

SHIRE OF KATANNING

LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission
26 November 2013

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

Katanning

Local Planning Strategy



DOCUMENT CONTROL

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Town Planning Management Engineering

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PART 1

LOCAL PLANNING STRATEGY

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1.0 INTRODUCTION

This Local Planning Strategy (LPS) applies to the whole of the Shire of Katanning in accordance with *Figure 1 – Katanning Local Planning Strategy Study Area*.

The LPS is based on implementing the outcomes of the Katanning Supertown Growth and Implementation Plan (Growth Plan).

Katanning is the inland heart of the Great Southern region. As a regional service centre Katanning is well placed to accommodate population and employment growth due to its regionally central location, broad range of rural based industries, diverse multicultural community and areas of underutilised land and buildings.

1.1 Purpose of the Local Planning Strategy

The LPS provides the Shire of Katanning with a strategic planning framework and long term vision to plan, guide and accommodate future growth for the next 10 to 15 years and beyond.

The LPS has been developed as part of a comprehensive Local Planning Scheme review for the introduction of Local Planning Scheme No.5 (LPS5). The LPS conforms with the State and regional planning framework to provide a sound basis for the rezoning, structure planning, subdivision and development of land in accordance with new LPS5.

The purpose of the LPS and LPS5 is to:

- Implement the vision and recommendations of the Growth Plan.

- Set out the Shire's planning aims for LPS5.
- Identify future growth areas with associated structure plan requirements.
- Review existing zones and reserves.
- Review and improve landuse and development control.
- To review and consolidate rural planning.
- Facilitate town centre and town site entry rejuvenation.

1.2 SuperTown Program

Katanning was chosen as a SuperTown because of its growth potential, central location and demonstrated governance ability. The vision for SuperTowns is to create communities with access to services, affordable housing and a diverse range of lifestyle and job opportunities. SuperTowns will have flow on benefits to neighbouring towns, communities and regional cities. A key part of the SuperTown program is the preparation of a townsite expansion plan also termed a Growth Plan.

1.3 Local Planning Strategy based on the Growth Plan

The Growth Plan is critical to the Scheme review process as it has established the community's strong aspirational vision for long term growth and community development of Katanning. In addition the Growth Plan provides sound guidance for future land use, community development, infrastructure and investment decisions to ensure coordinated outcomes.

The Western Australian Planning Commission (WAPC) and State Cabinet have adopted the Growth Plan to be part of the planning framework subject to minor modifications. Whilst the Growth Plan has been subject to detailed community input, further formal consultation as part of the LPS will further consolidate the key outcomes of the Growth Plan.

On the 30th January 2013 the Department of Planning provided written advice confirming that the Growth Plan can be used as the basis for a separate LPS.

1.4 Consistency with the LPS

The Shire of Katanning encourages proposals that are consistent with the LPS. Proposals that are inconsistent with the LPS will be refused or proponents will be required to provide appropriate justification for any departure or inconsistency to the satisfaction of the Shire of Katanning.

1.5 Local Planning Strategy Format

The LPS has been developed with the following report format:

- Part 1 – Local Planning Strategy.
- Part 2 - Growth Plan as background.

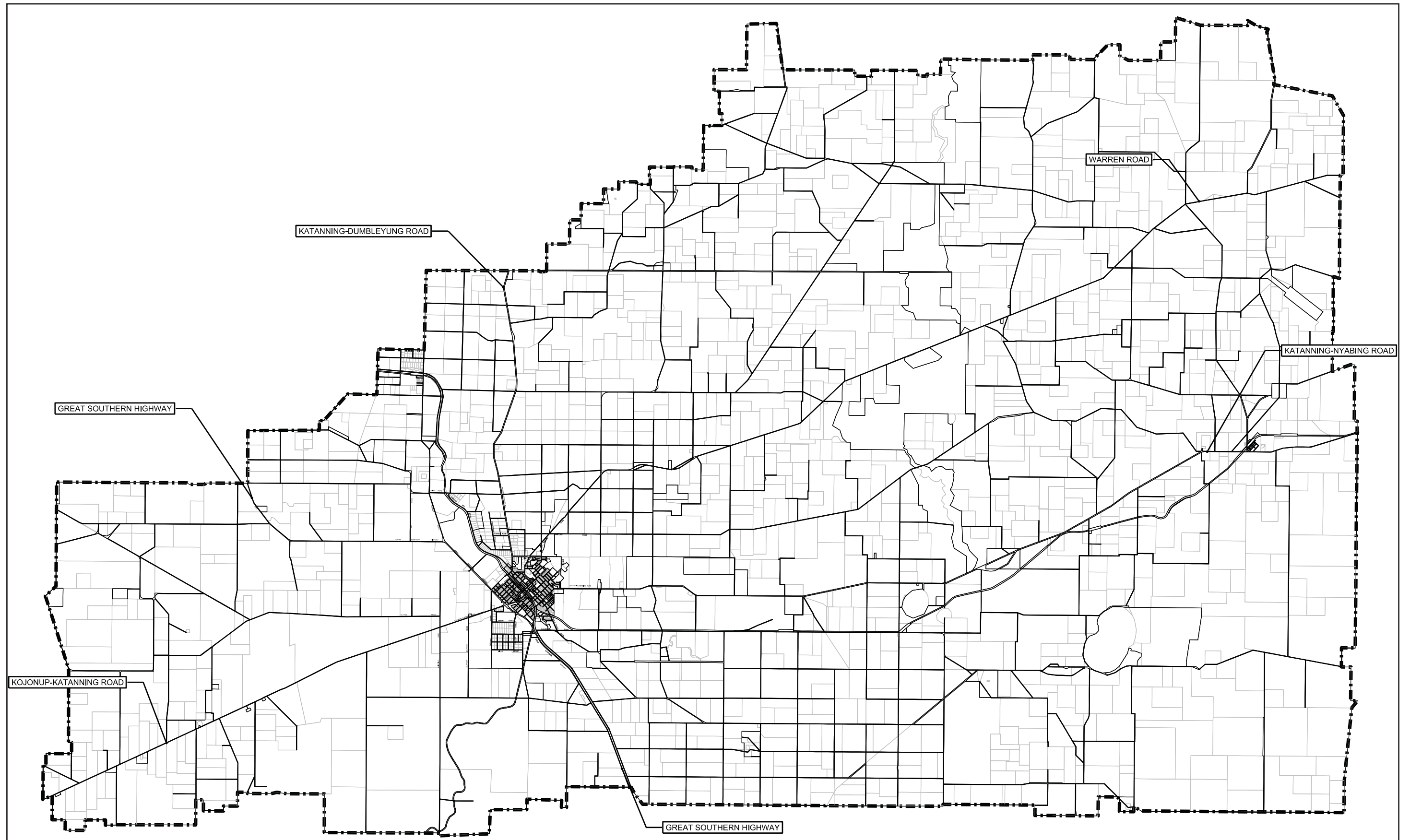


Figure 1 – Katanning Local Planning Strategy Study Area

2.0 VISION AND PLANNING PRINCIPLES

2.1 Community Vision and Aspirational Targets

The Shire of Katanning's vision for the Shire is:

“Katanning will embrace its Aboriginal, agricultural and multicultural heritage as it moves forward as a cohesive community seeking investment in economic, environmental and social infrastructure to achieve a population of 15,000 over the long term based on self supporting growth and recognition as the inland heart of the Great Southern.”

In addition to the above strategic vision, the Growth Plan resulted in the local community developing an aspirational vision for growth of Katanning. Relevant to identifying and planning for urban expansion and revitalisation, the community vision for urban infrastructure is as follows:

To plan and progressively deliver in a timely manner the physical urban infrastructure and affordable housing required to accommodate a population of 15,000.

In relation to the Growth Plan, the WAPC in October 2012 resolved “Growth areas to be amended to accommodate up to, but not surpassing, the additional ‘aspirational’ population of 10,000 people”. In accordance with the WAPC decision the LPS provides for potential growth of the Katanning townsite to accommodate an additional 10,000 people above the current townsite population of 3,800 people.

2.2 Local Planning Strategy and Local Planning Scheme No.5 Aims

The Shire of Katanning's broad aim is to provide a practical and flexible Local Planning Scheme supported by a strategic land use plan (LPS) to guide future development for a 10-15 year period with consideration given to longer term growth. The Shire's specific aims for the LPS and LPS5 are:

Katanning Local Planning Strategy and Strategic Land Supply

To implement the recommendations of the Shire of Katanning Local Planning Strategy and strategically identify land for long term planned expansion of the Katanning townsite.

Community Growth and Diversity

To plan and provide opportunities for growth of the Katanning townsite and reinforce its status as a regional centre to accommodate a growing and diverse community with a strong sense of place, heritage and achievement.

Economic Growth

Strengthen and diversify the Shire's economic base by providing an overall pattern of landuse and development flexibility that supports existing businesses and provides for expansion of the economic base by encouraging new business and industry to the town.

