

# Shire of Northam

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# Local Planning Strategy

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Endorsed by the  
Western Australian Planning Commission

9<sup>th</sup> July 2013

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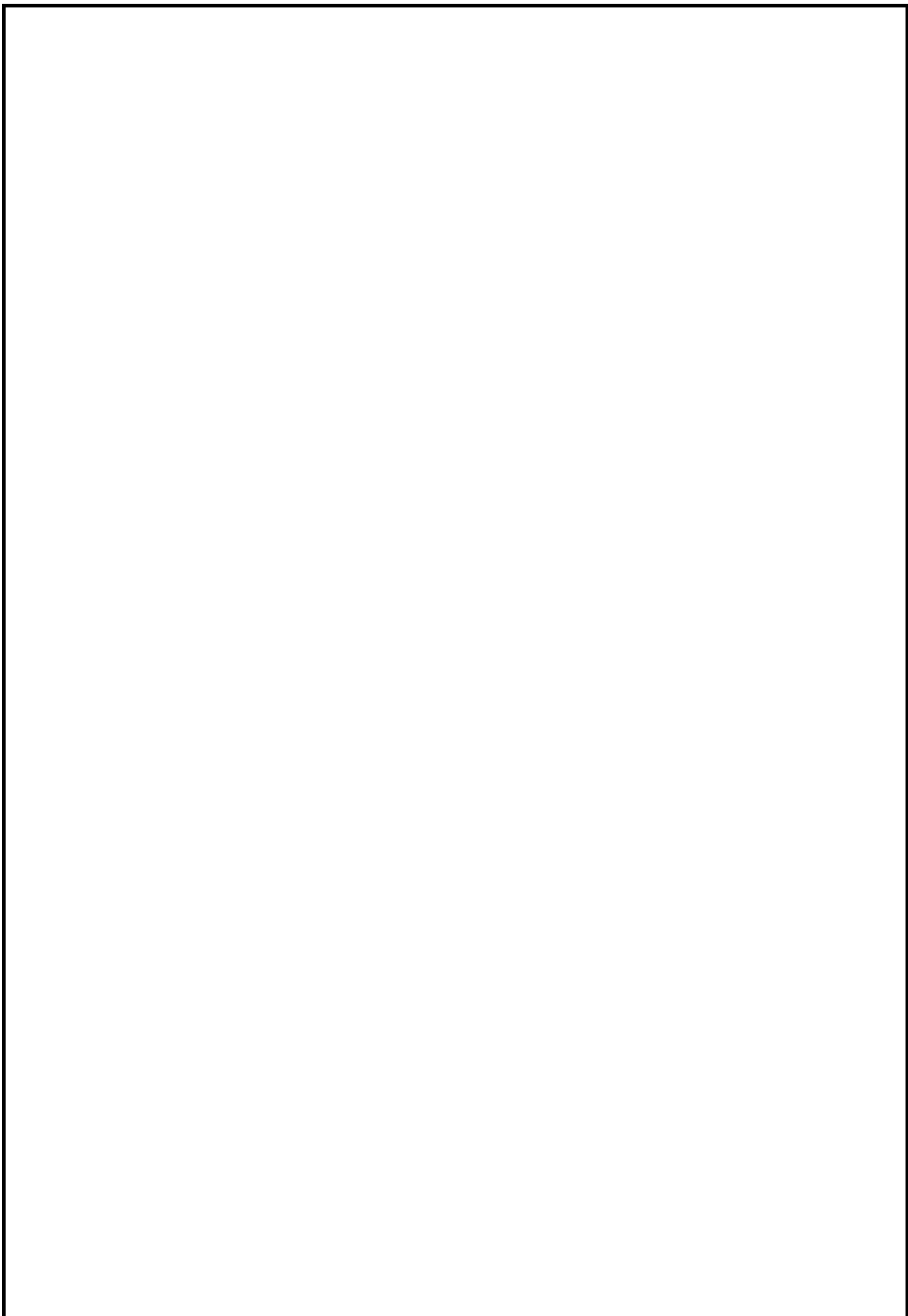
Department of Planning  
Gordon Stephenson  
House  
140 William Street  
Perth WA 6000  
  
Locked Bag 2506  
Perth WA 6001

website: [www.planning.wa.gov.au](http://www.planning.wa.gov.au)  
email:  
[corporate@planning.wa.gov.au](mailto:corporate@planning.wa.gov.au)  
tel: 08 6551 9000  
fax: 08 6551 9001  
National Relay Service: 13 36 77  
infoline: 1800 626 477

**SHIRE OF NORTHAM  
LOCAL PLANNING STRATEGY**



**JULY 2013**



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## **1.0 INTRODUCTION**

### **1.1 REQUIREMENT FOR A LOCAL PLANNING STRATEGY**

This Local Planning Strategy for the Shire of Northam has been prepared by the local government pursuant to the requirements of the *Town Planning Regulations 1967* (as amended) under the provisions of the *Planning and Development Act 2005*. It has been prepared in response to the requirement for a new local planning scheme for the Shire to help guide and control the future development and use of land for the benefit of current and future generations.

### **1.2 ROLE & PURPOSE OF A LOCAL PLANNING STRATEGY**

A Local Planning Strategy is a strategic planning tool which sets out the long term planning directions for land use and development in a particular local government area. It is a document that assists local governments make decisions in the context of State, regional and local planning policies by providing a long term strategic planning framework for future land use and development. It also assists the preparation of new local planning schemes by providing the rationale for the zones, reserves and other provisions included in such schemes.

The Shire of Northam currently administers two (2) separate local planning schemes and local planning strategies which were prepared and endorsed prior to the amalgamation of the Town and Shire of Northam into one new local government area on 1 July 2007.

The current Town Planning Scheme No.5 for the former Town of Northam was gazetted in August 2004 and applies to all land within the Northam townsite. The current Town Planning Scheme No.3 for the former Shire of Northam was gazetted in May 2005 and applies to all land within the municipal district outside the Northam townsite's designated boundaries.

An examination of both schemes by the new local government identified a number of shortcomings and inefficiencies in terms of their scope and effectiveness and recommended the preparation and adoption of a new amalgamated local planning scheme for all land within THE Shire's municipal district. On the basis of the findings of this examination the local government resolved in March 2010 to prepare a new local planning scheme for all land within the Shire to be entitled 'Local Planning Scheme No.6'.

This Local Planning Strategy provides an explanation of the content of Local Planning Scheme No.6 and should be read in conjunction with that Scheme. The Strategy does not however form part of the Scheme and may therefore be amended without having to follow the procedures set out in the *Town Planning Regulations 1967* (as amended). The procedures for amending the Strategy shall be in accordance with the provisions of the *Town Planning Amendment Regulations 1999*.

Whereas a local planning scheme has a five (5) year operational time frame, a local planning strategy looks ten (10) to fifteen (15) years into the future and establishes a local government's strategic focus for land use and development in this longer period.

The purpose of the Shire of Northam's Local Planning Strategy is to:

- Apply the State Planning Strategy and interpret the framework of State and regional policies and plans for the local area;

- Establish the local government's aims for the Shire and the strategies, policies and general proposals to achieve these aims;
- Provide an explanation for the statutory provisions of Local Planning Scheme No.6 to assist the local government make decisions under the Scheme;
- Explain the local government's broad strategy for the area in a way which is understandable to the public;
- Provide a basis for coordinating public and private development; and
- Promote the Shire's identity within the Wheatbelt Region.

Future determinations by the local government under Local Planning Scheme No.6 in respect of any proposal for land use and/or development in the Shire are required to be consistent with this Local Planning Strategy. Where there is any inconsistency between the Scheme and the Strategy the provisions of the Scheme shall prevail.

The success of implementation of the Strategy lies in its acceptance by the local community and a commitment from the local government to implement the guidance provided. As such, preparation of the Strategy has been guided by the outcomes of community consultation over an extended period.

### **1.3 STUDY AREA**

The study area for this Local Planning Strategy comprises all land within the Shire of Northam. The Shire is located in the Avon Region of the Western Australian Wheatbelt approximately 60 kilometres east of the Perth metropolitan area and covers a total area of approximately 1,443 square kilometres. The study area is bounded by the Shires of Toodyay, Goomalling, Cunderdin, York and Mundaring and contains seven (7) main established settlements being Wundowie, Bakers Hill, Clackline, Northam, Grass Valley, Spencers Brook and Seabrook.

### **1.4 STATE & REGIONAL PLANNING CONTEXT**

Local Planning Strategies are required to be prepared within the framework set by State and regional policies. They interpret State and regional policies in terms appropriate to the local government area and explain how decision making at the local level will interact with established planning frameworks and objectives.

There are a number of State and regional planning policies that are relevant to the Shire of Northam. Details of these policies including an explanation of the implications of these policies for future planning and development within the Shire are provided below.

#### **1.4.1 STATE PLANNING STRATEGY**

The State Planning Strategy is a land use planning strategy prepared by the Western Australian Planning Commission. Released in 1997, it provides the overall vision for future development of the State to 2029. The Strategy is aimed at developing a land use planning system which achieves a number of key goals including the creation of wealth, protection and improvement of the environment and the building of vibrant and safe communities.

The Strategy sets out the key principles which should guide the way in which future planning decisions are made at all levels of government. It also provides a range of strategies and actions which support these principles generally and for each of the ten defined regions of the State.

The following five key principles are at the core of the State Planning Strategy:

- **Environment** - To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.
- **Community** - To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.
- **Economy** - To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
- **Infrastructure** - To facilitate strategic development by making provision for efficient and equitable transport and public utilities.
- **Regional Development** - To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region.

The Shire of Northam is located in the Wheatbelt Region of Western Australia. The State Planning Strategy's vision for the Wheatbelt Region is summarised as follows:

- Development of a range of expanded and consolidated towns linked by improved transport infrastructure.
- Encouragement of innovation in agriculture, environmental management and downstream processing of agricultural products.
- Rehabilitation and protection of productive farmlands.
- Maintenance and enhancement of vibrant, viable inland communities.

The local government of the Shire of Northam will play an important role in implementing the visions of the State Planning Strategy through the preparation, amendment and administration of its Local Planning Strategy and Local Planning Scheme No.6. The Shire will incorporate the principles of the State Planning Strategy in its Local Planning Strategy and Local Planning Scheme and will adapt the regional strategies and actions to suit local circumstances. In making decisions under the Scheme the Shire will seek to apply these principles, strategies and actions to the management of land use change and growth within its municipal district. These decisions will help to achieve the State Planning Strategy's primary goals and provide for a consistent approach to future planning and development in the region.

The strategies to be applied by the local government to future development within the Shire of Northam pursuant to the State Planning Strategy are as follows:

- Ensure that prime agricultural land and natural resources are managed in a sustainable manner;
- Protect prime agricultural land and natural resources from incompatible development;
- Protect the natural landscape and cultural heritage values;
- Facilitate the development of a range of different lifestyles;
- Promote opportunities for economic development;
- Improve infrastructure delivery; and
- Facilitate the development of an improved transport network.

#### **1.4.2 STATE PLANNING FRAMEWORK**

The State Planning Framework is a State Planning Policy (i.e. SPP No.1) originally prepared by the Western Australian Planning Commission in 1998 and updated in 2000 and 2006 to amalgamate within a central framework all existing State and

regional policies, strategies and guidelines applicable to land use and development in Western Australia.

The Framework outlines the primary aim of land use planning in Western Australia and requires that planning take account of and give effect to the five key principles of the State Planning Strategy to provide for integrated decision making at all levels of government. It also lists the State and regional policies, strategies and guidelines which decision makers are required to consider.

The State Planning Framework is a document which local governments are required to consider in making decisions on planning matters to ensure consistency with State and regional planning policies and objectives. The policies, strategies and guidelines included in the Framework to be considered during preparation, amendment and administration of the Shire of Northam's Local Planning Strategy and Local Planning Scheme No.6 are set out below.

- **State Planning Policies (SPP)**

State Planning Policies are prepared and adopted by the Western Australian Planning Commission under the statutory procedures set out in Part 3 of the *Planning and Development Act 2005* and are directed primarily towards broad general planning and facilitating the co-ordination of planning throughout the State by all local governments. These policies are concerned with broad planning controls and can be made for matters which may be the subject of a local government Local Planning Scheme or which relate to a specific region or area of the State.

The following State Planning Policies are of particular relevance to the Shire of Northam and the relevant aspects of those policies are outlined below:

**SPP No. 2 - Environment and Natural Resources Policy (2006)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to integrate environment and natural resource management with broader land use planning and decision making, protect, conserve and enhance the natural environment and promote and assist in the sustainable use and management of natural resources. Relevant aspects of this policy include:

- Encourage urban water management through water sensitive design approaches that control or remove pollutants and nutrients to improve water quality.
- The provision of adequate setbacks between development and the foreshores of waterways and wetlands.
- Promote urban development patterns, densities and form that support reduced travel demand and encourage walking and cycling.
- Have regard for the potential for conflict between sensitive land uses and activities with air emission impacts.
- Have regard for land capability for proposed uses or development.
- Agricultural base to be protected from unplanned loss of high quality productive agricultural land.
- Identify areas affected by salinity or severe land degradation problems and facilitate measures to reduce impacts.
- Consider any relevant accredited Natural Resource Management Regional Strategy or endorsed catchment management strategies.
- Consider mechanisms to protect areas of high biodiversity and/or conservation value.
- Identify and safeguard landscapes with high geological, geomorphological and ecological values.
- Promote energy efficient development and urban design including energy efficient building design, walkable neighbourhoods, higher density residential development, orientation of building lots for solar efficiency.
- Identify flood prone areas and incorporate appropriate statutory provisions to prevent inappropriate land use and development.

**SPP No. 2.4 – Basic Raw Materials (2000)**



This policy sets out the principles and considerations that will be applied by the Shire of Northam when considering zoning, subdivision and development applications for the extraction of basic raw materials (i.e. extractive industries) and zoning, subdivision and development applications in the vicinity of identified basic raw material resource areas. Relevant aspects of this policy include:

- Identification of the location and extent of known basic raw materials.
- Protection of priority resource locations, key extraction areas and extraction areas from being developed for incompatible land uses.
- Provide a consistent planning approval process for extractive industry proposals.

#### **SPP No. 2.5 – Agricultural and Rural Land Use Planning (2002)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to provide for the protection of agricultural land resources within the district, plan and provide for rural settlement, minimise the potential for land use conflict to protect existing agricultural land uses and carefully manage natural resources. Relevant aspects of this policy include:

- Protect agricultural land resources wherever possible by discouraging unrelated land uses, minimising ad hoc fragmentation and improving resource and investment security for agricultural and allied industry production.
- Plan and provide for rural settlement where it can benefit and support existing communities have access to appropriate community services and infrastructure.
- Minimise potential for land use conflict by providing adequate separation distances and introducing management requirements that protect existing agricultural land uses.
- Carefully manage natural resources by discouraging development and/or subdivision that may result in land or environmental degradation; and integrating land, catchment and water resource management requirements with land use planning controls; and assisting in the wise use of resources including energy, minerals and basic raw materials.

#### **SPP No. 2.7 - Public Drinking Water Source Policy (2003)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to protect and manage public drinking water source areas from incompatible land uses and pollution to maintain the quality of drinking water. Relevant aspects of this policy include:

- Protection of public drinking water through appropriate statutory provisions including special control areas.
- Land use and developments in all priority source protection areas that have the potential to impact detrimentally on the quality and quantity of public drinking water supplies should not be permitted unless it can be demonstrated that impacts can be satisfactorily managed.

#### **SPP No. 2.9 - Water Resources (2006)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values, to assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources and to promote and assist in the management and sustainable use of water resources. Relevant aspects of this policy include:

- Protect significant environmental, recreational and cultural values of water resources.
- Prevent or ameliorate potential impacts including: any adverse effects on water quality and quantity; increased nutrient loads into receiving waters; increased acidity and leaching of acid sulphate soils; removal of associated native vegetation important for the long-term management of the water resource; increased erosion, sedimentation and turbidity; potential adverse effects on environmental water requirements; salinity over and above natural levels.
- Promote improved outcomes for water resources and quality.

- Inform planning actions by identifying water resources above and below ground in the subject area, and mapping and prioritising them in terms of state, regional or local significance.
- Consider potential impacts the water resource may have on a land use when determining the compatibility of locating a land use near natural or artificial water resources.
- Recognise and take into account water resource management plans as required by the Rights in Water and Irrigation Act 1914.
- Recognise and take into account relevant accredited natural resource management strategies, endorsed by state government statutory authorities.

### **SPP No. 3 - Urban Growth and Settlement (2006)**

This policy sets out the principles and considerations that will be applied to planning for urban growth and settlements in the Shire of Northam to ensure that such growth is sustainable, well planned and reflective of the community's aspirations, needs and values. Relevant aspects of this policy include:

- Promoting a sustainable and well planned pattern of settlement across sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- Building on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- Managing the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- Promoting a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by transport modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- Coordinating new development with the efficient, economic and timely provision of infrastructure and services

### **SPP No. 3.1 - Residential Design Codes - Variation 1 (2008)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to control all future residential development within the Shire. The relevance of the R-Codes is to provide a comprehensive basis for the control by the Shire of Northam of residential development. They assist by covering all requirements for development control purposes and minimise the need for introduction of separate planning policies concerning residential development. The R-Codes do not address the physical construction requirements or internal arrangements of buildings - these are matters dealt with by the Building Code of Australia.

### **SPP No. 3.4 – Natural Hazards and Disasters (2006)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to minimise the adverse impacts of natural disasters on local communities, the economy and the environment.

### **SPP No. 3.5 – Historic Heritage Conservation (2007)**

This policy sets out the principles of sound and responsible planning that will be applied by the Shire of Northam to provide for the conservation and protection of places and areas of historic heritage significance; and provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

### **SPP No. 3.6 – Development Contributions for Infrastructure (2009)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam when requesting development contributions for the provision of infrastructure in new and established urban areas, and the form, content and process to be followed.

#### **SPP No. 4.1 - State Industrial Buffer Policy (1997)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam to provide for the protection and long-term security of industrial zones, transport terminals, other utilities and special uses and to provide for the safety and amenity of surrounding land uses. Relevant aspects of this policy include:

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

#### **SPP No. 4.3 – Poultry Farms Policy (1998)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam when determining rezoning, subdivision and development applications for land in the vicinity of poultry farms and for the development of poultry farms generally. Relevant aspects of this policy include:

- Local Planning Strategies should identify existing poultry farms and avoid incompatible uses in close proximity.
- Minimising the impact of poultry farms on residential, rural-residential and other potentially incompatible uses.
- Protecting the interests of existing poultry farms in the face of encroaching development.
- Encourage the relocation of poultry farms on land required for residential or rural-residential development.

#### **SPP No. 5.2 – Telecommunications Infrastructure (2004)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam when determining rezoning, subdivision and development applications for all telecommunications infrastructure other than those facilities exempted under the Telecommunications Act.

#### **SPP No. 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (2009)**

This policy sets out the principles and considerations that will be applied by the Shire of Northam when determining rezoning, subdivision and development applications for land in the vicinity of major transport corridors and freight operations and for the development of major transport corridors and freight operations generally. Relevant aspects of this policy include:

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

#### **• Regional Strategies**

##### **Avon Arc Sub-Regional Strategy (2001)**

The Avon Arc Sub-Region lies to the east and north of the Perth Metropolitan Region in the western portion of the Wheatbelt Region. It includes the local government areas of Beverley, Brookton, Chittering, Gingin, Toodyay, York and Northam. The Northam townsite is the largest urban settlement in the Avon Arc and functions as a regional centre for both the Arc and the Wheatbelt Region.

The Sub-Region is coming under increasing land use pressures. Changes in farming as well as the area's physical attractiveness and proximity to Perth have led to more land being required for viticulture, horticulture, tourism and rural living. The population of the Avon Arc is projected to grow from 24,000 in 1996 to 43,000 in 2026.

One of the key strategies of the State Planning Strategy was the preparation of a Sub-Regional Planning Strategy for the Avon Arc. The Avon Arc Sub-Regional Strategy was released in January 2001 and aims to provide a regional framework for long-term land use within the Avon Arc. Its guiding principles are:

- To manage settlement growth in locations which enhance the economic, social and environmental sustainability of the Avon Arc.
- To protect and manage agricultural land for its economic, landscape, environmental, tourism and social value.
- To provide for the needs of future and present population by balancing the pressure for development with conserving and enhancing the natural environment.
- To conserve and enhance the significant value and features that exist within the landscape of the Avon Arc.
- To conserve places and items which are culturally significant to the Avon Arc.
- To facilitate and encourage a diverse and sustainable tourism base.
- To support and facilitate efficient and coordinated transport linkages.
- To encourage and facilitate a diverse, sustainable and successful economic base for the Avon Arc.
- To ensure the timely provision of essential utility services.
- To facilitate the creation of vibrant, accessible, safe and self-reliant communities.
- To ensure basic raw materials and mineral deposits are protected and managed compatibly with environmental and community objectives.

Within each of these principles are a number of specific objectives. All are of relevance to the Shire of Northam but among those of special significance are:

- Supporting the development and consolidation of existing nodal urban settlements.
- Encouraging development away from small rural lots through controls in local government local planning schemes.
- Creating opportunities for compatible rural uses that benefit from the Avon Arc's locational advantages and provide economic benefit to the region.

- **Regional & Sub-Regional Structure Plans**

- **Northam Surrounds Structure Plan (2005)**

- The Northam Surrounds Structure Plan was prepared to provide a coordinated approach to the future development of the area immediately surrounding the Northam townsite. It provides a framework for co-ordinated long term planning and sets the direction for the future consolidation and expansion of residential, commercial, rural, and industrial uses.

- Key elements of the Structure Plan include:

- Assessment of existing and anticipated future supply and demand for land and the recommendation of suitable areas for single residential, special residential, special rural, and industrial land use expansion and consolidation;
    - Protection of the natural environment and rural amenity where possible;
    - Protection of regional facilities such as the Northam Airstrip, Northam Race Course, landfill site and wastewater treatment plant;
    - Commentary on the potential development and use of particular portions of land within the Northam townsite; and
    - Recommendations regarding the future regional and local road network.

- **Northam Development Plan (April 2011)**

- The Shire of Northam appointed Consultants Hames Sharley to prepare the Northam Development Plan following preparation of their Local Planning Strategy. The Northam Development Plan is a Shire of Northam strategic land use planning document which aims

to provide a long term strategic planning framework that outlines the key opportunities and constraints impacting on the Northam townsite as well as the main priorities. It acts as a guiding document for the Shire in prioritising key activities over the next 15-20 years and to assist the Shire in seeking funding development and infrastructure to achieve these goals.

- **Strategic Policies**

Liveable Neighbourhoods (2007)

- **Operational Policies**

**General**

DC 1.1 Subdivision of Land – General Principles (2004)  
DC 1.2 Development Control – General Principles (2004)  
DC 1.3 Strata Titles (2009)  
DC 1.4 Functional Road Classification for Planning (1998)  
DC 1.5 Bicycle Planning (1998)  
DC 1.7 General Road Planning (1998)  
Guidelines – Holiday Homes (2009)

**Residential**

DC 2.2 Residential Subdivision (2003)  
DC 2.3 Public Open Space in Residential Areas (2002)  
DC 2.4 School Sites (1998)  
DC 2.5 Special Residential Zones (1998)  
DC 2.6 Residential Road Planning (1998)  
Guidelines – The Design and Geometric Layout of Residential Roads (1998)  
Guidelines – The Preparation of Local Structure Plans for Urban Release Areas (1992)

**Rural**

DC 3.4 Subdivision of Rural Land (2008)  
Planning for Bush Fire Protection Guidelines (Edition 2) May 2010

**Industrial & Commercial**

DC 4.1 Industrial Subdivision (1988)  
DC 4.2 Planning for Hazards and Safety (1991)

### **1.4.3 OTHER RELEVANT STRATEGIES, POLICIES & GUIDELINES**

The Shire of Northam will also consider the following state and regional strategies, policies and guidelines when preparing and implementing the Local Planning Strategy and Local Planning Scheme No.6:

- The Environmental Protection of Native Vegetation in Western Australia – Environmental Protection Authority Position Statement No.2 (1999)
- State Salinity Strategy (2000)
- Northam Land Release Plan (2002)
- Draft Country Sewerage Policy (2003)
- Hope for the Future: The Western Australian State Sustainability Strategy (2003)
- Avon River Basin 2050 (2004)
- Avon Natural Resource Management Strategy (2005)
- EPA Guidance Statement No.3 – Separation Distances between Industrial and Sensitive Land Uses (2005)
- Planning for Bush Fire Protection Guidelines (Edition 2) May 2010
- Roads 2025 Regional Roads Development Strategy: Wheatbelt North (2007)

- State of the Environment Report (2007)
- EPA Guidance Statement No.33 – Environmental Guidance for Planning and Development (2008)
- Wheatbelt Development Commission Strategic Plan 2009–2013 (2009)

## 1.5 LOCAL PLANNING CONTEXT

### 1.5.1 CORPORATE PLAN / MISSION STATEMENT

The *Shire of Northam Plan for the Future 2010 – 2020* sets out the local government's broad objectives and initiatives for future development and growth within the Shire over the next ten (10) years. It provides details of the services and facilities considered essential to support anticipated growth in the Shire during this period in a manner consistent with the following Mission Statement:

***“Our Mission is to –***

*To deliver responsive, sustainable services in a manner that preserves and enhances our environment and lifestyle.*

***Our Values to include -***

- *Leadership – we recognise the community's expectations to provide leadership.*
- *Respect – we respect differences in age, culture, values and opinion.*
- *Teamwork – we achieve through the efforts of the team.*
- *Excellence – we aspire to one standard.*
- *Openness – we engender trust through our openness.*

***Our Community will be recognised for -***

- *A tradition of innovation, readily embracing new people and new ideas.*
- *A strong sense of hospitality and tolerance.*
- *Pride in their Shire”.*

### 1.5.2 CORPORATE GOALS & STRATEGIC OBJECTIVES

Delivery of the *Shire of Northam Plan for the Future 2010 – 2020* is based upon a number of stated corporate goals and strategic objectives which will be considered by the local government when preparing and implementing the Local Planning Strategy and Local Planning Scheme No.6. Those which have implications for future land use planning and development in the Shire are outlined as follows:

#### **SOCIAL CULTURAL & COMMUNITY DEVELOPMENT**

**Goal -** To develop strategic and asset management plans that reflect community aspirations.

**Strategies**

- Achieve a better quality of life for all our citizens.
- Achieve an integrated local economy.
- Enhance the qualities and benefits of our natural and built environment.
- Regularly evaluate and consult on the implementation of the Plan for the Future.

#### **BUILDING OUR COMMUNITY**

**Goal -** To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

**Strategies**

- Facilitate a wide range of social and cultural experiences.
- Encourage community participation and responsibility.
- Cultivate community pride and ownership of the Shire's direction.
- Foster a supportive and caring community.
- Deliver a range of services to meet community needs.

- Improve the overall well-being and safety of the community.

### **COMMUNICATING & MARKETING**

**Goal** - To partner with business stakeholders to identify opportunities for growth and continuously improve the presentation of the Shire to attract new residents and investment.

#### **Strategies**

- Maintain dialogue to understand community needs and expectations.
- Communicate our achievements to the community.
- Promote and market the Shire locally, nationally and internationally.
- Ensure our communication is understood.

### **DEVELOPING OUR SHIRE**

**Goal** - To partner with business stakeholders to identify opportunities for economic growth and continuously improve the presentation of the Shire to attract new residents and investment.

#### **Strategies**

- Create an integrated urban centre with a full range of services.
- Sustain and maintain the distinctive character of the Shire.
- Maintain Northam as a special place.
- Balance development needs with sustainable economic, social and environment objectives.

### **DEVELOPING OUR ORGANISATION**

**Goal** - To ensure the residents of the Shire are informed, represented, engaged with and provided with services and facilities expected of a contemporary sub-regional centre.

#### **Strategies**

- Deliver high quality, professional governance and administration.
- Enhance our ability to embrace and manage change.
- Ensure the Council is a proactive, enquiring organisation.
- Implement technologies to enhance decision-making, communication and service delivery.

### **PROVIDING PHYSICAL INFRASTRUCTURE & CARING FOR THE NATURAL ENVIRONMENT**

**Goal** - To anticipate the land use needs within the Shire and implement planning decisions that ensures availability of appropriately zoned land that compliments orderly and environmentally sustainable growth and development.

**Goal** - To contribute to the national effort of climate control and improving our local environment.

#### **Strategies**

- Continue a whole of government approach in the provision of infrastructure.
- Maintain and improve physical infrastructure to meet the needs of the local community.
- Ensure all our activities have a strong focus on sustainability.

