

SHIRE OF THREE SPRINGS

THREE SPRINGS TOWNSITE STRATEGY

Endorsed by the Western Australian Planning Commission

29 January 2014

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THREE SPRINGS TOWNSITE STRATEGY

SHIRE OF THREE SPRINGS



ROWEGROUP

ADVERTISING

The Shire of Three Springs Townsite Strategy certified for advertising on 10 September 2013

Signed for and on behalf of the Western Australian Planning Commission

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

Date _____

ADOPTED

The Shire of Three Springs hereby adopts the Townsite Strategy, at the Ordinary meeting of Council held on the day of
20

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

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

Date _____



DOCUMENT CONTROL

Printed 20/05/2014 7499_14May12R_as.docx

| Version | File Name | Prepared by | Approved by | Date |
|---------|-----------------------|--------------|--------------|------------|
| 1 | 7499_14May03R_as.docx | Alan Stewart | Alan Stewart | 20/05/2014 |
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1. Three Springs Townsite Strategy Map



01

Introduction

1.1 The Purpose of the Strategy

Three Springs faces important challenges in attempting to halt population decline and to reinforce its commercial future. In response, the Three Springs Townsite Strategy (Strategy) extends beyond the usual scope of an 'Expansion Strategy' in its search for actions to specifically address these challenges.

Whilst prior documents like the Town Planning Scheme related to the Shire as a whole, this Strategy relates solely to the Three Springs townsite.

This Strategy will guide the development of the Three Springs townsite over the next 10 – 15 years. The Strategy will define a set of planning policies and principles intended to make better use of the existing urban infrastructure of the Three Springs townsite and all for opportunities for growth commensurate with demand. The outcomes generated through the Townsite Expansion Strategy will further refine the strategic recommendations of the Shire's Draft Local Planning Strategy (LPS) and will be consistent with the changes proposed under the ongoing review of Town Planning Scheme No. 1 (TPS1).

This Strategy identifies a range of detailed actions aimed at facilitating townsite growth consistent with the Shire's core strategic objectives, and defines a set of planning policies and principles intended to make better use of the existing Three Springs townsite infrastructure. Each action is accompanied by a description and has been prioritised according to the following categories:

- ▲ Short - Term Priority - 0-24 months
- ▲ Medium - Term Priority - 12-36 months
- ▲ Long - Term Priority - 3 years or more

1.2 Objectives

The objectives of the Three Springs Townsite Strategy are to:

- ▲ Provide guidance to the Shire of Three Springs in planning for the development of the town over the next 10-15 years;
- ▲ Focus on urban consolidation encouraging development within the existing urbanized areas and to make more efficient use of services in these areas;
- ▲ Give direction to both the Shire of Three Springs and the Western Australian Planning Commission (WAPC) in the consideration of future development applications, subdivision applications, town planning scheme amendments and local structure plans;
- ▲ Provide guidance on the allocation of land uses to ensure that growth in the town occurs in a consolidated and sustainable manner and that the short, medium and long term needs of the community are satisfied;
- ▲ Provide guidance on streetscape, infrastructure, movement networks and urban design; and
- ▲ Provide a basis for coordinated decision-making by the Shire and servicing authorities in determining future servicing requirements for the town.

1.3 Methodology

The preparation of the Strategy included the following tasks:

- ▲ Site visits and townsite photographs;
- ▲ Review of available literature including background reports, existing strategic planning and mapping;
- ▲ Identification of opportunities, constraints and issues;
- ▲ Reconciliation of predicted land use and development needs with land availability and zoning;
- ▲ Incorporation of Shire aims and objectives;
- ▲ Confirmation of townsite objectives, opportunities and constraints through a community consultation process;
- ▲ Identification and description of associated actions.



It is integral to the success of the Strategy that its outcomes reflect the needs and aspirations of its key stakeholders – including residents, landowners, businesses and local community groups.

Accordingly the methodology for the project provided for community input particularly in assessing opportunities and constraints as well as articulating aspirations for growth. Consultation has been implemented through a briefing with elected community representatives (Shire Councillors) to refine opportunities, constraints and issues mapping, and understand Shire objectives. Following this briefing, the local community were consulted at an open workshop where they were introduced to the identified opportunities, constraints and issues as well as to the recommendations of the Draft Local Planning Strategy. Further community and stakeholder input is received through the formal public advertising period as part of the adoption process for the Strategy.

02

Description of Study Area

The Shire of Three Springs is located within the North Midlands sub-region of the Mid West region of Western Australia. It covers approximately 2,657 square kilometres. Figure 1 shows the extent of the Three Springs Local Government Area. The Shire includes two townsites, Three Springs and Arrino.

The townsite of Three Springs is located approximately 316km north east of Perth via the Midlands Road and is approximately 138km south east of Geraldton. The Town's name is derived from the three original water springs located to the north east of the town which were used by the early settlers and drovers for stock watering purposes. Refer Figure 1 Regional Location.

The Three Springs townsite functions as a service centre for the local talc mine and agricultural industry, which includes cereal cropping, animal grazing and wildflower farming. The recent growth of iron ore mining within the Mid West region and the proximity to infrastructure has made Three Springs an economical choice for mining companies in terms of accommodation and support services. During the spring months tourists are attracted to the area for the wildflower season.

The Study Area boundary for this project is shown at Figure 2 Study Area Boundary. This includes the main residential, commercial and industrial areas of the town, as well as the fringing rural residential land.

