



Shire of Nannup Local Planning Strategy

November 2018



Local Planning Strategy Advertising and Endorsements

ADVERTISING

The Shire of Nannup Local Planning Strategy certified for advertising on 30th March 2016

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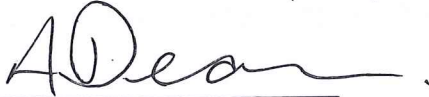


an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date 9th Sep 2016

ADOPTED

The Shire of Nannup hereby adopts the Local Planning Strategy, at the Ordinary meeting of Council held on the 21th day of April 2017.



Shire President



Chief Executive Officer

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on 5 Dec 2018



an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date 5 Dec 2018

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SHIRE OF NANNUP LOCAL PLANNING STRATEGY

1.0 INTRODUCTION

1.1 Background

This Local Planning Strategy applies to the whole of the Shire of Nannup (refer to Figure 1). The Shire of Nannup is located in the South West Region of Western Australia. Its urban centre, Nannup, is located 288 kilometres south of Perth, 60 kilometres from Busselton and 72 kilometres from Margaret River.

1.2 Purpose of Local Planning Strategy

Local planning strategies are the main framework for planning at the local level enabling local government to plan for the future. They express the strategic vision, policies and proposals of the local government and reflect local needs and aspirations. They are also the key instrument for translating State and regional strategies, plans and policies to the local level. Further, they provide the rationale for the zonings and other provisions in a Local Planning Scheme.

This Local Planning Strategy (to be called the 'Strategy') is intended to set out the local government's broad vision for the Shire (the district/municipality) and the longer term directions for land use and development. This Strategy will operate for 10 to 15 years in conjunction with the Local Planning Scheme, which is required to be reviewed every five years.

The formulation of this Strategy has considered the relevant State, regional and Shire level strategies, plans and policies in setting out the strategic land use directions and the recommendations for the review of the *Shire of Nannup Local Planning Scheme No. 3 (LPS3)*. The Strategy is driven by concepts such as sustainability, liveability and economic prosperity.

The Strategy contains key elements that set out generalised and principal land uses and strategic issues. For each of these issues, aims, strategies and actions have been prepared to assist with the local government's decision-making and to provide guidance and recommendations for the review of LPS3.

The Strategy is primarily concerned with 'spatial' or 'land use' considerations including the location, distribution and relationship of land uses, subdivision, development, and associated infrastructure. The Strategy considers wide ranging economic, resource management, environmental and social considerations at a strategic level. Various issues are beyond the scope of the Strategy and land use planning e.g. decisions relating to education funding and levels of service.

The Strategy is of particular assistance in:

- applying the *State Planning Strategy*, State Planning Policies (SPP) and interpreting the framework of State and regional strategies, plans and policies for the Shire of Nannup;
- establishing the local government's aims for the Shire and the strategies, policies, actions and general proposals to achieve those aims;
- providing an explanation for the statutory provisions and identifying potential rezonings in the review of LPS3 and to assist the local government in making decisions under the scheme;

- informing and guiding the community, developers and certain State Government agencies; and
- providing a basis for coordinating public and private investment development.

1.3 Consistency with Strategy and Interpretations

The local government will require proponents, whose proposals are inconsistent with the content or intent of the Strategy, to provide appropriate justification for the departure or inconsistency to the satisfaction of the local government.

Throughout this Strategy, references to 'proposal' can refer to development application, subdivision application, scheme amendment (rezoning), structure plan and other plans where considered appropriate by the local government. The term 'developer' or 'subdivider' also has the same meaning as 'proponent' or 'applicant'.

1.4 Structure of Report

The report structure generally sets out issues that apply across the Shire, issues that apply to urban and rural living areas and issues that apply to rural areas. It is highlighted that there is considerable interrelationship between sections. To avoid repetition, the Strategy should be read as a whole.

The Strategy is set out into the following sections:

- 1.0 Introduction
- 2.0 Vision, Strategy Objectives and Aims, and Strategy Plans
- 3.0 Sustainability
- 4.0 Natural Resources and Environment
- 5.0 Economic Development
- 6.0 Infrastructure, Transportation and Community Services
- 7.0 Settlement Planning
- 8.0 Heritage and Design
- 9.0 Rural
- 10.0 South Coast / Coastal Landscape
- 11.0 Land Locked Lots
- 12.0 Governance, Implementation, Monitoring and Review



Market stalls at the Nannup Flower and Garden Festival

2.0 VISION, STRATEGY OBJECTIVES AND AIMS AND STRATEGY PLANS

2.1 Vision

The *Shire of Nannup Community Strategic Plan 2013 – 2023* sets out the following community statement (vision):

'We are a unique town that role models sustainability, friendliness, taking time to celebrate our heritage and festivals.

We are surrounded by amazing nature, with charming historic and built fabric.

Our leaders provide for and listen to all of us.'

Associated strategies from the Community Strategic Plan include:

- a) The Big Picture - we will have a sustainable, innovative and equitable economy.
- b) Tourism/Recreation – working together to attract people to our amazing Shire.
- c) Our Shire and Streetscape – keep the charm and fabric of our unique shire and upgrade the amenity.
- d) Planning and Building – providing a quality planning outcome for community benefit through appropriate consultation.
- e) Our Communication – increased coverage of communication systems.
- f) Our Sanctuary – we will protect our amazing nature, magnificent forests, managed bush land, rivers, waterways and wetlands, agriculture and our pristine coastline.
- g) Our Location – keep our beautiful combination of natural landscapes and built environments to retain our community and amenity.
- h) Our Sustainable Future – to achieve a green clean future.

2.2 Objectives

Based on the local government's vision, the objectives with regard to the Strategy are to:

- a) develop a long term land use planning strategy to manage the growth in the Shire that contributes to the lifestyle enjoyed by residents;
- b) encourage the sustainable development and expansion of the Nannup townsite to improve service viability while conserving or enhancing a strong sense of community;
- c) ensure that future subdivision and development within and near the Nannup townsite provide a broad range of housing and lifestyle choices that enhance the environment and character of the townsite;
- d) assist to broaden the economic and employment base of the Shire through greater diversification and promoting a resilient and increasingly robust economy;
- e) promote agricultural activity as the key economic and social driver for the Shire;
- f) provide orderly and coordinated development;
- g) create sustainable communities and sustainable development which aims to:
 - i. manage and conserve key natural resources including land and water resources;
 - ii. attract and retain people and businesses;
 - iii. ensure the community has access to quality facilities and services;

- iv. support the introduction, maintenance and upgrading of assets and infrastructure which meet community needs in a timely and cost effective manner; and
- v. retain the unique sense of place that values its culture and heritage; and
- h) notwithstanding the development opportunities identified, subdivision and development potential may be limited or unachievable due to unmanageable fire risk. The development opportunities shown in the Strategy are subject to ongoing bushfire risk assessment and compliance with bushfire mitigation and management measures prescribed in SPP3.7 and *Guidelines for Planning in Bushfire Prone Areas*.

2.3 Aims of Strategy

Based on the local government's vision for the Shire, the local government's aims with regard to the Strategy are outlined below.

Long Term Planning Guidance

The local government aims to:

- a) provide a useable 10 - 15 year land use plan for future subdivision, development, land use and conservation initiatives;
- b) provide strategic direction for the review of **LPS3** (Local Planning Scheme No. 3) and the preparation of **LPS4** (Local Planning Scheme No. 4);
- c) encourage, direct and control development which promotes and protects the health, safety, and general economic and social well-being of the community, and the amenity of the area;
- d) provide a framework for local structure plans and scheme amendments (rezoning); and
- e) create a planning and governance framework that facilitates growth in a sustainable and environmentally appropriate manner.

Deliver Sustainable Development

The local government aims to:

- a) promote sustainable development that integrates economic, social (community) and environmental goals for the Shire;
- b) set out the most appropriate locations, density, scale and form of townsite growth and other development that delivers a more integrated, sustainable and liveable urban environment, that maximises community benefits, is appropriately serviced and addresses land use compatibility;
- c) provide for the growth of the Nannup townsite in a land use pattern which reduces pressure to convert productive agricultural land to non-agricultural uses;
- d) guide the location of urban, residential, rural residential and rural smallholding development to maximise community benefits, seek appropriate levels of servicing and minimise future land use conflicts including on agricultural land; and
- e) ensure development appropriately takes account of flooding, fire and other risks.

Protect and Enhance Environmental Assets

The local government aims to:

- a) appropriately manage and conserve key natural resources;

- b) assist in conserving and enhancing the area's environmental assets and natural resources and to promote ecologically sustainable land use and development;
- c) protect the ecological and landscape values from the impact of inappropriate development;
- d) protect rivers, watercourses and wetlands from encroachment or indirect detrimental impacts from adjacent uses; and
- e) assist to restore and enhance water quality and not contribute to adverse change in salinity.

Economic Development, Infrastructure and Community Services

The local government aims to:

- a) attract and retain people and businesses;
- b) support and promote a resilient local economy;
- c) make the most of economic development opportunities by capitalising on the Shire's competitive advantages;
- d) conserve land required for agricultural production and support opportunities for agricultural diversification and value adding;
- e) assist employment and economic growth in traditional as well as knowledge-based and emerging industries by providing suitable land for retail, commercial, industrial and tourism developments, as well as opportunities for home-based employment;
- f) support and provide for tourism activity and establish the conditions under which such uses may be developed and maintained;
- g) reaffirm the primacy of the Nannup town centre as the commercial and cultural centre of the Shire; and
- h) improve public access to the south coast and seek appropriate low-key development.

Agricultural Land and Basic Raw Materials

The local government aims to:

- a) maintain and protect areas of agricultural production and conserve their non-urban character whilst accommodating other complementary rural activities;
- b) ensure the extraction of basic raw materials occurs in accordance with best practice and addressing environmental and landscape considerations; and
- c) avoid or minimise land use conflicts due to the extraction of mining and basic raw materials, addressing water resource, environmental and landscape considerations.

2.4 Strategy Plans

The Strategy Plans are set out on Figure 2 Strategy Plan North, Figure 3 Strategy Plan South, and Figure 4 Strategy Plan Nannup Townsite and Surrounds. The Strategy Plans are complemented with the Precinct Plan in Figure 5. The Precinct Plan links to the precincts outlined in the *Nannup Townsite Bushfire Hazard Level Assessment*.

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

The Strategy Plans are not a zoning map, as zoning and land use permissibility's are set out in the Local Planning Scheme, Structure Plans and Local Planning Policies.

The Land Use Areas on the Strategy Plans typically reflect the longer term anticipated zoning for the land. Land use areas have also been identified on the Strategy Plans and Actions where land use expectations and site specific planning issues are identified. Rezoning of land will only be considered where the proposal is consistent with the Strategy and Strategy Plan requirements to the satisfaction of the local government and the Western Australian Planning Commission (WAPC).

Where the Strategy identifies rezoning opportunities, proponents will be responsible for justifying any rezoning proposal, including any associated planning and environmental investigations. For instance, where currently zoned rural land is shown as 'Residential' or 'Rural Residential' on the Strategy Plan, the local government will typically zone this land as 'Rural' with a suitable 'Development Investigation Area' designation in the new Local Planning Scheme. The land will subsequently need to be rezoned prior to achieving the land use outcome shown on the Strategy Plans.

While the Strategy Plans set out general land use areas, they also seek to embrace the concepts of sustainability and place making.

