

# Shire of Narrogin

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## Local Planning Strategy

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Endorsed by the  
Western Australian Planning Commission

27<sup>th</sup> July 2020

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**SHIRE OF NARROGIN  
LOCAL PLANNING STRATEGY**



**PREPARED BY:**



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## **1.0 INTRODUCTION**

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

This Local Planning Strategy for the former Town and Shire of Narrogin has been prepared jointly by the two local governments pursuant to the requirements of Part 3 of the *Planning and Development (Local Planning Schemes) Regulations (2015)* (the Regulations) 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 Town and the Shire to help guide and control the future development and use of land within their respective municipal districts for the benefit of current and future generations.

On 1 July 2016, the former Shire and Town of Narrogin were formally gazetted as one entity under the new Shire of Narrogin.

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

A Local Planning Strategy, in accordance with the Regulations, must set out the long-term planning directions for the local government; apply any State or regional planning policy that is relevant to the strategy; and provide the rationale for any zoning or classification of land under the local planning scheme.

The former Town of Narrogin's current Town Planning Scheme No.2 was gazetted in June 1994. The former Shire of Narrogin's current Town Planning Scheme No.2 was gazetted in October 1997. An examination of both schemes in 2002 identified a number of shortcomings in terms of their scope and effectiveness and recommended the preparation and adoption of a new joint local planning scheme for all land within the Town and Shire's municipal districts. On the basis of the findings of this examination each local government resolved in 2003 to prepare a new local planning scheme to be named Joint Local Planning Scheme No.3.

This Local Planning Strategy provides a strategic basis for the (consolidated) Local Planning Scheme No.3 and should be read in conjunction with that Scheme. The Strategy does not however form part of the Scheme and may therefore be amended in accordance with Part 3 r.17 of the Regulations.

Whereas a local planning scheme has a five (5) year time scale, 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 Narrogin 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;
- To provide a strategic plan for the Shire that is consistent with the State and regional strategies, policies and strategic development initiatives;
- Provide the rationale for the statutory provisions of Local Planning Scheme No.3 to assist Council in making 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 Shire of Narrogin under Local Planning Scheme No.3 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 the implementation of the Strategy lies in its acceptance by the local community and a commitment from each 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 (2002 – 2015).

### **1.3 STUDY AREA**

The study area for this Local Planning Strategy comprises all land within the consolidated Shire of Narrogin. The Shire is located in the Central South Region of the Western Australian Wheatbelt approximately 190 kilometres south-east of Perth and cover a total area of approximately 1,630 square kilometres. The study area is bounded by the Shires of Cuballing, Wickepin, Wagin, West Arthur and Williams and contains two (2) main established settlements being Narrogin and Highbury. The Shire's current local government area was formerly governed by two separate local governments until 2016 when the Town of Narrogin, which governed the Narrogin townsite, merged with the Shire of Narrogin which governed the broader Shire area.

### **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 Narrogin. 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 2050**

The State Planning Strategy 2050 is a land use planning strategy prepared by the Western Australian Planning Commission. Released in 2014, it provides the overall vision for future development of the State to 2050. It offers an integrated whole-of-government view of the strategic planning needed to respond to challenges and opportunities facing land use planning and development of Western Australia. It is an overarching strategic document that provides direction for all State, regional and local planning strategies, policies and approvals.

The State Planning Strategy's vision for Western Australia by 2050 is a vision of sustained growth and prosperity in a future where Western Australia enjoys a high standard of living, improved public health and an excellent quality of life for present and future generations.

The State Planning 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 strategic goals and State strategic directions which support these principles.

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

- **Environment** - conserving the State's natural assets through sustainable development.
- **Community** - enabling diverse, affordable, accessible and safe communities.
- **Economy** - facilitating trade, investment, innovation, employment and community betterment.
- **Infrastructure** - ensuring infrastructure supports development.
- **Regional Development** - building the competitive and collaborative advantages of the regions.
- **Governance** - building community confidence in development processes and practices.

The Shire of Narrogin, which is located within the Wheatbelt Region of Western Australia will play an important role in implementing the vision and principles of the State Planning Strategy through the preparation, amendment and administration of the Local Planning Strategy and Local Planning Scheme No.3. The Shire will incorporate the principles of the State Planning Strategy in the Local Planning Strategy and Local Planning Scheme and will adapt the strategic goals and directions to suit local circumstances. In making decisions under the Scheme the Shire will seek to apply these principles, goals and directions to the management of land use change and growth within its municipal district. These decisions will help to achieve the State Planning Strategy's vision and provide for a consistent approach to future planning and development in the region.

The State strategic directions, as defined within the State Planning Strategy that apply to the Shire of Narrogin, are as follows:

- Facilitate coordinated and sustainable economic development;
- To maintain and grow Western Australia as the destination of choice for responsible exploration and development of resources;
- Western Australia becomes globally competitive as a creative, innovative and knowledge-based economy;
- To access and enhance a range of tourism experiences unique to the State;
- To enable the State's food supply chains to meet the projected demands the domestic and global food markets;
- To maintain economic and community development through improved connectivity, services and cultural support;
- To ensure the sustainable supply, use and development of land;
- To coordinate physical infrastructure with development for community betterment;
- To manage the movement of people, goods and services through an integrated network connected locally, regionally, nationally and globally;
- To support Western Australia's growth and development by managing the availability and quality of water sustainably;
- To enable secure, reliable, competitive and clean energy that meets the State's growing demand;
- To ensure Western Australia's waste streams are managed as a resource;
- To ensure those responsible for telecommunications take into account Western Australia's planning and development priorities and requirements;
- To enable liveable, inclusive and diverse communities;
- Creating spaces and places that foster culture, liveability, enterprise and identity;
- Affordable living through housing diversity and compact settlements;
- To encourage active lifestyles, community interaction and betterment; and
- To conserve biodiversity, achieve resilient ecosystems, protect significant landscapes and manage the State's natural resources in a sustainable manner.

## **1.4.2 STATE PLANNING FRAMEWORK**

State Planning Policy No. 1 (State Planning Framework Policy) brings together existing State and regional policies and plans which apply to land use and development in Western Australia into a State Planning Framework.

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 in the preparation, amendment and administration of the Shire of Narrogin Local Planning Strategy and Local Planning Scheme No.3 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 Narrogin and will be given due regard by each local government in preparing Local Planning Scheme No.3 and making decisions on all planning related matters:

**SPP No. 2 - Environment and Natural Resources Policy (2003)**

This policy sets out the principles and considerations that will be applied by the Shire of Narrogin 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.

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

This policy sets out the principles and considerations that will be applied by the Shire of Narrogin 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.

**SPP No. 2.5 - Rural Planning (2016)**

The policy is the basis for planning and decision-making for rural and rural living land across Western Australia.

This policy sets out the principles and considerations that will be applied by the Shire of Narrogin to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

### **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 Narrogin to protect and manage public drinking water source areas from incompatible land uses and pollution to maintain the quality of drinking water.

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

This policy sets out the principles and considerations that will be applied by the Shire of Narrogin 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.

### **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 Narrogin to ensure that such growth is sustainable, well planned and reflective of the community's aspirations, needs and values.

### **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 Narrogin 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 Narrogin to provide for the conservation and protection of places and areas of historic heritage significance.

### **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 Narrogin 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. 3.7 – Planning in Bushfire Prone Areas (2015)**

This policy sets out the principles and considerations that will be applied by the Shire of Narrogin in order to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. SPP3.7 directs how land use should address bushfire risk management in Western Australia. It applies to all land which has been designated as bushfire prone by the Fire and Emergency Services (FES) Commissioner as highlighted on the Map of Bush Fire Prone Areas.

### **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 Narrogin 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.

### **SPP No. 5.2 – Telecommunications Infrastructure (2015)**

This policy aims to balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas. Using a set of land use planning policy measures, the policy intends to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure.

### **SPP No. 5.4 – Road and Rail Noise (2019)**

This policy aims to promote a system in which sustainable land use and transport are mutually compatible. It seeks to minimise the adverse impact of transport noise, without placing



unreasonable restrictions on noise-sensitive residential development or adding unduly to the cost of transport infrastructure. It aims to provide a standardised and consistent triple bottom line framework for the consideration and management of the impacts of transport noise and freight operations. The policy will be applied to planning proposals within the Shire of Narrogin where located in the vicinity of the road and rail freight network.

#### **SPP No. 7 – Design of the Built Environment - (2019)**

This policy seeks to deliver economic, environmental, social and cultural benefits which come from good design outcomes. The Shire will the principles and considerations of the policy when considering proposals for the built environment.

#### **SPP No. 7.3 - Residential Design Codes - (2019)**

This policy sets out the principles, considerations and standards that will be applied by the Shire of Narrogin to control residential development.

#### **Government Sewerage Policy (2019)**

The policy establishes the Western Australian Government's position on the provision of reticulated sewerage in the State for the rezoning, structure planning, subdivision and development of land.

Whilst there have been improvements in technology associated with on-site sewage treatment systems, reticulated sewerage remains the most reliable, efficient and environmentally acceptable means of sewage disposal. In recognition of the risks associated with their installation, operation and maintenance, on-site sewage disposal systems servicing individual lots are not considered as an appropriate alternative to reticulated sewerage for most subdivision and development.

- **Regional Strategies**

#### **Wheatbelt Regional Planning and Infrastructure Framework (2015)**

The main social, economic and environmental planning issues facing the region are considered in the Wheatbelt Regional Planning and Infrastructure Framework. The Framework provides a basis for ongoing planning and development that will deliver a diverse and innovative Wheatbelt region that continues to contribute strongly to the State's prosperity.

The Framework comprises a vision for the Wheatbelt, objectives and planning approaches for the three chapters of liveable communities, vibrant economy and valued natural amenity. The Framework further notes a list of initiatives, being tasks that agencies would typically progress as well as a list of committed regional infrastructure projects.

Any planning decisions by the Shire of Narrogin are required to be consistent with the principles and considerations contained in the Wheatbelt Regional Planning and Infrastructure Framework.

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

There are no regional or sub-regional structure plans which currently apply to the Shire of Narrogin.

- **Operational Policies**

Draft Liveable Neighbourhoods (2015)

### **General**

- OP 1.1 Subdivision of Land – General Principles (2020)
- 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)
- DC 5.1 Regional Road - Vehicular Access (1998)

- Guidelines – Holiday Homes (2009)
- Guidelines – Tourism Planning Guidelines (2014)
- Guidelines – Better Urban Water Management (2008)
- Guidelines – Planning in Bushfire Prone Areas (2017)
- Visual Landscape Planning in Western Australia (2007)

### **Residential**

- DC 2.2 Residential Subdivision (2017)
- 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 (2016)
- Guidelines – Rural Planning Guidelines (2016)

### **Industrial & Commercial**

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

## **1.4.3 OTHER RELEVANT REGIONAL SCHEMES, STRATEGIES, STRUCTURE PLANS & POLICIES**

Given the limited land use pressures within the Central South Region of the Wheatbelt, no regional planning schemes or structure plans have been prepared which affect the Shire of Narrogin. Notwithstanding this fact, there are a number of recently published strategies which the Shire of Narrogin will have due regard for in the preparation and/or implementation of the Local Planning Strategy and Local Planning Scheme No.3. These are set out below:

- Wheatbelt Development Commission Blueprint (2015)
- Roads 2030 Regional Strategies for Significant Local Government Roads: Wheatbelt South (2013)
- State of the Environment Report: Western Australia (2007)
- Wheatbelt Regional Transport Strategy (1998)
- Wheatbelt Regional Plan 2013-2018 (Regional Development Australia)
- Government Sewerage Policy (2019).
- Consideration of the Environmental Protection Authority's (EPA) 'Environmental Factor Guideline: Flora and Vegetation, and the EPA's Environmental Factor Guideline: Terrestrial Fauna' (2016)
- State Salinity Strategy (2000)
- Hope for the Future: The Western Australian State Sustainability Strategy (2003)
- State of the Environment (WA) Report (2007)
- Central South Action Plan (2003)
- Avon Natural Resource Management Strategy (2005)
- Avon River Basin 2050 (2004)

- EPA Guidance Statement No.3 – Separation Distances between Industrial and Sensitive Land Uses (2005)
- EPA Draft Guidance Statement No.33 – Environmental Guidance for Planning and development (2005)

## 1.5 LOCAL PLANNING CONTEXT

### 1.5.1 Strategic Plan / Mission Statement

The *Shire of Narrogin Strategic Plan 2017 – 2027* outlines the Shire's vision, mission statement and key guiding principles for future development and growth within its municipal boundary, the specific details of which are summarised as follows:

- **Vision:** *To be a leading regional economic driver and a socially interactive and inclusive community*
- **Mission:** *Provide leadership, direction and opportunities for the community.*
- **Key Principles:** *In achieving the Vision and Mission we will set achievable goals and work with the community to maintain a reputation of openness, honesty and accountability. In doing so, we will:*
  - *Respect the points of view of individuals and groups;*
  - *build on existing community involvement;*
  - *encourage community leadership;*
  - *promote self-reliance and initiative;*
  - *recognise and celebrate achievement;*
  - *support the principles of social justice; and*
  - *acknowledge the value of staff and volunteers.*
- **Objectives:** *The Shire of Narrogin has set out four key objectives within the Strategic Plan (2017), these include:*
  - *Support growth and progress, locally and regionally;*
  - *To provide community facilities and promote social interaction;*
  - *Conserve, protect and enhance our natural and built environment; and*
  - *Continually enhance the Shire's organisational capacity to service the needs of a growing community.*

Delivery of the Shire of Narrogin's strategic plan is based upon the following corporate objectives and their associated outcomes, many of which have significant implications for future land use planning and development in the Town:

#### **Economic**

The Economic objective is to: *support growth and progress locally and regionally*. The following are the desired (economic) outcomes working towards this strategic objective:

- *Growth in revenue opportunities*
- *Increased tourism*
- *An effective well maintained transport network*
- *Agriculture opportunities maintained and developed*

#### **Social**

The Social objective is: to provide community facilities and promote social interaction. The following are the desired (economic) outcomes working towards this strategic objective:

- *Provision of youth services*
- *Build a healthier and safer community*
- *Existing strong community spirit and pride is fostered, promoted and encouraged*
- *Cultural and heritage diversity is recognised*

- *A broad range of quality education services and facilities servicing the region*

### **Environment**

The Environment objective is to: conserve, protect and enhance our natural and built environment. The following are desired (environment) outcomes working towards this strategic objective:

- *A preserved natural environment*
- *Effective waste services*
- *Efficient use of resources*
- *A well maintained built environment*

### **Civic Leadership**

The Civic Leadership objective is to: continually enhance the Shire's organisational capacity to service the needs of a growing community. The following are desired (civic leadership) outcomes working towards this strategic objective:

- *An efficient and effective organisation*
- *An employer of choice*

The Shire of Narrogin's corporate objectives / outcomes which have implications for future land use planning and development in the Shire are summarised as follows:

- Attract new industry, business, investment and encourage diversity whilst encouraging growth of local business.
- Promote Narrogin's health and aged services including aged housing.
- Promote, develop tourism and maintain local attractions.
- Review and implement the Airport Master Plan.
- Support development of agricultural services.
- Develop and activate Sport and Recreation Master Plan.
- Provide improved community facilities (eg library/recreation).
- Maintain and enhance heritage assets.
- Advocate for increased education facilities for the region.
- Conserve, enhance, promote and rehabilitate the natural environment.
- Support the provision of waste services.
- Increase resource usage efficiency.
- Improve and maintain built environment.

## **1.5.2 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 Narrogin are listed below. The local government will consider these documents in the preparation and/or implementation of the Local Planning Strategy and Local Planning Scheme No.3.

- Town of Narrogin Town Planning Scheme No.2 (1994)
- Town of Narrogin Development Services Policy Manual (2008)
- Town of Narrogin Municipal Inventory of Heritage Places ( 2011)
- Town of Narrogin Strategic Plan 2010 – 2012 (2010)
- Shire of Narrogin Strategic Community Plan 2017-2027
- Narrogin Townscape Study Review (2016)
- Shire of Narrogin Town Planning Scheme No.2 (1997)
- Shire of Narrogin Policy Manual (2008)
- Shire of Narrogin Municipal Inventory of Heritage Places (1995)
- Shire of Narrogin Principal Activities Plan 2005 to 2009 (2007)

## 2.0 POPULATION & HOUSING STRATEGY

### 2.1 POPULATION

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• The total (consolidated) population of the Shire of Narrogin at the 2016 Census was 5,255, up 3.16% from 5,094 at the 2011 Census. The Shire's estimated resident population as of 2018 is 5,040.</li> <li>• The total population of the (former) Town of Narrogin at the 2016 Census was 4,274 persons (a 1.3% increase from 2011) which represents 81.3% of the combined total population for the (former) Town and Shire.</li> <li>• Past Census figures show that the Town's population had steadily decreased from 4,950 persons in 1976, 4,238 persons in 2006, to 4219 persons in 2011 which represents a decrease of 731 persons or 14.7 % of the total population during this period.</li> <li>• The total population of the (former) Shire of Narrogin (excluding the Town of Narrogin) at the 2016 Census was 981 persons which represents 18.6% of the total population.</li> <li>• Census figures show that the Shire's population (excluding the Town of Narrogin) has increased slightly from 829 persons in 2006 to 875 in 2011, to 981 in 2016, representing an increase of 15.5% of the total population during this period.</li> <li>• In the 5 years from 2011 the total population of the Shire grew at a rate of 0.62% per year.</li> <li>• Analysis of Census statistics for the whole Shire between 1991 and 2016 reveals that:             <ul style="list-style-type: none"> <li>i) There has been a steady decline in the number of persons in the 0 to 14 and 25 to 39 age categories;</li> <li>ii) There has been a marked increase in the number of persons in the 40 to 59 and 60+ age categories;</li> <li>iii) The median age of people in the Town and Shire has increased from 26 years in 1991 to 40 years in 2016; and</li> <li>iv) The indigenous population decreased slightly as a proportion of the Shire's total population between 2006 and 2016 (9% to 6.8% of the total population).</li> </ul> </li> <li>• The most recent WA Tomorrow report forecasts a slight decrease in the Shire's population to 4,905 by 2026, with the trend continuing to 2031 with a forecast population of 4,725 people in the Shire.</li> <li>• The Wheatbelt Development Commission predicts that population growth in the Town and Shire will be driven by their relatively close proximity to the metropolitan region, the availability of affordable housing and business premises, the continuing 'tree change' phenomenon (i.e. lifestyle choice), stronger marketing and strategic planning in the Wheatbelt region generally, greater investment in diversification of the economic base through the development and growth of emerging industries and improved access to health services, transport services and educational opportunities.</li> <li>• Population projections by the Western Australian Planning Commission and Wheatbelt Development Commission also suggest that between 2011 and 2026 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>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Need to encourage, plan for and accommodate continued sustainable population growth.</li> <li>• Need for up-to-date long term population projections for the Shire.</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 associated cultural and societal diversity.</li> </ul>

<b>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>Strategies</b>	<ul style="list-style-type: none"> <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; and</li> <li>iii) Supporting the development of downstream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism.</li> </ul> </li> <li>Ensure that there is an appropriate supply of suitable zoned land available to support the future population of the Shire of Narrogin.</li> <li>Seek to ensure that all future population growth is environmentally, socially and economically sustainable.</li> <li>Provide a wide range of services and facilities that are easily accessible and benefit the development and growth of the whole community.</li> </ul>
<b>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.3 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>Ensure that Local Planning Scheme No.3 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 HOUSING

### Profile

- The existing housing stock within the (consolidated) Shire of Narrogin varies considerably in terms of its age, style, construction materials and quality. It is noted that over the past 10 years there has been an increase in the supply and demand for higher density dwellings within the Narrogin townsite.
- Traditionally, housing in the 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.
- In the 2016 Census there were 1,939 dwellings in the Town of which 89.1% were separate houses, 6.2% were semi-detached, row or terrace or townhouses, 1.1% were flats, units or apartments and 3.6 were other dwellings. This compares with 1,704 dwellings in 1991, 1,779 dwellings in 1996, 1,827 dwellings in 2001, 1,822 dwellings in 2006 and 1,949 dwellings in 2011, which represents a dwelling growth rate of approximately 13% over the twenty five year period (0.52% per year).
- The 2016 Census figures show that 61.3% of dwellings in the Town are owned or being purchased and 33.2% are rented
- Census figures also show that the average household size in the Town has gradually declined over the last fifteen years from 2.7 persons per dwelling in 1991, 2.4 persons per dwelling in 2011 to 2.3 persons per dwelling in 2016.
- It is estimated, based on the number of dwellings and average household size, that the current housing stock within the Town could support a population of 4,459 people.
- Current supplies of suitably zoned and serviced vacant residential land in Narrogin are considered sufficient to meet short to medium term demand, however there is a need to ensure an adequate supply of appropriately zoned and serviced land in the long term future to provide opportunity for the development of a variety of lot sizes and housing types.
- Traditionally housing in the Shire has been single storey detached dwellings on large agricultural landholdings and some smaller rural living-type lots close to the Narrogin townsite ranging in size from 2 to 10 hectares.
- In the 2016 Census there were 358 dwellings in the (former) Shire of Narrogin (excluding the Narrogin townsite), all of which were separate houses. This compares with 272 dwellings in 1991, 270 dwellings in 1996, 314 dwellings in 2001, and 324 dwellings in 2006 and 2011, which represents a dwelling growth rate of approximately 31% over the last twenty five years.
- It is estimated, based on the number of dwellings and average household size, that the current housing stock within the Shire (excluding Narrogin townsite) could support a population of 953 people, for a total of 5,412 people across the entire Shire. WA Tomorrow (2015) statistics forecasted that the medium growth scenario has Narrogin Shire potentially having a population of 1070 by 2026 (an increase of 20% from the 2016 population of 888). The most recent WA Tomorrow report forecasts a slight decline in population growth across the broader Shire area by 2031, therefore, under the current forecast modelling, the existing housing stocks and land supply are expected to continue to meet the Shire's needs.
- Currently there is approximately 630ha of land zoned for a rural living purpose (15ha zoned for Rural Residential and 613ha as 'Special Rural'). Current supplies of suitably zoned and serviced vacant 'Special Rural' type lots are considered sufficient to meet demand in the short to medium term for larger 'Rural Smallholdings' type lots. However there may be a shortage of 'Rural Residential' type lots within close proximity to the

	Narrogin townsite.
<b>Key Issues</b>	<ul style="list-style-type: none"> <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 Shire, particularly in those areas within and in close proximity to the Narrogin and Highbury townsites.</li> <li>• Need to plan for and accommodate the continued demand for higher density housing in the Narrogin 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 Shire.</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>• Need for significant improvements to the standard and quality of existing public housing stock in the Shire.</li> <li>• There is a need to assess and maintain an adequate supply of appropriately located and zoned land to ensure the timely release of suitable zoned and serviced land for residential and rural living 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> <li>• Need to ensure that future rezoning, subdivision and development is consistent with State and local government policy.</li> </ul>
<b>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>Strategies</b>	<ul style="list-style-type: none"> <li>• Direct the majority of new housing development to the Narrogin and Highbury townsites.</li> <li>• Ensure sufficient amounts of suitably zoned and serviced residential land in the Narrogin and Highbury townsites which 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 and support higher density residential development in close proximity to the town centre area of the Narrogin townsite to help accommodate future anticipated population growth.</li> <li>• Continue to support the development of quality public housing.</li> <li>• Continue to ensure that all future rezoning, subdivisions and development is consistent with State and local government policy.</li> <li>• Consistently apply the provisions of the Residential Design Codes of Western Australia to all future housing development 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 Shire's stated objectives regarding community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.</li> </ul>