Midlands Road is the primary road route through Three Springs and serves a 'main street' function as it is the most trafficked road and is fringed by a number of important buildings/services such as agricultural supplies, a hotel, the Shire offices, retail stores, bank and information bay.

The CBH grain silos are a dominant visual feature located within the centre of the townsite although they are no longer utilised and the Shire of Three Springs CBH grain receival site is located within the Arrino townsite approximately 17 km north west of the Three Springs townsite.

The town of Three Springs is divided into eastern and western sectors by the Midlands Road and abutting railway line. Industrial, commercial, and community facilities such as the hospital, dentist, police station, primary school and the bulk of recreational facilities are located west of the rail line with primarily residential land located to the east. These features are shown in Figure 3 Attributes of Three Springs.

Both the history of the town of Three Springs and the wildflowers local to the area are important attributes for the Town. The Town is renowned for its picturesque townscape which has been awarded with a five star tidy towns rating. A number of buildings are listed as places of local heritage significance.

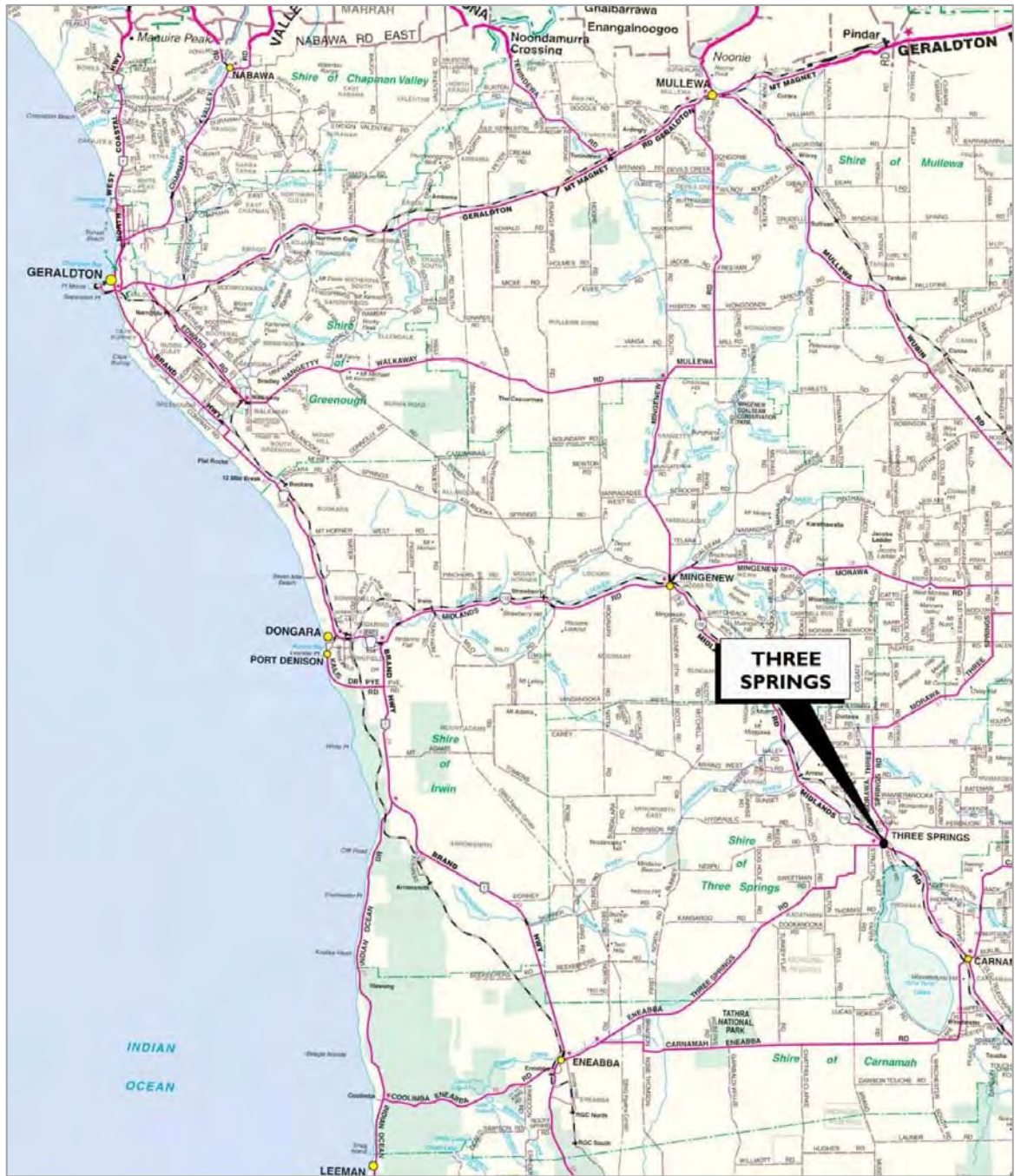


FIGURE 1 REGIONAL LOCATION

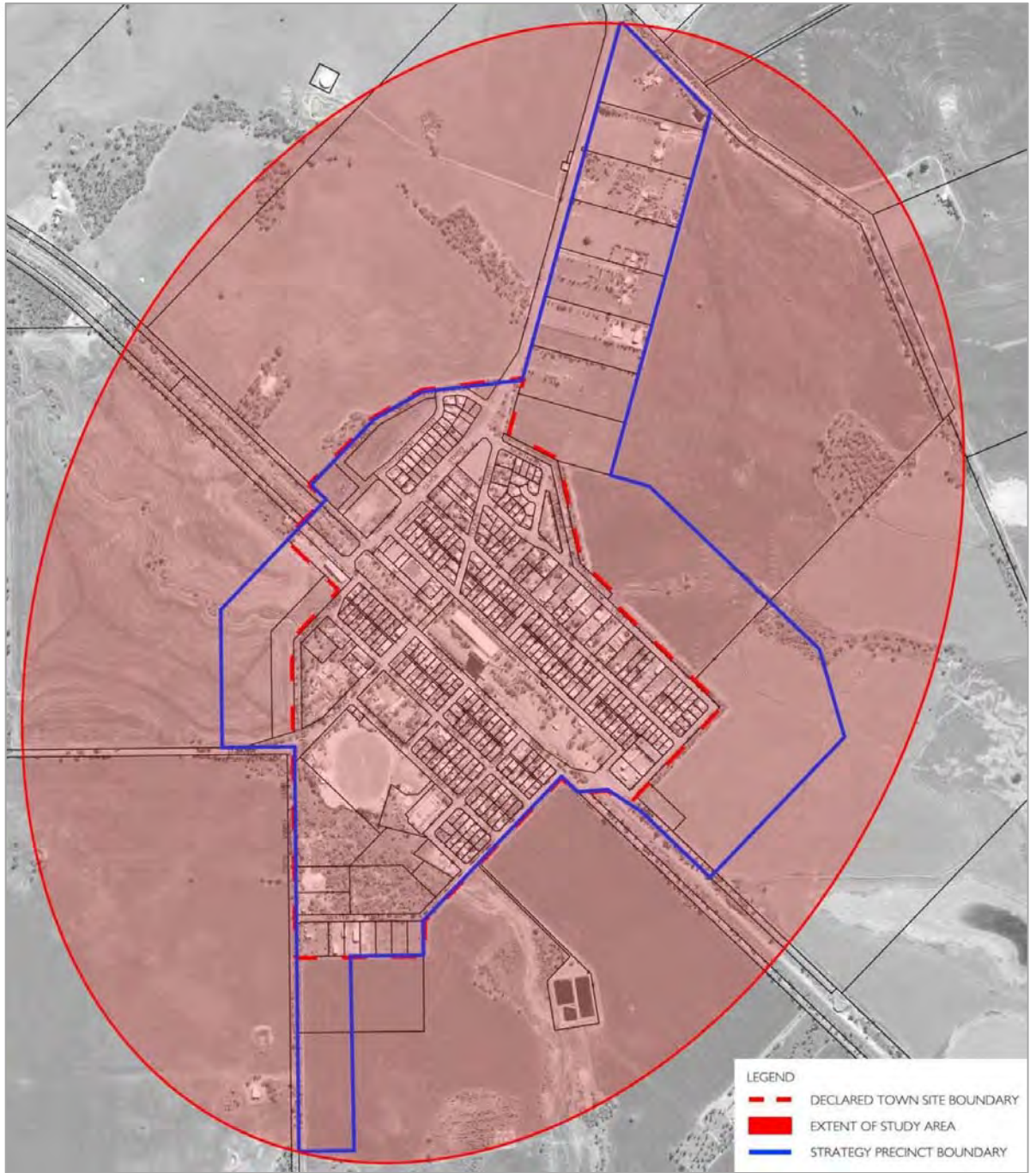


FIGURE 2 TOWNSITE STRATEGY STUDY AREA



FIGURE 3 ATTRIBUTES OF THREE SPRINGS

03

Literature Review

3.1 Regional Planning Framework

3.1.1 Mid West Regional Planning and Infrastructure Framework – The Way Forward