### 1.5.3 OTHER SIGNIFICANT LOCAL GOVERNMENT LEGISLATION, POLICIES & STRATEGIES

Significant local government legislation, policies and strategies that currently influence land use planning and development in the Shire of Northam are listed below. The local government will consider these documents when preparing and/or implementing the Local Planning Strategy and Local Planning Scheme No.6:

- Town of Northam Town Planning Scheme No.5 (2004)
- Town of Northam Local Planning Strategy (2002)
- Shire of Northam Town Planning Scheme No.3 (2005)
- Shire of Northam Local Planning Strategy (2004)
- Shire of Northam Policy Manual (2010)
- Shire of Northam Municipal Heritage Inventory (2012)
- Shire of Northam Local Rural Strategy (1999)
- Northam Development Plan (2011)
- Northam Townsite Laneway Study (2011)
- Minson Avenue Design Guidelines (2011)
- Northam Town Centre Parking Strategy (2011)
- Wundowie Community Masterplan (2003)
- Bakers Hill Strategic Plan (2002)
- Bakers Hill Groundwater Study (2001)
- Grass Valley Masterplan (2002)
- Local Laws:
  - Activities on Thoroughfares and Public Places and Trading Local Law (2008)
  - Extractive Industries Local Law (2008)
  - Fencing Local Laws (2010)
  - Firebreaks Local Law (2002)
  - Health Local Law (2008)
  - Parking and Parking Facilities Local Laws (incl. Amendments) (2008 & 2009)
  - Waste Local Law (2009)



## 2.0 POPULATION & HOUSING STRATEGY

### 2.1 POPULATION

<b>2.1.1 Profile</b>	<ul style="list-style-type: none"> <li>• The total population in the Shire of Northam at the 2011 Census was 10,557 persons making it the most populous local government area in the Wheatbelt Region.</li> <li>• The total estimated resident population (ABS) of the Shire of Northam has increased from 9,653 (2006) to 10,230 (2010). This represents an average annual growth rate of 1.49%.</li> <li>• The total estimated resident population (ABS) of the Northam townsite increased from 5,840 (2006) to 6,580 (2011). This represents an average annual growth rate of 2.53%.</li> <li>• The total estimated resident population (ABS) in the Northam townsite at 2011 was 6,580 and represented 62% of the total population of the Shire.</li> <li>• The total estimated resident population (ABS) of the Shire outside the Northam townsite at 2011 was 3,977 and represented 38% of the Shire's total population.</li> <li>• While the estimated resident population of the Northam townsite has increased between 2006 and 2011, the population in the rest of the Shire has grown at an average annual growth rate of 2.3% from about 2,500 to 3,977.</li> <li>• Analysis of Census data for the Shire between 1991 and 2011 also reveals that:             <ul style="list-style-type: none"> <li>(i) There has been a marked increase in the number of persons in the 55 to 64, 65 to 74 and 75 to 84 age categories;</li> <li>(ii) The median age of people has increased from 33 years in 1991 to 39 years in 2011; and</li> <li>(iii) The indigenous population has increased as a proportion of the Shire's total population.</li> </ul> </li> <li>• Population projections prepared by the Western Australian Planning Commission indicate that the total population in the Northam townsite will increase from 6,866 persons in 2010 to 7,300 persons by 2021.</li> <li>• Population projections prepared by the Western Australian Planning Commission indicate that the total population in the Shire will increase by 27.5% to 12,300 persons by 2021 which is larger than the projected growth rate for both the Wheatbelt Region and the State generally during the same period (i.e. 17.1% and 23.7% respectively).</li> <li>• Population projections in WA Tomorrow Population Report forecast that population will grow to 13,200 in 2031.</li> <li>• The assumptions that underpin the current set of population projections are likely to be changed for the next set of projections. It is possible that an increase of 15% caused by higher than anticipated rates of fertility and a continued positive migration program into Australia.</li> <li>• The Western Australian Planning Commission predicts that population growth in the Shire will be driven by its close proximity to the metropolitan region and the continuing 'tree change' phenomenon (i.e. lifestyle choice).</li> <li>• Population projections by the Western Australian Planning Commission also suggest that between 2006 and 2021 there will be a continued decline in the proportion of the population aged less than 19 years and growth in the proportion of the population aged more than 60 years, reflecting an ageing population.</li> </ul>
<b>2.1.2 Regional Centres Development Plan</b>	<ul style="list-style-type: none"> <li>• On 6 July 2011 the Minister for Regional Development announced the Regional Centres Development Plan (Super Towns) initiative, which seeks to stimulate growth of an initial group of nine regional towns, including Northam. The initiative gives Northam the opportunity to build on its unique identity and vision, and acknowledges the critical role that Northam will play in absorbing the rapid population growth anticipated for the Perth region.</li> <li>• This could see a potential doubling of the population of Northam, aided by projects funded under the Regional Centres Development Plan. The Shire of Northam will need to respond by ensuring its local planning framework adapts to accommodate this anticipated growth, by supporting amendments to its local planning scheme that consolidate further growth in the Northam town site and that preserve Northam's unique built and natural heritage.</li> </ul>
<b>2.1.3 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to encourage, plan for and accommodate continued sustainable population growth in the Northam townsite and the Shire generally.</li> <li>• Need to plan for and accommodate the needs of a growing aged population including an anticipated increase in demand for community and health services.</li> <li>• Need to recognise and plan for the needs of a growing indigenous population and the</li> </ul>

	associated cultural and societal diversity.
<b>2.1.4 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>Promote and accommodate population growth having regard to the principles of ecologically sustainable development and provide for the needs of all sectors of the community including the elderly and indigenous.</li> </ul>
<b>2.1.5 Strategies</b>	<ul style="list-style-type: none"> <li>Plan for a Shire population of 12,300 in 2021 and 13,200 in 2031.</li> <li>Plan for a Northam town population of 7,300 in 2021 and approximately 8,069 in 2031.</li> <li>Stimulate population growth by: <ul style="list-style-type: none"> <li>(i) Actively promoting and marketing the opportunities and lifestyle benefits to attract new businesses and residents to the Shire;</li> <li>(ii) Investing in a wide range of community services, facilities and infrastructure that are easily accessible and reflect the community's needs and aspirations;</li> <li>(iii) Supporting the development of downstream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism; and</li> <li>(iv) Acknowledges the development of a new detention centre at the Northam Army Camp to accommodate 1,500 international asylum seekers as proposed by the Federal Government.</li> </ul> </li> <li>Seek to ensure that any future population growth is environmentally, socially and economically sustainable.</li> </ul>
<b>2.1.6 Actions</b>	<ul style="list-style-type: none"> <li>Engage in discussions with government, business and community stakeholders to establish a range of ongoing programs that actively promote and market the opportunities and lifestyle benefits in the Shire. <b>(ONGOING)</b></li> <li>Monitor social change to ensure that the range and type of services and facilities provided in the Shire satisfies the needs of the whole community including the elderly and indigenous. <b>(ONGOING)</b></li> <li>Ensure that Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to support diversification of the local economy by accommodating the development of downstream processing of primary produce, diversified industries and further tourism opportunities. <b>(IMMEDIATE &amp; ONGOING)</b></li> <li>Create opportunities through education, social &amp; industrial investment to encourage young people to stay / return to the Shire. <b>(ONGOING)</b></li> <li>Work with the Federal Government and the local community to establish a new detention centre at the Northam Army Camp to accommodate 1,500 asylum seekers. <b>(IMMEDIATE &amp; ONGOING)</b></li> <li>Ensure that Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to enable the multiple use of buildings and places used to provide the services and facilities required by all sectors of the community. <b>(IMMEDIATE &amp; ONGOING)</b></li> </ul>

## 2.2 LAND AND HOUSING

### 2.2.1 Profile

- There are currently approximately 760 vacant lots in the urban settlements of the Shire of Northam including the zone categories: Residential, Rural Residential, Rural Smallholdings, Commercial and Industrial.
- There is approximately 536 residential, 68 Special Residential and 49 Rural Residential zoned vacant lots in the Northam townsite (November 2010).
- There is a significant number of vacant rural residential lots in the Shire outside the urban settlements.
- The potential population from vacant residential lots and rural living lots has been estimated at 1705 in the Northam townsite, and 340 spread between Wundowie (107), Bakers Hill (95) and the remainder of the Shire. The extent of growth and population the Strategy and Scheme provides for in the Northam townsite and Shire will exceed the planning timeframe of the Strategy and is beyond the anticipated population increase to 2031.
- The existing housing stock in the Shire of Northam varies considerably in terms of its age, style, construction materials and quality.
- Traditionally, housing in the Northam townsite has been single storey detached dwellings on lots ranging in size from 700m<sup>2</sup> to 2,000m<sup>2</sup> however in recent times there has been a notable increase in the number of grouped dwellings on larger lots in established residential areas.
- The 2006 Census figures show that there were 2,374 dwellings in the Northam townsite of which 90% were separate houses, 6.4% were semi-detached, row, terrace or town houses, 2.4% were flats, units or apartments and 1.2% were other dwellings. This compares with 2,301 dwellings in 1996 and 2,372 dwellings in 2001 which represents a dwelling growth rate of approximately 3% over the ten year period and was generally consistent with the low level of population growth.
- Anecdotal evidence from the Shire of Northam records indicates that since 2007 the average dwelling approvals within the Northam townsite were approximately 55 dwellings per year.
- Census figures show that the average household size in the Northam townsite has gradually declined from 2.6 persons per dwelling in 1996 to 2.4 persons per dwelling in 2006.
- Traditionally, housing in the Shire outside the Northam townsite has been single storey detached dwellings on large agricultural landholdings and some smaller rural living-type lots ranging in size from 2 to 10 hectares.
- The 2006 Census figures show that there were 1,454 dwellings in the Shire outside the Northam townsite of which 97% were separate houses, 0.9% were semi-detached, row, terrace or town houses, 0.2% were flats, units or apartments and 1.7% were other dwellings. This compares with 1,149 dwellings in 1996 and 1,337 dwellings in 2001 which represents a dwelling growth rate of approximately 26% over the ten year period and was generally consistent with the strong level of population growth in the Shire areas outside Northam townsite.
- Anecdotal evidence from the Shire of Northam records indicates that since 2007 the average dwelling approvals elsewhere in the Shire were approximately 27 dwellings per year.
- Census figures show that the average household size in the Shire outside the Northam townsite has gradually declined from 2.7 persons per dwelling in 1996 to 2.6 persons per dwelling in 2006.
- The median house price in the Shire has increased from \$60,000 in 1998 to \$240,000 in 2008 which represents a 300% increase during this period. This compares to an increase in the median house price in Perth from \$141,000 to \$443,000 (i.e. 314%) during the same period. House price growth in the Shire was driven by enhanced affordability, the Shire's close proximity to the Perth metropolitan area and the continuing 'tree change' phenomenon (i.e. lifestyle choice).
- There are currently 273 Department of Housing properties in the Northam townsite which represents 11.5% of the total housing stock in the town that is used to cater for government employees and low income earners (i.e. social housing). Elsewhere in the Shire of Northam the Department of Housing currently has 40 properties (Bakers Hill and Wundowie townsites).
- It is estimated, based on historical data and anecdotal evidence, that there will be continued demand for new dwellings in the Shire over the next 10 to 15 years.
- It has been shown in the Western Australian Planning Commission's 'State Lot Activity June quarter 2009', that the Shire of Northam is described as having recorded the second highest number of conditional approvals across the entire State during the June quarter with 1406 proposed lots (residential and rural residential lots).

<b>2.2.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• There is a large number of vacant residential lots in the Northam townsite.</li> <li>• There is approximately 710 lots with final approvals for residential (452), special residential (60) and special rural (198) in the Shire of Northam (DoP 1/1/2001 – 31/12/2010)</li> <li>• There is potential for sprawling development and inefficient use of land if existing development is not consolidated in the existing urban settlements.</li> <li>• Need to encourage the take up of existing residential lots in the Northam townsite prior to proceeding to new land releases which encourages sprawl, fragmentation and inefficient use of land.</li> <li>• Need to consider future housing needs having regard for anticipated population growth, declining household sizes and an ageing population.</li> <li>• Need to plan for and accommodate the anticipated increase in demand for the development of new housing in the Northam townsite and the existing urban settlements.</li> <li>• Need to plan for and accommodate the anticipated increase in demand for higher density housing in the Northam townsite including opportunities for housing in mixed use developments in appropriate locations.</li> <li>• Strong demand for but limited supply of high quality, low maintenance rental accommodation in the townsites.</li> <li>• Maintaining the current high levels of land and housing affordability in the face of significantly increased land development and housing construction costs.</li> <li>• Need to consider innovative solutions for the more rapid development of affordable, high quality and sustainable housing to provide a greater pool of housing for the local community.</li> <li>• Concerns with the social implications of the State Government's proposal to transfer ownership of public housing from the State to community housing organisations to provide more low-cost housing in Northam for low income earners on the social housing waiting list.</li> <li>• Need for significant improvements to the standard and quality of existing public housing stock in the Shire.</li> <li>• Need to maintain an adequate supply and ensure the timely release of suitably zoned and serviced land for residential purposes.</li> <li>• Need for more coordinated action involving a range of government, business and community stakeholders to ensure that future demands for housing can be met in an efficient and timely manner.</li> </ul>
<b>2.2.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To ensure a sufficient supply of suitably zoned and serviced residential land in established settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.</li> </ul>
<b>2.2.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Encourage the take up of existing residential lots in the Northam townsite prior to proceeding with new land releases and stage future releases accordingly.</li> <li>• Direct the majority of new housing development to the Northam townsite and to a lesser extent to the established settlements of Wundowie, Bakers Hill and the other existing settlements in the Shire.</li> <li>• Ensure a sufficient supply of suitably zoned and serviced residential land in the Shire to provide a wide choice of lot sizes and housing types to suit the needs of all sectors of the community including that required to accommodate the elderly in convenient and central locations.</li> <li>• Encourage the development of a variety of housing types in the urban settlements (including 1 and 2 bedroom housing units) to cater for a more diverse demographic population.</li> <li>• Promote energy efficiency and water conservation in the design and development of new urban areas and housing in the Shire.</li> <li>• Support the refurbishment and/or redevelopment of existing public housing in the Shire's established settlements.</li> <li>• Consistently apply the provisions of the Residential Design Codes of Western Australia to all future housing developments to create neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.</li> <li>• Formulate and apply local planning scheme provisions and policies that support and provide incentives for achieving the local government's stated objectives regarding community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.</li> </ul>
<b>2.2.5 Actions</b>	<ul style="list-style-type: none"> <li>• Identify the preferred location for future residential development in the Shire's established</li> </ul>

settlements having regard for land capability and servicing requirements, illustrate these areas on the Townsite Development Strategy Plan for each settlement and apply suitable zoning and residential density code classifications to these areas in Local Planning Scheme No.6. **(IMMEDIATELY & ONGOING)**

- Identify criteria for the release of new Residential and Rural Residential lots in the Northam townsite. **(IMMEDIATELY & ONGOING)**
- Structure Plans will be required prior to considering a subdivision on any significant parcel of land or significant development proposals. **(SHORT TERM & ONGOING)**
- Engage in discussions with government, business and community stakeholders to ensure a coordinated approach to the delivery of housing so that future demands for housing can be met in an efficient and timely manner. **(ONGOING)**
- Encourage and support the development of innovative, affordable and sustainable housing options including the development of new housing types (including 1 and 2 bedroom housing units) within mixed use developments in appropriate locations. **(SHORT TERM & ONGOING)**
- Partner with key stakeholders and developers to provide examples of new innovative, affordable and sustainable housing options to encourage similar development in the Shire's established settlements. **(SHORT TERM & ONGOING)**
- Work with the Department of Housing to plan and provide for the refurbishment and/or redevelopment of existing public housing stock in the Shire's established settlements. **(SHORT TERM & ONGOING)**
- Incorporate Model Scheme Text provisions in Local Planning Scheme No.6 that enable application of the provisions of the Residential Design Codes of Western Australia including suitable variations thereto to suit local circumstances and conditions. **(IMMEDIATELY)**
- Incorporate and apply provisions in Local Planning Scheme No.6 to ensure that structure planning is undertaken for all future urban release areas in the Shire's established settlements. **(IMMEDIATELY)**
- Prepare, adopt and regularly review local planning policies to support the objective of creating neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity. **(SHORT TERM & ONGOING)**

## 3.0 ECONOMIC DEVELOPMENT STRATEGY

### 3.1 AGRICULTURE

<p><b>3.1.1 Profile</b></p>	<ul style="list-style-type: none"> <li>• Agriculture is an important land use and industry sector in the Shire of Northam and is expected to remain a significant contributor to local economic activity in the future. Broadacre farming of wheat and sheep has been the major agricultural activity for many years, however, in recent times, the range of agricultural production has broadened to include more intensive uses such as horticulture and tree plantations.</li> <li>• In 2006 there were approximately 193 farms in the Shire which covered a total combined area of approximately 120,400 hectares of which approximately 106,226 hectares was used for agricultural production purposes.</li> <li>• In 2006 the gross value of agricultural production in the Shire was approximately \$32.9 million of which \$18.9 million (i.e. 57%) was derived from crops, \$183,846 (i.e. 0.5%) was from fruit, \$8.4 million (i.e. 25%) was from livestock slaughtering and \$5.6 million (i.e. 17%) was from livestock products.</li> <li>• 2006 census figures show that the agricultural industry directly employs approximately 7.3% of the Shire's total workforce.</li> <li>• The Shire comprises five major physiographic zones: the Darling Scarp North Precinct, the Eastern Slopes Precinct, the Darling Scarp South Precinct, the Avon West Precinct which comprises all of the land west of the Avon River and the Avon East Precinct which comprises all land east of the Avon River. Soils of the Darling Scarp North Precinct, the Eastern Slopes Precinct, the Darling Scarp South Precinct and the Avon West Precinct are generally more suited to extensive grazing and pastures whilst soils of the Avon East Precinct have a moderate to moderately high potential for pasture and cropping.</li> <li>• The Shire's previous Town Planning Scheme No.3 made a clear distinction in terms of the zoning of agricultural land throughout the Shire. All agricultural land west of the Avon River within the Darling Scarp North Precinct, the Eastern Slopes Precinct, the Darling Scarp South Precinct and the Avon West Precinct was classified 'Agriculture Local' zone and all agricultural land east of the Avon River within the Avon East Precinct was classified 'Agriculture Regional' zone.</li> <li>• In 2005 there were 1,175 rural landholdings in the Shire comprising an area less than 100 hectares (i.e. 87%) compared to 179 rural landholdings comprising an area equal to or greater than 100 hectares (i.e. 13%). The majority of lots with an area equal to or greater than 100 hectares are located in the Avon East Precinct east of the Avon River and classified 'Agriculture Regional' zone in the Shire's previous Town Planning Scheme No.3.</li> <li>• A recent analysis of rural lot sizes in the Shire indicates that there has been a 25% increase in the number of landholdings between 1 and 100 hectares during the period 1999 to 2009 with the majority of change occurring in the western segment of the Shire where a number of lots ranging in size from 1 to 10 hectares have been created through subdivision.</li> </ul>
<p><b>3.1.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>• The impacts of climate change, the global conversion of food crops to fuel crops and increased demand for rural living type lots is likely to make productive agricultural land in the Shire an increasingly scarce resource.</li> <li>• The other major threats facing the agricultural industry in the Shire are increasing soil salinity, surface and sub-surface soil acidification, erosion, water logging and soil compaction.</li> <li>• Need to identify and protect productive agricultural land from ad-hoc subdivision, incompatible development and land degradation due to its significance to the local, regional and State economies.</li> <li>• Need to avoid/minimise land use conflicts arising from the development and use of agricultural land, particularly in close proximity to the Shire's established settlements and existing and proposed rural living areas.</li> <li>• Need to minimise the potential negative impacts associated with the large and increasing number of small rural landholdings throughout the Shire which raise issues in terms of biosecurity, absentee land owners, resource management, fire control and the potential impact upon the continued farming practices on larger rural landholdings.</li> <li>• Need to diversify employment in the agricultural industry by supporting the development of value-adding industries that process agricultural produce.</li> </ul>
<p><b>3.1.3 Vision / Objectives</b></p>	<p>To protect and achieve ecologically sustainable use of all productive agricultural land in the Shire whilst providing diverse and compatible development opportunities in agricultural areas which promote the local economy.</p>

<p><b>3.1.4 Strategies</b></p>	<ul style="list-style-type: none"> <li>• Encourage the continued use of the Shire's agricultural areas for predominately grazing and cropping and identify and protect productive agricultural land from ad hoc subdivision, incompatible development and further land degradation.</li> <li>• Recognise and maintain the distinction between the Precincts for all agricultural land east and west of the Avon River whilst combining all agricultural areas into one uniform 'Rural' zone under Local Planning Scheme No 6 and continue to apply appropriate development controls.</li> <li>• Promote the diversification of the Shire's economy by encouraging the development of intensive agriculture, downstream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism subject to adequate buffers being maintained between such uses and surrounding broadacre agricultural activities in order to minimise potential land use conflicts.</li> </ul>
<p><b>3.1.5 Actions</b></p>	<ul style="list-style-type: none"> <li>• Change the previous 'Agriculture Local' and 'Agriculture Regional' zoning to the 'Rural' zone to reflect a uniform approach to the zoning of agricultural land under Local Planning Scheme No 6. <b>(IMMEDIATELY)</b></li> <li>• Maintain a clear distinction between the precincts under the Local Planning Strategy to adequately control development and minimise conflicting landuses. <b>(IMMEDIATELY)</b></li> <li>• Work with the Department of Agriculture and Food, the Western Australian Planning Commission and the local community to identify agricultural areas within the Shire that are of local, regional or State significance and classify these areas as 'Priority Agriculture' zone in Local Planning Scheme No.6. <b>(SHORT TERM)</b></li> <li>• Ensure that the permissibility of land usage in the 'Rural' zone as prescribed in the Zoning Table of Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to facilitate diversification of the Shire's economy by providing opportunity for the establishment of new commerce, industry and agricultural uses within these zones whilst discouraging the diversification of landuses, other than agricultural in nature, within the Avon East Precinct. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Prepare, adopt and regularly review local planning policies specific to each Precinct as identified in the Local Planning Strategy to help guide and control the development and use of all agricultural land in the Shire and minimise the potential for land use conflict. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Only support the further subdivision of agricultural land in limited circumstances which accord with all relevant Western Australian Planning Commission policies applicable at the time whilst maintaining the general presumption that subdivision of land zoned 'Rural' under Local Planning Scheme No 6 and especially land within the Avon East Precinct will not be supported. <b>(ONGOING)</b></li> <li>• Only support the rezoning and subdivision of agricultural land for rural living purposes in those areas designated on the Local Planning Strategy Maps subject to the proponent clearly demonstrating that such development will not compromise agricultural productive capacity and result in the loss of productive agricultural land. <b>(ONGOING)</b></li> <li>• Only support the development of value-adding industries in the 'Rural' zone where they comply with all relevant legislation, policies, guidelines and codes of practice applicable at the time and any impacts of such usage are, in-so-far as possible, contained on-site. <b>(ONGOING)</b></li> <li>• Only support the development of tourist activities in the 'Rural' zone where they are complementary to the agricultural use of land and any impacts arising from these activities are contained on-site so as to not compromise agricultural productive capacity whilst maintaining that rezoning for tourist activities is not supported within the Avon East Precinct. <b>(ONGOING)</b></li> </ul>

## 3.2 COMMERCE & INDUSTRY

<b>3.2.1 Profile</b>	<ul style="list-style-type: none"> <li>• Commerce and industry play an important role in the Shire's local economy and are expected to make a significant contribution to the future economic development and growth of the Central Wheatbelt Region and Avon Arc Sub-Region.</li> <li>• There are a wide variety of commercial enterprises and industrial activities in the Shire, the majority of which have been developed to service the needs of the agricultural sector.</li> <li>• The Northam townsite is the administrative and commercial hub of the Avon Arc Sub-Region and serves the region as an important manufacturing and service centre.</li> <li>• Commercial activities in the Northam townsite include a variety of retail outlets, financial, administrative and health services, agricultural, building and home maintenance supplies, vehicle and machinery sales and repairs, fuel sales and distribution, agricultural service industries and hospitality and accommodation services and facilities.</li> <li>• A limited number of retail outlets are also located in the Wundowie, Bakers Hill and Clackline townsites.</li> <li>• The main industries in the Shire have traditionally been established to service the needs of the agricultural sector and have included some downstream processing of local products (e.g. the Wundowie foundry and local abattoirs). The majority of industrial development in the Shire has taken place in the Northam and Wundowie townsites.</li> <li>• The Avon Industrial Park located 18 kilometres east of the Northam townsite is a 473 hectare strategic regional industrial estate comprising 203 hectares of dedicated industrial land that has recently been set aside to attract and accommodate a wide range of manufacturing, processing and distribution industries to enhance the economic sustainability of the region and complement other existing light industrial activities in the Shire.</li> <li>• Census figures show that the retail trade sector is the largest employer in the Shire directly employing approximately 13% of the total workforce followed by health and community services (9%), education (9%), construction (8%), manufacturing (8%) and agriculture (7.3%).</li> </ul>
<b>3.2.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to encourage and support economic diversification through the development of diversified commerce and industry.</li> <li>• Need to ensure the provision of appropriate infrastructure, adequate supplies of suitably zoned and serviced land in appropriate locations and flexibility in terms of the ability to attract and accommodate new commercial and industrial activities.</li> <li>• Need to consolidate and encourage development of the Northam town centre.</li> </ul>
<b>3.2.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Development of a diversified range of commerce and industry in appropriate locations which provides significant employment opportunities and reduces the local economy's dependency upon the agricultural sector.</li> </ul>
<b>3.2.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Promote diversification of the Shire's economy and the creation of new employment opportunities by encouraging the development of a wide range of new commercial and industrial uses.</li> <li>• Continue to promote the Northam townsite as the administrative and commercial hub of the Avon Arc Sub-Region and direct the majority of new commercial and light industrial development to the townsite to build upon existing infrastructure in this settlement and maximise efficiencies of operation and economies of scale.</li> <li>• Avoid the establishment of commercial or mixed use areas beyond a local centre in Northam as it may detract from providing a consolidated activity precinct in the town centre and could attract a discount department store or bulky goods retail outside designated locations for these uses.</li> <li>• Encourage and support new commercial and light industrial development in the Wundowie and Bakers Hill townsites in appropriate locations.</li> <li>• Continue to encourage and support the establishment of a wide range of general industrial uses including manufacturing, processing and distribution activities in the Avon Industrial Park.</li> <li>• Ensure that sufficient amounts of suitably zoned and serviced commercial and industrial land are provided in appropriate locations within existing established areas to accommodate new commercial and industrial activities.</li> </ul>
<b>3.2.5 Actions</b>	<ul style="list-style-type: none"> <li>• Consolidate the current wide range of zoning classifications applicable to all commercial and industrial land throughout the Shire having due regard for existing established land uses and reclassify these areas as either 'Commercial' zone, 'Mixed Use' zone, 'General Industry' zone or 'Light &amp; Service Industry' zone in Local Planning Scheme No.6. <b>(IMMEDIATELY)</b></li> <li>• Ensure that the permissibility of land usage in the 'Commercial', 'Mixed Use', 'General</li> </ul>



Industry' and 'Light & Service Industry' zones as prescribed in the Zoning Table of Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to facilitate diversification of the Shire's economy by providing opportunity for the timely establishment of new commerce and industry in appropriate locations. **(IMMEDIATELY & ONGOING)**

- Identify the preferred location for all future commercial, mixed use, general industry and light and service industry development in the Shire having regard for the nature and location of existing commercial and industrial uses, land capability and servicing requirements and illustrate these areas on the Local Planning Strategy Maps and Townsite Development Strategy Plans. **(IMMEDIATELY)**
- Limit the identification of new substantial areas of commercial and mixed use development outside the Northam town centre within the Northam townsite. **(IMMEDIATELY & ONGOING)**
- Prepare, adopt and regularly review local planning policies to ensure that all future commercial and industrial development proceeds in a proper and orderly manner and does not have any detrimental impacts. **(SHORT TERM & ONGOING)**
- Facilitate and support the development of additional commercial and industrial uses in appropriate locations by helping to secure infrastructure funding grants offered by the State and Federal governments. **(ONGOING)**

### 3.3 TOURISM

<b>3.3.1 Profile</b>	<ul style="list-style-type: none"> <li>• Tourism is a growing contributor to the Shire's local economy due to its close proximity to the Perth Metropolitan Region and has significant potential to play an important role in the future economic development and growth of the Shire.</li> <li>• Northam is currently being promoted as a '<i>Heritage, Commerce and Lifestyle</i>' centre with tourism focused on three key areas and their associated attractions:             <ul style="list-style-type: none"> <li>- Adventure tourism;</li> <li>- Events tourism; and</li> <li>- Heritage tourism.</li> </ul> </li> <li>• The Shire has a wide variety of tourist attractions including:             <ul style="list-style-type: none"> <li>- The Northam Visitor Centre;</li> <li>- The Avon River;</li> <li>- Numerous nature reserves with an abundance of flora and fauna including a large variety of bird life;</li> <li>- Heritage walks and self drive trails (e.g. the 'Kep Track');</li> <li>- Hot Air Ballooning and aviation activities;</li> <li>- Avon Descent;</li> <li>- Avon River Festival;</li> <li>- Vintage Car Racing;</li> <li>- Summer open air concerts;</li> <li>- The second highest number of heritage buildings in Western Australia;</li> <li>- Mt Ommaney lookout;</li> <li>- Wineries &amp; Cottage Industries; and</li> <li>- Paintballing.</li> </ul> </li> <li>• A range of accommodation facilities are currently available in the Shire including hotels, motels, bed and breakfasts, farm stays, a caravan park and self contained cottages.</li> </ul>
<b>3.3.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to continue to develop and actively promote the sustainable development of cultural, heritage and nature-based tourism within the Shire.</li> <li>• Need to plan for tourist land use and activity in the Shire to ensure the appropriate location of tourist activity in or near settlements and infrastructure and prevent land use conflict with rural activities or industries.</li> <li>• Need to control the level of tourist development on rural land to protect the predominant rural or agricultural use of the land.</li> <li>• Need to overcome limitations to investment in tourism development such as ecotourism, farm stays, chalets and bed and breakfast accommodation by providing infrastructure support and making investment in tourism simple and financially attractive.</li> <li>• Need to ensure careful planning of tourism development including the provision of suitably located infrastructure and protection of the natural environment and cultural heritage places and values.</li> <li>• Need to provide more activities and reinvigorate the town centre to encourage tourism.</li> <li>• Need to control the establishment of tourist-type uses in appropriate locations to minimise the potential for any land use conflicts and any detrimental impacts upon buildings and places of heritage significance.</li> </ul>
<b>3.3.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Develop the Shire's tourism potential so that it becomes an increasingly popular tourism destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values.</li> </ul>
<b>3.3.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment in tourism infrastructure and services.</li> <li>• Make investment in tourism an attractive and simple proposition by recognizing tourism as a legitimate land use compatible with a range of existing land uses.</li> <li>• Ensure that due consideration is given to protecting the natural environment and cultural heritage places and values in planning for tourism development.</li> <li>• Ensure that all future tourism development is appropriately located so as to minimise the potential for any land use conflicts and/or any detrimental impacts upon the natural environment or buildings and places of heritage significance.</li> </ul>
<b>3.3.5 Actions</b>	<ul style="list-style-type: none"> <li>• Prepare a Local Planning Policy for tourism in the Shire to direct the location and level of development. <b>(IMMEDIATELY)</b></li> <li>• Develop a comprehensive inventory of existing tourism products in the Shire and undertake</li> </ul>

market research to identify tourism opportunities that are not currently being offered. **(SHORT TERM)**

- Work with local tourism committees to actively promote the development and marketing of tourism opportunities in the Shire. **(ONGOING)**
- Work with the Department of Environment and Conservation (DEC) to identify and develop nature-based recreation and tourism opportunities on DEC managed land including the preparation of appropriate management plans to protect the natural environment. **(SHORT TERM)**
- Ensure that the permissibility of land usage in the 'Tourist' zone as prescribed in the Zoning Table of Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to promote further development and diversification of tourism in appropriate locations. **(IMMEDIATELY & ONGOING)**
- Prepare, adopt and regularly review local planning policies to ensure that all future tourist development proceeds in a proper and orderly manner and does not give rise to any land use conflicts or have any detrimental impacts upon the natural environment or buildings and places of heritage significance. **(SHORT TERM & ONGOING)**
- Facilitate and support the further development of the Shire's tourism industry by helping to secure infrastructure funding grants offered by the State and Federal governments. **(ONGOING)**
- Encourage a wide range of quality short term accommodation. **(IMMEDIATELY & ONGOING)**

### 3.4 MINERAL RESOURCES & BASIC RAW MATERIALS

<b>3.4.1 Profile</b>	<ul style="list-style-type: none"> <li>• The Shire has a broad range of recorded mineral deposits that are considered to be of strategic importance to future economic development and growth. These are dispersed in various locations throughout the Shire and include bauxite, copper, lead, zinc, gold, magnesite, tungsten, molybdenite, vanadium, nickel, iron, gravel, aggregate, sand, clay, kaolin, silica, mica and sillimanite.</li> <li>• The extraction of minerals and basic raw materials is an important industry in the Shire that has significant potential for further development and growth.</li> <li>• Information obtained from the Department of Mines and Petroleum confirms that:             <ul style="list-style-type: none"> <li>- The total value of mineral production in the Shire has risen in recent years;</li> <li>- 32 mining tenements have been granted in the Shire including one (1) State Agreement;</li> <li>- There are 26 mining tenement applications wholly or partly within the Shire;</li> <li>- Many of the granted mining tenements are for bauxite in the Darling Range area in the western part of the Shire however mining exploration is also targeting platinum, gold, iron ore and base metal mineralization in the Shire's eastern areas;</li> <li>- There are 74 mines and mineral deposits in the Shire of which 20 are operational, 22 are closed and 32 are undeveloped prospects, occurrences or deposits;</li> <li>- There are 7 Crown Reserves for gravel extraction within the Shire.</li> <li>- The major operating mines mainly produce construction materials (i.e. granitic rock, gravel, clay and sands including silica sand);</li> <li>- There are 17 current local government approved Extractive Industry Licenses for the extraction of basic raw materials on private land in the Shire; and</li> <li>- Noondeening Hill in Katrine is a declared Geoheritage Site (i.e. Site No.99) which is a significant geological feature that is protected from all mining activity.</li> </ul> </li> </ul>
<b>3.4.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to identify the location and extent of mineral resources and basic raw materials in the Shire and secure their long term protection.</li> <li>• Need to provide for the proper and orderly planning and development of extractive industries to maximise economic benefits and minimise environmental and social impacts.</li> </ul>
<b>3.4.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Ensure significant mineral deposits and basic raw materials in the Shire are identified, protected and managed compatibly with environmental and community objectives.</li> </ul>
<b>3.4.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Identify and protect important mineral and basic raw material resources in the Shire to provide opportunity for their exploration and extraction in accordance with acceptable environmental standards.</li> <li>• Ensure that the development and use of land for the extraction of minerals or basic raw materials does not adversely affect the environment or amenity in the locality of the operation during or after excavation and that due consideration is given to the rehabilitation and sequential use of extraction areas early in the planning process.</li> <li>• Ensure that the development and use of land in the Shire for extractive industry purposes complies with all relevant legislation, policies, guidelines and codes of practice applicable at the time including any Extractive Industries Local Law.</li> </ul>
<b>3.4.5 Actions</b>	<ul style="list-style-type: none"> <li>• Consult the Department of Mines and Petroleum to identify the location and extent of all significant mineral resources and basic raw materials in the Shire and identify these on the Local Planning Strategy Maps. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate provisions in Local Planning Scheme No.6 that specify the circumstances under which the local government will support the development of extractive industries including application requirements and possible conditions of development approval. <b>(IMMEDIATELY)</b></li> <li>• Prepare, adopt and regularly review local planning policies to ensure that all future extractive industry development in the Shire proceeds in a proper and orderly manner and provides for the progressive rehabilitation and sequential use of extraction areas. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Monitor the activities of all existing extractive industries operating in the Shire and check for compliance with all relevant legislation, policies, guidelines and codes of practice. <b>(SHORT TERM)</b></li> </ul>

