

Shire of Perenjori

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

11 May 2011

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

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SHIRE OF



PERENJORI

LOCAL PLANNING STRATEGY

April 2010

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SHIRE OF PERENJORI LOCAL PLANNING STRATEGY

1 INTRODUCTION

Regulation 12A(3) of the Town Planning Amendment Regulations 1999 requires that a Local Planning Strategy shall:

- (a) set out the long-term planning directions for the local government;
- (b) apply State and regional planning policies; and,
- (c) provide the rationale for the zones and other provisions of the Scheme.

2 OBJECTIVES

The objectives of this Local Planning Strategy are to provide:

- a 'leadership' document which provides strategic planning direction for the next 15 years or longer as distinct from the Local Planning Scheme, which manages that growth within a statutory framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction both to local government, the Department for Planning and Infrastructure, the Western Australian Planning Commission and the Minister in assessment of amendments, subdivision, development and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- a document which explains/justifies the strategic direction for growth and development to all stakeholders, and;
- a basis on which the Local Planning Scheme may be reviewed.

3 VISION STATEMENT

The Shire of Perenjori will endeavour to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic sustainability.

The Shire will endeavour to diversify its economic base by establishing rural industries that rely on similar environmental conditions but alternative markets.

The Shire will continue to promote the use of best management practices in all its activities especially in the development of its culture, arts, tourism, hospitality and service sector.

Perenjori will continue to provide modern and efficient services to meet the district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and District.

The Perenjori Townsite will be continued to be supported as a town maintaining its role as a residential and business centre servicing the important passing trade (both business and tourism). Perenjori will also continue to provide for industrial activities to service the surrounding mining operations.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, primary industry, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness. The Shire will not encourage the extraction, storage or use of nuclear materials including power generation.

The Shire will promote and support closer development in the rural areas under certain conditions.

The Shire will continue to promote its cultural resources and unique landscape without jeopardising the integrity of either asset.

4 MAJOR PLANNING ISSUES FACING THE SHIRE

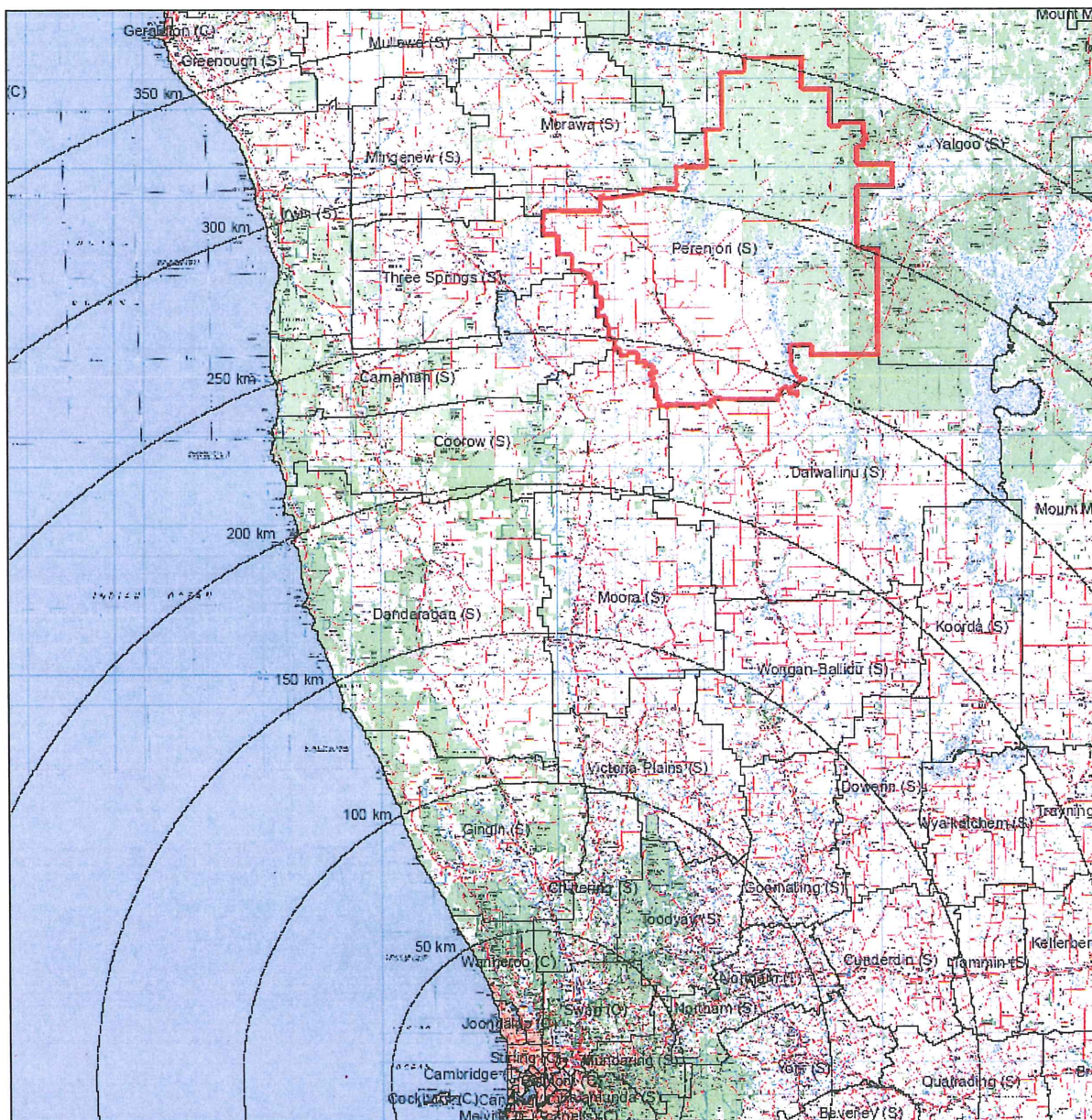
- Development control
- Rural industry and mining industry
- Population Growth and Settlements
- Land supply
 - Residential (various types)
 - Industrial
 - Commercial
 - Recreation
 - Other (public, civic and community)
 - Reclamation of lots where no rates paid etc
- Heritage
- Environment
 - Vegetation
 - Salinity
- Employment, Business and Tourism
- Transport and Infrastructure
- Other Reserves
- Buffer Areas