	<ul style="list-style-type: none"> <li>Promote energy efficiency and water conservation in the design and development of new urban areas and housing in the Shire.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for future housing development. <b>(ONGOING)</b></li> <li>Identify the preferred location for future residential development in the Shire's established settlements having regard for land capability and servicing requirements, illustrate these areas on the Local Planning Strategy Maps and apply suitable zoning and residential density code classifications to these areas in Local Planning Scheme No.3. <b>(IMMEDIATELY)</b></li> <li>Identify the preferred location for future rural living type development in the Shire having regards to environmental constraints, land capability and servicing requirements and illustrate these areas on the Local Planning Strategy Maps. <b>(IMMEDIATELY)</b></li> <li>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. <b>(ONGOING)</b></li> <li>Encourage and support the development of innovative, affordable and sustainable housing options including the development of new housing within mixed use and rural living type estates in appropriate locations. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>Partner with key stakeholders and developers to provide examples of new innovative, affordable and sustainable housing options to encourage similar development throughout the Shire. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>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. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>Incorporate model provisions and the deemed provisions in Local Planning Scheme No.3 that enable application of the provisions of the Residential Design Codes of Western Australia including suitable variations there to suit local circumstances and conditions. <b>(IMMEDIATELY)</b></li> <li>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. <b>(SHORT TERM &amp; ONGOING)</b></li> </ul>

## 2.3 LAND SUPPLY

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• A broad assessment has been undertaken for 'residential' (including 'single residential' and 'other residential'), 'rural living (including 'rural residential' and 'rural smallholdings'), 'Commercial' (including 'Central Business', 'Other Commercial' and 'Shops and Offices') and 'industrial' (including 'General Industry', 'Industrial' and 'Light Industry') zoned land within the Shire.</li> <li>• The areas and future lot yields given are approximations at this point in time. Future planning and approvals, as well as constraints such as environmental and infrastructure provision could result in modifications to the amount of land available for future development.</li> <li>• The 'residential' land use category is intended for residential land uses in the urban setting. Within the Shire of Narrogin there are 'single residential' and 'other residential' zones.</li> <li>• There is approximately 261ha of 'residential land' within the Shire, found concentrated around the Narrogin townsite. There is currently 206ha of land considered to be developed and 54ha (20%) considered to be undeveloped or unrated.</li> <li>• Rural living in the context of this Strategy includes land zoned as 'Rural Residential' and 'Special Rural' within the Shire of Narrogin's local planning scheme.</li> <li>• There is approximately 15ha of 'Rural Residential' zoned land and 613ha of land zoned as 'Special Rural' within the Shire, mostly located in proximity to the Narrogin townsite. Of these figures, the majority (90%) of the Rural Residential land is considered to be developed, whilst only 260ha of the 'Special Rural' land is developed, leaving approximately 350ha (57%) as undeveloped or unrated.</li> <li>• There is approximately 41ha of 'General Industry', 12.57ha of 'Industrial' and 8.55ha of 'Light Industrial' zoned land. These zones are concentrated to the north and south of the Narrogin Townsite. Of these zones approximately 18.62ha (45%) of 'General Industry', 8.35ha (66%) of 'Industrial' and 3.61ha (42%) of 'Light Industry' are undeveloped or unrated.</li> <li>• There is approximately 9.3ha of land zoned as 'Central Business', 11.3ha of 'Other Commercial' and 1.88ha of land zoned as 'Shops and Office'. These zones are concentrated around the Narrogin Townsite. Of these zones 'Central Business' has 1.74ha (18%) undeveloped or unrated, 'Other Commercial' has 1.66ha (12%) undeveloped or unrated and 'Shops and Offices' has 0.69ha (36%) undeveloped or unrated.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Taking the existing number of lots for land zoned as 'Single Residential' into account (1,767), 4,240 people (1 dwelling per lot, 2.4 people per dwelling) could potentially be accommodated.</li> <li>• It is also noted that there are currently 3 'Single Residential' lots over 2ha in size, totalling an area of 42ha. Using an average lot area of 1,000m<sup>2</sup>, these three lots could potentially produce an additional 420 'Single Residential' lots. As this is only taking into account land zoned as 'Single Residential' and does not consider the potential for increased densities which this Strategy proposes, there is considered to be an appropriate supply of residential land in the short to medium term within the Shire.</li> <li>• Maintaining diversity in the supply of zoned land is important, and as noted above land zoned for 'Rural Residential' does seem to only have a small supply of undeveloped land.</li> <li>• It is expected that limited demand for rural lifestyle lots will continue and there will be limited demand for a further supply of lots between 4 and 40 ha to accommodate rural smallholdings. There is also likely to be continued demand for smaller lots between 2 and 4ha for Rural Residential development.</li> </ul>

	<ul style="list-style-type: none"> <li>• Within the recently released SPP2.5 Rural Planning, the Western Australian Planning Commission recognises there is a market for rural living development and that it provides for a range of housing and lifestyle opportunities. However rural living estates must be carefully planned, as they can be an inefficient means of accommodating people.</li> <li>• Once rezoned, rural living estates can consume and sterilise what was rural land and may have unintended or adverse social, environmental, servicing and management impacts.</li> <li>• Generally is enough land zoned for commercial purposes for the short to medium term as commercial land is generally contained on smaller lot sizes.</li> <li>• Generally in the short to medium term there will be an appropriate amount of 'General Industry', 'Industrial' and 'Light Industrial' zoned land, as all zones have &gt;50% of their area capable of further development. There will however be the need to identify further industrial areas for the longer term supply for the Shire of Narrogin.</li> </ul>
<b>Vision/ Objectives</b>	<ul style="list-style-type: none"> <li>• To ensure a sufficient supply of suitably zoned and serviced land to meet the short, medium and long term needs of the Shire of Narrogin.</li> </ul>
<b>Strategies</b>	<ul style="list-style-type: none"> <li>• Ensure sufficient zoned land for Residential, Rural Residential, Rural Smallholdings, Commercial and Mixed Use is available to accommodate long term demand.</li> <li>• Ensure that the majority of rezoning occurs in and around the Narrogin townsite.</li> <li>• Ensure that the demand for each zone is monitored.</li> <li>• Encourage and support development of the existing residential zoned land in and around the townsite of Narrogin.</li> <li>• Encourage appropriately located and planned higher densities within the town centre of Narrogin.</li> <li>• Ensure that any future rural living proposals are consistent with local and State government policy and are based upon an adequate demand and supply analysis.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for future rezoning of land within the Shire.</li> <li>• Monitor demand for Residential, Rural Residential, Rural Smallholdings, Commercial and Mixed Use to ensure sufficient supply for the long term.</li> <li>• Promote consolidation of higher density residential development close to the Narrogin town centre, in proximity to facilities and services.</li> <li>• Identify additional areas for rural residential development; however limit the expansion of larger rural living lots (rural smallholdings).</li> <li>• Investigation into appropriately justified, located and planned commercial/mixed use areas</li> <li>• Identify limited additional areas, in appropriate locations for industrial zonings.</li> </ul>

### 3.0 ECONOMIC DEVELOPMENT STRATEGY

#### 3.1 AGRICULTURE

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• Agriculture is an important land use and industry sector in the Shire of Narrogin and is expected to remain a significant contributor to local economic activity in the future.</li> <li>• Broadacre farming of wheat and sheep has been the major agricultural activity for many years although there are a number of other activities including cereal, oilseed and legume cropping and the raising of livestock for slaughter, including feedlots.</li> <li>• In 2016, the Department of Primary Industries and Regional Development stated that there were approximately 223 agricultural farms within the Shire with an average area of 614 hectares resulting in a total combined area of approximately 140,000 hectares.</li> <li>• In 2017, based on advice from the Department of Primary Industries and Regional Development, the gross value of agricultural production in the Shire was approximately \$70 million.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• State Planning Policy 2.5 – Rural Planning seeks to protect and preserve the Shire's rural land assets due to the importance of their economic, natural resources, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.</li> <li>• A growing economy and population will increase the pressure on rural land to be used for a wide variety of purposes including urban settlement, economic development, infrastructure and utilities, essential services such as water supply, areas for conservation, cultural and recreational purposes, and food production.</li> <li>• Rural land accommodates significant environmental assets and natural landscape values, and areas with mineral, petroleum, geothermal energy and basic raw materials resources, which need to be factored into planning for rural areas.</li> <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 priority agricultural land and agricultural processors from ad-hoc subdivision, incompatible development and land degradation due to its significance to the local, regional and State economies.</li> <li>• Need to comprehensively plan for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land.</li> <li>• Prevent the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses. The large and increasing number of small 'rural' landholdings throughout the Shire 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> <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> </ul>
<p><b>Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>• To protect and achieve ecologically sustainable use of all productive agricultural land in the Shire whilst providing diverse and compatible development opportunities in</li> </ul>

	agricultural areas which promote the local economy.
<b>Strategies</b>	<ul style="list-style-type: none"> <li>• Protect rural assets due to the importance of their economic, natural resource, food production. Environmental and landscape values. Ensuring broad compatibility between land uses.</li> <li>• Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.</li> <li>• Encourage the continued use of the Shire's agricultural areas for predominately grazing and cropping.</li> <li>• Ensure that Local Planning Scheme No. 3 is sufficiently flexible and applied accordingly so that it effectively contributes to the diversification of the Shire's economy by providing opportunity for the timely establishment of new commerce, industry and agricultural uses in appropriate locations. (ONGOING)</li> <li>• Identify and protect productive agricultural land and agricultural processors from ad hoc subdivision, incompatible development and land degradation.</li> <li>• Apply Environmental Protection Authority's (EPA) 'Environmental Factor Guideline: Terrestrial Environmental Quality' for future planning and development, in particular for areas prone to salinity and erosion.</li> <li>• Minimise the potential for land use conflict in agricultural areas.</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> <li>• Support the creation of homestead lots in the Shire subject to the following criteria: <ul style="list-style-type: none"> <li>○ The land is in the DC3.4 Homestead lot policy area;</li> <li>○ The homestead lot has an area between one and four hectares, or up to 20 hectares to respond to the landform and include features such as existing outbuildings, services and water sources;</li> <li>○ There is an adequate water supply for domestic, land management and fire management purposes;</li> <li>○ The dwelling is connected to a reticulated electricity supply or an acceptable alternative is demonstrated;</li> <li>○ The homestead lot has access to a constructed public road;</li> <li>○ The homestead lot contains an existing residence that can achieve an appropriate buffer from adjoining rural land uses;</li> <li>○ A homestead lot has not been excised from the farm in the past;</li> <li>○ The balance lot is suitable for the continuation of the rural land use, and generally consistent with prevailing lot sizes, where it can be shown that this is consistent with the current farming practices on the property; and</li> <li>○ The dwelling on a homestead lot must be of a habitable standard and may be required to be certified as habitable by the local government.</li> </ul> </li> <li>• Support survey-strata cluster subdivision development in rural areas of the Shire under the following circumstances: <ul style="list-style-type: none"> <li>○ where subdivision achieves improved land management and environmental protection outcomes through property rationalisation, to accommodate tourism development or for other purposes consistent with Development Control Policy 3.4 - Subdivision of rural land; and</li> <li>○ where the number of lots produced does not exceed the number of lots which could have been approved by conventional subdivision, plus a bonus of one additional survey-strata cluster lot for every five lots which could have been</li> </ul> </li> </ul>

	<p>produced by conventional subdivision.</p> <ul style="list-style-type: none"> <li>• Support the development of more than one (1) single house on rural land under the following circumstances: <ul style="list-style-type: none"> <li>In the Rural zone, the local government may, at its discretion, approve the erection of one (1) additional dwelling on a rural lot provided that: <ul style="list-style-type: none"> <li>(a) the total number of dwellings on the lot will not exceed three (3) dwellings;</li> <li>(b) the additional dwelling(s) complies with the setback requirements not less than those specified for the Residential Design Code 'R2';</li> <li>(c) the lot has an area of not less than 40 hectares;</li> <li>(d) it can be demonstrated that the additional dwelling(s) is for workers or family members employed for agricultural activities on that lot;</li> <li>(e) adequate provision of potable water for and disposal of sewage from the additional dwelling(s) can be demonstrated;</li> <li>(f) the additional dwelling(s) will not adversely detract from the rural character and amenity of the area or conflict with agricultural production on the subject lot or adjoining land;</li> <li>(g) access to the existing road network is to be provided for any additional dwelling(s) dwelling(s) and shared with any existing dwelling(s) where practicable;</li> <li>(h) the existence of more than one dwelling on a lot in the Rural zone shall not be considered by itself to be sufficient grounds for subdivision.</li> </ul> </li> </ul> </li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of agricultural land in the Shire. <b>(ONGOING)</b></li> <li>• Identify and protect priority agricultural land within the Shire. <b>(SHORT TERM)</b>.</li> <li>• Identify and classify all existing agricultural lots in the Shire as 'Rural' zone in Local Planning Scheme No.3. <b>(IMMEDIATELY)</b></li> <li>• Identify and classify all existing agricultural industries and identify the recommended land use buffers on the Strategy Map as recommended by the Environmental Protection Authority Guidance Note No3 - Separation Distance between Industrial and Sensitive Land Uses. <b>(IMMEDIATELY)</b></li> <li>• Apply the principles of the 'Soil and Land Conservation Act 1945' in addressing conservation of soil and land resources, and to the mitigation of the effects of erosion, salinity and flooding.</li> <li>• Land use change from rural to all other uses is to only be approved where it is provided for within this strategy or the Shire's Local Planning Scheme No. 3, and is consistent with SPP2.5.</li> <li>• Ensure that the permissibility of land usage in the 'Rural' zone as prescribed in the Zoning Table of Local Planning Scheme No.3 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. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Prepare, adopt and regularly review local planning policies 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>• Creation of new rural lots will only occur if in accordance with the circumstances under which rural subdivisions is intended in Development Control Policy 3.4: Subdivision of rural land. <b>(ONGOING)</b></li> <li>• Only support the subdivision of agricultural land for rural residential purposes (i.e. lots ranging in size from 1 to 4 hectares) where the land has been appropriately zoned in accordance with the following criteria:</li> </ul>

- i) Rural living proposals shall not be supported where they conflict with the objectives of SPP2.5 or do not meet the criteria of SPP2.5 section 5.3 (b) & (c);
  - ii) The proposal will not conflict with the primary production of nearby land, or reduce its potential;
  - iii) The extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;
  - iv) Where it avoids areas required for the future logical urban expansion of the Narrogin and Highbury townsites;
  - v) Where it is not located on land identified by the Department of Primary Industries and Regional Development as having significant agricultural potential;
  - vi) Where a reticulated water supply of sufficient capacity is available in the locality, the proposed precinct will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to a licensed supply be proposed it must be demonstrated that a licensed supply is not available. The WAPC may consider a fit for purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health. The development cannot proceed if an acceptable supply of potable water cannot be demonstrated;
  - vii) Where an energy network is available the precinct is to be serviced with electricity by a licensed service provider. Where an energy network is not available the precinct is to be serviced by electricity from renewable energy source/s by a licensed service provider;
  - viii) The precinct has reasonable access to community facilities particularly education, health and recreation;
  - ix) The land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;
  - x) The proposal demonstrates and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;
  - xi) The land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area prone to seasonal inundation;
  - xii) The land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact;
  - xiii) The lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes;
  - xiv) Bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;
  - xv) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;
  - xvi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.(ONGOING)
- Only consider the subdivision of agricultural land for rural smallholding purposes (i.e. lots ranging in size from 4 to 40 hectares) where the land has been appropriately zoned in accordance with the following criteria:
    - i) Rural living proposals shall not be supported where they conflict with the objectives of SPP2.5 or do not meet the criteria of SPP2.5 section 5.3 (b) and (c);
    - ii) The proposal will not conflict with the primary production of nearby land, or reduce

its potential;

- iii) The extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;
  - iv) Where it avoids areas required for the future logical urban expansion of the Narrogin and Highbury townsites;
  - v) Where it is not located on land identified by the Department of Primary Industries and Regional Development as having significant agricultural potential;
  - vi) Where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health. The development cannot proceed if an acceptable supply of potable water cannot be demonstrated;
  - vii) Where an energy network is available the precinct is to be serviced with electricity by a licensed service provider. Where an energy network is not available the precinct is to be serviced by electricity from renewable energy source/s by a licensed service provider;
  - viii) The precinct has reasonable access to community facilities particularly education, health and recreation;
  - ix) The land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;
  - x) The proposal has demonstrated and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;
  - xi) The land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area subject to seasonal inundation;
  - xii) The land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in that area of impact;
  - xiii) The lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and
  - xiv) Bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;
  - xv) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;
  - xvi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use. **(ONGOING)**
- 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. **(ONGOING)**
  - Only support the development of tourist activities in the 'Rural' zone in accordance with SPP2.5 and 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. **(ONGOING)**
  - Only support the creation of homestead lots that are consistent with State and local government policy. **(IMMEDIATELY)**
  - Prepare, adopt and regularly review a local planning policy which clearly outlines the



	local governments' position regarding the development of more than one (1) single house per lot in the 'Rural' zone including the circumstances where such development may be permitted. ( <b>IMMEDIATELY &amp; ONGOING</b> )
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## 3.2 COMMERCE & INDUSTRY

<b>Profile</b>	<ul style="list-style-type: none"> <li>The Shire of Narrogin is an administrative and commercial hub and serves the broader region as an important manufacturing and service centre.</li> <li>There are a wide variety of commercial enterprises and industrial activities in the Shire, most of which have been developed to serve the agricultural sector.</li> <li>Commercial activities in the Town site area 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>The majority of industrial development has taken place to the north and south of the Narrogin townsite.</li> <li>According to the 2016 Census, the largest employment sector in the Shire is health care and social assistance (15%). Agriculture, forestry and fishing was the second largest sector accounting for 12% of employment, followed by education and training (11.3%) and then the retail trade sector (9.5%).</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>Need to expand the local economy by supporting the development diversified commerce and industry opportunities, including within the agricultural sector.</li> <li>Roughly half of the available industrial zoned land within the Shire is considered to be developed, whilst approximately 80% of the available commercial land is considered developed.</li> <li>Need to ensure the provision of appropriate economic and social infrastructure, adequate supplies of suitably zoned and serviced land and flexibility in terms of the ability to attract, accommodate and retain new commercial and industrial activities.</li> <li>Need to consolidate the current wide range of zoning classifications applicable to commercial and industrial land within the Shire having due regard for the location and nature of established land uses and apply more suitable, model zoning classifications.</li> <li>Need to consolidate and reconcile development requirements for industrial and commercial land under the two current local planning schemes applicable to the Shire.</li> <li>Need to ensure that all future commercial and industrial development (including agricultural Industry) is undertaken in appropriate locations with due regard for existing patterns of development and land use and the EPA Guidance Note No 3 – Separation Distances between Industrial and Sensitive Land Uses.</li> <li>Need to encourage and support mixed use development in the Narrogin's townsite's town centre area to capitalise on existing opportunities for development of this type.</li> <li>Need to resolve the potential for future land use conflicts likely to be caused by existing established industrial land uses on land generally bounded by Earl Street, Clayton Road and Federal Street, Narrogin which is located in close proximity to future proposed low density residential development.</li> <li>Need to consolidate and expand on Narrogin's role of a sub-regional centre offering higher level services and infrastructure.</li> </ul>
<b>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, reduces the local economy's dependency upon the agricultural sector and minimises the potential for future land use conflicts.</li> </ul>
<b>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 in appropriate locations.</li> </ul>

	<ul style="list-style-type: none"> <li>• Continue to promote the Narrogin townsite as a sub-regional centre, being an administrative and commercial hub.</li> <li>• Direct the majority of new commercial and light industrial development to designated areas within the Narrogin townsite to build upon existing infrastructure and maximise efficiencies of operation and economies of scale.</li> <li>• Facilitate and support additions and upgrades to existing economic and social infrastructure throughout the Shire as may be required to accommodate future economic development and growth.</li> <li>• Ensure that sufficient amounts of suitably zoned and serviced commercial and industrial land are provided in appropriate locations within or adjacent to the Narrogin and Highbury townsites to accommodate new commercial and industrial activities.</li> <li>• Encourage and support the development of new agricultural industries that will assist in diversifying the economic base of the Shire.</li> <li>• Encourage and support a diversity of land uses such as commercial and mixed use in the Narrogin townsite's town centre area up to a maximum density of R50 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.</li> <li>• Seek to resolve future potential land use conflicts arising from existing established industrial uses on land generally bounded by Earl Street, Clayton Road and Federal Street, Narrogin by identifying suitable buffer areas around these uses and applying a more suitable zoning classification to all lots within this area subject to respecting and maintaining all affected landowners current use rights.</li> <li>• Need to ensure that future major retail development and activity (including and future Shopping Centre) is appropriately located within the Town Centre area so as to complement existing retail services.</li> <li>• Consolidate the applicable development requirements of the Shire's two existing local planning scheme to reflect contemporary planning and development requirements.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land for commercial and industrial purposes in the Shire.</li> <li>• 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. <b>(IMMEDIATELY)</b></li> <li>• Consolidate the current wide range of zoning classifications and development requirements applicable to commercial and industrial land within the Shire having due regard for the location and nature of existing established land uses and reclassify. <b>(IMMEDIATELY)</b></li> <li>• Ensure that the permissibility of land usage in Local Planning Scheme No.3 is sufficiently flexible and applied accordingly to facilitate diversification of the Shire's economy. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate suitable provisions in Local Planning Scheme No.3 to ensure that all future development in all commercial and industrial zones proceeds in a proper and orderly manner and in accordance with standards that are easily understood and sufficiently flexible. <b>(IMMEDIATELY)</b></li> <li>• Support the location of a new shopping centre on that land generally described as being between Earl Street and Federal Street, Clayton and Ensign Street, reflecting this area as preferred shopping centre location on Map 2 of the Local Planning Strategy. <b>(IMMEDIATELY)</b></li> <li>• 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. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Provide for higher density residential and mixed use areas within the Narrogin town centre</li> </ul>

within the new Local Planning Scheme No. 3, up to a maximum of R50. **(SHORT TERM & ONGOING)**