The Draft Mid West Regional Planning and Infrastructure Framework (MWRPIF), released by the WAPC in November 2011, incorporates 17 local governments within the Mid West region including the Shire of Three Springs. The aim of this document is to be recognised as a regional strategy under State Planning Policy 1. This document also provides an update to the previous Mid-West Infrastructure Analysis dated November 2008. The objectives of the MWRPIF are to:

- ▲ Provide the regional context for land-use planning in the Mid West;
- ▲ Provide an overview of the major regional economic, social, cultural and environmental issues;
- ▲ Identify the priority actions required to enable comprehensive regional and sub-regional planning; and
- ▲ Identify the priority regional infrastructure projects to facilitate economic and population growth in the Mid West.

In the MWRPIF, the region is divided into three sub-regions being the Batavia Coast, the North Midlands (which includes the Shire of Three Springs) and the Murchison. The primary challenge identified for the North Midlands is to retain and grow its population share, whilst both servicing and benefiting from the economic growth that is expected to be generated from nearby iron ore projects. Future planning may involve the development of sub-regional growth strategies for each of the three sub-regions.

The MWRPIF also designates activity centres throughout the region, with Three Springs classified as a “Local Centre.” Local Centres are defined under the MWRPIF as offering a level of service that can deal with the daily needs of their service population but with a lower level of choice than Regional Centres. The role of Local Centres within the North Midlands Region (such as Three Springs) is further refined as

“...often but not always serving functions including civic administration, limited retail, primary school, limited health. Generally supports the agricultural, tourism and fishing sectors.”