## 4.0 INFRASTRUCTURE & COMMUNITY SERVICES STRATEGY

### 4.1 WATER SUPPLY

<b>4.1.1 Profile</b>	<ul style="list-style-type: none"> <li>• Potable water in the Shire is provided under licence by the Water Corporation via the Goldfields and Agricultural Water Supply Scheme (GAWSS). Treated water is sourced from the Mundaring Weir and delivered via the Mundaring to Kalgoorlie pipeline.</li> <li>• The Shire of Northam is the largest consumer of water from the GAWSS in the Avon River Basin, averaging 969 ML /annum for the recorded period 1995 to 2007.</li> <li>• Approximately 61% of water delivered to the Shire via the GAWSS is consumed within the Shire's main settlements, 38% is used on-farm and the remaining 1% is consumed from standpipes and community water supplies, transport infrastructure and the mining industry.</li> <li>• Trends in residential water use indicate that demand for potable water in the Northam townsite has decreased since 1995 at a rate of 0.5% / annum compared to the balance areas of the Shire where there has been an increase in demand of 1.6% / annum due to an increasing population. Whilst the trend of water usage is showing a historical decrease, it is likely to increase given the increase in population within the Shire of Northam.</li> <li>• Trends in overall water use in the Shire indicate that there will be a neutral underlying trend in the demand for water in the short to medium term with the potential for a moderate increase in demand for reticulated water supplies due to population growth and economic and climatic influences.</li> <li>• Potable water from the GAWSS in the Northam and Wundowie townsites are supplemented by the use of treated wastewater to irrigate playing fields.</li> <li>• Advice from the Water Corporation confirms that any significant increase in demand for potable water in the Shire will require a system investigation, possible upgrades to the existing water supply infrastructure and special pricing agreements.</li> <li>• Advice from the Department of Water confirms that only one (1) public drinking water source area proclaimed under the <i>Country Areas Water Supply Act 1947</i> is located in the Shire being the 'Mundaring Weir Catchment Area' in State Forest Number 13 in the Shire's south-western extremities.</li> <li>• Water supplies in those parts of the Shire not served by scheme water are generally provided by on-site storage tanks with a minimum storage capacity of 92,000 litres as well as farm dams and associated catchments. Water for rural properties is also carted from numerous scheme water standpipes and Agriculture Area (AA) dams currently vested with the Water Corporation.</li> <li>• Significant, low salinity groundwater resources within the Shire are rare. Groundwater quantity and quality decreases from west to east across the Shire in accordance with annual rainfall. On the Darling Scarp in the west, potable groundwater in small quantities can reliably be found in shallow bores and wells sunk through laterite into the granite below. For the remainder of the Shire, groundwater quality is mainly suitable only for stock watering purposes although in smaller catchments, where geological conditions are suitable, small quantities of potable groundwater can be found, however, this is of limited significance. Information regarding the location of suitable groundwater sources is currently limited and requires further investigation in consultation with the Department of Water and the local community.</li> </ul>
<b>4.1.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to encourage the conservation and efficient use of existing water resources, identify future potential water resources and provide for their long term protection.</li> <li>• Need to ensure that drinking water supplies for any future development in areas where scheme water is not available is provided to the standards specified in the <i>Australian Drinking Water Guidelines 1996</i>.</li> </ul>
<b>4.1.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To ensure the provision of an adequate, high quality and reliable water supply to all areas of the Shire and encourage its efficient use and protection.</li> </ul>
<b>4.1.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Ensure the long term protection of existing public drinking water source areas and water supply infrastructure in the Shire, including notional buffer areas, by controlling land use and development within these areas through application of various provisions contained in Local Planning Scheme No.6 and any other relevant regulations and policies.</li> <li>• Facilitate additions and upgrades to existing water supply infrastructure throughout the Shire as may be required to accommodate future development and growth and to guard against the impacts of drought.</li> </ul>

	<ul style="list-style-type: none"> <li>• Continue to support the use of treated wastewater on public spaces to reduce reliance upon water supplied from the Goldfields and Agricultural Water Supply Scheme.</li> <li>• Identify the location of all public drinking water source areas, public water supply dams, catchments and tank sites in Crown ownership throughout the Shire that are of strategic importance and provide for their long term protection to help guard against the impacts of drought.</li> <li>• Ensure, where scheme water is not available, that drinking water supplies are provided to the standards specified in the <i>Australian Drinking Water Guidelines 1996</i>.</li> <li>• Promote information and advice to the community to support the efficient use of water.</li> <li>• Promote additional independent water supply for individual dwellings in addition to reticulated water, i.e. reuse water and rain water run off from roofed areas.</li> </ul>
<b>4.1.5 Actions</b>	<ul style="list-style-type: none"> <li>• Identify the location and extent of all existing public drinking water source areas and water supply infrastructure in the Shire, including notional buffer areas, on the Local Planning Strategy Maps and facilitate their long term protection by having due regard for the potential impacts of conflicting land uses when considering scheme amendment proposals or applications for planning approval within these areas. <b>(IMMEDIATELY &amp; ONGOING)</b>.</li> <li>• Undertake negotiations with the Water Corporation to facilitate additions and upgrades to existing water supply infrastructure in the Shire as required including the expansion of current wastewater re-use schemes. <b>(ONGOING)</b></li> <li>• Identify the location of all public drinking water source areas, public water supply dams, catchments and tanks sites in Crown ownership in the Shire that are of strategic importance and facilitate the protection of these areas by classifying them 'Public Purpose' reserve (Water Supply or Water Supply Catchment) in Local Planning Scheme No.6 and applying the provisions of the Scheme accordingly. <b>(IMMEDIATELY)</b></li> <li>• When issuing planning approval under Local Planning Scheme No.6 for the development of land in the Shire where scheme water is not available, apply suitable condition/s which require that drinking water supplies be provided to the standards specified in the <i>Australian Drinking Water Guidelines 1996</i>. All rezoning and subdivision proposals for Rural Smallholdings will require the provision of water supply to be addressed. Rural residential rezoning, subdivision and development proposals will require connection to a reticulated water supply. <b>(ONGOING)</b></li> <li>• Request the Water Corporation and the Department of Water to provide information and advice to the Shire on options available to maximise the efficient use of water. <b>(ONGOING)</b></li> <li>• Promote community involvement in the identification, augmentation, upgrade, conservation and protection of water supply resources in the Shire. <b>(ONGOING)</b></li> <li>• Develop Council's policy on water usage within the Shire and include provisions with respect to alternative water supply, for instance, a requirement for new dwellings to have a rainwater tank subject to the size of dwellings. Supplementing reticulated water is to be encouraged including the provision of rainwater harvesting and storage. <b>(ONGOING)</b></li> </ul>

## 4.2 EFFLUENT DISPOSAL

<b>4.2.1 Profile</b>	<ul style="list-style-type: none"> <li>• Effluent disposal in the Northam townsite is predominantly via a reticulated sewerage disposal scheme owned and operated under licence by the Water Corporation.</li> <li>• Most of the developed lots in the Northam townsite are served by a system of sewer mains gravitating to three separate pump stations. These stations pump sewerage to a wastewater treatment plant located approximately 2.5 kilometres north-west of the town centre which is currently operating at approximately 85% of its total capacity.</li> <li>• Effluent disposal in the remaining unsewered areas of the Northam townsite is generally via conventional septic tanks and leach drains or alternative on-site disposal systems.</li> <li>• Effluent disposal in the Wundowie townsite is also via a reticulated sewerage disposal scheme owned and operated by the Water Corporation. The Corporation has confirmed that the Wundowie wastewater treatment plant is capable of supporting further development and growth in the short term but will need to be upgraded to cater for any significant growth in the longer term.</li> <li>• The Water Corporation has advised that the Northam and Wundowie wastewater treatment plants have clearly defined odour buffers established through extensive odour modelling and that these areas require protection from encroachment by sensitive land uses.</li> <li>• There is no reticulated sewerage disposal scheme in the townsites of Bakers Hill, Clackline, Spencers Brook, Seabrook or Grass Valley and the wider areas of the Shire. As such all effluent disposal within these settlements is via conventional septic tanks and leach drains or alternative on-site disposal systems.</li> </ul>
<b>4.2.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to ensure that all future subdivision and development in the Shire complies with the specific requirements of the <i>Draft Country Sewerage Policy</i> as this applies specifically to effluent disposal.</li> <li>• Need to identify the location and extent of the defined odour buffers for the Northam and Wundowie wastewater treatment plants and ensure the compatibility of all future land usage within these buffer areas to minimise any potential land use conflicts.</li> <li>• Need to ensure that all existing and future landowners whose properties are located within the defined odour buffers for the Northam and Wundowie wastewater treatment plants are aware of the potential for nuisance and likely limitations and restrictions on future land use and development.</li> </ul>
<b>4.2.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To ensure that all development in the Shire that generates effluent is served by adequate, high quality and reliable effluent disposal facilities and that disposal of all effluent is effectively managed so as to not adversely affect community health, the amenity of adjoining land uses or the Shire's natural resources.</li> </ul>
<b>4.2.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Ensure that all future effluent disposal in the Shire is undertaken in accordance with the objectives and requirements of the <i>Draft Country Sewerage Policy</i> applicable at the time.</li> <li>• Ensure that all future development and use of land within the odour buffer areas of existing or proposed wastewater treatment plants and other wastewater treatment facilities in the Shire is compatible with the long term operation of these facilities.</li> <li>• Support the expansion of existing reticulated sewerage headworks infrastructure in the Northam and Wundowie townsites and the installation of infill sewerage in Bakers Hill.</li> </ul>
<b>4.2.5 Actions</b>	<ul style="list-style-type: none"> <li>• When issuing planning approval under Local Planning Scheme No.6 for the development of land in the Shire where reticulated sewerage is not available, apply suitable condition/s to ensure that development proceeds in accordance with the specific requirements of the <i>Draft Country Sewerage Policy</i> applicable at the time. <b>(ONGOING)</b></li> <li>• Have due regard for the provisions and specific requirements of the <i>Draft Country Sewerage Policy</i> when considering applications for the subdivision of land in the Shire and make appropriate recommendations to the Western Australian Planning Commission. <b>(ONGOING)</b></li> <li>• Identify the location and extent of the defined odour buffers for the Northam and Wundowie wastewater treatment plants on the Local Planning Strategy Maps. <b>(IMMEDIATELY)</b></li> <li>• Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 to identify the location and extent of the defined odour buffers for the Northam and Wundowie wastewater treatment plants and apply the provisions accordingly to ensure that any future development and use of land within the odour buffers is compatible with any existing or future proposed development and use of these wastewater treatment plants. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Work with the Water Corporation to ensure that all existing and future landowners whose</li> </ul>

properties are located within the defined odour buffers for the Northam and Wundowie wastewater treatment plants are aware of the potential for nuisance and likely limitations and restrictions on future land use and development and consider the option of imposing conditions on any future planning or subdivision approvals requiring the preparation and registration of a Section 70A notification on the Certificate of Title of all affected properties as the opportunity arises. **(SHORT TERM & ONGOING)**

- Work with the Water Corporation to provide for the expansion of the existing reticulated sewerage headworks infrastructure in the Northam townsite. **(SHORT TERM & ONGOING)**
- Work with the Water Corporation to provide for the installation of infill sewerage in Bakers Hill, parts of Northam and Wundowie including appropriately located wastewater treatment plants. **(MEDIUM TO LONG TERM)**



## 4.3 DRAINAGE

<p><b>4.3.1 Profile</b></p>	<ul style="list-style-type: none"> <li>• The majority of land in the Shire of Northam falls within the Avon River catchment with a small section in the south-west of the Shire falling within the Swan River catchment.</li> <li>• Annual rainfall in the eastern extremities of the Avon River catchment is approximately 300mm rising to 1,000mm in the western extremities on the Darling Scarp. The Shire of Northam has an average rainfall of 428mm per annum.</li> <li>• The major surface water features in the Shire are the Avon River, which runs from north to south with an easterly meander, and the Mortlock River East and Mortlock River North which enter the Shire from the east and north and meander west to join with the Avon River.</li> <li>• Due to the landforms and soils in the Shire, there are numerous small drainage lines and creeks that are seasonal and flow into either the Avon or Mortlock River systems. Many of the natural drainage lines and the major river systems in the Shire are significantly altered and degraded and liable to inundation and flooding, particularly during extreme storm events. Flood study research indicates a 9 to 11 year frequency of flooding in the Avon and Mortlock River systems.</li> <li>• Stormwater drainage in the Shire is currently managed by a combination of pipes, culverts and open drains. Most streets in the Shire's established settlements are kerbed and drained with inlet pits and piped drainage systems. Rural areas of the Shire are served predominantly by open drains, culverts and dams. In most cases, stormwater collected in this infrastructure is discharged directly into natural drainage systems with little regard for potential off-site and environmental impacts which may include:             <ul style="list-style-type: none"> <li>- land degradation in the form of erosion from poorly constructed drains, increased risk of salinity and waterlogging downstream, sedimentation of natural watercourses;</li> <li>- increased water discharges and reduced water quality leading to the loss of native plants and animals; and</li> <li>- erosion, flooding and damage to roads and other infrastructure through inadequate culverts.</li> </ul> </li> </ul>
<p><b>4.3.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Increased salinity, nutrient input and sedimentation are the primary water quality issues for the major surface water features in the Shire that require proper management.</li> <li>• Stormwater drainage issues in the Shire include:             <ul style="list-style-type: none"> <li>- movement of sediment into and along watercourses;</li> <li>- scouring and erosion of watercourse bed and banks at the disposal point; and</li> <li>- export of pollutants, nutrients and turbid stormwater into watercourses.</li> </ul> </li> <li>• Current drainage infrastructure and management practices in many areas are below the standards required to ensure adequate protection of the Shire's built environment and natural resources.</li> <li>• Need to consider the impacts of new developments on local drainage conditions and avoid off-site environmental impacts, particularly in the Northam townsite where pressure for new development is likely to be greatest.</li> <li>• Need to take account of current planning guidelines for the 1:100 floodway along that portion of the Avon River that dissects the Northam townsite when planning for future land use and development in this area.</li> <li>• Need to ensure that any future development in the Spencers Brook locality has due regard for the potential flood risk and does not compromise the ecological values of the Avon River and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters.</li> <li>• Need to ensure a coordinated approach to drainage and pumping schemes which are recognised as one option for controlling salinity and water logging in the Shire's agricultural areas.</li> <li>• Given the current limited information regarding the location and extent of areas within the Shire liable to inundation and flooding, consultation with the Department of Water is required to ensure appropriate management of these areas in the future.</li> </ul>
<p><b>4.3.3 Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>• To ensure that all development in the Shire is served by adequate, high quality and reliable stormwater drainage infrastructure that improves the quality of stormwater runoff and avoids salinity encroachment, flood risk and negative impacts on local drainage conditions and natural resources.</li> <li>• Promote a coordinated approach to agricultural drainage in the Shire.</li> </ul>
<p><b>4.3.4 Strategies</b></p>	<ul style="list-style-type: none"> <li>• Provide for effective and efficient stormwater drainage throughout the Shire.</li> </ul>

	<ul style="list-style-type: none"> <li>• Improve the quality of stormwater runoff from urban areas by incorporating the best management practices of water sensitive urban design.</li> <li>• Avoid development in areas identified as liable to flooding and inundation.</li> <li>• Guard against rising groundwater and salinity encroachment, particularly in the Shire's established settlements.</li> <li>• Protect existing vegetation corridors along waterways and encourage revegetation along waterways where clearing has taken place.</li> <li>• Continue to encourage the State Government to ensure future decisions relating to drainage works on agricultural land are considered within a strategic framework.</li> </ul>
<b>4.3.5 Actions</b>	<ul style="list-style-type: none"> <li>• Only grant planning approval under Local Planning Scheme No.6 for the development and/or use of land in the Shire where the applicant submits satisfactory evidence that the drainage conditions of the locality will not be impaired or contribute to rising groundwater or increased salinity as a result of the implementation of the development proposal. <b>(ONGOING)</b></li> <li>• When issuing planning approval under Local Planning Scheme No.6 for the development and/or use of land in the Shire, consider the imposition of conditions requiring the preparation of a suitable drainage management plan, tree planting and/or the carrying of appropriate site works to the satisfaction of the local government to ensure effective and efficient stormwater drainage. <b>(ONGOING)</b></li> <li>• When issuing planning approval under Local Planning Scheme No.6 for the development and/or use of land within or immediately adjacent to townsite areas, consider the imposition of conditions requiring the incorporation of measures based on water sensitive urban design principles to improve the quality of stormwater runoff to and from urban areas. <b>(ONGOING)</b></li> <li>• Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 specific to the Avon or Mortlock River systems and apply the provisions accordingly to ensure that any future development and use of land adjacent to these river systems is appropriately located, preserves their ecological values and landscape qualities and does not adversely affect their capacity to convey floodwaters or give rise to any further land degradation. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 specific to the Spencers Brook locality and apply the provisions accordingly to ensure that any future development and use of land within the locality is appropriately located, preserves the ecological values of Spencers Brook and the nearby Avon River and associated riparian zones and does not adversely alter the capacity of these local floodways to convey floodwaters or give rise to any further land degradation. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Work with the Department of Environment and Conservation and the Department of Water to prepare a map showing the location and extent of all land within the Shire identified as being liable to flooding or inundation to help guide future decision making. <b>(SHORT TERM)</b></li> <li>• Work with the Department of Water to investigate the scope, feasibility and cost of preparing a District Water Management Strategy for all land in the Shire to help coordinate all surface and sub-surface water management and provide for the long term protection of significant water resources. <b>(MEDIUM TERM)</b></li> <li>• Work with the Wheatbelt Natural Resource Management to improve the waterways within the Shire of Northam. <b>(ONGOING)</b></li> </ul>

## 4.4 POWER & ENERGY

<b>4.4.1 Profile</b>	<ul style="list-style-type: none"> <li>Electricity in the Shire is provided by Western Power from the south-west interconnected grid via substations located at Wundowie and on the outskirts of the Northam townsite which receive 66kV and 132kV power transmission lines.</li> <li>The supply of electricity to individual developments in the Shire is subject to agreements between the developer and Western Power concerning location, extent and scheduling. The cost of providing electricity services to new developments has proven to be a significant proportion of total development costs and is expected to remain so in the future.</li> <li>There is currently no gas reticulation in place in the Shire. Gas is therefore supplied using cylinders. There are no plans to introduce reticulated natural gas into the Shire in the short term future.</li> </ul>
<b>4.4.2 Key Issues</b>	<ul style="list-style-type: none"> <li>The current power supply network in the Shire has sufficient capacity to accommodate future development and growth in the medium to long term.</li> <li>Power is distributed throughout the Shire by a network of 22k to 11k overhead lines. Maintenance of this network is crucial to the bush fire management of the Shire of Northam.</li> <li>The high cost of providing electricity is proving to be a constraint to new development in the Shire.</li> <li>There is a need to encourage and continue to support the development of alternative energy production in the Shire such as solar, wind and integrated wood processing which have significant potential and environmental benefits.</li> <li>There is a need to consider energy conservation in the design of urban areas and housing. The concepts of environmental design, solar orientation and energy efficient housing have significant benefits for consumers in the face of continued increases in the price of grid power and should be promoted by the local government when administering its local planning scheme.</li> </ul>
<b>4.4.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To ensure that all future development in the Shire is energy efficient and served by a reliable, affordable and sustainable power supply.</li> </ul>
<b>4.4.4 Strategies</b>	<ul style="list-style-type: none"> <li>Facilitate and support any necessary upgrades to existing power supply infrastructure in the Shire to ensure the provision of sufficient supplies of power to satisfy current and future anticipated demand and ensure integrity of the system, given the bush fire risks.</li> <li>Encourage and support the development and use of alternative power supply options.</li> <li>Promote energy conservation in the design and development of new urban areas and housing throughout the Shire.</li> <li>Encourage and support the conversion of overhead power lines to underground distribution lines in the Shire's established settlements, urban gateways, scenic routes and tourism/heritage precincts.</li> </ul>
<b>4.4.5 Actions</b>	<ul style="list-style-type: none"> <li>Identify current and future demand for power in the Shire and progress discussions with Western Power regarding upgrades to existing supplies and the provision of new sustainable power supply schemes. <b>(SHORT TERM)</b></li> <li>Work with the relevant authorities to ensure the rapid replacement of old power poles. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>Work with the relevant authorities to ensure power is provided at affordable prices and does not constrain opportunities for future development and growth. <b>(ONGOING)</b></li> <li>Monitor all external sources of infrastructure funding assistance and prepare funding applications for infrastructure subsidies as and when required. <b>(ONGOING)</b></li> <li>Work with the Office of Energy and Western Power to secure funding assistance under the State Underground Power Program for the conversion of existing overhead power to underground distribution lines in the Shire's established settlements, urban gateways, scenic routes and tourism/heritage precincts. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>Apply the provisions of Local Planning Scheme No.6 and the Residential Design Codes of Western Australia to encourage and promote energy conservation in the design and development of new urban areas and housing throughout the Shire. <b>(ONGOING)</b></li> <li>Ensure that structure plans for future urban release areas in the Shire's main settlements incorporate the principles of energy efficient design. <b>(ONGOING)</b></li> <li>Prepare, adopt and regularly review local planning policies to ensure that all future development in the Shire is energy efficient and served by a reliable, affordable and sustainable power supply. <b>(SHORT TERM &amp; ONGOING)</b></li> </ul>

- Liaise with the relevant State Government authorities to aim to achieve the provision of reticulated gas supply to the townsites and industrial areas. (**SHORT TERM & ONGOING**)

## 4.5 TRANSPORT

### 4.5.1 Profile

- The existing transport network in the Shire of Northam comprises road, rail and air infrastructure and services.
- The Shire's existing road network comprises 639 kilometres of roads of varying standards. Approximately 54% of the total road network (i.e. 347 kilometres) is sealed.
- Most roads in the Shire are controlled by the local government. The only exceptions to this are Great Eastern Highway, Northam – Toodyay Road, Northam – Pithara Road, Northam – York Road and Great Southern Highway which are State Roads controlled and managed by Main Roads Western Australia (MRWA).
- Great Eastern Highway, which runs east-west across the Shire, is the principal road link, providing connection to Perth, the eastern Wheatbelt and Goldfields. It is classified as a National Highway and forms part of the Perth to Adelaide AusLink Corridor which is the major intrastate link between Perth and the Eastern States. It is a strategic freight, tourist, inter-town and commuter route and is used for the transportation of dangerous goods from Perth to Kalgoorlie. Traffic volumes along Great Eastern Highway east of the Northam townsite average 1,000 to 2,000 vehicles per day, while west of the town they average 2,000 vehicles per day.
- In order to reduce vehicle traffic along Great Eastern Highway and provide a safer and more efficient route for the movement of vehicles, an alternative Perth-Adelaide National Highway is planned through the Shire between Wooroloo and Clackline. The new road, commonly referred to as the 'Orange Route', is proposed to be located mostly to the north of the current alignment of Great Eastern Highway and will follow the old railway reserve for much of its length passing in closer proximity to Wundowie and bypassing Bakers Hill and Clackline. MRWA is currently planning the location and width of the new road reservation. The Clackline bypass has been constructed separately and in advance of the 'Orange Route' as a whole with the possibility that the same will happen at Bakers Hill. MRWA has advised that no timeframe has been set for completion of construction of the 'Orange Route' and that a major increase in traffic volumes will be required to justify the project's commencement.
- Roads within the Shire carry significant volumes of heavy vehicles which haul a variety of products including grain and livestock, fuel, fertiliser, general freight, hazardous goods, farm and mining machinery, basic raw materials and minerals. They also cater for a substantial amount of light through traffic that has neither its origins nor destinations within the Shire.
- One of the largest road freight tasks in the Shire of Northam is its annual grain harvest which according to Co-operative Bulk Handling Pty Ltd averages around 50,000 tonnes per annum. Most of the grain is moved from farms to the local receipt point located in the Northam townsite but a small proportion of the harvest is hauled direct from farms to port by road.
- There are several road projects in the Shire either currently underway or in the planning stages. These are being undertaken by Main Roads WA and the local government in accordance with established road development programs including the *Roads 2025 Regional Road Development Strategy – Wheatbelt North 2007* and the local government's *Plan for the Future 2010 to 2020*.
- Avon Yard is a key hub in the State's railway network with the Shire containing standard, narrow and dual gauge rail lines which radiate outward from the town in a north-south and east-west direction. The Shire's railway network is currently used for the transportation of passengers and freight both intra and interstate.
- WestNet Rail, an independent rail infrastructure provider, is responsible for access management, signalling and communication systems, train control and construction and maintenance of the railway network throughout the Shire.
- The Network and Infrastructure division of the Public Transport Authority is responsible for managing and protecting the long-term viability of the Shire's railway corridors and infrastructure.
- The Public Transport Authority also operates two scheduled return rail services in the Shire every day which travel between Perth and Kalgoorlie (i.e. the 'Prospector') and between Northam and Midland via Toodyay (i.e. the 'AvonLink').
- Improvements and upgrades to the Shire's existing road and rail network are expected over the next four years as a result of the State and Federal Government's recently announced \$352 million investment, of which \$3.1 million is directly attributed to the Shire of Northam, in road and rail links in the Wheatbelt Region to improve the efficiency of the State's grain freight network.
- The Public Transport Authority also operates a road coach service (i.e. Transwa) that travels through the Shire on a daily basis. A small number of tour bus and tourist coach operators

	<p>also travel through the Shire on a regular basis. TransPerth operates a daily bus service from the Wundowie townsite to Midland.</p> <ul style="list-style-type: none"> <li>• The Public Transport Authority contract-manages the delivery of local school bus services in the Shire using contracted school bus operators.</li> <li>• There is currently no local public transport in the Shire however there is a commercial taxi service and community bus operating in the Northam townsite.</li> <li>• There are currently no commercial public air transport services in the Shire however a licensed aerodrome used predominantly for recreation and training purposes has been developed in the north-eastern segment of the Northam townsite which caters for irregular light aircraft movements. The airport, which is owned by the Shire and managed by the Northam Aero Club, is considered an important part of the Shire's transport network, particularly in terms of emergency services, and has been identified as having significant potential to be developed to accommodate a flying school for ballooning, small aircraft pilot training. There are chartered flights available at the Northam Aerodrome. .</li> <li>• It is not considered that there will be a short to medium term need to expand or upgrade the Northam Aerodrome to accommodate larger aircraft as there are other airports located within the Wheatbelt Region (for example Cunderdin) that are considered more suitable for this type of expansion.</li> <li>• There is an emergency helipad at the Northam Regional Hospital utilised for emergency transfers for the western Wheatbelt Region.</li> </ul>
<b>4.5.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to recognise transport's vital role in the future development of the Shire's economy and identify and protect existing and future proposed transport infrastructure.</li> <li>• Anticipated increases in the level of road transport arising from rapid expansion of the State's resource sector, continuing growth in interstate freight, rising agricultural production levels and other initiatives are expected to put additional pressure on the Shire's local road network resulting in deterioration of infrastructure and increased maintenance costs.</li> <li>• Continued producer and freight industry pressure for larger capacity trucks for grain and other commodity haulage and increasing community concern about the number and size of heavy haulage vehicles on the Shire's local road network.</li> <li>• General desire to see rail better utilised as an alternative freight carrier.</li> <li>• Need to quantify likely increases in future traffic on the local road network as an input to consideration of future road needs and funding requirements.</li> <li>• Need to plan for the final alignment of the proposed 'Orange Route' between Wooroloo and Clackline to help reduce vehicle traffic along Great Eastern Highway and provide a safer and more efficient route for the movement of vehicles.</li> <li>• Need to plan for required improvements and upgrades to the Shire's existing road and rail network as part of the State and Federal Government's recently announced \$352 million investment (\$3.1 million for the Shire of Northam area) in road and rail links in the Wheatbelt Region to help improve the efficiency of the State's grain freight network.</li> <li>• Need to address the current lack of local public transport in the Shire to help improve the community's mobility, particularly low income earners and the elderly.</li> <li>• Need to consider options for capitalising on the investment made in the Northam aerodrome by increasing the services offered and air traffic volumes. Any future expansion plans will, however, need to take into account existing and proposed surrounding land uses to avoid any potential land use conflict associated with potential aircraft noise. The Shire of Northam will need to collaborate with Shire of Cunderdin regarding its future airport services.</li> </ul>
<b>4.5.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To provide a comprehensive, well planned and integrated transport network that is safe, efficient, environmentally sensitive and meets the needs of all users.</li> </ul>
<b>4.5.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Identify and provide for the long term protection of significant transport infrastructure throughout the Shire.</li> <li>• Improve the efficiency, safety and quality of the Shire's transport network for the benefit of all users having regard for economic, environmental, social values and transportation needs.</li> <li>• Plan for the provision and delivery of transport services and infrastructure in the Shire in close consultation with the State and Federal governments and the local community having regard for the strategies included in the <i>Roads 2025 Regional Road Development Strategy – Wheatbelt North 2007</i> and the local government's <i>Plan for the Future 2010 to 2020</i>.</li> <li>• Facilitate and accommodate an increase in air traffic volumes at the Northam aerodrome by increasing the services offered, improving utilisation of the existing facilities and creating opportunities for the establishment of complementary land uses subject to due consideration of potential impacts associated with the aerodrome's continued operation to reduce any</li> </ul>

potential land use conflicts.

