.

Strategy:

- Ensure that development in that portion of the precinct located within the Lake Warden Catchment Recovery Area takes into account its requirements.
- Encourage the development of the precinct in a manner that will demonstrate that the land is capable of supporting the proposed use, there is sufficient water available for the proposed use, the proposal will not adversely impact on the nearby wetlands (including drainage) and that buildings will be appropriately designed and located in respect the view from South Coast Highway, as a main entrance to Esperance.

Actions:

- A special control area will be applied in the local planning scheme within the precinct where approval is required for uses that may have an adverse impact upon the Esperance Lakes System.
- The use of Lots 242, 730 & 731 Telegraph Road for various eco based development options may be supported subject to a Scheme Amendment.
- Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.
- Further subdivision within the precinct will not be supported.

Precinct 39 - Myrup

Objectives: To allow for single dwellings on large lots, small-scale agricultural pursuits, rural home businesses, cottage industry and tourist related uses on a variety of lot sizes.

Background/Location:

This precinct is located along Fisheries, Dempster and Myrup Roads, to the north east of Esperance. The precinct has been cleared for agricultural uses, with a few patches of remnant vegetation remaining, particularly along Bandy Creek. The largest portion of the precinct is located on an escarpment that affords excellent views of the Esperance townsite, surrounds and the Recherche Archipelago. The entire site is located within the Lake Warden Catchment Recovery Area.

Strategy:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area.
- Encourage the development of the precinct in a manner that recognises the environmental opportunities and constraints.
- Support may be given for commercial development that would contribute to the tourism potential of the area on lots fronting Merivale Road. Proposal must preserve the rural nature and amenity of the area, demonstrate protection of remnant vegetation, avoid low lying areas with high water tables, ensure suitable water supplies and adequately address bush fire hazards.
- Recognise that portions of land within the precinct are not suitable for subdivision due to one or more of the following issues:
 - contains wetlands and / or substantial remnant vegetation
 - low lying and prone to water logging;
 - adjacent to Bandy Creek and may be prone to flooding;
 - limited water supplies.

Actions:

- Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.
- Further investigation should be undertaken into the extent of flooding that may occur along Bandy Creek.
- Development applications within this precinct will need to demonstrate that the land is capable of supporting the proposed use, there is sufficient water available for the proposed use and that the proposal will not adversely impact on Bandy Creek (including drainage).
- Subdivision of land along Myrup Road will be considered, with lots to have a minimum size of 40 ha. Where a subdivision involves the creation of three or more lots, a variety of lot sizes similar to the range available in the precinct (40 - 100 ha) should be provided.
- Subdivision of lots between Fisheries and Dempster Road into lots less than 80 ha will generally not be supported.
- Subdivision down to 40 ha, may be supported where remnant vegetation on creek lines and the low lying sections of the blocks will be protected by the application of conservation covenants. Rehabilitation of such lots will also be required where appropriate.
- Subdivision of lots within the buffers of the Quarry or Shark Lake Industrial Park areas will generally not be supported.

Precinct 40 - Shark Lake

Objectives: To allow for the continued development of the Shark Lake Industrial Park

Background/Location:

The Shark Lake Abattoirs is located to the north of Esperance, to the east of the Coolgardie-Esperance Highway. The northern section of the precinct to the west of the Coolgardie Highway has a large uncleared area with significant amounts of remnant vegetation. Agriculture WA occupies the south-eastern area of this precinct.

A speedway, pony club, model aeroplane flying club, truck wash facility and motor cross club are all located within the north eastern section of the precinct and the Shark Lake Industrial Park has been established to the north of Shark Lake Road and west of the Coolgardie-Esperance Highway.

Strategy:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area and other significant wetland catchments.
- Encourage the development of the precinct in a manner that recognises the environmental opportunities and constraints.
- Ensure that the Shark Lake Industrial Park has a primary purpose of accommodating storage for the Esperance Port (grain, mining and forestry products), down stream processing and associated industries that may arise from the mining, grain and stock handling, forestry and aquaculture industries. Other industrial uses not able to be accommodated within the General Industrial zones within the Esperance townsite could also be located on the site.
- Ensure that appropriate buffers are established to protect the operation of the Shark Lake Industrial Park.
- Explore the possibility of dedicated bulk storage land uses on lots between the Coolgardie-Esperance Highway and the Railway.
- If studies show that all or part of the Shark Lake industrial Park is unable to be developed options may be investigated to amend the Shark Lake industrial Park and the associated Special Control Area.

Actions:

- No subdivision should occur within the buffer area around the abattoirs as illustrated on Plan 2; and
- Subdivision is permitted on Lot 11 Coolgardie-Esperance Highway, Myrup, to a minimum lot size of 20ha.

Precinct 41 - Quarry

Objective: To ensure that no landuses that conflict with the operation of the quarry are permitted within this precinct

Background/Location:

The life of this quarry is anticipated to be in excess of 20 years and therefore no development should occur in this precinct within the life of this strategy. To the west of the quarry is a parks and recreation reserve.

Strategy:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area.
- Ensure that no development occurs within this precinct for the life of the quarry.

Actions:

- Development is prohibited within this precinct other than works associated with the quarry.

Precinct 42 - Merivale Road – Stockyard Creek Rural

Objectives: To provide for a range of uses that require a rural environment, within close proximity to Esperance

Background/Location:

This precinct is located generally in the vicinity of Merivale Road, and contains two pockets of rural land surrounded by a number of reserves and unallocated Crown land that extend to Esperance Bay.

The precinct has been partially cleared and has varied topography, with steep sand dunes and low lying areas that are prone to water logging. Fresh water is available in parts of the Precinct. Access to a number of the lots is limited to a single access road (e.g. Merivale Road, Stockyard Road).

The combination of steep sand dunes, remnant vegetation, and the precinct being surrounded by reserves for conservation and recreation all contribute to the precinct having a medium to extreme fire risk. Any further development within this precinct will likely be subject to the provisions of State Planning Policy 3.7 Planning in Bushfire Prone Areas.

Strategy:

- Ensure that all proposals for development within the precinct will include appropriate bush fire assessments and management controls (consistent with SPP3.7).
- Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with SPP 3.7.

Merivale Road

Location:

This sub-precinct includes all lots accessed from Merivale Road.

Strategies:

- Ensure that development takes into account the Lake Warden Catchment Recovery Area and other wetlands and waterways where it has been determined that a portion of the precinct has the potential to have an impact.
- Support subdivision within this sub-precinct from 40 ha to 90 ha where lots have direct frontage to Merivale Road or where an internal road system is proposed that will ensure at least two ways in and out of each lot, there is sufficient water supply, impacts on the environment can be satisfactorily managed and there are no battleaxe lots.

- Ensure that development takes into account the quarry buffer zone.

Stockyard Road

Location:

This precinct includes all lots accessed from Stockyard Road.

Strategy:

- Support the established land uses.
- Recognise the significant bush fire risks associated with the area due to vegetation cover, the topography of the area and the lack of an alternative escape road within the sub-precinct. Recognising the constraints on the land no further subdivision should be undertaken within the precinct.

Actions:

- Land uses that cannot be serviced by an approved on-site effluent disposal system will not be permitted.
- Subdivision from 40 ha to 90 ha may be supported where lots have direct frontage to Merivale Road and adequately address land management or where an internal road system is proposed that will ensure at least two ways in and out of each lot, there is sufficient water supply, impacts on the environment can be satisfactorily managed and there are no battleaxe lots. No more than one additional lot may be subdivided and the minimum lot size is 90ha north of Merivale Road.
- Subdivision of the land within the Stockyard Road sub precinct will not be supported under any circumstances.

Precinct 43 - Bandy Creek

Objectives: To facilitate the development of a mixed use harbour that contributes to the town.

To support the use of land for aquaculture, tourism and recreation.

To support the use of land in accordance with the Bandy Creek District Structure Plan, or an approved Structure Plan.

Background/Location:

This precinct is located between Bandy Creek and Wylie Head (refer to Map 2 and Plan 2). The area is largely underdeveloped, however the Council's refuse site and recycling facilities are located in the northern section of the precinct. The Water Corporation's wastewater treatment facility is located to the northeast of the refuse site and recycling facilities. Both facilities should be relocated to positions that will not adversely affect the Esperance Bay or the wetlands of international significance although the recycling area may become a transfer station. The closure of the landfill site is currently progressing and will be retained as a transfer station. More detailed planning has been undertaken in the precinct in the form of the Bandy Creek District Structure Plan.

The Bandy Creek District Structure Plan (September 2010) has been developed to guide the sustainable expansion of Esperance to the east. In particular, the District Structure Plan provides the district context and structure within which the development of the Bandy Creek Boat Harbour into a mixed use Marina precinct, can be placed. The District Structure Plan provides a framework to guide subsequent detailed planning over individual land holdings within the area.

The Structure Plan applies the design and spatial layout principles of *Liveable Neighbourhoods* in the context of the existing constraints of the study area. The spatial layout and design identifies the Marina as the key focal point for development. The plan responds to the land use constraints and identifies compatible uses within the context of the landscape and existing buffers. The plan is robust and can respond to changing economic and social conditions. Environmental assets are capitalised on and are a key feature for the development of the area.

In summary the District Structure Plan:

- Identifies an appropriate district structure for the eastern expansion of Esperance that responds to the environmental constraints and assets of the area;
- Describes the vision for the Bandy Creek Marina to become a key node for a range of water front recreation and tourism activities, that provides a point of difference to the rest of Esperance;
- Identifies key movement network linkages and an appropriate road hierarchy, in particular to provide high levels of connectivity and access to the Marina and the coast, as well as manage district and local traffic movements;
- Maintains the Esperance Town Centre as the primary commercial and retail centre for the Shire;
- Identifies an adequate number of retail centres of an appropriate scale to service the anticipated population, with priority for a mixed use waterfront centre at the Marina to service the local needs of residents as well as tourists;
- Ensures good connectivity for pedestrians and vehicles into and around the Marina precinct, including proposed activity and recreation nodes;
- Provides criteria for the strategic selection of open space areas, and direction in terms of their role and function;
- Responds to constrained land with buffer requirements and provides direction for the identification of compatible land uses within buffer areas ;
- Retains and enhances employment opportunities;
- Identifies the areas where specific land use and design requirements are necessary to manage interface between different uses;
- Identifies additional community facilities such as schools and district level recreation requirements, commensurate to the needs to the future population of the Structure Plan area; and
- Ensures that short to medium term development is undertaken in a way which does not preclude longer term development.

Detailed environmental and engineering investigations in respect to vegetation assessment, bushfire assessment, flood plain mapping, hydrology, coastal setbacks, foreshore management, acid sulphate soils risk, flora, fauna, cultural heritage, infrastructure and servicing will require detailed constraints analysis to be undertaken at the subsequent detailed planning stage.

The implementation of the District Structure Plan will be through the development of more detailed Structure Plans undertaken by individual land owners and assessed through usual statutory processes with the District Structure Plan forming the basis for these decisions.

Council has recently given support to urban development surrounding Bandy Creek (Prior to any development occurring an amendment to the local planning scheme will be required). This support was based on the opportunity that the harbour provided to make available a new product or type of development to the community of Esperance.