Residential Density and housing diversity

To provide for a variety of residential densities and housing options.

Agriculture and Rural Landuse

To protect rural land for agricultural production and provide for a broad range of rural and ancillary landuse opportunities.

Heritage

To provide for the preservation of areas, places and objects of cultural and heritage significance.

Environmental Values

To protect the natural environment and provide for the sustainable use of all natural resources (soil, water and air).

3.0 THE STRATEGY

3.1 Strategy Plans and Development Investigation Area Table

The Strategy is primarily set out within the following plans:

- Strategy Plan 1 (rural areas); and
- Strategy Plan 2 (Katanning townsite and surrounds).

Strategy Plans 1 and 2 are to be read in conjunction with *Table 1 - Katanning Development Investigation Areas* that provides guidance on the following:

- The purpose of each Development Investigation Area (DIA);
- Opportunities and environmental characteristics of each DIA;
- The constraints and issues to be addressed by detailed planning of each DIA in addition to standard Model Scheme Text structure planning requirements;
- Priority for DIA development; and
- A summary of DIA areas and lot yield estimates.

3.2 Key Elements of the Strategy, Landuse Expectations and Recommendations

Strategy Plans 1 and 2 identify the primary landuses and DIAs for the Katanning townsite and the rural areas of the Shire. Strategy Plans 1 and 2 are to be read in conjunction with *Table 1 – Development Investigation Areas* that identifies key issues to be addressed as part of further detailed planning for each growth area.

Incremental subdivision and/or development within identified DIAs prior to structure planning will be considered in light of how proposals may or may not compromise future planning for those areas.

Table 1 includes a list of indicative constraints to be addressed by detailed planning within each DIA. The listed constraints are not exhaustive and other aspects may need to be considered as part of detailed planning at the rezoning, structure planning, subdivision and development stages.

Table 2 – Strategy Key Elements, Outcomes and Recommendations details the following components of the Strategy:

- Key elements and landuse designations;
- Outcomes and landuse expectations; and
- LPS recommendations for LPS5 development.

Proposed DIAs	Growth Plan Area	DIA Purpose	Opportunities and environmental characteristics	Constraints/issues to be addressed in addition to standard MST requirements	Priority 1, 2 or 3 (in decreasing order of priority)	DIA Areas and Yield Estimates
1 - Warren Road	A	To provide for consolidation of urban land as a transitional link to proposed new northern residential area	<ul style="list-style-type: none"> • Infill residential (R20 to R40) • Landscape/creekline improvement (recreation and environment) • Substantially cleared • Minor areas of remnant and introduced vegetation 	<ul style="list-style-type: none"> • Existing development • Multiple ownership • Servicing • Landscape/creekline protection • Street and pedestrian connectivity • Pedestrian linkage to DIA 2 to implement the LPS Multiple Use Corridor 	2	DIA area 34.2ha less approx 11.5ha existing reserved land. Developable area estimate 23ha Yield estimate 276 Lots @ 12Lots/ha
2 - Plesse Park	B	To provide for a mix of residential development including medium density housing and potential aged accommodation around a high amenity lake and parkland revitalisation	<ul style="list-style-type: none"> • Infill and increased residential density (R20 to R40) • Variety of dwelling types • Aged accommodation • Consolidate, revitalize and activate residential area close to town centre, hospital and open space • Rationalise and provide high amenity public open space for housing and community use • Existing creek/drainage line degraded • Majority of area cleared with isolated trees 	<ul style="list-style-type: none"> • Existing development • Servicing • Drainage/water management • Land tenure and reservation/zoning • Contaminated site • Tree retention • Pedestrian linkage to DIA 1 to implement the LPS Multiple Use Corridor 	1	DIA area 21.2ha less approx 45% for retained open space, drainage, roads. Developable area estimate 11.6ha Yield estimate 290 Lots @ 25 Lots/ha
3 - Northern Special Rural Town Entry	F	To consolidate the rural residential entry along Katanning-Dumbleyung Road and provide for re-subdivision of existing lots	<ul style="list-style-type: none"> • DIA identified for consolidation given the areas location within an identified urban expansion corridor including adjoin DIA 4 • Consolidate existing rural residential lots to achieve additional Special Rural lots (minimum size 1.0ha) • Improve rural town entry with additional landscaping from additional subdivision • Potential to establish multiple use corridor along existing creekline • Area largely developed with cleared pasture and minimal areas of remnant vegetation 	<ul style="list-style-type: none"> • Existing development • Multiple ownership • Access and servicing • Landscape/creekline protection • Land capability assessment • Provision for future street and pedestrian connectivity for potential long term northern townsite expansion 	2	DIA area 59.2ha less approx 6ha for potential Multiple Use Corridor if created as a reserve Yield estimate 39 Lots @ 1.5ha/Lot Practical Lot yield may be lower due to existing lot configuration and land ownership.
4 - Northern Residential Expansion	F	To provide for primary residential expansion	<ul style="list-style-type: none"> • Residential neighbourhood (R15 to R30) land is frontal to existing townsite and accessible to the existing road network and town centre • Largely cleared, undeveloped and well drained 	<ul style="list-style-type: none"> • Fire management with adjoining golf course bushland • Existing servicing requirements • Vegetation protection • Provision for future street and pedestrian connectivity for potential long term northern townsite expansion 	2	DIA area and developable area 60.5ha Yield Estimate 720 Lots @ 12 Lots/ha
5 - Northern Low Density Residential	G	To provide for special residential (2,000 to 4,000m2 lots) to consolidate the eastern margins of the townsite	<ul style="list-style-type: none"> • Provide a range of residential living opportunities (2,000 to 4,000m² lots) • Rural vistas • Road access • Land predominantly cleared and gently undulating 	<ul style="list-style-type: none"> • Proximity to proposed freight route • Potential conflict with adjoin agricultural uses • Fire management 	2	DIA area and developable area 36ha Yield estimate 108 Lots @ 3 Lots/ha
6 and 7-Eastern Residential	G	To provide for residential areas to consolidate the eastern margins of the townsite	<ul style="list-style-type: none"> • Provide variety of residential living opportunities (R15 to R30) • Land is elevated and undulating with attractive rural views • Land frontal to recreation facilities and country club • Largely cleared and gently undulating 	<ul style="list-style-type: none"> • Proximity DIA 7 to existing gun club • Proximity to freight route • Fire management • Existing Wastewater treatment plant • Buffers to existing industry • Vegetation protection 	3	Combined DIA area 106ha less approx 20% for buffers and fire management Developable area estimate 85ha Yield estimate 1020 Lots @ 12 Lots/ha
8- Industrial	H	To provide for industrial expansion based around the new sales yards and existing rural service industries	<ul style="list-style-type: none"> • Potential for broad range of industrial and agri food based industries that require large lot sizes not available within existing industrial zoned area • Proximity to town centre, local road network and railway • New sales yard potential business catalyst • Proximity to services • Potential to be serviced by proposed long term freight route • Large site to accommodate buffers • Potential for value adding to regional economy • Predominantly cleared, gently undulating and well drained 	<ul style="list-style-type: none"> • Need to confirm established demand for planning and investment • Determination and justification of lot sizes for intended uses • Removal of land from agricultural production • Servicing and infrastructure requirements and costs • ownership 	1	DIA area 315ha Lot yield to be justified and determined by structure planning process
9 - WAMMCO	I	To provide limited industrial expansion to facilitate complementary landuse to WAMMCO	<ul style="list-style-type: none"> • Potential for only rural based industries to complement existing abattoir operation and expansion compatible with buffer requirements • Predominantly cleared 	<ul style="list-style-type: none"> • Determination and justification of proposed complementary landuses, development and lot sizes • Buffer and transitional landuse requirements to existing abattoir and residential landuses to be incorporated within DIA and structure plan area • Buffer to be internal/ within DIA and not encroaching on surrounding lots • Drainage management • Protection of creekline and water quality • Servicing and infrastructure requirements • Highway visual impact 	2	DIA area 367ha (majority of area previously zoned and developed) Lot yield to be justified and determined by structure planning process
10 - South Western Rural Residential	J	To consolidate and redevelop existing rural residential areas	<ul style="list-style-type: none"> • Potential for rural residential infill and more efficient use of land • Land contiguous with adjoining Special Rural • Majority of land zones Special Rural • Minor existing development and site predominantly cleared apart from areas of creekline riparian vegetation 	<ul style="list-style-type: none"> • Existing Structure Plan for Special Rural zoned area currently restricts development • Need and cost for upgrading of existing road network • Proximity to existing rail line, industrial site, waste water treatment ponds and highway. • Drainage and creekline management • Land capability • Low lying areas present with potential drainage issues 	3	DIA area 346ha less approx 20% for roads, drainage and vegetation Developable area estimate 278ha Yield estimate 185 Lots @ average 1.5ha/Lot Practical Lot yield may be lower due to existing lot configuration, land ownership and constraints management
11 - O'Callaghan Park	E	To provide opportunities for a range of uses including (but not limited to) low density residential, low cost temporary workers, migrant, student and separate mine accommodation	<ul style="list-style-type: none"> • Provision of transitional and mining camp accommodation as a substantial community and economic benefit • Potential for a land swap to secure underutilised O'Callaghan for development • Environmental benefit for potential reservation and protection of quality remnant vegetation within Special Rural lots owned by the Shire • Special Rural lots owned by the Shire of Katanning to be converted into a reserve 	<ul style="list-style-type: none"> • Highway noise buffer • Vegetation assessment and clearing • Fire management • Servicing and infrastructure • Highway and road access • Transitional landuses to adjoining residential and rural residential landuses • Land swap to convert Shire owned rural residential lots to Parks and Recreation reserve • Onsite landuse connectivity and compatibility 	1	DIA area 61ha less 20ha for Shire land to be reserved Estimated yields subject to structure planning potentially comprising but not limited to: <ul style="list-style-type: none"> • 35 Low density residential Lots • Caravan Park/short term workers accommodation. • Workers accommodation. • Mining camp accommodation.
12- North East Rural Small Holding	Not included	To provide a new form of rural living in the form of Rural Small Holdings to broaden the range of lifestyle opportunities provided within Katanning and a transitional landuse between proposed urban expansion and conventional rural landuse	<ul style="list-style-type: none"> • Land contiguous with proposed urban expansion areas • Potential for a broad mix of lot sizes to focus on maintaining or encouraging rural landuses and to prevent existing farming lots from being used for this purpose • Land is elevated and undulating with attractive rural views • Good connection to existing road network with access to the town centre • Land predominantly cleared 	<ul style="list-style-type: none"> • Potential removal of land from rural production. • Drainage and creekline management • Land capability • Proximity to proposed freight route • Potential conflict with adjoin agricultural uses 	3	DIA area 282ha less approx 20% for buffer requirements and roads etc Developable area estimate approx 185ha Yield estimate 37 Lots @ average 5ha/Lot