2.5 Key Elements of Strategy Plans

The key elements of the Strategy Plans are set out below:

- a) Settlement - with the principal centre (Nannup), existing/proposed rural residential areas and proposed rural smallholding areas;
- b) Residential – shows existing residential areas along with land which appears to be suitable for future residential subdivision/development. Future residential subdivision/development needs to be assessed against relevant environmental, servicing, land use compatibility, landscape and other planning considerations. Appropriate and compatible non-residential uses are also supported in areas shown as Residential. Opportunities for infill development and consolidation of the Nannup townsite are supported with indicative residential densities shown. Increased densities will only be applicable to land connected to reticulated sewerage and which is outside of the floodplain;
- c) Rural Residential - shows the existing rural residential areas and land potentially suitable for rural residential subdivision/development but where relevant planning considerations need to be appropriately addressed. There are opportunities for re-subdivision of some existing rural residential areas close to the Nannup townsite;
- d) Town Centre - recognises the Nannup town centre and areas for commercial/mixed use expansion;
- e) Industry - land currently zoned for Industry and land potentially suitable for industrial development subject to relevant planning and environmental considerations being appropriately addressed. There are opportunities for different forms of industry on the Nannup mill site. Expansion opportunities have also been identified to the east of the industrial estate in Sexton Way;
- f) Tourism – shows key tourism sites. There are also opportunities for low-key tourism in other areas;
- g) Activity Node – indicative areas which offer opportunities for low key tourism and recreation uses subject to detailed assessment as defined by the *Augusta-Walpole Coastal Strategy* under 'Activity Nodes';
- h) Coastal Access Point – indicative areas which offer opportunities for coastal access subject to detailed assessment as defined by the *Augusta-Walpole Coastal Strategy* under 'Potential Coastal Access Points';

- i) Conservation, Recreation & Landscape Protection – shows conservation, key recreation, important landscape areas and public open space;
- j) Community Purposes – shows key community facilities;
- k) Rural Smallholding – designates land which is potentially suitable for Rural Smallholdings subject to addressing relevant planning issues;
- l) Rural – agricultural and non-urban land where a range of rural pursuits are supported provided the rural character and amenity are retained;
- m) Priority Agriculture – land which generally has a higher capability and is of State or regional significance which can support a range of agricultural operations and limited compatible non-agricultural development. Additionally, the plans identify the Scott Coastal Plain Special Control Area;
- n) Coastal Landscape – predominantly freehold land adjoining or near the south coast with significant landscape and environmental values;
- o) Crown Land and DBCA Managed Land - includes Crown land, land managed by the Department of Biodiversity, Conservation and Attractions (DBCA) including State Forest, National Parks, Conservation Parks, Unallocated Crown Land and other reserves;
- p) Special Control Areas - for Flood Risk Land, Public Drinking Water Source Areas, Wastewater Treatment Plant Buffer, Landscape Values Area and Scott Coastal Plain;
- q) Major Road – shows the existing State and regional road network;
- r) Walking/Cycling Tracks – shows the Bibbulmun Track and Munda Biddi Trail; and
- s) other features including the heritage area and indicative buffers to the timber mill and waste disposal site.

2.6 Key Strategy Expectations

During the Strategy period, the local government's vision will be to work towards the following on-the-ground land use, environmental, economic and community outcomes:

- a) the Nannup townsite will be a thriving community hub supporting an increased population;
- b) Nannup will be a community in which people want to live, work, play, visit and invest;
- c) the Shire economy will be expanded and increasingly diversified with Nannup providing a range of businesses and community services;
- d) the local government will put in place appropriate planning mechanisms to guide development;
- e) urban and rural residential development will be appropriately staged and managed providing for logical development fronts and the timely release of land to meet anticipated population growth;
- f) agricultural areas will continue to be effectively conserved and managed for agricultural and rural uses;
- g) there will be an increased environmental focus which will result in the conservation and enhancement of environmental assets, the protection and sustainable use of water resources and increased public recreation areas for community interaction;
- h) the Blackwood River will be increasingly seen as a key recreation and conservation asset which positively supports the townsite and Shire character;
- i) subdivision and development will avoid areas of flood risk and areas of extreme bushfire risk;

- j) the Nannup townsite will be well connected and will provide for safe and convenient access for pedestrians, cyclists and motorists. Increasingly, residents will make more journeys by walking and cycling; and
- k) rural residential and rural smallholding areas identified in this Strategy will support the Nannup townsite and provide attractive lifestyle opportunities by virtue of these areas being located in close proximity to the Nannup townsite and its services.

The local government's vision and expectations are reflected and expanded upon in the following sections.



Nannup Community Food Garden

3.0 SUSTAINABILITY

3.1 Striving for a More Sustainable Shire

Aims

To provide sustainable, well designed and liveable communities that:

- A1) promote safe and convenient access to employment, health, education, shopping, leisure, social and community facilities for residents;
- A2) use water, energy and other resources more effectively and efficiently;
- A3) protect and enhance environmental assets that support biodiversity and the health and lifestyle of the community; and
- A4) minimise the reliance on private motor vehicles and reduce energy use through encouraging non-motorised transport.

Strategy

The local government's strategy is to:

- S1) support proposals, subject to addressing other planning considerations, that:
 - i. adopt water-sensitive urban design and generally reduce water use;
 - ii. reduce waste, and increase re-use and recycling;
 - iii. reduce energy consumption;

- iv. prevent disturbance of acid sulfate soils; and
- v. integrate with its local environment;
- S2) require proponents to demonstrate the method of conserving native vegetation and ongoing rehabilitation of riparian zones or other areas; and
- S3) require proponents to demonstrate best practice principles in sustainable design and meeting statutory environmental requirements.

Actions

The local government will:

- C1) consider the development of a Sustainability Framework to provide guidance for developers and the local government in assessing and designing proposals, with the objective of seeking environmentally sustainable and innovative development; and
- C2) prepare a Landscaping and Revegetation Local Planning Policy to address landscape, environmental, amenity and water management objectives.

3.2 Land Use Management / Avoiding Land Use Conflicts

Aim

- A5) To minimise future land use impact and subsequent conflicts.

Strategy

The local government's strategy is to:

- S4) generally not support the introduction of land uses that may adversely impact upon existing land uses;
- S5) support land uses where consistent with the Land Use areas shown on the Strategy Maps and supported by the Scheme;
- S6) require appropriate buffers for hazard and amenity as determined by the appropriate authorities for those land uses. Buffer distances are guided by the standards recommended by the Environmental Protection Authority (EPA) unless appropriately justified by the proponent to the satisfaction of the local government; and
- S7) require habitable buildings to be setback from DBCA managed land or other Crown/local government managed land in accordance with applicable Bushfire Risk Management policy standards and generally be based on advice from DBCA.

Action

- C3) The local government will seek enhanced emergency management infrastructure based in the Shire or able to service the Shire.



Water tank painted by Nannup District High School students

4.0 NATURAL RESOURCES AND ENVIRONMENT

4.1 Water

Aims

The aims are to:

- A6) assist in ensuring that water is used in a sustainable manner;
- A7) address the threats to water quality and quantity for surface and groundwater resources;
- A8) protect water quality and quantities required to maintain healthy ecosystem functions; and
- A9) protect, manage and rehabilitate riparian areas to maintain and enhance water quality and their scenic, biodiversity, ecological and recreational values.

Strategy

The local government's strategy is to:

- S8) require water management strategies, Local Planning Scheme amendments, local structure plans, subdivisions and developments to demonstrate best practice water management to the satisfaction of the local government and, as required, to the satisfaction of Department of Water and Environmental Regulation (DWER);
- S9) promote and enhance water management and conservation through requiring implementation of best practice stormwater solutions including the *Stormwater Management Manual for Western Australia* and *Better Urban Water Management Framework (WAPC 2008)* including future updates;
- S10) effectively manage surface water and ground water in order to support agriculture, urban development, environmental values and recreation opportunities;
- S11) consider publications such as the DWER's *Operational Policy 4.3 Identifying and Establishing Waterways Foreshore Areas* in the assessment of proposals; and
- S12) leave or re-establish vegetated buffer areas adjoining rivers, watercourses and wetlands.

Actions

The local government will:

- C4) prepare a Nannup townsite water management strategy to ensure future development can be effectively accommodated and stormwater systems can accommodate safe, increasingly sustainable and cost effective water management; and
- C5) refer proposals to the DWER for comment that rely upon access to significant water sources and/or have the potential to export nutrients to these sources and give due regard to those comments.

4.2 Flood Risk

Aims

The aims are to:

- A10) preserve the natural ecological and drainage function of rivers, watercourses, drainage systems and floodplains and limit the potential for damage to buildings caused by flooding and/or inundation;
- A11) take a long term strategic perspective relating to flood risks including ensuring that subdivision and more intensive development is not impacted by flooding; and
- A12) take a precautionary approach, in order to minimise flood risk to people, property and infrastructure.

Strategy

The local government's strategy is to:

- S13) prohibit and/or restrict further buildings, structures, development, site works, fencing and landfill which will adversely affect the flow of floodwaters, should it be anticipated that it will create impacts on upstream, adjoining and nearby land and flood levels will increase, or where the risk to people and property are expected to increase;
- S14) require that scheme amendment requests, subdivision applications or development applications, to facilitate urban, rural residential or rural smallholding uses within flood risk areas, are to comply with the outcomes of the applicable flood study. If a flood study is not available, the local government will require the proponent to commission a hydrological assessment;
- S15) consider on its merits subdivision/amalgamation applications (boundary adjustments) or some minor development applications (e.g. change of use to an existing building) where the flood risks are considered acceptable by the local government;
- S16) consider the suitability of proposals by ensuring that an assessment is made of:
 - i. the effect of the proposed development on the efficiency and capacity of the floodplain to carry and discharge water;
 - ii. the safety of the proposed development in time of flood;
 - iii. whether the proposed development involves any possible risk to life, human safety or private property in time of flood; and
- S17) require that new buildings achieve a finished floor level suitable to prevent water from flooding and/or a storm event having an average recurrence interval of 1 in 100 years ARI (average recurrence interval) from entering the building. The floor

levels for habitable buildings are to be at least 0.5 metre above the 100 year ARI flood level unless justified by the proponent to the satisfaction of the DWER.

Actions

The local government will:

- C6) show identified flood risk land within a Special Control Area in LPS4; and
- C7) seek DWER advice in regard to proposals, as considered appropriate by the local government, where there is flood risk.

4.3 Public Drinking Water Source Protection Areas

Aim

- A13) To ensure that land use and development within the Public Drinking Water Source Protection Areas (PDWSPA) are compatible with the protection and long-term management of water resources for public water supply and water catchment areas designated under the *Country Areas Water Supply Act 1947* or any updates.

Strategy

The local government's strategy is to:

- S18) ensure that PDWSPA are protected from inappropriate land uses and development;
- S19) endorse the Water Source Protection Plans for Tanjannerup Creek Dam, Millstream Dam and the Nannup Water Reserve and any additional plans having due regard to *Water Quality Note No.25 Land use compatibility tables for public drinking water source areas*; and
- S20) require and promote catchment management principles to minimise nutrient export and pollution.

Actions

The local government will:

- C8) show PDWSPA as a Special Control Area in LPS4;
- C9) include provisions relating to minimising the potential for pollution and land degradation within the PDWSPA in LPS4; and
- C10) refer proposals to the DWER where the local government considers that a proposal would impact on catchment area management.

4.4 Rivers, Watercourses and Wetlands

Aims

The aims are to:

- A14) conserve ecological values and the associated water quality of the rivers, watercourse and wetlands in the Shire;
- A15) protect rivers, watercourses and wetlands from incompatible development; and
- A16) encourage restoration and repair of rivers, watercourses and wetlands and associated riparian areas.

Strategy

The local government's strategy is to:

- S21) assess scheme amendment, subdivision, development and other proposals against their compatibility with the conservation of rivers, watercourses and wetlands; and
- S22) retain or establish buffer strips of native vegetation adjoining and near rivers, watercourses and wetlands to act as nutrient and sediment filters and promote ecological function.

Actions

The local government will:

- C11) require appropriate buffers for rivers, watercourses and wetlands in LPS4, which will be determined based on the values of the environmental assets and proposed land uses. As a guide, the development setback from rivers, watercourses and wetlands is 100 metres which can be reduced to 50 metres based on the proposed development and a consideration of existing soil, landform and vegetation conditions; and
- C12) require within LPS4 a foreshore reserve or appropriate setback/development control mechanism (as considered appropriate by the local government and/or WAPC) within and near the Nannup townsite or for urban, residential, rural residential/rural smallholding and tourism proposals, adjoining a river, watercourse or wetland, and the reserve ceded to the Crown. The width of the foreshore reserve should reflect the natural topographical or other environmental features and biophysical characteristics.