Strategy:

- To provide for urban development based around mixed use/tourism development at the harbour that:
 - Provides a greater choice of product in the local housing market;
 - Has an identity in its own right and is a point of difference to the town centre for the community and tourists;
 - Sustains and enhances the local economy through the development of both the harbour and surrounding area with a particular focus on mixed-use development;
 - Sustains the viability of the harbour for both commercial and recreational uses;
 - Promotes iconic development and exhibits best practice urban design and sustainability throughout the area;
 - Restricts the “sprawl” of the town and provides sustainable nodes of development.
 - Encourage owner-occupier residential development and discourage second home/holiday home ownership.
 - Ensure legible vehicle, pedestrian and cyclist connections are provided to link both sides of the harbour to existing developed parts of town;
 - Ensure appropriate traffic management and vehicle parking is incorporated throughout the development;
 - Ensure the environment of the locality is preserved for future generations through best planning and management practices ; and
 - Ensure the needs of current and future generations are met through an integration of environmental protection, social advancement and economic prosperity.
- Facilitate tourism development at Wylie Head
- Facilitate development of public open space and recreational land uses appropriate to service the needs of residential development.

Actions:

- Applications for rezoning for urban uses will need to be in accordance with a structure plan developed for the area, that is consistent with State policy and is supported by the following information :
 - Quantify and justify scale of development that is appropriate and sustainable in the context of overall growth scenarios for Esperance.
 - Demonstrate an ability to provide infrastructure (water, power etc) in the context of current service agency capacity and ability to expand such capacity.
 - Consideration on the likely impacts on surrounding land uses and the future planning for the these land uses including (but not limited to) waste water treatment plant, land fill site, adjacent existing and residential land, proposed sand bypassing at the harbour entrance, the operational harbour, the Esperance Angling Club, Esperance Sea Rescue and the fishing industry (including fish processing, vessel storage and maintenance etc).
 - Quantify the demand for community facilities in the context of current services provided and the ability to improve or expand such services.
 - Demonstrated consistency with the planning principles established in the Bandy Creek District Structure Plan.

- Applications for development or rezoning will need to consider the existing uses, the proposed location of future residential land and the impact on the coast and use of the beach.
- Applications for development or rezoning will need to consider potential impacts on the Bandy Creek waterway and exclude the Bandy Creek floodway.

Precinct 44 - Esperance Lakes International Wetlands

Objectives: To recognise the importance of the Esperance Lakes system and to ensure that development does not impact on its intrinsic values.

Background/Location:

This precinct incorporates all land and water within the Department of Parks and Wildlife Estate around the Esperance Lakes system between Coolgardie-Esperance Highway and Quarry Road. The precinct also incorporates Lot 1 Lakes Road, two small lots fronting Norseman Road north of the Esperance Golf Course and the land to the south of the Quarry Road subdivision north of Fisheries Road. The Forest Products Commission has commenced a plantation on land surrounding Lot 1 Lakes Road.

Strategy:

- Ensure that the value of the Esperance Lakes International Wetland system and the surrounding area is protected from adverse impacts from development.
- Support the ongoing development of Lot 1 Lakes Road for horse training, agistment and associated uses (including accommodation).
- Support the development of Lot 1 Lakes Road for further uses associated with the equine uses already established or low key tourism uses subject to appropriate development and site management to protect the adjoining wetlands.

Actions:

- Any applications for development on Lot 1 Lakes Road will be referred to the Department of Parks and Wildlife.
- No subdivision will be supported within the precinct.

C. Outlying Rural Locality Precincts

Refer Map 3, pg 86 Plan 3, pg 157 and Plans 4 to 11, throughout Part C.

(i) Subdivision Guidance

In developing the guidelines for subdivision in each of the rural precincts, the primary consideration was given to ensuring that the broad acre agricultural areas are protected from inappropriate subdivision and urban encroachment. Due to there being only one large settlement in Esperance, pressure for urban and rural residential expansion is limited to within 20 - 30 km of the town. Outside of this area, subdivisions are sought to allow for the sale of lots between farmers.

With this in mind, as well as the changes in farming practices to now acquire lots across the Shire to diversify income and alleviate risk, and the ability for new farmers to afford to become established in the district –guidelines for subdivision in the broad acre agricultural area of Esperance have been set. The prevailing lot sizes, environmental conditions, land affordability and land production ability have been used to inform the lot sizes established for each precinct.

(ii) Environment Issues

The discussion of Salinity Risk and Susceptibility to Wind Erosion in the following section is based on a series of maps produced by the Department of Agriculture as part of the National Action Plan Regional Strategy, and were produced in September 2002. The maps have been used to provide a broad-brush indication as to the conditions within each precinct. Information in regard to specific sites and soil properties should be verified on site and with the Department of Agriculture.

- **Susceptibility to Wind Erosion**

The susceptibility to wind erosion has been mapped as a percentage of the map unit with high, very high or extreme erosion rating. Mapping is based on soil-landscape sub-system mapping.

Data: The susceptibility of a soil to wind erosion is assessed through a combination of surface texture and condition in regard to disturbance by machinery and/or stock and the amount of vegetation cover. The values in this map represent the addition of the percentages of map units with high, very high or extreme susceptibility rating. (Department of Agriculture, 2002)

- **Salinity Risk**

The salinity risk has been mapped as a percentage of map unit moderate, high risk on presently saline. Mapping is based on soil-landscape sub-system mapping.

Data: Salinity risk refers to the maximum extent of saline land likely to develop given present land uses, clearing patterns and management practices. It is an estimate of the extent of salinisation when the water balance reaches a new (post clearing) equilibrium. The values shown in this map represent the addition of the percentages of map units at moderate or high risk or presently saline.

Precinct 45 - East Munglinup

Objectives: To recognise existing land uses and make provision for subdivision.

Background/Location:

East Munglinup is located in the southwestern corner of the Shire, adjacent to the Shire of Ravensthorpe. There are convenience facilities in the small townsite near the highway in Ravensthorpe Shire.

The most significant feature of this precinct is the Munglinup River, which forms part of the Oldfield-Munglinup Catchment. The catchment straddles the boundary of the Esperance and Ravensthorpe Shires. The Oldfield - Munglinup Catchment is considered to be the 'healthiest' catchment in the Shire, with large stands of vegetation remaining, particularly along the river and creek lines. The remaining vegetation creates largely unbroken corridors from the head of the river to the coast. These corridors and other stands of native vegetation are to be retained. The majority of the vegetation is located within an A Class reserve that extends the length of the river. The coast within the precinct is located within a C Class reserve.

Rainfall at the coast is approximately 550mm per annum, and this decreases to 450mm per annum in the northern section of the precinct. Fresh water supplies in the precinct are limited, particularly along the coast. Further development, particularly at Munglinup Beach is not supported unless adequate supplies of fresh water can be demonstrated. Plans for limited camping at Munglinup Beach have been prepared, and a trial for community management of the campsite was undertaken (Refer to Section 6.11 of the Strategy).

The soils along the coastal and southern sections of the precinct are classified as Esperance Sand Plain, while the soils in the northern section of the precinct are classified as Mallee soils.

The land in the southern section of the precinct is considered to have a high susceptibility to wind erosion, with this decreasing further north in the precinct. Salinity is generally low, with this risk increasing to the highest category (>50%) in patches along the coast.

Median lot size in the precinct is 993 ha.

Strategy:

- Support the existing land use patterns throughout the Precinct which is predominately grazing (both sheep and cattle) with some cropping also being undertaken.
- Support the concept of eco-tourism in and around the Munglinup Beach Caravan Park.

Actions:

- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 46 - Cascade

Objectives: To recognise existing land uses make provision for subdivision.

Background/Location:

The Cascade precinct is located on the western boundary of the Shire. Cascade town site is on the watershed between the catchments of the Young and Lort Rivers.

The town site is located approximately 100km north west of Esperance. The town site contains a primary school, Council depot, community recreation centre with an oval and tennis courts and four houses occupied by the School and Council Staff.

A CBH strategic grain receival depot and private grain drying facilities are located opposite the town site. Another grain receival depot is also located on Cascade Road and River Road, north west of the town site.

The north western section of the precinct appears to be more susceptible to wind erosion than the balance although the entire precinct is high risk. Risk of salinity is generally low, with generally less than 10% moderate, high or extreme risk of salinity across the precinct.

Rainfall within this precinct varies from 450mm in the southern section to 400mm in the northern section of the precinct.

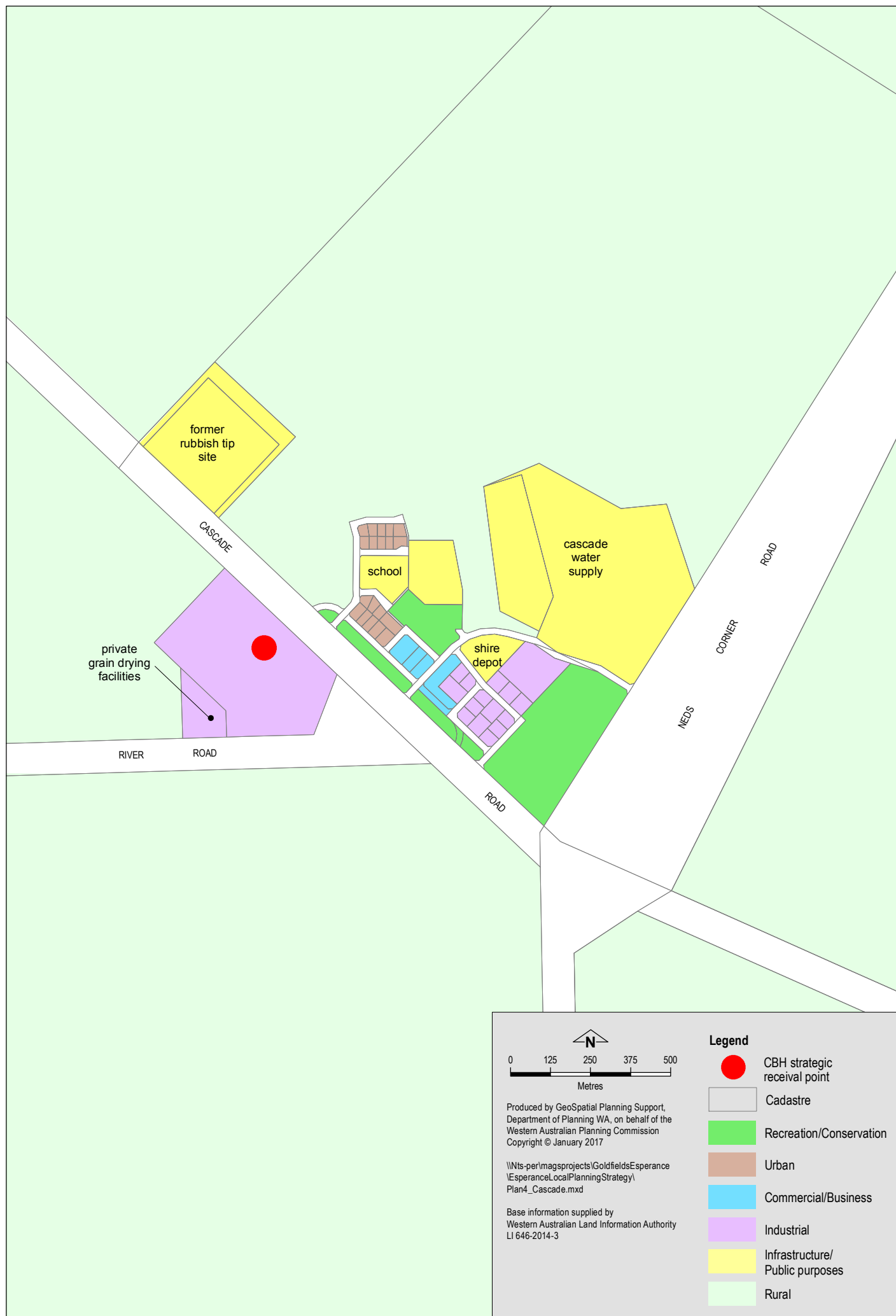
Median lot size for the precinct is 1,230 ha.