Table 1 - Katanning Development Investigation Areas

Adoption

Prepared and adopted pursuant to Regulation 12A (1) of the Town Planning Regulations 1967 by resolution of the local government of the Shire of Katanning at the Meeting of the local government held on the ____ day of ____.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Certified by the WAPC on ____/____/____ pursuant to Regulation 12B (1) of the Town Planning Regulations 1967.

Final Approval

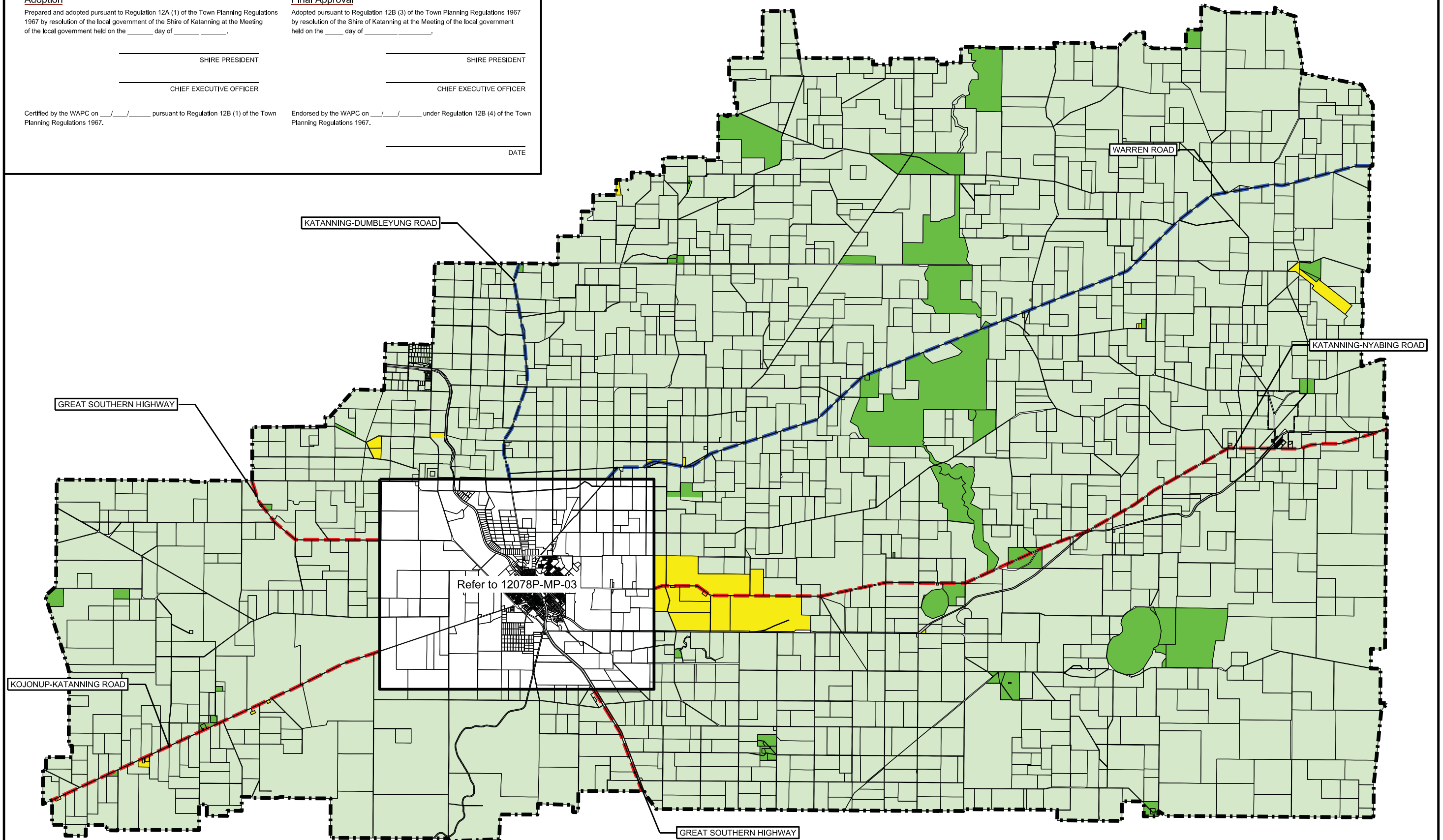
Adopted pursuant to Regulation 12B (3) of the Town Planning Regulations 1967 by resolution of the Shire of Katanning at the Meeting of the local government held on the ____ day of ____.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Endorsed by the WAPC on ____/____/____ under Regulation 12B (4) of the Town Planning Regulations 1967.

DATE



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Legend

- Local Government Boundary
- Highway and Major Roads
- District Local Roads
- Katanning Dumbleyung Truck Route
- Heritage Trail
- Townsite Boundary
- Activity/Exercise Trail
- Speedway

- Multi Use Corridor
- Green Link Enhancements
- Entry Node
- Road / Intersection Upgrades
- Priority for DIA Development (in decreasing order of priority 1 to 3)
- DIA areas
- Existing Industrial Areas to be reviewed as part of scheme review