Blackwood River

4.5 Native Vegetation, Conservation & Environmental Corridors

Aims

The aims are to:

- A17) minimise clearing of native vegetation and promote biodiversity;

- A18) conserve areas of significant native vegetation and increase the area of re-established local species of vegetation generally within the landscape; and
- A19) improve ecological connectivity and rehabilitate degraded areas.

Strategy

The local government's strategy is to:

- S23) encourage the retention of native vegetation and correspondingly restrict inappropriate clearing of native vegetation on privately owned land so that the biodiversity and landscape values of the Shire are maintained and enhanced;
- S24) support restoration and linkages of native vegetation (ecological linkages/biodiversity corridors) to provide connections for a range of fauna species;
- S25) require proponents to submit landscaping and revegetation plans, as required by the local government, including identifying species of vegetation endemic to the Shire;
- S26) support the creation of conservation lots where the conservation values of the native vegetation can be justified and where other key planning considerations are suitably addressed (including bushfire management, land use compatibility and landscape protection);
- S27) support rehabilitation where the native vegetation is degraded or inadequate;
- S28) utilise the *South West Regional Linkages Project* (or any updates) in assessing proposals;
- S29) support the retention and enhancement of environmental corridors especially where they link existing areas of native vegetation and other environmental assets; and
- S30) require the provision of appropriate development buffers for land adjacent to DBCA managed lands.

Actions

The local government will:

- C13) insert provisions into LPS4 relating to tree preservation and vegetation corridors as per the development controls for the respective land classifications;
- C14) introduce an 'Environmental Conservation' Zone into LPS4;
- C15) review the zoning and planning controls in LPS4 for freehold lots surrounded by DBCA managed land. If the freehold lot is primarily vegetated and the main use is rural living, then generally zone the lot as 'Environmental Conservation'; and
- C16) encourage the use of management plans, creation of conservation lots and the provision of development exclusion areas in scheme amendments and subdivisions to protect significant native vegetation not in public ownership.

4.6 Minerals and Basic Raw Materials

Aims

The aims are to:

- A20) secure adequate supplies of minerals and basic raw materials needed by society and the economy within the limits set by the environment without causing irreversible damage;

- A21) provide for continued basic raw material extraction in the Shire subject to addressing environmental, landscape and land use compatibility considerations;
- A22) prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals and basic raw materials; and
- A23) protect water sources.

Strategy

The local government's strategy is to:

- S31) support the sustainable extraction of minerals and basic raw materials provided the proposal suitably addresses environmental, land use compatibility, access, landscape and other relevant planning considerations;
- S32) establish buffers between mining/extraction and dwellings and other sensitive uses including retained native vegetation, watercourses and wetlands;
- S33) encourage the prior extraction of minerals and basic raw materials, where practicable prior to non-mineral development;
- S34) require proponents to address access and egress to the site and address the impact on surrounding roads; and
- S35) require proponents to prepare and implement a management plan which includes:
 - i. setting out sound working practices to prevent or minimise environmental impacts to acceptable levels during the preparation, working and restoration stages, including the provision of appropriate transportation within and from the sites;
 - ii. addressing environmental management controls and rehabilitation programmes; and
 - iii. setting out clean-up and rehabilitation measures.

Actions

The local government will:

- C17) work with the Department of Mines, Industry Regulation and Safety to identify and safeguard areas of high mineral prospectivity; and
- C18) ensure known resources and areas of identified high resource potential are not unnecessarily sterilised by inappropriate zoning or development.

4.7 Acid Sulfate Soils

Aim

- A24) Require development to be suitably located and managed to prevent disturbance of acid sulfate soils.

Strategy

- S36) The local government will require proponents to prepare or commission site investigations to assess the occurrence of and possible management of acid sulfate soils in accordance with State Government guidelines.

Action

- C19) The local government will, where appropriate, require developers to follow a management strategy in order to reduce the impact of acid sulfate soils on land, buildings and infrastructure.

4.8 Landscape Protection

Aims

The aims are to:

- A25) maintain the outstanding visual amenity of the Shire, its key landscapes and key vistas;
- A26) require development to be designed and located so that it does not detrimentally impact on the landscape values of the area; and
- A27) ensure that the landscape and scenic quality is protected through the use of appropriate development criteria and controls for development.



Surfers Cove, Black Point

Strategy

The local government's strategy is to:

- S37) ensure that development reflects and enhances the natural, cultural, visual and built character of the Shire's landscape;
- S38) protect and enhance landscapes and associated visual amenity and character of 'viewsheds' associated with major roads and tourist routes;
- S39) protect Special Category Lands within the Shire, specifically the Geoheritage site of Black Point;
- S40) not support development and intensification of land use that will unacceptably impact the views from major roads and tourist routes; and
- S41) require, as considered appropriate, proponents to prepare a visual impact assessment in accordance with the *Visual Landscape Planning Manual*.

Actions

The local government will:

- C20) retain the 'Landscape Values Area' in LPS4 as a Special Control Area centred on the Blackwood River Valley and the Balingup-Nannup Road;
- C21) apply *Visual Landscape Planning Manual* (WAPC 2008) criteria to Coastal Landscape areas in accordance with the *Augusta-Walpole Coastal Strategy*; and
- C22) require subdividers, as considered appropriate, to prepare Building and Landscaping Guidelines to promote higher levels of sustainability, a sense of place and higher design standards which are appropriately supported by restrictive covenants, a local planning policy or Local Planning Scheme provision consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* to ensure effective implementation.

4.9 Bushfire Management

Aims

The aims are to:

- A28) adopt a precautionary approach to bush fire risks;
- A29) seek the protection of life and property and reduce the impacts of bush fires;
- A30) ensure that environmental assets and landscape qualities are not unnecessarily compromised by bushfire management measures; and
- A31) implement the outcomes and recommendations of the *Nannup Townsite Bushfire Hazard Level Assessment (August 2016)*, which has necessitated the removal of some previously identified subdivision and development opportunities due to inability to manage the bushfire risk identified, as recommended by the Department of Fire and Emergency Services.

Strategy

The local government's strategy is to:

- S42) apply *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the *Guidelines for Planning in Bushfire Prone Areas* (WAPC) in its assessment of planning proposals;
- S43) control the location of development and use of land to avoid placing development in areas that have extreme fire risks;
- S44) require proponents to implement approvals in accordance with the Guidelines that can be sustained in the opinion of local government to reduce the hazard level to moderate or low;
- S45) require intensification of land use and development to only be located in areas where the performance criteria and acceptable solutions set out in the Guidelines can be achieved; and
- S46) consider fire hazard in the context of other considerations such as environmental impact, vegetation retention and landscape protection.

Actions

The local government will:

- C23) have regard to the conclusions and recommendations of the *Nannup Townsite Bushfire Hazard Level Assessment (2016)* when considering planning proposals, including the site issues and additional requirements specified in Table 8;

- C24) require the submission of Bushfire Management Plans, Bushfire Hazard Level Assessments or other assessments for Scheme Amendments, Structure Plans, Subdivision and Development Applications as required by the *Guidelines for Planning in Bushfire Prone Areas*;
- C25) require Bushfire Management Plans to have regard to or be prepared concurrently with Foreshore Management Plans;
- C26) ensure there are appropriate bushfire management practices and designs for development particularly where proposals adjoin land managed by DBCA, other State Government agencies or the local government; and
- C27) within bushfire prone areas, give detailed consideration to ensuring that secondary road access is provided, at every stage of development, to the residential and rural residential growth and infill areas surrounding the Nannup townsite to ensure an appropriate level of access is provided consistent with the *Guidelines for Planning in Bushfire Prone Areas*.



Bushfire in the Shire of Nannup

4.10 Adapting to a Changing Climate and Reducing Reliance on Fossil Fuels

Aims

The aims are to:

- A32) increase the resilience of communities, development, infrastructure and the natural environment to the projected effects of climate change;
- A33) promote adaptation as a way of preparing for a changing climate to manage risks and to maximise opportunities; and
- A34) manage risks and reduce impacts on people and the economy from the effects of oil supply vulnerability.

Strategy

The local government's strategy is to:

- S47) conserve natural bushland and promote natural corridor linkages as a way to enhance the potential for species to adjust to the impacts of climate change;
- S48) support the development of compact communities to reduce demand for private motor vehicles and encourage walking and cycling; and

- S49) require proponents, for larger scale developments or in higher risks areas in the opinion of the local government to suitably demonstrate that the potential impact of climate change has been considered.

Actions

The local government will:

- C28) encourage energy efficiency through influencing siting/orientation, design and construction;
- C29) adopt best practice stormwater management and water recycling and reuse;
- C30) seek and promote energy efficiency and solar passive design principles; and
- C31) support the development of renewable power sources and sustainable power generation.



Warren Road businesses

5.0 ECONOMIC DEVELOPMENT

5.1 Promoting Economic Development

Aims

The aims are to:

- A35) promote sustainable economic development and encourage local employment opportunities;
- A36) encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire;
- A37) support a diversification of businesses to strengthen employment opportunities; and
- A38) increase the level of employment self-sufficiency within the Shire by providing appropriately zoned land for a variety of land uses and businesses.

Strategy

The local government's strategy is to:

- S50) encourage the establishment of businesses in appropriate locations throughout the Shire provided relevant planning issues are addressed for the business (including addressing off-site impacts, appropriate servicing and environmental considerations);
- S51) support home based businesses subject to complying with the Local Planning Scheme and the business being a 'good neighbour' through being appropriately managed; and
- S52) support increased employment self-sufficiency within the Shire through:
 - i. providing appropriate opportunities for a variety of land uses and businesses;
 - ii. maximising the range of appropriate uses in the town centre; and
 - iii. supporting appropriate uses in non-urban areas which are compatible with environmental, agricultural and landscape values.

Action

- C32) The local government will commission an economic development strategy.

5.2 Industry

Aims

The aims are to:

- A39) provide for the community's economic well-being through the provision of appropriate and sufficient industrial land for a range of industrial activity; and
- A40) provide for a range of industrial and ancillary activities where the amenity of adjacent neighbourhoods/uses will not be adversely affected.



Nannup Timber Processing

Strategy

The local government's strategy is to:

- S53) ensure sufficient land is allocated to meet current and future demand for industrial development;
- S54) encourage development and diversification of existing industrial areas that will strengthen and broaden the economic base of the Shire and provide employment opportunities whilst minimising impacts on surrounding areas;
- S55) encourage the on-going operation of the Nannup timber mill;
- S56) encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire; and
- S57) minimise land use conflict between industrial and sensitive land uses and ensure that there are adequate buffers. Where appropriate, provide for the establishment of appropriate landscaping and screening buffers.

Actions

The local government will:

- C33) rename the 'Industry' Zone as 'General Industry' in LPS4;
- C34) recognise the land to the east of the existing industrial estate on Sexton Way is required for future industry (General and Light Industry). A structure plan and amendment to the Local Planning Scheme will be required prior to industrial subdivision and development that addresses matters including:
 - i. impacts/emissions (including noise, dust and other impacts) meeting relevant environmental standards, to the satisfaction of EPA Guidelines;
 - ii. vehicle movement, off-street car parking, stormwater management, wastewater disposal and other servicing;
 - iii. bushfire planning, hazard separation and management;
 - iv. effluent disposal capability; and
 - v. consideration of the suitability of rural enterprise (composite residential/light industrial) within the light industrial area, which addresses the requirements of section 6.2 of the *Rural Planning Guidelines* and serves as an interface to the adjacent future residential.
- C35) consider caretaker dwellings subject to adequate separation and amenity between dwelling and business activities;
- C36) protect the Nannup timber mill having regard to its economic significance and to allow a range of compatible uses and value adding timber/associated industries that provide increased employment opportunities and activity; and
- C37) require further detailed investigations and a structure plan in the event that the Nannup timber mill has surplus land, relocates or closes.

5.3 Town Centre

Aims

The aims are to:

- A41) ensure the Nannup town centre remains the principal commercial/retail centre for the Shire;

- A42) provide for wide ranging uses including shopping, office and commercial development together with social, recreational, community, tourist, entertainment and residential activities to service the Shire along with visitors and tourists;
- A43) require a high standard of design which is sympathetic to its historic qualities; and
- A44) support and enhance the town centre as a well-designed local activity centre.