Strategy:

- Facilitate a mix of commercial and residential uses within the Cascade town site which will support the dominant land uses of cropping/grazing.
- Support the retention of remnant vegetation within the catchment of the Young River.
- Recognise the dominant land uses within the precinct are cropping and grazing (sheep and cattle), with stock feedlotting being carried out on some properties within the precinct.
- Ensure that the serious land degradation and other environmental impacts of stock feedlotting within the precinct are recognised and addressed.
-

Actions:

- Reserve 37505 to the north west of the Cascade town site (contains the former rubbish tip) will be zoned 'Rural' in the local planning scheme.
- Subdivision to a minimum area of 600 ha (approximately 1,500 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- Investigate and proceed with the release of townsite lots based on demonstrable demand.
- Remaining native vegetation is to be retained within the Young River Catchment.



Plan 4 - Cascade

Precinct 47 - North Cascade

Objectives: To recognise existing land uses and make provision for subdivision.

Background/Location:

The upper reaches of the Lort River are located within the precinct. The precinct is predominately Unallocated Crown Land with large tracts of remnant vegetation, as the area has not been developed for agricultural uses. Peak Charles National Park is within the precinct, while the north eastern section of Frank Hahn National Park is located within the Shire. The precinct also contains a significant number of large salt lakes. Road access to the area is limited, with the Lake King Norseman Road being the only access to Peak Charles and Frank Hahn National Parks and the main road through the area.

Rainfall varies from 350mm to 400mm in the southwestern section, with less than 350mm per annum in the northern sections. Limited fresh water is available in the area.

Soils in the precinct are classified as Mallee soils. In the agricultural area of the precinct there is low susceptibility to wind erosion. Salinity risk varies throughout the precinct with less than 10% and less than 20% in the areas being used for agricultural purposes being at a moderate, high or extreme risk, with the risk increasing to more than 50% in the uncleared areas of the precinct.

The small number of lots used for agricultural purposes within this precinct have a median lot size of 1,569 ha and are used for cropping. These are located along the southern boundary of the precinct

Strategy:

- Support the existing land use patterns throughout the Precinct,

Actions:

- Subdivision to a minimum area of 750 ha (approximately 1,800 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- Subdivision to a minimum area of 2,000 ha (approximately 4,900 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

Precinct 48 - Lort River

Objectives: To recognise existing land uses and make provision for subdivision.

Background/Location:

The Lort River precinct covers the middle reaches of the Lort River and the southern section of the Lort River catchment. Vegetation corridors are located along the banks of the Lort River, and these are to be retained. The Lort River is located within a Class A Reserve. Where opportunities are available, these corridors should be expanded.

Rainfall varies from over 450mm per annum in the southern section of the locality to less than 400mm per annum in the northern section. The very northern sections of the precinct fall within a 350mm per annum rain fall area.

The soils in the precinct are Mallee soils. Generally across the precinct, there is a less than 20% moderate, high or extreme risk of salinity. Susceptibility to wind erosion varies across the precinct, however it is generally very high, with most areas having more than 70% of the soil types subject to high, very high or extreme wind erosion risk.

The median lot size within this precinct is 1,162 ha, with cropping and grazing being the predominant land uses in the precinct.

The Lort River grain receival depot is located on Grass Patch Road, to the west of Belgian Road.

Strategy:

- Support the existing land use patterns throughout the Precinct.

Actions:

- Subdivision of no more than two lots with a minimum area of 600 ha (approximately 1,500 acres) will be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 49 - Salmon Gums

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

The Coolgardie-Esperance Highway divides the precinct. There is a grain receival depot located at Salmon Gums, adjacent to the Salmon Gums townsite, with grain from the depot being transported to the port by rail.

The townsite is located on the Coolgardie-Esperance Highway, approximately 100 km north of Esperance. To the north-west of the town the O'Sullivan's lignite deposit, comprising three resource areas known as Pixie, Minshull and Collison, has been identified..

The townsite accommodates a number of residential lots, commercial and industrial premises and sporting and community facilities and a primary school. A caravan park is currently located to the east of the town, on the eastern side of the railway line and there has been Council and community support for relocation of facilities to the western side of the highway opposite the roadhouse.

No significant growth in population is expected for Salmon Gums. There is sufficient land to accommodate any demand for residential land.

In the northern and western sections of the precinct are tracts of unallocated and uncleared Crown land. The precinct includes a number of salt lakes and is an internally draining

catchment. Historically unauthorised clearing of land has been undertaken within the precinct. Lake Gilmore, to the north of Salmon Gums townsite is located within an A Class reserve.

Farming within the precinct is viable as farmers own or operate their farms across a number of the smaller lots. The lot sizes on the eastern extreme of the agricultural area of the precinct are much larger than the median for the precinct. These lots were released much later than those in the balance of the precinct, and were considered to be the most viable size at the time of their release.

The precinct has one of the lowest rainfalls in the Esperance Region, with it varying between 300 mm per annum in the north and 350 mm per annum in the south.

The soils in the precinct are Mallee soils. In the sections of the precinct used for agricultural purposes, there is a high susceptibility to wind erosion. Within these same sections of the precinct, 30 - 40% of the land has a moderate to high risk of salinity.

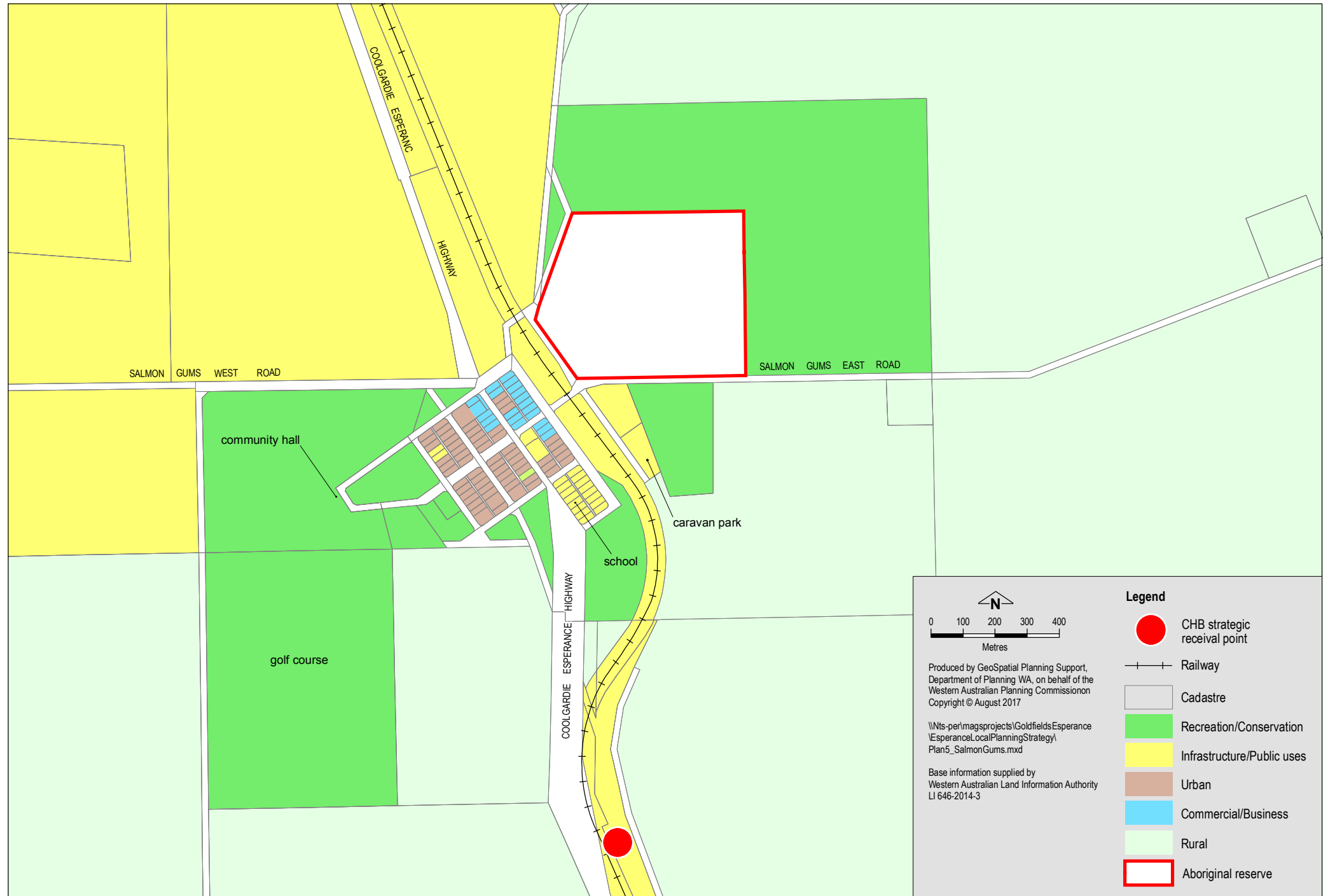
The median lot size in the precinct is 405 ha (1,000 acres).

Strategy:

- Facilitate diversification of land uses where the opportunity exists to capitalise on passing tourist traffic, travelling between Norseman and Esperance.
- Support the existing land use patterns throughout the Precinct which is predominately cropping and grazing.

Actions:

- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- The Salmon Gums Catchment Area Drinking water source protection plan (DoW, September 2013) applies.



Plan 5 - Salmon Gums

Precinct 50 - Grass Patch

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

The Coolgardie-Esperance Highway divides the Grass Patch precinct. The precinct is located within an internally draining catchment, which drains into a series of salt lakes.

Grass Patch is located approximately 70 km north of Esperance on the Coolgardie Esperance Highway. The town site accommodates a number of residential lots, commercial and industrial premises, sporting and community facilities and a grain receival facility. Grain from the facility is transported to the Esperance Port by rail.

Rainfall across the precinct varies from 400 mm per annum in the southern section to less than 350 mm per annum in the north.

The soils in the precinct are Mallee soils. Land to the west of the highway is highly susceptible to wind erosion (80 – 100% of map units with high, very high or extreme erosion rating) and land to the east of the highway in the northern section is 80 – 90%, with remaining sections of the precinct on the east in the 60 – 70%.

West of the highway there is generally a less than 20% risk of moderate or high risk of salinity across the map units, while east of the highway the risk varies between 10 – 20% and increases to 30 – 40% in the south eastern section of the precinct.

The median lot size in Grass Patch is 310 ha, and cropping and grazing are the predominant land uses in the precinct. The lot sizes on the eastern extreme of the agricultural area of the precinct are much larger than the median for the precinct. These lots were released much later than those in the balance of the precinct.

Grass Patch is the nearest town to the Scaddan Lignite Deposit.