Land Use Designations

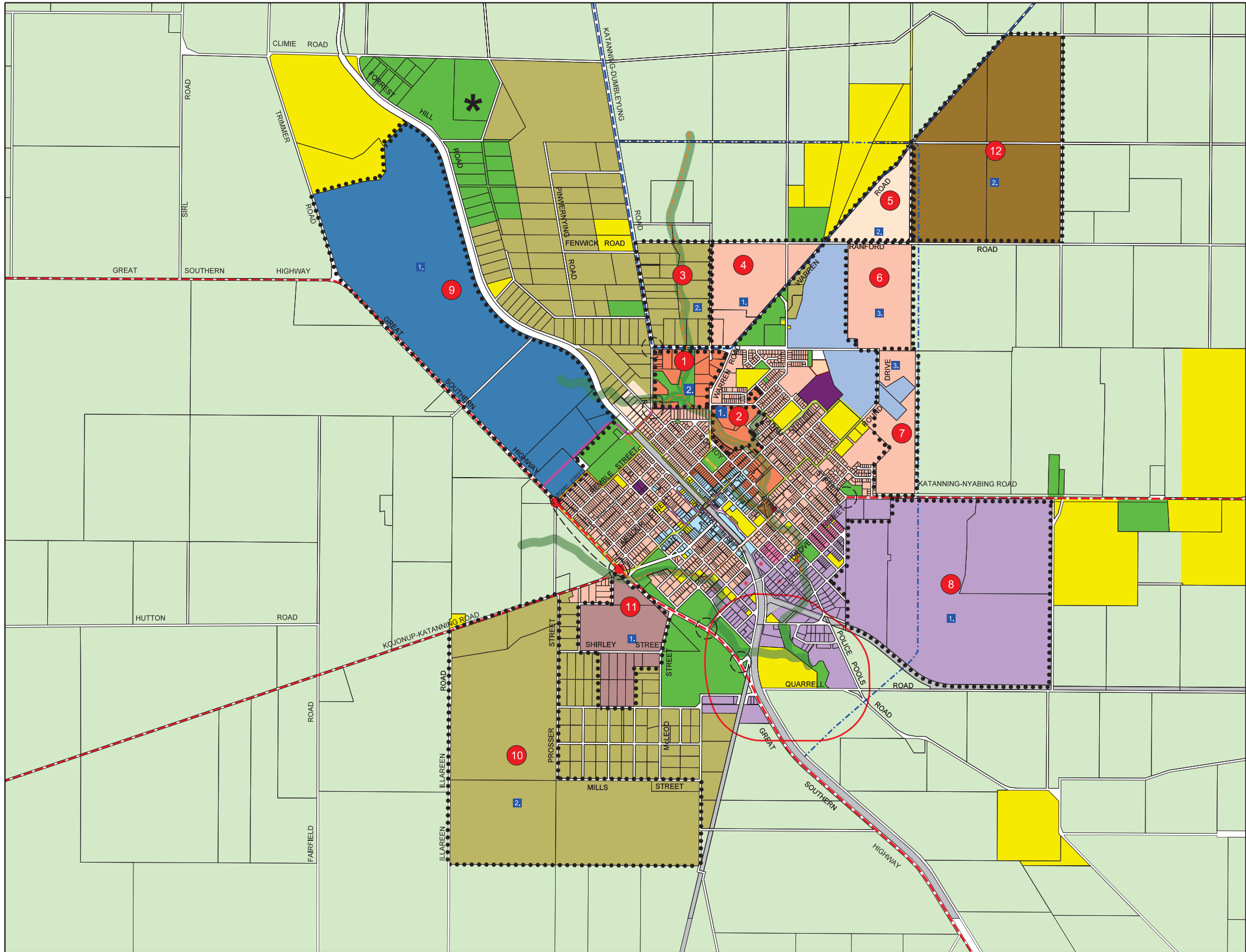
- Residential
- Residential Infill
- Low Density Residential
- Rural Residential
- Rural Small Holding
- Abattoir and Rural Industries

- General Agriculture
- Industrial
- Composite Industry
- Town Centre
- CMC and Community Uses
- Parks and Recreation
- Private Club
- Community Centre

- Conservation, Residential, Short stay and Workers Accommodation
- Church and Private Education

**SHIRE OF KATANNING
LOCAL PLANNING STRATEGY
STRATEGY PLAN 1**





DIA Purpose

- 1 To provide for consolidation of urban land as a transitional link to proposed new northern residential area
- 2 To provide for a mix of residential development including medium density housing and potential aged accommodation around a high amenity lake and parkland revitalisation.
- 3 To consolidate the rural residential entry along Katanning-Dumbleyung Road and provide for re-subdivision of existing lots.
- 4 To provide for primary residential expansion
- 5 To provide for special residential (2,000 to 4,000m² lots) to consolidate the eastern margins of the townsite.
- 6 7 To provide for residential areas to consolidate the eastern margins townsite.
- 8 To provide for industrial expansion based around the new sales yards and existing rural service industries.
- 9 To provide limited industrial expansion to facilitate complementary land use to WAMMCO.
- 10 To consolidate and redevelop existing rural residential areas.
- 11 To provide opportunities for a range of uses including (but not limited to) low density residential, low cost temporary workers, migrant, student and separate mine accommodation.
- 12 To provide a new form of rural living in the form of Rural Small Holdings to broaden the range of lifestyle opportunities provided within Katanning and a transitional land use between proposed urban expansion and conventional rural land use.

Structure Planning

DIA's are to be subject to structure planning prior to subdivision and development unless as provided for by the LPS.

Adoption

Prepared and adopted pursuant to Regulation 12A (1) of the Town Planning Regulations 1967 by resolution of the local government of the Shire of Katanning at the Meeting of the local government held on the ____ day of ____.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Certified by the WAPC on ____/____/____ pursuant to Regulation 12B (1) of the Town Planning Regulations 1967.

Final Approval

Adopted pursuant to Regulation 12B (3) of the Town Planning Regulations 1967 by resolution of the Shire of Katanning at the Meeting of the local government held on the ____ day of ____.

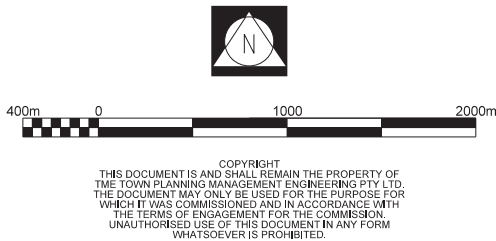
SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Endorsed by the WAPC on ____/____/____ under Regulation 12B (4) of the Town Planning Regulations 1967.

DATE

**SHIRE OF KATANNING
LOCAL PLANNING STRATEGY
STRATEGY PLAN 2**



Legend

- Local Government Boundary
- Highway and Major Roads
- District Local Roads
- Katanning Dumbleyung Truck Route
- Heritage Trail
- Townsite Boundary
- ActMty/Exercise Trail
- Speedway
- Multi Use Corridor
- Green Link Enhancements
- Entry Node
- Road / Intersection Upgrades
- Priority for DIA Development (in decreasing order of priority 1 to 3)
- DIA areas
- Existing Industrial Areas to be reviewed as part of scheme review
- Long Term Freight Route
- Water Corporation Waste Water Treatment Plant Odour Buffer
- Land Use Designations
 - Residential
 - Residential Infill
 - Low Density Residential
 - Rural Residential
 - Rural Small Holding
 - Abattoir and Rural Industries
 - General Agriculture
 - Industrial
 - Composite Industry
 - Town Centre
 - Civic and Community Uses
 - Parks and Recreation
 - Private Club
- Community Centre
- Conservation, Residential, Short stay and Workers Accommodation
- Church and Private Education

Key Elements and Landuse Categories	Strategy Outcomes	Recommendations for Local Planning Scheme No. 5 Development
Development Investigation Areas (DIAs)	<ul style="list-style-type: none"> The Strategy contains 12 DIAs as detailed in Table 1 for a range of landuse outcomes subject to detailed planning prior to subdivision and development. The Katanning townsite is to be the primary and only settlement within the Shire to provide for urban growth. The Katanning townsite is to be the key recipient of investment in business, civic facilities, community infrastructure and services to enable it to maintain and expand its function as a regional centre. 	<ol style="list-style-type: none"> LPS5 to include DIA's for infill development and priority DIAs to accommodate a minimum of 5 years potential urban expansion where detailed planning and environmental assessment and landuse outcomes are finalised by the Structure Plan process. LPS5 to introduce a Future Development Zone for infill and priority DIAs to facilitate subdivision and development control to be addressed by endorsed Structure Plans.
Residential and Residential Infill	<ul style="list-style-type: none"> The Residential landuse category applies to existing and proposed residential expansion areas. The Residential Infill landuse category applies to areas within the existing residential and low density areas identified for infill residential development within close proximity to the town centre, key facilities and/or areas of interest. The Strategy recognises existing residential areas within the Katanning townsite have largely been subdivided and developed. Over the short term the ability of these areas to accommodate significant redevelopment is limited without significant investment. The majority of existing residential areas under TPS4 have a split density coding of R12.5/25. The strategy supports application of the higher code (R25) to areas that have higher potential for servicing and the lower code of 12.5 to those areas with lower potential or higher costs for servicing. The Shire of Katanning and Water Corporation are to monitor and review the provision of reticulated services (including funding opportunities) to facilitate residential infill and urban expansion. 	<ol style="list-style-type: none"> Recode existing R12.5/R25 residential areas without access to reticulated sewer to R12.5 to more clearly reflect current development potential. Recode existing R12/25 residential areas with access with access to reticulated sewer to R25 to confirm development potential. Recode residential land surrounding the town centre with access to rear lanes to R40 to facilitate the delivery of closer residential development at a density generally not offered within the townsite.
Low Density Residential	<ul style="list-style-type: none"> Applies to existing and proposed low density residential areas. 	<ol style="list-style-type: none"> Rezone Special Residential land within TPS4 to the Residential zone with appropriate density coding of R2.5 and R5. Review and introduce provisions for modifications to the Residential Design Codes to address setback and fencing control.
Rural Residential	<ul style="list-style-type: none"> Applies to existing and proposed rural residential areas. The Strategy recognises opportunities for more efficient utilisation and consolidation of land already zoned and/or developed for rural residential development to provide for greater lifestyle choice. 	<ol style="list-style-type: none"> Zone existing Special Rural land to the more widely used Rural Residential Zone with provisions consolidated where possible for ease of interpretation and application.
Rural Small Holding	<ul style="list-style-type: none"> Applies to land identified for minor rural pursuits, hobby farms and alternative rural residential purposes where part time income from cottage industries, home occupations and the use of land for agriculture may occur. Land identified for rural small holding development is located on the fringe of the Katanning townsite to provide a transitional land use between proposed residential expansion areas and traditional rural farmland and to prevent existing farming lots being used for this purpose. 	<ol style="list-style-type: none"> LPS5 to develop and include a Rural Small Holding zone consistent with zones recently introduced into other Local Planning Schemes.
General Agriculture	<ul style="list-style-type: none"> Applies to existing agricultural land that is not proposed for other non rural purposes. 	<ol style="list-style-type: none"> LPS5 to apply the General Agriculture zone to replace the Rural zone within TPS 4. Review the Use Class table for the zone to ensure the permitted range of landuses and development is flexible and compatible with state policy.
Industrial	<ul style="list-style-type: none"> Applies to existing Industrial areas and a proposed new industrial DIA. 	<ol style="list-style-type: none"> Retain the two industrial zones under TPS4. LPS5 to review the potential of identified industrial areas to be rezoned Residential.
Composite Industry	<ul style="list-style-type: none"> Applies to existing industrial land identified for a zoning change to Composite Industry to provide for single residential dwellings and compatible industrial development. 	<ol style="list-style-type: none"> LPS5 to introduce a Composite Industrial Zone consistent with the zone introduced within the Shire of Augusta Margaret River LPS1.