The MWRPIF identifies and prioritises Mid West regional infrastructure projects from flagship (highest) to low priority projects. The flagship projects relevant to the Shire of Three Springs include:

- ▲ Mid West Energy Project Stage 1 – transmission line from Neerabup to Eneabba, including a new 330/132kv terminal substation at Three Springs;
- ▲ Mid West Energy Project Stage 2 – extension of Stage 1 330kv transmission line from Eneabba – Moonyoonooka;

- ▲ Mid West Energy Strategy – to facilitate the delivery of regional energy infrastructure (including transmission and generation) to meet demand and support regional development. Potential renewable and alternative energy projects may be considered.
- ▲ Mid West Regional Water Planning, specifically:
 - Jurien and Arrowsmith groundwater allocation plans;
 - Status report on the capacity of the Mid West’s water resources to meet future mining and industrial growth demands.

3.1.2 Mid West Investment Plan

The Mid West Investment Plan (MWIP) was developed by the Mid West Development Commission in conjunction with local government and stakeholders in the Mid West Region and released in 2011. It outlines and prioritises over 300 potential infrastructure projects worth in excess of \$19 billion. The MWIP is intended to be used in conjunction with the MWRPIF to secure and guide public and private investment into the Mid West Region.

Several of the outcomes of the MWIP are relevant to the Strategy, including:

- ▲ Sustainable increase in population;
- ▲ A refreshed and revitalised Mid West;
- ▲ Effective health service delivery;
- ▲ Improved regional infrastructure to facilitate coastal and inland development;
- ▲ Diversified and enhanced minerals and energy industries;
- ▲ Continued expansion of the tourism industry;
- ▲ Establishment of new and innovative industries and services; and
- ▲ A valued and protected natural and built environment.

3.2 Local Planning Framework

3.2.1 Draft Local Planning Strategy 2012

The Draft Local Planning Strategy was adopted by Council for the purposes of public advertising in August 2012 and received consent to advertise from the WAPC in November 2012. The objectives of the draft Local Planning Strategy (LPS) are:

- ▲ to establish a spatial planning framework for the Shire of Three Springs arising from the Shire’s Strategic Community Plan;
- ▲ assist the Shire and the WAPC in assessing local planning scheme amendments, subdivision applications and development proposals; and
- ▲ provide clarity to residents and other stakeholders with respect to the strategic intentions of the Shire.

The draft LPS sets out the strategic planning direction for the Shire of Three Springs as a series of objectives and actions. The Strategy refines the recommendations of the draft LPS particularly in regards to specific sites throughout the townsite.

3.2.2 Town Planning Scheme No. 1

TPS1 was gazetted in 1988 and two amendments have been finalized since. In conjunction with the preparation of the Local Planning Strategy a review of TPS1 is currently being undertaken and will result in the creation of Local Planning Scheme No. 2 (LPS2) as per the Council resolution dated November 2011. LPS2 will be based upon the WAPC's Model Scheme Text and will be the principal statutory tool for achieving the Shire of Three Springs aims and objectives with respect to the development of its local area from a land use, development control and infrastructure coordination perspective. Draft LPS2 was adopted by the Council in February 2013 and is currently awaiting consideration by the Environmental Protection Authority and the WAPC.

3.2.3 Local Planning Policies

The Shire of Three Springs currently has one adopted Local Planning Policy (LPP), being the 'Extractive Industry' LPP. The purpose of this LPP is to detail the specific development requirements and minimum standards for extractive industry proposals.

The Strategy focuses on the Three Springs townsite only and the 'Extractive Industry' LPP is not relevant.

3.2.4 Plan for the Future 2009-2012

Council adopted a Plan for the Future 2009-2012 in February 2009. The vision for the Shire of Three Springs under this plan is;

"The "Plan for the Future" is the tool the Shire of Three Springs, Councillors, Staff and the Community will use when considering issues that will impact on the Council and the wider Community. It sets out the vision of Council and how it hopes to achieve its goals. This Plan is an update of the previous plans and continues with the principal activities that have been considered in past planning documents and also incorporates the goals of Community Partnership and Corporate Governance.

The key objectives established in this document are:

- *To promote a strong and cohesive community that has the capacity to coordinate its efforts and work in harmony for the benefit of the Shire as a whole;*
- *To construct, maintain and improve the quality and useful economic life of the road infrastructure system in the most efficient manner possible, pursuant to the level of funding provided by Council each year.*
- *To provide planned maintenance and upgrading of Council's recreational facilities including the swimming pool, football oval and pavilion, hard courts, community hall, parks, gardens and streetscape;*
- *Continued maintenance and improvements to all facilities provided by Council for the provision of health professionals including the medical centre, dental surgery and other wellbeing facilities;*
- *To provide good strategic decision-making, governance, leadership and professional management; and*
- *To plan for the increased level of resources that will be required for Council to achieve its strategic objectives and to monitor the implementation policies and planning for the future."*

Many of the objectives and actions of the Plan for the Future have been incorporated into the Strategic Community Plan 2012.


3.2.5 Strategic Community Plan

The Shire of Three Springs Strategic Community Plan (SCP) adopted in March 2012 identifies the Three Springs community's visions and is the Shire's principal strategic guide for future planning and activities. Given its currency, the Strategy has been prepared to be consistent with the vision and objectives of the SCP. The Three Springs community were asked to share their visions and aspirations for the future, and encouraged to participate in the preparation of this Strategic Community Plan.

The SCP identifies four key objectives, associated outcomes and performance measures which are summarised in the following Table 1.