5 INTRODUCTION AND BRIEF DESCRIPTION OF SHIRE

The Shire of Perenjori is located 354 kilometres North East of Perth off the Wubin-Mullewa Highway. The Shire, located in the Midwest region of Western Australia, covers approximately 8,214 square kilometres. Perenjori is located about 230 kilometres north northeast of Perth.

Figure 1 shows the location of the Shire and main townsite, Perenjori, in relation to surrounding Shires.

FIGURE 1 – PERENJORI LOCATION MAP



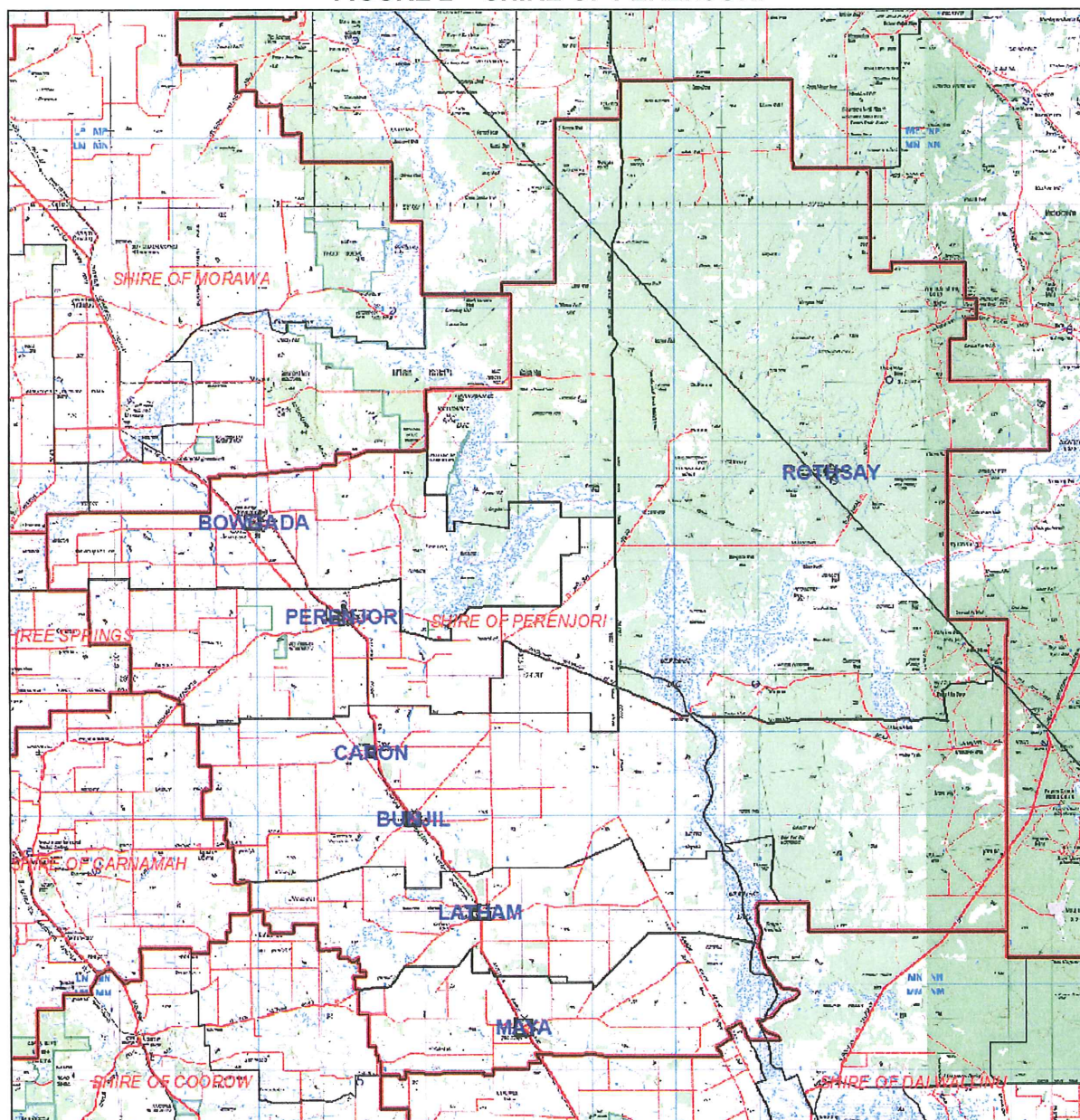
Source: Nat Maps, PLANWEST

The Shire of Perenjori is bounded on the west by the Shires of Three Springs, Carnamah and Coorow, on the north by the Shire of Morawa, on the north and east by the Shire of Yalgoo, and on the south by the Shire of Dalwallinu. The localities within the Shire include Bunjil, Caron, Latham, Maya, Bowgada and Perenjori.