- Identify suitable buffer areas around existing established industrial uses on land generally bounded by Earl Street, Clayton Road and Federal Street, Narrogin having regard for the EPA's Guidance Statement No.3 entitled 'Separation Distances between Industrial and Sensitive Land Uses' and reclassify this land as 'Service Commercial' zone in Local Planning Scheme No.3 to encourage the development of a more suitable range of uses with limited impact upon future proposed low density residential development immediately west of Earl Street. **(IMMEDIATELY)**
- Apply an 'Additional Use' classification to Lots 5, 6 & 806 Earl Street & Lot 1 Myers Place, Hillside in Local Planning Scheme No.3 to maintain the landowner's current rights to use the land for the purposes of Industry – General, Transport Depot, Storage Yard & Concrete Batching. **(IMMEDIATELY)**
- Apply an 'Additional Use' classification to Lot 50 Earl Street & Lots 6, 4 & portion of Lot 3 Hillside Road, Hillside in Local Planning Scheme No.3 to maintain the landowner's current rights to use the land for the purposes of Stockyards (i.e. the holding, transfer and sale of livestock). **(IMMEDIATELY)**
- Apply an 'Additional Use' classification to Lot 13 Earl Street, Hillside in Local Planning Scheme No.3 to maintain the landowner's current rights to use the land for the purposes of an Animal Establishment including dog kennels. **(IMMEDIATELY)**
- Identify the nature and extent of existing economic and social infrastructure within the Town and Shire to help determine what additions and upgrades may be required to accommodate future economic development and growth. **(IMMEDIATELY)**
- Facilitate and support the development of additional commercial, service commercial and industrial land in appropriate locations by helping to secure infrastructure funding grants offered by the State and Federal governments. **(ONGOING)**

### 3.3 TOURISM

<b>Profile</b>	<ul style="list-style-type: none"> <li>• Tourism is a growing industry in the Shire which has significant growth potential that could help reduce reliance on agriculture as a major source of employment in the Shire.</li> <li>• The Shire have a diversity of tourist attractions including:             <ul style="list-style-type: none"> <li>- Dryandra Woodland</li> <li>- Dryandra Country Visitor Centre</li> <li>- Barna Mia Animal Sanctuary</li> <li>- Gnarojin Park</li> <li>- Narrogin Old Courthouse Museum</li> <li>- Yilliminning Rock</li> <li>- Foxes Lair Nature Reserve</li> <li>- Lions Park</li> <li>- Highbury Community Federation Sundial Monument &amp; Pioneer Walk</li> <li>- Narrogin Agricultural Show</li> <li>- Narrogin Rev Heads Day</li> </ul> </li> <li>• There are a significant number of tourist accommodation facilities available in the Shire including hotels, motels, caravan parks, bed and breakfast accommodation and farm stays.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• Overcoming limitations to further investment in tourism development such as providing infrastructure, and uncertainty around investment and financial feasibility.</li> <li>• Need to encourage careful planning of nature-based tourism activities (i.e. ecotourism) to ensure that development and infrastructure is provided in a way that enhances the natural experience without detracting from the natural environment.</li> <li>• Need to control the establishment of tourist-type uses in the Shire's agricultural areas to ensure that such uses are complementary to the agricultural use of the land and any impacts are contained on-site so as to not compromise the productive capacity of agricultural land.</li> <li>• Need to address the relevant requirements of State Planning Policy and acknowledge the guidance provided within Planning Bulletin 83 – Planning for Tourism.</li> </ul>
<b>Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Develop the Shire's tourism potential to establish the Shire of Narrogin as a popular tourism destination, provide opportunity for local employment, complement established land uses and protect and enhance the natural environment.</li> </ul>
<b>Strategies</b>	<ul style="list-style-type: none"> <li>• Promote further development and diversification of tourism in the Shire by supporting and encouraging further investment in tourism infrastructure and services including tourism transport services (tour operators) and telecommunication facilities, tourist accommodation, Aboriginal Interpretive tours, food and beverage outlets and various local cultural, historical and natural attractions.</li> <li>• Make investment in tourism an attractive and simple proposition by recognising tourism as a legitimate land use compatible with a range of existing land uses.</li> <li>• Provide tourism opportunities in the Shire's agricultural areas by supporting the development of farm stay accommodation and Farm gate sales where it is complementary to the agricultural use of the land and impacts are contained on-site so as to not compromise the productive capacity of agricultural land.</li> <li>• Ensure that due consideration is given to protecting the natural environment in planning for tourism development.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land for tourism purposes in the Shire.</li> </ul>

- Develop a comprehensive inventory of all existing tourism products in the Shire and undertake market research to identify tourism opportunities not currently offered. **(SHORT TERM)**
- Investigate opportunities for the establishment of tourist related activities at the Narrogin Airport including but not limited to sky diving, gliding, hot air ballooning and scenic flights. **(SHORT TERM)**
- Work with local tourism committees to actively promote the development and marketing of tourism opportunities in the Shire. **(ONGOING)**
- Undertake a comprehensive review of all existing tourism infrastructure and services in the Shire to determine its suitability and adequacy and identify any additional infrastructure and services required to support further development and diversification of the tourism industry in the Shire. **(SHORT TERM)**
- Work with the Department of Biodiversity, Conservation and Attractions (DBCA) to identify and develop nature-based recreation and tourism opportunities on DBCA managed land including the preparation of appropriate management plans to protect the natural environment. **(SHORT TERM)**
- Identify tourism precincts (localities of tourism value or amenity), tourism sites (zoned for a tourism purpose) as well as the infrastructure and planning requirements to appropriately develop these areas.
- Introduce a new 'Tourism' zoning classification into Local Planning Scheme No.3 and apply this zoning to the major tourist uses (i.e. caravan park & motels) that have been established along Williams Road in the Narrogin townsite. **(IMMEDIATELY)**
- Ensure that Local Planning Scheme No.3 is sufficiently flexible in terms of the permissibility of tourist-type uses in areas where compatibility of land usage is achievable and desirable. **(ONGOING)**
- Only grant development approval to tourism development projects that do not compromise the natural environment and/or the productive capacity of agricultural land. **(ONGOING)**
- Work with the Department of Planning, Lands and Heritage to investigate the partial reservation of Reserve 30302 in the Highbury Townsite for conservation purposes to protect and conserve a wildflower site as a tourism attraction. **(SHORT TERM)**
- Investigate the suitability of Lots 2 and 80 Graham Road, Narrogin as potential site for tourism development / wellness retreat, including land capability, servicing and compatibility with surrounding land uses.

### 3.4 MINERAL RESOURCES & BASIC RAW MATERIALS

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• The Shire is almost entirely underlain by Archaean (&gt;2,500 million years old) granite with an extensive cover of shallow weathered granite, duricrust (ferruginous, siliceous &amp; calcareous), and colluvium and alluvial deposits associated with the major drainage systems.</li> <li>• Numerous Proterozoic (2,400 million years old) dykes have intruded the granite outcropping across the Shire as a north-east-trending suite of dolerite and gabbro rocks (i.e. the Widgiemooltha Dyke Suite).</li> <li>• There is limited mining activity in the Shire as mineral exploration undertaken to-date has had little success defining economic mineral deposits. Mineral resources and basic raw materials are however considered to be of strategic importance to the Shire's future economic development and growth.</li> <li>• With changes in technology the extraction of mineral resources has potential to become a significant industry in the Shire to complement agriculture.</li> <li>• Information sourced from the Department of Mines Industry Regulation and Safety indicates that:             <ul style="list-style-type: none"> <li>- The extraction of mineral resources within the Shire has been confined to industrial construction materials, especially kaolin (clay) for bricks and lateritic gravel for road construction;</li> <li>- There are currently 11 live and 2 pending mining tenement applications either wholly or partly within the Shire;</li> <li>- An area a few kilometres east of Narrogin is under tenure and being actively investigated for its kaolinitic clay potential;</li> <li>- Lateritic gravel for road construction and maintenance is abundant throughout the Shire;</li> <li>- Areas east of Highbury appear to have potential for construction industry sand and clays;</li> <li>- The playa lakes in the eastern extremities of the Shire have potential for gypsum; and</li> <li>- Exploration licenses focusing on possible gold and nickel deposits have been issued over land near the eastern and south-eastern borders of the Shire, whilst the Western part of the Shire is a target for bauxite exploration.</li> </ul> </li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Need to identify the location and extent of mineral resources and basic raw materials within 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> <li>• Identification of mineral resources and basic raw material sites does not presume that extraction would be environmentally acceptable, or that subsequent approval for extraction would be guaranteed.</li> </ul>
<p><b>Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>• Ensure significant mineral deposits and basic raw materials within the Shire are identified, protected and managed in accordance with SPP 2.5 Rural Planning and compatibly with environmental and community objectives.</li> </ul>
<p><b>Strategies</b></p>	<ul style="list-style-type: none"> <li>• Identify and protect important mineral and basic raw material resources within the Shire to provide opportunity for their exploration and extraction in accordance with acceptable environmental standards.</li> <li>• Ensure that the use and development 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> </ul>

	<ul style="list-style-type: none"> <li>• Ensure that the development of extractive industries in the Shire complies with all relevant legislation, policies, guidelines and codes of practice applicable at the time including any Extractive Industries Local Law.</li> <li>• Sequential land use planning is encouraged whereby extraction and appropriate rehabilitation can take place on a programmed basis in advance of longer-term use and development.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land for the extraction of minerals and basic raw materials in the Shire.</li> <li>• Consult the Department of Mines Industry Regulation and Safety 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.3 that specify the circumstances under which 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> <li>• Prepare rehabilitation guidelines for Extractive Industry sites in accordance with 'A framework for developing mine-site completion criteria in Western Australia (DMIRS)'. </li> </ul>



## 4.0 INFRASTRUCTURE & COMMUNITY SERVICES STRATEGY

### 4.1 WATER SUPPLY

<b>Profile</b>	<ul style="list-style-type: none"> <li>• Potable water in the Shire of Narrogin is supplied from the Harris and Bottle Creek Dams through the Great Southern Towns Water Supply Scheme which is administered by the Water Corporation.</li> <li>• Narrogin town gets its water from a storage tank at Lefroy St located to the west of the townsite. The existing tank has a capacity of 2.2ML. Water Corporation's long-term plan is to build a second, larger 5ML tank at this site as needed when demands increase sufficiently to justify the additional reserve storage (notionally &gt;2025). The current extent and availability of water supply infrastructure is indicated by the Water Zone boundary shown on Appendix 6. Additions to water supply infrastructure outside of the Water Zone boundary may be possible in some locations.</li> <li>• The Shire of Narrogin is within the Great Southern Towns Water Supply Scheme. Water is pumped from Harris Dam to a series of tanks and pump stations through to the Narrogin district. The Water Corporation notes with Water Forever (2012) that population growth within the Wheatbelt is anticipated to be incremental, so new demand for water services is predictable and can be planned for in advance.</li> <li>• The Great Southern Towns Water Supply Scheme is considered climate resilient as it is supported, when needed by water from the Integrated Water Supply Scheme and sources including seawater desalination.</li> <li>• Advice from the Department of Water and Environmental Regulation confirms that there are no existing or future proposed public drinking water source areas proclaimed under the Country Areas Water Supply Act 1947 located within the Shire.</li> <li>• Water supplies in those parts of the Shire not served by scheme water are generally provided by on-site storage tanks and 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>• Due to the salinity of groundwater resources in the Shire there are only a limited number of bores available to supplement existing water supply sources with expensive treatment required to enable its use. Information regarding the location of suitable groundwater sources is currently limited and requires further investigation in consultation with the Department of Water and Environmental Regulation and the local community. The Department of Water and Environmental Regulation advises that the North and North Western portion of the Shire is proclaimed under the 'Rights in Water and Irrigation Act 1914'.</li> </ul>
<b>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 Australian Drinking Water Guidelines 2011 and the Western Australian Planning Commission's prevailing State Planning and Development Control Policies as these apply to land use planning in rural areas of the State.</li> <li>• The suitability of rainfall as an alternative supply within the Shire may be limited. It is noted that under Appendix 1 – Guidance for rainfall catchment areas, of the Rural Planning Guidelines (2016), the required catchment area will be in the 650m<sup>2</sup>-700m<sup>2</sup> range.</li> </ul>
<b>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 Town and Shire and encourage its efficient use and protection. Promote the use of fit for purpose water supplies across all areas of the Shire.</li> </ul>
<b>Strategies</b>	<ul style="list-style-type: none"> <li>• Ensure the long term protection of existing water supply infrastructure in the Shire, including</li> </ul>

	<p>notional buffer areas, by controlling land use and development within these areas through application of various provisions contained in Local Planning Scheme No.3 and any other relevant regulations and policies.</p> <ul style="list-style-type: none"> <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> <li>• Support the use of treated wastewater and harvested storm water on public spaces to reduce reliance upon water supplied from the Great Southern Towns Water Supply Scheme.</li> <li>• Identify the location of all public water supply dams, catchments and tanks 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 Quality Guidelines 2004</i> and the Western Australian Planning Commission's prevailing State Planning and Development Control Policies, especially State Planning Policy 2.5 - Rural Planning and Development Control Policy 3.4 – Subdivision of Rural Land.</li> <li>• Ensure higher density development only occurs where scheme/reticulated water is available.</li> <li>• Provide information and advice to the community to support the efficient use of water.</li> <li>• Support the development of a water management plan to include water budgets, projected water needs, options for non-potable supplies to replace scheme water for irrigation, options to harvest stormwater, e.g. off large catchment areas such as shire depot roofs, CBH facilities, car parks, or the like.</li> <li>• Facilitate the development of a strategy towards drought proofing the shire, including building resilience into the rural community and self-management of water needs.</li> <li>• Develop strategies to plan for adequate firefighting water and off farm emergency livestock water supplies.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land that requires the provision of a suitable water supply in the Shire. <b>(ONGOING)</b></li> <li>• Identify the location and extent of all existing 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 development approval within these areas. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Only consider supporting scheme amendment / rezoning proposals where evidence of an adequate drinking water supply is provided which is consistent with legislation, State policy and local government policy.</li> <li>• Undertake negotiations with the Water Corporation to facilitate additions and upgrades to existing water supply infrastructure in the Shire as required. <b>(ONGOING)</b></li> <li>• Promote community involvement in the identification, augmentation, upgrade and protection of water supply resources in the Shire. <b>(ONGOING)</b></li> <li>• Identify the location of all 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 (Infrastructure Services) in Local Planning Scheme No.3. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Ensure that State Planning Policy 2.5 – Rural Planning is included within Local Planning Scheme No.3 to be read as part of the Scheme, under S.29 of the model provisions 'Other State planning policies to be read as part of the Scheme'. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate provisions in Local Planning Scheme No.3 which require that drinking water</li> </ul>

supplies be provided to the standards specified in the Australian Drinking Water Guidelines 2011 and the Western Australian Planning Commission's prevailing State Planning and Development Control Policies where scheme water is not available. **(IMMEDIATELY)**

- Request the Department of Primary Industries and Regional Development, Water Corporation and Department of Water and Environmental Regulation to provide information and advice to the Shire on options available to maximise the efficient use of water. **(ONGOING)**
- Develop a Water Management Plan. **(ONGOING)**
- Provision of emergency off farm livestock water. **(ONGOING)**
- Identify sources that could provide adequate firefighting water. **(ONGOING)**
- Identify options to upgrade Shire's agriculture dams. **(ONGOING)**
- Identify appropriate storm water harvesting opportunities. **(ONGOING)**

## 4.2 EFFLUENT DISPOSAL

<b>Profile</b>	<ul style="list-style-type: none"> <li>• Effluent disposal in the built up area of Shire is predominantly via a reticulated sewerage disposal scheme owned and operated by the Water Corporation. The current extent and availability of reticulated sewerage infrastructure is shown at Appendix 5. In unsewered areas of the Shire effluent disposal is generally via conventional septic tanks and leach drains.</li> <li>• The network of sewers in the built up area discharge to a wastewater treatment plant located in the south eastern part of the townsite. In consultation with Water Corporation, it is understood that the system is capable of supporting long term growth within the Shire.</li> <li>• In accordance with State Planning Policy 4.1 State Industrial Buffers, the Water Corporation has recommended a 500 metre odour buffer adjacent to the boundaries of the wastewater treatment plant in the town site area to ensure that there is no additional build up of odour sensitive land uses, such as residential, so as to avoid potential land use conflict.</li> <li>• There is no reticulated sewerage disposal scheme outside of the Narrogin townsite. As such most effluent disposal within the Shire is via conventional septic tanks and leach drains or alternative on-site disposal systems.</li> </ul>
<b>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 Government Sewerage Policy as this applies specifically to effluent disposal.</li> <li>• Need to identify the location and extent of the recommended 500 metre odour buffer for the existing wastewater treatment plant in the townsite and ensure the compatibility of all future land usage in this area to minimise potential land use conflicts.</li> <li>• Need to alert all existing landowners whose properties are located within the recommended 500 metre odour buffer for the existing wastewater treatment plant in the townsite of the potential for nuisance and likely limitations and restrictions on future development.</li> </ul>
<b>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>Strategies</b>	<ul style="list-style-type: none"> <li>• Provide for effluent disposal in accordance with the objectives and requirements of the Government Sewerage Policy.</li> <li>• Ensure that all future use and development of land within the odour buffer areas of existing or proposed wastewater treatment plants in the Shire is compatible with the long term operation of these facilities.</li> <li>• Ensure that higher density development only occurs where it can be serviced via scheme water and reticulated sewerage in accordance with the Government Sewerage Policy.</li> <li>• Where reticulated sewerage is not available, a Site and Soil Evaluation report in accordance with AS/NZS 1547 - On-site Domestic Wastewater Management is to be provided.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land that generates effluent in the Shire. <b>(ONGOING)</b></li> <li>• Incorporate general provisions in Local Planning Scheme No.3 pertaining to effluent disposal in the Shire which directly reflect the requirements of the Government Sewerage Policy. <b>(IMMEDIATELY)</b></li> <li>• Ensure that rezoning or development of land in the Shire where reticulated sewerage is not available is consistent with the provisions and requirements of the Government Sewerage Policy and relevant State policies and guidelines. <b>(ONGOING)</b></li> </ul>

- Identify the location and extent of the recommended 500 metre odour buffer for the existing wastewater treatment plant in the townsite on the Local Planning Strategy Maps and facilitate its long term protection by having due regard for the potential impacts of conflicting land uses when considering applications for development approval within this area. **(IMMEDIATELY & ONGOING)**
- Work with the Water Corporation to ensure that all existing and future landowners whose properties are located within the defined odour buffers for the existing wastewater treatment plant in the townsite 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)**

### 4.3 DRAINAGE

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• The Shire falls within the upper reaches of the Blackwood River and Peel-Harvey Catchments.</li> <li>• The major surface water feature in the town site area of Narrogin is Narrogin Brook located within the upper reaches of the Narrogin Brook Catchment.</li> <li>• The major surface water features in the Shire are the Arthur River, Yilliminning River, Hortham River, Narrakine Gully, Narrogin Brook, Minning Brook, Geeralying Brook, Manaring Brook, Marramucking Creek, Tarrblin Lake, Normans Lake, Ibis Lake, Billy Lake and White Lake.</li> <li>• Due to the landforms and soils in the Shire, there are numerous small drainage lines and creeks that are seasonal and flow directly into the major surface water features. Many of the natural drainage lines and 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 these areas.</li> <li>• Stormwater drainage in the Shire is currently managed by a combination of pipes, culverts and open drains. Most streets within the established settlements (i.e. Narrogin &amp; Highbury townsites) 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 water logging 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>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 and adjacent to the Narrogin townsite where pressure for new development is likely to be greatest.</li> <li>• Rising groundwater and increasing salinity caused by extensive clearing of native vegetation are also significant drainage related issues in the Shire that require proper management.</li> <li>• Need to ensure a coordinated approach to drainage and pumping schemes which are recognised as one option for controlling salinity and waterlogging in rural areas of the Shire.</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 and Environmental Regulation is required to ensure appropriate management of these areas in the future.</li> </ul>
<p><b>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> </ul>

	<ul style="list-style-type: none"> <li>Promote a coordinated approach to agricultural drainage in the Shire.</li> <li>Ensure that flood risk is managed to an acceptable level of flood protection for the health and safety of people, damage to property and community infrastructure.</li> </ul>
<b>Strategies</b>	<ul style="list-style-type: none"> <li>Provide for effective and efficient stormwater drainage throughout the Shire.</li> <li>Improve the quality of stormwater runoff from urban areas by incorporating the best management practices of water sensitive urban design.</li> <li>Guard against rising groundwater and salinity encroachment, particularly in the Narrogin and Highbury townsites.</li> <li>Avoid development in areas identified as liable to flooding and inundation.</li> <li>Protect existing vegetation corridors along waterways and encourage revegetation along waterways where clearing has taken place.</li> <li>Encourage the State Government to ensure future decisions relating to drainage works on agricultural land are considered within a strategic framework.</li> <li>Ensure that all development works maintain the free passage and if applicable, temporary storage of flood waters.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land that generates stormwater runoff in the Shire. <b>(ONGOING)</b></li> <li>Only grant development approval under Local Planning Scheme No.3 for the development and/or use of land in the Shire where the applicant submits satisfactory evidence that the drainage conditions are consistent with State policy and the Better Urban Water Management Guidelines and 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 development approval under Local Planning Scheme No.3 for the development and/or use of land in the Shire, consider the need for preparation 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 development approval under Local Planning Scheme No.3 for the development and/or use of land within or immediately adjacent to the Narrogin and Highbury townsites, consider the need for 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>Support the preparation and implementation of a comprehensive drainage and salinity management strategy for the Narrogin and Highbury townsites to help guard against salinity encroachment. <b>(MEDIUM TERM)</b></li> <li>Work with the Department responsible for environment regulation and Department responsible for 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 responsible for environment regulation and the department responsible for 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> </ul>

## 4.4 POWER & ENERGY

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• Electricity in the Shire of Narrogin is provided by Western Power from the south-west interconnected grid via the Narrogin zone substation.</li> <li>• Electricity in the Shire is supplied via a 220kV main distribution line from the Narrogin zone substation from which 12.7kV single phase spurs tee off to supply the rural areas. The distribution feeders supplying these areas are mainly radial with limited load capacity and interconnectivity making them less usable and reliable than urban distribution systems.</li> <li>• Western Power's Network Capacity Mapping Tool (2017) notes that there should be sufficient remaining capacity in the network until at least 2036.</li> <li>• The supply of electricity to individual developments in the Shire is subject to agreements between the developers 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>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• The current power supply network in the Shire has sufficient capacity to accommodate future development and growth until at least 2036 according to Western Power's Network Capacity Tool (2017).</li> <li>• Ongoing maintenance and upgrading of the network is considered vital to ensure reliability of supply and minimise potential bushfire risks.</li> <li>• Capacity upgrades may be required in the medium to long term to cater for an expected increase in demand for power arising from the development and release of new residential, industrial and rural living lots.</li> <li>• The high cost of providing electricity is proving to be a significant 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, micro-grids, solar and wind 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 large increases in the price of grid power and should be promoted by each local government when administering Local Planning Scheme No.3.</li> </ul>
<p><b>Vision / Objectives</b></p>	<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>
<p><b>Strategies</b></p>	<ul style="list-style-type: none"> <li>• Facilitate and support any necessary upgrades to existing power supply infrastructure in the Shire to enable the provision of sufficient supplies of power to satisfy current and future anticipated demand and minimise potential bushfire risks.</li> <li>• Encourage 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> <li>• Encourage and support in-so-far as possible the development of alternative power supply schemes such as solar/battery micro-grids, to try to ensure that power supplies in the Shire are sustainable and affordable.</li> <li>• Promote energy conservation in the design and development of new urban areas and housing throughout the Shire.</li> </ul>