Nannup Main Street

Strategy

The local government's strategy is to:

- S58) support a wide range of appropriate land uses and mixed use development;
- S59) provide for a consolidated, accessible, safe, attractive and vibrant town centre;
- S60) promote increased integration between the town centre and the Blackwood River;
- S61) protect and enhance the visual and heritage elements of the town centre;
- S62) promote Warren Road as the focus for activity and development;
- S63) ensure that development and open areas are of high quality, achieve a unified theme and promote the retention of features which enhance its appearance and sense of identity;
- S64) ensure that development conforms to any Local Planning Policy or Townscape Plan adopted by the local government; and
- S65) support appropriate signage; however not support a proliferation of signs that detract from the area's amenity.

Actions

The local government will:

- C38) delete the 'Mixed Use' Zone in the preparation of LPS4 and zone these sites as 'Commercial';
- C39) retain the 'Commercial' zone in the preparation of LPS4;
- C40) review the range of permitted and discretionary uses in the Commercial Zone generally seeking to accommodate a wide range of appropriate uses; and
- C41) continue to implement, and seek to appropriately fund the implementation of adopted townscape and master plans for the town centre.

5.4 Tourism

Aims

The aims are to:

- A45) encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities for visitors in appropriate locations within and near the Nannup townsite and in the rural areas of the Shire that appropriately address bushfire planning, environmental assets, landscape qualities and compatibility with adjoining land uses; and
- A46) encourage the establishment of businesses, which attract and promote the Nannup townsite and the Shire as a tourist destination.

Strategy

The local government's strategy is to:

- S66) support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect to bushfire and flood risk, land use compatibility and servicing considerations;
- S67) ensure that tourism/recreation use and development are managed, located, designed and sited which conserves and enhances environmental assets and landscape qualities;
- S68) encourage development which recognises the architectural style and scale of development within the Nannup townsite and the Shire;
- S69) support the development of tourist attractions on Crown land where appropriate;
- S70) support low-key tourist and recreational uses in areas classified as 'Activity Node' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Activity Node';
- S71) support public coastal access in areas classified as 'Coastal Access Point' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Coastal Access Point';
- S72) require major tourist accommodation proposals in rural areas (in excess of six chalets or occupancy of 24 or more people) other than for camping, to be subject to an amendment to the scheme;
- S73) not support tourist and recreational development, beyond low-key activities such as bed and breakfast establishments, for lots that do not have direct access to a constructed public road e.g. forestry track; and
- S74) develop a Tourism Strategy for the Shire.



Foreshore Park Totems

Actions

The local government will:

- C42) introduce a 'Tourism' Zone into LPS4 with relevant sites currently zoned as 'Special Use' changed to 'Tourism';
- C43) seek a 'Special Use' zoning for caravan park sites where the predominant use is for caravanning and camping;
- C44) have regard to the definitions and recommendations of the *Tourism Planning Taskforce Report 2006* and *Planning Bulletin No. 83/2011 Planning for Tourism* in preparing LPS4;
- C45) support a Blackwood River Valley iconic tourist attraction including supporting the feasibility of an iconic tourist attraction (possibly adventure based);
- C46) maintain and develop high quality tourist related facilities including public toilets, foreshores, parks and reserves and streetscapes; and
- C47) examine opportunities for the development of trails in and around Nannup.

6.0 INFRASTRUCTURE, TRANSPORTATION AND COMMUNITY SERVICES

6.1 Hard Infrastructure

Aims

The aims are to:

- A47) seek the timely provision of infrastructure to service the demands of growing communities and to facilitate planned growth;
- A48) seek increased energy security and diversification in order for the Shire and the local economy to be more resilient; and
- A49) seek to address environmental and public health through the extension of the infill sewerage program.

Strategy

The local government's strategy is to:

- S75) maximise existing infrastructure through efficient and effective management;

- S76) ensure that essential infrastructure is appropriately maintained and expanded to accommodate timely growth and development;
- S77) ensure all new development is serviced in an appropriate and sustainable manner;
- S78) protect infrastructure corridors and key infrastructure facilities from incompatible development;
- S79) promote implementation of the *Government Sewerage Policy*;
- S80) seek increased investment locally in high-speed communications infrastructure;
- S81) maximise the use of existing sewer infrastructure by encouraging increased residential densities in sewered areas outside of the flood risk areas;
- S82) support the review of water and wastewater infrastructure planning by Water Corporation to ascertain their capability and capacity to cope with future development;
- S83) support Water Corporation and the DWER in identifying, securing and funding additional water supplies for requirements within the Shire;
- S84) consult with the Department of Health and DWER regarding alternative arrangements in treating effluent and possible exemptions in relation to the State Government's *Sewerage Policy*, where a reticulated sewerage system cannot be reasonably provided; and
- S85) prepare a Local Infrastructure Strategy which addresses required standards/outcomes, key infrastructure funding (including the role of the local government and the State Government), setting out anticipated or agreed timing and support for innovative servicing solutions.

6.2 Waste Water Treatment Plant

Aim

- A50) The aim of the waste water treatment plant (WWTP) buffer is to ensure that land use and development within the buffer is compatible with the protection and long-term management of the WWTP.

Strategy

The local government's strategy is to:

- S86) ensure the long term functioning of the WWTP is not compromised;
- S87) protect the WWTP from incompatible land uses; and
- S88) not support rezoning, subdivision or development that may lead to increased density or intensity of development within the buffer, except industrial or compatible uses.

Actions

The local government will:

- C48) incorporate the WWTP buffer as a Special Control Area in LPS4; and
- C49) seek the advice of Water Corporation regarding WWTP buffer requirements to accommodate long term development and growth of Nannup.

6.3 Transport

Aims

The aims are to:

- A51) provide a transport network which is safe, convenient, efficient and accessible;
- A52) integrate transport and land use planning;
- A53) identify, protect and manage key existing and future transport corridors;
- A54) improve safety for all road users;
- A55) incorporate streetscape and landscaping treatments to enhance visual amenity;
- A56) integrate cycling and walking paths with the road network; and
- A57) encourage the extension and increased usage of public transport/community transport.



Mowen Road construction project

Strategy

The local government's strategy is to:

- S89) seek on-going improvements and upgrading of Vasse Highway, Brockman Highway, Balingup-Nannup Road, Stewart Road, Mowen Road, Cundinup Road and Graphite Road; and
- S90) support the *Roads 2025 Regional Road Development Strategy (2007)*, for the South West Region, including any updates.

Actions

The local government will:

- C50) review, develop and implement townsite footpath/dual use path plans and bicycle plans and seek to progressively implement;
- C51) investigate opportunities to improve pedestrian and cycle access within and around the townsite which focus on connections to the town centre and recreation/community facilities;
- C52) require developers to provide or contribute to dual use paths where their development creates impacts and demands;

- C53) adopt *Liveable Neighbourhoods* in regard to pedestrian, cyclist and vehicular movement to facilitate accessibility and integrate new and existing neighbourhoods;
- C54) support initiatives relating to the Bibbulmun Track and the Mundi Bidli Trail and seek to maximise opportunities to the Shire including co-ordinating with local walking and cycling facilities;
- C55) restrict and or minimise direct vehicular access onto the Vasse Highway and Brockman Highway in and near the Nannup townsite; and
- C56) support the upgrading and extension of public transport services to connect Nannup to adjoining towns.

6.4 Public Open Space, Recreation and Community Facilities

Aims

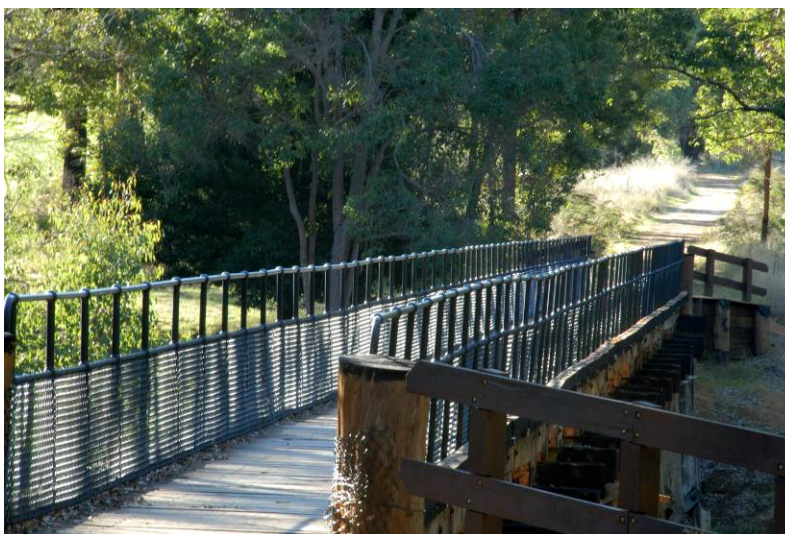
The aims are to:

- A58) support the development or establishment of facilities/uses to satisfy the cultural, religious, education, health, recreational and associated needs of the community;
- A59) provide sufficient, well-planned, located and designed public open space (POS), sports and recreation facilities; and
- A60) assist in creating healthier communities.

Strategy

The local government's strategy is to:

- S91) provide a diverse, accessible and appropriate range of POS and recreation facilities;
- S92) seek POS provision within subdivisions and/or cash-in-lieu payments in keeping with local requirements and WAPC policy;
- S93) ensure adequate and appropriate provision of POS and community facilities via the structure planning and subdivision processes; and
- S94) ensure that POS and relevant Crown land are available for active and passive recreational needs and conserves significant landscape and other local features.



Old Railway Bridge over the Blackwood River

Actions

The local government will:

- C57) work in partnership with relevant agencies, groups, State Government agencies, Commonwealth Government agencies and the community to plan for the needs of the local community (including youth, families and older people) through:
 - i. supporting opportunities for education, training and employment;
 - ii. encouraging and reviewing the range of educational facilities and support the development of enhanced and/or expanded education facilities;
 - iii. providing places to meet and undertake cultural, religious and recreation activities;
 - iv. reviewing the Sport and Recreation Plan;
 - v. preparing a POS Strategy for the Nannup townsite;
- C58) support the local government's *Disability Access and Inclusion Plan*; and
- C59) prepare and implement a *Nannup Trails Plan*.

7.0 SETTLEMENT PLANNING

7.1 Settlement Strategy - Proposed Approach

Aims

The aims are to:

- A61) accommodate a forecasted population of approximately 1550 people to 2030 based on a current Shire population of 1300 people as per *WA Tomorrow 2015* projections;
- A62) provide for lot supply to meet a projected increase in demand to 2030 (accounting for a 1% annual average growth rate and, on average, 2.3 persons per dwelling);
- A63) promote residential settlement growth in and near the Nannup townsite to support an increased range and level of service provision and economic activity;
- A64) support the consolidation of the Nannup townsite subject to addressing relevant planning considerations;
- A65) encourage the efficient use of existing rural residential areas subject to addressing land suitability and land capability considerations;
- A66) ensure that future residential, rural residential and rural smallholding subdivisions are planned as logical extensions of the Nannup townsite along with appropriate services and infrastructure; and
- A67) ensure that future residential, rural residential and smallholding subdivisions address land suitability and land capability considerations including bushfire risk management.

Strategy

The local government's strategy is to:

- S95) adopt the following settlement hierarchy:
 - i. Principal Centre – Nannup;
 - ii. existing and proposed rural residential and rural smallholding areas adjacent to the Nannup townsite;

- iii. rural residential areas at Jalbarragup and Darradup where no further subdivision will be supported;
- S96) no new settlement areas are supported within the Strategy timeframe;
- S97) strategically identify where residential, rural residential and rural smallholding subdivision/development is supported subject to resolution of appropriate planning considerations;
- S98) promote concentration of new lots and population in and around the Nannup townsite with associated concentration of investment in the provision of services and infrastructure; and
- S99) seek appropriate growth of the Nannup townsite through infill development, re-subdivision of rural residential areas near the Nannup townsite and well located greenfield development.