#### 4.5.5 Actions

- Identify the location and extent of all existing and proposed transport infrastructure in the Shire on the Local Planning Strategy map including State roads, significant local government roads, railway corridors and the Northam aerodrome. **(IMMEDIATELY)**
- Classify Great Eastern Highway as 'Regional Road' in the Local Planning Strategy and 'Regional Road' Reserve in Local Planning Scheme No.6. **(IMMEDIATELY)**
- Classify Northam – Toodyay Road, Northam – Pithara Road, Northam – York Road and Great Southern Highway as 'Major Road' in the Local Planning Strategy and 'Major Road' Reserve in Local Planning Scheme No.6. **(IMMEDIATELY)**
- Classify all existing operational railway corridors in the Shire as 'Railway' Reserve in Local Planning Scheme No.6. **(IMMEDIATELY)**
- Classify all land comprising the Northam aerodrome as 'Public Purposes' reserve with the designated purpose 'Airport' in Local Planning Scheme No.6. **(IMMEDIATELY)**
- Incorporate provisions in Local Planning Scheme No.6 to guide and control the development of land immediately adjacent to roads classified 'Regional Road' and/or 'Major Road' in the Local Planning Strategy and Local Planning Scheme No.6. **(SHORT TERM)**
- Prepare, adopt and regularly review local planning policies to establish a hierarchy for local roads to accommodate special transport needs and ensure that all future development improves the efficiency, safety and quality of the Shire's transport network for the benefit of all users. **(SHORT TERM & ONGOING)**
- Work with the State and Federal governments, Main Roads WA and the local community to implement the road strategy recommendations contained in the *Roads 2025 Regional Road Development Strategy – Wheatbelt North 2007*. **(ONGOING)**
- Continue to pursue the local government's road infrastructure management program as provided for in its *Plan for the Future 2010 to 2020*. **(ONGOING)**
- Work with the State and Federal governments, Main Roads WA and the local community to formulate and implement strategies aimed at minimising conflicts between heavy haulage vehicles and light local and tourist traffic including development of the proposed 'Orange Route' between Wooroloo and Clackline. Relocation of the heavy haulage assembly area to the west of the Shire of Northam. **(LONG TERM)**
- Support and encourage the proposed upgrading and increased use of rail infrastructure in the Shire to improve the efficiency of the State's grain freight network for bulk haulage. **(ONGOING)**
- Investigate options to provide an efficient, affordable and sustainable local public transport service in the Shire. Increase the efficiency and the effectiveness of the existing public transport (Avon Link and TransPerth services to Wundowie townsite). **(SHORT TO MEDIUM TERM)**
- Investigate the suitability for development surrounding the Northam Aerodrome having regard for the need to provide suitable buffers surrounding the aerodrome. **(SHORT TERM & ONGOING)**
- Prepare a detailed assessment of the Aerodromes flight requirements including a noise modelling study to further define land use planning requirements. **(SHORT TERM)**
- Support and encourage the increased and efficient usage of the Northam aerodrome and create opportunities for the establishment of compatible and complementary land uses within and adjacent to the aerodrome including, but not limited to, a flying school for international pilots. **(SHORT TERM & ONGOING)**
- Review local and regional transport strategies on a regular basis in consultation with the local community taking into account changing economic, environmental, social values and transportation needs within the Shire and the region generally. **(ONGOING)**
- Notionally identify the proposed Perth-Adelaide Highway on the strategy maps to assist with the rezoning and development proposals in these areas. **(IMMEDIATELY)**

## 4.6 TELECOMMUNICATIONS

<b>4.6.1 Profile</b>	<ul style="list-style-type: none"> <li>The Shire of Northam is served by a wide range of telecommunication services including fixed line phones, internet access, television and radio. Services are concentrated in the Shire's main settlements where demand is greatest.</li> <li>The Shire has access to the national phone network via a system of arterial optical fibre cables and digital exchanges. The Shire is also covered by digital mobile and satellite phone services.</li> <li>Two-way radio is another form of communication used in remote areas of the Shire. The Shire has a directory of two-way radio users and an emergency channel with a repeater station to provide emergency coverage throughout its municipal area.</li> </ul>
<b>4.6.2 Key Issues</b>	<ul style="list-style-type: none"> <li>Need to recognise that changing communications technology is changing the way communities do business and that there is increasing demand for home based businesses.</li> <li>Need to ensure that telecommunications infrastructure is designed and installed in a manner that facilitates the protection of local environments and does not have negative impacts on local character and amenity.</li> <li>Need to ensure that the local government planning framework facilitates the effective and efficient development of new telecommunications infrastructure, avoids lengthy and litigious approval processes and is sufficiently flexible to accommodate the development of new home based business activities.</li> <li>Need to ensure that the Black Spots of the digital mobile coverage are filled.</li> </ul>
<b>4.6.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To provide affordable, state of the art and equitable telecommunication services to the Shire in a timely manner that are sensitive to economic, social, environmental and technical conditions and help to maximise opportunities for economic growth and development.</li> </ul>
<b>4.6.4 Strategies</b>	<ul style="list-style-type: none"> <li>Encourage and facilitate the timely and effective provision of state of the art telecommunications infrastructure that is available to the whole community on a cost-competitive basis.</li> <li>Ensure that telecommunications infrastructure is located, sited and designed so as to minimise negative impacts on the character and amenity of local environments.</li> <li>Maximise opportunities for the development of new businesses in the Shire that utilise modern communications technology, including home based businesses, subject to maintaining the character and amenity of local environments.</li> </ul>
<b>4.6.5 Actions</b>	<ul style="list-style-type: none"> <li>Continue to liaise and work with telecommunications service providers to facilitate the timely and effective provision of affordable, state of the art telecommunications technology in the Shire. <b>(ONGOING)</b></li> <li>Work with relevant authorities to have new towers installed in appropriate places to assist in the increased coverage at no cost to the Shire of Northam. <b>(IMMEDIATELY)</b></li> <li>Include 'Telecommunications Infrastructure' as a use class in the Zoning Table of Local Planning Scheme No.6 and classify it as a discretionary use in all zones to enable assessment of the suitability of a given site for such use and ensure that that siting and design of infrastructure are acceptable. <b>(IMMEDIATELY)</b></li> <li>Prepare, adopt and regularly review a local planning policy which clarifies the local government's planning application and assessment procedures for the development of telecommunications infrastructure and establishes the local government's principles and guidelines for the location, siting and design of telecommunication infrastructure in the Shire. <b>(SHORT TERM)</b></li> <li>Continue to work with television service providers to upgrade television services throughout the Shire (translator for 7, 9 and 10). <b>(IMMEDIATELY)</b></li> <li>Engage with the Federal Government relating to the roll out of the National Broadband Network. <b>(IMMEDIATELY)</b></li> </ul>



## 4.7 WASTE MANAGEMENT

<b>4.7.1 Profile</b>	<ul style="list-style-type: none"> <li>The Shire of Northam operates an approved and licensed 'Class 2' putrescible landfill site developed on Crown land (i.e. Reserve 26840) immediately adjacent to the northern boundary of the Northam townsite with direct frontage and access to Old Quarry Road. This facility receives solid and putrescible waste generated in the Shires of Northam, York and Toodyay and provides for the collection and processing of some recyclable materials. It is also licensed as a liquid waste facility and receives septage wastes from leach drains and grease traps. The entire facility is licensed to receive up to 50,000 tonnes of putrescible waste and up to 3,000 tonnes of liquid waste annually and is estimated to have a lifespan of at least 50 years.</li> <li>The Shire of Northam also operates an approved and registered 'Class 2' landfill site on Crown Land Reserve 25796 approximately 3 kilometres south of the Wundowie townsite with direct frontage and access to Inkpen Road. This facility receives solid and putrescible waste and is estimated to have a lifespan of at least 15 years.</li> <li>The Shire of Northam previously operated solid waste disposal sites in Bakers Hill, Grass Valley and Wundowie which are no longer used for waste disposal purposes and have been decommissioned and rehabilitated.</li> <li>In 2009, nearly 300 tonnes of aluminium cans, steel cans, glass and plastic containers, cardboard and paper were collected at various recycling drop-off points around the Shire.</li> </ul>
<b>4.7.2 Key Issues</b>	<ul style="list-style-type: none"> <li>Need to recognise that all landfill sites in the Shire have potential to discharge nutrients and other pollutants to the environment directly by surface water flow or through leaching to groundwater and that contamination of groundwater by leachate from landfill sites is very difficult to remediate.</li> <li>Need to encourage the local community to generate less waste and recycle more in order to help reduce demand for any further development of waste disposal sites in the Shire.</li> <li>Need to consider the potential impact of waste disposal sites on land use and development on adjoining landholdings including the need to provide suitable buffer areas and establish suitable land use controls within these buffer areas.</li> <li>Need to take account of land capability, natural resources and existing or proposed adjoining land uses when planning for the expansion of existing waste disposal sites in the Shire or the development of any new sites in order to minimise negative environmental impacts and avoid land use conflicts.</li> </ul>
<b>4.7.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To minimise the amount of solid and putrescible waste produced in the Shire and to provide for the safe and effective management of all waste generated so as to not adversely affect community health, the amenity of adjoining land uses or the Shire's natural resources.</li> </ul>
<b>4.7.4 Strategies</b>	<ul style="list-style-type: none"> <li>Minimise the amount of waste produced in the Shire and the need for further expanded development of waste disposal sites.</li> <li>Provide for the safe, effective and environmentally sensitive management of all solid and liquid wastes produced in the Shire.</li> <li>Ensure that all future development and use of land within the buffer areas of existing or proposed waste disposal sites in the Shire is compatible with the long term operation of these facilities.</li> <li>Ensure that the existing closed waste disposal sites in Bakers Hill, Grass Valley and Wundowie are managed in accordance with the specific requirements of the Department of Environment and Conservation and all relevant legislation.</li> <li>Prohibit any further development of the closed waste disposal sites in Bakers Hill, Grass Valley and Wundowie pending completion of detailed structural and environmental health assessments and site remediation to acceptable standards.</li> </ul>
<b>4.7.5 Actions</b>	<ul style="list-style-type: none"> <li>Continue investment in campaigns to encourage recycling and waste minimisation throughout the Shire. <b>(ONGOING)</b></li> <li>Work with the Department of Environment and Conservation and the Western Australian Local Government Association to prepare and implement a waste management strategy for the Shire including performance monitoring of existing waste disposal sites. <b>(SHORT TERM)</b></li> <li>Identify on the Local Planning Strategy maps the location of all approved and registered waste disposal sites in the Shire including the location and extent of the Department of Environment and Conservation's recommended odour buffers. <b>(IMMEDIATELY)</b></li> <li>Identify the location of all approved and registered waste disposal sites in the Shire and classify them 'Public Purpose' Reserve in Local Planning Scheme No.6. <b>(IMMEDIATELY)</b></li> </ul>

- Prepare and implement suitable post-closure management plans for all closed solid waste disposal sites in the Shire. (**SHORT TERM**)

## 4.8 COMMUNITY SERVICES & FACILITIES

<b>4.8.1 Profile</b>	<ul style="list-style-type: none"> <li>• A wide range of community services and facilities are provided in the Shire by both public sector and non-government organisations. Most are located in the Northam townsite and include education, health, emergency, cultural and recreation services and facilities.</li> <li>• Community uses in the Northam townsite include a regional hospital, doctor surgeries, aged care services and accommodation, Wheatbelt Aboriginal Health Clinic, O'Connor Institute, 2 high schools (including a District high school), 4 primary schools, kindergarten, caravan park, Shire administration centre and works depot, 23 State government district offices and depots, post office, fire station, St Johns Ambulance depot, Police station, courthouse, community halls, churches, museum, railway station, regional library, playgrounds, showgrounds, playing fields, outdoor courts, equestrian facilities, recreation complex, outdoor swimming pool, gun club, bowling club, aerodrome and cemetery.</li> <li>• Due to their small resident populations, community uses in the Shire's other main settlements are generally limited to postal agencies, community halls, primary schools (Wundowie and Bakers Hill), recreation facilities and tourist information and parking areas.</li> <li>• There are also a significant number of community uses outside the Shire's main settlements including the Muresk Facility, various active and passive recreation facilities and tourist information and parking areas.</li> </ul>
<b>4.8.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to monitor changes in demand for community services and infrastructure in the Shire to facilitate the efficient provision and maintenance of an appropriate range of services and facilities and provide improved coordination between public and private sector service providers.</li> <li>• Need to promote community involvement in the planning and delivery of community services to secure the continuation of those services that may be threatened with rationalisation due to reduced funding or falling demand.</li> <li>• Need to acknowledge and foster autonomy of responsible local organisations prepared to raise funds and manage local halls, parks, etc.</li> <li>• Need to provide and maintain access to a range of education and training services and facilities to minimise the potential for population decline, particularly in younger age groups.</li> <li>• The increase in the percentage of people in the older age groups as well as a growing indigenous population has implications for the supply of various services and facilities, especially those related to housing and health. As such, there is a need to ensure that the provision of affordable accommodation, health and care services and facilities is given a high priority to help guard against population decline.</li> <li>• The dispersed nature of settlement in the Shire creates problems for servicing the community. Significant investment is required to provide and maintain an equitable range and level of services and facilities for the local community.</li> <li>• Need to establish a clear framework to ensure the efficient and effective provision of community services and facilities to meet the demand arising from new growth and development in the Shire, which includes provision for contributions for community infrastructure in accordance with SPP 3.6 Development Contributions for Infrastructure.</li> <li>• Need to work with relevant authorities to encourage the retention and use of the Muresk Facility.</li> </ul>
<b>4.8.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To facilitate the development of a vibrant community that has access to a wide range of services and facilities for all age groups, which help to foster a strong sense of community and attract people to live in the Shire.</li> </ul>
<b>4.8.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Facilitate the provision of a wide range of well planned and appropriately located community services and facilities that satisfy the needs and demands of the local community.</li> <li>• Promote coordination between different service providers and encourage the joint use and co-location of services and facilities.</li> <li>• Encourage community involvement in the planning and delivery of community services and facilities to help guard against the loss of services through rationalisation.</li> <li>• Provide and maintain access to a wide range of education and training services and facilities that benefit the growth of the whole community.</li> <li>• Facilitate the provision of a wide range of appropriately located accommodation, health and care services and facilities to cater for the needs of the Shire's elderly and indigenous populations.</li> </ul>

	<ul style="list-style-type: none"> <li>• Establish and apply a suitable framework to secure development contributions for the provision of community infrastructure as and when required.</li> <li>• Encourage Muresk Facility to be utilised for education purposes.</li> </ul>
<b>4.8.5 Actions</b>	<ul style="list-style-type: none"> <li>• Prepare social infrastructure inventories for the Shire's main settlements and monitor demand to identify the social infrastructure needs of the local communities. <b>(ONGOING)</b></li> <li>• Identify the location of all significant non-commercial community uses in the Shire on the Local Planning Strategy maps and classify these areas as 'Public Purpose' reserve with appropriate notations in Local Planning Scheme No.6. <b>(IMMEDIATELY)</b></li> <li>• Identify the location of all active and passive recreation areas within the Shire on the Local Planning Strategy maps and classify these areas as 'Recreation' reserve in Local Planning Scheme No.6. <b>(IMMEDIATELY)</b></li> <li>• Ensure that Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to enable the joint use, co-location and redevelopment of community facilities to accommodate the community's changing needs over time. <b>(ONGOING)</b></li> <li>• Provide opportunities for community participation in the planning, delivery and management of community services and facilities. <b>(ONGOING)</b></li> <li>• Promote the clustered development of aged accommodation, health and care facilities in central locations in the Northam townsite and the Shire's main settlements. <b>(ONGOING)</b></li> <li>• Work with the local indigenous population to plan for the provision of a range of services and facilities which serve their specific needs and requirements. <b>(ONGOING)</b></li> <li>• Facilitate the joint development of community services and facilities by both the public and private sectors and coordinate their planning and timely provision by ensuring a sufficient supply of suitably zoned and serviced land in the Shire's main settlements. <b>(ONGOING)</b></li> <li>• Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 to establish a clear framework to secure development contributions for the provision of community infrastructure and apply the provisions accordingly to ensure that suitable contributions are levied for all future development in new and established areas throughout the Shire. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Continue to work with relevant authorities and encourage the Muresk Facility to be utilised for education purposes. <b>(ONGOING)</b></li> </ul>

## 5.0 ENVIRONMENTAL PROTECTION & CONSERVATION STRATEGY

### 5.1 ENVIRONMENT & NATURAL RESOURCES

#### 5.1.1 Profile

- The Shire of Northam covers a total area of approximately 1,443 square kilometres and is located in the Mediterranean climatic region which is characterised by cool, wet winters and warm to hot, dry summers.
- Average maximum temperatures in the Shire range from 34°C in January to 16.7°C in July, while average minimum temperatures range from 17.4°C in February to 5.6°C in August.
- The Shire receives an average of 428mm of rainfall each year, of which, 353mm falls between May and November. Records indicate a decline in average May to November rainfall during the period 1925 to 1975 compared to 1976 to 2000.
- Geologically the Shire is situated on the Yilgarn Block which is over 2,500 million years old. As such, much of the Shire is underlain by ancient granite rock covered by lateritic soils usually no more than a few metres thick comprising sand, loam and clay with areas of lateritic gravel and occasional granite outcrops at the surface.
- The Shire contains two broad physiographic zones (i.e. the Darling Range Zone & Zone of Rejuvenated Drainage), each containing characteristic landforms, soil landscapes and vegetation.
- The Darling Range Zone covers an area of approximately 43,000 hectares in the western segment of the Shire and encompasses all land west of Warranine Brook near Clackline. It comprises an undulating dissected plateau with an average elevation of 340 metres AHD. More elevated hills are located around Wundowie (445 metres AHD) and Bakers Hill (408 metres AHD). Valley floors are usually broad and swampy with an average elevation of around 275 metres AHD. The majority of land in this zone belongs to either the Yalanbee or Leaver soil landscape units. The primary soil types in both units are buckshot gravels and yellow gravelly loamy sands with a moderate or moderately high potential for crop and pasture production. Potential drawbacks of these soils are compaction, non-wettability, wind and water erosion and soil acidification.
- The Zone of Rejuvenated Drainage covers an area of approximately 98,000 hectares and encompasses all land east of Warranine Brook Valley and the Nanamullen Brook near Clackline through to the eastern, northern and southern boundaries of the Shire. It has the most significant potential for broadacre agricultural production. The area can be divided into two distinct units. The area between Warranine Brook and the Avon River has steeper slopes (mostly greater than 5% with large areas in excess of 10%) and a higher proportion of rock outcrops and boulders than the eastern side. The area east of the Avon River has more gentle slopes (generally less than 5%) and its rocks have been more deeply weathered. The York soil landscape unit is the most important in this zone, covering 65,000 hectares on mid and lower slope positions. Its characteristic soil types are rocky red brown loamy sand, brownish grey granitic loamy sand and red brown doleritic clay loam. These soils have a moderate to moderately high potential for pasture and crop production and form the most important agricultural production area within the Shire. Potential drawbacks include wind and water erosion and soil acidification from the sustained use of nitrogenous fertilisers. The Qualing and Ewerts Soil Landscape Unit occupies 9,400 hectares on hill slopes ranging between 2 and 10% and is characterised by sand and loamy sand over yellowish clay with some gravel. It has a moderate to moderately high potential for cropping and pastures with potential limitations being water logging, salinity, compaction and erosion.
- The Shire of Northam lies in the South Western Botanical Province within two botanical districts:
  - The Darling Botanical District containing a portion of the Bannister and Darling (east) Vegetation Systems; and
  - The Avon Botanical District containing portions of the York and Goomalling Vegetation Systems.Each of these vegetation systems consists of a series of plant communities occurring in a mosaic pattern closely linked with topographic and soil features.
- With the advent of European settlement a significant proportion of native vegetation in the Shire has been cleared for broadacre agricultural production. It is now estimated that approximately 14% of the Shire's total land area remains covered by original native vegetation, some of which is known to comprise a number of Declared Rare and Priority Flora species.
- The clearing of vegetation, land degradation, introduction of domestic and feral animals

	<p>and changes to fire regimes have had a direct impact upon native animal species in the Shire. Of the 43 mammal species originally recorded, 17 are now extinct.</p> <ul style="list-style-type: none"> <li>• Common fauna species found in the Shire include the Western Grey Kangaroos, Red Heel Kangaroos, Possums, Bandicoots, Bobtail Lizards and Echidnas. The Shire also contains populations of endangered fauna species such as the Red-tailed Phascogale, Numbat, Quenda, Western Brush Wallaby and Carpet Python. Ninety species of birds have also been identified and although no extinctions are recorded, some of those dependent on native vegetation have declined whilst others have adapted to the agricultural landscape and increased in numbers. Few species of fish have been recorded with Cobbler being the only large fish and mullet and mosquito fish reported.</li> <li>• Thirteen (13) nature reserves comprising a total combined area of 4,120.8 hectares are situated in the Shire of Northam. These reserves are vested in the Conservation Commission of Western Australia for the purpose of protection of flora and fauna and are managed by the Department of Environment and Conservation (DEC). The DEC's management strategies are aimed at protecting the conservation values of these reserves and promoting biodiversity. Activities that are likely to have a detrimental impact on these values are not permitted.</li> <li>• A 3,831 hectare portion (i.e. approximately 5%) of State Forest Number 13 is also located within the Shire and vested in the Conservation Commission of Western Australia. This land traverses the common boundaries between the Shires of Northam, Mundaring and Toodyay and is commonly known as the Mundaring State Forest. The land is managed by the Department of Environment and Conservation (DEC) and the Water Corporation for both conservation and water supply purposes.</li> <li>• Reserves vested in the Conservation Commission of Western Australia and managed by DEC are noted as Nature Reserves on the Strategy maps.</li> <li>• Land currently comprising all or nearly all remnant vegetation and in private ownership is depicted as Conservation on the Strategy maps.</li> <li>• Areas identified as Areas of Environmental Significance on the Strategy Maps include SCA 1 - Avon and Mortlock Special Control Area and SCA 2 - Landscape Protection Special Control Area as defined in Part 6 of Local Planning Scheme No 6.</li> <li>• The Shire of Northam is located within the Avon Natural Resource Management Region. The Wheatbelt Natural Resource Management Incorporated, formerly known as the Avon Catchment Council Incorporated, is an independent community-based group providing community leadership for natural resource management in the Shire. It works in partnership with all tiers of government, regional organisations, industry, landowners, researchers, environmental and community groups to implement key projects and other initiatives that bring benefit and improvement to natural resources within the Avon River Basin (including the Shire of Northam). The Wheatbelt Natural Resource Management Incorporated has developed a regional strategy and investment plan that address significant environmental issues within the Avon River Basin and incorporates the environmental, social, and economic aspects of natural resource management.</li> </ul>
<p><b>5.1.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Need to consider and guard against the impacts of climate change / variability.</li> <li>• Need to consider seismic risk in the Shire given its location in the South West Seismic Zone.</li> <li>• Need to prevent any further large scale clearing of native vegetation in the Shire and provide for the remediation of existing degraded areas and avoidance of any further land degradation problems including rising groundwater, increased soil salinity and acidity, loss of biodiversity, wind and water erosion, soil compaction, sedimentation and waterlogging by implementing land management measures aimed at protecting and rehabilitating the Shire's natural environment.</li> <li>• Need to control land use and development within the area of influence of all waterways and wetlands in the Shire to ensure the protection and rehabilitation of these areas in the longer term.</li> <li>• Need to encourage and support the effective management of natural resources on Crown land within the Shire, in consultation with the vested authorities, to facilitate their sustainable use and protection in the long term.</li> <li>• Need to incorporate suitable provisions in the local planning framework that require proponents of development to demonstrate the environmental suitability of their proposals on the basis of land capability and suitability.</li> <li>• Need to encourage and support the community's initiatives with respect to land management to help ameliorate the impacts of land degradation.</li> <li>• Need to discourage landuse development and/or subdivision on privately owned land</li> </ul>

	recognised as Conservation on Strategy maps.
<b>5.1.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of current and future generations while providing appropriate development opportunities to promote the local economy.</li> <li>• Protect privately owned land recognised as Conservation on Strategy maps to provide for possible future inclusion into State Nature Reserves.</li> </ul>
<b>5.1.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Support the development of a climate change adaptation strategy and action plan to respond to the issue and potential impacts of climate change in the Shire.</li> <li>• Promote the planning and construction of cost effective earthquake resistant buildings and infrastructure.</li> <li>• Promote the planning, protection, management and sustainable use of the Shire's natural resources.</li> <li>• Identify all areas affected by or at risk of land degradation (which includes salinity, waterlogging, water erosion, wind erosion, soil acidification).</li> <li>• Ensure that land and soil is safeguarded and degradation does not occur.</li> <li>• Provide for the rehabilitation and revegetation of degraded land.</li> <li>• Facilitate the long term protection of areas of local and regional conservation significance in Crown ownership throughout the Shire.</li> <li>• Support land use change and development that demonstrates positive environmental outcomes or reduces the degree of negative impact on the environment.</li> <li>• Discourage landuse development and/or subdivision on privately owned land recognised as Conversation on the Strategy maps.</li> <li>• Promote and support community involvement in environmental groups and rehabilitation of the natural environment.</li> <li>• Facilitate a strategic approach for the long term protection of natural areas.</li> <li>• Use natural resource management as a tool to: <ul style="list-style-type: none"> <li>- assist in the protection, management and enhancement of the Shire's natural environment;</li> <li>- guide the local government in making decisions that contribute to sustainable outcomes; and</li> <li>- encourage community participation and interaction.</li> </ul> </li> <li>• Support and encourage community organisations that promote natural resource management such as catchment groups and land management associations.</li> </ul>
<b>5.1.5 Actions</b>	<ul style="list-style-type: none"> <li>• Investigate options for the development and implementation of a climate change adaptation strategy and action plan. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Ensure that all future development in the Shire has regard for earthquake hazard risk and is planned and constructed to minimise the potential for personal injury and damage to buildings and infrastructure. <b>(ONGOING)</b></li> <li>• Give due consideration to land capability and suitability when making decisions about the future use and development of land within the Shire that has potential to have significant negative environmental impacts. <b>(ONGOING)</b></li> <li>• Ensure that changes of land use and new development do not increase run-off, soil degradation, salinity levels or nutrient discharges to watercourses and wetlands by imposing suitable conditions on subdivision or development approvals. <b>(ONGOING)</b></li> <li>• Identify areas of local and regional conservation significance in Crown ownership throughout the Shire and classify them as 'Conservation' reserve in Local Planning Scheme No.6. <b>(IMMEDIATELY)</b></li> <li>• Support the preparation and implementation of management plans for public and privately owned land identified as being of high conservation value. <b>(ONGOING)</b></li> <li>• Prepare, adopt and regularly review local planning policies to control development affecting: <ul style="list-style-type: none"> <li>(i) native remnant vegetation;</li> <li>(ii) land liable to flooding or inundation;</li> <li>(iii) wetlands identified as being of international, national or state significance; and</li> <li>(iv) areas affected by land degradation. <b>(SHORT TERM)</b></li> </ul> </li> <li>• Incorporate provisions in Local Planning Scheme No.6 that can be applied both generally and specifically to facilitate the protection, management and sustainable use of the Shire's natural resources. <b>(IMMEDIATELY)</b></li> </ul>

- Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 specific to the Avon or Mortlock River systems and apply the provisions accordingly to ensure that any future development and use of land adjacent to these river systems is appropriately located, preserves their ecological values and landscape qualities and does not adversely affect their capacity to convey floodwaters or give rise to any further land degradation. (**IMMEDIATELY & ONGOING**)
- Promote and support integrated catchment management being undertaken by Wheatbelt Natural Resource Management Incorporated and local catchment groups by applying the environmental provisions of Local Planning Scheme No.6 in consultation with these organisations. (**ONGOING**)
- Request the Department of Agriculture and Food to provide:
  - (a) the Shire with information and mapping suitable for identifying those areas affected by or at risk of land degradation; and
  - (b) guidance on best practice remedial options for addressing land degradation, with the above information and mapping to be made available to Wheatbelt Natural Resource Management Incorporated and local catchment groups to facilitate use by farmers in farm management planning activities. (**SHORT TERM**)
- Consult with the Western Australian Local Government Association (WALGA) and Wheatbelt Natural Resource Management Incorporated to determine the feasibility and cost of preparing a local biodiversity strategy consistent with WALGA's Local Government Biodiversity Planning Guidelines to facilitate the protection and management of natural areas within the Shire. (**SHORT TERM**)
- Identify opportunities to seek the support of and funding for natural resource management activities in the Shire from State and Federal government sources where these are complementary to the provision of services by the local government. (**ONGOING**)



## 5.2 VISUAL LANDSCAPE PROTECTION

<p><b>5.2.1 Profile</b></p>	<ul style="list-style-type: none"> <li>• The differences in topography, landform and vegetation across the Shire are marked and contribute to a diverse visual landscape. Areas of highest scenic quality include:             <ul style="list-style-type: none"> <li>• The Avon and Mortlock River systems;</li> <li>• Major rock outcrops within the Avon Valley;</li> <li>• Nature reserves comprising vegetation with a diversity of species, height and density; and</li> <li>• The vistas and rural character viewed along major roadways, tourist routes and entries to settlements.</li> </ul> </li> <li>• The western portion of the Shire comprising the eastern slopes of the Darling Range falls within the 'Darling Plateau' landscape character type. It is characterised by the forested areas of the Darling plateau including the State forest. This is a dissected, rolling landscape, studded by domed granite outcrops and forests of gnarled jarrah with banksias and grass-trees. Within the jarrah forest there is a profusion of wildflowers in springtime, including the striking sky-blue <i>leschenaultia</i>.</li> <li>• The Avon Valley, which forms a central corridor through the Shire, and the area east of the Avon Valley comprising the Zone of Rejuvenated Drainage, falls within the 'Wheatbelt Plateau' landscape character type.</li> <li>• The Avon River, which generally runs north-south through the central part of the Shire, dissects the surface of the eastern slopes of the Darling Range with diverse valleys and irregular slopes. In river valley areas, flooded gum and paperbarks are common. Clearing for agriculture has taken place mainly on the red alluvial soils of the slopes and valleys.</li> <li>• The area east of the Avon River is dominated by agricultural land use with the natural vegetation having been extensively cleared. The landscape is gently undulating with broad fields and scattered remnants on the periphery, which become dominant landscape features. These remnants are common along fence lines and watercourses. York gum is the common tree in combination with low bushy jam. Wandoo, mainly on low to middle slopes, is also seen along roadsides as part of low woodland or isolated trees.</li> <li>• A key objective of the <i>Avon Arc Sub-Regional Strategy</i> is to maintain the open character of the rural landscape within the Shire and to conserve and enhance land with special conservation or landscape value.</li> <li>• The western and central portions of the Shire are identified in the <i>Avon Arc Sub-Regional Strategy</i> as having moderate to high visual landscape management value. The area east of the Avon River is identified as having moderate to low visual landscape management value.</li> <li>• The visual landscape in the Northam townsite is characterised by its attractive setting amongst a number of gently to moderately sloping, vegetated hills surrounded by an agricultural hinterland and numerous heritage buildings with a wide variety of architectural styles reflective of various eras of development in the town.</li> </ul>
<p><b>5.2.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Historically the rural areas of the Shire have been somewhat undervalued for their inherent visual and aesthetic character with landscape qualities often being overlooked by the local planning framework.</li> <li>• Community attitudes towards local rural landscapes are changing with a greater priority being placed on action to protect landscape values and changes to rural character.</li> <li>• The landscape qualities of the Shire contribute greatly to its sense of place and distinct local identity. There is a need to recognise the Shire's high landscape values and scenic qualities and the potential for these resources to attract residents and visitors to the Shire.</li> <li>• Need to ensure that highways, major roads and tourist routes, surrounds of townsites and other sensitive areas have their visual values maintained.</li> <li>• Increased pressure for land use change within the Shire in the future from more intensive agriculture, mining, commercial, industrial, tourism and rural living development has significant potential to have a negative impact upon local landscape character and quality.</li> <li>• Given the nature of the local landscape, it has limited capacity to absorb new activities that are inconsistent with its current visual character and qualities. As such, there is a need to control the siting and design of new development to ensure that those areas identified by the local community as having important landscape value are suitably protected. Areas of particular scenic landscape value worthy of protection include:             <ul style="list-style-type: none"> <li>• The Avon and Mortlock River systems;</li> <li>• Major rock outcrops within the Avon Valley;</li> <li>• The vistas and rural character viewed along major roadways; and</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Tourist Routes.</li> </ul>
<b>5.2.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Protect, conserve and enhance landscapes in the Shire with high scenic qualities for the benefit of current and future generations and encourage development which is sensitive to local landscape character and quality.</li> </ul>
<b>5.2.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Identify and protect landscapes with high natural resource values and encourage the restoration of degraded landscapes. Also identify roads that have landscapes requiring protection.</li> <li>• Consider the capacity of landscapes to absorb development and the need for careful planning, siting and design of new development in a way which is sensitive to local landscape character.</li> <li>• Ensure compliance with local-laws and planning provisions relating to land use and the appearance of property.</li> <li>• Require the preparation and submission of suitable landscape or visual impact assessments for development proposals that may impact upon sensitive local landscapes.</li> <li>• Avoid development in areas that may result in unacceptable environmental damage or negative impacts upon the visual character and qualities of the local landscape.</li> </ul>
<b>5.2.5 Actions</b>	<ul style="list-style-type: none"> <li>• Assess and map the visual resource values of the Shire in close consultation with the local community as time and resources allow. <b>(SHORT TERM)</b></li> <li>• Incorporate visual landscape planning into the Shire's local planning framework by including suitable provisions in Local Planning Scheme No.6 that can be applied both generally and specifically to facilitate the protection and enhancement of local landscape character and values. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 specific to the Avon or Mortlock River systems and apply the provisions accordingly to ensure that any future development and use of land adjacent to these river systems is appropriately located and preserves their ecological values and visual landscape qualities. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate 'Landscape Protection Special Control Area' provisions in Local Planning Scheme No.6 specific to the Avon or Mortlock River systems, the major rock outcrops within the Avon Valley and other areas in the Shire with high landscape values and scenic qualities and apply the provisions accordingly to preserve the visual amenity and landscape quality of these areas. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Prepare, adopt and regularly review a local planning policy to ensure that landscape or visual impact assessments for rezonings, subdivisions and development proposals that may impact upon sensitive local landscapes are undertaken in accordance with the methodology contained in the <i>Visual Landscape Evaluation Manual</i> published by the Western Australian Planning Commission. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Preservation of vistas on Roads and Highways including Great Eastern Highway along its full length, Great Southern Highway along its full length, Northam-Pithara Road, Northam-Toodyay Road, Northam-Cranbrook Road, Eadine Road (Kep Track), Clackline-Toodyay Road, Spencers Brook-York Road, Inkpen Road and Irishtown Road. Tourist routes including Katrine Road and Spencers Brook Road. <b>(IMMEDIATELY &amp; ONGOING)</b></li> </ul>