## Actions

- Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land that requires the provision of power in the Shire. **(ONGOING)**
- 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. **(SHORT TERM)**
- Work with the relevant authorities to ensure the rapid replacement of old power supply infrastructure which poses a potential bushfire risk. **(SHORT TERM & ONGOING)**
- Investigate the potential for alternative energy supplies within the Shire, including micro-grids. **(ONGOING)**
- Monitor all external sources of infrastructure funding assistance and prepare funding applications for infrastructure subsidies as and when required. **(ONGOING)**
- 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 Narrogin and Highbury townsites, urban gateways, scenic routes and tourism/heritage precincts. **(SHORT TERM & ONGOING)**
- Apply the provisions of Local Planning Scheme No.3 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. **(ONGOING)**
- Ensure that structure plans for future urban release areas in the Narrogin and Highbury townsites incorporate the principles of energy efficient design. **(ONGOING)**
- 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. **(SHORT TERM & ONGOING)**
- Liaise with the relevant State Government authorities to make provision for the introduction of reticulated natural gas to the Narrogin and Highbury townsites. **(SHORT TERM & ONGOING)**

## 4.5 TRANSPORT

### Profile

- The existing transport network in the Shire of Narrogin comprises road, rail and air infrastructure and services.
- The Shire's existing road network comprises 812 kilometres of roads of varying standards. Approximately 28% of the total road network (i.e. 231 kilometres) is sealed with road widths ranging from 3.7 metres to 7.0 metres. Most roads in the Shire are controlled by the local governments. The only exceptions to this are Great Southern Highway and Williams - Kondinin Road which are State Roads controlled by Main Roads WA and managed in consultation with the local government.
- Significant local government roads in the Shire include:
  - Williams Road
  - Clayton Road
  - Narrakine Road
  - Kipling Street
  - Federal Street
  - Herald Street
  - Lefroy Street
  - White Road
  - Wandering – Narrogin Road
  - Yilliminning Road
  - Dumberning Road
  - Read Road
  - Portion of Wickepin – Harrismith Road Congelin – Narrogin Road
  - Tarwonga Road
  - Piesseville – Tarwonga Road
  - Cooraminning Road
  - Wanerie Road
- Roads within the Shire carry significant volumes of heavy vehicles which haul a variety of products including grain and livestock, fuel, fertiliser, general freight, 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.
- The largest road freight task in the Shire is the annual grain harvest which averages around 150,000 tonnes per annum. Most of the grain is moved from farms to local receival points located in the Narrogin and Nomans Lake townsites but a small proportion of the harvest is hauled direct from farms to port by road.
- Several road projects have been recently completed in the Shire including the Narrogin Link South (completed in 2016) and Narrogin Link North (completed in 2017). These projects were undertaken by Main Roads WA and the local governments in accordance with established road development programs including the Roads 2025 Regional Road Development Strategy – Wheatbelt South 2007 and each local government's Strategic Plan.
- The Narrogin Link project will help to improve the amenity of the CBD and residential areas, improve road safety for traffic and pedestrians, provide for freight vehicles up to 36.5m long and improve freight efficiency due to shorter travel times.
- Brookfield Rail is responsible for access management, signalling and communication systems, train control and construction and maintenance of the narrow gauge rail network in the Shire which is currently used for the transportation of freight (i.e. grain). The rail network traverses the Shire in a north-south and east-west direction. Rail freight services are organised on a continuous basis to move grain from railheads to grain terminals in Perth with up to six train trips through Narrogin per day. There are no plans to extend or upgrade the Shire's existing rail network.
- 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.

	<ul style="list-style-type: none"> <li>• The Public Transport Authority operates a road coach service that travels through the Shire on a daily basis (TransWA). A small number of tour bus and tourist coach operators also travel through the Shire on a regular basis.</li> <li>• The Public Transport Authority also contract-manages the delivery of local school bus services in the Shire using contracted school bus operators.</li> <li>• There are currently no commercial air transport services to the Shire however an airport has been developed in the Shire which caters for irregular light aircraft movements. The airport, which is owned by the Shire, 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 international pilots, a number of tourist related activities including but not limited to sky diving, gliding, hot air ballooning and scenic flights and an aviation theme residential estate.</li> </ul>
<b>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>• Increasing backlog of demand for maintenance, rehabilitation and upgrading of many roads within the Shire which are at or near the end of their economic lives.</li> <li>• Anticipated increases in the level of road transport arising from 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. This causes 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 required improvements and upgrades to the Shire's existing road and rail network 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 review the implementation of the revised Narrogin Airport Masterplan (2013).</li> <li>• Need to ensure road and rail noise are considered for development in proximity to freight transport routes.</li> </ul>
<b>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>Strategies</b>	<ul style="list-style-type: none"> <li>• Identify on the Strategy Maps and provide for the long term protection of significant transport infrastructure throughout the Town and 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 due regard for the strategies included in Roads 2030 Strategies for Significant Local Government Roads – Wheatbelt South and each local government's Plan for the Future.</li> <li>• Support and encourage an increase in air traffic volumes at the Narrogin Airport 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 airport's continued operation to reduce any potential land use conflicts.</li> <li>• Ensure a balance is achieved between protecting existing and future development and</li> </ul>

	<p>land use from the impacts of transport noise while also ensuring the integrity and function of strategic freight routes within the Shire are protected in accordance with State Planning Policy 5.4 – Road and Rail Noise.</p>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land that requires access or upgrades to the transport network, or is affected by transport noise in the Shire. <b>(ONGOING)</b></li> <li>• 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 Narrogin Airport. <b>(IMMEDIATELY)</b></li> <li>• Identify the location of all grain receipt and storage facilities within or immediately adjacent to the Shire on the Local Planning Strategy map. <b>(IMMEDIATELY)</b></li> <li>• Classify all existing and proposed roads of State significance as 'Major Regional Road' in the Local Planning Strategy and 'Primary Distributor Road' Reserve in Local Planning Scheme No.3. <b>(IMMEDIATELY)</b></li> <li>• Classify all existing and proposed significant local government roads as 'Secondary Roads' in the Local Planning Strategy and 'District Distributor Road' or 'Local Distributor Road' within Local Planning Scheme No. 3. <b>(IMMEDIATELY)</b></li> <li>• Classify all existing operational railway corridors in the Shire as 'Railways' Reserve in Local Planning Scheme No.3. <b>(IMMEDIATELY)</b></li> <li>• Classify all land comprising the Narrogin Airport as 'Public Purpose' reserve with the in Local Planning Scheme No.3 and continue to support the development of the airport in accordance with an approved masterplan with funding assistance from available sources.<b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>• Incorporate provisions in Local Planning Scheme No.3 to guide and control the development of land immediately adjacent to roads classified 'Primary Distributor Road' in the Local Planning Strategy and Local Planning Scheme No.3. <b>(IMMEDIATELY)</b></li> <li>• 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. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Work with the State and Federal governments, Main Roads WA and the local community to implement the road strategy recommendations contained in the Roads 2030 Strategies for Significant Local Government Roads – Wheatbelt South. <b>(ONGOING)</b></li> <li>• Continue to pursue the Shire's road infrastructure management program as provided for in the Strategic Community Plan 2017-2027.<b>(ONGOING)</b></li> <li>• 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 <b>(SHORT TERM)</b></li> <li>• 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.<b>(ONGOING)</b></li> <li>• Investigate options to provide an efficient, affordable and sustainable local public transport service in the Shire <b>(SHORT TO MEDIUM TERM)</b></li> <li>• Implement and monitor the Narrogin Airport Masterplan 2013 to guide the future proposed development of this facility in consultation with the Narrogin Flying Club and local community and continue to support the development of the airport in with funding assistance from available sources. <b>(SHORT TERM &amp; ONGOING)</b></li> <li>• Support and encourage the increased and efficient usage of the Narrogin Airport and create opportunities for the establishment of complementary land uses within and adjacent to the airport including, but not limited to, a flying school for international pilots, tourist related activities such as sky diving, gliding, hot air ballooning and scenic flights and</li> </ul>

an aviation theme residential estate. (**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**)

## 4.6 TELECOMMUNICATIONS

<b>Profile</b>	<ul style="list-style-type: none"> <li>The Shire is serviced by a wide range of telecommunication services including fixed line phones, internet access (including fixed line and fixed wireless NBN), television and radio. Services are concentrated in Narrogin (fixed line NBN is available within the Narrogin townsite) and Highbury where demand is greatest. Facilities outside towns are limited, with fixed line phone services available to most rural properties.</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 the most common form of communication 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>Key Issues</b>	<ul style="list-style-type: none"> <li>Need to recognise that communications technology is increasing connectivity and efficiency whilst changing the way communities do business.</li> <li>Need to embrace the uptake of technology within the Shire as the evolving economy is becoming increasingly dependent on reliable and fast internet services.</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 Shire planning framework facilitates the effective and efficient development of new telecommunications infrastructure and is sufficiently flexible to accommodate the development of new home based business activities.</li> </ul>
<b>Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To provide affordable, state of the art and equitable telecommunication services to the Town and 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>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>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development of telecommunications infrastructure in the Shire. <b>(ONGOING)</b></li> <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>Include 'Telecommunications Infrastructure' as a use class in the Zoning Table of Local Planning Scheme No.3 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 Town and Shire. <b>(SHORT TERM)</b></li> </ul>

- Include 'Home Business', 'Home Occupation' and 'Home Office' as individual use classes in the Zoning Table of Local Planning Scheme No.3 and classify them as either permitted or discretionary uses in all zones except the 'Service Commercial', 'Industrial' and 'Tourism' zones where such usage shall not be permitted. (**IMMEDIATELY**)
- Prepare, adopt and regularly review a local planning policy to ensure that all future development of home based businesses (i.e. 'Home Business', 'Home Occupation' & 'Home Office') proceeds in a proper and orderly manner and does not give rise to any land use conflicts or have any detrimental impacts upon the character and amenity of local neighbourhoods. (**SHORT TERM & ONGOING**)

## 4.7 WASTE MANAGEMENT

<b>Profile</b>	<ul style="list-style-type: none"> <li>The Shire operates an approved and licensed Class II &amp; III putrescible landfill site developed on Crown land in the north-western part of the Narrogin townsite with direct frontage to and access from White Road. This facility receives all solid and putrescible waste generated in the Shire for the collection and processing of recyclable materials. It is estimated to have a lifespan of approximately 70 years.</li> <li>The Shire has previously operated a solid waste disposal site in Highbury which is no longer used for waste disposal purposes and is in the post-closure management stage.</li> <li>In the rural parts of the Shire on-site disposal of waste is common and has been undertaken for many years.</li> <li>The Shire is currently participating in a study to determine the feasibility of developing a regional recycling scheme involving the collection and processing of recyclable materials from a number of local government authorities in the Central South Region.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>Need to assess the current capacity of the waste facility to the north west of the Narrogin Townsite, and if needed identify an appropriate site for a future facility.</li> <li>Need to improve the management of waste products in the Shire and 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 formulate and implement suitable management plans for all closed waste disposal sites to ensure that contamination is identified and appropriately managed and that adjoining properties are not detrimentally affected during the remediation process.</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 and recycling 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>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>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 waste produced in the Shire.</li> <li>Ensure that all future use and development 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 all existing closed waste disposal sites are managed and remediated in accordance with the specific requirements of the Department of Water and Environmental Regulation and all relevant legislation.</li> <li>Prohibit further development of all closed waste disposal sites pending completion of detailed structural and environmental health assessments and site remediation to acceptable standards.</li> <li>Participate in the planning and development of a proposed new, appropriately located regional waste disposal and recycling facility to service the needs of the local community while ensuring no undue environmental impacts.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the</li> </ul>



development and use of land that generates waste in the Shire. **(ONGOING)**

- Embark on a campaign to encourage recycling and waste minimisation throughout the Shire. **(ONGOING)**
- Prepare a waste management strategy for the Shire including performance monitoring of existing waste disposal sites. **(SHORT TERM)**
- Identify on the Local Planning Strategy map the location of all approved and licensed solid waste disposal sites in the Shire including the location and extent of the Department of Environment Regulation recommended odour buffers. **(IMMEDIATELY)**
- Identify the location of all approved and licensed solid waste disposal sites in the Shire and classify them 'Public Purpose' Reserve in Local Planning Scheme No.3. **(IMMEDIATELY)**
- Prepare and implement suitable post-closure management plans for all closed solid waste disposal sites in the Shire. **(SHORT TERM)**
- Investigate and identify a suitable location for the development of a new regional waste disposal and recycling facility in close consultation with other nearby local government authorities, the local community and the Department responsible for environment regulation. **(SHORT TERM)**

## 4.8 COMMUNITY SERVICES & FACILITIES

<p><b>Profile</b></p>	<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 Narrogin townsite and include education, health, emergency, cultural and recreation services and facilities.</li> <li>• Community uses in Narrogin include a regional hospital, medical centre, aged care services and accommodation, senior high school, agricultural college and hostel, TAFE college, 3 primary schools, kindergarten, child health centre, caravan park, Shire administration centre and works depot, various 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 including indoor swimming pools, bowling club NEXIS (Narrogin Exhibition Space) and cemetery.</li> <li>• The Narrogin hospital has undergone a major redevelopment as part of the half a billion dollar South Inland Health Initiative. Construction commenced at the end of 2016 and was completed in 2019. Improvements included a new outpatient's centre, a new dental clinic, an expanded pathology building, new sub-acute rehabilitation units, Operating Theatre, In-patient Ward and added cancer services.</li> <li>• Due to its small resident population, community uses in Highbury are limited to a postal agency, general store, tavern, community hall and tourist parking and information.</li> <li>• There are also a significant number of community uses outside the two main settlements including various passive recreation areas, golf course, airfield, speedway and tourist parking and information areas.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• The increase in the percentage of people in the older age groups 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 aged accommodation, health and care services and facilities is given a high priority to help guard against population decline.</li> <li>• Need to monitor changes in demand for community services and infrastructure in the Shire to facilitate the efficient provision and maintenance of an adequate 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 provide and maintain access to a range of education and training services and facilities to reduce population decline in younger age groups.</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 for the local community. There is a need to ensure consolidation of existing settlements to minimise servicing costs and avoid any unnecessary duplication of services and facilities.</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 the levying of developer contributions for community infrastructure.</li> </ul>
<p><b>Vision / Objectives</b></p>	<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 Strategy area.</li> </ul>

<p><b>Strategies</b></p>	<ul style="list-style-type: none"> <li>• Facilitate the provision and long term protection 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 and serviced aged accommodation, health and care services and facilities to cater for the needs of the elderly.</li> <li>• Plan for the consolidation of community services and facilities within Narrogin townsite to minimise servicing costs and avoid unnecessary duplication.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when planning for the provision of community services and facilities in the Shire. <b>(ONGOING)</b></li> <li>• Prepare social infrastructure inventories for Narrogin and Highbury and monitor demand to identify the social infrastructure needs of the local communities. <b>(ONGOING)</b></li> <li>• Identify the location of all significant existing and future proposed community use sites 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.3 to facilitate their long term protection and use. <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 'Public Open Space' reserve in Local Planning Scheme No.3 to facilitate their long term protection and use. <b>(IMMEDIATELY)</b></li> <li>• Ensure that Local Planning Scheme No.3 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 ongoing 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 Narrogin townsite. <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 two main settlements. <b>(ONGOING)</b></li> </ul>

## 5.0 ENVIRONMENTAL PROTECTION & CONSERVATION STRATEGY

### 5.1 ENVIRONMENT & NATURAL RESOURCES

#### Profile

- The Shire cover a total combined area of approximately 1,630 square kilometres and are located in the Mediterranean climatic region which is characterised by cool, wet winters and warm to hot, dry summers.
- The average maximum temperature in the Shire during the hottest months (i.e. January & February) is 30.9°C while the average minimum temperature during the coldest months (i.e. July & August) is 5.7°C.
- The Shire receives an average of 492mm of rainfall each year of which approximately 394mm falls between May and November.
- The topography within the Shire can generally be described as irregular and gently to moderately undulating with levels ranging from 280 to 450 metres AHD.
- Geologically the Shire is situated on the Yilgarn Block and comprises two distinct physiographic zones (i.e. Zone of Rejuvenated Drainage & Zone of Ancient Drainage). 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.
- Soils vary with location but can generally be described as having good drainage characteristics, good workability, poor to low nutrient levels, limited water availability and susceptibility to compaction, wind and water erosion, waterlogging and salinity.
- The Shire falls within the upper reaches of the Blackwood River and Peel-Harvey Catchments and are located predominantly within the South West Natural Resource Management Region managed by the South West Catchments Council (SWCC).
- Natural drainage throughout the Shire can generally be described as good with gently undulating rises to low hills that feed into continuous stream channels which flow in most years. The Shire contains numerous wetlands on public and private land, many of which have been progressively reclaimed and/or reconstructed as stormwater drains.
- Groundwater in the Shire is brackish to saline and contained in a variety of aquifer types at depths ranging from 1.5 to 5 metres. Groundwater flow systems are broadly described as discontinuous and compartmentalised by geological structures and bedrock rises.
- The Narrogin townsite lies in the upper portion of the Narrogin Brook Catchment and straddles Narrogin Brook just below the confluence of its three tributaries. The townsite covers 14.6% (i.e. 355 hectares) of the total catchment area of 2430 hectares. A groundwater study of the Narrogin townsite was carried out in April 2002 by the Department of Primary Industries and Regional Development with the aim of providing the technical information required to help develop a salinity management strategy to guard against the impacts of groundwater salinity. Areas within the townsite identified as being at greatest risk of shallow groundwater and associated problems are mainly in the valley floor and lower slope positions however shallow perched groundwater causes seasonal water logging on mid and lower slopes.
- The Shire is located within the South-West Botanical Province characterised by native vegetation from the Narrogin Vegetation System which comprises Eucalypt woodlands with some heath vegetation dominated by Dryandra species. Eucalypt woodlands of the Western Australian Wheatbelt have been listed by the federal Department of the Environment and Energy as a critically endangered Threatened Ecological Community under the Federal Environmental and Biodiversity Conservation Act. There are numerous occurrences within the Shire of Narrogin which have significant applications for land use planning

	<ul style="list-style-type: none"> <li>• 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 less than 12% of the Shire's total land area remains covered by original native vegetation, . Areas within the Shire are currently known to support population of five Threatened flora species and nine Priority flora species. Such occurrences have significant implications for land use planning.</li> <li>• Common fauna species found in the Shire includes the Western Grey Kangaroo, Common Brush-tail Possum, Bobtail Lizard and Common Bronzewing. The Shire also contains populations of endangered fauna species such as the Red-tailed Phascogale, Quenda, Western Brush Wallaby and Carpet Python. Areas of remnant vegetation within the Shire also provide feeding, roosting and breeding habitat for the endangered Carnaby's Cockatoo. This can have significant implications for land use planning.</li> <li>• There are a number of nature reserves and two State Forest areas in the Shire, the most significant of which is the Dryandra Woodland located in the western half of the Shire. These reserves are vested in the Conservation and Parks Commission of Western Australia for the purpose of protection of flora and fauna and are managed by the Department responsible for environment regulation. The department responsible for environment regulation has management strategies that 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>• Current conservation work being undertaken in the Shire by the South West Catchments Council (SWCC) is supported by a number of separate catchment groups. These groups were formed as a direct result of community concern regarding the impacts of land degradation and the desire to pursue sustainable land management practices. Land management projects currently being undertaken in the Shire include revegetation programs, fencing of remnant vegetation, conservation earthworks such as 'W' drains and contour banks, wetland rehabilitation, salt land pasture and grazing research, native vegetation seed collection, fox and rabbit baiting and water table monitoring. The Shire also helps fund the employment of a Natural Resource Management Officer based in Williams to assist the implementation of various land management projects.</li> </ul>
<p><b>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 identify existing assets, including ecosystems, vegetation communities, flora and fauna and protect/conservate these assets.</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 environment.</li> <li>• Need to consider the impacts of groundwater salinity in the upper portion of the Narrogin Brook Catchment within which the Narrogin townsite is located. Groundwater salinity has been identified as a major concern requiring management to prevent serious problems within the townsite such as increased risk of flooding, rising damp in buildings, corroding pipes, the undermining of roads, increasing building maintenance costs, threats to local water supplies and destruction of trees, parks and recreation areas in the short to medium term future (5 to 20 years).</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> </ul>

	<ul style="list-style-type: none"> <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> </ul>
<b>Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• Identify, 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> </ul>
<b>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 identification, planning, protection, management and sustainable use of the Shire's natural resources.</li> <li>• Identify areas affected by or at risk of land degradation (which includes salinity, waterlogging, water erosion, wind erosion, soil acidification).</li> <li>• Support the development of a salinity management strategy for the upper portion of the Narrogin Brook Catchment within which the Narrogin townsite is located to help guard against the impacts of groundwater salinity.</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>• 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>• Support flora and vegetation, fauna and fauna habitat surveys to assess and identify the values of existing vegetation and fauna habitat, in order to determine where retention of vegetation should occur.</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 natural environment of the Shire;</li> <li>• guide the Shire and assist the Council 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>Actions</b>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire that may have significant environmental impacts. <b>(ONGOING)</b></li> <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>• Only consider supporting scheme amendment / rezoning proposals in environmentally sensitive areas which are supported by flora and/or fauna studies undertaken by suitably qualified consultants in accordance with the relevant environment regulation / EPA guidelines and make suitable provisions for minimising and/or managing any negative environmental impacts.</li> </ul>

- 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. **(ONGOING)**
- Continue working with the department responsible for agriculture and food to assist the development and implementation of a salinity management strategy for the upper portion of the Narrogin Brook Catchment within which the Narrogin townsite is located to help guard against the impacts of groundwater salinity. **(SHORT TERM)**
- Identify areas of local and regional conservation significance in Crown ownership throughout the Shire and classify them as 'Environmental Conservation' reserve in Local Planning Scheme No.3. **(IMMEDIATELY)**
- Support the preparation and implementation of management plans for public and privately owned land identified as being of high conservation value. **(ONGOING)**
- Prepare, adopt and regularly review local planning policies to control development affecting:
  - i) native remnant vegetation;
  - ii) land liable to flooding or inundation;
  - iii) wetlands identified as being of international, national or state significance; and
  - iv) areas affected by land degradation. **(SHORT TERM)**
- Incorporate provisions into Local Planning Scheme No.3 that identify the need for appropriate clearing permits under the provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. **(IMMEDIATELY)**
- Incorporate provisions in Local Planning Scheme No.3 that can be applied both generally and specifically to facilitate the protection, management and sustainable use of the Shire's natural resources. **(IMMEDIATELY)**
- Incorporate provisions in Local Planning Scheme No.3 that may require, as a condition of subdivision or development approval, the rehabilitation of degraded land, the fencing of remnant vegetation and the revegetation of areas considered to be deficient in tree cover. **(SHORT TERM)**
- Ensure that any future development and use of land adjacent to 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, the could be achieved by a Special Control Area or other provisions within the Local Planning Scheme No.3. **(SHORT TERM)**
- Promote and support integrated catchment management being undertaken by local catchment groups by applying the environmental provisions of Local Planning Scheme No.3 in consultation with these organisations. **(ONGOING)**
- Request the Department of Primary Industries and Regional Development and the South West Catchments Council 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 local catchment groups to facilitate use by farmers in farm management planning activities. **(SHORT TERM)**
- Request the Department responsible for agriculture and food to advise and discuss with the Shire the implications for the Shire of the Biosecurity Act 2015. **(SHORT TERM)**
- Consult with the Western Australian Local Government Association (WALGA) to request the South West Catchments Council to give consideration to providing resources to prepare a local biodiversity strategy consistent with WALGA's Local Government Biodiversity Planning Guidelines, to facilitate the protection and management of natural areas. The request should give consideration to pursuing a regional approach to the preparation of a local biodiversity strategy given the large scale clearing of native vegetation that has occurred in the Central South Region in the past. **(SHORT TERM)**