Actions

The local government will, in the preparation of LPS4:

- C60) delete the 'Special Residential' Zone, the 'Future Development' Zone and the 'Cluster Farming' Zone;
- C61) introduce a 'Rural Smallholding' Zone where the site's suitability and capability are addressed as detailed further below; and
- C62) remove the 'Special Rural Policy Area' designation.

7.2 Nannup Townsite and Surrounds

Aims

The aims are to:

- A68) maintain Nannup's essential village character as a country town through retaining a compact townsite and retaining key environmental and landscape features;
- A69) identify and protect opportunities for townsite expansion and minimise the potential for inappropriate development/land use which may prevent the coordinated and progressive expansion of the townsite or areas within close proximity to the townsite;
- A70) provide for a range of lot sizes and lifestyle opportunities in and near the Nannup townsite;
- A71) recognise the topographic and physical constraints associated with various land within close proximity to the Nannup townsite;
- A72) provide an adequate supply of land for housing, tourism, employment, commercial activities, recreation and community facilities; and
- A73) retain environmental assets and promote sustainable development.



Character residence in the Nannup townsite

Strategy – applying to Urban and Rural Living Areas

The local government's strategy for urban and rural living subdivision/development is to:

- S100) provide for an appropriate lot supply to meet an anticipated increase in demand over the 15 years between 2015 and 2030 which can broadly relate to required lot demand;
- S101) support the consolidation of urban and rural living areas, subject to addressing environmental impact, land capability, land suitability, servicing, heritage and landscape character;
- S102) promote *Liveable Neighbourhood* principles for development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access;
- S103) provide sufficient and suitable land for housing, employment and open space and provide an efficient and safe transport network;
- S104) provide for a range of lot sizes and housing types to accommodate a range of demographics and socio-economic groups;
- S105) support the development of retirement homes, lifestyle villages and other forms of accommodation suited to aged persons that are appropriately located within urban zoned areas including the Residential Zone and Commercial Zone. These forms of accommodation are not supported in rural areas;
- S106) ensure that the design of subdivision/development is responsive to the site capabilities addressing flood risk, stormwater treatment, wastewater disposal, building construction and road/vehicular access; and
- S107) support urban expansion and infill development but only where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the land use classifications and development opportunities identified in this Strategy, development potential maybe limited or unachievable due to unmanageable fire risk.

Action

The local government will:

- C63) in the preparation of LPS4:

- i. delete the 'Special Residential' zone and replace with the 'Residential' zone and allocate these areas with a R2 or R5 density coding as appropriate;
- ii. identify opportunities for urban consolidation through increased housing densities generally close to the Nannup town centre (including Precinct A – Figure 5), for areas that are, or can be, serviced by reticulated sewerage for areas that are outside of flood risk land;
- iii. not support increased densities and subdivision within flood risk areas; and
- iv. in these instances a scheme amendment, generally associated with a Structure Plan, will be required prior to subdivision.

7.3 Residential Development

Aims

The aims are to:

- A74) provide strategic direction to the location of residential development;
- A75) ensure the Nannup townsite grows in a manner that is sustainable and retains and enhances its built form and natural character attributes;
- A76) ensure new residential subdivision/development addresses relevant planning considerations and is appropriately coordinated with existing development;
- A77) provide a range of lot sizes and housing types to provide for a range of lifestyle opportunities, to account for changing demographic profiles, increasing sustainability (including walking/cycling opportunities) and assisting to address housing affordability; and
- A78) provide for the adequate supply of residential land to meet the ongoing residential needs of the community consistent with the *Residential Design Codes*.

Strategy

The local government's strategy is to:

- S108) encourage a mix of lot sizes in new subdivisions in accordance with *Liveable Neighbourhoods*;
- S109) provide for a high level of residential amenity which reflects a non-metropolitan lifestyle and rural character;
- S110) incorporate the general principles of *Liveable Neighbourhoods* in the preparation of structure plans;
- S111) prevent the establishment of commercial or industrial uses within residential areas which would be more suitably located in the Commercial or General Industry zones;
- S112) support residential expansion and infill development only where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the development opportunities identified in this Strategy, subdivision and development potential may be limited or unachievable due to unmanageable fire risk; and
- S113) preserve and respect Nannup's evolved built character within the Nannup townsite.

Actions

The local government will:

- C64) support infill development and increases in housing density generally to R20 where the proposal:
 - i. is outside of flood risk areas;
 - ii. can be connected to reticulated sewerage;
 - iii. addresses heritage and design considerations;
 - iv. addresses amenity of the neighbourhood that is not prejudiced and there is capacity in existing infrastructure and services;
- C65) support medium density development in and near the town centre to R30 or R40 subject to connection to reticulated sewerage, addressing heritage considerations and adopting high design standards;
- C66) support low residential densities (R2 – R5) in areas that are not expected to be connected to reticulated sewerage during the Strategy period subject to Department of Health and relevant State policies and guidelines and the relevant flood prone status of the land;
- C67) in LPS4, retain the 'Rural' zone over land shown as 'Residential' on the Strategy Plan and support a Scheme Amendment/rezoning from 'Rural' to 'Urban Development' in LPS4 (i.e. portion of Precinct D on Figure 5) subject to the proponent providing a Scheme Amendment report and Structure Plan prior to adoption that addresses the following:
 - i. logical coordination with existing and planned/anticipated development;
 - ii. bushfire management planning and hazard separation;
 - iii. land capability assessment for waste water management;
 - iv. visual impact assessment and management;
 - v. buffers to agricultural land to protect against noise, odours and spray drift;
 - vi. environmental impact; and
 - vii. local water management planning;
- C68) replace the 'Future Development' zone with 'Urban Development' zone in LPS4 over the area of Precinct B (Figure 5). Retain the 'Rural' zone over the northern portion of Precinct B. Support rezoning proposals of this northern portion to 'Urban Development' and subsequent subdivision/development subject to structure planning that addresses environmental, servicing, landscape and other planning considerations as relevant to the site's context and the proposal;
- C69) introduce a Special Control Area (SCA) designation, in the LPS4 Scheme map, generally over the Nannup townsite area relating to design;
- C70) prepare associated SCA objectives and assessment provisions within LPS4 to require development approvals for single houses to regulate residential design to protect and enhance Nannup's built character;
- C71) introduce an SCA for the residential land immediately to the east of the Cemetery (i.e. Area 9 in the *Nannup Townsite Bushfire Hazard Level Assessment*) to address outstanding bushfire management issues by requiring the preparation and implementation of a comprehensive Bushfire Management Plan prior to the construction of roads, subdivision and/or development of any of the existing lots; and
- C72) give detailed consideration to the bushfire management planning requirements associated with vegetated areas within the Nannup Townsite (i.e. Areas 1, 5 & 6 in the *Nannup Townsite Bushfire Hazard Level Assessment*) to ensure an appropriate level of bushfire protection is achieved at the time of development/subdivision.



Rural residential living

7.4 Rural Residential

Aims

The aims are to:

- A79) limit low density rural residential development to those areas already zoned for this purpose compatible with adjacent land use, and the capability, landscape and environmental attributes of the land;
- A80) identify limited areas in close proximity to the Nannup townsite for investigation for new rural residential development; and
- A81) identify sufficient land to enable a variety of lot sizes and lifestyle opportunities.

Strategy

The local government's strategy is to:

- S114) contain rural residential development to areas allocated for that purpose on the Strategy Plan and which are appropriately zoned;
- S115) ensure that new rural residential areas are planned and developed in an efficient and coordinated manner as logical extensions of the Nannup townsite;
- S116) prevent the creation of new rural residential lots beyond those identified in the Strategy or in an adopted local planning scheme;
- S117) not support additional expansion of the development footprint and not support the re-subdivision of lots at Jalbarragup and Darradup;
- S118) provide for the more efficient use of existing rural residential areas (increase the density/rural residential infill) in close proximity to the Nannup townsite, where essential services are available, bushfire management and land capability are appropriately addressed, and where environmental assets will not be adversely impacted;
- S119) require that any proposed scheme amendment or subdivision application suitably addresses WAPC SPP 2.5 and SPP 3.0; and
- S120) support rural residential expansion and infill only where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the development

opportunities identified, development and subdivision potential maybe limited or unachievable due to unmanageable fire risk.

Actions

The local government will:

- C73) change the wording of the 'Special Rural' zone to 'Rural Residential' zone in LPS4;
- C74) introduce into LPS4, subdivision controls to the rural residential area west of the Nannup townsite (i.e. Precinct G see Figure 5) that prohibit:
 - i. further rural residential subdivision of Lots 4027, 6790 and 6130; and
 - ii. rural residential infill due to bushfire risk and limited road access.

Review of the above subdivision controls will be subject to consideration of the following:

- i. provision of secondary road access into this precinct;
- ii. the secondary road access and bushfire management arrangements complying with relevant bushfire planning policy and guidelines to the satisfaction of the Local Government and Department of Fire and Emergency Services; and
- iii. resolution of any other planning and environmental matters.

The above mentioned secondary road access is envisaged to be via either Lot 4027, Lot 6790, or via the provision of a road from the existing sealed portion of Barrabup Road (adjacent to Lot 4027) to Mowen Road. Notwithstanding the above, the land at the southern end of Dean Road will not be supported for additional infill subdivision given its lack of secondary road access at the southern end of this road;

- C75) introduce subdivision controls into LPS4 for the Rural Residential area to the south of the Nannup townsite (i.e. Precinct F see Figure 5) that only allow further rural residential lots to be created on the northern side of Brockman Highway and where the existing lots have a direct road frontage to Brockman Highway; and
- C76) support a Scheme Amendment where the land is shown as Rural Residential on the Strategy Plan (and zoned 'Rural' in LPS4 i.e. Precinct E) subject to the proponent providing a Scheme Amendment report and Structure Plan prior to adoption that addresses the following:
 - i. coordination with existing and planned/anticipated development;
 - ii. bushfire management planning, secondary access and sufficient separation to bushfire hazards e.g. plantation forest;
 - iii. land capability assessment for waste water management having due regard to the *Government Sewerage Policy*;
 - iv. visual impact assessment and management;
 - v. buffers to agricultural land to protect against noise, odours and spray drift;
 - vi. environmental impact;
 - vii. access servicing by an appropriately sealed and drained public road; and
 - viii. local water management planning.

7.5 Rural Smallholdings

Aims

The aims are to:

- A82) provide for rural lifestyle and/or agricultural opportunities in strategic locations near the Nannup townsite which are compatible with nearby land uses and the environmental and landscape attributes of the land; and
- A83) encourage the opportunity for a range of rural and semi-rural pursuits consistent with the physical, environmental and landscape characteristics of the land which are capable and suitable for sustaining development where part-time or full time income may be generated.



Agricultural land outside Nannup townsite

Strategy

The local government's strategy is to:

- S121) establish minimum development standards in LPS4 to ensure subdivision/development is consistent with the rural character landscape qualities and amenity;
- S122) facilitate the conservation of native vegetation and other environmental assets including groundwater and surface water resources;
- S123) support innovative design and clustering of houses and other structures to minimise the impacts on adjacent land (including agriculture), to provide for on-going use of land for rural pursuits and protect landscape and environmental values; and
- S124) support rural small holding development where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the development opportunities identified, development and subdivision potential maybe limited or unachievable due to unmanageable fire risk.

Actions

The local government will:

- C77) introduce a 'Rural Smallholding' zone in LPS4;

- C78) designate land at Mount Folly as 'Rural' on the Strategy Plans (Precinct C in Figure 5) and to zone this land as 'Rural' in LPS4 due to significant bushfire risk and management issues identified by the Department of Fire and Emergency Services via the Shire's *Nannup Townsite Bushfire Hazard Level Assessment (August 2016)*;
- C79) review the subdivision and development potential of Precinct C (Figure 5) during subsequent reviews of the Local Planning Strategy; and
- C80) zone land shown as 'Rural Smallholding' on the Strategy Plans, near the confluence of Nannup Brook and Blackwood River, as 'Rural Smallholding' in LPS4 and introduce provisions into LPS4 that do not support further subdivision of this land.