Abattoir and Rural Industries	<ul style="list-style-type: none"> Applies to the existing WAMMCO abattoir site (zoned Special Use under TPS4) with provision for further rural industries compatible with buffer requirements in accordance with DIA requirements. 	<p>15) Review and expand the Special Use zone to cover the whole DIA.</p> <p>16) Amend special provisions to include compatible rural industries and that the requirement for any rezoning, structure plan, subdivision or development proposal must demonstrate that required buffers to the abattoir, any related rural industries and adjoining residential development are confined within the DIA boundary.</p>
Town Centre	<ul style="list-style-type: none"> Applies to the commercial, civic and heritage core of the Katanning townsite including potential for residential and mixed use development. The Strategy does not identify any new town centre commercial areas. The findings of the Growth Plan confirms that existing commercially zoned land has the capacity for redevelopment to serve the potential level of growth outlined by the Strategy. 	<p>17) LPS5 to develop and apply a more flexible and contemporary Town Centre zone to replace the two commercial zones under TPS4.</p>
Civic and Community Uses	<ul style="list-style-type: none"> Applies to Crown land including and not limited to Unallocated Crown Land and other reserves for such purposes as hospital, schools and utilities etc. 	<p>18) Scheme Maps to identify the purpose of reserved land.</p>
Parks and Recreation	<ul style="list-style-type: none"> Applies to existing reserves (both vested and unvested) for parks and recreation. In some cases existing reserves subject to review within a DIA are not identified in the Strategy are reserved in LPS5. 	<p>19) Scheme maps to reflect existing Parks and Recreation reserves.</p> <p>20) Scheme Maps to accurately reflect the reservation of the Katanning Regional Recreation Centre and grounds.</p>
Private Club	<ul style="list-style-type: none"> Applies to privately owned land including the Golf Club and Gun Club. 	<p>21) Retain the Special Use zone under TPS4.</p>
Church and Private Education	<ul style="list-style-type: none"> Applies to privately owned land for church, private education and related development 	<p>22) Retain the applicable Special Use zone under TPS4.</p>
Multiple Use Corridor	<ul style="list-style-type: none"> Applies to existing creeks and drainage lines intended for staged development of a parkland recreation network. 	<p>23) That following the outcomes of flood modelling as part of a District Water Management Strategy that Council develops a strategy and/or policy to investigate and implement portions of the multiple use corridor network with a focus on those portions within DIA's and existing reserves.</p>
Highway, Major Roads and Railway	<ul style="list-style-type: none"> Applies to the existing regional road network and railway line. 	<p>24) Scheme Maps to reflect the road hierarchy and railway.</p>
Long Term Freight Route (proposed)	<ul style="list-style-type: none"> The Strategy recognises the potential for a long term freight route and the need for its consideration as part of detailed planning for affected and abutting development areas. 	<p>25) The long term freight route requires detailed investigation, analysis, costing and consultation prior to consideration for inclusion into LPS5.</p>
Katanning Dumbleyung Truck Route	<ul style="list-style-type: none"> Applies to existing local truck route link road. 	<p>26) Existing road to be reflected on Scheme maps.</p>
Water Corporation Wastewater Treatment Plant Buffer	<ul style="list-style-type: none"> Buffer applies to the Water Corporation Wastewater Treatment Plant. The Strategy recognises the importance of the wastewater treatment plant and the potential for appropriate landuses to be located within the buffer to the plant. 	<p>27) The Scheme maps to include the Water Corporation Wastewater Treatment Plant Buffer (based on detailed cadastral information) as a Special Control Area.</p>

Table 2 – Strategy Key Elements, Outcomes and Recommendations

4.0 STATE AND REGIONAL PLANNING CONTEXT

The LPS has been prepared with consideration given to the following State, Regional and Local strategies, policies and studies:

- State Planning Framework, Strategies, Policies and Plans;
- State Sustainability Strategy;
- Council's Strategic and Corporate Plans;
- Current Town Planning Scheme No. 4 and related Policies; and
- Katanning Growth and Implementation Plan.

5.0 LOCAL PLANNING CONTEXT

5.1 Planning for Katanning Town Growth

The Growth Plan provides a sound basis to plan for growth of the Katanning townsite by the identification of the following key planning outcomes, projects and issues:

- Development of a strategic aspiration vision for population and townsite growth as a sound basis for a scheme review.
- Identification of key growth areas for a variety of landuses as the basis for DIA's in an LPS and LPS5.
- Identification of a number of potential and proposed growth drivers that warrant investment in planning for growth.
- Provision of information on services and infrastructure to provide a basis for staged growth.
- Confirmation that the extent of existing commercial zoned land can accommodate a townsite population in the order of 15,000 people.
- That the Katanning townsite has potential for a range of specific projects for urban infill and revitalisation, including a town square and improved entry.

The above outcomes from the Growth Plan have been incorporated in the LPS.

5.2 Population and Employment Growth

The Growth Plan provides a comprehensive summary of Katanning's current population and employment as the basis for information to be included or expanded in the LPS.

In summary, Katanning has a townsite population of 3,800 with a local government population of 4,200 that is currently growing at a rate of 1% per annum.

Katanning has labour force of 1,790 people and statistics indicate that 1,729 jobs are available with the Shire. This represents a 100% self sufficiency employment rating or a job for every member of the labour force in the community.

The Growth Plan identifies a number of potential growth drivers that have the potential to significantly accelerate population growth above recent trends, that further strengthen the need for a Scheme review. The primary identified growth drivers may include:

- Agricultural rural industries/manufacturing precinct;
- Gold mine;
- Agrifood precinct;
- Migration transition centre;
- Optic fibre technology hub; plus
- A range of other potential growth drivers that building upon Katanning's multicultural strengths; and
- Potential increase in health services to service the broader region.

The Growth Plan details population growth trends based on the potential of the above growth drivers to support the identification of growth areas within the LPS and LPS5. Development of growth areas is expected to be staged over time.

6.0 ANALYSIS OF KEY ISSUES AND LPS OUTCOMES

6.1 Limitations of Current Scheme

The Shire of Katanning Town Planning Scheme No.4 (TPS4) has a number of limitations that highlight the need for a Scheme review. The primary limitations of the current scheme are:

- The age and format of the scheme that is not fully Model Scheme Text compliant as required by town planning regulations.
- An inability to implement many of the key outcomes of the Growth Plan, including the identification of land for strategic townsite growth.
- A lack of any structure plan provisions to implement detailed planning for future growth areas.
- A conservative and outdated approach to town centre commercial development with two prescriptive and inflexible commercial zones.
- The Zoning Table and landuse definitions are limited.
- A traditional approach to development control that lacks flexibility.
- A number of anomalies exist within the current Scheme Maps where landuses, development and/or facilities do not accurately match the zoning or reservation of land. Examples include residential properties zoned Light Industry, the Katanning Dumbleyung Truck Route link from the highway is not shown and the Rural zoning of

a portion of the Shire's recreation centre etc.

- New provisions to address outlined key issues.
- The review of existing Local Planning Policies (LPPs).

6.2 Key Issues to be addressed by the Scheme Review

The following key issues are to be addressed by the Scheme review:

- LPS5 to be Model Scheme Text compliant with potential refinements to reflect local circumstances.
- The adopted Growth Plan has been used as the basis for a separate LPS.
- LPS5 to be largely zoning neutral.
- Include Development Investigation Areas (DIA's) with associated structure plan provisions for identified priority growth areas.
- Minimising rezoning requirements within DIA's to simplify and expedite planning processes.
- Combine existing commercial zones into a consolidated Town Centre zone and improve land use flexibility.
- Improve and expediting Planning Approvals processes.
- Provide for a greater variety of housing choice and residential density.