- Identify opportunities to seek the support of and funding for natural resource management activities from the South West Catchments Council where these are complimentary to the provision of services by the Shire. (**ONGOING**)



## 5.2 BUSHFIRE

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• Large areas of the Shire are designated as bushfire prone on the Map of Bush Fire Prone Areas (DFES, 2017).</li> <li>• Designated bushfire prone areas have been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bushfire attack. Being designated as bushfire prone acts as a mechanism for initiating further assessment in the planning and building processes.</li> <li>• Bushfire prone areas are identified by the presence of and proximity to bushfire prone vegetation. Research into past bush fire events indicates that approximately 85 per cent of destroyed houses were within 100 metres of bushland, with ember attack being a significant cause of property ignition. As such 100 metres has been added to the periphery of the bush fire prone vegetation to create bushfire prone areas within the Map of Bush Fire Prone Areas (DFES, 2017).</li> <li>• The Narrogin townsite is largely surrounded by bushfire prone areas, further the majority of rural living and rural areas are designated as bushfire prone.</li> <li>• Designated areas as shown on the Map of Bush Fire Prone Areas are referenced in the deemed provisions relating to bushfire risk management.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Bushfires are an inherent part of the Western Australian environment. In many parts of Western Australia, the bushfire threat is increasing due to hotter, drier weather conditions associated with long-term climatic changes and development expansion where urban, rural and natural areas interface.</li> <li>• Reducing vulnerability to bushfire is the collective responsibility of State and local government, landowners, industry and the community. It requires ongoing commitment and diligence to a range of management measures such as the appropriate location and design of development, managing potential fuel loads, implementing bushfire management plans, providing emergency services, increasing awareness of the potential risk through education; and ensuring emergency evacuation plans are in place. Such measures, in conjunction with planning policy and building controls, have the effect of increasing community resilience to bushfire.</li> <li>• The State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) was adopted on 7 December 2015. The primary objective of SPP3.7 is to assist in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas.</li> <li>• In accordance with SPP3.7, all strategic planning proposals, subdivisions and development applications within a designated bushfire prone area will need to be accompanied by either a Bushfire Hazard Level assessment, a BAL Contour Map and/or a BAL assessment.</li> <li>• Under the Planning and Development (Local Planning Schemes) Regulations 2015, if a single house or ancillary dwelling on a lot or lots of 1,100m<sup>2</sup> or greater is proposed in a designated bushfire prone area, a BAL assessment is required. This also applies to any other habitable or specified buildings, regardless of lot size, in a designated bushfire prone area. In each case, where a BAL Contour Map has been prepared for previous subdivision approval in relation to the subject site, this may be used in place of a site specific BAL assessment.</li> <li>• If a BAL Contour Map or BAL assessment indicate a rating of BAL-40 or BAL-FZ, development approval is required before applying for a building permit, despite any exemption that would normally exist.</li> </ul>
<p><b>Vision / Objectives</b></p>	<ul style="list-style-type: none"> <li>• Implement effective, risk based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.</li> </ul>

<b>Strategies</b>	<ul style="list-style-type: none"> <li>• Ensure that all planning and development proposals are consistent with, and address the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Ensure that State Planning Policy 3.7 – Planning in Bushfire Prone Areas is included within Local Planning Scheme No.3 to be read as part of the Scheme, under S.29 of the model provisions 'Other State planning policies to be read as part of the Scheme'. <b>(ONGOING)</b></li> <li>• Undertake BHL assessment for the whole Shire to further inform the local planning strategy, and future re-zonings. <b>(SHORT TERM)</b></li> <li>• Require all strategic planning proposals, subdivisions and development applications within a designated bushfire prone area to be accompanied by either a Bushfire Hazard Level assessment, a BAL Contour Map and/or a BAL assessment, or a Bushfire Management Plan consistent with the requirements of SPP 3.7. <b>(ONGOING)</b></li> <li>• Undertake annual review of bushfire prone area mapping in consultation with the Department of Fire and Emergency Services (DFES). <b>(ONGOING)</b></li> <li>• Require management plans for waterways and remnant vegetation to be developed concurrently to support and align with the Bushfire Management Plan. <b>(ONGOING)</b></li> </ul>

### 5.3 VISUAL LANDSCAPE PROTECTION

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• The Shire falls within the 'Wheatbelt Plateau' landscape character type and 'Dryandra Uplands' and 'Merredin Plateau' subtypes. 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>- major rock outcrops;</li> <li>- vegetation with a diversity of species, height, colour and density;</li> <li>- strong form, colour and texture contrasts with surrounding landscape (e.g. clumped remnant vegetation); and</li> <li>- distinctive stands of vegetation with strongly defined growth habits, texture and colour.</li> </ul> </li> <li>• The visual landscape within the Town site is characterised by its attractive setting amongst a number of gently sloping, vegetated hills surrounded by an agricultural hinterland and numerous heritage buildings in its central parts which have a coherent architectural style.</li> <li>• The visual landscape within the rural area is dominated by expanses of cereal crops and open views over wide, shallow, undulating valleys of ancient drainage channels and expansive salt lakes in its eastern parts. Lines of remnant vegetation may sometimes be seen along roadsides, creek lines or property entrances. Isolated hills and granite outcrops are a distinct visual feature surrounded by the local topography.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <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.</li> <li>• Historically the rural areas of the Shire have been somewhat under-valued 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 address landscape values and changes to rural character.</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 of new uses to ensure that those areas identified by the local community as having important landscape value are suitably protected.</li> </ul>
<p><b>Vision / Objectives</b></p>	<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>
<p><b>Strategies</b></p>	<ul style="list-style-type: none"> <li>• Identify and protect landscapes with high natural resource values and encourage the restoration of degraded landscapes.</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>• Consider the need for a landscape or visual impact assessment 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>

## Actions

- Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire that may have significant visual impacts. **(ONGOING)**
- Assess and map the visual resource values of the Shire in close consultation with the local community as time and resources permit. **(SHORT TERM)**
- Incorporate visual landscape planning into the local planning framework by including suitable provisions in Local Planning Scheme No.3 that can be applied both generally and specifically to facilitate the protection and enhancement of local landscape character and values. **(IMMEDIATELY)**
- Prepare, adopt and regularly review a local planning policy to ensure that landscape or visual impact assessments for scheme amendment and/or development proposals that may impact upon sensitive local landscapes are undertaken in accordance with the methodology contained in the Visual Landscape Planning in Western Australia Guidelines published by the Western Australian Planning Commission. **(SHORT TERM & ONGOING)**

## 5.4 CONTAMINATED SITES

<b>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 substances occur at concentrations that pose an immediate or long term hazard to human health or the environment.</li> <li>Detailed information is lacking on the location, extent and severity of contaminated land in the Shire.</li> <li>A recent search of the Department of Water and Environmental Regulation's Contaminated Sites database confirms there are 3 main contaminated sites within the Narrogin townsite, namely in the vicinities of 88 Doney St, 37 Federal Street and 2 Myers Place.</li> </ul>
<b>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>Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To ensure that any further land contamination in the 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>Strategies</b>	<ul style="list-style-type: none"> <li>Control 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> <li>Ensure the provisions of the 'Contaminated Sites Act 2003' are met, prior to the development or remediation of any known and/or suspected contaminated sites within Shire boundaries.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire that is contaminated or may give rise to contamination. <b>(ONGOING)</b></li> <li>Ensure that land uses that may result in soil contamination such as 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 in accordance with all relevant legislation. <b>(SHORT TERM)</b></li> </ul>

## 5.5 BUFFER AREAS

<p><b>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 conflicts include:             <ul style="list-style-type: none"> <li>- Abattoirs;</li> <li>- Brickworks;</li> <li>- Metal Fabrication;</li> <li>- Concrete Batching;</li> <li>- Extractive Industry;</li> <li>- Rural Industry;</li> <li>- Cattle Feedlots;</li> <li>- Piggeries;</li> <li>- Stock Saleyards;</li> <li>- Animal Establishments &amp; Kennels;</li> <li>- Fuel Storage Facilities;</li> <li>- Grain Receival &amp; Storage Facilities;</li> <li>- Railway;</li> <li>- Power &amp; Water Supply Infrastructure;</li> <li>- Wastewater Treatment Plant;</li> <li>- Telecommunications;</li> <li>- Rubbish Disposal Sites;</li> <li>- Narrogin Airport;</li> <li>- Vintage Motorcycle Track;</li> <li>- Veterinary Hospital;</li> <li>- Narrogin Speedway.</li> </ul> </li> <li>• Land uses in the Shire considered to be potentially sensitive to emissions from industry, infrastructure and special uses include housing, hospitals, hotels, motels, hostels, offices, training centres, retail outlets, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, public buildings and some types of storage and manufacturing facilities.</li> </ul>
<p><b>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> </ul>

<b>Vision/ Objectives</b>	<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>
<b>Strategies</b>	<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 appropriate legal, economic and/or town planning mechanisms.</li> <li>Ensure that only compatible land uses are permitted to be developed within defined buffer areas.</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>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> <li>Identify whether residential development within these buffer areas is likely to be compatible with existing land uses, including potential impacts to human health, wellbeing, local amenity and aesthetic enjoyment.</li> <li>Any potential impact may require an environmental assessment to be undertaken in accordance with part IV of the Environmental Protection Act in particular the 'EPA's Environmental Factor Guideline: Social Surroundings'.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire that may require or be affected by one or more designated buffer areas. <b>(ONGOING)</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>Identify suitable buffer areas around existing established industrial uses on land generally bounded by Earl Street, Clayton Road and Federal Street, Narrogin having regard for the EPA's Guidance Statement No.3 entitled 'Separation Distances between Industrial and Sensitive Land Uses' and reclassify this land as 'Service Commercial' zone in Local Planning Scheme No.3 to encourage the development of a more suitable range of uses with limited impact upon future proposed low density residential development immediately west of Earl Street. <b>(IMMEDIATELY)</b></li> <li>Consider the use of Special Control Areas within Local Planning Scheme No.3 to guide Council and proponents on appropriate land use within 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>(IMMEDIATELY)</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, the Environmental Protection Authority 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

#### Profile

- There are four (4) gazetted townsites in the Strategy Area. These are:

- Narrogin;
- Highbury;
- Yilliminning; and
- Nomans Lake.

Of these Narrogin and Highbury are the only ones that have been substantially established (Narrogin decidedly more-so) with most development having occurred in the last fifty (50) years. The Yilliminning and Nomans Lake townsites have not been developed to any great extent and will not be permitted to be developed any further in the future.

- **Narrogin** is located in the north-western segment of the Strategy Area and is much larger than the average Wheatbelt town due to its location at an important road and rail junction. It is a traditional, legible railway settlement that was officially declared a town in June 1897. It has a resident population of approximately 4,274 people and comprises a total of 1,939 dwellings (ABS, 2016). The town is the administrative centre of the Strategy Area and is designated as a sub-regional centre within the Wheatbelt Regional Planning and Infrastructure Framework, providing services and facilities for local residents and surrounding local government areas.

Other notable features and characteristics of the town include:

- An extensive green belt around the edges of the town comprising significant stands of native vegetation which combined with the varying natural topography create a visually attractive natural setting for the town. This also presents a bushfire risk;
- A narrow gauge railway line contained within an expansive reserve which runs north - south through the centre of the town creating a physical barrier between its eastern and western parts;
- Grid pattern subdivision layout centred on the town's main commercial precinct along Federal Street;
- Ribbon-type commercial development along the town's main street (i.e. Federal Street) with a distinct and recognisable town centre area;
- A well-established civic precinct located immediately west of the town centre area;
- A wide variety of buildings and styles reflecting distinct phases of development over the last 100 years including a significant number of heritage buildings, many of which are located in the town's main commercial precinct;
- Residential development in the eastern, central and western parts of the town on lots having an average area of approximately 1,100m<sup>2</sup> and a density coding of R12.5 (i.e. permitted minimum lot size of 700m<sup>2</sup> at an average of 800m<sup>2</sup>);
- Light industrial development north and south of the town's main commercial precinct flanking the western side of the railway line;
- General industrial development in a designated and partially developed industrial estate located within and immediately adjacent to the town's southern boundary;
- A wastewater treatment plant and brickworks immediately adjacent to one another in the south-eastern extremities of the town;
- A Class II & III putrescible landfill site in the north-western part of the town with direct frontage to and access from White Road;
- A large grain handling and storage facility on the northern boundary of the town between the railway line and Great Southern Highway;



	<ul style="list-style-type: none"> <li>- A well-established recreation precinct in the northern part of the townsite immediately adjacent to the town's existing built up area comprising showgrounds, playing fields, outdoor courts, bowling club, equestrian facilities and recreation complex including an indoor swimming pool;</li> <li>- Numerous recreation and public purpose type uses throughout the town, particularly its western, central and eastern parts;</li> <li>- Portion of an extensive water supply catchment area in the south-western extremities of the town which feeds directly into the nearby Bottlecreek Reservoir;</li> <li>- A small number of rural smallholdings in the town's north-western and south-eastern extremities which are used for rural living, rural pursuits and rural industry purposes; and</li> <li>- Broadacre agricultural land of varying productive capacity immediately adjacent to the town's boundaries.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Highbury</b> is a small railway settlement that was officially declared a town in 1905. It is currently zoned 'Rural Townsite'. It is located centrally in the southern part of the Strategy Area approximately sixteen (16) kilometres south of the Narrogin townsite. It has a resident population of approximately 75 people and comprises approximately 30 dwellings. The town functions as a Local Service Centre providing for the daily needs of the residents of the town and surrounding agricultural areas.</li> </ul> <p>Other notable features and characteristics of the town include:</p> <ul style="list-style-type: none"> <li>- Significant stands of native vegetation throughout most of its area which not only present conservation values, but also bushfire risk;</li> <li>- Great Southern Highway and a narrow gauge railway line which run parallel to one another in a north – south direction through the centre of the town creating a physical barrier between its eastern and western parts;</li> <li>- Limited development east of Great Southern Highway and the narrow gauge railway line;</li> <li>- Grid pattern subdivision layout on the western side of Great Southern Highway in the town's central and southern parts;</li> <li>- A distinct and relatively compact town centre area comprising a small number of commercial and civic uses with direct frontage and access to the western side of Great Southern Highway;</li> <li>- Residential development on the western side of Great Southern Highway on lots having an average area of approximately 2,000m<sup>2</sup> and a density coding of R5 (i.e. permitted minimum lot size of 2,000m<sup>2</sup>);</li> <li>- Light industrial development on the western side of Great Southern Highway on lots having an average area of approximately 4,000m<sup>2</sup>;</li> <li>- A variety of buildings and styles reflecting distinct phases of development over the last 100 years including a small number of heritage buildings;</li> <li>- Expansive areas of Crown land throughout the town set aside for recreation and public purpose type uses;</li> <li>- Broadacre agricultural land of varying productive capacity immediately adjacent to the town's boundaries.</li> </ul>
<b>Key Issues</b>	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>• Further urban development in the Yilliminning and Nomans Lake townsites will not be supported by the Shire of Narrogin in the future given the significant costs associated with providing essential and non-essential infrastructure and services.</li> <li>• The current local planning framework used to guide and control land use and development in the Shire's two main 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, the two main settlement areas within the Shire are currently located within two different local planning schemes and 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</li> </ul>

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.
- Need to ensure an adequate supply of suitably zoned, serviced and affordable land in the Shire's two main settlements, with a significant focus on the Narrogin townsite, 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 Narrogin in accordance with approved Structure Plans, whilst maintaining Highbury's function as a local service centre.
- Need to ensure the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new development in new and established urban areas in the Shire's two main 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 two main settlements.
- Need to find ways of either reducing or subsidising the cost of providing essential service infrastructure in the Shire's two main settlements in the future to encourage investment and help maintain the affordability of vacant urban land.
- Need to identify those portions of the railway reserve within the Shire's two 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 two main settlements.

#### **Narrogin**

- Need to maintain and reinforce the Narrogin townsite's function and role as a sub-regional centre with a distinct and recognisable town centre area.
- Need to encourage and provide opportunity for the development of a wide range of compatible land uses in the town centre area, including mixed use development, 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.
- As noted in section 2.3, current supplies of suitably zoned and serviced residential land in Narrogin are sufficient to meet the short to medium term demand. However there is a need to ensure an adequate supply of appropriately zoned and serviced land in the medium to long term future to provide opportunity for the development of a variety of lot sizes and housing types.
- 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 and mixed use development in the town centre where significant opportunities for higher density residential development exist, particularly to accommodate the housing requirements of a growing aged population. The current town planning scheme provisions applicable to these areas are considered too restrictive and confusing when considering options for higher density residential development.
- In parts of the townsite higher density development is considered to be appropriate due to location and infrastructure provisions and nearby availability of services. However in other parts amenity, landowner, environmental and infrastructure considerations have resulted in a lower coding.

	<ul style="list-style-type: none"> <li>• The loamy clay soils, which are prevalent in the townsite, makes on-site drainage of stormwater problematic. Stormwater is therefore generally required to be discharged into the Shire's main stormwater drainage system.</li> <li>• The current 'Other Commercial' and 'Light Industry' zoning classifications applicable to land located north and south of the town's main commercial precinct comprise a mix of uses that don't reflect their current zoning and could be more effectively controlled and managed under a single zoning classification (e.g. 'Service Commercial' zone).</li> <li>• Current supplies of suitably zoned and serviced land in the general industrial estate located within and immediately adjacent to the town's southern boundary are sufficient to meet short term demand. There is however a need to plan for the expansion of this area in the medium to long term future in accordance with an approved structure plan to guide future subdivision and provide opportunity for the development of a wide variety of general industrial type uses.</li> <li>• Protect long term potential for future expanded urban development in the most suitable areas immediately adjacent to the town's northern and eastern boundaries, by retaining the current rural uses and not supporting any form of development which serves to undermine or constrain its urban potential.</li> <li>• Need to ensure that the final alignment of the proposed new east-west and north-south heavy vehicle bypass around the Narrogin townsite as an alternative heavy haulage route does not constrain opportunities for future urban development and provides clearly defined, safe and easily accessible entry points to the townsite.</li> <li>• Need to determine the significance and identify the precise location and extent of the water supply catchment area in the south-western extremities of the town which feeds directly into the nearby Bottle Creek Reservoir to ensure the long term protection of this water supply resource.</li> <li>• Need to address current land degradation issues in the town previously identified in the Department of Primary Industries and Regional Development Narrogin Townsite Groundwater Study 2004 including increased salinity in Narrogin Brook, rising water tables, water logging along drainage lines, hillside seeps, pavement failures, occasional localised flooding and the emergence of salt tolerant vegetation.</li> </ul> <p><b><u>Highbury</u></b></p> <ul style="list-style-type: none"> <li>• Need to maintain and reinforce the Highbury townsite's function and role as a Local Service Centre with a distinct and recognisable town centre area.</li> <li>• Need to ensure that all future subdivision and development in the town proceeds in a coordinated and orderly manner.</li> <li>• Need to ensure that all future urban development in the town 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 Government Sewerage Policy.</li> <li>• Future development will need to address bushfire management requirements consistent with SPP3.7; due to the significant amount of native vegetation surrounding the townsite.</li> <li>• Need to ensure the conservation and protection of the significant stands of native vegetation on land within the townsite not required for future urban development.</li> </ul>
<b>Vision / Objectives</b>	<ul style="list-style-type: none"> <li>• To facilitate the development of attractive, functional, safe and sustainable urban areas in the Narrogin and Highbury townsites 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>
<b>Strategies</b>	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>• Discourage any further urban development in the Yilliminning and Nomans Lake townsites in the future.</li> <li>• Ensure that the majority of development within the Shire is focused in and around the</li> </ul>

Narrogin townsite.

- Ensure that the planning and development requirements of the former Shire of Narrogin and Town of Narrogin local planning schemes are consolidated and reconciled to be consistent and applicable to contemporary requirements.
- 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 the environment, addressing bush fire risk, local amenity, character, safety and heritage.
- Ensure adequate supplies of suitably zoned, serviced and affordable urban land in appropriate locations in the Narrogin townsite, and to a lesser extent Highbury, to accommodate opportunities for future development and growth.
- Provide for the coordinated planning, development and release of urban land in the Shire's two main settlements in accordance with approved Structure Plans.
- Ensure the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new development in new and established urban areas in the Shire's two main settlements.
- Provide opportunity for the development of those portions of the railway reserve within the Shire's two main settlements identified as being surplus to future operational requirements for the benefit of the local community and the travelling public.
- Ensure that all future urban development makes a positive contribution to the general appearance, character and amenity of the Shire's two main settlements.