## 5.3 CONTAMINATED SITES

<b>5.3.1 Profile</b>	<ul style="list-style-type: none"> <li>• Land contamination is a serious environmental problem that has gained increased recognition in recent years. Contaminated land is broadly defined as land where hazardous materials or substances occur at concentrations that pose an immediate or long term hazard to human health or the environment.</li> <li>• A recent search of the Department of Environment and Conservation's Contaminated Sites database confirms that there are 14 known or reported contaminated sites in the Shire requiring remediation, the majority of which are located in the Northam and Wundowie townsites.</li> <li>• The Unexploded Ordnance Services Branch of the Fire and Emergency Services Authority (FESA) has confirmed that the area surrounding the Northam Army Camp has been used for military training purposes for several decades. In addition to the main Army camp, an area near Spencers Brook was previously used for RAAF ammunition storage while an area straddling the Shire's common boundary with the Shire of York formed an artillery range. Unexploded ordnance is therefore an issue in these areas that requires consideration in future land use planning.</li> <li>• Detailed information on the location, extent and severity of all contaminated land in the Shire is not currently known, however, anecdotal evidence suggests that a number of other sites may exist which might require remediation in the future.</li> </ul>
<b>5.3.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Given the potential impacts associated with the use of contaminated land, there is an urgent need to identify all land within the Shire that is or may be contaminated to minimise the risks to human health and the environment and to provide opportunity for its remediation.</li> </ul>
<b>5.3.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To ensure that any further land contamination in Shire is prevented and that all existing contaminated sites are identified, managed and remediated so as to avoid any negative impacts on human health or the natural environment.</li> </ul>
<b>5.3.4 Strategies</b>	<ul style="list-style-type: none"> <li>• Restrict land uses that have potential to cause land contamination.</li> <li>• Identify all areas in the Shire affected by contamination and establish a process to facilitate their rehabilitation for appropriate future land use.</li> </ul>
<b>5.3.5 Actions</b>	<ul style="list-style-type: none"> <li>• Ensure that land uses that may result in soil contamination such as the storage of chemicals, waste or liquid fuel are not permitted unless it can be demonstrated that the proposed activities will not result in contamination of land or adverse effects on future land use. <b>(ONGOING)</b></li> <li>• Identify the location of all contaminated sites within the Shire and prepare a map and register of these sites to provide for their future management and use in accordance with all relevant legislation. <b>(SHORT TERM)</b></li> <li>• Prepare, adopt and regularly review a local planning policy to ensure that any future development and use of land potentially affected by unexploded ordnance is referred to the Unexploded Ordnance Services Branch of the Fire and Emergency Services Authority (FESA) for review and comment prior to the issuance of planning approval by the local government. <b>(IMMEDIATELY &amp; ONGOING)</b></li> </ul>

## 5.4 BUFFER AREAS

<p><b>5.4.1 Profile</b></p>	<ul style="list-style-type: none"> <li>• Industry, infrastructure and special uses often generate a range of emissions of pollutants which have potential to cause adverse environmental impacts and land use conflict at or beyond their site boundaries. The determination and establishment of suitable buffer areas to provide for the separation of industrial and sensitive land uses is, therefore, required at an early stage in the planning process to ensure that amenity (i.e. environmental quality, health and safety standards) is maintained at acceptable levels.</li> <li>• Existing industry, infrastructure and special uses in the Shire which have potential to cause adverse environmental impacts and/or land use conflict include:             <ul style="list-style-type: none"> <li>• Abattoirs;</li> <li>• Aerodrome;</li> <li>• Cattle Feedlots;</li> <li>• Concrete Batching;</li> <li>• Extractive Industry;</li> <li>• Foundry;</li> <li>• General and Heavy Industry;</li> <li>• Grain Receival &amp; Storage Facilities;</li> <li>• Kennels;</li> <li>• Metal Fabrication;</li> <li>• Piggeries;</li> <li>• Power Supply;</li> <li>• Railway;</li> <li>• Rubbish Disposal Sites;</li> <li>• Rural Industry;</li> <li>• Speedway.</li> <li>• Stock Saleyards;</li> <li>• Telecommunications;</li> <li>• Wastewater Treatment Plant;</li> <li>• Water Supply;</li> </ul> </li> <li>• Land uses in the Shire considered to be potentially sensitive to emissions from industry, infrastructure and special uses include housing, hospital, hotels, motels, hostels, offices, training centres, retail outlets, caravan parks, schools, nursing home, child care facilities, shopping centres, playgrounds, public buildings and some types of storage and manufacturing facilities.</li> </ul>
<p><b>5.4.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>• The location and extent of buffer areas to existing industry, infrastructure and special uses in the Shire is not well defined or documented in the current local planning framework.</li> <li>• The current local planning framework has not always been effective in providing adequate separation of industrial and sensitive land uses and, thereby, avoiding adverse environmental impacts and land use conflicts.</li> <li>• There is a demonstrated need for more appropriate management and monitoring of local industries to ensure that emissions do not exceed acceptable levels at the outer boundary of their defined buffer areas.</li> <li>• Identification of the location and extent of recommended buffer areas and improved land use, management and monitoring controls are required to ensure the compatibility of future land usage in these areas and to minimise potential adverse environmental impacts and land use conflicts.</li> <li>• In the absence of a detailed land use planning study for the aerodrome, it is difficult to designate a specific buffer distance. A comprehensive land use study including a noise modelling impact study would determine the buffer distance requirements around the existing aerodrome.</li> <li>• The need for additional land for rural residential purposes surrounding the Northam Aerodrome should be carefully considered through the rezoning process in terms of constraining the development of existing land uses and limiting the development of other new land uses in the long term.</li> </ul>
<p><b>5.4.3 Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>• To ensure that all buffer areas in the Shire are clearly defined, secured and managed to protect industry, infrastructure and special uses from the encroachment of incompatible land uses and provide for the safety and amenity of land uses surrounding industry, infrastructure and special uses.</li> </ul>
<p><b>5.4.4 Strategies</b></p>	<ul style="list-style-type: none"> <li>• Protect sensitive land uses from industrial emissions by identifying and securing suitable buffer areas at an early stage in the planning process through the application of one or more</li> </ul>

	<p>appropriate legal, economic and/or town planning mechanisms.</p> <ul style="list-style-type: none"> <li>• Ensure that only compatible land uses are permitted to be developed within defined buffer areas.</li> <li>• Acknowledge the need for buffer areas to reflect the potential of individual enterprises to injuriously affect neighbouring properties.</li> <li>• Encourage and support the appropriate management and monitoring of industries to ensure that emissions do not exceed acceptable levels at the outer boundary of their defined buffer areas.</li> <li>• The need for additional land for rural residential purposes surrounding the Northam Aerodrome should be carefully considered through the rezoning process in terms of constraining the development of existing land uses and limiting the development of other new land uses in the long term.</li> <li>• Only support variations to previously defined or recommended buffer area boundaries where it is justified in a scientifically based site specific study and associated report.</li> </ul>
<p><b>5.4.5 Actions</b></p>	<ul style="list-style-type: none"> <li>• Identify the location and extent of a 500m buffer area around the abattoir and wastewater ponds at 'Linley Valley Abattoir' Lots 421 and 5485, Linley Valley Road, Wooroloo. <b>(IMMEDIATELY)</b></li> <li>• Identify the location and extent of buffer areas for all significant industry, infrastructure and special uses in the Shire on the Local Planning Strategy Maps having regard for the Environmental Protection Authority's Guidance Statement No.3, any scientifically based site specific studies and the outcomes from consultation with affected landowners and the relevant authorities. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Apply the general provisions of Local Planning Scheme No.6 to help define and secure buffer areas for all existing and proposed industry, infrastructure and special uses in the Shire and ensure that only compatible land uses are permitted to be developed within these areas. <b>(ONGOING)</b></li> <li>• Incorporate 'Special Control Area' provisions in Local Planning Scheme No.6 to identify land likely to be the subject of off-site impacts from all wastewater treatment plants operating in the Shire and ensure that the development and use of any land located within each plant's defined buffer area is compatible with any existing or proposed future development and use of that plant. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Where emissions within defined buffer areas for any industry, infrastructure or special use are deemed to exceed acceptable levels, work closely with the operator, Environmental Protection Authority, Department of Environment and Conservation and local community to help establish monitoring regimes and best practice approaches to emissions management. <b>(ONGOING)</b></li> </ul>

## 6.0 SETTLEMENT STRATEGY

### 6.1 URBAN DEVELOPMENT

#### 6.1.1 Profile

- The Shire of Northam contains seven (7) main established urban settlements (refer Figure 1) being:
  - Northam
  - Wundowie
  - Bakers Hill
  - Clackline
  - Grass Valley
  - Spencers Brook
  - Seabrook

- **Northam** is located in the central part of the Shire approximately 97 kilometres north-east of Perth at the confluence of the Avon and Mortlock Rivers. The area around Northam was first explored in 1830 and subsequently founded in 1833. Boundaries for the townsite were officially adopted in April 1836, but it was 1847 before any lots were surveyed, and 1849/50 before the first lots were sold.

In 1891 the State government announced that Northam would become the point of departure for Eastern Goldfields Railway line to Kalgoorlie. Northam soon became the gateway to the eastern goldfields and centre of development as railway lines, roads and the Goldfields Water Supply Scheme pipeline passed through the town. During the 1940s and 1950s extensive camps were established in Northam to accommodate displaced European refugees and immigrants.

Northam now has a resident population of around 7,000 people and contains approximately 2,400 dwellings. The town is identified in the Draft *Wheatbelt Regional Land Use Strategy* (WRLUS) as a 'Regional Centre'. Regional Centres are identified in the WRLUS as towns which act as major economic centres in the region, functioning as a service centre, transport hub and containing a high level of services and facilities which provide for the resident community and the region, including tertiary education centres, regional hospitals and a range of government services and are also major employment centres with a population of at least 5,000 people .

Notable features and characteristics of the town include:

- Its general rectangular shape comprising a total area of approximately 24 square kilometres;
- Its location on the banks of the Avon and Mortlock Rivers divide the town into three distinct segments;
- Its location at the junction of a number of standard, narrow and dual gauge railway lines and major distributor roads which radiate outward from the town in a north-south and east-west direction;
- The partly contained nature of the town formed by the recently constructed Great Eastern Highway Bypass along the northern boundary of the town, the potential detention centre planned for the western side of the town, the airport on the eastern side of the town and the uprising topography surrounding the town;
- The Great Eastern Highway Bypass provides a much safer and faster east-west transport route for heavy vehicles travelling through the region;
- Its predominantly grid pattern subdivision layout north, south and east of the Avon River;
- Ribbon-type commercial development along the town's main street (i.e. Fitzgerald Street) with a relatively distinct and recognisable town centre area;
- Its abundance of regional infrastructure and community services and facilities;
- A wide variety of buildings and styles reflecting distinct phases of development over the last 150 years including the second highest number of heritage buildings in Western Australia;
- A large variety of retail and commercial uses in the town centre area;
- A wide range of well developed recreation and community facilities and public open space throughout the townsite;
- A variety of light and service industry type uses in the eastern part of the townsite within a designated light industrial area with significant potential for further subdivision development;

- A substantial amount of low density residential development in the central part of the townsite on lots generally ranging in size from 750 to 1,250m<sup>2</sup> with a prevailing density code of R15/30;
  - Approximately 600 vacant residential zoned lots;
  - A disparity between codings and actual densities in the townsite.
  - Large tracts of undeveloped residential zoned land in the southern and western portions of the townsite with significant potential for further subdivision development;
  - Special residential development in the south-eastern part of the townsite on lots comprising an average area of approximately 5,000m<sup>2</sup>;
  - A significant number of small rural landholdings in the north-eastern segment of the townsite on previously cleared lots ranging in size from 2 to 6 hectares;
  - Its close proximity to Cooperative Bulk Handling's Northam grain handling and storage facility, the Water Corporation's Northam wastewater treatment plant, Holcim's hard rock quarry and the local government's regional landfill site, all of which are located immediately adjacent to the town's north-western boundary;
  - The Northam aerodrome developed on land in the north-eastern segment of the townsite caters for irregular light aircraft movements; and
  - Broadacre agricultural land of varying productive capacity immediately adjacent to the town's boundaries.
- **Wundowie** is located in the western part of the Shire approximately 70 kilometres north-east of Perth. The town was established following the State government's decision to establish a 10,000 tonne iron smelting and foundry works to help address the post World War II iron and steel shortage. Wundowie was chosen because of the iron ore deposits and forest resources in the area and its proximity to the railway, Great Eastern Highway and Kalgoorlie water supply pipeline.  
 Lots were surveyed in 1946 and the town was formally gazetted in 1947. Building of the town commenced in 1947 as the State Housing Commission erected 40 houses to provide suitable accommodation for local workers. The foundry commenced production in 1948 and the town's railway station was opened in 1949.  
 The locality of Wundowie has a resident population of approximately 1,370 people and comprises a total of 483 dwellings. The town is identified in the *Avon Arc Sub-Regional Strategy* as a 'Local Service Centre' providing for the daily needs and higher order services for the residents of the town and surrounding agricultural and rural living areas.  
 Other notable features and characteristics of the town include:
    - Its relatively remote location approximately 2 kilometres north of Great Eastern Highway;
    - A subdivision design layout based on English 'Garden City' design principles which is unique in Western Australia and one of a limited number of its kind in Australia;
    - A wide variety of buildings and styles reflecting distinct phases of development over the last 60 years including a small number of heritage buildings;
    - An expansive, well developed recreation precinct in the south-eastern part of the townsite;
    - A small, under-developed and poorly defined commercial and civic precinct in the central part of the townsite;
    - Low density residential development in the south-western, central and northern parts of the townsite on lots having an average area of approximately 1,100m<sup>2</sup> and a density coding of R20 and increasing to R20/30 in close proximity to the town centre area;
    - There is approximately 10 vacant residential zoned lots and a further potential 20 lots zoned for this purpose;
    - A small amount of light and service industrial development in the south-western part of the townsite near a recently established emergency services precinct;
    - An extensive green belt around the northern, eastern and western boundaries of the town comprising significant stands of native vegetation on reserved and unallocated Crown land which, combined with the varying natural topography, create a visually attractive natural setting;
    - The Wundowie Foundry located immediately adjacent to the southern boundary of the townsite; and
    - The Wundowie wastewater treatment plant located adjacent to the town's south-eastern boundary including its associated buffer area which traverses a small portion of the townsite.
  - **Bakers Hill** is located in the western part of the Shire approximately 73 kilometres north-east of

Perth between Wundowie and Clackline and is said to have been named in honour of an early settler. The town was originally known as Mount Baker in 1897 however its name was changed to Bakers Hill in 1902 to avoid confusion with Mount Barker. Bakers Hill was a station and siding on the second route of the Eastern Railway between Midland and Spencers Brook. This track was closed in 1966 when the new route through the Avon Valley was opened.

The locality of Bakers Hill has a resident population of approximately 640 people and comprises a total of 230 dwellings. The town is identified in the *Avon Arc Sub-Regional Strategy* as a 'Village Centre' providing for the daily needs of the residents of the town.

Other notable features and characteristics of the town include:

- Its direct frontage to Great Eastern Highway which runs east-west through the northern portion of the town creating a physical barrier between its northern and southern parts;
- A disused railway reserve which runs east-west immediately adjacent to the town's northern boundary;
- A variety of buildings and styles reflecting distinct phases of development over the last 100 years including a small number of heritage buildings;
- An expansive, well developed recreation precinct in the south-eastern part of the townsite comprising a pavilion, sports oval, tennis courts and nine hole golf course set amongst significant stands of native remnant vegetation;
- A small, under-developed and poorly defined commercial precinct in the north-eastern part of the townsite on the north side of Great Eastern Highway;
- Low density residential development in the north-eastern and central parts of the townsite on the south side of Great Eastern Highway on lots ranging in size from 1,100 to 2,000m<sup>2</sup> with a density coding of R10;
- Approximately 5 vacant residential zoned lots;
- A small amount of light industrial development in the south-eastern part of the townsite immediately south of the town's established recreation precinct;
- A large number of small rural landholdings in the western half of the townsite on extensively cleared lots ranging in size from 2 to 4 hectares;
- Numerous rural living lots of varying size within established estates both north and south of the townsite;
- Broadacre agricultural land of varying productive capacity in areas immediately adjacent to the town's boundaries; and
- A large hill located immediately adjacent to the townsite's south-western boundary comprising significant stands of native vegetation on private land which, combined with the varying natural topography within the town, creates a visually attractive natural setting.

- **Clackline** is located in the western part of the Shire approximately 80 kilometres north-east of Perth and 17 kilometres south-west of Northam. The settlement was originally established in the 1880s and the township gazetted in 1896. The town was an important junction for the Eastern Railway line to Northam and Toodyay. The discovery in 1898 of fine quality clay in the area led to the establishment of a brickworks known as the Clackline Refractory which manufactured and supplied bricks for the nearby pumping stations for the Goldfields Water Supply Scheme.

The locality of Clackline has a resident population of approximately 390 people and comprises a total of 145 dwellings. The town is identified in the *Avon Arc Sub-Regional Strategy* as a 'Village Centre' providing for the daily needs of the residents of the town.

Other notable features and characteristics of the town include:

- Its close proximity and controlled access to the new alignment of Great Eastern Highway which runs east-west along the town's northern boundary;
- Its close proximity to the Clackline Nature Reserve which is located on the north side of the new alignment of Great Eastern Highway;
- The highly variable topography and large stands of native remnant vegetation throughout most of the townsite;
- A small, under-developed and poorly defined commercial area in the central part of the townsite on the south side of Great Eastern Highway;
- A limited amount of low density residential development in the central part of the townsite on the south side of Great Eastern Highway on lots comprising an area of 1,100m<sup>2</sup> with a density coding of R10;



- No designated or developed industrial land;
  - Large areas of undeveloped Crown land in the central and eastern parts of the townsite originally set aside for community and recreational purposes;
  - A significant number of small rural landholdings in the western, southern and eastern parts of the townsite on extensively vegetated lots ranging in size from 1 to 2 hectares;
  - Numerous rural living lots of varying size within established estates both north and south of the townsite; and
  - Broadacre agricultural land of varying productive capacity in areas immediately adjacent to the town's eastern, southern and western boundaries.
- **Grass Valley** is located in the eastern part of the Shire approximately 13 kilometres east of Northam. The town was named after a local property of the same name established in 1833 by William Nairn. The Northam to Kalgoorlie Eastern Goldfields Railway line passes through the town and includes a crossing loop. The railway was built through the area in 1894 and opened for traffic in January 1895. Grass Valley was one of the original stations when the railway line opened and the government subsequently subdivided land in the area. Land for a townsite was set aside in 1898 with the townsite being formally gazetted later that year. The locality of Grass Valley has a resident population of approximately 390 people and comprises a total of 131 dwellings. The town is identified in the *Avon Arc Sub-Regional Strategy* as a 'Village Centre' providing for the daily needs of the residents of the town. Other notable features and characteristics of the town include:
    - Its close proximity and controlled access to Great Eastern Highway which runs east-west along the town's northern boundary;
    - Its location on the north side of the Northam to Kalgoorlie Eastern Goldfields Railway line which runs through the town in a generally east-west direction;
    - Its close proximity to the floodplain area of Grass Valley Brook, a small tributary of the Mortlock River along the town's north-eastern boundary;
    - The gentle topography which provides expansive views to the north and east from the majority of the town's lots across the shallow valley of the Grass Valley Brook;
    - The large stands of native remnant vegetation throughout most of the townsite;
    - Approximately 5 vacant residential zoned lots;
    - A variety of buildings and styles reflecting distinct phases of development over the last 100 years including a small number of heritage buildings;
    - A small recreation oval in the southern part of the townsite set amongst significant stands of native remnant vegetation;
    - A small, under-developed and poorly defined commercial and tourism precinct in the northern part of the townsite in close proximity to Great Eastern Highway;
    - Low density residential development in the central part of the townsite on lots comprising an average area of approximately 1,500m<sup>2</sup> with a density coding of R10;
    - No designated or developed industrial land;
    - Large areas of undeveloped Crown land in the central and western parts of the townsite originally set aside for community and recreational purposes;
    - A limited number of small rural landholdings in the western parts of the townsite on cleared lots comprising an area of 1 hectare;
    - A small number of rural living lots comprising an average area of approximately 2 hectares on the south side of the Northam to Kalgoorlie Eastern Goldfields Railway line, access to which is obtained via a high standard railway crossing which leads directly into the town;
    - Broadacre agricultural land of varying productive capacity in areas immediately adjacent to the town's boundaries;
    - Its close proximity to the Goldfields Water Supply Scheme pipeline south of the railway line;
    - Its close proximity to Cooperative Bulk Handling's Grass Valley grain handling and storage facility located within the railway reserve approximately 1 kilometre west; and
    - Its close proximity to the Avon Industrial Park located approximately 3 kilometres east.
  - **Spencers Brook** is located in the central-south part of the Shire approximately 95 kilometres east of Perth and 9 kilometres south-west of Northam. It was opened in 1886 as a stage of the Chidlow to Northam railway line and was an important junction point where the Eastern Railway continued to Northam and the Great Southern Railway continued to Wagin and Albany. Spencers Brook was the location of the railway tearooms and a watering tank tower which was a significant stop in the pre-1966 era of steam locomotives. The settlement is also

home to the historical Spencers Brook Tavern established in 1884.

The locality of Spencers Brook has a resident population of approximately 195 people and comprises a total of 44 dwellings. The settlement is identified in the *Avon Arc Sub-Regional Strategy* as a 'Village Centre' providing for the daily needs of the residents of the immediate locality.

Other notable features and characteristics of the settlement include:

- Its close proximity and controlled access to Spencers Brook Road which runs east-west through the central portion of the settlement creating a physical barrier between its northern and southern parts;
  - A disused railway reserve which also runs east-west through the central portion of the settlement and now forms part of the alignment of the Spencers Brook Road reserve area;
  - Its close proximity to the railway reserve comprising the Great Southern Railway located approximately 500 metres east;
  - Its location within the floodplain area of Spencers Brook on the north side of Spencers Brook Road which includes a large number of undeveloped lots ranging in size from 500 to 3,500m<sup>2</sup>;
  - The gentle topography and limited stands of native remnant vegetation throughout most of the settlement;
  - Approximately 10 vacant residential zoned lots;
  - A small amount of low density residential development on the northern and southern sides of Spencers Brook Road on lots ranging in size from 700 to 2,000m<sup>2</sup> with a density coding of R10;
  - Two commercial lots on the north side of Spencers Brook Road comprising the heritage listed Spencers Brook Tavern;
  - No other retail or commercial outlets;
  - No designated or developed industrial land;
  - No designated or developed public open space; and
  - Broadacre agricultural land of varying productive capacity in areas immediately adjacent to the settlements boundaries.
- **Seabrook** is located in the central part of the Shire approximately 100 kilometres east of Perth and 7 kilometres south-east of Northam. The Northam to Kalgoorlie Eastern Goldfields Railway line passes the northern boundary of the settlement. The railway was built through the area in 1894 and opened for traffic in January 1895. Seabrook was one of the original stations when the railway line opened and the government subsequently subdivided land in the immediate area.

The locality of Seabrook has a resident population of approximately 120 people and comprises a total of 40 dwellings. The settlement is identified in the *Avon Arc Sub-Regional Strategy* as a 'Village Centre' providing for the daily needs of the residents of the immediate locality.

Other notable features and characteristics of the settlement include:

- Its location approximately 1 kilometre east of the Northam-York Road and immediately north of Muluckine Road which is the primary access road to the settlement;
- Its close proximity to the railway reserve comprising the Eastern Goldfields Railway line located approximately 400 metres north;
- Its close proximity to the Mortlock River East which traverses the settlement's western boundary from north to south;
- A large, undeveloped recreation reserve adjacent to the eastern boundary of the settlement which contains significant stands of native remnant vegetation;
- The gentle topography and limited stands of native remnant vegetation throughout most of the settlement;
- A small amount of low density residential development on the northern side of Muluckine Road on lots ranging in size from 1,000 to 1,400m<sup>2</sup>;
- No designated or developed commercial or industrial land;
- A large vacant tract of land in the centre of the settlement with potential for further subdivision development; and
- Broadacre agricultural land of varying productive capacity in areas immediately adjacent to the settlements boundaries.

## 6.1.2 Key Issues

### General

- The current local planning framework used to guide and control land use and development in the Shire's seven (7) main established urban settlements has generally been effective in providing for the separation of conflicting land uses and ensuring some level of consistency in terms of development outcomes. Notwithstanding this fact, there is a need to review, consolidate and update various elements of the current framework as this applies to existing and proposed urban areas having regard for community aspirations and contemporary town planning and environmental principles, standards and policies.
- Need to ensure that the local planning framework is sufficiently flexible and capable of accommodating a wide variety of land uses in urban areas subject to the preservation of local amenity, character, safety and heritage values.
- Need to ensure an adequate supply of suitably zoned, serviced and affordable land in the Shire's established urban settlements to provide the competitive advantage needed to attract new investment and maximise opportunities for economic development and growth in the future.
- Need to provide for the coordinated planning, development and release of urban land in the Shire's established settlements in accordance with approved Structure Plans.
- Need to ensure the efficient and effective provision of public infrastructure and community services and facilities to meet the demands arising from new development in the Shire's established settlements.
- Need to develop a consistent and transparent framework for securing development contributions for the provision of public infrastructure and facilities in new and established urban areas in the Shire's main settlements.
- Need to find ways of either reducing or subsidising the cost of providing essential service infrastructure in the Shire's main settlements in the future to encourage investment and help maintain the affordability of vacant urban land.
- Need to support the growth of Bakers Hill, Clackline, Spencers Brook, Seabrook and Grass Valley to create opportunities for infill development within these settlements.
- Need to identify those portions of the relevant railway reserves within the Shire's main settlements which are surplus to future operational requirements and provide opportunity for the development of these areas for the benefit of the local community and the travelling public.
- Need to encourage and provide incentives for the development of affordable, high quality and sustainable housing.
- Need to address a number of townscape and visual amenity issues in the Shire's main settlements.
- Need to ensure the long term conservation and protection of significant stands of native vegetation on all land within and immediately adjacent to the Shire's established settlements not required for future urban development.
- Need to ensure that all future development and land use change in the Shire's main settlements occurs with due regard for heritage values and provides for the long term protection and preservation of heritage buildings and places for the benefit of current and future generations.
- Need to maintain long term opportunities for future expanded urban development in the most suitable areas immediately adjacent to the Shire's main settlements by retaining the current broadacre agricultural uses and guarding against any form of development which serves to undermine or constrain its urban potential.
- Need to investigate "Rural Townsite" zones for Clackline, Spencers Brook and Grass Valley to encourage small business opportunities such as a corner deli, light commercial activities, home stores, offices, consulting rooms and family day care together with higher density residential development to a density code of R30 subject to the provision of reticulated sewerage.

### Northam

- The Northam townsite's urban form is fragmented, spread out and in need of greater focus. Given the size of the town and the complexities of its current urban form, there is a need to establish a clear, precinct based strategic planning framework to guide all future development and growth in the town in a more focused and sustainable manner for the benefit of current and future generations.
- Need to encourage and provide opportunity for the revitalisation of various areas in the Northam townsite that have fallen into decline as a result of changes to the pattern of land

use arising from investment in a number of strategic infrastructure projects over many years. Areas within the townsite identified as having significant potential for revitalisation and redevelopment include:

- Minson Avenue, Fitzgerald Street and Wellington Street East in the town centre area including the old Northam hospital site on the corner of Wellington and Gairdner Streets;
  - The area surrounding the Northam Railway Station along Peel Terrace;
  - The old St Christopher's hostel site on Inkpen Street;
  - The old railway station and disused railway land located at the western end of Fitzgerald Street and Wellington Street West;
  - The old 'Victoria Oval' is contained within the street block bounded by Charles, Duke, Gairdner and Wellington Streets;
  - Numerous serviced residential lots with dual road frontage in West Northam;
  - A number of old public housing areas throughout the townsite;
  - A number of laneways within the townsite provide the opportunity for infill redevelopment;
  - The Northam aquatic centre on Mitchell Avenue; and
  - Numerous rural smallholdings located adjacent to the Northam aerodrome and Northam race course.
- Need to maintain and reinforce the Northam townsite's function and role as a 'Regional Service Centre' with a distinct and recognisable town centre area.
  - Need to consider the future demand for additional commercial zoned land in the town including the designation of a clearly defined town centre area and small neighbourhood shopping precincts.
  - Need to encourage and provide opportunity for the development of a wide range of commercial uses in the town, in appropriate locations, having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
  - Need to consolidate the current 'Business', 'Local Centre' and 'Town Centre' zoning classifications applicable to all commercial land within the townsite by applying a single, all inclusive 'Commercial' zoning classification to these areas with a consistent set of development provisions and standards that can be applied to all future commercial development in the town.
  - The designated light industrial area in the eastern part of the Northam townsite contains large areas of suitably zoned land to accommodate the establishment of a wide range of light and service industry type uses. Current supplies of vacant, suitably serviced industrial lots in this area are, however, limited and posing a significant constraint to the establishment of new businesses and the creation of associated employment opportunities.
  - Development potential is dominated by under developed lots within the town as well as current servicing potential for water and sewer. These servicing restrictions, and the cost of reticulating service extension, remain the greatest barriers for new residential subdivision. They need to be considered in comparison to the relatively low cost of infill development on vacant residential lots (or demolishing low quality housing).
  - Current supplies of vacant, suitably zoned and serviced residential land in the Northam townsite are considered insufficient to meet long term demand to 2031 as outlined in the Shire's adopted Northam Regional Centre Growth Plan.
  - The potential for increases in density of existing low density residential areas, particularly the land south of Throssell Street, and consolidation of areas designated for urban development will further increase residential development capacity and reduce the need for the long term provision of new 'Residential' zoned land.
  - Given the high costs associated with developing residential land, there is a need to encourage consolidated residential development in close proximity to the town centre area, including some mixed use development, where significant opportunities for higher density residential development exist, particularly to accommodate the housing requirements of a growing aged population.
  - The small rural landholdings located adjacent to the Northam Aerodrome are not considered to be suitable for an aviation theme subdivision, given their location within the Northam Aerodrome buffer area. In addition, the land is in private ownership and issues associated with the interface with the airport and how this would be managed is of concern.
  - Land to the adjacent east of the existing Northam race course has been identified as having significant potential to be developed as a possible equestrian theme residential estate

comprising residential dwellings and associated equestrian facilities to accommodate the training and stabling of horses. There is, however, a need to carefully plan for the development of this area for such purposes to ensure reasonable standards of amenity, character and safety.

- Need to take account of current planning guidelines for the 1:100 floodway along those portions of the Avon and Mortlock Rivers that dissect the Northam townsite and ensure that any future land use and development in the town has due regard for and does not compromise the ecological values of these rivers and their associated riparian zones or adversely alter their capacity to convey floodwaters.
- The need for additional land for rural residential purposes surrounding the Northam Aerodrome should be carefully considered through the rezoning process in terms of constraining the development of existing land uses, and limiting the development of other new land uses in the long term.
- Need to ensure that all future urban development in the Northam townsite has due regard for the constraints imposed by the following established land uses:
  - the Great Eastern Highway Bypass;
  - the Eastern Goldfields and Great Southern Railway lines;
  - Cooperative Bulk Handling's Northam grain handling and storage facility;
  - the Water Corporation's Northam wastewater treatment plant;
  - Holcim's hard rock quarry;
  - the Northam regional landfill site;
  - the Northam Aerodrome; and
  - the Northam cemetery.
- Need to recognise and address the following land use management issues in the Northam townsite through the formulation and application of suitable local planning scheme provisions and policies:
  - stormwater drainage management throughout the town;
  - the provision of adequate car parking, particularly in the town centre area;
  - standards for mixed use development in appropriate locations within the townsite;
  - standards for residential development on corner lots;
  - the parking of commercial vehicles in residential areas;
  - the establishment of home occupations and home based businesses in residential areas;
  - the development and use of outbuildings in residential areas;
  - the stabling of horses in residential areas;
  - the use of relocated and transportable dwellings; and
  - the development and use of outbuildings on vacant land.

#### **Wundowie**

- Need to maintain and reinforce the Wundowie townsite's function and role as a 'Local Service Centre' with a distinct and recognisable town centre area.
- Need to consider and plan for the likely impacts associated with the proposed new Perth-Adelaide National Highway immediately south of the Wundowie townsite including the development of clearly defined, safe and easily accessible entry points into the town.
- Need to respect and maintain the current 'Garden City' subdivision design theme when planning for any future subdivision development in the townsite and ensure that this design theme is reflected in any future Structure Plan/s.
- Need to encourage and provide opportunity for the revitalisation of the Wundowie town centre area including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Current supplies of vacant, suitably zoned and serviced residential land in Wundowie are sufficient to meet short term demand, however, there is a need to ensure an adequate supply of vacant residential land in the medium to long term future to provide opportunity for the development of a variety of lot sizes and housing types. Existing unallocated Crown land in the northern part of the townsite has been identified as the preferred location for future low density residential development, however, rezoning and structure planning is required prior to any further subdivision of this land for residential purposes.