- Review Industrial zones and rezone some Light Industrial zoned land that contains non-conforming residential dwellings to a Composite Industry zone that permits dwellings in conjunction with small scale industrial uses.
- Consolidate rural planning.
- Introduce special provisions to foster the creation of an attractive town centre.
- Facilitate an improved townsite entry statement.

6.3 Identification of Development Investigation Areas

Growth Plan Recommendations 17, 18, 21, 24, 25, 28, 39, 41, 42, 45, 46, 72, 73, 88, 89, 90, 91 and 92

The Growth Plan identifies 10 structure plan areas. These areas encompass infill development and townsite expansion for residential, low density residential, rural residential and industrial development to accommodate an aspirational population of 15,000 people.

In October 2012 the WAPC in supporting modifications to the Growth Plan resolved that **“Growth areas to be amended to accommodate up to, but not surpassing, the additional ‘aspirational’ population of 10,000 people”**. The LPS will be required to justify proposed Development Investigation Areas (DIAs) by including details on lot yields, demand/staging and servicing.

The LPS and Strategy Plan 2 includes DIAs consistent with the Growth Plan growth areas with the following key refinements:

- The LPS identifies a smaller area of land for northern residential expansion (DIA4) than proposed by the Growth Plan whilst recognising the potential for longer term northern expansion.

- The LPS identifies DIA3 for consolidation of existing rural residential to maintain a northern rural town entry and to reflect that the area is under multiple ownership and within an identified urban expansion corridor.
- DIA 12 for Rural Small Holding subdivision has been identified along Warren Road to provide a new form of rural living. This outcome is proposed to broaden the range of lifestyle opportunities provided within Katanning and to create a transitional landuse between proposed urban expansion and conventional rural landuse.
- DIA 9 for the WAMMCO abattoir and related rural industries has been defined. This DIA includes a recommendation for LPS5 to include special provisions that require any rezoning, structure plan, subdivision or development proposal to demonstrate that required buffers to the abattoir, any related rural industries and adjoining residential development are confined within the DIA boundary.

6.4 Determining Land Requirements to Accommodate Growth

To ensure sufficient land is identified to accommodate an additional 10,000 people the LPS is based on the following assessment and assumptions:

- **Assessment of dwelling Occupancy rates** Estimation of current and projected dwelling occupancy rate can broadly determine the number of lots needed to accommodate additional population within proposed growth and infill areas. 2006 ABS statistics suggest the current dwelling occupancy rate for Katanning is approximately 3 people per dwelling. This figure is

relatively high and is likely to fall over time consistent with state and national trends to smaller households. By comparison many other regional WA towns have lower occupancy rates in the order of 2.0 to 2.5 people per dwelling. Assuming an occupancy rate of between 2.0 to 3.0 the Katanning townsite would need somewhere between an additional 3,300 to 5,000 dwellings and lots to accommodate an addition 10,000 people. As a guide it is recommended that the LPS identify land to accommodate approximately an additional 4,000 - 4,500 dwellings/lots to reflect an occupancy of approximately 2.5 and the potential for undeveloped and/or unoccupied dwellings.

- **Assessment of the practical potential for infill development** Consistent with the Growth Plan, the LPS recommends increasing the density of existing residential areas for infill residential development and revitalisation close to the town centre. Traditionally the take up rate for infill development within rural towns can be limited and slow as the highest demand is generally for traditional single residential and low density lifestyle lots. Given this situation careful assessment of practical yields from infill development has been included for areas such as Piesse Park, and key streets and lanes surrounding the town centre in order to ensure that sufficient land is identified in new growth areas to meet projected demand.
- **Estimation of Residential Lot and Dwelling yield for infill and new DIA growth areas** Each DIA within Table 1 – Katanning DIA's includes a broad assessment to estimated lot yield and population capacity based on the following broad assumptions:

- Standard Residential Subdivision – 12 Lots and Dwellings per hectare. This is the lower level suggested by Liveable Neighbourhoods, recommended to be applied to Katanning as a guide based on the areas rural location and the historic pattern of urban development. This yield would broadly correspond to R20 residential subdivision to generate lots within the range of 400m² to approximately 800m² with approximately 30% of land required for roads, open space, drainage, fire management and environmental protection. For some DIA's the LPS makes allowance for reduced development potential resulting from such factors as existing large open space reserves to be retained and/or buffer issues.
- Infill Residential Subdivision – 20 to 30 Lots and Dwellings per site hectare for areas identified for infill R30 (average lot size 300m²) residential development within 400m of the Katanning town centre or specific areas. This figure is applied to reflect a relatively slow level of infill development given very limited past density development. An average of 25 Lots and Dwellings per site hectare is applied to estimate yield.
- Low Density Residential Subdivision – 2 to 4 Lots per hectare for areas identified for R5 to R2.5 (2,000m² to 4,000m² lots) Residential development. An average of 3 Lots/ha is applied to estimate yield.
- Greenfield and Infill Rural Residential Subdivision – Subject to site assessment the trend has been to create 1.0ha - 2.0ha rural residential lots. For the purposes of calculating lot yield an average lot size of 1.5ha is applied.

- Rural Small Holding Subdivision – Lot sizes can generally be within the range of 4 to 40ha. For Katanning an average of one lot per 5.0ha is applied to estimate yield.

- **Total Estimated Residential Lot and Population Yields**

Based on the above assumptions the LPS has been developed to accommodate in the order of an additional 4,000 lots or 10,000 people based on the following breakdown and assumptions.

- DIAs for residential based urban expansion and infill are anticipated to yield approximately 2,710 lots to accommodate an estimated population of 6,780 people, including rural residential, special residential and rural small holdings.
- Approximately 10ha of residential infill areas around the town centre is projected to accommodate 400 residential lots (strata and freehold) for around 1,000 people.
- Redevelopment of existing residential areas with appropriate density coding and development O’Callaghan Park for a range of permanent and short term accommodation could support in the order of 800 lots or 2,000 people.

It is highlighted that the above assumptions for lot and population yields are a broad and conservative guide only. The actual lot and population yields generated by infill and individual DIA development may vary dependant on detailed land capability assessments and detailed design and demographic change. In some cases additional constraints may exist that could reduce yields such as specific buffer, environmental and/or fire management requirements.

The preference of the LPS is to maximise residential density and yields where possible and practical within identified DIAs.

6.5 Servicing for Urban Expansion

The Growth Plan provides a comprehensive assessment of servicing as a result of consultation with and the involvement of servicing agencies in the development of the Growth Plan.

In accordance with standard structure planning requirements the LPS and LPS5 will require proponents to provide details of servicing as part of any proposals for each DIAs.

The advertising process for the LPS will involve additional consultation with servicing agencies to further refine the servicing outcomes from the Growth Plan.

6.6 Environment

The relationship between the Planning and Development Act and Environmental Protection Act requires that where zoning changes are proposed, such as in the preparation of a new town planning scheme, it is referred to the Environmental Protection Authority for assessment.

The majority of the Shire supports cleared farmland and modest areas of natural environment that remain largely in existing reserves and some private properties. The LPS and proposed LPS5 are based on protecting the natural environment and providing for the sustainable use of all natural resources.

The LPS is also based on maintaining the rural areas of the Shire without any significant landuse or zoning change. Similarly, the majority of DIAs for urban expansion are located largely over cleared land. Notwithstanding this outcome, Table 2 of the LPS includes a desktop assessment of key environmental features and identifies key environmental matters to be assessed as part of detailed structure planning for each DIA.

The Shire proposes that LPS5 focuses on an updated text that is largely zoning neutral, minimising the need to prepare a detailed environmental assessment as part of the scheme review process. This approach will allow LPS5 to be in place in the shortest possible time frame and at a reduced overall cost.

Priority growth areas are to be identified in LPS5 as DIAs and potentially zoned Future Development. LPS5 will specify the need for an environmental assessment at the structure planning stage. This approach focuses the requirement for environmental assessments on new growth areas and allows this work to be undertaken in stages as each DIA progresses through the structure planning process. This approach has been supported by the Department of Planning.

LPS Recommendation

LPS5 is to be largely zoning neutral incorporating DIAs which are required to be subject to separate environmental review as part of separate structure planning.

6.7 Minimising Future Rezoning Requirements in DIAs

A key theme of the Growth Plan is to achieve a statutory environment which allowed subdivision to occur in Katanning in a manner which minimised the costs and timeframe associated with zoning and structure planning.

The desired outcome for LPS5 is to rezone priority DIAs to the Future Development zone to achieve a zoning over the DIAs which requires structure planning and the associated environmental assessment to be prepared, and once endorsed by the Shire/WAPC, enable subdivision and development to proceed without attracting further zoning requirements.

LPS Recommendation

LPS5 to utilise a combination of “Future Development zone” and “Structure Plan Area” for priority DIAs to facilitate detailed planning (including environmental assessment), subdivision and development without the requirement for further rezoning.