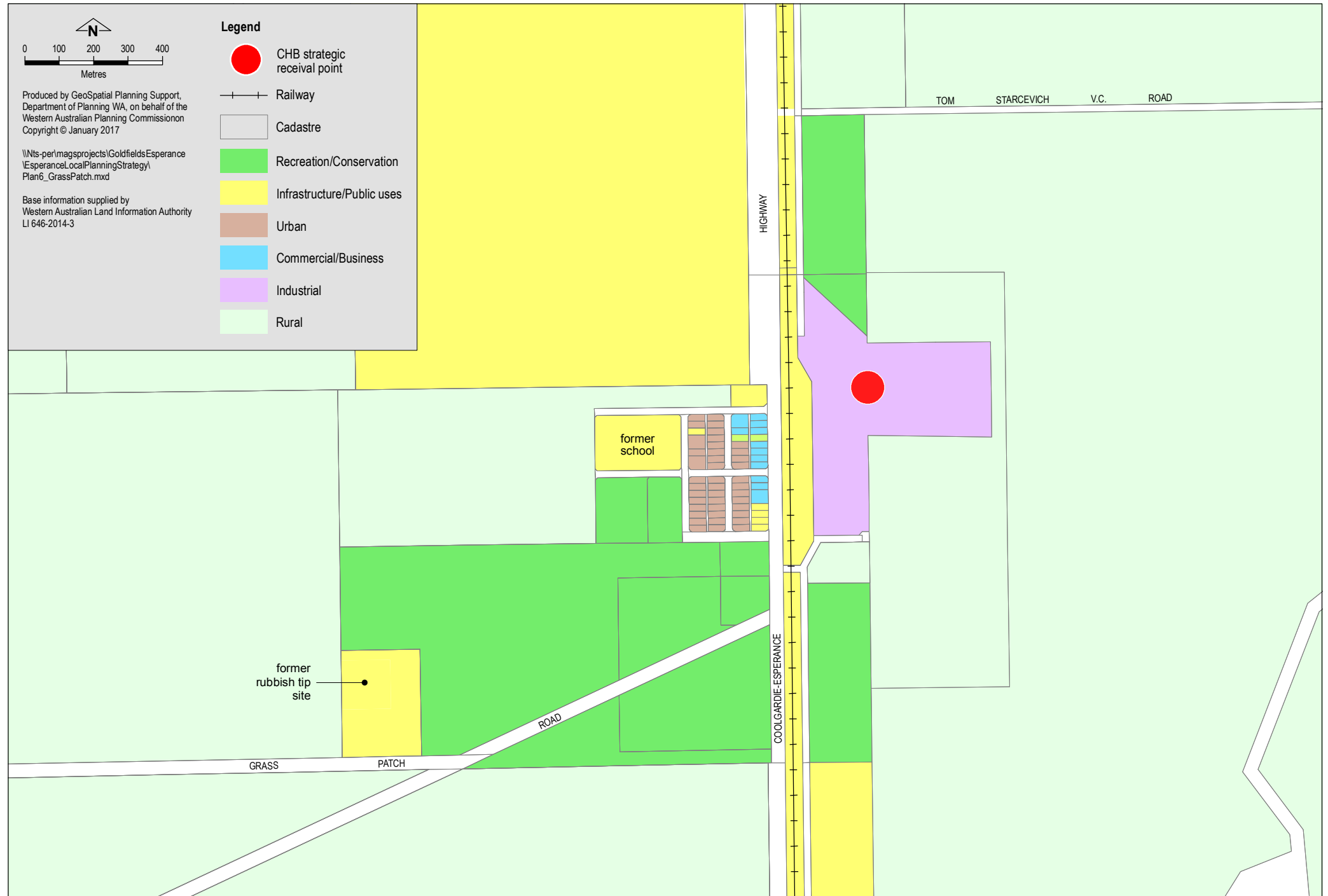
Strategy:

- Facilitate a mix of commercial and residential uses within the Grass Patch town site.
- Encourage the location of workers accommodation within the townsite, Grass Patch is the nearest town to the Mount Ridley Nickel Prospect.

Actions:

- The Grass Patch Store and the adjacent lots will be reserved for community and heritage purposes under the local planning scheme.
- Support the acquisition of further land by CBH and others in association with existing facilities on the eastern side of the railway to accommodate additional expansion for grain receival.
- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Shire of Esperance Local Planning Strategy



Plan 6 - Grass Patch

Precinct 51 - Scaddan

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

The Coolgardie-Esperance Highway divides the Scaddan precinct. The precinct is located within an internally draining catchment.

Scaddan townsite is located on the Coolgardie Esperance Highway, approximately 50 km north of Esperance. Scaddan Primary School is located within the townsite and there are plans for the construction of a Fire Shed at the location of the former community hall that was destroyed in the Fire of November 2015. The land between Coolgardie-Esperance Highway and the railway line has been zoned for commercial and residential purposes, however only two dwellings remain constructed in the townsite. The predominant land use in the surrounding area is broadacre agriculture. A lignite/oil shale deposit has been identified to the east of town.

The townsite is the focus for educational and recreational activities of the surrounding district. It is unlikely, however, that there will be further growth within the town site itself.

Rainfall in the precinct varies from between 450mm and 500mm per annum in the southern section of the precinct to 400mm in the northern sections.

The soils in this precinct are Mallee soils. West of the highway there is generally a less than 20% risk of moderate or high risk of salinity across the map units, while east of the highway the risk varies between 10 – 20% and 30 – 40%, with a reduction in risk to less than 10% in the south east. Land to the west of the highway is highly susceptible to wind erosion (80 – 90% of map units with high, very high or extreme erosion rating) and land to the east of the highway in the precinct varies from between 60% to 90%.

Cropping and grazing are the predominant land uses in the precinct. Farming within the precinct is viable as farmers own or operate their farms across a number of the smaller lots. The lot sizes on the eastern extreme of the agricultural area of the precinct are much larger than the median for the precinct. These lots were released much later than those in the balance of the precinct, and were considered to be the most viable size at the time of their release.

The median lot size in the Scaddan Precinct is 405 ha (1,000 acres),

Strategy:

- Encourage the location of workers accommodation within the townsite.
- Support modest expansion of the town site where appropriate.

Actions:

- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.



Plan 7 - Scaddan

Precinct 52 - Gibson

Objectives: To recognise existing land uses within the Precinct, correct anomalies in reservations and make provision for subdivision.

Background/Location:

The precinct is located in an internally draining catchment and is divided by the Coolgardie - Esperance Highway. Broadacre agriculture is the predominant land use in the surrounding area.

Gibson is located approximately 30km north of Esperance (5km north of Esperance Airport.), on the Coolgardie Esperance Highway. The townsite accommodates a number of Residential and Rural Residential lots, commercial and industrial premises and sporting and community facilities.

Gibson is likely to experience some population growth over the next fifteen years. There are potential employment opportunities within the industrial estate likely to be established in the region at Shark Lake. Gibson's proximity to Esperance also makes it an attractive option for people wishing to live in a smaller town, while still being in reasonable commuting distance of Esperance.

The town has sufficient residential land identified to accommodate growth in the short to medium term, with an area of Residential and another of Rural Residential being available for development, both in the southern area of town. Subdivision is proceeding in accordance with an approved guide plan.

Gibson's drinking water supply is sourced from the Water Corporation's production bores 1/03 and 1/06. The bores are protected by a single wellhead protection zone (WHPZ) which extends 300 m around the bores.

Production bores 1/03 and 1/06 are located on Lot 2081 (Crown reserve 3041) vested with the Water Corporation. Crown reserve 3041 has been assigned as a Priority 1 area within the Gibson water reserve drinking water source protection plan (DoW May 2008). Priority 1 areas are assigned to land in accordance to the principle of risk avoidance to ensure the highest level of protection is afforded from land use within the protection areas.

Although the private Gibson Soak bottling plant bore is located within the WHPZ of the production bores (1/03 and 1/06) protection of the private bore's groundwater resource is not managed under the town water supply scheme where different controls and standards are applied to scheme production bores. The Gibson water reserve is a constituted drinking water source under the Country Areas Water Supply Act 1947 (CAWS).

Risks to drinking water quality for the private bore are managed separately to the scheme supply and the Department of Health should be contacted in relation to this. If the Shire would like to show a buffer area for the private bore this should be distinguished from the scheme production bores.

Based on the DoW's information the location of the private bore for the bottling plant as shown on Plan 8 is incorrect. The bore is actually located near the north east corner of Lot 11 and the correct location should be shown in Plan 8. DoW licensing can be contacted in relation to the location of the licensed bore.

Planning approval for the Gibson townsite shown in the LPS as a Priority 3 area should be consistent with WQPN No.25 and recommendations of the Gibson Water Reserve DWSPP (May 2008). The draft Local Planning Scheme zoning table should be consistent with WQPN No.25 to ensure planning approval within the PDWSA is consistent with the LUCT guideline.

Based on the DoW's information there are no foreseeable shortages in water supply for population growth. Unallocated water within the Gibson water supply exists and there is water available to other users.

Bottling facilities for water from the Gibson Soak (located to the south of the town) are also located within the town.

A sawmill (pine) is located on highway north of Gibson and Wongutha CAPS and Teen Challenge Grace Academy are also located within this precinct.

During the subdivision of Shipard Close (to the south east of Gibson) problems were encountered with the installation of effluent disposal systems. This was due to heavy clay content in the soil and high water tables within the area.

Rainfall in the Gibson precinct ranges from less than 500mm per annum in the northern sections of the precinct to over 550mm in the southern section.

The soils in this precinct are Esperance Sandplain soils in the south and Mallee soils in the northern section. Susceptibility to wind erosion is high with a large proportion of the land within this precinct having high, very high and extreme risk of wind erosion (90 – 100%). The salinity risk within the precinct is relatively low (less than 10% of map units with moderate or high risk of salinity) except along drainage lines where the risk increased to between 80 and 90%.

The catchment for Lake Mortijinup covers part of this precinct. Threatened ecological communities are located within Helms Forestry Reserve 23527 and Reserve 14159 on the corner of De Grussa and Campbell Roads, Gibson. These communities are representative of sandplain bushland. The location these reserves have also been included on Plan 3 (stars).

Predominant land uses (excluding the town site) within the precinct are grazing and cropping. The median lot size in this precinct is 118 ha; however this median includes town lots and therefore does not represent a median for the agricultural lots.

Strategy:

- Ensure that development in the area surrounding the airport is compatible with airport operations and does not interfere with Obstacle Limitation Surfaces.
- Support the long term residential expansion of Gibson to the west of the existing townsite.
- Ensure that any proposal to subdivide Lot 15 Eastern Loop (Part of Loc 1798) will include appropriate investigation into the ability to support effluent disposal prior to any applications being supported.
- No further rural residential subdivision will be considered in the area east and south east of Gibson due to it being low lying and there being a high water table in the area.
- .

Actions:

- Incorporate appropriate mechanisms to place height limits within flight paths and prevent dwelling construction in areas likely to be adversely affected by noise. In the local planning scheme.

- Subdivision to a minimum area of 405 ha (approximately 1,000 acres) will be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- The Gibson Water Reserve Drinking water source protection plan (DoW, May 2008) applies.