TABLE 1 STRATEGIC COMMUNITY PLAN OBJECTIVES AND OUTCOMES

| | Objectives | Outcomes |
|------------------|--|--|
| ECONOMIC | <i>A prosperous, thriving and innovative local economy.</i> | <ul style="list-style-type: none"> • Develop tourism infrastructure and increase length of stay. • Increase the availability of land and improve services for housing and industry. • Increase the diversity of the existing business base. • Maintain and improve business infrastructure. • Retain and support the presence of the existing government and other agencies in town. • Attract and maintain a stable workforce. |
| ENVIRONMENT | <i>To have a sustainable natural and built environment balanced with the needs of the community.</i> | <ul style="list-style-type: none"> • A community that is well informed and respects our natural, cultural and built environment. • Protect and conserve our Natural Environment. • Three Springs is a comfortable and welcoming place to live and visit, and reflects our lifestyle values. • Preservation of local heritage and the unique character of our built environs. • An attractive, inviting and functional main street environment. • Efficient usage of resources. • A regional service provider in recycling and waste. • To retain and improve high quality infrastructure. |
| SOCIAL | <i>A healthy, cohesive and safe community.</i> | <ul style="list-style-type: none"> • People are motivated, work together and have an increased pride and participation in the community. • Managed population growth across a range of demographics, particularly aged and families. • Three Springs is recognised as an Age-friendly community. • Increase the range and quality of housing for families and seniors. • Maintain and promote the provision of medical services. • Three Springs is a regional leader in the provision of health services and medical facilities. • Maintain and improve education and training facilities. • To retain a safe environment for all. • Maintain and improve the provision of emergency services. |
| CIVIC LEADERSHIP | <i>A collaborative and forward thinking community that is guided by strong leadership.</i> | <ul style="list-style-type: none"> • A well engaged and informed community that actively participates. • A long term strategically focused Shire that is efficient, respected and accountable. • Continue to provide quality local government services and facilities. • Improved long term planning and strategic management. • Working in partnership with all community, government and corporate stakeholders. • To be strong advocates representing the communities interests. |



Some of the outcomes associated with these four objectives are particularly relevant to this Strategy in that they recognise that opportunities exist for Three Springs over the next decade to maintain a stable workforce, increase land availability for housing and industry and preserve the unique character of Three Springs.


To reflect the four key objectives identified by the SCP, the Strategy recommends the following actions:

- ▲ Provide and maintain good quality tourism infrastructure and facilities such as eco-caravan park, rest area and toilets;
- ▲ Investigate and implement options for heritage opportunities, including Duffy's store and the silos;
- ▲ Build the eco-caravan park;
- ▲ Approach Landcorp to assist in the development of land and services for industry and housing;
- ▲ Leverage opportunities in regards to the Power Station;
- ▲ Investigate and develop the long term use of the Three Springs Mining Camp;
- ▲ Encourage, support and assist local businesses to improve the appearance and presentation of their buildings;
- ▲ Continue to lobby government for retention and expansion of existing services, such as health, education, power, water and hospital facilities;
- ▲ Develop and maintain attractive and affordable housing;
- ▲ Develop a new Light Industrial Area;
- ▲ Improve signage;
- ▲ Lead by example and develop and restore Duffy's store;
- ▲ Work closely with CBH to identify future opportunities for the alternative uses of the silos;
- ▲ Develop and implement a Main Street Revitalisation Plan;
- ▲ Develop and implement waste water reuse scheme;
- ▲ Maintain and develop staff housing to retain and attract quality staff;
- ▲ Explore opportunities to rationalise Council's properties, i.e. council administration and housing; and
- ▲ Investigate options for 'lifestyle villages'.

The Strategy will assist in the long term planning and strategic management of the Shire's resources, services and facilities.

3.2.6 Gas Fired Power Station

In January 2012 the Mid West Joint Development Assessment Panel issued planning approval for a 330 MW gas fired power station approximately three kilometres north east of the Three Springs townsite on Lot 25 Three Springs-Perenjori Road. The power station is estimated to cost \$500 million and will require a construction workforce of approximately 200 people over two years.



Whilst located outside the Townsite Strategy study area, this power station is relevant as it has the potential to increase the population of Three Springs on a short term basis (during the construction period) and the opportunity for increased employment in the area.

Given the proposed use, a buffer area may be required to protect the station from incompatible adjoining development. According to the Environmental Protection Agency's Guidance Statement 3 - Separation Distances between Industrial and Sensitive Land Uses (GS3), a buffer ranging from 3000 - 5000 meters can generally be required for a power station generation 20 MW of electricity or greater. Whilst a buffer area has not yet been established for the proposed development, should this occur it will constrain further expansion opportunities for sensitive land uses to the north and east of the existing townsite. Provision of water supply to the power plant is an additional consideration which may impact on further expansion of Three Springs.

3.2.7 Summary

The literature review of the regional and local planning framework for Three Springs highlights several key considerations which will inform the strategic recommendations of the Strategy. These include:

- ▲ Within the North Midlands sub region Three Springs is envisaged to remain as a 'Local Centre', providing functions including civic administration, limited retail, and a primary school;
- ▲ Surrounding the Three Springs townsite key infrastructure is proposed to service Mid West mines including a gas fired power station which will generate economic opportunity for residents;
- ▲ Land to the east of the Three Springs townsite may be constrained by a future heavy industry buffer due to the proposed gas fired power station;
- ▲ The Three Springs community has aspirations for continued economic growth, particularly in the tourism and mining sectors, and wants to make sure this growth can be accommodated through the provision of serviced residential, commercial, and industrial land; and
- ▲ Local Planning Policy is limited and the Strategy provides an opportunity to address planning issues in regards to built form, streetscape and landscaping to enhance the built environs of Three Springs. The Shire also intends to prepare a Main Street Revitalisation Plan.