6.8 Town Centre Zoning and Landuse Flexibility

Growth Plan Recommendations 6, 43, 47, 53, 54, 58, 59 and 63

Creating land use flexibility within the commercial area of the town centre is critical to facilitating economic development and land use change over time with a minimum requirement for rezoning and streamlining the Development Approval process.

Outgoing TPS4 has two commercial zones (Town Centre and Commercial) that apply to land within the town centre. These two zones each have a different range of permitted landuses that has created obstacles in the past for Council when considering landuse proposals. There is also a need to review the range of landuses permitted within a contemporary town centre to provide greater landuse flexibility.

The town centre includes a number of vacant premises and lots. There is a strong view in Council that new and or temporary commercial developments be directed to the town centre to consolidate and strengthen business and community vitality.

As identified by the Growth Plan substantial urban and population growth of Katanning will require additional supermarket development over time. The Growth Plan confirms that the capacity of the main shopping precinct and existing commercial zones can accommodate growth to a population of 15,000 without provision of additional

commercial zoned land. This raises the key issue of ensuring that future supermarket developments are centrally located to strengthen the identified commercial core of the town centre as opposed to allowing a free standing supermarket at the fringe or outside the commercial core.

The following outcomes to increase zoning and development flexibility, whilst providing guidance on the location of commercial development in the town centre, have been discussed and recommended by the Growth Plan:

- Consolidate the two commercial zones into one new Town Centre zone.
- Increase the range of permitted landuses consistent with contemporary planning practice.
- Include all MST planning approval permissions for the Town Centre zone.
- Scope and prepare a Town Centre Revitalisation Strategy to consolidate and delineate main street and town centre boundary development (Growth Plan recommendations 53 and 54). This strategy could be prepared and adopted as a Local Planning Policy.
- Preparation of Design Guidelines for the main street to protect the rural character of the town and define a consistent approach to paving, furniture and streetscape upgrades over time (Growth Plan recommendations 47 and 63).

Outgoing TPS4’s restrictive approach to town centre development is expected to be largely overcome by applying a comprehensive Town Centre zone consistent with the MST.

LPS Recommendation

That LPS5 incorporates:

- a) *The introduction of a consolidated new Town Centre zone that absorbs the existing commercial zones under TPS4 and permits a wider range of landuses as Permitted 'P' Uses.*
- b) *Preparation of a Town Centre Revitalisation Strategy as a Local Planning Policy.*
- c) *Preparation of Design Guidelines for the main street area as a Local Planning Policy.*

6.9 Expediting Planning Approvals

The desire to facilitate business investment in rural towns can at times be in conflict with planning regulation when a Scheme lacks suitable flexibility.

Flexible Development Standards

There is a strong desire in Katanning to facilitate business investment based on the objectives of the Growth Plan. Very often start-up businesses are economically fragile and not in a position to accommodate the significant costs and time delays which may result from the need for extended planning approvals or rezoning.

The Katanning town centre has numerous empty buildings which can be put to a number of purposes without generating significant land use conflict or undesirable planning precedents.

The inability or difficulty of commercial developments to comply with car parking requirements can often be a key constraint. In Katanning there is evidence that the reuse of old buildings may be hindered by the inability to meet current parking standards.

The new Scheme provides an opportunity to explore a more flexible development approval process and/or a review of Development Standards which allows Council more flexibility to encourage business investment and utilise existing infrastructure.

LPS Recommendation

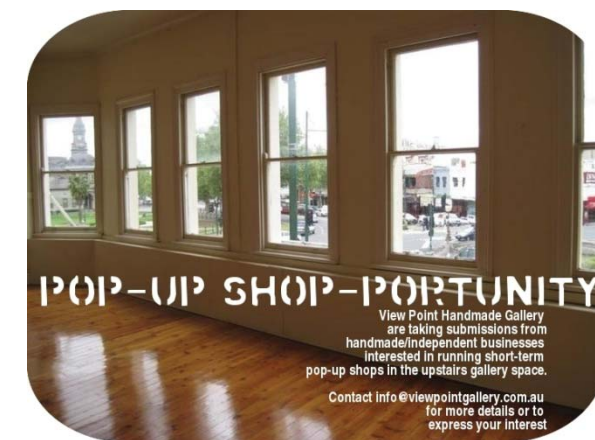
That LPS5 incorporates:

- a) *Provisions which allow variation from standard provisions providing that any potential land use conflicts associated with noise, dust, traffic and light are addressed.*
- b) *Minimum development standards for parking, setbacks and landscaping etc and a Local Planning Policy is prepared to prescribe where a specific standard such as parking can be reduced or varied.*

Temporary Development Approvals

Some businesses only require occupation of premises for a short period of time from days to week or months for the sale of goods related to events, special promotions, seasonal products or start up businesses.

Within the state, nationally and internationally this form of temporary business is often called "Pop Up Shops" used to sell toys, books, clothes and Christmas decorations etc. In some cases these businesses may be set up on trestles with little to no signage within existing available or vacant premises. In many cases, if vacant premises has already been approved for a Shop use, further approval for a temporary shop use is generally not required.



The introduction of a Local Planning Policy for temporary businesses including Pop-up Shops is likely to encourage and provide guidance on meeting any approval requirements.

LPS Recommendation

That LPS5 incorporates:

- a) *Greater flexibility in respect to issuing development approvals.*
- b) *Preparation of a Local Planning Policy to provide guidance and encourage business investment, start-ups and Pop-up Shops.*

6.10 Housing Choice and Residential Density

Growth Plan Recommendations 49, 57, 75, 83, 84, 85, 86 and 87

There is a need to encourage a greater range of housing types to suit an increasing diversity of housing needs in Katanning.

Rural towns are experiencing demographic changes which generate the need for a greater variety of housing. Singles, empty nesters, itinerant workers and the aged are all increasing as a percentage of the population and housing needs to change accordingly. Katanning also has a unique and growing multicultural community.

A split density coding of R12.5/25 applies to the majority of Residential zoned land within the Katanning townsite where the upper density code provides significant potential for additional residential subdivision and/or housing development subject to connection to reticulated sewer.

The Growth Plan envisages a greater variety of residential densities and an overall increase to medium density within walking distance of the town centre. For Katanning the application of an R40 density is recommended for select areas around the core central business area that can be provided with access to a rear lane and nearby and recreation areas or reserves. Areas with rear laneways and the periphery of Piesse Park have been identified in the Growth Plan for medium density development.

LPS Recommendation

That LPS5 incorporates:

- a) The provision of different residential densities and housing options;*
- b) Medium density development within walking distance of the town centre including areas with rear laneways and the periphery of Piesse Park; and*
- c) Minimal use of split residential density coding.*

6.11 Review of Industrial Zones

Growth Plan Recommendations 61 and 62

The current Scheme includes land zoned Light Industrial and General Industrial with the following issues:

- Some existing zoned areas may not accurately reflect existing and proposed landuses and have the potential to generate landuse conflict from redevelopment with adjoining residential development.
- Within the existing Light and General Industrial zones there is a limited range of permissible landuses and limited differentiation between the two zones.
- A substantial area of land zoned Light Industrial in the vicinity of Drove Street correctly supports residential landuse. The industrial zoning of this area means that existing residential development is a non conforming landuse.

Review of Current Industrial zones

Areas currently zoned Light and General Industrial warrant review to reflect the following:

- Potential rezoning of some General Industrial land to Light Industrial Zone to better reflect current landuses and minimise the potential for landuse conflict with nearby or adjacent Residential zoned land.
- Potential Reservation or alternative zoning for land including but not limited to the old sales yard area and a parkland area bounded by Drove, Controy, Anderson and Dijon Streets.
- Potential rezoning of Industrial properties to the Residential zone south of Austral Street subject to confirmation of existing landuses and landowner expectations.
- A review of landuse and development permissibility to provide greater a differentiation and range of industrial and related commercial development opportunities.

Industrial and Residential Development

The Light Industrial zoning of areas with a high proportion of dwellings restricts both residential and/or industrial investment and increases the potential for landuse conflicts. Potential exists to revise the zoning of an identified area to accommodate residential dwellings with compatible light and service industrial development. This approach has been used in other areas by the introduction of a Composite Industrial Zone that permits single dwelling development with a range of special provisions to control the form of both industrial and residential development.

The LPS Strategy Plan 2 identifies the Industrial areas recommended for review and the area proposed for the introduction of a new Composite Industry zone.

Industrial Expansion

LPS DIA8 identifies an area of approximately 315ha for strategic industrial expansion based around a new Sales Yard developed by the Shire and existing rural service industries. Based on the outcomes of the Growth Plan the DIA has potential for a broad range of industrial and agri-food based industries that require large lot sizes not available within existing industrial zoned land.

The LPS requires detailed analysis of a range of matters prior to and as part of structure planning for the DIA.