The Shire contains 236.7 kilometres of sealed roads, and 1,453.2 kilometres of unsealed roads.

The Shire has a population of 590 people, with approximately 300 living in the main townsite, Perenjori. Approximately 60 residents live in a smaller townsite known as Latham. The locations of the existing townsites are shown in **Figure 2**.

FIGURE 2 – SHIRE OF PERENJORI



Source: Nat Maps, PLANWEST

Perenjori offers a range of services including all the needed recreation, civic and cultural facilities required by a small town. A number of community groups have been established in the Shire including three church groups, an arts and crafts group, two woman's associations, a district agricultural society, and a sports club.

Established in 1987, the Shire is home to the Perenjori Tourist Centre and Pioneer Museum. Originally a bank manager's residence, the tourist centre and museum offers information about the best wildflower locations, as well as a range of memorabilia from the historic Shire.

6 BRIEF HISTORY

Officially announced a town on February 16th 1916 by the Perenjori-Morawa Road Board, Perenjori comes from the Aboriginal word “Perangery” which means water hole.

The Shire of Perenjori was not created until April 1928 when the Perenjori-Morawa Road Board split into two, creating the Shire of Perenjori and the Shire of Morawa. On July 1st 1961 Perenjori became a Shire Council following changes to the Local Government Act.

The Shire is surrounded by land rich in wheat and sheep, and is also close to mining and pastoral areas to the east of the main townsite. The Shire also is renowned for their wildflower, including wattles; pink, white and yellow everlastings and the wreath flower, which flourish throughout the year.

7 STRATEGY

This strategy should be read in conjunction with the Strategy Map that provides an overview of the strategy proposals following the detailed analysis of the district as contained in the **Background Report**.

The over-arching objective of the strategy is to achieve the Council’s Vision for the future. Specific strategy objectives, strategies and actions follow.

7.1 DEVELOPMENT CONTROL

Objective

To provide planning and development control in all areas of the Shire.

Strategies

- Ensure that the local government has the appropriate level of statutory development control over all development within the Shire.
- Provide an appropriate level of discretion in the approval of certain classes of development.
- Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- Ensure that appropriate level of planning is carried out for larger land parcels prior to any subdivision or development approval.

Actions

- 1 To prepare a new Local Planning Scheme incorporating the provisions of the Model Scheme Text (*Town Planning Amendment Regulations 1999*).
- 2 Include broad category zones in the Scheme to ensure a level of flexibility without necessitating excessive Scheme Amendments.
- 3 Include a ‘Townsite’ zone over all non-government land except the ‘other settlements’ to ensure a greater degree of flexibility within the smaller townsites.
- 4 To develop and adopt a series of Local Planning Policies dealing with specific issues deemed inappropriate to be included in the Scheme. These are detailed in Part 10 of this Strategy.

7.2 RURAL INDUSTRY

Objective

To promote a diversification of economic activities in the rural areas of the Shire.

Strategies

Encourage the broadening of the agricultural economic base.

Discourage the reliance of the rural industry on a single crop.

Promote the research of establishing the most appropriate crop for specific land capability types within the district.

Support the establishment of Bed and Breakfast type uses in the rural areas to assist in supplementing the farm income and attract visitors to the district.

Ensure that rural transport routes used to move grain and fertilisers are appropriately maintained to a safe and responsible standard.

Actions

1. Explore the options available to farmers to vary their reliance on a single crop, and make the findings available to all farmers in the district.
2. Research best practice techniques and optimum crops as appropriate to the various land types throughout the District.
3. Program road maintenance projects in areas where the most need dictates.

7.2 POPULATION GROWTH AND SETTLEMENTS

Objective

Promote and manage a sustainable settlement pattern to avoid unnecessary duplication of resources.

Strategies

Recognise Perenjori as the Shire's cultural, recreation, business, social and administrative centres.

Recognise Perenjori and Latham as the **key settlements** where urban development would be supported.

Provide for a revised town expansion plan for Perenjori and Latham.

Provide for the strategic direction for the expansion of the key settlement.

Ensure adequate accommodation, service infrastructure and social amenities are available to the key settlement of Perenjori.

Recognise Maya, Rothsay, Bowgada, Caron and Bunjil as **other townsites** within the Shire;

Consider reclaiming lots in 'other townsites' to ensure dispersed settlements do not occur across the Shire that are not sustainable.

Encourage consolidation of aged persons accommodation and relevant backup services in the key settlement to cater for the projected increases in the 50-64 age bracket.

Promote creation of employment opportunities in the region focussing on cultural and tourism near the settlements with other primary industries or energy production elsewhere.

Actions

1. Identify a hierarchy of settlements.
2. Recognise Perenjori as the central location for administration, cultural, business, recreation and social infrastructure.

3. Prepare the townsite expansion plans for Perenjori and Latham.
4. Promote the key settlement as the region's centre for aged and frail accommodation and aged care facilities.
5. Establish a working relationship with the essential service agencies.
6. Request assistance for the promotion of employment opportunities in the region.