8.0 HERITAGE AND DESIGN

8.1 Heritage

Aim

- A84) To protect and promote areas and places of heritage importance including significant sites, buildings, structures and landscapes.

Strategy

The local government's strategy is to:

- S125) protect and value the significant Aboriginal and historic heritage and cultural values of the Shire and promote new development that respects and enhances these values;
- S126) take into account Aboriginal heritage and historic heritage in the preparation of Structure Plans and other proposals;
- S127) consider the principles of *SPP3.5 Historic Heritage Conservation* in determining development applications on the Heritage List;
- S128) retain the integrity of buildings which are listed on the Heritage List;
- S129) require proponents to appropriately address heritage values;
- S130) require proponents to address the Department of Aboriginal Affairs *Cultural Heritage Due Diligence Guidelines* and meet the provisions of the *Aboriginal Heritage Act 1972*;
- S131) require suitably qualified consultants to conduct ethnographic and archaeological surveys as required in accordance with the provisions of the *Aboriginal Heritage Act 1972*;
- S132) require a suitably qualified consultant to assess sites of historic heritage to determine the appropriateness of conservation, adaptation or demolition; and
- S133) require proponents to appropriately address heritage area requirements as part of development proposals.



Nannup Hotel

Actions

The local government will:

- C81) review its Local Heritage Inventory;
- C82) maintain and review as required the Heritage List which identifies those places within the Shire which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme;
- C83) retain the Heritage Area in and near the Nannup town centre in LPS4; and
- C84) develop and review design guidelines to promote sound heritage planning outcomes.

8.2 Design

Aim

The aim is to provide sustainable, well designed and liveable communities and development that:

- A85) retain and enhance the area's amenity, built form and natural character;
- A86) ensure safe and convenient access;
- A87) use water resources, energy and other resources efficiently; and
- A88) adopt designs that are sensitive to and enhance the Shire's identity and character.

Strategy

The local government's strategy is to:

- S134) utilise *Liveable Neighbourhoods* and WAPC/Office of Crime Prevention *Designing Out Crime Planning Guidelines* in assessing proposals;
- S135) require proponents to meet the general principles and neighbourhood amenity, urban design and access provisions of *Liveable Neighbourhoods* in the preparation of structure plans and subdivision applications;
- S136) ensure new development reflects the area's climate and incorporates climate design principles, including orientation and siting;

- S137) support proposals, subject to addressing other planning considerations, that:
 - i. incorporate innovative building styles which enhance the area's character;
 - ii. reinforce agreed townscape principles;
 - iii. reinforce local character and a sense of place;
 - iv. respect topography including protecting the integrity and character of ridgelines;
 - v. implement best practice urban design to create built environments that enable walking and cycling, support community safety and provide adequate shade;
- S138) require subdivision designs to demonstrate inclusive and connected principles;
- S139) support proposals that provide an accessible and high-quality public realm;
- S140) support the use of appropriate vegetation in private and public spaces;
- S141) support the preparation of Building and Landscaping Guidelines to promote higher levels of sustainability, a sense of place and agreed design standards which are appropriately supported by restrictive covenants, a local planning policy or Local Planning Scheme provisions to ensure effective implementation; and
- S142) not support a proliferation of signage which will detract from the character of the Shire.

Actions

The local government will:

- C85) introduce a Special Control Area (SCA) designation, in either an amendment to LPS3 or in LPS4 generally over the Nannup townsite area relating to design; and
- C86) as required, develop, fund, implement and review townscape plans for Nannup.

9.0 RURAL

9.1 Development and Use - Rural and Priority Agriculture

The following aims, strategies and actions apply to the Strategy Plan areas shown as:

- a) Rural;
- b) Priority Agriculture;
- c) Scott Coastal Plain Special Control Area

unless otherwise stated.

Aims

The aims are to:

- A89) protect rural land from incompatible uses by:
 - i. making land-use decisions for rural land that support existing and future primary production;
 - ii. minimising the fragmentation of rural land;
 - iii. providing investment security for the existing and future primary production sector; and
 - iv. minimising land use conflicts that compromise agricultural land uses;

- A90) preserve the productivity of agricultural land and water resources to maximise economic advantages to the Shire and ensure long-term food security;
- A91) provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality; and
- A92) retain farming land in large landholdings to support primary production and generally limit the creation of additional lots.



Sheep and vines at Hillbillé Vineyard

Strategy

The local government's strategy is to:

- S143) acknowledge that the primary function of cleared land is agriculture and this should be managed to ensure its long term use for sustainable agricultural activities;
- S144) protect the rural character and environmental and visual qualities of the area;
- S145) promote a range of rural uses compatible with the capability of the land;
- S146) provide for the development of land for alternative and complementary non-agricultural uses including tourism, where the applicant can demonstrate:
 - i. suitable land or buildings are not available elsewhere or the proponent suitably demonstrates there are exceptional circumstances to the satisfaction of the local government;
 - ii. the use will not detrimentally affect on-going agricultural operations and that it will not result in the removal of productive agricultural land;
 - iii. adequate separation distance between potential conflicting land uses; and
- S147) not support scheme amendment requests to Residential, Rural Residential or Rural Smallholding for land shown as Rural or Priority Agriculture on the Strategy Plans;
- S148) encourage the establishment of value-adding industries in appropriate locations to maximise economic advantages to the Shire;
- S149) consider Animal Husbandry – Intensive applications on their merits with proponents required to appropriately address matters including buffers, environmental impacts and land, water and bushfire management; and
- S150) acknowledge and encourage implementation of the Hardy Inlet water quality improvement plan, August 2012 (WQIP).

Action

The local government will:

- C87) in the preparation of LPS4 make the following zoning name changes in accordance with SPP2.5 and *Planning and Development (Local Planning Schemes) Regulations 2015*:
- i. rename 'Agriculture' to 'Rural';
 - ii. rename 'Agricultural Priority 1 – Scott Coastal Plain' to 'Priority Agriculture' and include a Scott Coastal Plain Special Control Area to carry over specific controls; and
 - iii. rename 'Agricultural Priority 2' to 'Priority Agriculture'; and
 - iv. delete 'Cluster Farming' zone.

9.2 Dwellings in Rural Areas

Strategy

The local government's strategy is to:

- S151) support only one dwelling per lot except as where justified by the proponent to manage the land for sustainable agricultural use or Heritage Protection purposes; and
- S152) require all dwellings to be provided with a sustainable water supply for domestic, firefighting and land management purposes consistent with WAPC Policy DC3.4.



Rural farmhouse - Wadi Farm, East Nannup

Action

- C88) In addition to existing criteria in LPS3 for workers accommodation in the Rural and Priority Agriculture zones, it is proposed to include the following considerations in LPS4:
- i. a minimum lot size of 40 hectares for workers accommodation;
 - ii. consideration of up to three dwellings (consisting of a single house, workers accommodation and heritage dwelling) where a dwelling is listed on the Shire's adopted Heritage List and/or on the Heritage Council's State Heritage Register with agreement, to the satisfaction of the local government (in

consultation if appropriate with the State Heritage Office), to conserve and appropriately maintain the heritage significance of the dwelling; and

- iii. provide that approval of, or the existence of two or more dwellings, on one Title is not to be construed as justification for the subdivision whether under the *Planning and Development Act 2005* or the *Strata Titles Act 1985*.

9.3 Tree Plantations

Strategy

The local government's strategy in regard to tree plantations is to:

- S153) support the establishment of plantations and farm forestry on land zoned Rural, and consider on its merits plantations and farm forestry on land zoned Priority Agriculture; and
- S154) require relevant planning considerations to be met including bushfire management, vermin management, identification of a suitable harvesting route and appropriate arrangements to ensure the local government roads are in a similar condition post harvesting as pre-harvesting.

Actions

The local government will:

- C89) review definitions associated with tree farms and integrated tree farming based on SPP 2.5 and the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- C90) consider preparing a Local Planning Policy on tree farming and where the planting is for natural resource management purposes;
- C91) require a Development Application for any plantings of trees above 1 hectare on land zoned 'Priority Agriculture' in LPS4 unless the purpose is for natural resource management purposes and not for tree crop purposes;
- C92) require a Development Application for land zoned 'Rural' in LPS4 where the tree farm, for tree crop purposes, has a minimum aggregate planted area of 10 hectares subject to the assessment in accordance with:
 - i. WAPC policies and guidelines;
 - ii. 'Guidelines for Plantation Fire Protection'; and
 - iii. 'Code of Practice for Timber Plantations in Western Australia (2006)';
- C93) not require a Development Application for land zoned 'Rural' in LPS4, where the total planted area is below 10 hectares.

9.4 Scott Coastal Plain Special Control Area

Strategy

The local government's strategy is to:

- S155) provide for the continued establishment of large-scale agricultural enterprises;
- S156) accommodate growth and diversification in agriculture on the Scott Coastal Plain subject to addressing environmental impacts;
- S157) maintain the productive capacity of the land and operational economy of scale, along with reducing the potential impacts of competing or conflicting land uses. Accordingly, there is a presumption against the creation of additional lots regardless of their current size; and

- S158) recognise the potential for complementary diversification such as through tourism, agro-forestry and extracting basic raw materials.

Actions

The local government will:

- C94) in the preparation of LPS4, introduce a Special Control Area (SCA) over the Scott Coastal Plain area as identified within LPS3; and
- C95) carry over, from LPS3, relevant provisions for inclusion within LPS4, relating to the Scott Coastal Plain area. These provisions relate to maintenance of large scale agricultural establishment, dwelling development and building setbacks.

9.5 Subdivision in Rural Areas

Strategy

The local government's strategy is to:

- S159) support rural land being retained for primary production and highlight there is a general presumption against the subdivision of rural land to create additional lots;
- S160) retain existing planning controls whereby subdivision of land in the Scott Coastal Plain Special Control Area will not be supported except when associated with a conservation lot; and
- S161) facilitate subdivision in the following circumstances in accordance with WAPC Development Control Policy 3.4 'Subdivision of Rural Land':
- i. property consolidation and/or boundary realignments where no additional titles are created;
 - ii. significant physical divisions;
 - iii. to allow for the provision of public utilities and infrastructure;
 - iv. conservation of biodiversity (conservation lots);
 - v. protection of water resources;
 - vi. to protect and actively conserve places of cultural heritage;
 - vii. tied lots;
 - viii. for other unusual or unanticipated purposes which, in the opinion of the local government, does not conflict with this Strategy and are necessary in the public interest; and
 - ix. conservation of biodiversity and natural heritage.

Actions

The local government will:

- C96) in the preparation of LPS4, remove rural subdivision criteria which allows for intensive agricultural subdivision subject to 40ha minimum lots sizes and land capability criteria to ensure consistency with SPP 2.5 and DC 3.4.

10.0 SOUTH COAST / COASTAL LANDSCAPE

Aims

The aims are to:

- A93) seek to conserve and enhance the values of the area including the foreshore, dunes, wetlands and other environmental assets; and
- A94) ensure that development, access and usage of the south coast is compatible with the retention of the area's environmental, visual landscape and recreation values.



Stepping Stones picnic area, Black Point

Strategy

The local government's strategy is to:

- S162) consider the *Augusta-Walpole Coastal Strategy 2009*, the *Shire of Nannup Coastal Management Plan*, SPP 2.6, other relevant State Planning Policies and this Strategy in determining proposals;
- S163) endorse the approach to subdivision for areas allocated as 'Rural Conservation' as set out in the *Augusta-Walpole Coastal Strategy*;
- S164) require that development is suitably located, designed and managed which does not detrimentally impact environmental assets;
- S165) ensure that development maintains natural physical coastal processes and ensures that there is no increased risk of shoreline erosion to the coast;
- S166) require tourism and other development to be low-key which is consistent with retaining the wilderness character of the area;
- S167) support the feasibility and development of a 'South Coast Centre' which incorporates scientific research, community, Aboriginal heritage and visitor centre near Lake Jasper/Quannup; and
- S168) explore management responsibilities for a portion of the Quannup Pastoral Lease with the land to be potentially managed in partnership with community groups and DBCA for tourism, recreation and conservation purposes.