04

Analysis: Opportunities and Constraints

This section of the Strategy identifies the key attributes of the town examining both opportunities and constraints for future development or expansion. Understanding the positive attributes and challenges of the existing urban form provides a basis for the strategic recommendations in Part 6.0.

An Opportunities and Constraints Plan was prepared prior to the community workshop, and is included as Figure 4. The elements of the Opportunities and Constraints Plan are elaborated upon in Sections 4.1 and 4.2, below.

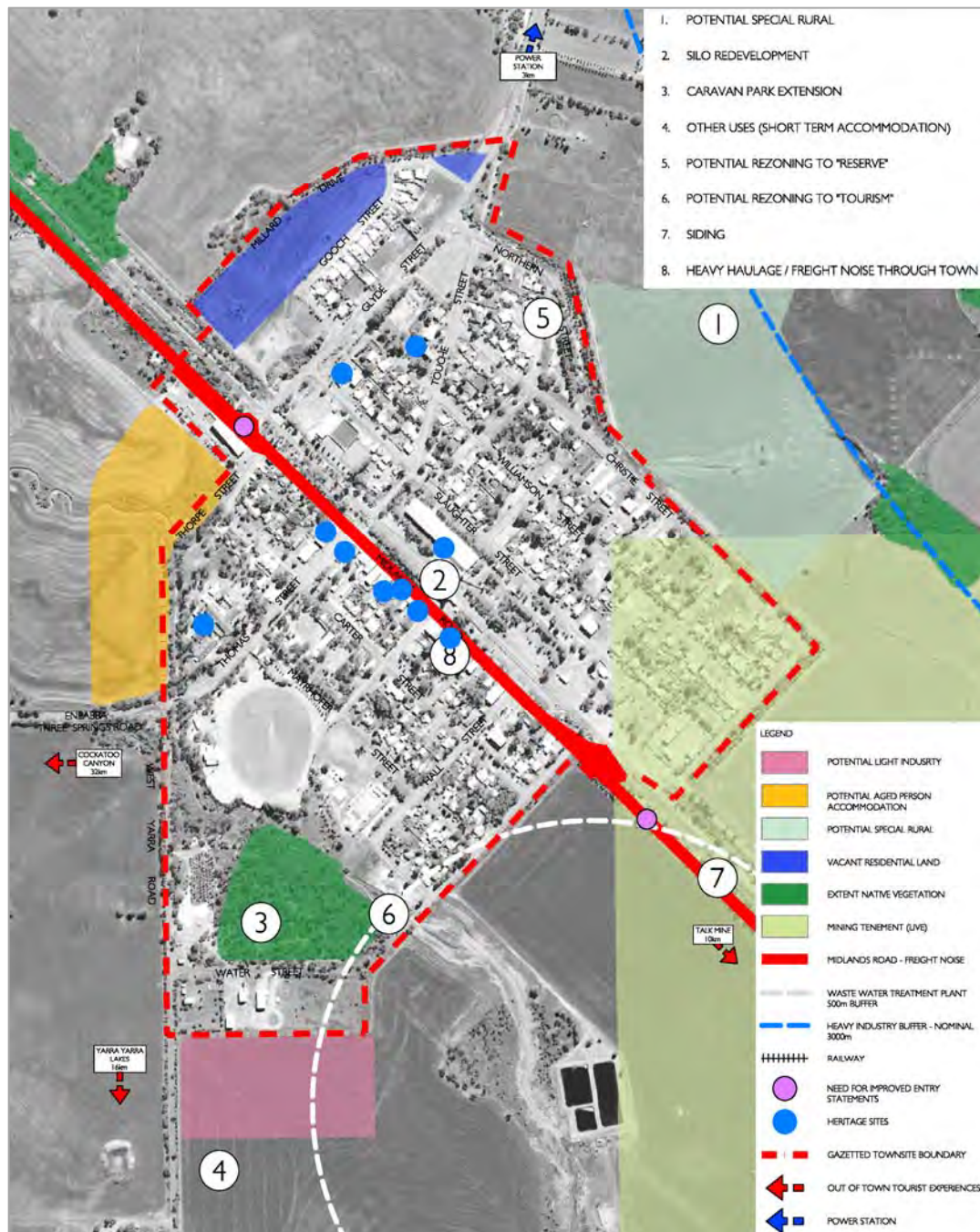


FIGURE 4 OPPORTUNITIES AND CONSTRAINTS PLAN

4.1 Development Opportunities

4.1.1 Community Services and Facilities

Three Springs offers a variety of community services and facilities to residents of the town and its surrounding area. These services and facilities help people feel engaged in their community. This is important for both the retention of existing residents and for encouraging migration to the town.

PLATE 1 MEDICAL CENTRE



The community services and facilities currently available to Three Springs residents include:

- ▲ Shire Council;
- ▲ Library;
- ▲ Three Springs Pre-School/Primary School;
- ▲ Post Office;
- ▲ Community Hall;
- ▲ Recreation facilities including playing fields;
- ▲ Police Station;
- ▲ Various community groups such as playgroup, craft, Historical Society, etc.;
- ▲ Medical Centre and Hospital;
- ▲ Dental Surgery;
- ▲ Infant Health Care Facility;
- ▲ Three Springs Catholic Church, Uniting/Anglican Church and Trinity Church;
- ▲ Day Care;
- ▲ Tourist Information Centre; and
- ▲ Various sporting clubs including football, netball, hockey, tennis, cricket, bowls and golf.