7.3 LAND SUPPLY

Objective

To provide for an adequate land supply in key townsites and around the district for a variety of land use types.

Strategies

Residential

Ensure that the local government has promoted, or provided for, a variety of lifestyles throughout the Shire. These lifestyles may include:

- 1 Smaller lots in key townsites to provide for denser residential developments where an adequate effluent disposal system is available (say 300m² lot size per dwelling). These lots will require connection to sewerage and reticulated water.
- 2 Residential lots of around 1,000 - 2,000m² for those requiring space for hobby activities not involving animals. These lots may require connection to sewerage and reticulated water.
- 3 Larger residential lots of around 4,000m² for those requiring a degree of separation and space to conduct certain types of hobbies or other activities. These lots will require connection to reticulated water.
- 4 Rural-residential lots of 2 hectares or more for those requiring even more space for themed estates (eg: equestrian).
- 5 Accommodation for tourists in caravan parks that may include caravan bays, camping grounds, short term accommodation for visitors in on-site vans or chalet/unit type developments and motel/hotel type units.
- 6 Accommodation for workers involved in the mining industry including campsite units and associated facilities. Sites may require some separation from residential areas due to the irregular working hours of the industry workers.

Encourage plans of subdivision that:

- 1 Provides lots orientated for dwellings to take advantage of prevailing winds, allowing improved energy efficiency.
- 2 Allows for high surveillance and increased safety.
- 3 Incorporates pedestrian links to the town centre.
- 4 Incorporates water sensitive urban design elements in new residential development, including recycling and re-use of stormwater and wastewater consistent with Department of Water requirements.
- 5 Encourages retention of large native trees that provide shade.
- 6 Promotes residential development that:

Identifies a range of building styles and housing types to avoid visually monotonous streetscapes.

Encourage a range of housing designs to meet a range of housing needs, with particular focus on cultural, climatic and affordability elements.

Commercial

Ensure that there is adequate area for commercial development to meet the future needs of the projected population.

Encourage the consolidation of commercial (shops and offices) uses to create a compact and attractive environment.

Ensure there is adequate parking provided for the range of uses in the commercial area. This may include off-street and street parking bays.

Provide for higher density residential development in commercial areas where the residential development does not occupy an area best suited for commercial uses like shops, other retail or offices.

Industrial

Provide for a variety of industrial land in and around the key settlements. These types include light industrial areas that are suitable to be in settlements as their activities are not permitted to produce excessive dust, smell, noise etc. A degree of separation may be required on the basis of visual incompatibility.

Consider supporting the creation of general industrial estates accessible to key settlements.

Recreation, Civic and Cultural

Select land for public purposes in key settlements.

Support the preparation of a recreation strategy to ensure that the provision, development and on-going management of recreation areas will be sustainable in the future. The strategy should ensure that there is an overall design of a pedestrian and cycle network that interconnects strategic recreation areas.

Examine the multiple use of recreation and other public purpose assets.

Ensure that new residential subdivisions either incorporate public open space developed to an appropriate standard, or provide cash-in-lieu of open space. This will allow the Council to consolidate its resources in fewer, but better serviced, open space areas.

Develop public open space areas that are well located, convenient and safe. Such areas should address the needs of a range of local user and age groups in the area. This may include both passive and active open spaces as well as areas that incorporate natural and cultural elements.

Incorporate stormwater treatment measures into public open space areas, where appropriate.

Other

Identify land areas where rates remain unpaid and, either negotiate with owners for payment, or reclaim ownership (to Council) in lieu of payment. Where the owner cannot be contacted the land should be reclaimed by the Council under the provisions of the *Local Government Act*.

Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.

Promote the examination of the use of Crown Land in the district and assess if the lands may be excess to their respective vesting authorities. If so, it may be advantageous for the Council to acquire these properties for future uses as determined by the Council.

Actions

1. Classify adequate residential, commercial, industrial and public purpose areas in the Local Planning Scheme.
2. Allocate residential density codings to reflect the desired variety of lifestyle choices.
3. Negotiate with LandCorp, and others, for assistance in creating a variety of lot sizes in and around the key settlements of the Shire.
4. Prepare a schedule of land areas where rates remain unpaid.

5. Negotiate with owners of land with unpaid rates to either pay rates or transfer land to the Council as payment for unpaid rates.
6. Reclaim land where an owner cannot be contacted in accordance with the provisions of the *Local Government Act*.
7. Examine the opportunity for the local government to gain control Crown land where it is excess to government requirements.
8. Adopt expansion plans for each key settlement.
9. Research opportunities for future industrial areas to service the key settlements.
10. Prepare a recreation strategy.

7.4 HERITAGE LAND (SITES AND OTHER AREAS)

Objective

To recognise and protect heritage sites and places in the region.

Strategies

Ensure that a schedule of culturally significant sites is appropriately recorded with the Department of Indigenous Affairs.

Ensure that these sites are recognised with the relevant level of protection.

Provide advice to developers of their obligations under Section 17 of the Aboriginal Heritage Act 1972 regarding sites protected by this Act whether they are known to the Department of Indigenous Affairs or not.

Ensure that the Council's Heritage Register is properly maintained.

To protect buildings and places recognised as having heritage value.