- A portion of vacant Crown land on the northern side of the existing settlement has potential for further residential development to provide for long term requirements. This should be retained as vacant Crown land until such time as the land is required. It will subject to revised structure planning that specifically addresses: consideration of significant flora and fauna; and topography.
- Expansion of the townsite to the east to be subject to rezoning and structure planning requirements with consideration of the adjacent wastewater treatment plant buffer.
- Need to recognise substantial community uses within the townsite.
- Commercial land to be consolidated to provide for a townsite with a potential total population of approximately 2000 persons and surrounding rural residential areas.
- Has the potential to accommodate a total population of approximately 2000 persons.
- Given the high costs associated with developing residential land, there is a need to support and encourage consolidated residential development in close proximity to the town centre area where significant opportunities for higher density residential development exist, particularly to accommodate the housing requirements of a growing aged population.
- Current supplies of vacant, suitably serviced light industrial land in Wundowie are limited and posing a constraint to the establishment of new businesses and the creation of associated employment opportunities.
- Industrial zoned land within and around the Wundowie Foundry is underutilised and could be consolidated through the subdivision/amalgamation process to create opportunity for the development and release of additional light industrial lots to satisfy future anticipated demand.
- Two large tracts of existing industrial and rural zoned land located immediately adjacent to the town's eastern boundary outside the designated buffer area for the Wundowie wastewater treatment plant have been identified as a 'Development Investigation Area'. The area may have potential to be developed as a residential and/or light industrial precinct enabling small business operators to live and work on the same property. There is, however, a need to carefully plan for the development of these areas for such purposes to ensure reasonable standards of amenity, character and safety.
- The large tract of existing industrial zoned land located immediately adjacent to the town's eastern boundary within the designated buffer for the Wundowie wastewater treatment plant has been identified as having significant potential to be developed for light industrial purposes. Notwithstanding this potential, there is a need to ensure that the future development and use of this land is compatible with the long term operation of the wastewater treatment plant.
- Need to give due consideration to bush fire risk and hazard management within and adjacent to the Wundowie townsite when planning for future development and growth given the significant stands of native vegetation.
- Need to address current stormwater drainage management issues in the Wundowie townsite through application of the best management practices of water sensitive urban design.

#### **Bakers Hill**

- Need to maintain and reinforce the Bakers Hill townsite's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Need to ensure that all future urban development in Bakers Hill has regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Need to consider and plan for the likely impacts associated with the proposed new Perth-Adelaide National Highway immediately north of the Bakers Hill townsite including the development of clearly defined, safe and easily accessible entry points into the town.
- The Great Eastern Highway runs through the town and a new access or frontage to the highway should be restricted until such time as the proposed Perth-Adelaide National Highway bypass to Bakers Hill is constructed;
- Existing commercial land in Bakers Hill is confined to a small number of lots on the north side of Great Eastern Highway within the designated town centre area, much of which is either vacant or under-developed.
- Need to encourage and provide opportunity for the revitalisation of the Bakers Hill town centre area including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and

buildings and places of cultural heritage significance.

- The current lack of vacant, suitably serviced light industrial land in Bakers Hill is proving to be a significant constraint to the establishment of new businesses and the creation of associated employment opportunities. As such, there is a need to investigate both demand and opportunities for the development of a designated light industrial area in a suitable location either within or in close proximity to the town.
- The development of a possible composite or development zone in close proximity to the Bakers Hill town centre area in the south-eastern and north-western parts of the townsite as a possible option to help revitalise the town centre and create opportunity for the establishment of new commercial type businesses within the town. There is, however, a need to carefully plan for the development of these areas for such purposes to ensure reasonable standards of amenity, character and safety.
- Current supplies of vacant, suitably zoned and serviced residential land in Bakers Hill are sufficient to meet short to medium term demand, however, there is a need to ensure an adequate supply of vacant residential land in the long term future to provide opportunity for the development of a variety of lot sizes and housing types. Existing privately owned land in the western half of the townsite on the south side of Great Eastern Highway has been identified as the preferred location for future low density residential development, however, rezoning and structure planning is required prior to any further subdivision of this land for residential purposes.
- The current 'Agriculture – Local' zoning classification applicable to the small rural landholdings in the western half of the townsite on lots ranging in size from 2 to 4 hectares is considered inappropriate given the current permissibility of land usage within this zone and the potential for future land use conflict. Given the size of these lots and their current general use for rural living purposes, the reclassification of these lots to 'Rural Residential' zone is considered beneficial and appropriate.
- Need to give due consideration to bush fire risk and hazard management within and adjacent to the Bakers Hill townsite when planning for future development and growth given the significant stands of native vegetation.
- Need to address current land degradation issues in the town previously identified in the Department of Agriculture and Food's *Bakers Hill Groundwater Study 2001* including increased salinity in Clackline Creek, rising water tables, water logging along drainage lines, hillside seeps, pavement failures on Great Eastern Highway, occasional localised flooding and the emergence of salt tolerant vegetation.

#### **Clackline**

- Need to maintain and reinforce the Clackline townsite's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Need to ensure that all future urban development in Clackline has regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Need to monitor and consider the impacts of the recently constructed Clackline bypass on the future development and growth of the Clackline townsite.
- Need to review and amend the current 'Local Scheme Reserve' classifications applicable to the Great Eastern Highway road reserve given the significant changes to the road reserve area arising from the recent construction of the Clackline bypass.
- Need to encourage and provide opportunity for the revitalisation of the Clackline townsite generally including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Need to consider the future demand for additional commercial zoned land in the town and the designation of a clearly defined town centre area given that supply is currently limited to only one privately owned and developed lot.
- Given the Clackline townsite's relatively close proximity to the Bakers Hill and Northam townsites, the need to identify and provide land for the development of a designated light industrial area is considered unnecessary.
- Need to investigate both demand and the local community's desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in the townsite as a possible option to help revitalise the town and create opportunity for the establishment of new commercial and light industrial type businesses.

- Current supplies of vacant, suitably zoned and serviced residential land in Clackline are limited and insufficient to meet short to medium term demand. The western portion of Crown Reserve 29179 originally set aside as a community hall site but never developed for this purpose has been identified as the preferred location for future low density residential development in the town. Rezoning and structure planning is, however, required prior to any further subdivision of this land for residential purposes.
- The current 'Agriculture – Local' zoning classification applicable to the small rural landholdings in the western, southern and eastern parts of the townsite on lots ranging in size from 1 to 2 hectares is considered inappropriate given the current permissibility of land usage within this zone and the potential for future land use conflict. Given the size of these lots and their current general use for rural living purposes, the reclassification of these lots to 'Rural Residential' zone is considered beneficial and appropriate.
- Need to give due consideration to bush fire risk and hazard management within and adjacent to the Clackline townsite when planning for future development and growth given the significant stands of native vegetation.

### **Grass Valley**

- Need to maintain and reinforce the Grass Valley townsite's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Need to ensure that all future urban development in Grass Valley has regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Need to ensure that all future urban development in Grass Valley has due regard for the constraints imposed by the current alignment and use of the Northam to Kalgoorlie Eastern Goldfields Railway line which runs through the town in a generally east-west direction.
- Need to encourage and provide opportunity for the revitalisation of the Grass Valley townsite generally including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Need to consider the future demand for additional commercial zoned land in the town and the designation of a clearly defined town centre area given that supply is currently limited to a small number of lots in the northern part of the townsite in close proximity to Great Eastern Highway.
- Need to investigate both demand and opportunities for the development of a designated light industrial area in a suitable location either within or in close proximity to the town to accommodate the establishment of new businesses and the creation of associated employment opportunities.
- The development of a possible composite residential/light industrial precinct on land comprising a number of small rural landholdings in the western part of the townsite is a possible option to create opportunity for the establishment of new light industrial type businesses within the town. There is, however, a need to carefully plan for the development of this area for such purposes to ensure reasonable standards of amenity, character and safety.
- Current supplies of vacant, suitably zoned and serviced residential land in Grass Valley are sufficient to meet short to medium term demand, however, there is a need to ensure an adequate supply of vacant residential land in the long term future to provide opportunity for the development of a variety of lot sizes and housing types. Existing privately owned land in the central southern part of the townsite on the north side of the Northam to Kalgoorlie Eastern Goldfields Railway line has been identified as the preferred location for future low density residential development, however, structure planning is required prior to any further subdivision of this land for residential purposes.
- The current 'Agriculture – Regional' zoning classification applicable to the small rural landholdings on the south side of the Northam to Kalgoorlie Eastern Goldfields Railway line on lots comprising an average area of approximately 2 hectares is considered inappropriate given the current permissibility of land usage within this zone and the potential for future land use conflict. Given the size of these lots and their current general use for rural living purposes, the reclassification of these lots to 'Rural Residential' zone is considered beneficial and appropriate.
- Need to ensure that any future development in the northern part of the Grass Valley townsite has due regard for and does not compromise the ecological values of the nearby Grass Valley Brook and associated riparian zone or adversely alter the capacity of the local



floodway to convey floodwaters.

- Need to give due consideration to bush fire risk and hazard management within and adjacent to the Grass Valley townsite when planning for future development and growth given the significant stands of native vegetation.

#### **Spencers Brook**

- Need to maintain and reinforce the Spencers Brook settlement's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Need to ensure that all future urban development in Spencers Brook has regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Need to review and amend the current 'Local Scheme Reserve' classification applicable to the Spencers Brook Road reserve given the significant changes to the road reserve area arising from the recent construction of the new alignment of Spencers Brook Road through the settlement.
- Need to encourage and provide opportunity for the revitalisation of the Spencers Brook settlement generally including the development of a range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Need to consider the future demand for additional commercial zoned land in the settlement and the designation of a clearly defined town centre area given that supply is currently limited to only two privately owned and developed lots in the northern part of the settlement comprising the heritage listed Spencers Brook Tavern.
- Given the Spencers Brook settlement's relatively close proximity to the Northam townsite, the need to identify and provide land for the development of a designated light industrial area is considered unnecessary.
- Need to investigate both demand and the local community's desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in Spencers Brook as a possible option to help revitalise the settlement and create opportunity for the establishment of new commercial and light industrial type businesses.
- Current supplies of vacant, suitably zoned and serviced residential land in the Spencers Brook settlement are considered sufficient to meet medium to long term demand. As such the provision of additional 'Residential' zoned land is considered unnecessary.
- Need to ensure that any future development in the northern part of Spencers Brook settlement has due regard for the potential flood risk in this area and does not compromise the ecological values of the nearby Avon River and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters.

#### **Seabrook**

- Need to maintain and reinforce the Seabrook settlement's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Need to ensure that all future urban development in Seabrook has regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- The current 'Agriculture – Regional' zoning classification applicable to all land within the Seabrook settlement is considered inappropriate given the current permissibility of land usage within this zone, the small lot sizes (i.e. 1,000 to 1,400m<sup>2</sup>) and the significant potential for future land use conflict. Given that most lots within the settlement have been developed for low density residential purposes, their reclassification to 'Residential' zone with a density coding of R10 is considered beneficial and appropriate.
- Need to encourage and provide opportunity for the revitalisation of the Seabrook settlement generally including the development of a range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Given the Seabrook settlement's close proximity to the Northam townsite, the need to identify and provide land for the development of a designated light industrial or commercial area is considered unnecessary.
- Need to ensure that any future development in the Seabrook settlement has due regard for

	<p>and does not compromise the ecological values of the nearby Mortlock River East and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters.</p>
<p><b>6.1.3 Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>To facilitate the development of Northam as the focus for urban growth and the development of attractive, functional, safe and sustainable urban settlements in the Shire that are well planned, comprehensively serviced and provide significant opportunities for the establishment of a wide variety of suitable land uses in an efficient, cost effective and timely manner.</li> </ul>
<p><b>6.1.4 Strategies</b></p>	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>Ensure that all future urban development is undertaken in accordance with the Shire's local planning framework and has due regard for community aspirations and contemporary town planning and environmental principles, standards and policies.</li> <li>Ensure that the local planning framework is sufficiently flexible and capable of accommodating a wide variety of urban land uses in the Shire's main settlements subject to the preservation of local amenity, character, safety and heritage values.</li> <li>Ensure adequate supplies of suitably zoned, serviced and affordable urban land in appropriate locations in the Shire's main settlements.</li> <li>Provide for the coordinated planning, development and release of urban land in the Shire's main settlements in accordance with approved Structure Plans.</li> <li>Ensure the efficient and effective provision of public infrastructure and community services and facilities to meet the demands arising from new development in new and established urban areas in the Shire's main settlements.</li> <li>Develop and apply a consistent and transparent framework for securing development contributions for the provision of public infrastructure and facilities in new and established urban areas in the Shire's main settlements.</li> <li>Establish a consistent and transparent framework for securing development contributions for the provision of public infrastructure and facilities in new and established urban areas in the Shire's main settlements.</li> <li>Ensure that development contributions for the provision of public infrastructure and community facilities to service the needs of residents in new and established urban areas in the Shire's main settlements are levied consistently by the local government and in accordance with an established development contribution framework.</li> <li>Encourage investment in urban development in the Shire's main settlements by finding ways of reducing and/or subsidising the cost of providing essential service infrastructure.</li> <li>Support the growth of Bakers Hill, Wundowie and Northam by creating opportunities for infill development within these settlements.</li> <li>Encourage and support the development of those portions of the railway reserves within the Shire's main settlements identified as being surplus to future operational requirements for the benefit of the local community and the travelling public.</li> <li>Ensure that all future urban development makes a positive contribution to the general appearance, character and amenity of the Shire's main settlements.</li> <li>Ensure that all future development and land use change in the Shire's main settlements occurs with due regard for heritage values and provides for the long term protection and preservation of heritage buildings and places for the benefit of current and future generations.</li> <li>Encourage and provide incentives for the development of affordable, high quality and sustainable housing.</li> <li>Ensure the long term conservation and protection of significant stands of native vegetation on all land within and immediately adjacent to the Shire's established settlements not required for future urban development.</li> <li>Maintain long term opportunities for future expanded urban development in the most suitable areas immediately adjacent to the Shire's main settlements by retaining current broadacre agricultural uses and guarding against any form of development which serves to undermine or constrain its urban potential.</li> </ul> <p><b><u>Northam</u></b></p> <ul style="list-style-type: none"> <li>Maintain and reinforce the Northam townsite's function and role as a 'Regional Service Centre' with a distinct and recognisable town centre area.</li> <li>Establish a clear, precinct based strategic planning framework to guide all future development and growth in the Northam townsite in a more focused and sustainable</li> </ul>

manner for the benefit of current and future generations.

- No further urban expansion areas should be considered for rezoning to 'Residential' within the Northam townsite in the short to medium term (2011-2021). Such areas may be identified for consideration in the long-term and if recommended in the Northam Regional Centre Growth Plan following its adoption.
- Direct a majority of urban growth within the Shire to the Northam townsite.
- Encourage subdivision and infill development of residential zoned land within the townsite to meet long term demand for vacant serviced land to 2031 as outlined in the Shire's adopted Northam Regional Centre Growth Plan.
- Encourage and provide opportunity for the revitalisation of various areas in the Northam townsite identified as having significant potential for revitalisation and redevelopment including but not limited to the following:
  - Minson Avenue, Fitzgerald Street and Wellington Street East in the town centre area including the old Northam Hospital site on the corner of Wellington and Gairdner Streets;
  - The area surrounding the Northam Railway Station along Peel Terrace;
  - The old St Christopher's Hostel site on Inkpen Street;
  - The old railway station and disused railway land located at the western end of Fitzgerald Street and Wellington Street West;
  - The old 'Victoria Oval' bounded by Charles, Duke, Gairdner and Wellington Streets;
  - Numerous serviced residential lots with dual road frontage in West Northam;
  - A number of old public housing areas throughout the townsite;
  - A number of laneways within the townsite which provide the opportunity for infill redevelopment;
  - The Northam Aquatic Centre on Mitchell Avenue; and
  - Numerous rural smallholdings located adjacent to the Northam race course.
- Assess the future demand for additional commercial zoned land in the Northam townsite including the designation of a clearly defined town centre area and small local centres.
- Encourage and provide opportunity for the development of a wide range of commercial uses in the Northam townsite in appropriate locations having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Encourage and support further subdivision development in the designated light industrial area in the eastern part of the Northam townsite to accommodate the establishment of a wide range of light and service industry type uses.
- Encourage and support consolidated residential development in close proximity to the Northam town centre area, including mixed use development.
- Consider the potential for the rezoning and development of the rural landholdings located adjacent east of the Northam race course for the purposes of an equestrian theme residential estate comprising residential dwellings and associated equestrian facilities to accommodate the training and stabling of horses subject to the preservation of local amenity, character and safety.
- Ensure that any future land use and development in the Northam townsite in close proximity to the Avon and Mortlock Rivers has due regard for current planning guidelines for the 1:100 floodway and does not compromise the ecological values of these rivers and their associated riparian zones or adversely alter their capacity to convey floodwaters.
- Ensure that all future urban development in the Northam townsite has due regard for the constraints imposed by the following established land uses:
  - the Great Eastern Highway Bypass;
  - the Eastern Goldfields and Great Southern Railway lines;
  - Cooperative Bulk Handling's Northam grain handling and storage facility;
  - the Water Corporation's Northam wastewater treatment plant;
  - Holcim's hard rock quarry;
  - the Northam regional landfill site;
  - the Northam Aerodrome; and
  - the Northam cemetery.
- Recognise and address the following land use management issues in the Northam townsite

through the formulation and application of suitable local planning scheme provisions and policies:

- stormwater drainage management throughout the town;
- the provision of adequate car parking, particularly in the town centre area;
- standards for mixed use development in appropriate locations within the townsite;
- standards for residential development on corner lots;
- the parking of commercial vehicles in residential areas;
- the establishment of home occupations and home based businesses in residential areas;
- the development and use of outbuildings in residential areas;
- the stabling of horses in residential areas;
- the use of relocated and transportable dwellings; and
- the development and use of outbuildings on vacant land.

#### **Wundowie**

- Maintain and reinforce the Wundowie townsite's function and role as a 'Local Service Centre' with a distinct and recognisable town centre area.
- Consider and plan for the likely impacts associated with the proposed new Perth-Adelaide National Highway immediately south of the Wundowie townsite including the development of clearly defined, safe and easily accessible entry points into the town.
- Respect and maintain the current 'Garden City' subdivision design theme when planning for any future subdivision development in the townsite and ensure that this design theme is reflected in any future Structure Plan/s.
- Encourage and provide opportunity for the revitalisation of the Wundowie town centre area including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Encourage and support consolidated residential development in close proximity to the Wundowie town centre area.
- Support the consolidation of existing industrial zoned land within and around the Wundowie Foundry through the subdivision/amalgamation process to create opportunity for the development and release of additional light industrial lots to satisfy future anticipated demand.
- Investigate the development potential of the large existing rural zoned land located immediately adjacent to the Wundowie townsite's eastern boundary outside the designated buffer area for the Wundowie wastewater treatment plant for the purposes of a residential and/or light industrial purposes. Consider opportunities which enable small business operators to live and work on the same property subject to the preservation of local amenity, character and safety.
- Encourage and support the development of the large tract of existing industrial zoned land located immediately adjacent to the Wundowie townsite's eastern boundary within the designated buffer for the Wundowie wastewater treatment plant for light industrial purposes subject to all future development and use of this land being compatible with the long term operation of the wastewater treatment plant.
- Ensure that all future development and growth in the Wundowie townsite has due regard for the existing bush fire risk and hazard management requirements.
- Ensure that all future development and growth in the Wundowie townsite has due regard for current stormwater drainage management issues and is undertaken in accordance with the best management practices of water sensitive urban design.

#### **Bakers Hill**

- Maintain and reinforce the Bakers Hill townsite's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Ensure that all future urban development in Bakers Hill has due regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Consider and plan for the likely impacts associated with the proposed new Perth-Adelaide National Highway immediately north of the Bakers Hill townsite including the development of clearly defined, safe and easily accessible entry points into the town.

- Encourage and provide opportunity for the revitalisation of the Bakers Hill town centre area including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Investigate both demand and opportunities for the development of a designated light industrial area in a suitable location either within or in close proximity to the Bakers Hill townsite.
- Investigate the development potential of the site immediately east and south of Tames Road as a possible residential and/or commercial precinct in close proximity to the Bakers Hill town centre area.
- Investigate the development potential of the site immediately north of Great Eastern Highway and east of Martin Street for possible residential and/or light industrial precincts. Consider the establishment of small business operators living and working on the same property subject to the preservation of local amenity, character and safety.
- Support the development of existing privately owned land in the western half of the Bakers Hill townsite on the south side of Great Eastern Highway as the preferred location for low density residential development in the medium to long term future subject to rezoning and structure planning.
- Support the reclassification of the small rural landholdings in the western half of the Bakers Hill townsite on lots ranging in size from 2 to 4 hectares from 'Agriculture – Local' to 'Rural Residential' zone.
- Ensure that all future development and growth in the Bakers Hill townsite has due regard for the existing bush fire risk and hazard management requirements.
- Ensure that all future development and growth in the Bakers Hill townsite has due regard for the recommendations contained in the Department of Agriculture and Food's *Bakers Hill Groundwater Study 2001* to help address current land degradation issues and is undertaken in accordance with the best management practices of water sensitive urban design.

#### **Clackline**

- Maintain and reinforce the Clackline townsite's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Ensure that all future urban development in Clackline has due regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Monitor and consider the impacts of the recently constructed Clackline bypass on the future development and growth of the Clackline townsite.
- Review and amend the current 'Local Scheme Reserve' classifications applicable to the Great Eastern Highway road reserve given the significant changes to the road reserve area arising from the recent construction of the Clackline bypass.
- Encourage and provide opportunity for the revitalisation of the Clackline townsite generally including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Assess the future demand for additional commercial zoned land in the Clackline townsite and the designation of a clearly defined town centre area.
- Do not support the development of a designated light industrial area in Clackline given the town's close proximity to the Bakers Hill and Northam townsites.
- Investigate both demand and the local community's desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in the Clackline townsite which enables small business operators to live and work on the same property subject to the preservation of local amenity, character and safety.
- Support the development of the western portion of Crown Reserve 29179 in the Clackline townsite as the preferred location for low density residential development in the short term future subject to rezoning and structure planning.
- Support the reclassification of the small rural landholdings in the western, southern and eastern parts of the Clackline townsite on lots ranging in size from 1 to 2 hectares from 'Agriculture – Local' to 'Rural Residential' zone.
- Ensure that all future development and growth in the Clackline townsite has due regard for

the existing bush fire risk and hazard management requirements.

### **Grass Valley**

- Maintain and reinforce the Grass Valley townsite's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Ensure that all future urban development in Grass Valley has due regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Ensure that all future urban development in Grass Valley has due regard for the constraints imposed by the current alignment and use of the Northam to Kalgoorlie Eastern Goldfields Railway line.
- Encourage and provide opportunity for the revitalisation of the Grass Valley townsite generally including the development of a wide range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Assess the future demand for additional commercial zoned land in the Grass Valley townsite and the designation of a clearly defined town centre area.
- Investigate both demand and opportunities for the development of a designated light industrial area in a suitable location either within or in close proximity to the Grass Valley townsite to accommodate the establishment of new businesses and the creation of associated employment opportunities.
- Encourage and support the development of a possible composite residential/light industrial precinct on land comprising a number of small rural landholdings in the western part of the Grass Valley townsite which enables small business operators to live and work on the same property subject to the preservation of local amenity, character and safety.
- Support the development of privately owned land in the central southern part of the Grass Valley townsite on the north side of the Northam to Kalgoorlie Eastern Goldfields Railway line as the preferred location for low density residential development in the short term future subject to rezoning and structure planning.
- Support the reclassification of the existing small rural landholdings located on the south side of the Northam to Kalgoorlie Eastern Goldfields Railway line on lots comprising an average area of approximately 2 hectares from 'Agriculture – Regional' to 'Rural Residential' zone.
- Ensure that any future development in the northern part of the Grass Valley townsite has due regard for and does not compromise the ecological values of the nearby Grass Valley Brook and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters.
- Ensure that all future development and growth in the Grass Valley townsite has due regard for the existing bush fire risk and hazard management requirements.

### **Spencers Brook**

- Maintain and reinforce the Spencers Brook settlement's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Ensure that all future urban development in Spencers Brook has due regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Review and amend the current 'Local Scheme Reserve' classification applicable to the Spencers Brook Road reserve given the significant changes to the road reserve area arising from the recent construction of the new alignment of Spencers Brook Road through the settlement.
- Encourage and provide opportunity for the revitalisation of the Spencers Brook settlement generally including the development of a range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Assess the future demand for additional commercial zoned land in Spencers Brook and the designation of a clearly defined town centre area.
- Do not support the development of a designated light industrial area in the Spencers Brook settlement given its relatively close proximity to the Northam townsite.

- Investigate both demand and the local community's desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in Spencers Brook as a possible option to help revitalise the settlement and create opportunity for the establishment of new commercial and light industrial type businesses.
- Do not support the provision of any additional 'Residential' zoned land in the Spencers Brook settlement beyond those areas already zoned for this purpose.
- Ensure that all future development in the northern part of Spencers Brook settlement has due regard for the potential flood risk in this area and does not compromise the ecological values of Spencers Brook and the nearby Avon River and associated riparian zones or adversely alter the capacity of these local floodways to convey floodwaters.

**Seabrook**

- Maintain and reinforce the Seabrook settlement's function and role as a 'Village Centre' with a distinct and recognisable town centre area.
- Ensure that all future urban development in Seabrook has due regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of the *Draft Country Sewerage Policy*.
- Support the reclassification of the existing residential lots in the Seabrook settlement ranging in size from 1,000 to 1,400m<sup>2</sup> from 'Agriculture – Regional' to 'Residential' zone with a density coding of R10.
- Encourage and provide opportunity for the revitalisation of the Seabrook settlement generally including the development of a range of compatible land uses having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance.
- Do not support the development of a designated light industrial or commercial area in the Seabrook settlement given its close proximity to the Northam townsite.
- Investigate both demand and the local community's desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in Seabrook as a possible option to help revitalise the settlement and create opportunity for the establishment of new commercial and light industrial type businesses.
- Ensure that all future development in the Seabrook settlement has due regard for and does not compromise the ecological values of the nearby Mortlock River East and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters.

**6.1.5 Actions**

**General**

- When formulating Local Planning Scheme No.6 review, consolidate and update various elements of the current local planning framework as this applies to all urban development in the Shire's main settlements having due regard for community aspirations and contemporary town planning and environmental principles, standards and policies. **(IMMEDIATELY)**
- Review the permissibility of land usage for all urban development zones as prescribed in the current zoning tables of Town Planning Scheme No.3 and 5 and consolidate them into one new zoning table in Local Planning Scheme No.6 where land use permissibility is sufficiently flexible and capable of accommodating a wide variety of urban land uses in the Shire's main settlements subject to the preservation of local amenity, character, safety and heritage values. **(IMMEDIATELY)**
- Facilitate and support the development and release of suitably zoned, serviced and affordable urban land in appropriate locations in the Shire's main settlements to maintain adequate supplies for future growth. **(ONGOING)**
- Incorporate and apply provisions in Local Planning Scheme No.6 to ensure that structure planning is undertaken to coordinate the planning, development and release of land in the Shire's main settlements. **(IMMEDIATELY)**
- Prepare, adopt and regularly review local planning policies to support the objective of creating settlements with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity. **(SHORT TERM & ONGOING)**
- Identify the public infrastructure and community services and facilities required in the Shire's main settlements over the next 5 to 10 years and the cost and revenue sources for their provision. **(SHORT TERM)**
- Incorporate 'Development Contribution Area Special Control Area' provisions in Local Planning Scheme No.6 to establish a framework for the provision for contributions for community infrastructure in the Shire's main settlements in accordance with SPP 3.6

Development Contributions for Infrastructure. **(IMMEDIATELY & ONGOING)**

- Identify all existing and future proposed urban areas in the Shire's main settlements that will be subject to development contribution requests by the local government, classify these areas as 'Development Contribution Area Special Control Area' on the Scheme Maps for Local Planning Scheme No.6, prepare and adopt suitable Development Contribution Plans for these areas in accordance with the guidance provided by *State Planning Policy 3.6 - Development Contributions for Infrastructure* and include these areas in Schedule 13 of the scheme text of Local Planning Scheme No.6. **(SHORT TERM & ONGOING)**
- Investigate methods to help reduce and/or subsidise the cost of providing essential service infrastructure to future urban development in the Shire's main settlements including negotiation with developers and relevant service providers and, where relevant and appropriate, preparation of applications for grant funding from external funding sources such as State and Federal Government agencies. **(ONGOING)**
- Investigate and progress infill development in Bakers Hill, Clackline, Spencers Brook, Seabrook and Grass Valley to create opportunities for infill development in suitable locations within these settlements. **(SHORT TO MEDIUM TERM)**
- Work with the Public Transport Authority to identify those portions of the railway reserves within the Shire's main settlements considered surplus to future operational requirements and apply a suitable zoning classification/s to this land in Local Planning Scheme No.6 to enable these areas to be developed for the benefit of the local community and the travelling public. **(SHORT TERM)**
- Prepare, adopt and regularly review local planning policies that support the local government's stated aims and objectives regarding the protection and enhancement of the amenity, character, safety and heritage values of the Shire's main settlements. **(SHORT TERM)**
- Formulate and implement a comprehensive townscape improvement program for the Shire's main settlements including townscape improvement plans to complement the provisions of Local Planning Scheme No.6 and provide clear guidance in terms of townscape development and management. **(SHORT TERM)**
- Investigate options to establish and provide incentives for the development of affordable, high quality and sustainable housing in the Shire's main settlements. **(SHORT TERM)**
- Undertake a survey to identify all significant stands of native vegetation on land within and immediately adjacent to the Shire's established settlements not required for future urban development and prepare, adopt and regularly review a local planning policy to facilitate their long term conservation and protection. **(SHORT TERM)**

**Northam**

- Increase residential density codes to allow for subdivision and infill development within the townsite in accordance with the adopted Northam Regional Centre Growth Plan to ensure long term serviced vacant land availability. **(IMMEDIATELY)**
- Identify the preferred location for all future urban development in the Northam townsite on the Townsite Development Strategy Plan prepared in support of this Local Planning Strategy including details of all major constraints and ensure that all future development proceeds in accordance with this plan. **(IMMEDIATELY & ONGOING)**
- Identify key planning precincts in the Northam townsite and prepare a long term, precinct based conceptualised development plan for the town in consultation with key partners and the local community to guide all future development and growth in a more focused and sustainable manner. **(SHORT TERM)**
- When preparing the conceptualised development plan for the Northam townsite, assess future demand for additional commercial zoned land in the town and designate a clearly defined town centre area and small local centres. **(SHORT TERM)**
- Partner with key stakeholders to help prepare and implement redevelopment plans for the following areas in the Northam townsite:
  - Minson Avenue, Fitzgerald Street and Wellington Street East in the town centre area including the old Northam Hospital site on the corner of Wellington and Gairdner Streets;
  - The area surrounding the Northam Railway Station along Peel Terrace;
  - The old St Christopher's Hostel site on Inkpen Street;
  - The old railway station and disused railway land located at the western end of Fitzgerald Street and Wellington Street West;
  - The old 'Victoria Oval' is contained with the street block bounded by Charles, Duke, Gairdner and Wellington Streets;
  - Numerous serviced residential lots with dual road frontage in West Northam;