Plan 8 - Gibson

Precinct 53 - Coomalbidgup

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

The Young and Lort Rivers run through this precinct. Narrow vegetation corridors surround the lower reaches of these rivers and these corridors should be expanded where possible. The rivers meet at Stokes Inlet. Stokes Inlet and both rivers are located within A Class reserves. The remainder of the coast within this precinct is within a C Class reserve.

Rainfall varies from 550mm in the south to less than 500mm in the north. Along the coast, susceptibility to wind erosion is high, very high or extreme on 80 – 90% of the land and this increases to 90-100% in the balance of the locality. Land subject to moderate or high salinity risk less than 10% in most of the locality, except near the coast.

Fresh water is limited in the coastal sections of this precinct. Coomalbidgup Swamp is located to the north of South Coast Highway, and east of the Coomalbidgup townsite. Drainage from the townsite and surrounding farmland is to be directed away from the swamp, in order to preserve this wetland and prevent it from 'drowning'.

Predominant land uses in the precinct are grazing (sheep and cattle) and cropping.

The Moir Homestead ruins are located within Reserve 32601 between Fanny Cove and Stokes Inlet, surrounded by Stokes National Park. The site is on the State Register of Heritage Places and is managed by the National Trust and Department of Parks and Wildlife. There is a partnering agreement in place between the National Trust of Australia (WA) and the Shire of Esperance for management of the premises.

The median lot size within this precinct is 754 ha.

Coomalbidgup Townsite

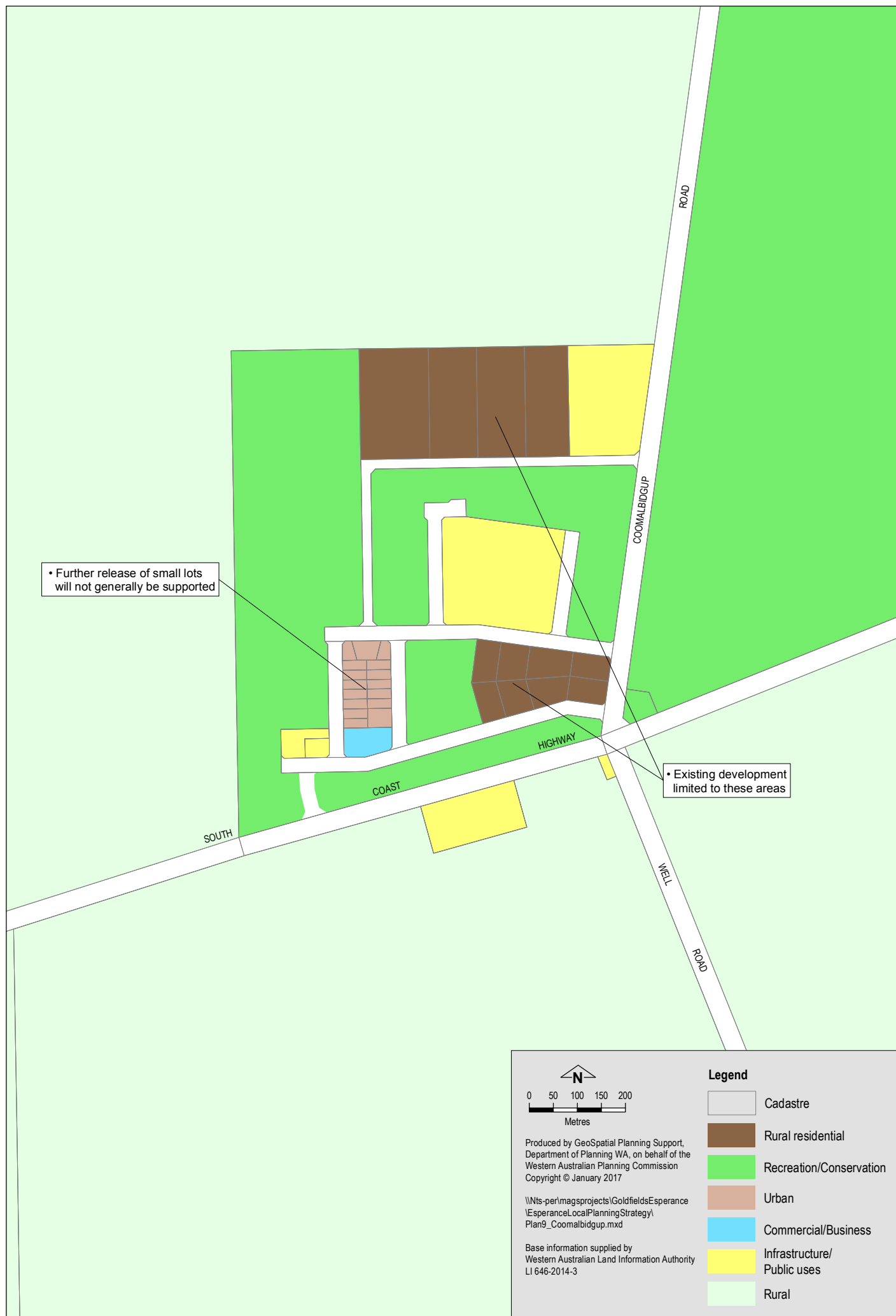
There is little development in the townsite with five (5) lots to the north of 2 ha to 3.7 ha, and eight (8) lots to the south in the R2/2.5 density range. A rural fire brigade shed is proposed to be developed in the North East of the townsite.

Strategy:

- Further release of small lots within the Coomalbidgup Townsite will not generally be supported.

Actions:

- Subdivision to a minimum area of 405 ha (approximately 1,000 acres) will be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.



Plan 9 - Coomalbidgup

Precinct 54 - Dalyup

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

The Dalyup precinct contains the Dalyup and West Dalyup Catchments. The Dalyup River bisects the Dalyup townsite. The precinct has been largely cleared with minimal vegetation corridors remaining along the banks of the Dalyup and West Dalyup. Where opportunities arise, corridors should be created or expanded and revegetated. A water source protection area is located in the south-eastern section of the precinct. Lake Gore and Lake Mortijinup are within the precinct and are located within A Class reserves. Lake Gore is a Ramsar Wetland. The precinct also contains significant geological supplies of limestone and limesand near the coast south of Dalyup.

Rainfall in the precinct varies from nearly 600mm along the coast, to less than 500 mm in the northern sections of the precinct.

The soils in this precinct are Esperance Sandplain. Salinity risk in this precinct varies. In the northern sections, less than 10% of the land is considered to be at moderate or high risk of salinity. Along the coast this risk increases to greater than 50%. Susceptibility to wind erosion in the precinct is very high; with many sections of the precinct having 90 - 100% of land classified as high, very high or extreme rating.

The predominant land use in the precinct is grazing (sheep and cattle), as well as cropping. The median lot size in this precinct is 85 ha, however this includes the smaller lots within the old townsite, and therefore the median is a smaller size than could be considered to reasonably support general agricultural use.

Dalyup***Refer Plan 10.***

Along the Dalyup and West Dalyup River valleys are a number of lots with areas varying from 40 – 100 ha that form the Dalyup precinct.

The river valleys have been largely cleared and are generally sparsely vegetated, with some blocks being more densely vegetated than others.

Both rivers flow into Lake Gore (Lake Gage - both names refer to the same lake), which has been declared a wetland of international significance under the provisions of the Ramsar Convention.

On the 5th – 7th January 1999 and 11th March 2000 both the Dalyup and the West Dalyup Rivers experienced major storm events, which resulted in two of the worst flood events in recorded history along the rivers. The access to the bridges across the Dalyup and West Dalyup Rivers (as well as at Lort River) was lost due to the flooding washing away significant portions of the abutments. Main Roads WA has calculated that the water level at the Dalyup River Bridge was 38.2 AHD and 45.5 AHD at the West Dalyup Bridge during the 2000 storm event.

A town site was gazetted at Dalyup to the north and south of the South Coast Highway, however a town in the traditional sense has not been developed and no town should be

developed within this area. The precinct can be adequately serviced from Esperance, which is a 30 minute drive from the precinct.

Uses in the precinct include hobby farms and orchards, with associated residential buildings.

Strategy:

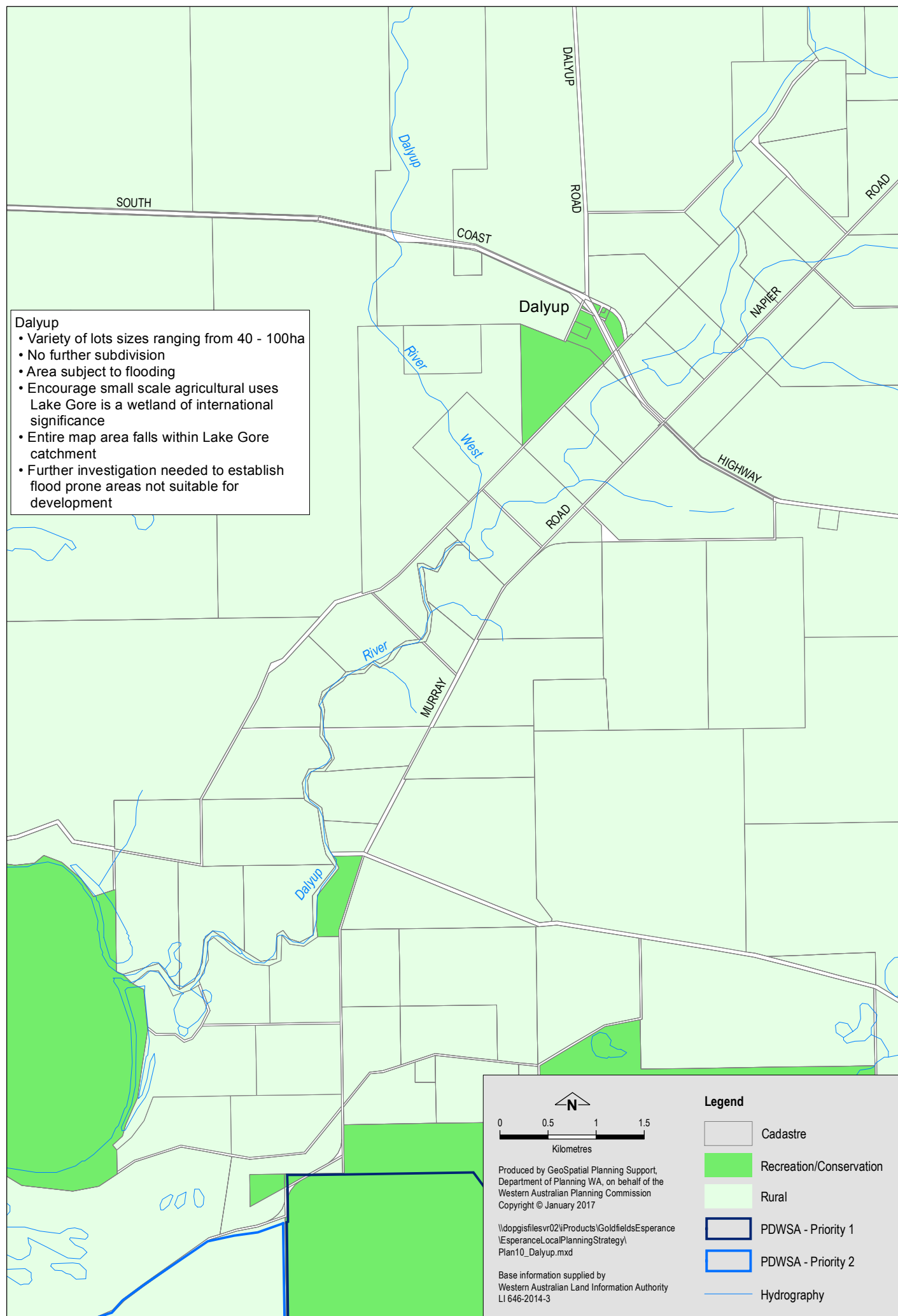
- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

Dalyup Rural Smallholdings

- Encourage landowners to undertake appropriate planting to help revegetate and fence off the river corridors.
- Support flood mapping along both the Dalyup and West Dalyup Rivers

Actions:

- Subdivision to a minimum area of 405 ha (approximately 1,000 acres) will be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- Further investigation into the extent of flooding along both the Dalyup and West Dalyup Rivers is required to be undertaken in consultation with the Shire and landowners.
- Following the establishment of flooding levels, the Scheme should be amended to include appropriate provisions (including a Special Control Area) to ensure further buildings and development in the Dalyup precinct are appropriately located to be protected from a 1 in 100 year flood event.
- Prior to the undertaking of the flood plain mapping, any applications for the development of new buildings within the precinct will be required to be accompanied by contour data and the applications will be referred to Department of Parks and Wildlife and Department of Water for comment. Minimum development levels will be set prior to the application being considered.
- Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with SPP 3.7.
- No further subdivision will be supported within the Dalyup Sub Precinct due to the possibilities of flooding, and the suitability of the land to support small agricultural pursuits



Plan 10 - Dalyup

Precinct 55 - Monjingup

Objectives: To recognise existing land uses within the Precinct and its relationship with Lake Monjingup.