Actions

1. Setup and maintain a close liaison with the Department of Indigenous Affairs to ensure the continued currency of the Schedule of heritage sites.
2. Insert Local Planning Scheme provisions to reinforce compliance with reporting and protection of sites.
3. Provide standard advice to all developers of their obligations under the Aboriginal Heritage Act 1972.
4. Update the Council's Heritage Register.
5. Include appropriate heritage protection provisions in the Local Planning Scheme.

7.5 ENVIRONMENT

Objective

To recognise and protect areas identified as environmentally significant.

Strategies

Identify and protect areas of significant and sensitive flora or fauna.

Identify areas of wetlands, watercourses and other water surfaces.

Ensure appropriate fire management measures are maintained.

Encourage maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat (*State Planning Policy 2.9 – Water Resources*).

Ensure activities that may raise salinity levels (that may jeopardise continued vegetation growth) are restricted.

Encourage planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.

Support environmental assessment of lands and environment in the Shire.

Liaise with Department of Environment and Conservation to identify land that warrants protection through Scheme provisions.
Provide for buffers to sensitive uses from impact creating activities.

Actions

- 1 Protect identified areas of environmentally significant land from adverse development by including such areas in a Local Scheme Reserve of the Local Planning Scheme.
- 2 Require developers to identify, assess and protect designated flora, fauna and remnant vegetation prior to the initiation of Scheme Amendments.
- 3 Protect sensitive areas from development that may be subject to wind or water erosion, land use conflicts or groundwater pollutants.
- 4 Protect wetlands, watercourses and other surface waters from inappropriate uses that may have a detrimental impact on those areas.
- 5 Support the preparation of studies to identify environmentally significant areas.
- 6 Seek the assistance of local environmental officers for measures to reduce or mitigate any further occurrence of any degradation problems in order that they may send out information packages to people in areas that have been identified as having salinity problem areas.
- 7 Resolve to not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.
- 8 Support 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels.
- 9 The Shire will consider the future of the 'Public Purpose Reserves' identified on the Strategy Map as being suitable for other purposes. A Scheme Amendment may be necessary if this is considered appropriate.

7.6 EMPLOYMENT, BUSINESS AND TOURISM

Objective

To promote employment, business and tourism in the Shire.

Strategies

Generally encourage new employment opportunities within the Shire.

Ensure that the Shire can capitalise on the potential visitor economy by providing for a variety of tourism accommodation types.

Ensure that the activities are developed, and sites are appropriately protected and managed, in order to maximise their interest value and tourism appeal.

Encourage the development of a range of accommodation types to cater for the range of visitors likely to be attracted to the region.

Ensure that the increasingly popular isolated landscapes are appropriately catered for in a sustainable and responsible manner.

Where appropriate, ensure that each settlement has serviced land available in an appropriate location for future business activities.

Actions

- 1 Cooperate with the appropriate tourism planners to facilitate the outcome for tourism in the region.
- 2 Zone Lot 3 Oversby Road, Perenjori, to provide for chalet development.

7.7 MINING

Objective

To encourage exploratory work and mining operations on the natural resources of the Shire except nuclear material.

Strategies

Support the setting up and establishment of mining operations in the Shire except those involving the use, storage or extraction of nuclear materials.

Where appropriate, encourage co-operation between the mining operations and the Traditional Owners of the land.

Ensure that mining transport routes used to move minerals are appropriately maintained to a safe and responsible standard.

Ensure that any mining activities have no detrimental social impacts on the residents of the established settlements.

Only support the use of a fly in/fly out operation as a last option to the establishment of a permanent workforce.

Support the provision of industrial mining services within mining leases where they **only** service the mining activity. Where the mining service industry services mainstream clients as well, the use shall only be permitted on freehold land with an appropriate zoning and public access.

Ensure that any mining camp sites are established within easy access to services and supply outlets of an established settlement.

Ensure that any mining camp does not detrimentally impact on the essential services, residential environment or amenity of the established settlement.

Actions

1. Facilitate negotiations between Traditional Owners and mining operators.
2. Maintain a close working relationship with mining operators to ensure that their planning takes due consideration of existing settlement environments.
3. Prepare a Local Planning Policy relating to how the Council will consider mining exploratory work, mining operations and mining camps.

7.8 TRANSPORT AND INFRASTRUCTURE

Objective

To improve the Shire's system of transport and service infrastructure.

Strategies

To facilitate on-going negotiations and co-operation between the Shire and the essential service agencies.

Support the forward planning of essential services to ensure land in settlements can be properly serviced when required.

Promote the integration of land and water planning in accordance with the framework identified in *Interim Approach for Integrating Urban Water Management with Land Use Planning – Guidance for Developers (Essential Environmental Services, Feb 2006)* and *Stormwater Management Manual for Western Australia (Department of Water, 2007)*.

Protect sensitive land uses from undesirable impacts from specific activities like rubbish tips, chlorine stores and the like.

Protect all public drinking water sources and associated infrastructure.

Protect the Department of Water Priority 1 and 2 Water Source Protection Areas.

- Require that new development proposals demonstrate adequate provision of: vehicle access, electricity, potable water and solid and waste water disposal.
- Ensure that local road networks for new development are safe for all users.
- Encourage the provision of underground power and telecommunications infrastructure for new subdivisions.
- Promote re-use and recycling of water, particularly stormwater and wastewater.