- The areas identified in the NTLs for infill development;
- A number of old public housing areas throughout the townsite;
- A number of underutilised/vacant sites throughout the townsite; and
- The Northam Aquatic Centre on Mitchell Avenue. **(SHORT TERM & ONGOING)**
- Consolidate the current 'Business', 'Local Centre' and 'Town Centre' zoning classifications applicable to all commercial land in the Northam townsite by applying a single, all inclusive 'Commercial' zoning classification to these areas with a consistent set of development provisions and standards that can be applied to all future commercial development. **(IMMEDIATELY)**
- Apply the 'Special Control Area' provisions in Local Planning Scheme No.6 specific to the Avon or Mortlock River systems to ensure that any future development and use of land adjacent to these river systems in the Northam townsite is appropriately located, preserves their ecological values and landscape qualities and does not adversely affect their capacity to convey floodwaters or give rise to any further land degradation. **(IMMEDIATELY & ONGOING)**
- Formulate and apply suitable local planning scheme provisions and policies to address the following land use management issues in the Northam townsite:
  - stormwater drainage management throughout the town;
  - the provision of adequate car parking, particularly in the town centre area;
  - standards for mixed use development in appropriate locations within the townsite;
  - standards for residential development on corner lots;
  - the parking of commercial vehicles in residential areas;
  - the establishment of home occupations and home based businesses in residential areas;
  - the development and use of outbuildings in residential areas;
  - the stabling of horses in residential areas;
  - the use of relocated and transportable dwellings; and
  - the development and use of outbuildings on vacant land. **(IMMEDIATELY & ONGOING)**
- Investigate the feasibility and cost of preparing a comprehensive stormwater drainage management strategy for the Northam townsite to help guide future development and growth in accordance with the best management practices of water sensitive urban design. **(SHORT TERM)**

#### **Wundowie**

- Identify the preferred location for all future urban development in the Wundowie townsite on the Townsite Development Strategy Plan prepared in support of this Local Planning Strategy including details of all major constraints and ensure that all future development proceeds in accordance with this plan. **(IMMEDIATELY & ONGOING)**
- Work with Main Roads WA and the local community to plan for the likely impacts associated with the proposed new Perth-Adelaide National Highway immediately south of the Wundowie townsite including the development of clearly defined, safe and easily accessible entry points into the town. **(MEDIUM TERM)**
- Work with LandCorp and the Department of Regional Development and Lands to investigate the future development potential for all vacant Crown land in the Wundowie townsite identified as having potential for future urban development with the structure plan to respect and maintain the town's current 'Garden City' subdivision design theme. **(SHORT TERM)**
- Work with the Department of Regional Development and Lands, Department of Environment and Conservation and the local community to identify those stands of native vegetation on vacant Crown land immediately adjacent to the townsite which are of conservation significance and worthy of incorporation into the Woondowing Nature Reserve. **(SHORT TERM)**
- Investigate the feasibility and cost of preparing a comprehensive stormwater drainage management strategy for the Wundowie townsite to help guide future development and growth in accordance with the best management practices of water sensitive urban design. **(SHORT TERM)**

#### **Bakers Hill**

- Identify the preferred location for all future urban development in the Bakers Hill townsite on the Townsite Development Strategy Plan prepared in support of this Local Planning Strategy including details of all major constraints and ensure that all future development proceeds in accordance with this plan. **(IMMEDIATELY & ONGOING)**
- Work with Main Roads WA and the local community to plan for the likely impacts associated

with the proposed new Perth-Adelaide National Highway immediately north of the Bakers Hill townsite including the development of clearly defined, safe and easily accessible entry points into the town. **(MEDIUM TERM)**

- Reclassify the small rural landholdings located in the western half of the Bakers Hill townsite on lots ranging in size from 2 to 4 hectares from 'Agriculture – Local' to 'Rural Residential' zone in Local Planning Scheme No.6. **(IMMEDIATELY)**
- Investigate the feasibility and cost of preparing a comprehensive stormwater drainage management strategy for the Bakers Hill townsite to help guide future development and growth in accordance with the best management practices of water sensitive urban design. **(SHORT TERM)**

#### **Clackline**

- Identify the preferred location for all future urban development in the Clackline townsite on the Townsite Development Strategy Plan prepared in support of this Local Planning Strategy including details of all major constraints and ensure that all future development proceeds in accordance with this plan. **(IMMEDIATELY & ONGOING)**
- Work with Main Roads WA and the local community to monitor and assess the impacts of the recently constructed Clackline bypass on the future development and growth of the Clackline townsite. **(SHORT TERM)**
- Review and amend the current 'Local Scheme Reserve' classifications applicable to the Great Eastern Highway road reserve area immediately north of the Clackline townsite to account for the alignment of the recently constructed Clackline bypass and incorporate these changes in the relevant Scheme maps for Local Planning Scheme No.6. **(IMMEDIATELY)**
- Work with the local community to assess the future demand for additional commercial zoned land in the Clackline townsite including the designation of a clearly defined town centre area. **(SHORT TERM)**
- Work with the local community to determine demand and desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in the Clackline townsite. **(SHORT TERM)**
- Work with the Department of Regional Development and Lands to commence the process required to progress the release of the western portion of Crown Reserve 29179 in the Clackline townsite to enable the land to be developed and released for low density residential purposes and initiate the rezoning and structure planning processes once all approvals have been secured. **(SHORT TERM)**
- Reclassify the small rural landholdings in the western, southern and eastern parts of the Clackline townsite on lots ranging in size from 1 to 2 hectares from 'Rural' to 'Rural Residential' zone in Local Planning Scheme No.6. **(IMMEDIATELY)**

#### **Grass Valley**

- Identify the preferred location for all future urban development in the Grass Valley townsite on the Townsite Development Strategy Plan prepared in support of this Local Planning Strategy including details of all major constraints and ensure that all future development proceeds in accordance with this plan. **(IMMEDIATELY & ONGOING)**
- Work with the local community to assess the future demand for additional commercial zoned land in the Grass Valley townsite including the designation of a clearly defined town centre area. **(SHORT TERM)**
- Work with the local community to investigate both demand and opportunities for the development of a designated light industrial area in a suitable location either within or in close proximity to the Grass Valley townsite. **(SHORT TERM)**
- Reclassify the existing small rural landholdings located on the south side of the Northam to Kalgoorlie Eastern Goldfields Railway line on lots comprising an average area of approximately 2 hectares from 'Rural' to 'Rural Residential' zone in Local Planning Scheme No.6. **(IMMEDIATELY)**

#### **Spencers Brook**

- Review and amend the current 'Local Scheme Reserve' classification applicable to the Spencers Brook Road road reserve area to account for the new alignment of Spencers Brook Road through the settlement and incorporate these changes in the relevant scheme maps for Local Planning Scheme No.6. **(IMMEDIATELY)**
- Work with the local community to assess the future demand for additional commercial zoned land in the Spencers Brook settlement including the designation of a clearly defined town centre area. **(SHORT TERM)**

- Work with the local community to determine demand and desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in the Spencers Brook settlement. (**SHORT TERM**)
- Apply the 'Special Control Area' provisions in Local Planning Scheme No.6 specific to the Spencers Brook locality and apply the provisions accordingly to ensure that any future development and use of land within the Spencers Brook settlement is appropriately located, preserves the ecological values of Spencers Brook and the nearby Avon River and associated riparian zones and does not adversely alter the capacity of these local floodways to convey floodwaters or give rise to any further land degradation. (**IMMEDIATELY & ONGOING**)

**Seabrook**

- Reclassify the existing residential lots in the Seabrook settlement ranging in size from 1,000 to 1,400m<sup>2</sup> from 'Agriculture – Regional' to 'Rural Residential' zone with a density coding of R10 in Local Planning Scheme No.6. (**IMMEDIATELY**)
- Work with the local community to assess both demand and desire for the development of a possible composite residential/commercial and/or residential/light industrial precinct in the Seabrook settlement. (**SHORT TERM**)

## 6.2

## RURAL LIVING DEVELOPMENT

<p><b>6.2.1 Profile</b></p>	<ul style="list-style-type: none"> <li>• A number of rural living opportunities are currently provided in the Shire on broadacre agricultural land, outer fringes of the Northam townsite and established rural residential estates located in close proximity to the Wundowie, Bakers Hill, Clackline and Grass Valley townsites.</li> <li>• Over the last 10 years there has been a significant increase in demand for rural living opportunities in the Shire, particularly in close proximity to the Wundowie and Bakers Hill townsites. This increased demand has resulted in the development and release of many new rural living-type lots ranging in size from one (1) to ten (10) hectares which has been a major contributor to population growth in the western segment of the Shire.</li> <li>• The Shire's current local planning framework conditionally allows for rural living subdivision development within the following areas:             <ul style="list-style-type: none"> <li>- the north-eastern and south-western segments of the Northam townsite;</li> <li>- a 6 kilometre radius from the centre of the Wundowie townsite;</li> <li>- a 5 kilometre radius from the centre of the Bakers Hill townsite;</li> <li>- a 3 kilometre radius from the centre of the Clackline townsite; and</li> <li>- land immediately adjacent to the southern boundary of the Grass Valley townsite.</li> </ul> </li> <li>• Anecdotal evidence indicates that, historically, less than 50% of preliminary conditional subdivision approvals issued by the Western Australian Planning Commission for the development of new rural living lots in the Shire have not proceeded to construction and final approvals. This can mainly be attributed to the high cost of developing land and the limited commercial viability of many proposed projects. Notwithstanding this fact, the value of and demand for land in the Shire has increased substantially in recent years making rural living subdivision development a more commercially viable proposition as evidenced by the significant increase in the amount of rezoning and subdivision development for rural living purposes.</li> <li>• West Wundowie Area and Benrua Area (Special Interest Areas refer to Local Planning Strategy Map) are areas that have been previously subdivided to an average 10 Ha sized lots for the purpose of Rural Smallholding land use with a historic legacy of limited provision of reticulated water services (if any).</li> </ul>
<p><b>6.2.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Need to recognise that the development of more than one house on any agricultural lot within the Shire has potential to cause conflict with the existing or potential agricultural use of individual and adjoining properties and undermine their productive capacity.</li> <li>• The general interest in and demand for rural living opportunities in the Shire are expected to continue in the foreseeable future. This form of development, however, has the potential to negatively affect agricultural production and the natural environment as well as creating extra pressure for the provision of services and infrastructure. As such there is a need to ensure that all future rural living subdivision development in the Shire is undertaken in appropriate locations with due regard for its potential impact on productive agricultural land, the natural environment, fire safety and essential servicing requirements.</li> <li>• Given the size of the Shire and the difficulties faced by the local government in providing services and facilities outside the Shire's main settlements, there is a need to ensure that any future rural living development is located in close proximity to established settlements and undertaken in accordance with approved Structure Plans.</li> <li>• Future rural living development should avoid areas that contain significant flora and fauna, environmentally sensitive and bush fire prone areas;</li> <li>• Need to ensure the efficient and effective provision of public infrastructure and community services and facilities to meet the demands arising from new rural living subdivision development in the Shire.</li> <li>• Need to develop a consistent and transparent framework for securing development contributions for the provision of public infrastructure and community facilities to service the needs of residents in new and established rural living areas in the Shire.</li> <li>• Need to recognise existing rural areas in the Darling Scarp and Eastern Slopes Precincts that contain smallholdings of at least 10ha in size that are utilised for a combination of rural pursuits and low key tourism activities. These areas provide for variety of functions and activities in the rural areas and should be retained within a rural smallholding zone.</li> <li>• The current guidance for rural living subdivision and development in the Shire is provided by the planning controls contained in Town Planning Scheme No.5 for the former Town of Northam, Town Planning Scheme No.3 for the former Shire of Northam and the associated</li> </ul>

	<p>Local Planning Strategies, all of which are now outdated, overly complex and in need of review in the context of the Western Australian Planning Commission's current policies and guidelines.</p> <ul style="list-style-type: none"> <li>• Town Planning Scheme No.3 for the former Shire of Northam makes no distinction between 'Rural Residential' and 'Rural Smallholding' type lots, both of which are different forms of rural living development that are recognised and described in the Western Australian Planning Commission's <i>State Planning Policy No.2.5</i> as follows: <ul style="list-style-type: none"> <li>- 'Rural Residential': Lots ranging in size from 1 to 4 hectares serviced by scheme water; and</li> <li>- 'Rural Smallholding': Lots ranging in size from 4 to 40 hectares lots with no scheme water.</li> </ul> </li> </ul> <p>A clear distinction between these two 'rural living' type lots is important in terms of future zoning allocations, land usage, development controls and essential servicing requirements.</p> <ul style="list-style-type: none"> <li>• Notwithstanding the guidance provided by the Western Australian Planning Commission's State Planning Policy No.2.5 in relation to the non-mandatory provision of scheme water to 'Rural Smallholding' type lots (i.e. lots ranging in size from 4 to 40 hectares), the local government considers the provision of scheme water to all rural living development to be of significant benefit and importance given the availability of scheme water in the Shire and the fact that the supply of scheme water will help to guard against the impacts of fire and drought.</li> <li>• Lack of services available to support further infill subdivision of the Rural Small Holding zoned areas contained within the West Wundowie and Benruea Area Special Interest Areas without significant infrastructure costs.</li> </ul>
<p><b>6.2.3 Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>• To provide a variety and choice of high quality rural living opportunities in the Shire where it is economically, socially and environmentally sustainable.</li> </ul>
<p><b>6.2.4 Strategies</b></p>	<ul style="list-style-type: none"> <li>• Only support the development of more than one (1) single house on productive agricultural land under the following circumstances: <ol style="list-style-type: none"> <li>(i) where the land owner clearly demonstrates that the development is required for farm management, rural industry or tourist development purposes;</li> <li>(ii) the additional dwelling(s) will only accommodate a family member, workers employed on the land or tourists;</li> <li>(iii) the additional dwelling(s) are clustered in one location so as to avoid future subdivision pressure and minimise constraints on adjoining uses; and</li> <li>(iv) all essential services to the additional dwelling(s) from the lot boundary (including access roads) are to be shared with any existing dwelling(s) where practicable.</li> </ol> </li> <li>• Only support further rural residential and rural smallholding subdivision development in the Shire where the land is located within those areas designated on the Local Planning Strategy maps as '<i>Future Possible Rural Living Development (1 to 40 hectares)</i>' has been appropriately zoned in accordance with the following criteria: <ol style="list-style-type: none"> <li>(i) Where it is not located on land identified by the Department of Agriculture and Food as having significant agricultural potential;</li> <li>(ii) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;</li> <li>(iii) Within close proximity of an existing settlement;</li> <li>(iv) Where it is compatible with the surrounding land uses;</li> <li>(v) Where safe and efficient road access can be provided;</li> <li>(vi) Where a reticulated potable water supply to an appropriate standard as determined by the Water Corporation can be provided unless otherwise approved by the Commission;</li> <li>(vii) Where other essential services are capable of being provided and maintained efficiently and at reasonable cost;</li> <li>(viii) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads;</li> <li>(ix) Where bush fire risk can be suitably managed without harming the natural environment;</li> <li>(x) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</li> <li>(xi) Where it is not located within any defined floodplain;</li> <li>(xii) Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, salinity, landslip or any other form of environmental impact and environmental protection and repair are promoted; and</li> <li>(xiii) Where a detailed site analysis and assessment has been undertaken which clearly</li> </ol> </li> </ul>

	<p>demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</p> <ul style="list-style-type: none"> <li>• Only support rezoning for further rural residential and rural smallholding where it is demonstrated that the area is contiguous to an existing settlement or an existing 'Rural Residential' or 'Rural Smallholding' zone.</li> <li>• Ensure that all future rural living subdivision development in the Shire is undertaken in accordance with an approved Structure Plan, Fire Management Plan, Local Water Management Strategy and Environmental Management Plan and is served by a reticulated potable water supply.</li> <li>• Ensure that existing rural areas in the Darling Scarp and Eastern Slopes Precincts that contain smallholdings of at least 4ha in size that are utilised for a combination of rural pursuits and low key tourism activities are retained.</li> <li>• Ensure a high standard of development in all existing and proposed rural living areas.</li> <li>• Establish a consistent and transparent framework for securing development contributions for the provision of public infrastructure and facilities in new and established rural living areas in the Shire.</li> <li>• Ensure that development contributions for the provision of public infrastructure and community facilities to service the needs of residents in new and established rural living areas in the Shire are levied consistently by the local government and in accordance with an established development contribution framework.</li> <li>• Identify the West Wundowie and Benruea Areas as Special Interest Areas on the Local Planning Strategy Maps.</li> </ul>
<p><b>6.2.5 Actions</b></p>	<ul style="list-style-type: none"> <li>• Apply the 'Rural Residential' zoning classification to all existing rural living lots in the Shire ranging in size from 1 to 4 hectares and include suitable provisions in Schedule 11 of Local Planning Scheme No.6 specific to each of these areas to guide and control all future land use and development. <b>(IMMEDIATELY)</b></li> <li>• Apply the 'Rural Smallholding' zoning classification to all existing rural living lots in the Shire ranging in size from 4 to 40 hectares and include suitable provisions in Schedule 12 of Local Planning Scheme No.6 specific to each of these areas to guide and control all future land use and development. <b>(IMMEDIATELY)</b></li> <li>• Designate the existing rural areas in the Darling Scarp and Eastern Slopes Precincts for smallholdings of at least 4ha in size and incorporate suitable provisions in the Local Planning Strategy for their continuation of rural pursuits and low key tourism activities. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Request the Department of Agriculture and Food to identify and map land considered to have significant agricultural potential within those areas designated on the Local Planning Strategy maps as '<i>Future Possible Rural Living Development (1 to 40 hectares)</i>' and use this information when assessing the suitability of proposals for future rural living rezoning and subdivision development in these areas. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Only support further rural residential and rural smallholding subdivision development in the Shire where the land is: <ul style="list-style-type: none"> <li>- located within those areas designated on the Local Planning Strategy maps as '<i>Future Possible Rural Living Development (1 to 40 hectares)</i>';</li> <li>- appropriately zoned in accordance with the criteria of the Shire's Local Planning Strategy;</li> <li>- the subject of an approved Structure Plan, Fire Management Plan, Local Water Management Strategy and Environmental Management Plan;</li> <li>- within close proximity of an existing settlement;</li> <li>- not going to create conflict with the proposed Perth to Adelaide Highway;</li> <li>- compatible with surrounding land uses; and</li> <li>- capable of being served by a reticulated potable water supply. <b>(ONGOING)</b></li> </ul> </li> <li>• Incorporate 'Development Contribution Area Special Control Area' provisions in Local Planning Scheme No.6 to establish a framework for the provision for contributions for all future rural living infrastructure in the Shire in accordance with SPP 3.6 Development Contributions for Infrastructure. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Identify all existing and future proposed rural living areas within the Shire that will be subject to development contribution requests by the local government, classify these areas as 'Development Contribution Area Special Control Area' on the Scheme Maps for Local Planning Scheme No.6, prepare and adopt suitable Development Contribution Plans for these areas in accordance with the guidance provided by <i>State Planning Policy 3.6 - Development contributions for infrastructure</i> and include these areas in Schedule 13 of the</li> </ul>

scheme text of Local Planning Scheme No.6. (**SHORT TERM & ONGOING**)

- There will be no further subdivision of land contained within the Special Interest Areas (West Wundowie and Benruea) due to lack of services and to reflect the diverse rural activities and character of these areas. (**IMMEDIATELY**)

### 6.3 DEVELOPMENT OF LOT 90 ON DP 72807 JOCOSO RISE, WUNDOWIE (FORMERLY LOTS 81, 83 AND 89 JOCOSO RISE, WUNDOWIE (EL CABALLO LIFESYLE VILLAGE)

<b>6.3.1 Profile</b>	<ul style="list-style-type: none"> <li>• The El Caballo Lifestyle Village is located in the western part of the Shire approximately 62 kilometres north-east of Perth and 33 kilometres west of Northam.</li> <li>• On 20<sup>th</sup> January 2010, Council granted approval for a "Lifestyle Village" on Lots 81, 83 and 89 Jocoso Rise, Wundowie (now known as Lot 90 on DP 72807 Jocoso Rise, Wundowie).</li> <li>• The lifestyle village consists of 181 park homes and associated facilities including pool, bowling green, clubhouse, multipurpose hall, library, office, reception, kitchen, toilets and storage area, car parking and ancillary uses.</li> <li>• The Park Home Park is situated on the land adjacent to the Linley Valley Abattoir.</li> </ul>
<b>6.3.2 Key Issues</b>	<ul style="list-style-type: none"> <li>• Need to plan for additional land uses and activity in the Shire to ensure the appropriate location of non-rural activities outside settlements and infrastructure and prevent land use conflict with rural activities or industries.</li> <li>• Need to control the level of development on land to protect the predominant rural amenity of the land.</li> <li>• Need to investigate the impact of the amenity of the lifestyle village with regard to adjoining landuses.</li> <li>• Need to have due consideration to the possible future expansion of the lifestyle village upon adjoining landuses.</li> </ul>
<b>6.3.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To provide a variety and choice of high quality rural living opportunities in the Shire where it is economically, socially and environmentally sustainable.</li> <li>• Develop the Shire's development potential so that it becomes an increasingly popular destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values.</li> <li>• To facilitate the development of the lifestyle village to ensure it creates a development that is attractive, well planned, comprehensively serviced and its amenity does not conflict with adjoining landuses.</li> </ul>
<b>6.3.4 Strategies</b>	<ul style="list-style-type: none"> <li>• To ensure all future development is undertaken in accordance with the Shire's local planning framework and has due regard for environmental principles, standards and policies.</li> <li>• Ensure that all future development will be considered through the scheme amendment process.</li> <li>• Ensure that a scheme amendment will not be considered until Stage 3 (130 homes) of the Park Home Park has been constructed</li> <li>• To ensure that any expansion of the lifestyle village does not impact upon the amenity of the existing residents and also does not have a detrimental impact upon adjoining landuses.</li> <li>• No development or expansion of the lifestyle village will be considered within any area encompassed by a buffer area in relation to adjoining landuses.</li> <li>• Ensure that all future development has due regard for the constraints imposed by the following established land uses;             <ul style="list-style-type: none"> <li>○ the Great Eastern Highway</li> <li>○ Linley Valley Abattoir</li> <li>○ El Caballo Golf Course</li> <li>○ Tavern</li> <li>○ Roadhouse</li> <li>○ Bodeguero Rural Residential Area</li> </ul> </li> </ul>
<b>6.3.5 Actions</b>	<ul style="list-style-type: none"> <li>• Monitor the progress of the construction and development of the lifestyle village to ensure that it is in accordance with the Shire's planning approvals and policy framework (<b>ONGOING</b>)</li> <li>• Monitor the amenity of the lifestyle village to ensure that it is not impacted or impacts upon adjoining landuses. (<b>ONGOING</b>)</li> </ul>



## 7.0 CULTURAL HERITAGE STRATEGY

### 7.1 ABORIGINAL HERITAGE

<b>7.1.1 Profile</b>	<ul style="list-style-type: none"> <li>In Western Australia all Aboriginal sites are protected by the <i>Aboriginal Heritage Act 1972</i>. As such, consideration of Aboriginal heritage sites is required in proposals for development or change of land use affecting these areas to ensure legal protection from damage, destruction or alteration.</li> <li>Department of Indigenous Affairs records indicate that there are sixty nine (69) Aboriginal sites registered in the Shire that are broadly categorized as either ethnographic or archaeological sites. It is significant to note that the Shire has not been subject to a full Aboriginal heritage study and many more sites may exist that have not yet been documented.</li> <li>Aboriginal heritage, culture and rights to land are also recognised and protected by the <i>Native Title Act 1993</i>. This legislation allows Aboriginals and Torres Strait Islanders to make native title claims on vacant Crown land, State Forests, National Parks and water systems that are not privately owned and public reserves. Previous or current freehold ownership of land extinguishes all native title rights.</li> <li>The National Native Title Tribunal database indicates that there are currently three (3) native title claims registered on vacant Crown land in the Shire. As such negotiations with claimants over the future use of these areas will be required where any development or change of land use affecting these areas is proposed.</li> </ul>
<b>7.1.2 Key Issues</b>	<ul style="list-style-type: none"> <li>The location of all Aboriginal sites in the Shire is not completely and widely known. As such there is potential for these sites to be damaged, destroyed or altered as a result of further development and land use change in the future. In order to ensure compliance with the requirements of the <i>Aboriginal Heritage Act 1972</i> there is a need to identify the location of these sites to ensure their consideration and protection as part of the planning process.</li> <li>Native title has proven to be a significant constraint to future development on vacant Crown land in the Wheatbelt Region generally. A number of development opportunities have been identified by local governments, however, there has been a great deal of uncertainty regarding the timing of resolution of native title claims and the ultimate release of land. This uncertainty and the delays experienced in attempting to address and resolve native title issues has stymied opportunities for development and growth on vacant Crown land in the Wheatbelt.</li> </ul>
<b>7.1.3 Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To understand, appreciate and protect all areas of Aboriginal heritage significance in the Shire and ensure the timely resolution of native title issues to maximize opportunities for future development and growth.</li> </ul>
<b>7.1.4 Strategies</b>	<ul style="list-style-type: none"> <li>Ensure that all areas of Aboriginal heritage significance in the Shire are identified and afforded the necessary protection in considering proposals for development and land use change.</li> <li>Facilitate the timely resolution of native title issues on vacant Crown land identified as being required to accommodate future development and growth within the Shire.</li> </ul>
<b>7.1.5 Actions</b>	<ul style="list-style-type: none"> <li>Identify the location of all known sites of Aboriginal heritage significance in the Shire and record these areas on the Local Planning Strategy Maps. <b>(IMMEDIATELY)</b></li> <li>Incorporate suitable provisions in Local Planning Scheme No.6 that can be applied both generally and specifically to ensure that the future development and use of land in the Shire identified as being of Aboriginal heritage significance is subject to archaeological and ethnographic surveys as required prior to the commencement of development. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>Establish an inventory identifying where native title may exist or has been extinguished in relation to all land or waters owned, controlled or held in trust by the local government. <b>(SHORT TERM)</b></li> <li>Monitor the progress of native title claims in the Shire and be a party to negotiations with native title claimants in the management, planning and development of land which may be subject to native title. <b>(ONGOING)</b></li> </ul>

## 7.2

## EUROPEAN HERITAGE

<p><b>7.2.1 Profile</b></p>	<ul style="list-style-type: none"> <li>European history in the Shire dates back to 1830, however, settlement in the district did not commence until 1836. There are numerous buildings and places within the Shire of cultural heritage value that have been identified by the local government as being of significance to the local community. In recognition of this fact and the requirements of Section 45 of the <i>Heritage of Western Australia Act 1990</i>, the former Town and Shire of Northam compiled a Municipal Inventory of Heritage Places which was adopted in May 1998. A total of 88 places and structures are listed in the Shire's current Municipal Heritage Inventory of which 57 places are located in the Northam townsite and 31 places are located outside the townsite.</li> <li>The Heritage Council of Western Australia database identifies 32 places in the Shire that are included in the State Register of Heritage Places. Under the terms of the <i>Heritage of Western Australia Act 1990</i>, any development proposal affecting a place listed in the State Register must be referred to the Heritage Council for advice prior to the issuance of planning approval by the local government.</li> <li>The current Town Planning Scheme No.5 for the former Town of Northam and Town Planning Scheme No.3 for the former Shire of Northam each contain a number of provisions which seek to facilitate the conservation of places of heritage value and ensure that, insofar as possible, development occurs with due regard for heritage values. Part 5 of both Schemes provide for the establishment and maintenance of a heritage list drawn from the Municipal Heritage Inventory, the designation of heritage precincts where special planning controls are needed and the processes for making application for planning approval including variations to the development standards of the Scheme.</li> </ul>
<p><b>7.2.2 Key Issues</b></p>	<ul style="list-style-type: none"> <li>Section 45 of the <i>Heritage of Western Australia Act 1990</i> requires all local governments to undertake a review of their respective Municipal Heritage Inventories every four (4) years to ensure that the document remains relevant and useful. It is understood that the Shire's current Municipal Heritage Inventory is being reviewed for the first time since it was originally adopted in 1998. The relevance of the Shire's current Municipal Heritage Inventory is therefore questionable.</li> <li>Despite the provisions contained in Part 5 of the Shire's current operative local planning schemes (i.e. TPS No.3 &amp; TPS No.5), it is understood that the Shire has not established and maintained a Heritage List. As such, there is considerable scope for the historical integrity of heritage buildings and places in the Shire to be compromised by uncontrolled development and land use change due to a lack of planning control. Given this situation there is a need for the Shire to prepare and adopt a Heritage List in accordance with the provisions of its local planning schemes to provide the legal powers required to ensure the protection and preservation of heritage buildings and places for the benefit of current and future generations.</li> <li>Need to provide for the long term protection of the heritage character of the railway housing precinct along Mitchell Avenue, Northam which was the subject of an innovative urban renewal project recently undertaken by the local government (i.e. 'Mitchell on Avon') to enhance a key entry into the Northam townsite and provide housing opportunities for first homebuyers.</li> </ul>
<p><b>7.2.3 Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>To ensure the long term protection and preservation of all buildings and places within the Shire identified by the local community as being of cultural heritage significance.</li> </ul>
<p><b>7.2.4 Strategies</b></p>	<ul style="list-style-type: none"> <li>To ensure that all areas of cultural heritage significance in the Shire are identified and, insofar as reasonably possible, protected when considering proposals for land use change and development.</li> </ul>
<p><b>7.2.5 Actions</b></p>	<ul style="list-style-type: none"> <li>Incorporate the latest Model Scheme Text heritage provisions in Local Planning Scheme No.6 and apply the provisions accordingly to facilitate the long term protection and preservation of all buildings and places of cultural heritage significance. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>Undertake a comprehensive review of the Shire's current Municipal Inventory of Heritage Places in accordance with the specific requirements of the <i>Heritage of Western Australia Act 1990</i>. <b>(IMMEDIATELY)</b></li> <li>Establish and maintain a Heritage List in support of Local Planning Scheme No.6 having regard to those places listed in the Shire's updated Municipal Heritage Inventory and the State Register of Heritage Places. <b>(IMMEDIATELY)</b></li> <li>Review the Heritage List to be prepared in support of Local Planning Scheme No.6 when undertaking the major review of the Scheme every five years pursuant to the requirements of the <i>Planning and Development Act 2005</i>. <b>(SHORT TERM &amp; ONGOING)</b></li> </ul>

- Incorporate and apply 'Special Control Area' provisions in Local Planning Scheme No.6 to provide continuity and stability to any future development and use within the 'Mitchell on Avon' heritage precinct bounded by Mitchell Avenue, the railway line, James Street and Robinson Street, Northam and maintain the integrity and heritage character of the area as an example of post World War II housing for railway employees. **(IMMEDIATELY & ONGOING)**

## **8.0 STRATEGY PLANS**

### **8.1 INTRODUCTION**

This section presents the Strategic Land Use Plans for the Shire of Northam which comprise the following:

- Strategic Land Use Plans (Whole Shire); and
- Townsite Development Strategy Plans.

The Strategic Land Use Plans have been prepared to guide the use, development and management of all land in the Shire over the next ten (10) to fifteen (15) years. The plans build upon the objectives and strategies outlined in Sections 2 to 7 of the Strategy text to describe an overall land use plan for the Shire. The planning guidance provided in the Strategic Land Use Plans should be read in conjunction with the various strategies outlined in Sections 2 to 7 of this document.

The Strategic Land Use Plans, which are presented in Appendix 1 and 2 of this document, illustrate the proposed allocation of land uses throughout the Shire and its main settlements. The information presented in these plans provides the basis for the delineation of the various zones and reserves to be incorporated in the Shire of Northam Local Planning Scheme No.6. The plans also provide an indication of the location and extent of subsequent rezoning amendments that may be required to Local Planning Scheme No.6 in the future to reflect implementation of various provisions contained in the Strategy.

### **8.2 STRATEGIC LAND USE PLAN (WHOLE SHIRE)**

The Strategic Land Use Plan for the whole Shire comprises two (2) separate map sheets which broadly illustrate the location and extent of the following land use categories and administrative details:

- Townsite Development Areas
- General Industry
- Special Uses
- General Agriculture
- Recreation
- Conservation
- Areas of Environmental Significance
- Public Purposes
- Regional Roads
- Other Major Roads
- Proposed National Highway
- Railway
- Future Possible Rural Living Areas
- Future Possible Mixed Use Areas
- Development Investigation Area
- Planning Precinct Boundaries
- Buffer Area Boundaries
- Strategy Area Boundary

### **8.3 TOWNSITE DEVELOPMENT STRATEGY PLANS**

Townsite Development Strategy Plans have been prepared for each of the major settlements in the Shire being Northam, Wundowie, Bakers Hill, Clackline and Grass Valley. These plans illustrate the future proposed pattern of land use and development as provided for in the strategies and actions outlined in Sections 2 to 7 of this document.

In considering the various land use and development proposals contained in these plans, it should be noted that they have been formulated by the Shire as part of the town planning scheme review and local planning strategy formulation processes. Implementation of the proposals will require further detailed town planning, environmental, heritage and/or engineering investigation and reporting by the relevant landowners and/or their agents in order to secure all necessary approvals.