Background/Location:

The Monjingup precinct contains Lake Monjingup and includes land to the east of Precinct 51 and south of Precinct 49. Much of the precinct is located within the Lake Warden Catchment Recovery Area, which has been identified as a priority recovery catchment under the State Salinity Action Plan.

This precinct has a mixture of land uses, with a large section that has been classified as rural smallholdings. The area also contains an identified significant geological supply of limesand.

Lake Monjingup is considered a high value wetland and is protected under the *Environmental Protection Act 1986*.

Rainfall in the present varies from 600mm per annum in the southern sections of the precinct to 550mm per annum in the northern sections. The soils in the precinct are classified as Esperance Sand plain. Salinity risk is generally low throughout the precinct, although it does increase significantly in the low-lying areas and around the wetlands in the precinct (increased to greater than 50% of land with a moderate to high salinity risk). Wind erosion in the precinct is also high, with most of the precinct being in the 90 - 100% category (percentage of land with high, very high or extreme erosion rating).

The predominant agricultural use in this precinct is cropping and grazing. There are also isolated occurrences of horticulture. The median lot size for the precinct is 10 ha, with the largest lot in the precinct being 636 ha. 96 lots in the precinct have an area larger than 100 ha. The median is very low due to the large number of lots in the precinct that have previously been subdivided. Further subdivision of lots in the precinct is not generally supported. The use of the land for agricultural purposes in some sections of the precinct is marginal, due to the small lot sizes, as there has already been a breakdown of the lots from the size needed for broadacre farming.

Much of the precinct is located within the Lake Warden Catchment Recovery Area, which has been identified as a priority recovery catchment under the State Salinity Action Plan.

Strategy:

- Support subdivision only where it will assist the objectives of the catchment recovery. Design of subdivisions should take account of existing creek, drainage and ridgelines, as well as the location of any wetlands or lakes.

Actions:

- Further subdivision of lots in the precinct is not generally supported.
- Subdivision of land may be supported in very exceptional cases where the applicant can demonstrate conservation of remnant vegetation or significant rehabilitation measures
- Apply conservation covenants to any new lots.

Precinct 56 - Merivale

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

To recognise the important views of the Recherche Archipelago from the land south of Merivale Road and east of Cape Le Grand Roads.

Background/Location:

This precinct is located immediately to the east of the Esperance townsite and is adjacent to Cape Le Grand National Park. The access road to Cape Le Grand National Park runs through this precinct. A large portion of the southern section of this precinct is within the Department of Parks and Wildlife estate.

Annual rainfall in the precinct varies from 600mm in the northern section of the precinct to 700mm in the areas adjacent to Cape Le Grand.

The soils in this precinct are characterised as Esperance sand plain. Salinity risk is varied throughout the precinct, and is generally high in the drainage lines, low-lying areas and wetlands (greater than 50% of the land with moderate or high risk of salinity), while the remainder of the precinct is less than 10%. This precinct has high susceptibility to wind erosion, with most of the precinct being between 80 - 100% (percentage of land with high, very high or extreme erosion risk).

The predominant land use in the precinct is grazing (cattle) with farm forestry experiencing increased growth.

The views out to the Recherche Archipelago from the land south of Merivale Road and east of Cape Le Grand Roads are to be protected as they represent high visual amenity to tourists and local residents.

The median lot size within this precinct is 200 ha. 48 lots in this precinct have an area greater than 500 ha, while 9 have an area large than 1,000 ha.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4

Actions:

- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- The views out to the Recherche Archipelago from the land south of Merivale Road and east of Cape Le Grand Roads are to be protected.

Precinct 57 - Cape Le Grand

Objectives: To recognise Council's support of eco-tourism within Cape Le Grand National Park.

Background/Location:

This precinct covers the Cape Le Grand National Park.

All land within this precinct is Crown Land managed by the Department of Parks and Wildlife.

Strategy:

- Council is supportive of eco-tourism in this area.

Actions:

- Council is supportive of eco-tourism within this precinct.

Precinct 58 - Neridup

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

This precinct is located to the north east of the Esperance townsite with an A Class reserve in the north-eastern section of the precinct

Annual rainfall for the precinct varies from above 550mm in the southern section, to less than 500 mm per annum in the north.

Soils in this precinct are classified as Esperance sand plain. Salinity risk in the precinct is relatively low (less than 10% of land is moderate to high risk of salinity). Wind erosion susceptibility in the precinct is high, with most of the precinct falling into the 90 – 100% category (percentage of land with high, very high or extreme erosion rating) except in locations where there are isolated rock outcrops, where the susceptibility falls to less than 10%.

The median lot size in this precinct is 816 ha.

The predominant land uses in the precinct are grazing and cropping. The first blue gum plantations in the precinct were planted in 2000.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

Actions:

- Subdivision to a minimum area of 405 ha (1000 acres) may be considered.

- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 59 - Wittenoom Hills

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

This precinct is located to the north of Esperance. The northern sections of the precinct are Unallocated Crown Land.

The rainfall in the precinct ranges from 500mm in the south to less than 450 mm per annum in the north.

The soils in this precinct are characterised as Mallee soils. Wind erosion susceptibility varies across the precinct from less than 10% to 90 - 100% (percentage of land with a high, very high or extreme erosion rating). Salinity risk in the precinct also varies greatly from less than 10% to more than 50% (percentage of land with moderate to high risk of salinity).

The median lot size for the precinct is 1,055 ha.

The predominant land use in the precinct is cropping with some grazing also being undertaken.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

Actions:

- Subdivision to a minimum area of 500 ha (approximately 1,200 acres) may be considered.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 60 - Mount Ney and Beaumont

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

This precinct is located on the north eastern edge of the Esperance Agricultural area, with more than half the precinct being Unallocated Crown Land (located in the north western section of the precinct). Limited water supplies are available in parts of the area.

Mount Ney

Rainfall in the precinct varies from over 450mm in the southern sections to 350 mm in the north-western sections.

The soils in this precinct are characterised as Mallee soils. Susceptibility to wind erosion in the agricultural section of the precinct is 60 – 70% (percentage of land with high, very high or extreme erosion rating). Salinity risk varies throughout the precinct, however is predominately characterised by 30 – 40% (percentage of land moderate to high risk of salinity).

The predominant land use in the precinct is cropping, with some grazing also undertaken. Median lot size in the precinct is 1,153 ha.

Beaumont

The predominant land uses in this precinct are cropping and grazing.

Rainfall in the precinct varies from 400mm per annum in the north to 500 mm per annum in the southern sections.

The soils in the precinct are Mallee soils. The salinity risk and wind erosion vary across the precinct. Salinity risk (percentage of land with moderate or high risk of salinity) varies from 0 - 10% (generally in areas that are characterised by granite outcrops) to between 40 and 50%. Susceptibility to wind varies between 60 and 80% (percentage of land with high, very high or extreme erosion rating) across the precinct.

The median lot size in the precinct is 1,089 ha, however there are two distinct lot types in the precinct – pre 1982 land release and post 1982 land release. The post 1982 lots are located in the northern section of the precinct, and have areas greater than 2,000 ha.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4
- ,

Actions:

- Subdivision to a minimum area of 600 ha (approximately 1,500 acres) may be considered in Mount Ney or a minimum area of 500 ha (approximately 1,200 acres) in Beaumont South and 750ha (approximately 1,800 acres) Beaumont North may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 61 - Condingup

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

To recognise the importance of the Condingup Townsite and to support its continuing growth.

To ensure the sustainable development of tourist nodes within the precinct.

Background/Location:

This precinct is located generally east of the localities of Cape Le Grand, Merivale and Neridup and includes the coastal areas around the Duke of Orleans Bay. Rainfall in the precinct varies from 650mm along the coast to less than 500mm in the northern sections of the precinct.

Susceptibility to wind erosion is mixed across the precinct varying from 50% - 100% (percentage of land within a map unit that is high, very high or extreme erosion risk). Salinity risk also varies, with large portions of the precinct at less than 20%, with land to the east of the precinct between 40 and 50% (land with moderate to high risk of salinity). Throughout the precinct that are isolated patches that have a salinity risk of greater than 50%, and these appear to be related to drainage lines, creeks and wetlands.

The median lot size in the precinct is 747 ha, and the predominant land uses are cropping and grazing.

The official statistics available at the time of writing this report did not indicate any population decline for Condingup.

Condingup Townsite

Refer Plan 11.

Condingup Townsite is located approximately 65km east of Esperance. The townsite accommodates a number of residential (density R10) and Rural Residential lots (down to 1 ha), a primary school, Council depot, commercial and industrial premises and sporting and community facilities. Condingup is the closest town to the Duke of Orleans Bay, which is a popular holiday location. Condingup is also the first town after the Balladonia Roadhouse on the Eyre Highway for tourists travelling along Parmango and Balladonia Roads (parts of which are currently unsealed and periodically closed to traffic) to follow the coast rather than continue on to Norseman before turning south if heading for Esperance.

There is little demand for land in Condingup.

Water supply for the town is located in Reserve 42097 adjacent to the school site and there is a monitoring bore southeast of town, which is being assessed for possible production. Water supply to Condingup is currently being used to capacity.

Wharton Townsite and the Duke of Orleans Bay

Wharton Road at the Duke of Orleans Bay is located approximately 20km south of Condingup Townsite on the coast and within Wharton Townsite. The area is surrounded by land reserved for conservation and recreation purposes, with Cape Le Grand to the west of the site and other Crown reserves to the east. The only public infrastructure available to the area is roads and single-phase power.