Actions

1. Setup service liaison relationships with relevant service agencies.
2. Provide for appropriate buffers between uses with environmental impacts and sensitive uses.

8 STRATEGY MAPS

8.1 SHIRE STRATEGY MAP

The Shire Strategy Map (**Figure 2**) provides an overview of the strategy proposals following the preceding analysis of the district.

The over-arching objective of the strategy is to achieve the Shire's Vision for the future as outlined at the beginning of the Strategy Report.

The main components of the Strategy Map include the identification of;

- Existing Conservation areas (Reserves),
- Other existing Reserves and VCL,
- Existing townsites.
- Salinity affected areas.

8.2 PERENJORI (TOWNSITE) STRATEGY MAP

Figure 3 below shows the future land use allocation for Perenjori Townsite. These proposals are based on a previous study of the townsite that examined the existing zonings, built environment, landform, land tenure and vegetation.

Residential

There are in excess of 50 vacant lots in Perenjori. A few of these may not be immediately available (eg VCL) however the demand is not expected to be high. This supply of undeveloped lots is considered to be adequate for the foreseeable future. Many of these vacant properties are owned by the Shire. There are several areas marked that could be further examined for Rural Residential lots.

In the medium term, if the demand dictates, residential development will be expanded eastwards from the existing residential area. The Council has determined that a strip of land on the north side of Crossing Road (one lot deep) should provide for residential lots overlooking the golf course. The Council will be discussing this proposal further with Landgate with a view to better using a small portion of the golf course reserve.

Longer term directions could include the designated area east of North Road and north of Oversby Road. The density will depend on the availability of sewerage. Where off site sewerage is available densities could be R30.

The areas shown east and west of Farrell Street should be further examined for R2.5 density. This would allow the 4,000m² lots (1 acre blocks).

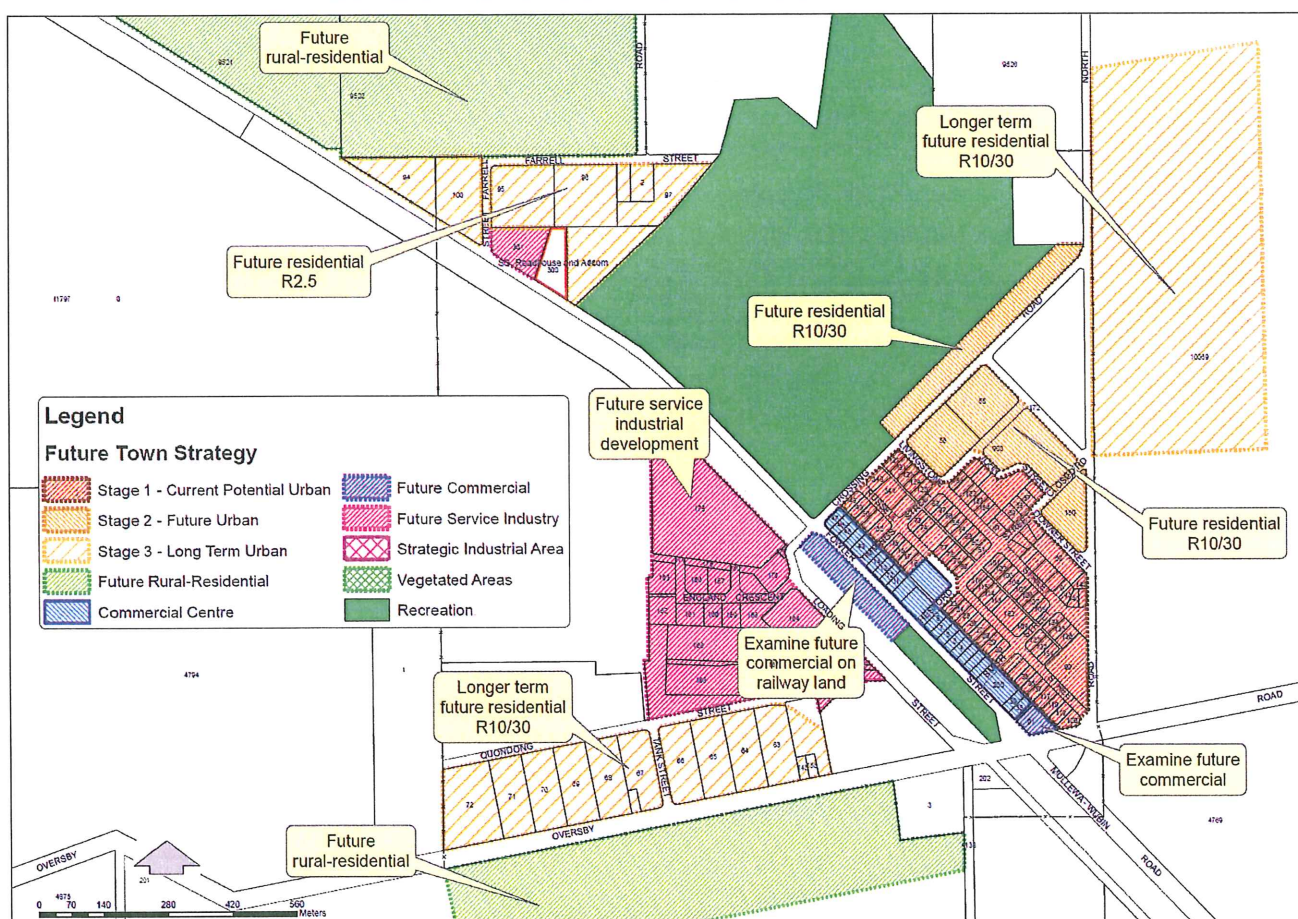
Commercial

The commercial area of Perenjori is mostly developed – but not all occupied. Again a strong demand for commercial properties is not expected. There are several vacant lots in the main commercial strip in Perenjori - as well as a one hectare property at the southern end of the main street (owned by the Shire).