#### **Narrogin**

- Maintain and reinforce the Narrogin townsite's function and role as a sub-regional centre with a distinct and recognisable town centre area.
- Encourage and provide opportunity for the development of a wide range of compatible land uses in the town centre area, including appropriately located mixed uses at a density of R50, 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 consolidated residential development in close proximity to the town centre area at a density of R30, as indicated on the Strategy Maps.
- Except where identified on the Scheme maps, support residential development outside the town centre area at a maximum density of R12.5.
- Encourage and provide opportunity for the consolidation and development of a variety of service commercial/mixed business type uses on land located north and south of the town's main commercial precinct.
- Direct all future general industrial development to the existing general industrial estate located within and immediately adjacent to the town's southern boundary and plan for the expansion of this area in the medium to long term future in accordance with an approved Structure Plan.
- Protect the long term urban development potential of land located immediately adjacent to the town's northern and eastern boundaries by retaining the current rural uses and protecting against any form of development which serves to undermine this potential.
- Ensure that the final alignment of the proposed new east-west and north-south heavy vehicle bypass around the Narrogin townsite as an alternative heavy haulage route is determined in close consultation with Main Roads WA and the local community, does not constrain opportunities for future urban development and provides clearly defined, safe and easily accessible entry points to the townsite.
- Ensure the long term protection the water supply catchment area in the south-western extremities of the town which feeds directly into the nearby Bottle Creek Reservoir.
- Ensure that all future development and growth in the Narrogin townsite has due regard for the recommendations contained in the Department of Primary Industries and Regional Development Narrogin Townsite Groundwater Study 2004 to help address current land degradation issues and is undertaken in accordance with the best management practices

	<p>of Better Urban Water Management and the associated guidelines.</p> <ul style="list-style-type: none"> <li>• Ensure all future development addresses environmental issues and bushfire risk to an acceptable level which meets requirements of the relevant State and local government policies.</li> </ul> <p><b><u>Highbury</u></b></p> <ul style="list-style-type: none"> <li>• Maintain and reinforce the Highbury townsite's function and role as a Local Service Centre with a distinct and recognisable town centre area zoned 'Rural Townsite'.</li> <li>• Ensure that all future subdivision and development in Highbury proceeds in a coordinated and orderly manner to ensure improved land use, amenity and servicing outcomes, including the preparation of a structure plan where necessary to achieve this.</li> <li>• Ensure that all future urban development in Highbury 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 Government Sewerage Policy.</li> <li>• Provide for the long term conservation and protection of significant native vegetation on land within the townsite not required for future urban development.</li> </ul>
<p><b>Actions</b></p>	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Narrogin and Highbury townsites. (<b>ONGOING</b>)</li> <li>• Consolidate and make consistent the relevant zones and development requirements of the two existing local planning schemes within Local Planning Scheme No.3 to ensure they are appropriate and reflect contemporary planning and development requirements. (<b>IMMEDIATELY</b>)</li> <li>• Classify all land within the designated boundaries of the Yilliminning and Nomans Lake townsites as 'Environmental Conservation' reserves, or 'Environmental Conservation' zone where privately owned, in Local Planning Scheme No.3 to ensure the retention of native vegetation and local environmental values. (<b>IMMEDIATELY</b>)</li> <li>• Prepare, adopt and regularly review a local planning policy to restrict any further development in the Yilliminning and Nomans Lake townsites, as well as the Boundain locality, in the future except where development is required to facilitate the provision of essential services or for environmental or heritage conservation purposes. (<b>SHORT TERM</b>)</li> <li>• Identify all new urban release areas in Local Planning Scheme No. 3 requiring structure planning as per the deemed provisions in order to coordinate the planning, development and release of urban land in the Shire's two main settlements. (<b>IMMEDIATELY</b>)</li> <li>• Identify the public infrastructure and facilities required in the Shire's two main settlements over the next 5 to 10 years and the cost and revenue sources for their provision. (<b>SHORT TERM</b>)</li> <li>• Liaise with the Public Transport Authority to identify those portions of the railway reserve within the Shire's two main settlements considered surplus to future operational requirements and apply a suitable zoning classification/s to this land in Local Planning Scheme No.3 to enable these areas to be developed for the benefit of the local community and the travelling public. (<b>SHORT TERM</b>)</li> <li>• Incorporate suitable provisions in Local Planning Scheme No.3 which seek to protect and enhance the amenity, character and safety of the Shire's two main settlements by providing clear guidance regarding the appearance, finish and maintenance of buildings, the use of second hand materials, screening of open storage areas, size and finish of outbuildings in residential areas, location of domestic telecommunications infrastructure, development of caretakers dwellings, use of sea containers, landscaping, car parking and vehicle access standards, and the use of relocated second hand and transportable buildings. (<b>IMMEDIATELY</b>)</li> <li>• The Narrogin Townscape Plan and Highbury Townscape Plan (both prepared by H+H Architects) have been adopted by the Shire which will guide the implementation of a comprehensive townscape improvement program for the Shire's two main settlements. The</li> </ul>

plans will include townscape improvement plans to complement the provisions of Local Planning Scheme No.3 and provide clear guidance in terms of townscape development and management. **(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 two main settlements. **(SHORT TERM)**

#### **Narrogin**

- Identify all new urban release areas in Local Planning Scheme No. 3 requiring structure planning as per the deemed provisions in order to coordinate the planning, development and release of urban land in the Shire's two main settlements. **(IMMEDIATELY & ONGOING)**
- Classify all land in the area identified as being the town's main commercial precinct as 'Commercial' zone in Local Planning Scheme No.3 with a residential density coding of R50 and ensure that the permissibility of land usage in this zone is sufficiently flexible to enable the development of a wide range of compatible land uses, including mixed uses at a maximum density of R50, subject to addressing the relevant requirements and the provision of essential services. **(IMMEDIATELY)**
- Incorporate suitable provisions in Local Planning Scheme No.3 applicable to all land classified 'Commercial' zone which ensure that all future development in this zone has 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. **(IMMEDIATELY)**
- Assign a residential density coding of R40 to all existing residential zoned lots on Clayton Road between Darglish Street and Earl Street. **(IMMEDIATELY)**
- Assign a residential density coding of R30 to all existing residential zoned lots bounded by Kipling Street, Garfield Street, Doney Street, Havelock Street, Homer Street and the railway reserve immediately east of the town centre area. **(IMMEDIATELY)**
- Assign a residential density coding of R12.5 to all existing residential zoned lots located in the remaining balance areas of the townsite, except those properties that currently have a density coding of R10 and R30 which are to be retained and those properties bounded by Fleay Road, Narrakine Road, Dellar Street & May Street which are to be assigned a residential density coding of R5. **(IMMEDIATELY)**
- Direct all future residential subdivision development to areas within the northern and western segments of the Narrogin townsite in accordance with the details applicable to DA1, DA2, DA3 & DA4 in Table 1 in Section 8 of the Strategy Text and the Strategic Land Use Plan for the Narrogin townsite and classify these areas as 'Residential' zone and 'Urban Development' in Local Planning Scheme No.3. **(IMMEDIATELY & ONGOING)**
- Classify all land located north and south of the town's main commercial precinct currently classified 'Other Commercial' and 'Light Industry' zone in Town Planning Scheme No.2 as 'Service Commercial' zone in Local Planning Scheme No.3. **(IMMEDIATELY)**
- Classify all land in the existing general industrial estate located within and immediately adjacent to the town's southern boundary in Local Planning Scheme No.3 to ensure that all future subdivision and development proceeds in accordance with the details applicable to DA11 in Table 1 in Section 8 of the Strategy Text and the Strategic Land Use Plan for the Narrogin townsite. **(IMMEDIATELY)**
- Direct all future general industrial development to areas adjacent to the existing general industrial estate located within and immediately adjacent to the town's southern boundary in accordance with the details applicable to DA11 in Table 1 in Section 8 of the Strategy Text and the Strategic Land Use Plan for the Narrogin townsite and classify all land within DA11 in accordance with the applicable details in Table 1, except for the 'various landholdings bounded by Graham Road, Mokine Road, Gibson Street and Great Southern Highway Narrogin' which will be 'Industrial Development' in Local Planning Scheme No.3. **(IMMEDIATELY & ONGOING)**
- Protect 'Rural' zoned land in Local Planning Scheme No. 3 immediately adjacent to the

northern and eastern boundaries of the Narrogin townsite from further development. Only support the rezoning of these areas for urban development following the development of all existing urban areas and completion of all necessary investigations and reports by the relevant proponents. **(IMMEDIATELY)**

- Undertake all necessary investigations, including liaison with Main Roads WA and the local community, to determine the suitability of the current indicative alignment for the proposed new east-west and north-south heavy vehicle bypass around the Narrogin townsite as an alternative heavy haulage route as shown on the Strategic Land Use Plan for the Narrogin townsite prior to progressing a suitable amendment to Local Planning Scheme No.3 to classify the final agreed road alignment as 'Primary Distributor Road' reserve. **(SHORT –MEDIUM TERM)**
- Undertake all necessary investigations, including liaison with the Department of Water and Environmental Regulation and the Water Corporation, to determine the significance and identify the precise location and extent of the water supply catchment area in the south-western extremities of the town which feeds directly into the nearby Bottle Creek Reservoir and determine the most suitable method for ensuring its long term protection through the incorporation of suitable provisions in Local Planning Scheme No.3. **(SHORT TERM)**
- Investigate the feasibility and cost of preparing a comprehensive stormwater drainage management strategy for the Narrogin townsite to help guide future development and growth in accordance with the best management practices of water sensitive urban design. **(SHORT TERM)**

#### **Highbury**

- Retain and apply the current 'Rural Townsite' zoning classification to all existing and future proposed urban areas in Highbury in Local Planning Scheme No.3. **(IMMEDIATELY)**
- Incorporate a suitable provision in Local Planning Scheme No.3 to allow the local government to require structure planning prior to subdivision or development where necessary to coordinate servicing, access, the provision of public open space and/or any other matters which require the preparation of a structure plan. **(IMMEDIATELY)**
- Reclassify all Crown land currently classified 'Public Purposes' reserve in the eastern, southern and western extremities of Highbury comprising significant stands of native vegetation as 'Environmental Conservation' reserve in Local Planning Scheme No.3. **(IMMEDIATELY)**
- Reclassify those portions of the railway reserve in Highbury developed for various community and public purposes as 'Public Purposes' reserve in Local Planning Scheme No.3. **(IMMEDIATELY)**

## 6.2 RURAL LIVING DEVELOPMENT

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>As noted within section 2.3 Land Supply, there is approximately 15ha of 'Rural Residential' zoned land and 613ha of land zoned as 'Special Rural' within the Shire, mostly located in proximity to the Narrogin townsite. Of these figures, the majority (90%) of the Rural Residential land is considered to be developed, whilst only 260ha of the 'Special Rural' land is developed, leaving approximately 350ha (57%) as undeveloped or unrated.</li> <li>In terms of demand, subdivision of new rural living lots in the ten years to 2019 has been relatively limited, with a total of three (3) subdivision applications lodged with the Western Australian Planning Commission in this time, with one proceeding to final approval and Certificates of Title issued for two (2) new lots in 2015.</li> <li>Similarly, construction of dwellings on rural living zoned land has been modest, with figures indicating a total of 16 new dwellings were constructed on rural living land in the Shire during the period between 2000 and 2010, and a further eight (8) new dwellings constructed between 2011 and 2018.</li> <li>Information from the Landgate valuation database (Valuer General's Office) indicates there is currently one (1) remaining vacant Rural Residential lot and five (5) vacant Special Rural lots within the Shire. This would suggest the Shire may experience some renewed interest in subdivision of land for rural living purposes in the short to medium term.</li> <li>However, based on the preceding rates of demand, dwelling commencements and growth forecasts for the Shire, there remains a significant supply of existing zoned land for rural living purposes and sufficient land to accommodate the expected demand and take-up over the lifetime of the Strategy.</li> <li>The Shire also recognises the importance of rural living development to the Narrogin community, and its role in providing for a range of housing and lifestyle choices appropriate to the local context. As such, the Strategy identifies a number of areas around the Narrogin townsite, in addition to the already zoned land, which may have future potential for rural living purposes. This provides direction for future growth areas beyond the already zoned land, whilst allowing a degree of flexibility in determining the best locations for future rural living development as and when required.</li> <li>These areas have been identified adjacent to existing rural living development and generally seek to extend or consolidate these areas, but importantly will be subject to further analysis and assessment to determine if rezoning to rural living purposes is possible and/or appropriate.</li> <li>Prior to any future rezoning of these areas, further analysis will need to demonstrate consistency with the objectives of State Planning Policy 2.5 – Rural Planning, including demonstrated demand through existing land supply and take-up figures, provision of adequate services (particularly a reticulated water supply), as well as access and bushfire planning requirements in accordance with State Planning Policy 3.7.</li> <li>Refer to Plan 2 - Strategic Land Use Plan (Narrogin Town and Surrounds) for existing rural living zoned land and areas identified for future analysis.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>The current guidance for future rural living subdivision and development in the Narrogin townsite is provided by the planning controls contained in the Town of Narrogin's Town Planning Scheme No.2 which are limited, outdated and in need of review in the context of the Western Australian Planning Commission's current strategies, policies (including SPP2.5) and guidelines.</li> <li>The current guidance for future rural living subdivision and development in the Shire is provided by the planning controls contained in the Shire of Narrogin's Town Planning Scheme No.2 and Non-Statutory Policy Plan dated November 1994 which are also outdated and in need of review in the context of the Western Australian Planning Commission's current strategies, policies (including SPP2.5) and guidelines.</li> </ul>



	<ul style="list-style-type: none"> <li>• The Town and Shire's current town planning schemes make no distinction between 'Rural Residential' and 'Rural Smallholding' type lots, both of which are different forms of rural living development. Clause 5.3 of SPP2.5 establishes criteria for the planning and establishment of rural living estates. Further the model provisions of the Planning and Development (Local Planning Schemes) 2015 generally note that: <ul style="list-style-type: none"> <li>- The 'Rural Residential' zone : Provides for lots ranging in size from 1 to 4 hectares; and</li> <li>- The 'Rural Smallholding' zone: Provides for lots ranging in size from 4 to 40 hectares lots.</li> </ul> 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. </li> <li>• Whilst the supply of existing zoned land for rural living purposes in proximity to Narrogin townsite remains relatively high, the need for rezoning proposals and additional land will be difficult to justify. The Shire is however, cognisant that rural living development forms an important component of the local community and of the need to provide direction and guidance for future rural living growth areas. This will need to have due regard to its potential impacts on productive agricultural land, the natural environment, fire safety and essential servicing requirements in accordance with relevant State and local policies.</li> <li>• Given the size of the Strategy Area and the difficulties faced by the Shire in providing services and facilities outside the Shire's two main settlements, there is a need to ensure that any future rural living subdivision development is located in close proximity to the Narrogin townsite and is undertaken in accordance with approved Structure Plans. Further, State Planning Policy 2.5 – Rural Planning notes that rural living precincts are to be adjacent to, adjoining or close to existing urban areas with access to services, facilities and amenities.</li> <li>• Likewise, there is a need to ensure the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new rural living subdivision and development.</li> </ul>
<b>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> </ul>
<b>Strategies</b>	<ul style="list-style-type: none"> <li>• Only support the subdivision of agricultural land for rural residential purposes (i.e. lots ranging in size from 1 to 4 hectares) where the land has been appropriately zoned in accordance with the following criteria: <ol style="list-style-type: none"> <li>i) Rural living proposals shall not be supported where they conflict with the objectives of SPP2.5 or do not meet the criteria of SPP2.5 section 5.3 (b) &amp; (c);</li> <li>ii) The proposal will not conflict with the primary production of nearby land, or reduce its potential;</li> <li>iii) The extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;</li> <li>iv) Where it avoids areas required for the future logical urban expansion of the Narrogin and Highbury townsites;</li> <li>v) Where it is not located on land identified by the Department of Primary Industries and Regional Development as having significant agricultural potential;</li> <li>vi) Where a reticulated water supply of sufficient capacity is available in the locality, the proposed precinct will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to a licensed supply be proposed it must be demonstrated that a licensed supply is not available. The WAPC may consider a fit for purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health. The development cannot proceed if an acceptable supply of potable water cannot be demonstrated;</li> <li>vii) Where an energy network is available the precinct is to be serviced with electricity by a licensed service provider. Where an energy network is not available the precinct is to be serviced by electricity from renewable energy source/s by a licensed service provider;</li> </ol> </li> </ul>

- viii) The precinct has reasonable access to community facilities particularly education, health and recreation;
  - ix) The land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;
  - x) The proposal demonstrates and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;
  - xi) The land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area prone to seasonal inundation;
  - xii) The land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact;
  - xiii) The lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes;
  - xiv) Bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;
  - xv) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;
  - xvi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.
- Only support the subdivision of agricultural land for rural smallholding purposes (i.e. lots ranging in size from 4 to 40 hectares) where the land has been appropriately zoned in accordance with the following criteria:
    - i) Rural living proposals shall not be supported where they conflict with the objectives of SPP2.5 or do not meet the criteria of SPP2.5 section 5.3 (b) and (c);
    - ii) The proposal will not conflict with the primary production of nearby land, or reduce its potential;
    - iii) The extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;
    - iv) Where it avoids areas required for the future logical urban expansion of the Narrogin and Highbury townsites;
    - v) Where it is not located on land identified by the Department of Primary Industries and Regional Development as having significant agricultural potential;
    - vi) Where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for firefighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health. The development cannot proceed if an acceptable supply of potable water cannot be demonstrated;
    - vii) Where an energy network is available the precinct is to be serviced with electricity by a licensed service provider. Where an energy network is not available the precinct is to be serviced by electricity from renewable energy source/s by a licensed service provider;
    - viii) The precinct has reasonable access to community facilities particularly education, health and recreation;

	<ul style="list-style-type: none"> <li>ix) The land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;</li> <li>x) The proposal has demonstrated and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;</li> <li>xi) The land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area subject to seasonal inundation;</li> <li>xii) The land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in that area of impact;</li> <li>xiii) The lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and</li> <li>xiv) Bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported.</li> <li>xv) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;</li> <li>xvi) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.</li> </ul> <ul style="list-style-type: none"> <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 potable water supply, and that these plans and strategies are consistent with the requirements of the relevant policies and guidelines.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire for rural living purposes. <b>(ONGOING)</b></li> <li>• Apply the 'Rural Residential' zoning classification to all existing 'Special Rural' zoned lots in the Shire. <b>(IMMEDIATELY)</b></li> <li>• Incorporate suitable provisions in Local Planning Scheme No. 3 specific to the 'Rural Residential' and 'Rural Smallholding' zones which outline the local governments' standards and requirements to guide and control all future land use and development in these zones. <b>(IMMEDIATELY)</b></li> <li>• Request the Department responsible for agriculture and food to identify and map land considered to have significant agricultural potential to help guide planning for future rural living rezoning, subdivision and development proposals. <b>(SHORT TERM)</b></li> <li>• Only support further rural residential and rural smallholding rezoning, subdivision and development in the Shire where it is consistent with the criteria of State Planning Policy 2.5 – Rural Planning and Development Control Policy 3.4 – Subdivision of Rural Land. <b>(ONGOING)</b></li> </ul>

## 7.0 CULTURAL HERITAGE STRATEGY

### 7.1 ABORIGINAL HERITAGE

<b>Profile</b>	<ul style="list-style-type: none"> <li>In Western Australia all Aboriginal sites are protected by the Heritage Act 2018 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>Records from the department responsible for Aboriginal affairs indicate that there are five (5) Aboriginal sites within 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 Native Title Act 1993. 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 six (6) 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>Key Issues</b>	<ul style="list-style-type: none"> <li>The location of 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 Heritage Act 2018 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>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>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>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire that may impact upon areas of Aboriginal heritage significance. <b>(ONGOING)</b></li> <li>Identify the location of all known sites of Aboriginal heritage significance in the Shire through consultation with the Department of Planning, Lands and Heritage and record these areas on the Local Planning Strategy Maps. <b>(IMMEDIATELY)</b></li> </ul>

- Ensure that the future use and development of land identified as being of Aboriginal heritage significance is subject to archaeological and ethnographic surveys as required. **(ONGOING)**
- 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. **(IMMEDIATELY)**
- 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. **(ONGOING)**
- Ensure that future planning and development, particularly in areas with the potential to impact aesthetic, cultural and/or social values are assessed in accordance with EPA's Guidance Statement No. 41: 'Assessment of Aboriginal Heritage'.

## 7.2 EUROPEAN HERITAGE

<p><b>Profile</b></p>	<ul style="list-style-type: none"> <li>• European history of the Shire dates back to the 1860's however settlement in the district did not commence until the 1880's. There are numerous buildings and places within the Shire of cultural heritage value that have been identified by the Shire as being of significance to the local community. In recognition of this fact and the requirements of Part 8 of the Heritage Act 2018 the Shire has compiled a Local Heritage Survey of Heritage Places. A total of 190 listings (place records) of which 142 are located within the town site area and the remaining 48 sites are located outside of the town site area.</li> <li>• In order to facilitate the legal protection of places and structures considered to be of cultural heritage significance, these places are listed in a Local Planning Scheme. The former Town's Local Planning Scheme No.2 contains a policy statement, development standards and list of twenty two (22) heritage places, all of which have been included in the Shire's Local Heritage Survey 2019.</li> <li>• The former Shire's Local Planning Scheme No.2 contains 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. The Scheme provides for the establishment and maintenance of a heritage list, drawn from the Shire's Local Heritage Survey, and the designation of heritage precincts, where special planning controls are needed and the processes for making application for development approval including variations to the development standards of the Scheme.</li> <li>• The Heritage Council of Western Australia database identifies 24 places in the Shire that are included in the State Register of Heritage Places. These are listed as follows: <ul style="list-style-type: none"> <li>- Butter Factory and Manger's Residence</li> <li>- Commonwealth Bank</li> <li>- Cottage BN382, Dryandra (Manager's House)</li> <li>- Courthouse Museum</li> <li>- Manager's Residence (172 Federal Street)</li> <li>- Mardoc Building</li> <li>- Main Roads Migrant Camp</li> <li>- Narrogin Government Hospital Site</li> <li>- Narrogin Memorial Park &amp; War Memorial Pavilion</li> <li>- Narrogin Post Office</li> <li>- Narrogin Railway Station</li> <li>- Narrogin Regional Hospital</li> <li>- Narrogin Town Hall Complex</li> <li>- National Bank</li> <li>- Railway Footbridge</li> <li>- Railway Goods Shed</li> <li>- Railway Houses (2 - 6 Hale Street)</li> <li>- Railway Institute Site</li> <li>- Railway Loco Sheds</li> <li>- Railway Signal Cabin</li> </ul> </li> <li>• Under the terms of the Heritage Act 2018 any development proposal affecting a place listed in the State Register, including those listed above, must be referred to the Heritage Council for advice prior to the issuance of development approval by the relevant local government.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• Part 8 of the Heritage Act 2018 requires all local governments to undertake a review of their respective Local Heritage Surveys every four (4) years to ensure that the document remains relevant and useful. The Shire has recently adopted the Shire of Narrogin Local Heritage Survey 2019 at its meeting held on 27 November 2019</li> </ul>

<b>Vision / Objectives</b>	<ul style="list-style-type: none"> <li>To ensure the long term protection and preservation of all buildings and places within the Town and Shire identified by the local community as being of cultural heritage significance.</li> </ul>
<b>Strategies</b>	<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>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Have due regard for all relevant Western Australian Planning Commission Strategies, State Planning Policies and Operational Policies when considering proposals for the development and use of land in the Shire that may impact upon areas of European heritage significance. <b>(ONGOING)</b></li> <li>Incorporate the latest heritage provisions from the model provisions and deemed provisions into Local Planning Scheme No.3 and apply the provisions accordingly to facilitate the long term protection and preservation of all buildings and places in the Shire identified as being of cultural heritage significance. <b>(IMMEDIATELY &amp; ONGOING)</b></li> <li>Undertake a regular review of the Shire's Local Heritage Survey of Heritage Places in accordance with the specific requirements of the <i>Heritage Act 2018</i>. <b>(ONGOING)</b></li> <li>Establish and maintain a Heritage List in support of Local Planning Scheme No.3 having regard to those places listed in former Town's Local Planning Scheme No.2, the Shire's updated Local Heritage Survey 2019 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.3 when undertaking the major review of the Scheme every five years pursuant to the requirements of the Planning and Development Act 2005. <b>(SHORT TERM &amp; ONGOING)</b></li> </ul>

## **8.0 STRATEGY PLANS**

### **8.1 INTRODUCTION**

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

- Strategic Land Use Plan (Whole Shire);
- Strategic Land Use Plan (Narrogin Town & Surrounds); and
- Environmental Considerations.