Abattoir and Rural Industries

TPS4 applied a Special Use zone over land that supports the existing extensive WAMMCO abattoir. In response to issues raised during preparation of the Growth Plan, the LPS identifies DIA9 to incorporate the abattoir with potential for related rural industries to provide for additional abattoir investment and employment opportunities. The LPS makes it clear that any such proposals must incorporate required buffers to the abattoir, related rural industries and adjoining residential development within the confines of the DIA boundary.

LPS Recommendations

That LPS5 incorporate:

- a) The review of areas to be zoned Light and General Industry to better reflect existing and proposed landuse outcomes and the interface with existing Residential zoned land.*
- b) The review of landuse and development permissibility to provide greater a differentiation and range of industrial and related commercial development opportunities.*
- c) The development and application of a Composite Industry zone with special provision to permit dwelling development within portions of land currently zoned Light Industrial within outgoing TPS4.*

6.12 Rural Planning

Katanning can be broadly characterised as a rural municipality with a single large regionally prominent town that support a range of largely rural based industries. Statistics highlight that Katanning supports:

- Extensive grain production (including cereal and non-cereal products);
- A small level of orchard trees;
- Extensive sheep, lamb and cattle production with a well established sheep export abattoir (WAMMCO);

- Various Rural Industries such as machinery manufacturers, distributors and saleyards (currently being replaced); and
- Cattle for meat and a small level of milk production.

There is limited pressure for rural subdivision and non rural landuse intrusion into rural areas to warrant a full review of rural planning within the Shire. As a result, a zoning neutral approach is proposed by the introduction of a single General Agriculture zone consistent with the current Scheme.

Only limited changes to rural planning initiatives are envisaged in LPS5 given:

- There are no significant rural planning issues or development pressures in the Shire to warrant a strategic review of rural planning.
- No rural areas of the Shire are identified as priority agriculture at a state level.
- The Katanning townsite is the single dominant population centre in the Shire and it is the focus of the Scheme review.
- Whilst three other designated townsites (Pinwernying, Moojebing and Badgebup) are identified within the outgoing TPS4, none of these centres are developed or contain landuses that would constitute a settlement. This is confirmed by all properties within these locations having a rural zoning.
- The existing Scheme only has one rural zone and no significant changes to the zone are proposed.

- The new Scheme will be largely zoning neutral in respect to rural areas outside of the identified DIAs.
- The rural planning requirements within LPS5 will be made compliant with the Model Scheme Text and WAPC policy.

LPS Recommendation

That LPS5 supports:

- Existing rural zoned areas of the Shire, apart from proposed DIAs to be zoned General Agriculture as a zoning neutral approach.*
- That subdivision of rural land within the Shire is required to be in accordance with WAPC policy.*

6.13 Creating an Attractive Town Centre

Growth Plan Recommendations 48 and 56

The Growth Plan identifies initiatives to improve the attractiveness, vitality and function of the town centre. These projects are:

- Austral Terrace heritage precinct; and
- Main Street Town square and parking consolidation.

Austral Terrace

As identified by the Growth Plan the Austral Terrace heritage precinct includes buildings and significant elements that can accommodate change to help revitalise the town centre. The following options are available for landuse and development control for a heritage precinct:

1. Placement within a Heritage Area in accordance with MST provisions. This would require formal agency referral processes to be followed.
2. Placement within a Special Control Area within the Scheme. This would require the development of specific heritage and related development and landuse control provisions. This approach may lack flexibility and would require a Scheme amendment should it be deemed necessary to revise the Special Control provisions.
3. Preparation of a local planning policy including design guidelines as recommended by the Growth Plan. This approach is considered the most flexible and will allow for the performance of the policy to be monitored and revised by Council. The policy could provide information and guidance on such matters as protection of heritage features and values, development standards and their variation, preferred landuses, signage, colours and streetscape and alfresco areas etc.
4. Review permitted landuses within the precinct. This option should not be necessary with a more flexible Town Centre zoning, development standards policy and precinct local planning policy.

Notwithstanding the above, LPS5 will be required to include standard MST heritage provisions that will address registered heritage buildings, including the ability to vary development standards.

Main Street Town Square

The Growth Plan identifies the potential for a main street town square and car parking consolidation. A town square would provide a dedicated community space

and promote commercial development within the town centre. Consolidated car parking within the town centre would allow easy access to existing and future business development. The Scheme review can assist with these outcomes by either inclusion of a potential Structure Plan Area within the Scheme or preparation of Local Planning Policy to facilitate the creation of a town square (within proposed Cafe/Restaurant development) and consolidated main street parking.

LPS Recommendation

That LPS5 incorporate:

- The preparation of a Local Planning Policy for the Austral Street heritage precinct.*
- The preparation of a Local Planning Policy to facilitate the development of a Main Street Town Square.*

6.14 Katanning Townsite Entrance

Growth Plan Recommendations 44, 98 and 99

The Growth Plan identifies that Katanning has a number of entrances that can be confusing for visitors and there is no clear definition of which is the “main entrance”.

The Growth Plan confirms the primary entry to Katanning from Perth is well framed by mature native trees along the Great Southern Highway, however the main town entry at the Kojonup/Clive Street intersection should be upgraded as a more defined entrance in keeping with Katanning’s role as a significant regional town. The Growth Plan identifies

that a roundabout is developed at the intersection of the Highway and Clive Street to provide a primary town entry experience together with extension of the avenue of trees. The Growth Plan further recommends that the entry project be supported by enhanced built form and high quality infill development with design guidelines covering properties along the Highway from Crosby Street to Clive Street. Implementation of this proposal is recommended to be addressed by the preparation of a Local Planning Policy for the area bounded by Crosby Street and Clive Street to encourage consolidation and resolution of access issues and to provide an attractive entry to the town centre.

The Local Planning Policy is recommended to include design guidelines to address recommendations of the Growth Plan and such matters as:

- Highway setbacks, landscaping and fencing standards for new infill residential development.
- Guidelines to minimise highway access for new development by promoting access from rear lanes and/or side road access where available.
- Roundabout entry and streetscape improvements in consultation with Main Roads.

LPS Recommendation

That LPS5 incorporates the preparation of a Local Planning Policy to introduce Design Guidelines to facilitate an improved main Katanning entrance.

6.15 Designation of Public Purposes Reserves

The current Scheme includes a number of Public Purposes reserves that support a range of local and state run facilities such as schools and hospital etc. The existing Scheme does not assign or denote a use or purpose to any reserves.

The designation of the purposes for existing Public Purposes Reserves within LPS5 will provide added protection and certainty for the use and provision of community facilities and services.

LPS Recommendation

That LPS5 Scheme Maps denotes the purpose of each Public Purposes Reserve.

6.16 Proposed Zones and Reserves

The Shire of Katanning proposes that LPS5 includes the following zones:

- Residential
- Rural Residential
- Rural Small Holding
- General Agriculture
- Town Centre
- Light Industry
- Composite Industry

- General Industry
- Tourist
- Caravan Park
- Special Use
- Future Development Zone

The following indicative reserves are likely to be included within LPS5:

- Highways and Main Roads
- Local Roads
- National Parks and Nature Reserves
- Parks and Recreation
- Public Purposes (including denoted use such as School, Aerodrome, Hospital, Public Utilities etc)
- State Forest

7.0 IMPLEMENTATION, MONITORING AND REVIEW

7.1 Implementation

The Strategy sets out the Shire of Katanning's strategic vision and land use expectations for urban and rural development within the Shire for the next 10 to 15 years and beyond.

The Strategy is to be implemented progressively through LSP5, the Growth Plan and the development of recommended Local Planning Policies.

7.2 Local Planning Scheme No. 5

The Strategy has been prepared to inform and guide the development of LPS5. A key outcome of the Strategy is the identification of growth areas and a recommendation that suitable land for townsite expansion be zoned to facilitate growth for a period in the order of 5 years.

7.3 Growth Plan and Local Planning Policies

The Growth Plan provides an important aspirational vision for the Shire and includes a broad range of significant and far reaching recommendations to encourage and foster sustainable growth and revitalisation. The Growth Plan therefore provides important background information for continued and increased investment.

The Growth Plan and Strategy recommend that Council prepare a range of Local Planning Policies to be adopted under LPS5 to guide and implement planning outcomes. It is expected that the Shire will continue to monitor the need to develop and review the performance of Local Planning Policies against the vision and aims of the Strategy and LPS5.

7.4 Monitoring and Review

Given the potential for dynamic change within Katanning, the Shire will regularly monitor the Strategy to determine if a review of any particularly planning or related objectives or outcomes are required. The potential need for a review may also result from significant changes in State and Regional policy, infrastructure and servicing provision or possible landuse proposals that may present a range of alternative opportunities not envisaged in the Strategy. Ongoing review of the Strategy and potential minor updates are likely to allow the Strategy to keep pace with any significant change.

In the event that there is no requirement for ongoing refinements it is anticipated the Strategy would be reviewed every 5 years.