If a demand is demonstrated at a later date the land on the south side of Fowler Street (railway land) will be examined in consultation with the railways authority.

The Council owns Lot 91 Fowler Street and will also examine the use of this area for commercial use - if a demand is demonstrated.

FIGURE 3 –PERENJORI TOWNSITE STRATEGY



Source: PLANWEST 2010

Industry

The existing industrial area located on the Mullewa-Wubin Road (on the west side of the railway) in Perenjori, is partly occupied by wheatbins. Several lots have been created in England Crescent for light and service industries. Future industrial land north of the area will cater for future requirements for the foreseeable future.

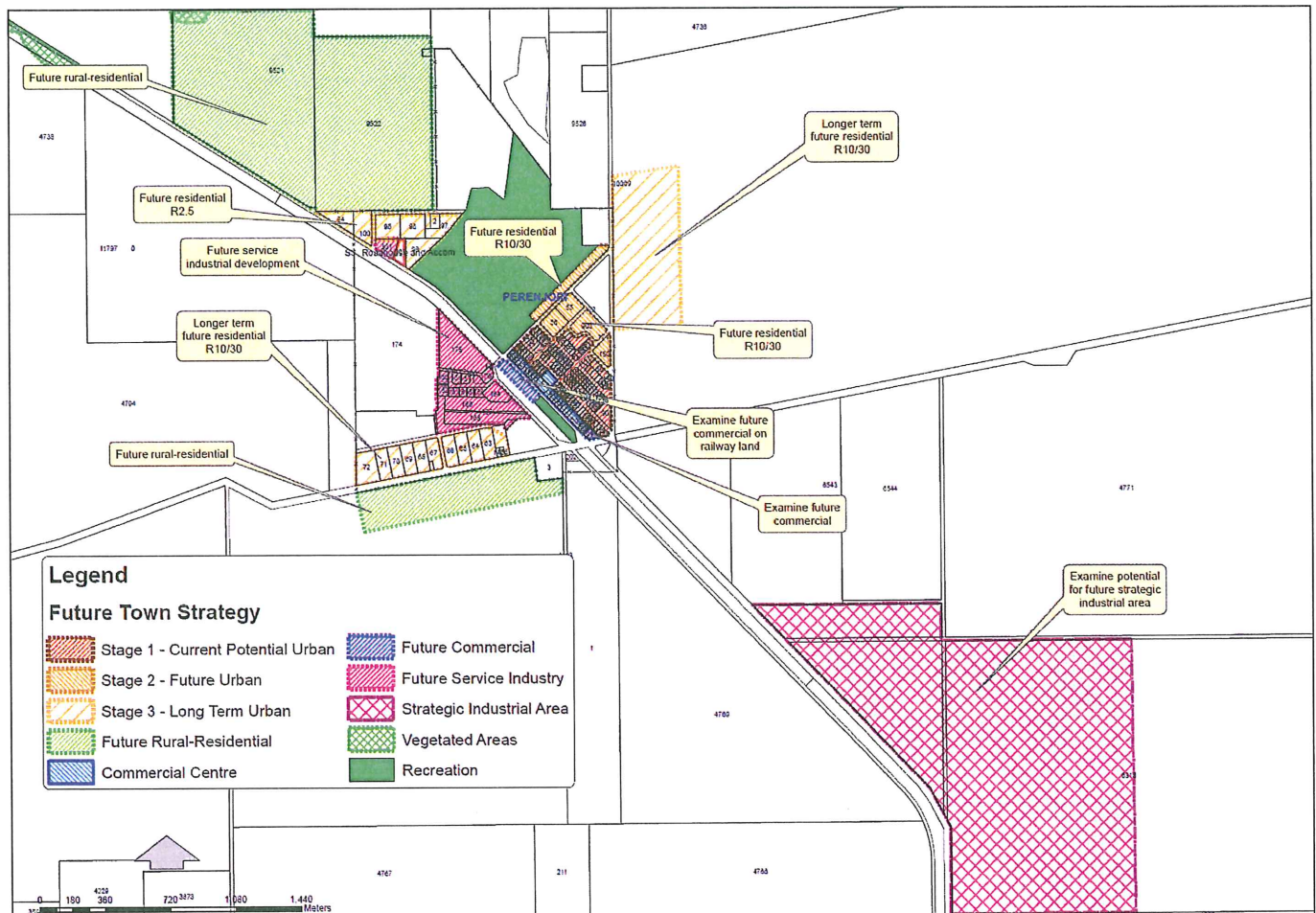
A site designated in **Figure 4** (Wider Perenjori Townsite Strategy) shows an area that will be further examined by the Council for use as a strategic industrial site. The Council considers

there to be a need for a significant site planned to cater for region-wide industries. These would include regional depots and other land-hungry activities to service the mining sector.