4.1.2 Residential Land Supply

4.1.2.1 Supply under Current Zoning

Three Springs currently has 29 vacant 'Residential' zoned lots capable of supporting single dwellings. In addition, there are several lots within the townsite which could be further subdivided, on the basis of the existing zoning.

The Residential Design Codes density coding applied to various properties in the 'Residential' zone in Three Springs is R10 and R12.5, with the exception of the Council units on Christie Street which are coded R40. For R10 the minimum lot size to be achieved through subdivision is 875m² with an average lot size of 1,000m². For R12.5 the minimum lot size to be achieved is 700m² and the average lot size is 800m².

Therefore in calculating the future subdivision potential of existing Residential zoned land there are 16 Residential lots capable of further subdivision and subsequent development. Many of these lots are currently occupied by single dwellings which limits the likelihood of subdivision occurring. It is estimated that an additional 93 residential lots could be achieved within the townsite if all land capable of subdivision was subdivided and subsequently developed to its fullest extent. In calculating the future subdivision potential of existing Residential zoned land the average lot size under the current zoning has been applied.

Figure 5 shows currently vacant land and land with subdivision potential under the current TPS1 zoning.

The 2011 Census data states that the average number of persons per dwelling in the Three Springs locality is 2.1 (Australian Bureau of Statistics 2011). At this household size, the townsite has the capability to support an additional 60 persons based on current vacant land, and a further 195 persons if all land capable of subdivision was subdivided and developed. The total addition of 255 persons would almost double the town's current population of 391 persons (Australian Bureau of Statistics 2011).


4.1.2.2 Supply under Draft Local Planning Strategy

The draft LPS examined opportunities for increasing housing supply within the Three Springs townsite. As the townsite has sewer infrastructure there is the potential to increase the density coding in certain areas (up-coding). The draft LPS proposes up-coding lots on the eastern side of Carter Street to R10 / R30, as these lots are in proximity to the Town Centre as well as health and community facilities. It is estimated that an additional 19 lots could be achieved at a density of R30 through the up-coding. This is shown in the yield calculations based on the draft LPS recommendations (Refer Figure 6).

Additional residential lots can also be provided in the Town Centre as the draft LPS allows for mixed use commercial and residential development within the 'Town Centre' zone. This could potentially yield 33 additional dwellings at a density of R10, or up to 127 dwellings at a density of R30, if all land capable of subdivision within the Town Centre was subdivided and fully developed. This total lot yield is unlikely given that most lots already contain existing improvements which may not allow for further subdivision but the figures do at least give a guide to potential.

The draft LPS also recommended the relocation of non-conforming industrial uses along Williamson and Christie Streets. Were this to occur, and all lots were then subdivided to a density of R10, an additional 29 lots could be achieved.

In summary up to 175 new lots / dwellings could be achieved within the existing townsite if the recommendations of the draft LPS were fully implemented. When added to the 255 possible under the



existing zoning this leads to 430 new lots / dwellings, which would more than double the town's existing population and be sufficient for long term population growth.

Factors such as land ownership, existing development and provision of services however impacts on the feasibility of all available land being developed to its fullest extent. The draft LPS also allows for a short term and long term residential expansion area to the west of Thorpe Street. When applying a density coding of R12.5 to these area, the short-term expansion area could yield an additional 30 lots, and the long term expansion area could yield an additional 71 lots (Refer Figure 6).

Infill development and subdivision on currently vacant land within the townsite is generally a preferable option to major Greenfield expansion of the urban area for several reasons, including:

- ▲ It would avoid the 'donut' effect of an underutilised town centre surrounded by new / developing land on the fringe;
- ▲ It would allow for a maturation / consolidation of land within the town, adding to diversity, vibrancy and completeness;
- ▲ It would minimise infrastructure / development costs associated with the extension of services and roads, leading to a more efficient use of any existing infrastructure that currently supports the town; and
- ▲ It would provide opportunity for existing landowners to capitalise on any growth in demand for subdivision / development that will in turn generate further opportunity for spending and investment for the town.

Site specific constraints that may hinder infill development will be further discussed in Section 4.3 below.

4.1.3 Health Services and Aged Persons Accommodation

The Three Springs townsite has the advantage of having medical services which currently service the wider North Midlands Region, inclusive of a hospital, doctor's surgery, dentist's surgery and pharmacy.