At "the Duke" there is a caravan park (which has been developed over about half of the 11.5ha contained on its freehold title). The caravan park provides both short and long term accommodation. There is a small shop with fuel supplies at the caravan park that, combined

with the facilities available at Condingup, have been meeting the day-to-day needs of visitors and residents. A private bore and water tank provides the majority of the caravan park requirements with some roof water collection scattered throughout the site. Wastewater is also disposed of on-site. Single-phase power is available with some limited generator back up power facilities are available.

Reserve 41097 and Expansion of Wharton Townsite

The community identified a desire for alternative tourist accommodation or the development of a permanent townsite at Wharton Townsite. Council subsequently established a working group to investigate alternatives. The group selected a site on Reserve 41097 located opposite the caravan park that provided good ocean views. Council determined that it would prefer to establish a permanent settlement, rather than providing further tourist style accommodation, and undertook public consultation on this option. Development of an expanded Wharton Townsite to provide residential development for holiday accommodation and permanent residences would require all urban services to be provided and have a 'Holiday Village feel'. The concept plan, providing a mix of residential and commercial/fishermen lots and a corner store, has been left on the table as Council is not prepared to pursue it on its own at this time.

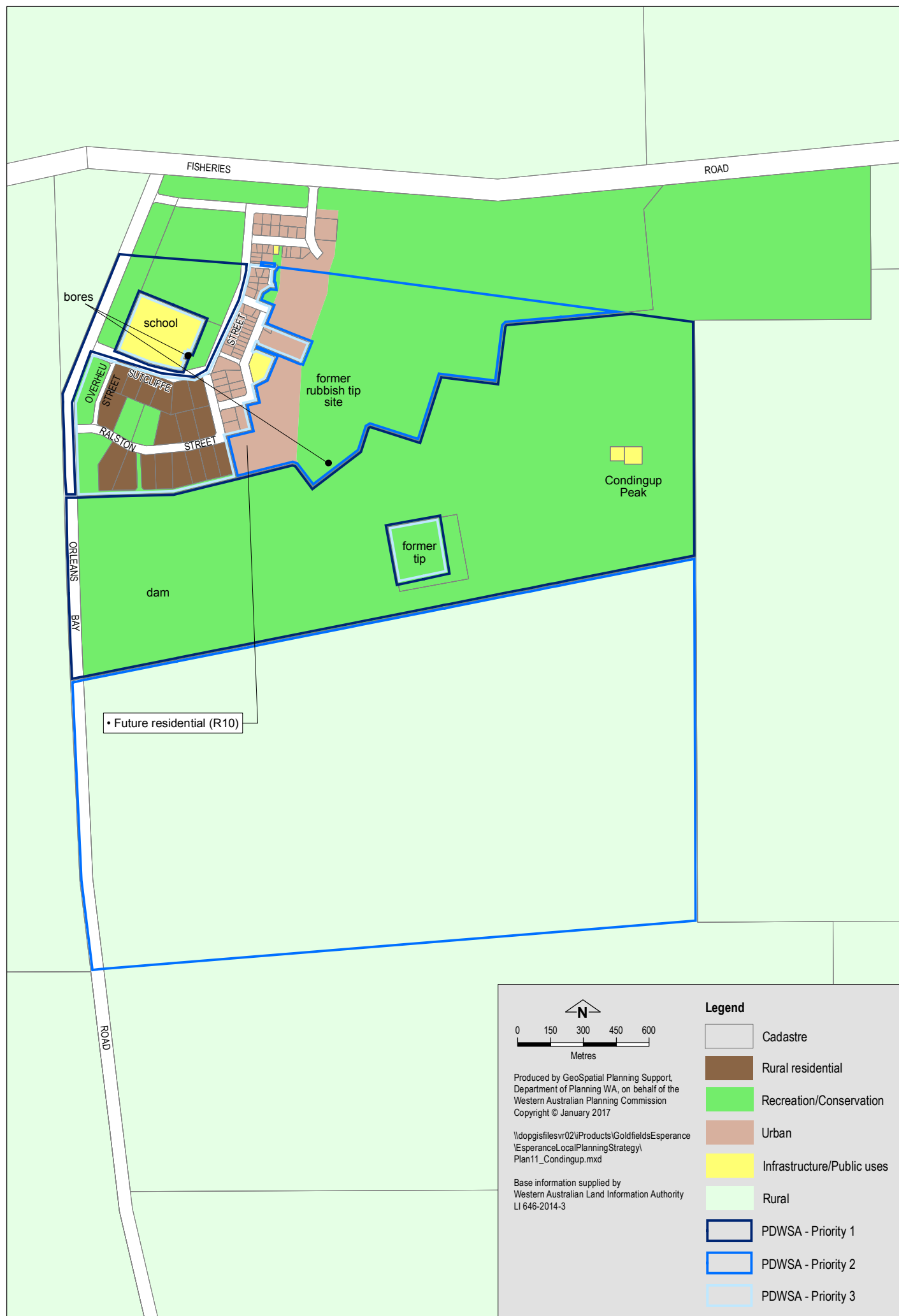
Reserve 41097 comprises 3,341 ha, is currently reserved for Parks and Recreation and vested in the Shire. Further consultation will need to precede any applications for excision of land from the reserve or rezoning of the land.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- Support the long term expansion of Condingup to the east of the existing town towards Condingup Peak (Refer Plan 11).
- Support an additional bore near the school in the short term.
- Recognise that further expansion of the Condingup and Wharton townsites will be constrained until an alternative or supplementary water supply has been identified and limited power supplies have been resolved.
- Support Condingup as the primary service centre for the locality through the provision of support and industrial services and employee accommodation.
- Support modest expansion of tourist accommodation at Duke of Orleans or Wharton recognising the strategic nature of the site for tourism uses.

Actions:

- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.
- Land for the future development of Condingup in the longer term could be located to the east of town on higher ground towards Condingup Peak.
- Support the establishment of a shooting range in the area. Land was initially allocated for this use to the east of the townsite. The Association and the Condingup community feel that it would be preferable to find a site further away from the town. An appropriate site needs to be identified.
- Condingup should be the primary service centre for the locality.



Plan 11 - Condingup

Precinct 62 - Howick

Objectives: To recognise existing land uses within the Precinct and make provision for subdivision.

Background/Location:

This precinct is located to the east of Esperance and incorporates a portion of the coastal and rural land. Three large lots within the precinct are Unallocated Crown Land, with two lots located along the coast and the third lot located in the north-eastern corner of the precinct.

Rainfall in the precinct varies for more than 550mm per annum in the coastal sections of the precinct to less than 500mm in the inland sections.

Soils in this precinct are Esperance sand plain in the southern sections and Mallee in the northern sections. The salinity risk in the northern sections of the precinct varies from less than 20% (percentage of land with high, very high or extreme rating), with isolated patches greater than 50%. In the southern section, the risk is more mixed, with between 10 - 40% risk. Susceptibility to wind erosion in the precinct is high, with 80- 90% of the land with a high, very high or extreme erosion rating.

The predominant land use in this precinct is grazing and cropping. The Beaumont Grain bin is located on Parmango Road, north east of Howick Road.

The median lot size in the precinct is 866 ha.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

Actions:

- Subdivision to a minimum area of 405 ha (1,000 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 63 - Boyatup

Objectives: To recognise existing land uses within the Precinct and make provision for the creation of tradable lots.

Background/Location:

This precinct is located on the eastern edge of the Esperance Agricultural area, adjacent to Cape Arid National Park. A large proportion of this precinct is Unallocated Crown Land, which is located in the northern half of the precinct. Lynburn Homestead and shearing shed (fmr) at Thomas River Station have recently been added to the State Register of Heritage Places.

Average rainfall in the precinct varies from approximately 500mm per annum in the north to 550mm per annum.

The soils in this precinct are Esperance Sand plain. The salinity risk and wind erosion vary across the precinct. Salinity risk (percentage of land with moderate or high risk of salinity) varies from 0 - 10% (generally in areas that are characterised by granite outcrops) to between 40 and 50%. Susceptibility to wind varies between 80 and 100% (percentage of land with high, very high or extreme erosion rating) across the precinct.

The predominant land uses in the precinct are grazing and cropping.

The median lot size for the precinct is 913 ha.

Strategy:

- All subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

Actions:

- Subdivision to a minimum area of 500 ha (approximately 1,200 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.
- All lots created must have access to a gazetted road. Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists the requirements of State Planning Policy 3.7 will apply.

Precinct 64 - Cape Arid, Israelite Bay and Buraminya

Objectives: Facilitate the ongoing use of the land for community and tourist benefit and recognise existing undeveloped areas.

Background/Location:

This precinct covers the Cape Arid National Park, Nuytsland Nature Reserve and the large undeveloped area in the north east of the Shire. The DPaW estate surrounds Reserve 36002, which contain the ruins of the Israelite Bay Post Office and Telegraph Station, some other ruins and pioneer graves. The old post office/ telegraph station is on the State Heritage Register and there is a partnering agreement in place between the National Trust of Australia (WA) and the Shire of Esperance for management of the premises. Also located within this precinct is a parcel of land in private ownership, located in the vicinity of Pt Malcolm. Vehicle access to all of these sites is by four-wheel drive only.

There is a small pocket of freehold land on the coast (Mardarbilla Location 2), within the vicinity of Point Malcolm, with an area of approximately 200ha that is surrounded by the Nuytsland Nature Reserve. A limited water supply of unknown quality is within the site, which is largely undeveloped except for remnants of the original homestead and recent efforts to protect against wildfire and provide a small private airstrip. Mardarbilla Location 2 should be zoned as a Restricted Use, to reflect that the land is in private ownership and the development constraints.

No land has been released for agricultural purposes, and the predominant land tenure is Unallocated Crown Land in the north-eastern section of the Shire.

Any development of the site should be "self-sustaining" and independent from the need for any services to be provided by the Council or other government agencies.

In recent years there has been a considerable increase in the number of exploration licences being sought for this area.