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 as appendices to this document, illustrate the proposed allocation of land uses throughout the Shire including the main settlements. The information presented in each of the plans provides the basis for the delineation of the various zones and reserves to be incorporated in the Shire of Narrogin Local Planning Scheme No.3. The plans also provide an indication of the location and extent of subsequent rezoning amendments that may be required to Local Planning Scheme No.3 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 Shire broadly illustrates the location and extent of the following land use categories and administrative details:

- Rural Townsite
- Residential
- Rural Residential
- Rural Smallholdings
- Industrial
- Special Use
- Rural
- Public Open Space
- Environmental Conservation
- Public Purposes
- Water Supply
- Primary Distributor Roads
- District Distributor Roads
- Alternative Heavy Haulage Vehicle Routes
- Railway
- Buffer Areas
- Aerial Landing Grounds
- Bulk Grain Receipt and Storage Sites
- Aboriginal Heritage Sites
- Major Tourist Routes
- Strategy Area Boundary
- Other Local Government Boundaries

### **8.3 STRATEGIC LAND USE PLAN (NARROGIN TOWN & SURROUNDS)**

The Strategic Land Use Plan for the Narrogin townsite reflects the existing configuration of land use within and immediately adjacent to the town and the future proposed pattern of land use as provided for in the strategies and actions outlined in Sections 2 to 7 of this document.

More specific details of the major zoning and/or development proposals for the Narrogin townsite and its immediate surrounds are provided in Table 1 below including relevant justifications and future planning requirements for each proposal.



In considering these proposals it should be noted that they have been formulated on the basis of preliminary investigation by and consultation between 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.

**TABLE 1 - NEW ZONING &/or DEVELOPMENT PROPOSALS - NARROGIN TOWNSITE & SURROUNDS**

DEVELOPMENT AREA (DA)	LAND DESCRIPTION	TENURE & OWNERSHIP DETAILS	AREA	CURRENT ZONING	PROPOSED ZONING IN LPS NO.3	JUSTIFICATIONS & FUTURE PLANNING CONSIDERATIONS
DA1	Lot 123 Golf Course Parade, Narrogin	Privately owned freehold land.	34ha	Single Residential R12.5 & Recreation	Residential R12.5 & Public Open Space	<ul style="list-style-type: none"> <li>• Logical extension to existing and future proposed areas of residential development within the town.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared and now only comprises a few large trees and re-growth vegetation that are not considered regionally significant).</li> <li>• Most essential services readily available via minor extensions except reticulated sewerage which is currently being planned for.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Future planning required to guide future subdivision development which has due regard for buffers from existing industrial uses on Earl Street, existing water courses, significant trees, essential service requirements, existing unallocated Crown land located parallel to the northern boundary of the Golf Course Parade road reserve area and the local community's future aspirations for the existing equestrian use &amp; facilities.</li> </ul>
DA2	Various landholdings generally bounded by, Fleay Road, May Street Quigley Street & Narrakine Road, Narrogin.	Privately owned freehold land & Crown Reserve No.28791.	12ha	Single Residential R12.5 & Recreation	Residential R5 / R12.5  In the area coded R5 / R12.5, the R5 code shall apply unless: (a) a connection to a reticulated sewer network is available or otherwise in accordance with the provisions of any relevant Government Sewerage Policy; (b) the proposed development satisfies the design requirements of the local government for development at the higher code.	<ul style="list-style-type: none"> <li>• Logical extension to existing areas of residential development within the town.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared and now only comprises some re-growth vegetation that is not considered regionally significant).</li> <li>• Most essential services readily available via minor extensions. Reticulated sewerage available on Dellar Street.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Future planning required to guide future subdivision development which has due regard for existing residential lots in multiple ownership, vehicle access constraints to Narrakine Road, essential service requirements and existing internal roads and Crown reserves.</li> </ul>

DA3	Various landholdings generally bounded by Quigley Street, May Street, Clayton Road & Narrakine Road, Narrogin.	Privately owned freehold land and Crown Reserve No.37072.	15ha	Single Residential R12.5 & Recreation	Residential R5 / R12.5 In the area coded R5 / R12.5, the R5 code shall apply unless: (a) a connection to a reticulated sewer network is available or otherwise in accordance with the provisions of any relevant Government Sewerage Policy; (b) the proposed development satisfies the design requirements of the local government for development at the higher code.	<ul style="list-style-type: none"> <li>• Logical extension to existing areas of residential development within the town.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared).</li> <li>• All essential services readily available via minor extensions including reticulated sewerage.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Future planning required to guide future subdivision development which has due regard for existing residential lots in multiple ownership, vehicle access constraints to Narrakine &amp; Clayton Roads, essential service requirements and existing internal roads and Crown reserves.</li> </ul>
DA4	Various landholdings generally Bounded by Lefroy Street, Clayton Road, Wiese Road & George Street, Narrogin.	Privately owned freehold land.	54ha	Rural	Urban Development	<ul style="list-style-type: none"> <li>• Logical extension to existing areas of residential development within the town.</li> <li>• Opportunity to develop a Special Residential Estate based on an equestrian theme.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared).</li> <li>• Most essential services readily available via minor extensions except reticulated sewerage.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Need to rezone the land having regard for land capability and suitability, existing rural land uses, essential service requirements and the need to prepare and adopt a suitable Structure Plan to guide all future subdivision development.</li> </ul>
DA5	Lot 20 Cooramining Road & Lot 2 Katta Road, Dumberning	Privately owned freehold land.	35ha	Farming	Lot 20 Cooramining Road to be zoned Rural Residential immediately.	<ul style="list-style-type: none"> <li>• DA5 to be zoned 'Rural' in Local Planning Scheme No. 3, with the exception of Lot 2 which will be zoned Rural Residential.</li> <li>• The balance lots are to be identified for longer-term consideration as 'Rural Residential' subject to further detailed planning and once the Rural Residential land resulting from Lot 2 is subdivided and substantially developed.</li> <li>• Logical extension to existing rural residential development located immediately east.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared previously and now partially covered by regrowth vegetation).</li> <li>• Most essential services readily available via minor extensions except reticulated sewerage.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Need to rezone Lot 20 having regard for land capability and suitability, existing rural and public purpose uses, essential service requirements and the need to prepare and adopt a Structure Plan to guide all future subdivision development.</li> <li>• Rural Residential zoning of Lot 2 is supported immediately based on the findings of a comprehensive land capability assessment dated October 2006.</li> </ul>

<b>DA6</b>	Various landholdings generally bounded by Graham Road, Narrakine Road South, Piggery Buffer & Mokine Road, Dumberning.	Privately owned freehold land.	180ha	Special Rural & Farming	Lots 68 & 69 Narrakine Road South to be zoned Rural Residential immediately.	<ul style="list-style-type: none"> <li>• Lots 68 and 69 Narrakine Road to be rezoned to Rural Residential. The balance of DA6 to be zoned 'Rural' in Local Planning Scheme No. 3, and will only be considered for 'Rural Residential' in the longer-term subject to further detailed planning and once the Rural Residential land resulting from Lots 68 and 69 Narrakine Road South is subdivided and substantially developed.</li> <li>• Location is generally consistent with the Shire of Narrogin's Current Non-Statutory Policy Plan for Rural Residential development within the Shire.</li> <li>• Logical extension to existing rural residential development located immediately east and prevailing lot sizes on the northern side of Graham Road.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared previously and now partially covered by regrowth vegetation).</li> <li>• Most essential services readily available via minor extensions except reticulated sewerage.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Need to rezone all lots (except Lots 68 &amp; 69 Narrakine Road South) having regard for land capability and suitability, existing rural land uses, essential service requirements, the Piggery Buffer and the need to prepare and adopt a Structure Plan to guide future subdivision development.</li> <li>• Rural Residential zoning of Lots 68 &amp; 69 Narrakine Road South is supported immediately given the land's current Special Rural zoning classification.</li> </ul>
<b>DA7</b>	Lot 205 Mokine Road, Dumberning	Privately owned freehold land.	47ha	Special Rural	Industrial Development	<ul style="list-style-type: none"> <li>• The land comprising Lot 205 Mokine Road is identified for the potential southern expansion of the Narrogin Light Industrial Area whilst the land is identified as Future Industry, a Structure Plan will be required prior to subdivision development.</li> <li>• Any development adjacent to a primary distributor (MRWA) road will need to be referred to MRWA for approval to access the network.</li> <li>• Where secondary networks constructed within a development can provide access to the Main Roads Network via local roads or an existing crossover, Main Roads is unlikely to support future connections.</li> <li>• Where rezoning, structure planning, subdivision or development of land could have an impact on a primary distributor (MRWA) road, all applications are submitted together with a Traffic Statement or Assessment (as appropriate), produced in accordance with the WAPC's Transport Assessment Guidelines For Developments.</li> </ul>
<b>DA8</b>	Lot 2949 Booth Street, Lot 50 Narrogin Valley Road, Lot 1311 & 2731 McDougalls Road and portion of Lot 1282 Condon Road, Narrogin Valley.	Privately owned freehold land.	188ha	Special Rural & Farming	Rural Residential	<ul style="list-style-type: none"> <li>• Lot 9000 Condon Road to be zoned 'Rural' in Local Planning Scheme No.3, and will only be considered for 'Rural Residential' in the longer-term subject to further detailed planning and once the Rural Residential land resulting from the rest of DA8 is subdivided and substantially developed.</li> <li>• Rural Residential zoning of all land except the eastern portion of Lot 1282 Condon Road is supported immediately given the land's current Special Rural zoning classification. A Structure Plan prepared in accordance with clause 5.32 of LPS No.3 will however be required prior to subdivision development.</li> <li>• Need to rezone the eastern portion of Lot 1282 Condon Road having regard for land capability and suitability, existing rural land uses, essential service requirements and the need to undertake further detailed planning.</li> </ul>

DA9	Lots 153, 804 & Portion of Lot 805 Great Southern Highway, Hillside	Privately owned freehold land.	109ha	Farming	Rural	<ul style="list-style-type: none"> <li>• DA9 to be zoned 'Rural' in Local Planning Scheme No. 3, and will only be considered for 'Rural Residential' in the longer-term subject to further detailed planning and once the Rural Residential land resulting from Location 1437 is subdivided and substantially developed.</li> <li>• Logical extension to existing rural residential development located centrally along Callan Way.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared except watercourses).</li> <li>• Most essential services readily available via minor extensions except reticulated sewerage.</li> <li>• Good geotechnical conditions for building construction.</li> <li>• Need to rezone land classified Farming having regard for land Capability and suitability, saleyard buffer, existing water courses, land requirements for the future proposed alignment of Great Southern Highway, existing rural land uses, essential service requirements and the need for further planning.</li> <li>• Any development adjacent to a primary distributor (MRWA) road will need to be referred to MRWA for approval to access the network.</li> <li>• Where secondary networks constructed within a development can provide access to the Main Roads Network via local roads or an existing crossover, Main Roads is unlikely to support future connections.</li> <li>• Where rezoning, structure planning, subdivision or development of land could have an impact on a primary distributor (MRWA) road, all applications are submitted together with a Traffic Statement or Assessment (as appropriate), produced in accordance with the WAPC's Transport Assessment Guidelines For Developments.</li> </ul>
DA10	Western most portion of Lot 805 Great Southern Highway, Hillside	Privately owned freehold land.	7ha	Farming	Industry & Public Open Space Reserve	<ul style="list-style-type: none"> <li>• Logical extension to existing industrial development (i.e. CBH grain handling &amp; storage facility) and visual landscape buffer located on adjoining Lot 8, Lot 1593 &amp; Reserve 21637 Pioneer Drive.</li> <li>• No significant remnant vegetation (i.e. land extensively cleared except watercourses).</li> <li>• Most essential services readily available via minor extensions except reticulated sewerage.</li> <li>• Geotechnical investigation required to confirm suitability for building construction.</li> <li>• Need to rezone all land having regard for land capability and suitability, existing water courses, land requirements for the future proposed alignment of Great Southern Highway, heavy vehicle access arrangements, future proposed rural residential development on adjoining land, essential service requirements and the need to prepare and adopt a suitable Structure Plan to guide future subdivision development.</li> </ul>
DA11	Reserve 10658 (Lot 1652) Great Southern Highway, Narrogin.  Various landholdings bounded by the railway reserve, Booth Street & Graham Road, Narrogin.	Crown land under lease.  Privately owned freehold land.	8ha  3.5 ha	Public Utilities, Recreation & Arterial Road,  Light Industry	General Industry  General Industry	<ul style="list-style-type: none"> <li>• Reserve 10658 is no longer used for railway purposes (i.e. railway workshops), is confirmed as being surplus to future operational requirements and has been extensively developed and is currently leased and lawfully used for general industrial purposes. The current Arterial Road zoning classification affecting the land is also no longer relevant as the future proposed alignment of the link between Great Southern Highway and Federal Street has been substantially modified by Main Roads WA.</li> <li>• Industrial zoning of all land bounded by the railway reserve, Booth Street &amp; Graham Road is supported immediately given the land's current light industrial zoning classification, industrial usage and the limited impact that a broader range of industrial uses is likely to have on the amenity, character and safety of the immediate locality.</li> <li>• Any development adjacent to a primary distributor (MRWA) road will need to be referred to MRWA for approval to access the network.</li> <li>• Where secondary networks constructed within a development can provide access to the Main Roads Network via local roads or an existing crossover, Main Roads is unlikely to support future connections.</li> <li>• Where rezoning, structure planning, subdivision or</li> </ul>

	<p>Various landholdings bounded by Graham Road, Mokine Road, Gibson Street &amp; Great Southern Highway, Narrogin.</p>	<p>Privately owned freehold land.</p>	<p>18 ha</p>	<p>Rural</p>	<p>Industrial Development</p>	<p>development of land could have an impact on a primary distributor (MRWA) road, all applications are submitted together with a Traffic Statement or Assessment (as appropriate), produced in accordance with the WAPC's Transport Assessment Guidelines For Developments.</p> <ul style="list-style-type: none"> <li>The various landholdings generally bounded by Graham Road, Mokine Road, Gibson Street &amp; Great Southern Highway are situated immediately north of the existing general industrial estate in the Narrogin townsite and are a logical area for the future expansion of the industrial estate. The land has been extensively cleared, is only partially developed, is located in close proximity to essential services and has suitable geotechnical conditions for building construction. A Structure Plan will however be required prior to subdivision and development which will be required to ensure a compatible interface is provided with the rural living area immediately to the west of Mokine Road.</li> </ul>
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## **8.4 ENVIRONMENTAL CONSIDERATIONS (SHIRE OF NARROGIN)**

The Environmental Considerations plans for the Shire broadly illustrate the location and extent of the following environmental features which require due consideration when implementing the Strategy and Local Planning Scheme No.3:

- Areas of Significant Native Vegetation
- Significant Waterways
- Major Surface Water Catchment Area Boundaries
- Salinity Affected Areas

The Environmental Considerations plans aim to provide a broad overview of relevant environmental features and issues and should not be used as a basis for site specific planning where suitable investigations and reports by qualified personnel will be required in support of any future planning and/or development proposals.

## **9.0 IMPLEMENTATION, MONITORING & REVIEW**

The Shire of Narrogin will guide the implementation of the Local Planning Strategy including setting of priorities, generating and allocating resources and ongoing monitoring and review. The Shire 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.3. The review will precede the major review of Local Planning Scheme No.3 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 periods at the discretion of the local governments should this be required to respond to any major changes or other unforeseen circumstances or needs. All modifications to the Strategy will be undertaken jointly and on a consultative basis between the two local governments in accordance with the procedures and processes prescribed by the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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## 10.0 ENDORSEMENT

### SHIRE OF NARROGIN

#### LOCAL PLANNING STRATEGY

#### CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on 12 April 2019.

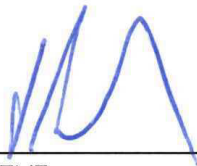


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*an officer of the Commission duly authorised by the Commission  
(pursuant to the Planning and Development Act 2005)*

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#### COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Narrogin at the Ordinary Meeting of the Council held on the 18 December 2019.



\_\_\_\_\_  
PRESIDENT



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

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#### ENDORSEMENT OF LOCAL PLANNING STRATEGY

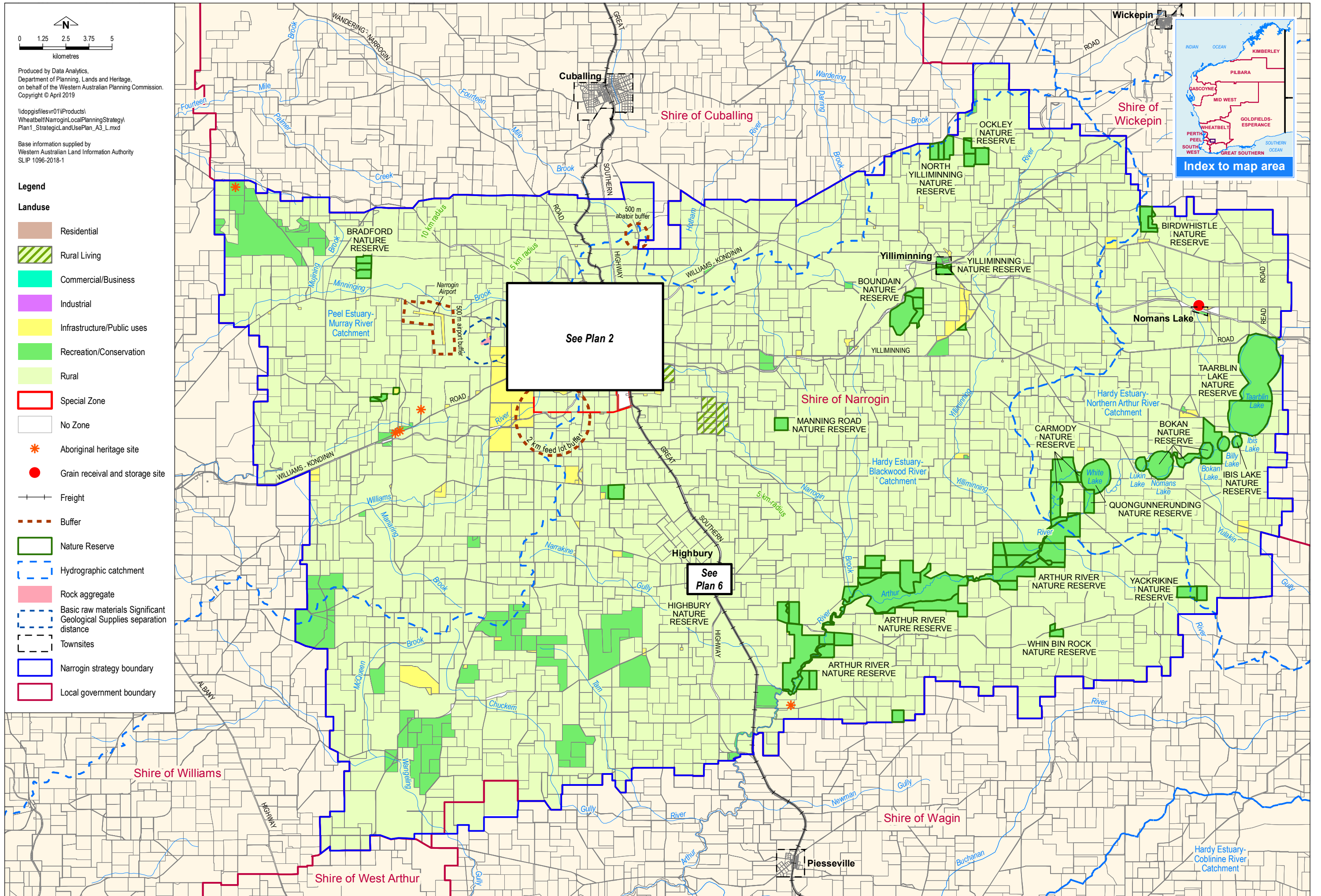
Endorsed by the Western Australian Planning Commission on 27 July 2020.