## 9.0 IMPLEMENTATION, MONITORING & REVIEW

The Shire of Northam will guide the implementation of the Local Planning Strategy including the setting of priorities, generating and allocating resources and ongoing monitoring and review.

The local government will regularly monitor the performance of the Local Planning Strategy and undertake a comprehensive review of the Strategy within five (5) years of gazettal of Local Planning Scheme No.6. The review will precede the major review of Local Planning Scheme No.6 which is required to be undertaken every five (5) years pursuant to the requirements of the *Planning and Development Act 2005*.

The review of the Local Planning Strategy will audit the success of the Strategy in achieving the vision and planning directions for the Shire and will seek to reflect changed circumstances and/or changed community aspirations and needs. This provision for regular review will ensure that the Local Planning Strategy remains relevant and continues to effectively shape development within the Shire over the next ten (10) to fifteen (15) years.

It should also be noted that the Local Planning Strategy may also be reviewed within the proposed five (5) year review period at the discretion of the local government should this be required to respond to any major changes or other unforeseen circumstances or needs. All modifications to the Strategy will be undertaken in accordance with the procedures and processes prescribed by the *Town Planning Amendment Regulations 1999*.

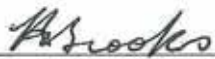
## 10.0 ENDORSEMENT

### ADVERTISING

The Shire of Northam Local Planning Strategy was certified for public advertising on the 26 day of JULY 2011.

Signed for and on behalf of the Western Australian Planning Commission:

  
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SIGNATURE

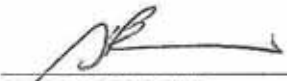
  
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WITNESS

26 AUG 2013  
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DATE

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### SHIRE OF NORTHAM ENDORSEMENT

The Shire of Northam endorsed the Local Planning Strategy at the Ordinary Meeting of the Council held on the 21st day of March 2012.

  
\_\_\_\_\_  
SHIRE PRESIDENT

  
\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

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### WESTERN AUSTRALIAN PLANNING COMMISSION ENDORSEMENT

Endorsed by the Western Australian Planning Commission the 9 day of JULY 2013.

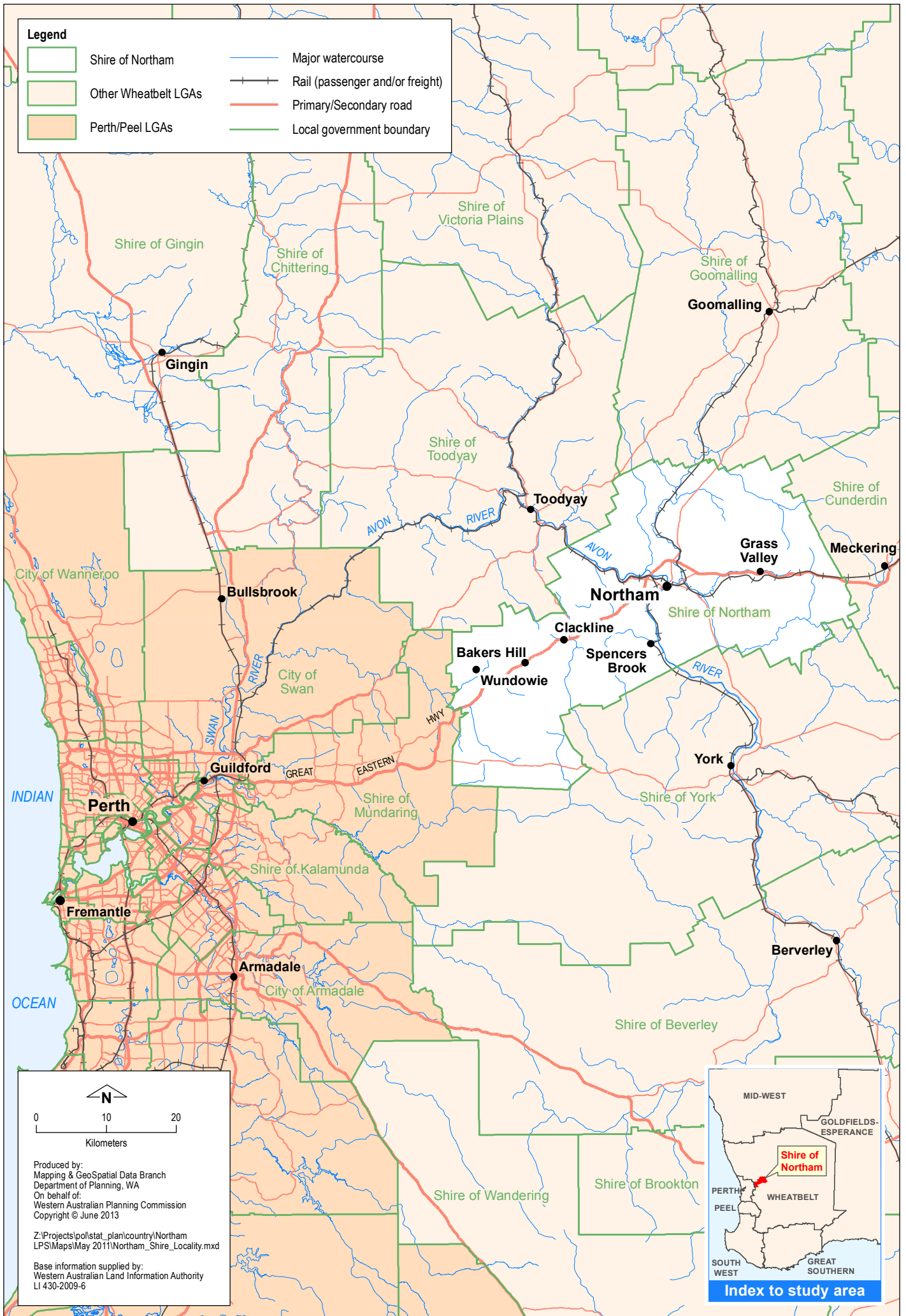
  
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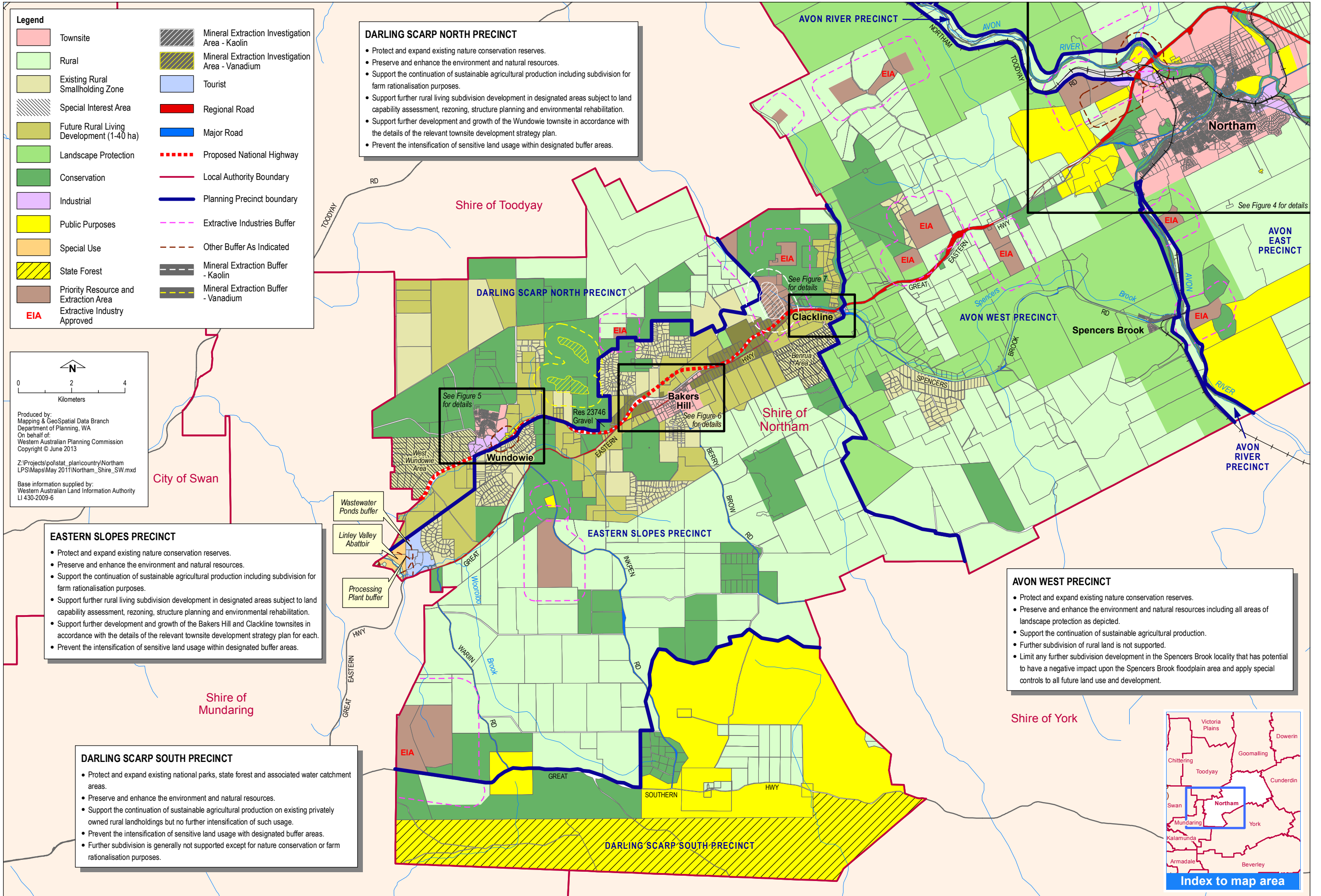
# **APPENDIX 1**

## **STRATEGIC LAND USE PLANS (WHOLE SHIRE)**



Northam Shire - Location and Settlement Plan

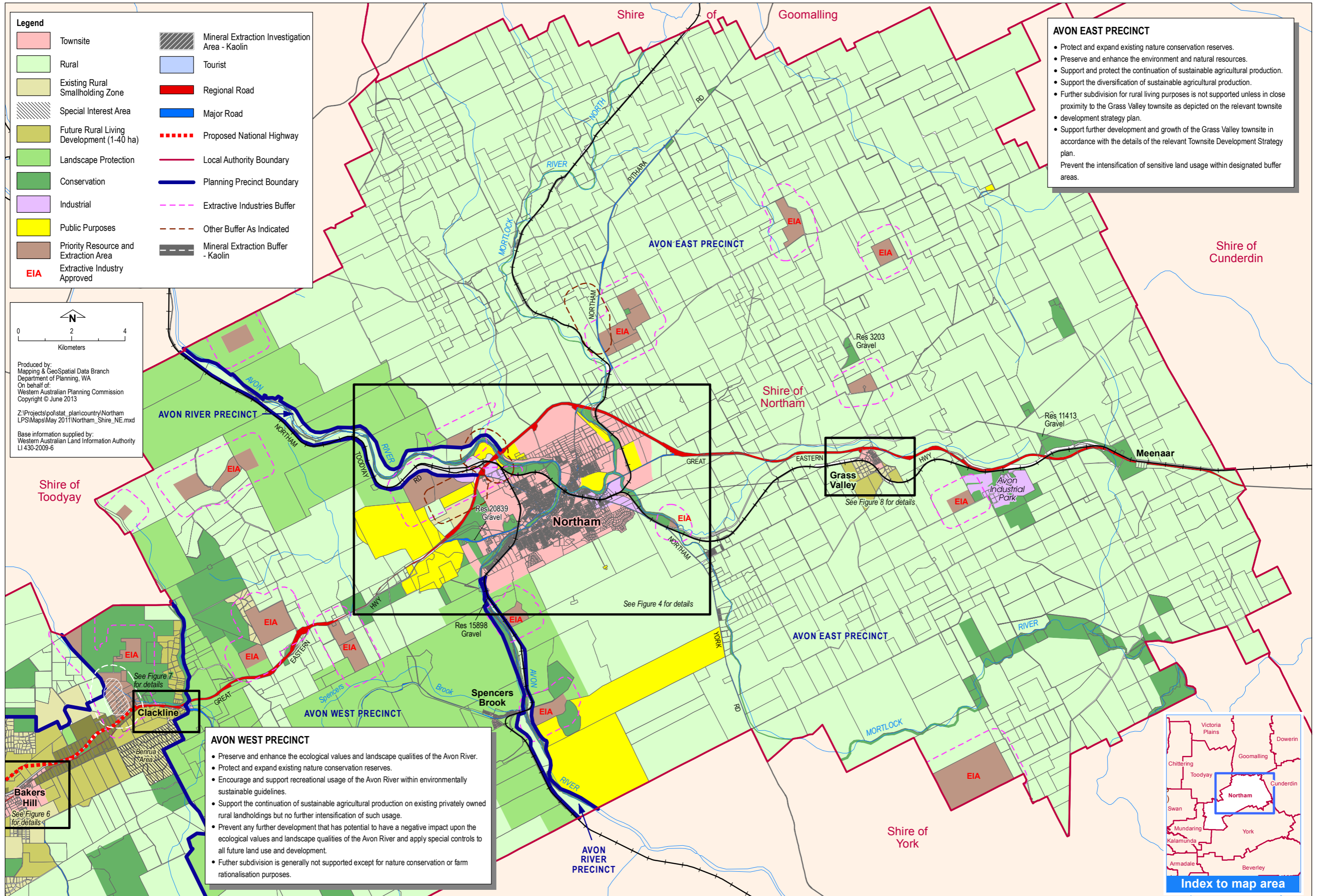




Northam Shire - South West

Figure 2

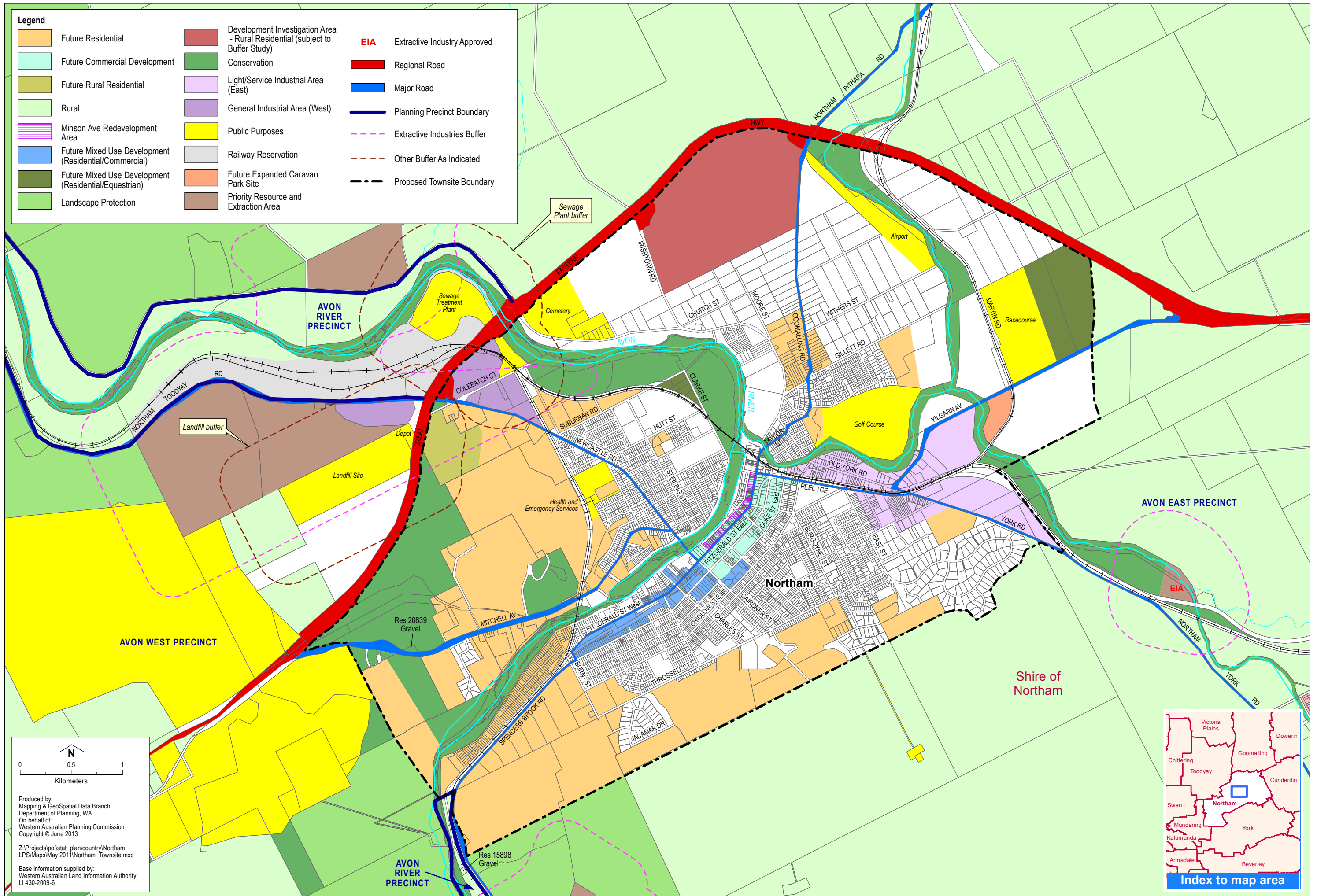




## **APPENDIX 2**

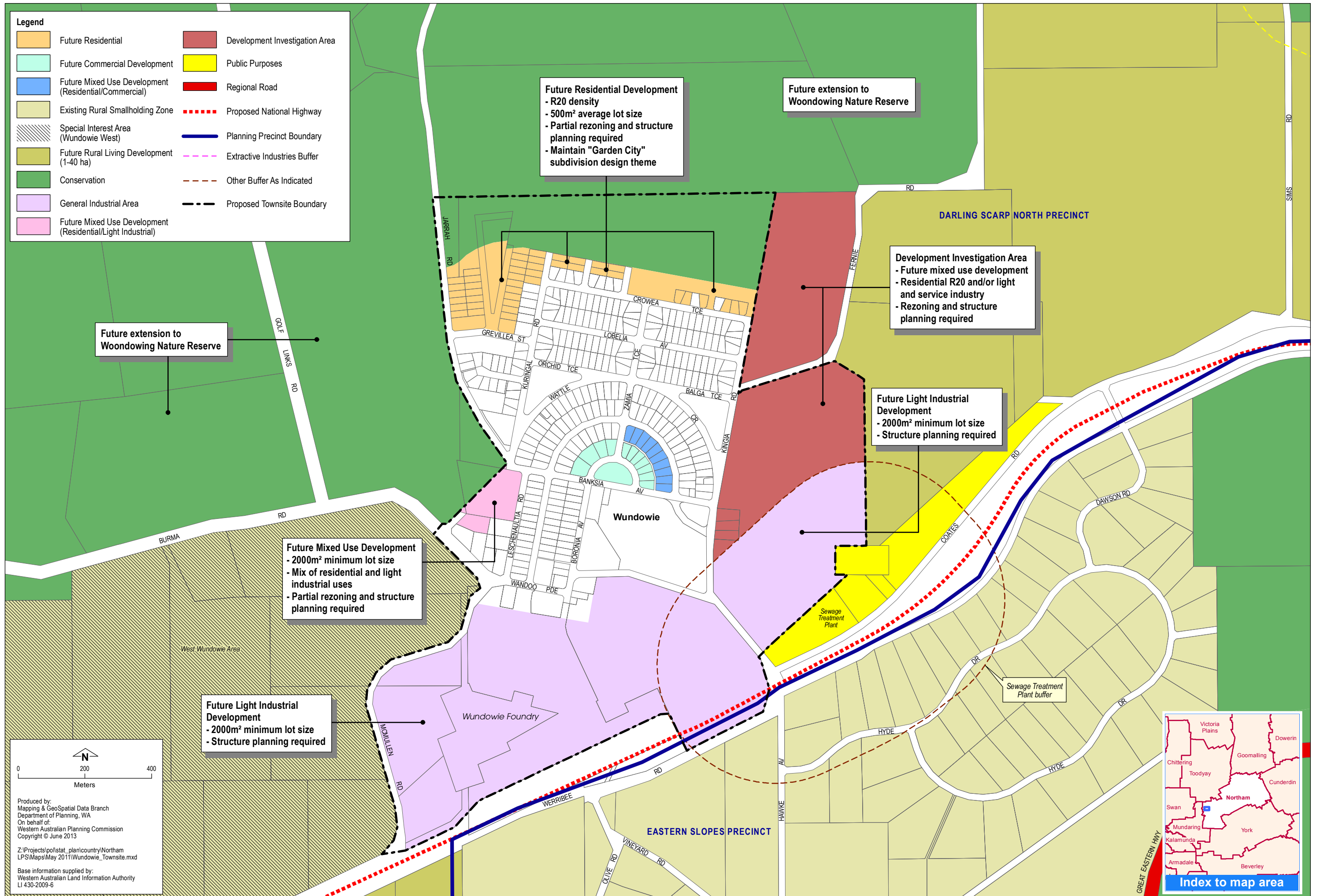
### **TOWNSITE DEVELOPMENT STRATEGY PLANS**





Northam Townsite

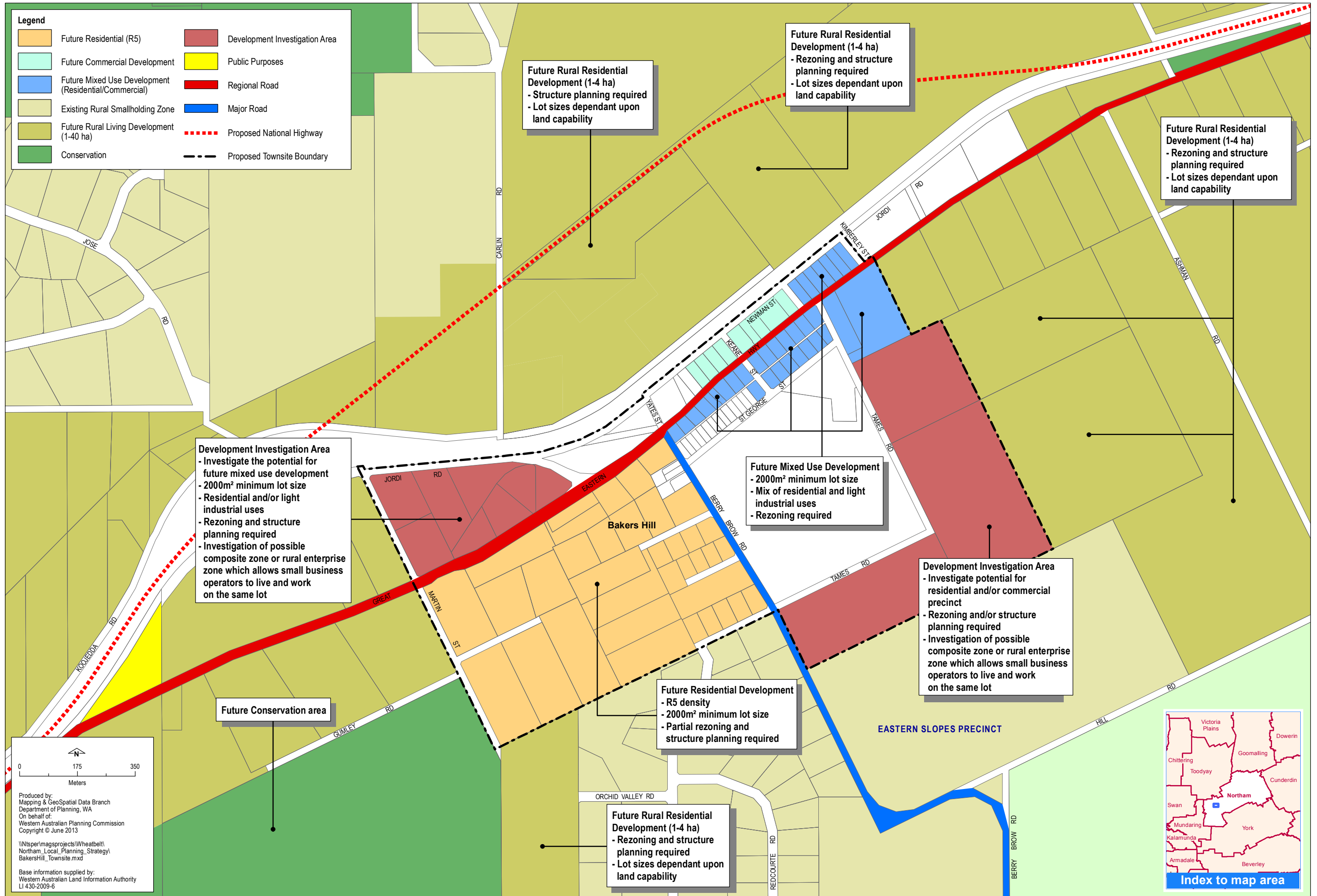
Figure 4



Wundowie Townsite

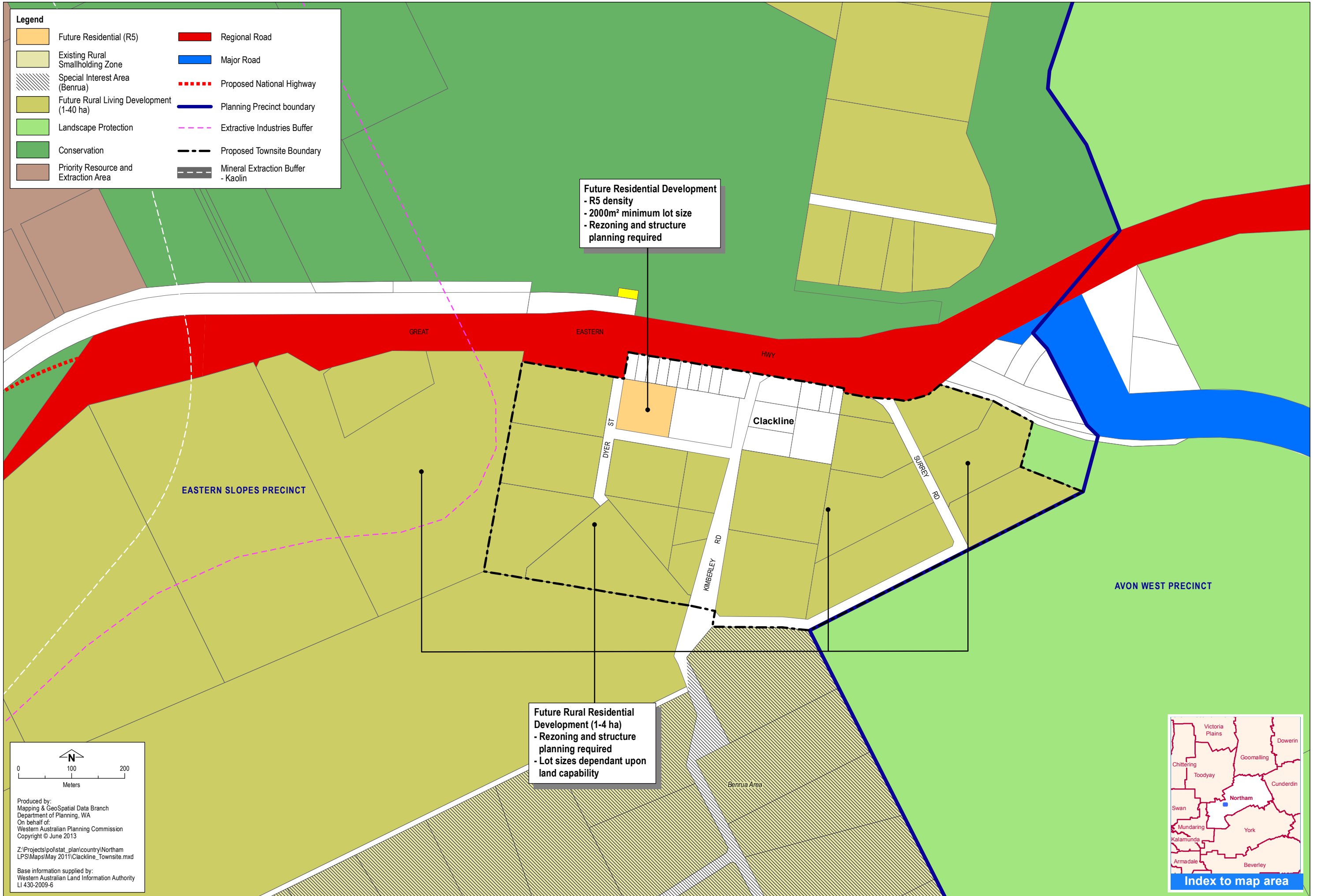
Figure 5





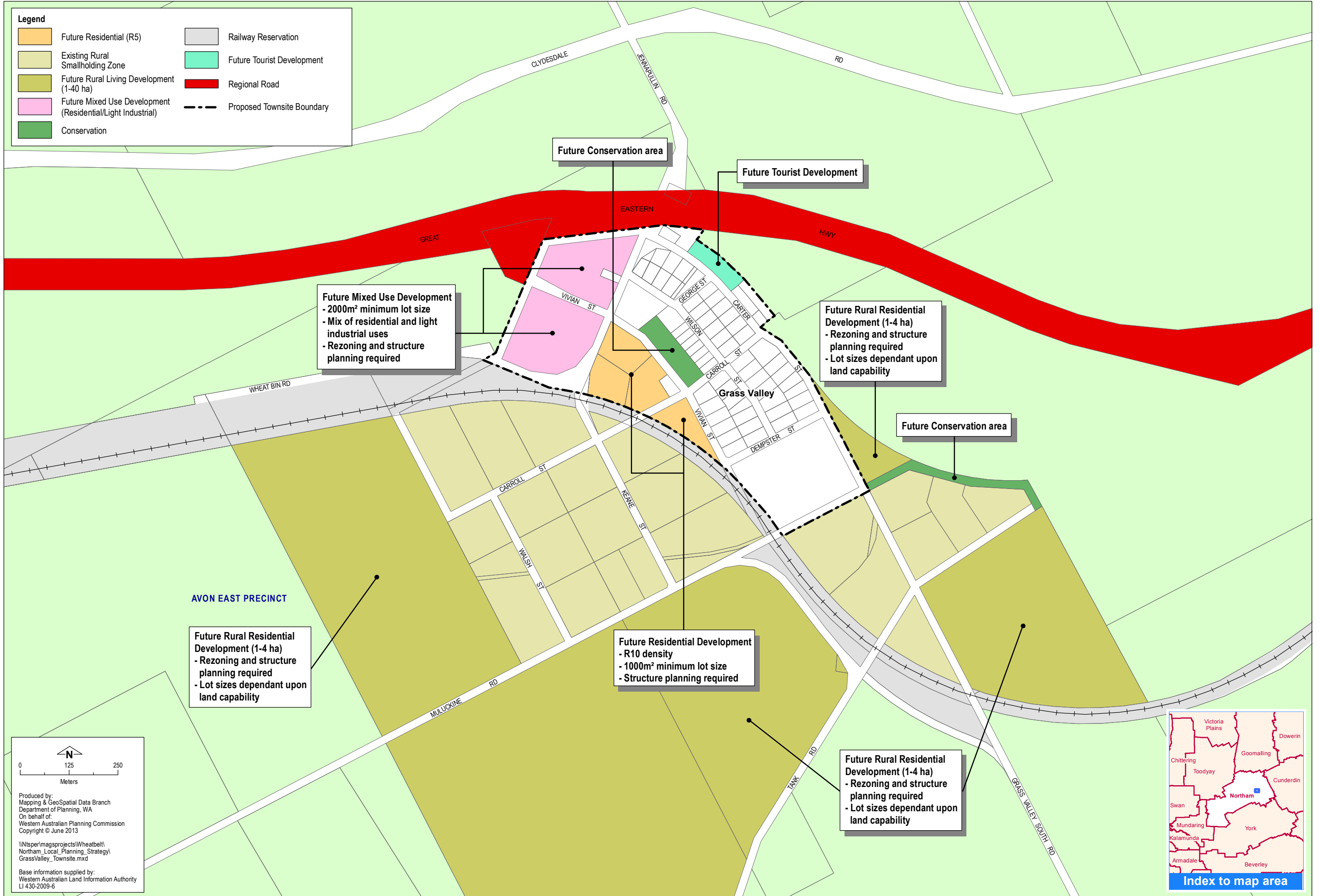
Bakers Hill Townsite

Figure 6



**Clackline Townsite**

Figure 7



Grass Valley Townsite

Figure 8