Actions

The local government will:

- C97) maintain the 'Coastal Landscape' zone in LPS4, whilst noting that the name of the zone may need to change to 'Environmental Conservation' zone to be consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- C98) introduce to LPS4, provisions for subdivision and development proposals to be assessed against the requirements of the Rural Conservation zones (A, B & C), and Coastal Access Nodes, as set out in the *Augusta-Walpole Coastal Strategy 2009*, for areas shown as Coastal Landscape on the Strategy Plan.

11.0 LAND LOCKED LOTS

Strategy

The local government's strategy is to:

- S169) facilitate limited development of land that is without constructed/dedicated road frontage or access;
- S170) require that the local government's planning approval is required for any development on land abutting an un-constructed road or a lot or location which does not have frontage to a dedicated road;
- S171) require memorials or notifications, as appropriate, to be lodged on titles to notify prospective purchasers of relevant land use conflicts;
- S172) require a Development Application for development where a lot's only constructed access is via a forestry track or other non-gazetted access; and
- S173) require appropriate legal, practical and permanent vehicular access, to the satisfaction of the local government, prior to any site works or development occurring.

Actions

The local government will:

- C99) introduce provisions into LPS4 relating to lots without public road frontage or where a public road is not constructed; and
- C100) require planning approval for any development on land abutting an un-constructed road or a lot or location which does not have frontage to a dedicated road. In considering applications, the local government may:
 - i. refuse the application until the road has been constructed and access by means of a dedicated road is provided; or
 - ii. require other legal arrangements to be made for permanent legal access, to the satisfaction of the local government; or
 - iii. where dedicated road access is available grant approval to the application subject to a condition requiring the applicant to pay a sum of money in whole or in part towards the cost of constructing the road or part thereof and any other condition it considers fit to impose.

12.0 GOVERNANCE, IMPLEMENTATION, MONITORING AND REVIEW

12.1 Section Introduction

The Strategy sets out the local government's vision and land use expectations and will provide guidance on land use in the Shire over a 10 – 15 year period. The identification of land and associated infrastructure locations identifies areas where the planning, investment and development of land is either encouraged or discouraged. The local government, WAPC and relevant servicing agencies will give due regard to, and be guided by, the Strategy in their decision making processes.

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

12.2 Local Planning Scheme No. 4

A key component of implementing the Strategy is through the local government's Local Planning Scheme. The review of LPS3 and producing LPS4 presents a significant opportunity to achieve effective implementation.

A Local Planning Scheme is the principal statutory tool for implementing the Strategy and achieving the local government's aims and objectives with respect to development and land use. While Local Planning Schemes mainly address land use, development control and infrastructure coordination, this should be seen in the context of broader environmental, social and economic objectives. Following gazettal (finalisation) of the new Local Planning Scheme, it will direct the local government's 'day to day' statutory planning.

To assist in implementing the Strategy, the local government proposes the following zones in LPS4 to address the model zones set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* along with 'Priority Agriculture' Zone as supported by SPP 2.5:

- Residential;
- Rural Residential;
- Rural Smallholdings;
- Rural;
- Priority Agriculture;
- Commercial;
- General Industry;
- Tourism;
- Environmental Conservation; and
- Special Use.

Other land, generally managed by the State Government or local government, will be reserved which reflects the predominant land use or tenure.

12.3 Special Control Areas

Special Control Areas (SCA) are implemented through Local Planning Schemes. The SCA provisions apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme. The aims are to:

- a) guide development and subdivision in an orderly manner;

- b) protect key public infrastructure and facilities;
- c) support the natural resource management provisions of the Scheme;
- d) address public health and safety requirements; and
- e) provide for appropriate planning for areas where future subdivision and development is contemplated.

LPS3 contains SCAs for Flood Risk Land, Landscape Values Area, Heritage Area, Public Drinking Water Source Area and a Special Rural Policy Area. The Strategy supports these with the exception of the Special Rural Policy Area. The Strategy introduces the Wastewater Treatment Plant Buffer, the Scott Coastal Plain Special Control Area and a Special Control Area to regulate residential design to protect and enhance Nannup's built character. Details relating to SCAs are separately outlined in the Strategy.

Outlined below are Structure Plan Areas and Developer Contribution Areas.

12.4 Structure Plan Areas

As a means of implementing orderly planning, the local government will identify a number of Structure Plan Areas (SPA) in the review of LPS3 as Special Controls Areas, where a structure plan will be required prior to subdivision and development (unless the development is low-key and will not prejudice future planning). Each SPA will require a structure plan in accordance with the scheme and WAPC requirements. The local government can also require the preparation of structure plans in other areas not identified on the scheme maps. All structure plans should accord with the Strategy, the Local Planning Scheme as well as other relevant State and local government requirements. A range of site-specific studies/investigations are usually required to support the preparation of structure plans.

Aim

- A95) To ensure that future subdivision and development is appropriately coordinated and proposed development is 'fit for purpose'.

Strategy

The local government's strategy is to:

- S174) require proponents to prepare a structure plan where considered appropriate and for an area as determined by the local government and WAPC, including for areas not identified on the scheme maps;
- S175) the Structure Plan is to be prepared by the proponent unless otherwise agreed to by the local government; and
- S176) no subdivision or development (unless the development does not prejudice the future intended land use or structure planning for the locality) will be permitted until the structure plan has been approved by the WAPC and the land has been appropriately zoned.

Actions

- C101) The local government will incorporate provisions relating to Structure Plan/Special Control Areas in the review of LPS3.

12.5 Developer Contributions/Developer Contribution Plans

Various proposals in the Strategy will require contributions from subdividers/developers to assist the local government in providing necessary infrastructure for the public domain arising

to meet the demands of the proposed development. Developer contributions may be required, as appropriate to the application, which may include the provision of POS and infrastructure upgrades/extensions.

Aim

- A96) Seek developer and subdivider contributions in accordance with WAPC and local government policies.

Strategy

The local government's strategy is to:

- S177) seek equitable contributions from developers in accordance with WAPC SPP 3.6 and the Council's *Local Planning Policy 20 Developer and Subdivider Contributions*; and
- S178) consider whether it is cost effective to establish and maintain developer contributions plans.

Action

- C102) The local government will introduce provisions into LPS4 on development contribution plans and development contribution areas based on the Model Scheme Text.

12.6 Local Planning Policies

Local Planning Policies are an important adjunct to this Strategy and the Local Planning Scheme as they can set out planning requirements and can efficiently respond to changing circumstances.

The review of existing, and the formulation of relevant additional Local Planning Policies, will be required in preparing LPS4 to assist in effective implementation. Following gazettal of LPS4, policies should be reviewed, amended and formulated as required to ensure consistency with LPS4.

12.7 Working in Partnership

There is a growing appreciation that a cooperative and proactive approach to managing and supporting growth is necessary across a wide range of stakeholders. This is even more critical as the financial, environmental, social and political forces that shape urban growth, urban form and management of rural land becomes more complex.

A key component of implementing this Strategy is through effective partnerships with the community, landowners, the business sector, the public sector and not-for-profit organisations. Accordingly, the local government seeks to work in partnership, wherever possible and practical, to achieve effective implementation of the local government's vision and this Strategy.

The local government will support efforts to work in close collaboration with State Government agencies and service providers. This will preferably include an alignment of the construction and development programs and budgets by the local government and relevant State Government agencies for the various works.

12.8 Governance

Implementation of the Strategy will require effective governance. In particular, it will require a commitment on the part of the local government and State Government agencies and the Commonwealth Government to effectively work together. Effective implementation will depend on the local government and the State Government's collective leadership which is supported by necessary budget allocation and other resourcing.

12.9 Monitoring and Review

The timeframe of the Strategy extends to between 10 and 15 years. Many changes can occur during this time including some unforeseen matters. The local government consider it is important that the Strategy remains relevant. Accordingly, it will be regularly monitored and reviewed to reflect the ever-changing State, regional and local objectives.

The Strategy will be reviewed at least every five years in keeping with reviews of the Local Planning Scheme. The review will take into account changes in development trends, community aspirations and any modifications to the State Planning Framework. Additionally, the Strategy can be reviewed and revised as required. Any proposed changes will be subject to community and stakeholder consultation.



Nannup Music Festival, Nannup Amphitheatre



Legend


- Crown Land and DPaW Managed Land
- Conservation, Recreation & Landscape Protection
- Rural
- Priority Agriculture
- Tourism
- Rural Residential
- Activity Node
- Community Purposes
- Major Road
- Walking / Cycling Track
- Major River
- Landscape Values Area
- Public Drinking Water Source Area (existing)
- Public Drinking Water Source Area (proposed)
- Shire Boundary

0km 6km

1 : 80,000 @ A1
1 : 160,000 @ A3

↑ north

For more information, contact the Shire of Nannup
Address 15 Adam Street, Nannup
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Phone (08) 9756 1018
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Support additional overtaking lanes and upgrading of Vasse Highway

Investigate walking/cycling track between Nannup and Margaret River.

No further Rural Residential or Rural Smallholding subdivision supported at Jalbarragup or Darradup.

Investigate trails and recreational opportunities in and around Nannup and connections to the South Coast and other areas.

Subject to resolving funding and associated landowner support, progressively secure public legal and practical vehicular access on the same alignment.

Secure legal and practical vehicular access between Balingup - Nannup Road and Cundinup South Road.

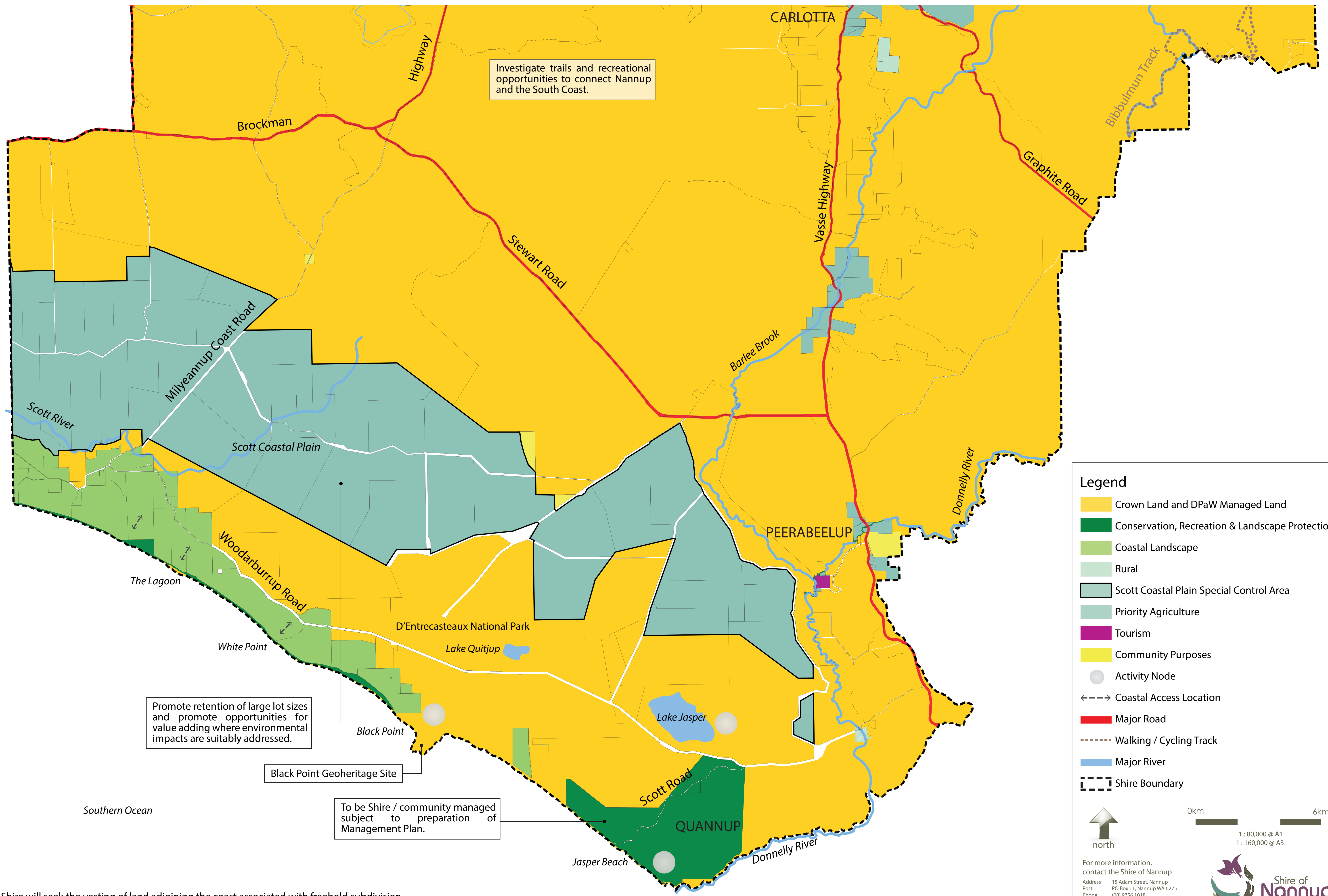
Low key tourist uses and uses complementary to agriculture and the landscape are supported in the Blackwood Valley, if relevant planning considerations are addressed.