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

**APPENDIX 1**  
**STRATEGIC LAND USE PLAN (WHOLE SHIRE)**

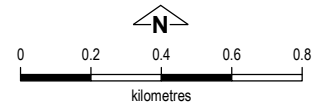
# Shire of Narrogin Local Planning Strategy



**Plan 1 - Strategic Land Use Plan**

**APPENDIX 2**  
**STRATEGIC LAND USE PLAN (NARROGIN TOWN & SURROUNDS)**

# Shire of Narrogin Local Planning Strategy



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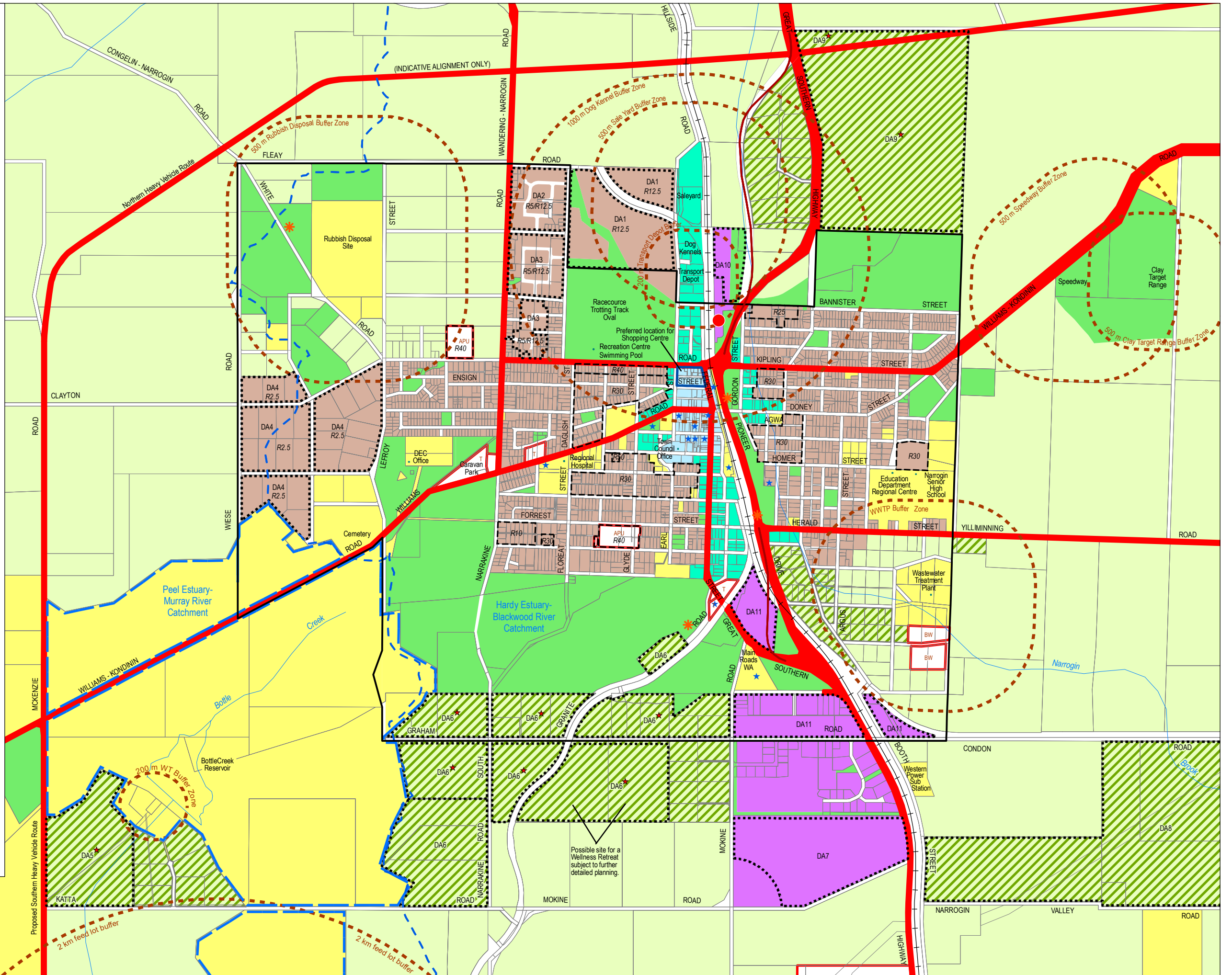
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Base information supplied by  
Western Australian Land Information Authority  
SLIP 1096-2018-1

## Legend

### Landuse

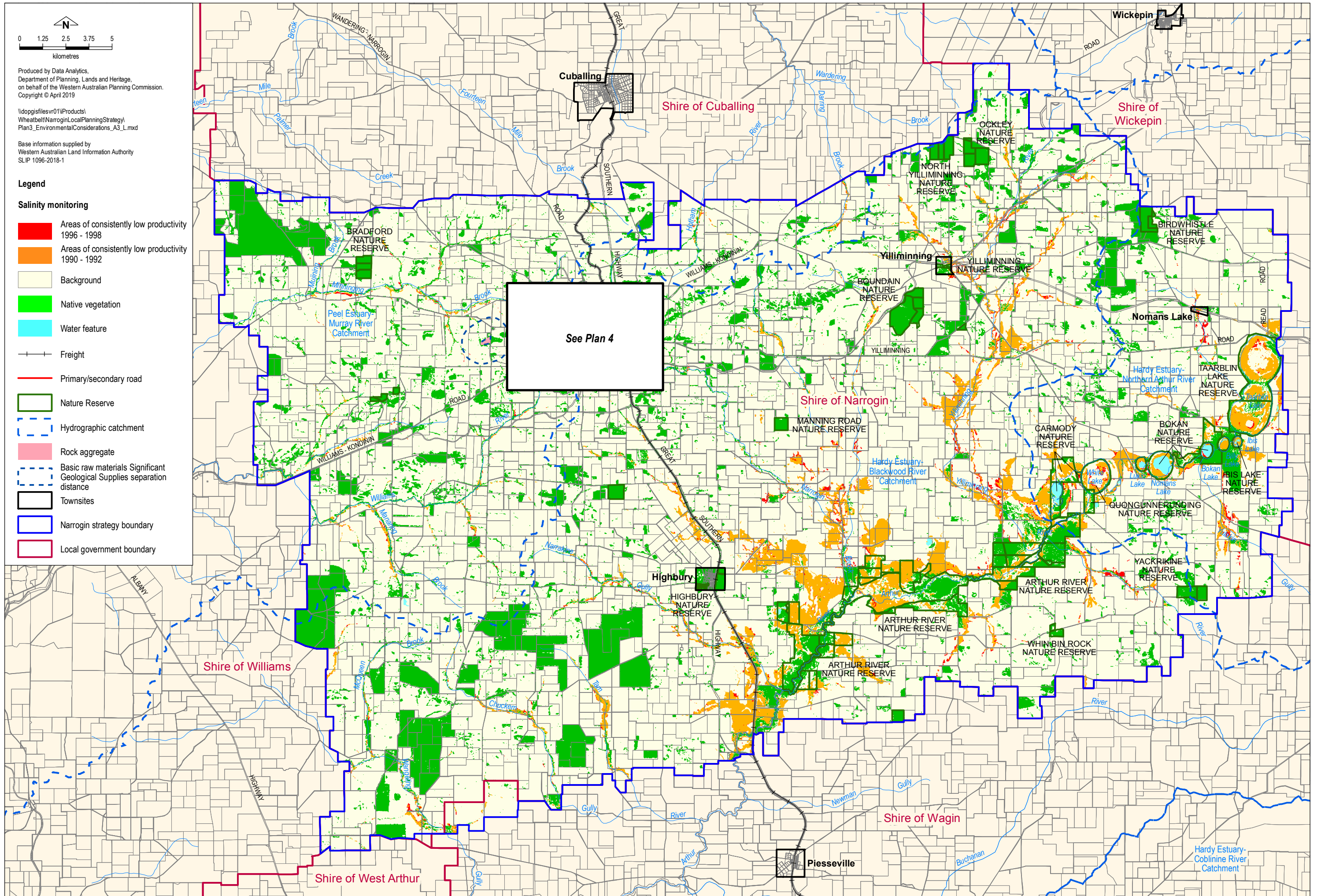
- Residential
- Rural Living
- Possible long term rural residential - subject to further detailed planning
- Town Centre
- Commercial/Business
- Industrial
- Infrastructure/Public Uses
- Recreation/Conservation
- Rural
- Special Zone
- Tourism
- APU Age persons units
- MU Mixed use (residential/light industry)
- BW Brickworks
- State heritage site
- Aboriginal heritage site
- Grain receival and storage site
- Freight
- Major regional road
- Buffer
- Water supply catchment
- Hydrographic catchment
- R-Code boundary
- DA1 Development area
- Townsite boundary



## Plan 2 - Strategic Land Use Plan (Narrogin Town and Surrounds)

**APPENDIX 3**  
**ENVIRONMENTAL CONSIDERATIONS (SHIRE OF NARROGIN)**

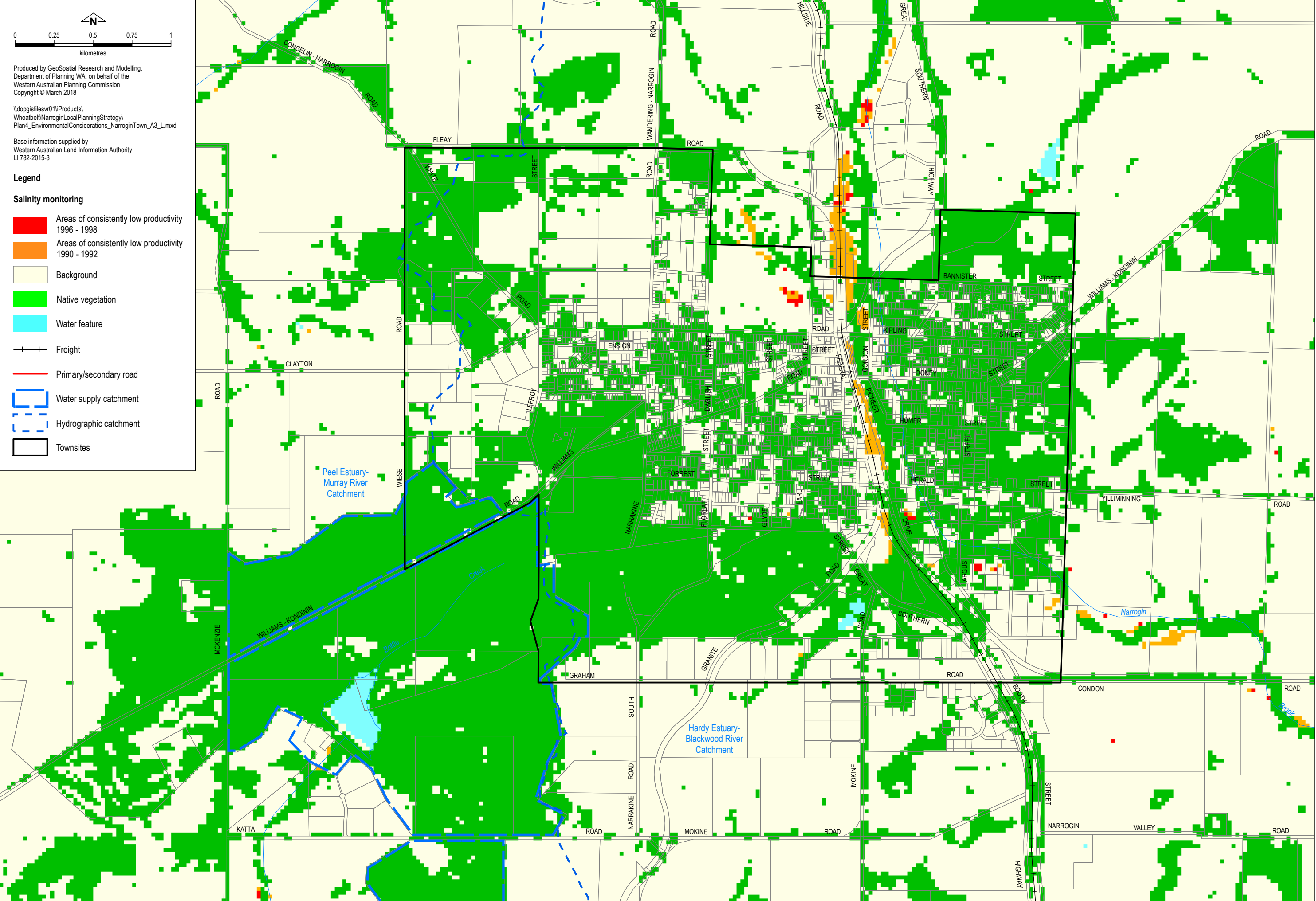
# Shire of Narrogin Local Planning Strategy



## Plan 3 - Environmental Considerations

**APPENDIX 4**  
**ENVIRONMENTAL CONSIDERATIONS (NARROGIN TOWN & SURROUNDS)**

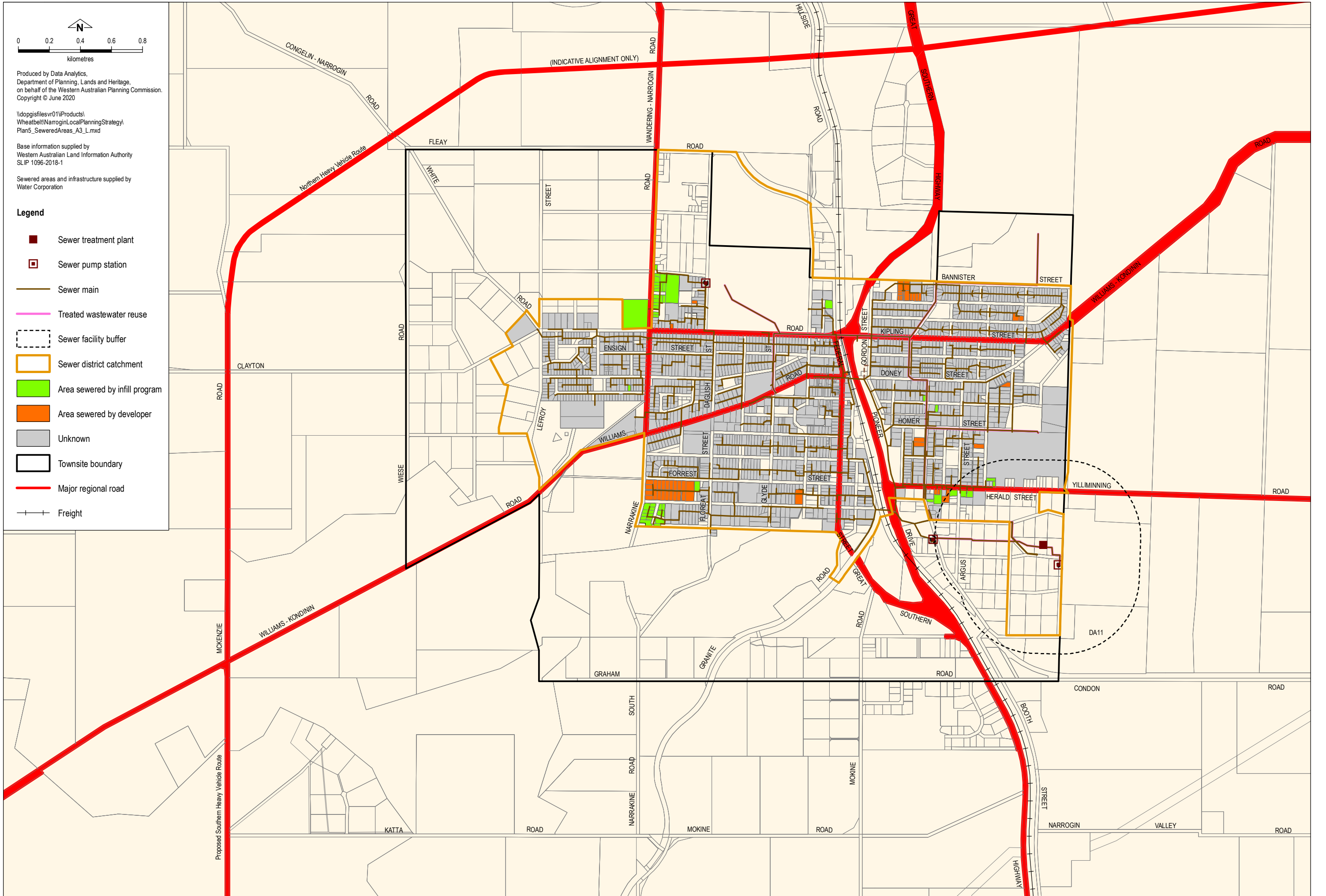




Plan 4 - Environmental Considerations (Narrogin Town and Surrounds)

**APPENDIX 5**

**SEWER DISTRICT CATCHMENT & TREATED WASTEWATER REUSE MAINS**

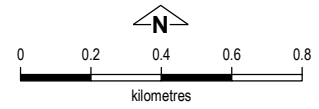
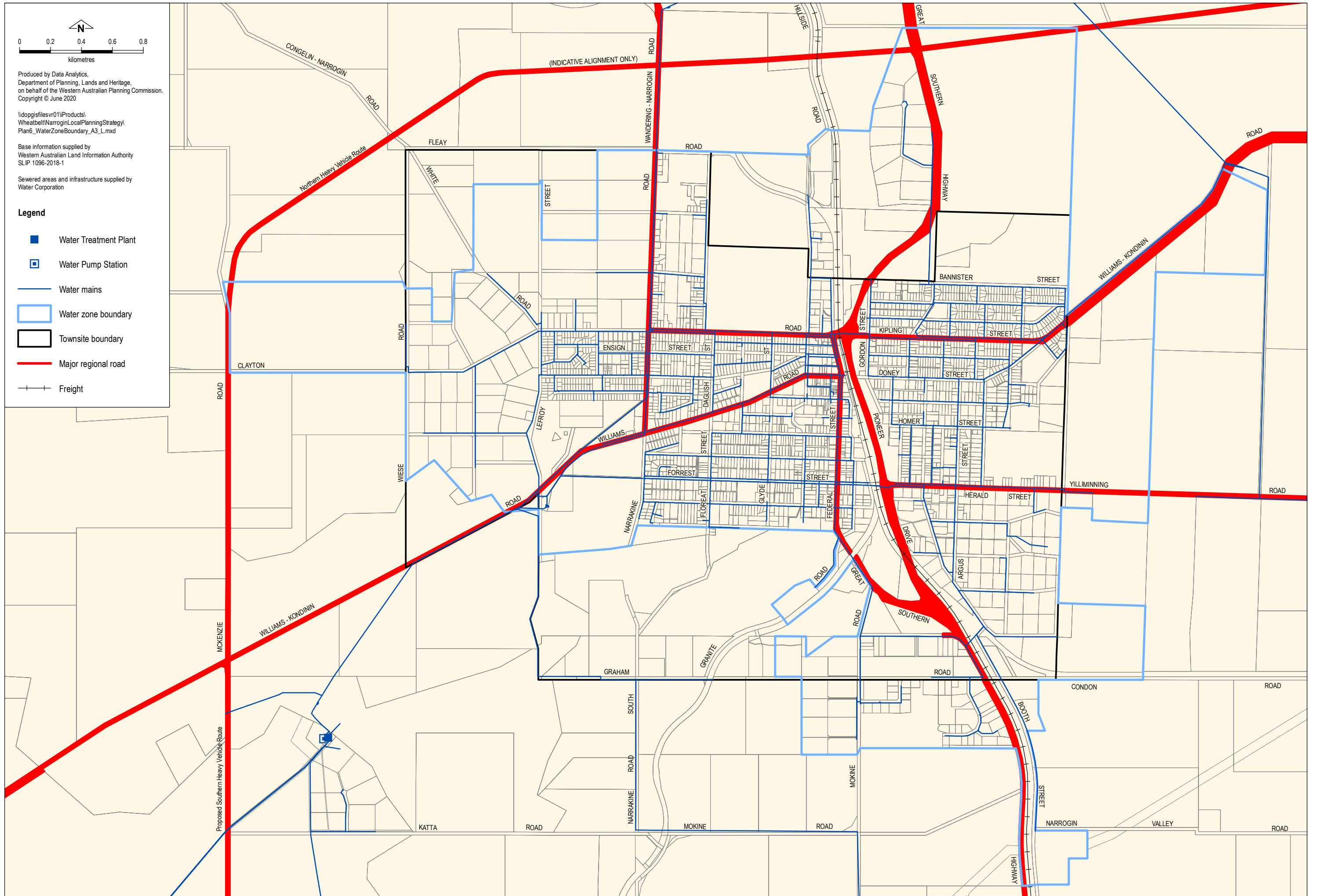


Plan 5 – Sewer District Catchment & Treated Wastewater Refuse Mains (Narrogin Town and Surrounds)

# **APPENDIX 6**

## **WATER ZONE BOUNDARY**

Shire of Narrogin Local Planning Strategy



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Wheatbelt\NarroginLocalPlanningStrategy\  
Plan6\_WaterZoneBoundary\_A3\_L.mxd

Base information supplied by  
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Sewered areas and infrastructure supplied by  
Water Corporation

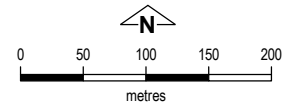
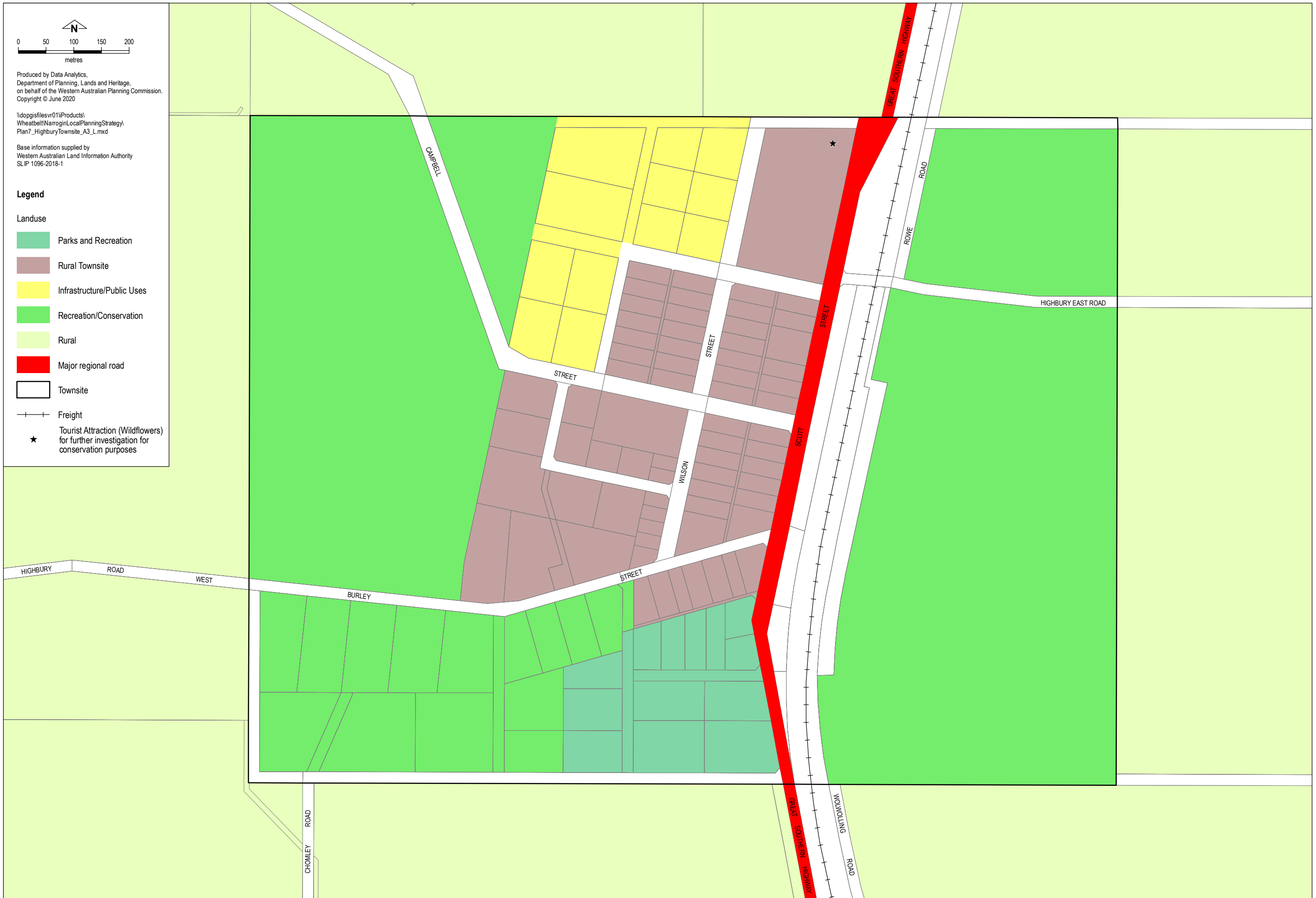
**Legend**

- Water Treatment Plant
- Water Pump Station
- Water mains
- Water zone boundary
- Townsite boundary
- Major regional road
- +— Freight

**Plan 6 – Water Zone Boundary (Narrogin Town and Surrounds)**

**APPENDIX 7**  
**STRATEGIC LAND USE PLAN (HIGHBURY TOWNSITE)**

Shire of Narrogin Local Planning Strategy



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**Legend**

Landuse

- Parks and Recreation
- Rural Townsite
- Infrastructure/Public Uses
- Recreation/Conservation
- Rural
- Major regional road
- Townsite
- Freight
- Tourist Attraction (Wildflowers)  
for further investigation for  
conservation purposes

**Plan 7 - Strategic Land Use Plan (Highbury Townsite)**