Public purposes and recreation

The Perenjori townsite has adequate public purpose facilities and amenities – and the sites that go with them. Barring a relocation of a major activity, the land supply for public purposes is considered adequate.

FIGURE 4 – WIDER PERENJORI TOWNSITE STRATEGY



Source: PLANWEST 2008

8.3 LATHAM STRATEGY

Latham townsite has just over a dozen houses - none of which have been built recently. The shops are empty and the future does not foresee a substantial expansion. The number of vacant lots in the town could see the housing doubled without the need for additional water or power services. As a result, no expansion plans are proposed for the townsite.

The townsite 'quarter acre lots' will be zoned for 'Townsite' uses to allow for a degree of flexibility in allowing small town developments to occur. The Residential Density Code will be restricted to R10 to only allow one house per 1,000m² lot. The Council will support development in the town but will not encourage further expansion of the townsite development area as it is considered unsustainable in the longer term. The Council would prefer to consolidate its efforts in Perenjori rather than spread its resources too thinly around the Shire area. Preferably the larger privately owned lots in the Townsite would be zoned

Rural to discourage the establishment or intensification of urban land use however further consultation with affected landholder's needs to occur.

8.4 OTHER TOWNSITE PROPOSALS

In cases where a railway traverses the following townships the railway land will be classified as 'Railway' local scheme reserve.

In all cases the other township are mostly Crown Land (either Vacant Crown Land (VCL) or Crown Reserves). The Crown Land areas will be designated as 'Conservation' in the new Scheme. The privately owned lots will remain 'Township', unless they are 'reclaimed' by the Council for non-payment of rates. The Residential Design Code will remain as R10 to only allow one house per 1,000m² lot.

In terms of non-Crown Land Maya township has 8 undeveloped small lots, Rothsay has 4 undeveloped small lots, Bowgada has 6 small lots, Bunjil has 3 undeveloped small lots and Caron has 1 privately owned lot.

8.5 OTHER STRATEGY COMPONENTS

The policies, views and positions put forward in this Local Planning Strategy are deemed to form part of the Shire's strategy for the Local Government Area.

9 IMPLEMENTATION, MONITORING AND REVIEW

9.1 WAYS OF IMPLEMENTING THE STRATEGY

9.1.1 Local Planning Scheme

The Shire will review its Town Planning Scheme based on the Model Scheme Text as outlined in the *Town Planning Amendment Regulations 1999*.

The Shire considers that it is important to maintain a statutory control of all development in the Shire and will further examine ways in which to determine development on Crown land and mining leases.

Current legislation suggests that development can occur on Crown Reserves without the Shire's input being adhered to. Whilst there is an obligation for Crown Land administrators to consult with Local Government there is no obligation to comply with the Shire's requests.

Part 6 of the *Planning and Development Act (2005)* states that public works on Crown land will need have regard to any planning scheme, proper and orderly planning and the preservation of the amenity of the locality.

9.1.2 Local Planning Policies

The Shire has a position on the following topics and has prepared local planning policies;

1. The Council's position on moveable buildings.
2. The Council's position on homestead lots.
3. The delegated authority to the CEO to determine certain planning approvals.
4. The Council's position on bed & breakfast, and tourism developments.
5. The Council's requirements for Plantations.
6. The Council's criteria for selecting future Rural Residential areas.

7. The special design control measures for the John Street precinct.

The Council will consider the amendment of existing policies or adoption of additional policies as and when it considers there to be a need.

9.2 MONITORING AND REVIEW OF THE STRATEGY

This Strategy will be monitored and reviewed when either;

New data becomes available or,
When the Council considers an issue requires review due to a change of circumstances or,
When the Local Planning Scheme is reviewed.

Proposals set out in this Strategy will be incorporated into the Shire's new Local Planning Scheme as considered appropriate.

The time period envisaged by this strategy is between 10 - 15 years that sets out the Shire's general intentions for future long term growth and change. It has been developed from the analysis of current key issues and those likely to have impact in the future as outlined in the background data.

New opportunities and challenges may arise during this time and some of the changes may not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy, new crop species and also changing community needs and aspirations.

It is essential that Council responds to change in a planned manner to ensure that benefits to the Shire's community are maximised. This should reduce ad hoc approaches, and in turn, reduce any potential negative impacts on the community.

This local planning strategy should not be viewed as a fixed plan. Rather it will require continual review. On this basis it is suggested that the strategy be reviewed every five years, coinciding with a review of the town planning scheme. Any review should measure how successful the strategy has been in terms of:

Achieving the stated land use and development objectives.
The level of guidance provided by the strategies to assist in land use and development decision making and the extent to which this results in achieving the land use and development objectives.
The extent to which the stated actions have been undertaken and achieved.

9.3 ENDORSEMENT PAGES

The Strategy is adopted when signed by the President and Chief Executive Officer on behalf of the Shire Council. The Strategy will become a recognised strategic document once endorsed by the WA Planning Commission.

ADVERTISING

The Shire of Perenjori Local Planning Strategy certified for advertising on 23 March 2010.

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

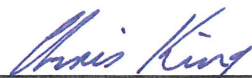


*an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date 11 MAY 2011

ADOPTED

The Shire of Perenjori hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 18TH day of NOVEMBER 2010.



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on 27 APR 2011



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

Date 11 MAY 2011