Strategy:

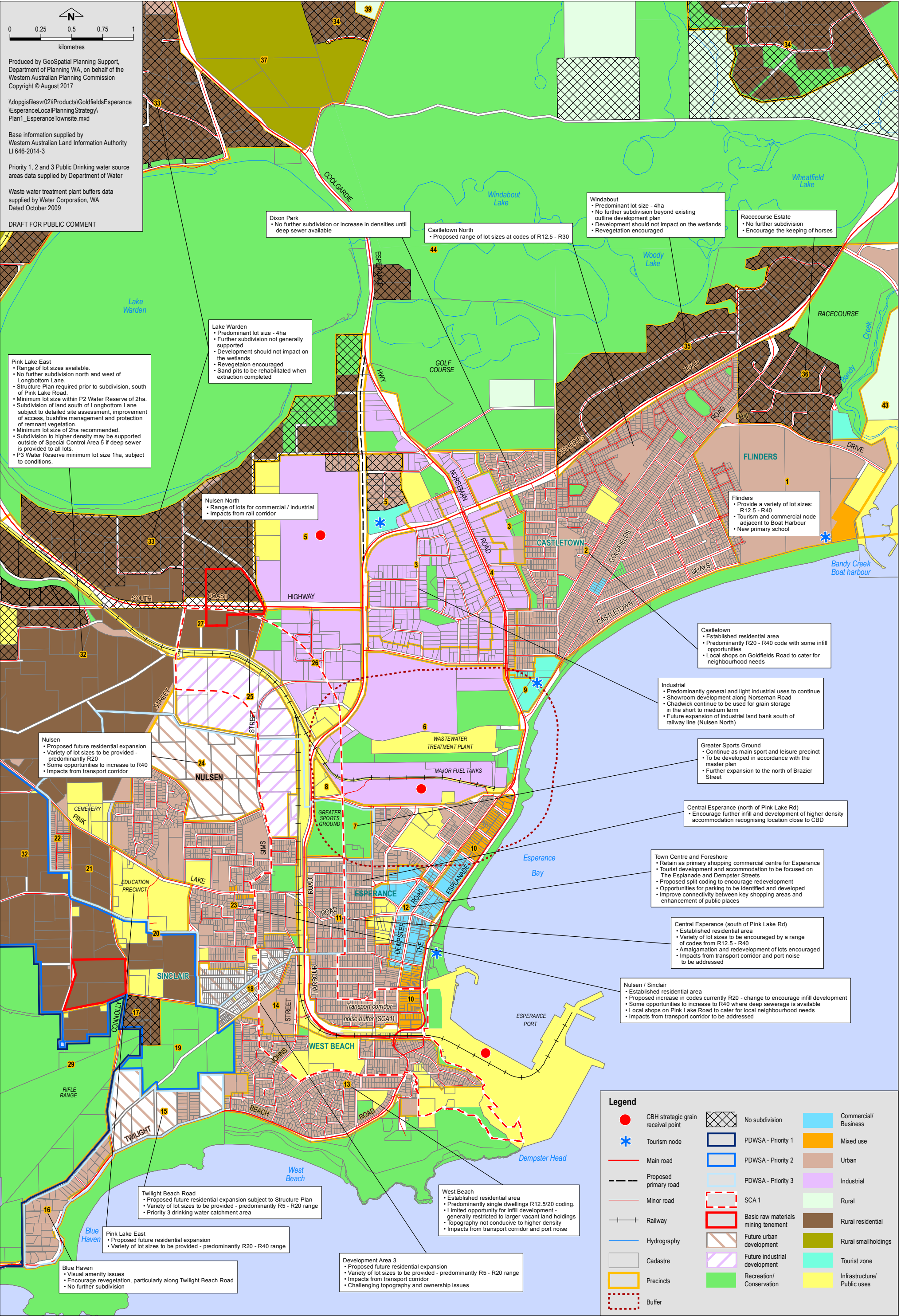
- Support the ongoing use of the land for community benefit.
- Support the ongoing use of the land for low key tourism uses.

Actions:

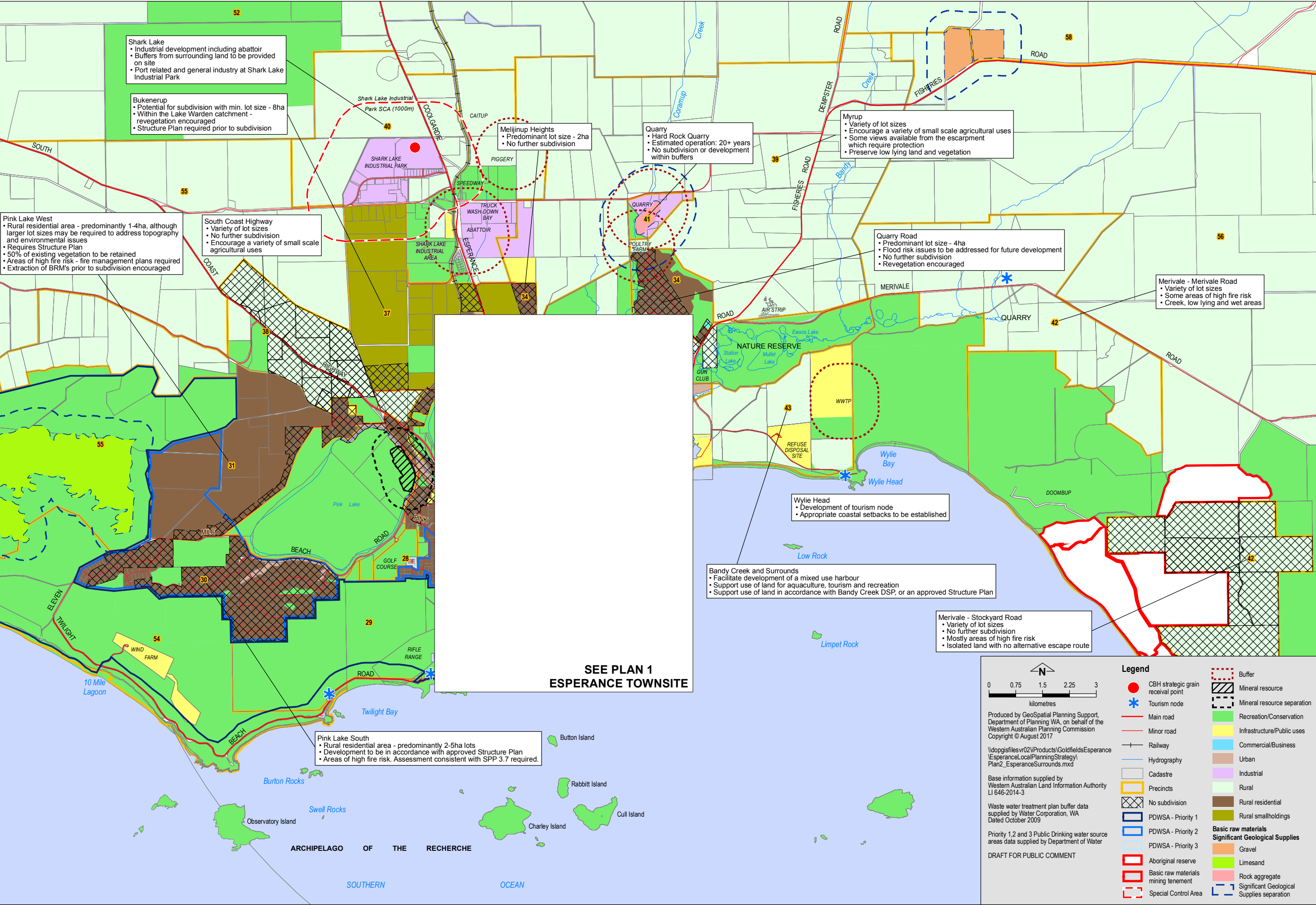
- Zone Mardarbilla Location 2 as a Restricted Use to reflect the extent of development and the associated constraints of the site.
- Subdivision to a minimum area of 2,000 ha (approximately 4,900 acres) may be considered or alternatively all subdivision is to comply with the provisions of State Planning Policy 2.5 and Development Control Policy 3.4.

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Shire of Esperance Local Planning Strategy

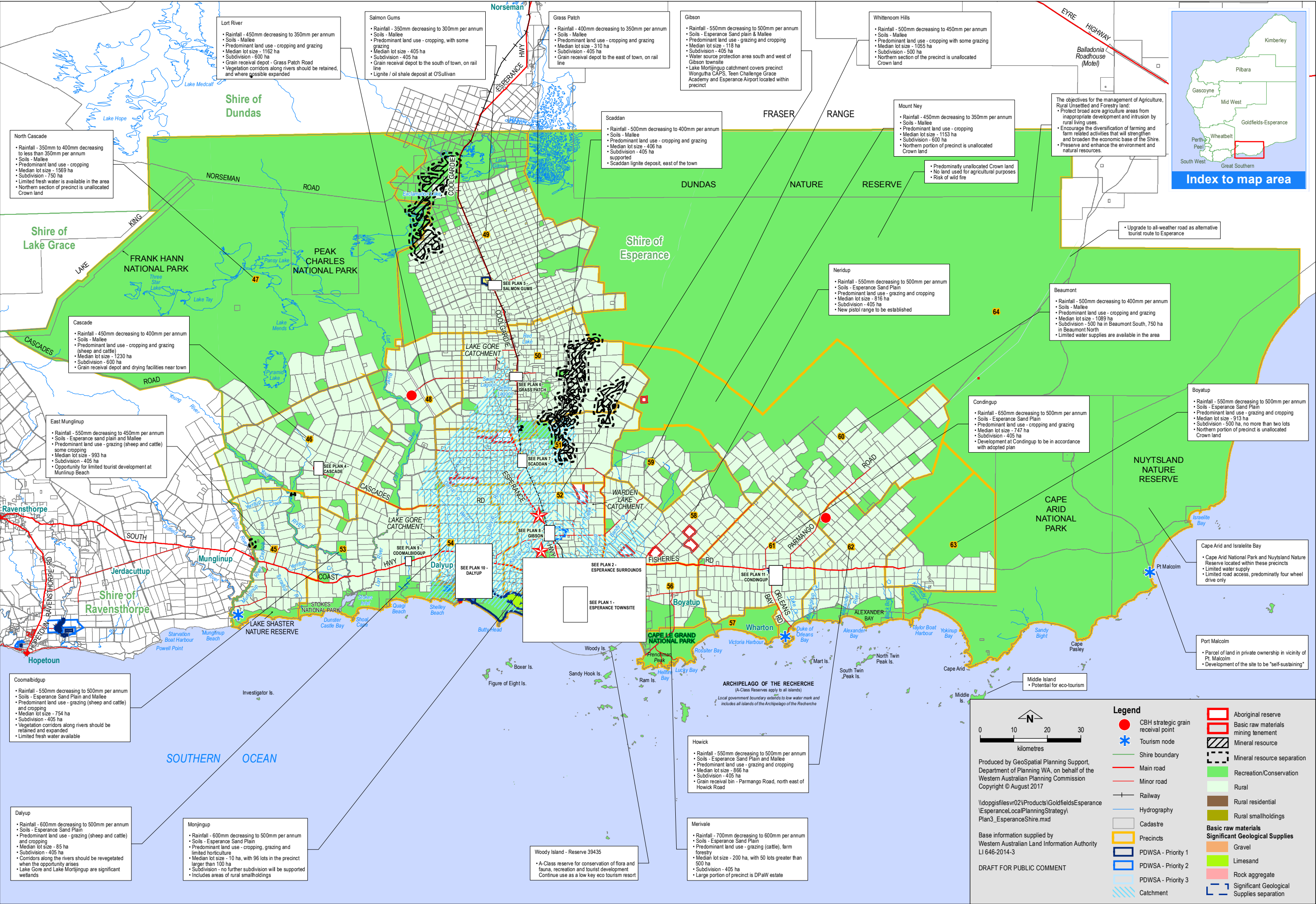


Plan 1 - Esperance Townsite



Plan 2 - Esperance Surrounds

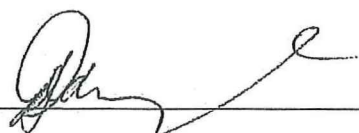
Shire of Esperance Local Planning Strategy



SHIRE OF ESPERANCE
LOCAL PLANNING STRATEGY

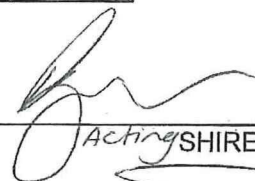
CERTIFICATION FOR ADVERTISING


Certified for advertising by the Western Australian Planning Commission on 14
February 2017



COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for
endorsement by resolution of Shire of Esperance at the Special
Meeting of Council held on the 2 May 2017



Acting SHIRE PRESIDENT


CHIEF EXECUTIVE OFFICER

ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on 09/08/17



DELEGATED UNDER S.16 OF
THE PLANNING AND DEVELOPMENT ACT 2005