Existing Millstream Catchment Area
Proposed Millstream Catchment Area

Consider tourism and recreation potential of old golf course and adjoining area.

Consider iconic tourist attraction in Blackwood Valley subject to addressing feasibility and environmental impacts.

NANNUP TOWNSITE AND SURROUNDS'
see 'STRATEGY PLAN NANNUP TOWNSITE AND SURROUNDS'



Investigate trails and recreational opportunities to connect Nannup and the South Coast.

Promote retention of large lot sizes and promote opportunities for value adding where environmental impacts are suitably addressed.

Black Point Geoheritage Site
To be Shire / community managed subject to preparation of Management Plan.

- Notes
1. The Shire will seek the vesting of land adjoining the coast associated with freehold subdivision.
 2. Activity nodes on the south coast are indicative only and subject to detailed assessment.
 3. Legal public and practical vehicle access to the south coast to be provided at Milyeannup, The Lagoon, White Point, Black Point and Jasper Beach.

Legend

- Crown Land and DPaW Managed Land
- Conservation, Recreation & Landscape Protection
- Coastal Landscape
- Rural
- Scott Coastal Plain Special Control Area
- Priority Agriculture
- Tourism
- Community Purposes
- Activity Node
- Coastal Access Location
- Major Road
- Walking / Cycling Track
- Major River
- Shire Boundary


0km 6km

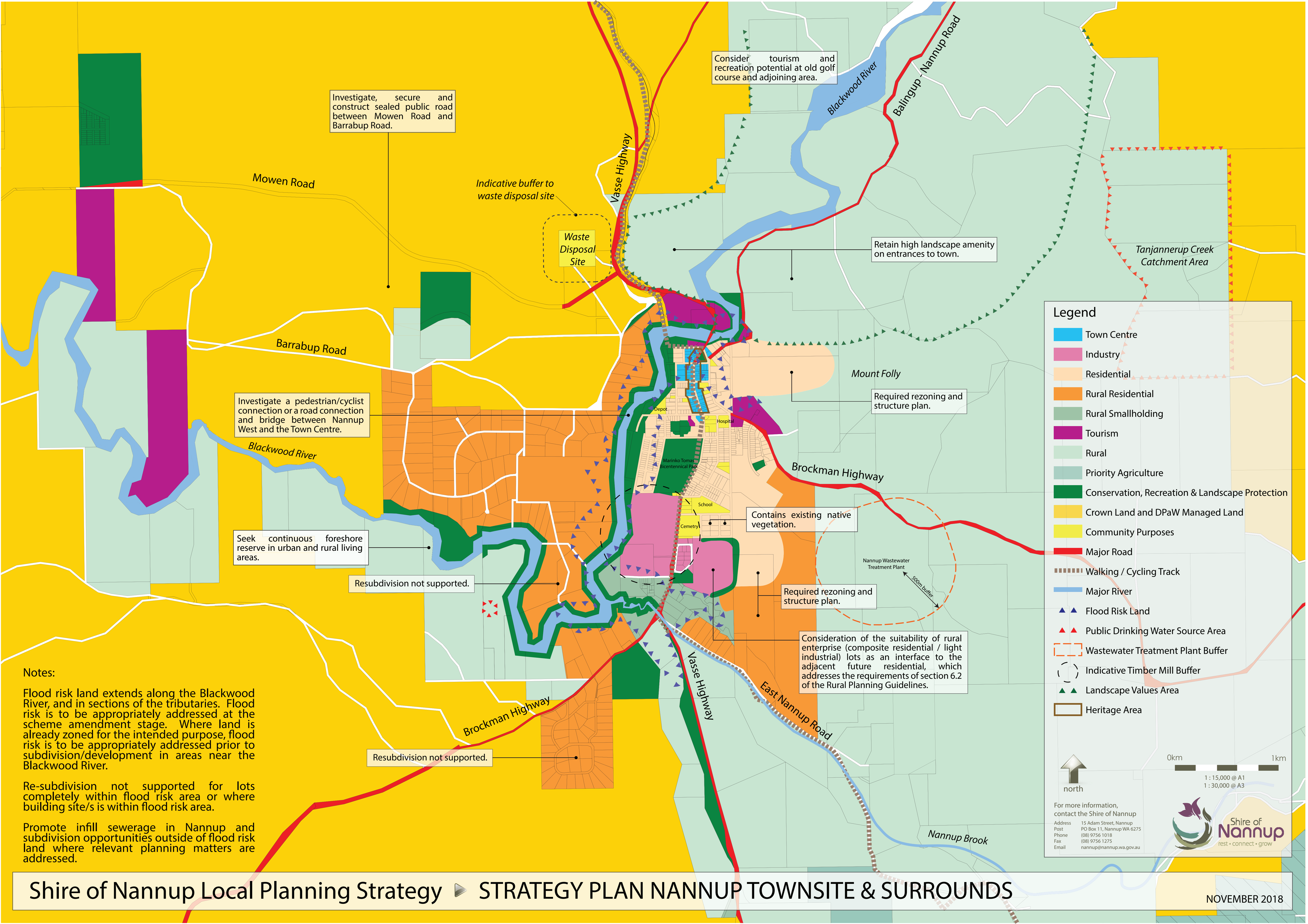
1 : 80,000 @ A1
1 : 160,000 @ A3

north

For more information, contact the Shire of Nannup

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Consider tourism and recreation potential at old golf course and adjoining area.

Investigate, secure and construct sealed public road between Mowen Road and Barrabup Road.

Indicative buffer to waste disposal site

Retain high landscape amenity on entrances to town.

Investigate a pedestrian/cyclist connection or a road connection and bridge between Nannup West and the Town Centre.

Required rezoning and structure plan.

Seek continuous foreshore reserve in urban and rural living areas.

Contains existing native vegetation.

Resubdivision not supported.

Required rezoning and structure plan.

Consideration of the suitability of rural enterprise (composite residential / light industrial) lots as an interface to the adjacent future residential, which addresses the requirements of section 6.2 of the Rural Planning Guidelines.

Notes:
 Flood risk land extends along the Blackwood River, and in sections of the tributaries. Flood risk is to be appropriately addressed at the scheme amendment stage. Where land is already zoned for the intended purpose, flood risk is to be appropriately addressed prior to subdivision/development in areas near the Blackwood River.

Re-subdivision not supported for lots completely within flood risk area or where building site/s is within flood risk area.

Promote infill sewerage in Nannup and subdivision opportunities outside of flood risk land where relevant planning matters are addressed.

Legend


- Town Centre
- Industry
- Residential
- Rural Residential
- Rural Smallholding
- Tourism
- Rural
- Priority Agriculture
- Conservation, Recreation & Landscape Protection
- Crown Land and DPaW Managed Land
- Community Purposes
- Major Road
- Walking / Cycling Track
- Major River
- Flood Risk Land
- Public Drinking Water Source Area
- Wastewater Treatment Plant Buffer
- Indicative Timber Mill Buffer
- Landscape Values Area
- Heritage Area

0km 1km
 1 : 15,000 @ A1
 1 : 30,000 @ A3

north

For more information, contact the Shire of Nannup

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 Email nannup@nannup.wa.gov.au



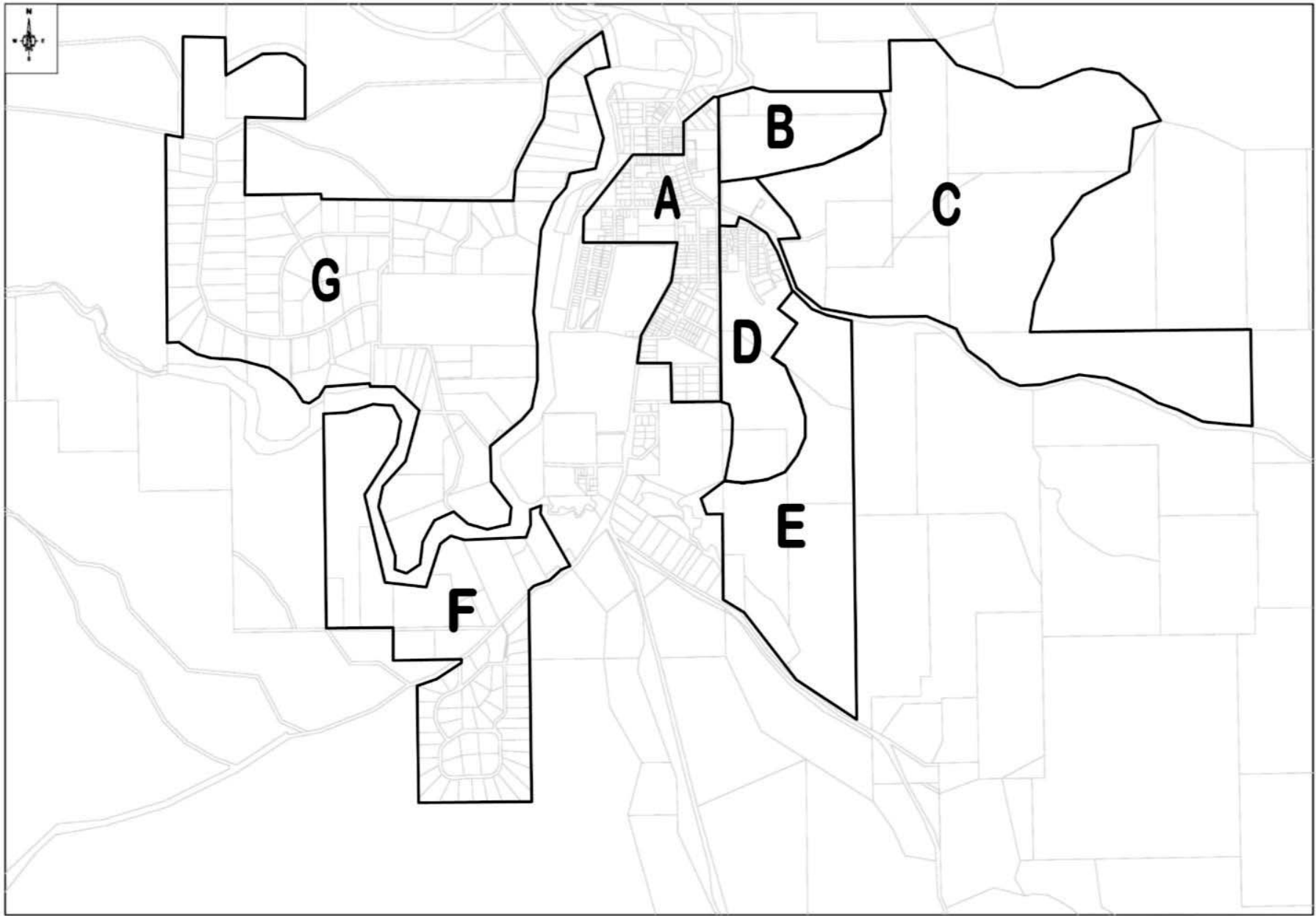


Figure 5. Precinct Plan
Nannup Townsite and Surrounds

0 1000m



Shire of Nannup
Local Planning Strategy