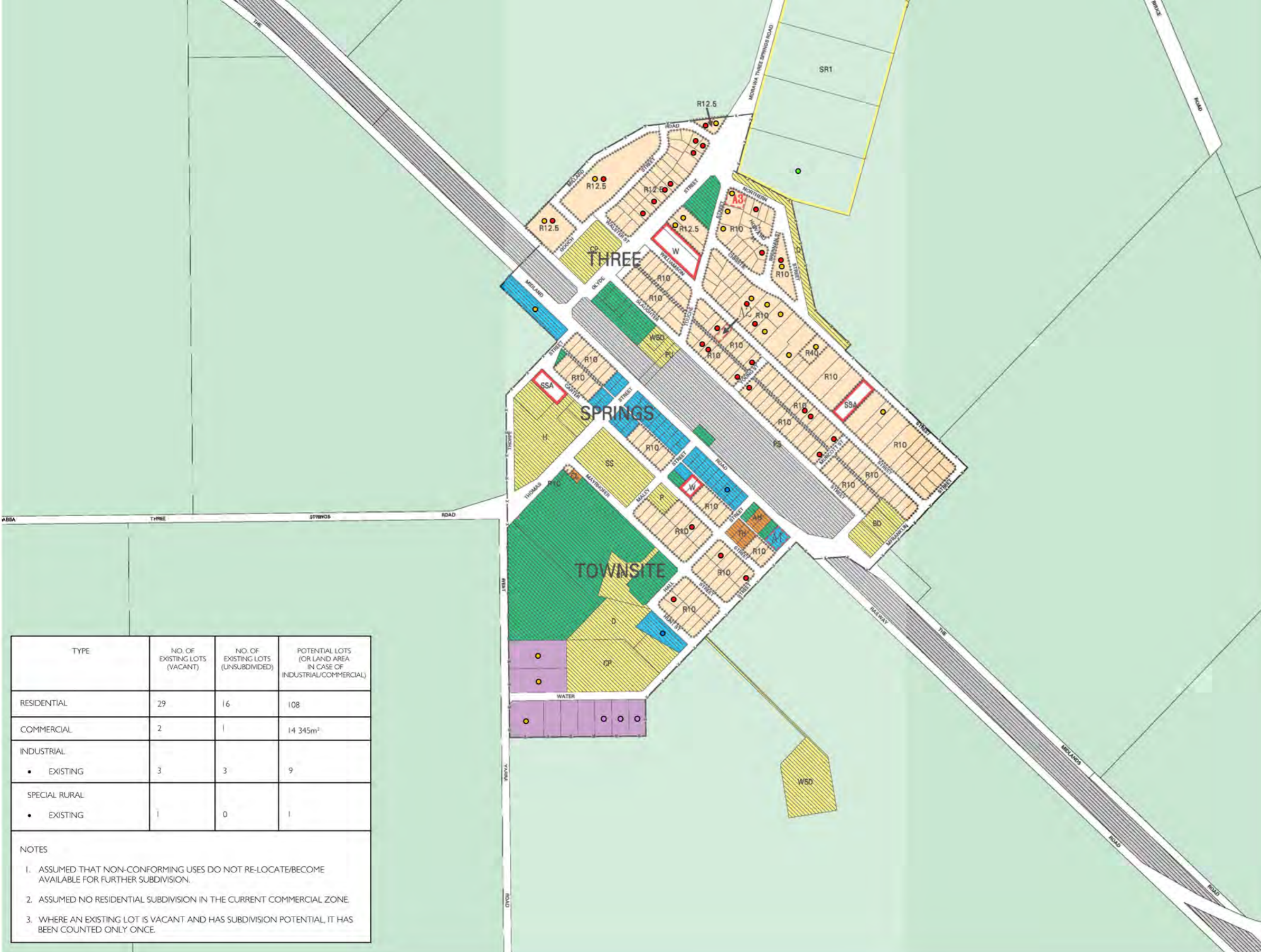
The presence of reticulated sewer provides the opportunity for higher density housing to that which presently exists, which can also be attractive for older residents as it results in smaller lots to maintain. Currently within Three Springs townsite there are six units designed for aged persons' accommodation, known as the Kadathinni units, which form part of the hospital site. There may be the potential to supply additional aged persons accommodation to increase the range of housing available for seniors.

4.1.4 Heritage

Three Springs has a number of important and picturesque individual heritage buildings. These buildings span various eras and styles and reflect the local building materials for this region. The buildings accommodate a range of uses from civic, retail and tourism: for example, Three Springs Commercial Hotel and the National Australia Bank.

The Duffy's Store and Billiard Saloon - Midlands Road is a permanent entry on the State Heritage Office's State Register of Heritage Places.

There are also numerous places of local significance which have been recognised through the Shire's Municipal Heritage Inventory, with several of these also listed on the State Heritage Office's InHerit database.



- LEGEND**
- LOCAL SCHEME RESERVES**
- CIVIC AND CULTURAL
 - CIVIC AND CULTURAL DENOTED AS FOLLOWS
 - AH
CL
TH AGRICULTURAL HALL
CLINIC
TOWN HALL
 - PARKS AND RECREATION
 - PUBLIC PURPOSES
 - PUBLIC PURPOSES DENOTED AS FOLLOWS
 - CP CARAVAN PARK
 - D DRAINAGE
 - H HOSPITAL
 - P POLICE
 - PO POST OFFICE
 - PU PUBLIC UTILITY
 - SD SHIRE DEPOT
 - SS SCHOOL SITE
 - WSD WATER SUPPLY
 - RAILWAY
- ZONES**
- RESIDENTIAL
 - COMMERCIAL
 - SPECIAL USE DENOTED AS FOLLOWS
 - SSA SHORT STAY ACCOMMODATION
 - W WORSHIP
 - INDUSTRY
 - RURAL
 - SPECIAL RURAL
- OTHER**
- TOWNSITE - LAND ACT
 - A1 ADDITIONAL USES
 - R20 R CODES
 - SR1 SPECIAL RURAL AREA - SEE SCHEME TEXT
 - NO ZONE
 - CURRENT VACANT SPECIAL RURAL
 - CURRENT VACANT RESIDENTIAL
 - CURRENT VACANT INDUSTRIAL
 - CURRENT VACANT COMMERCIAL
 - FUTURE SUBDIVISION POTENTIAL

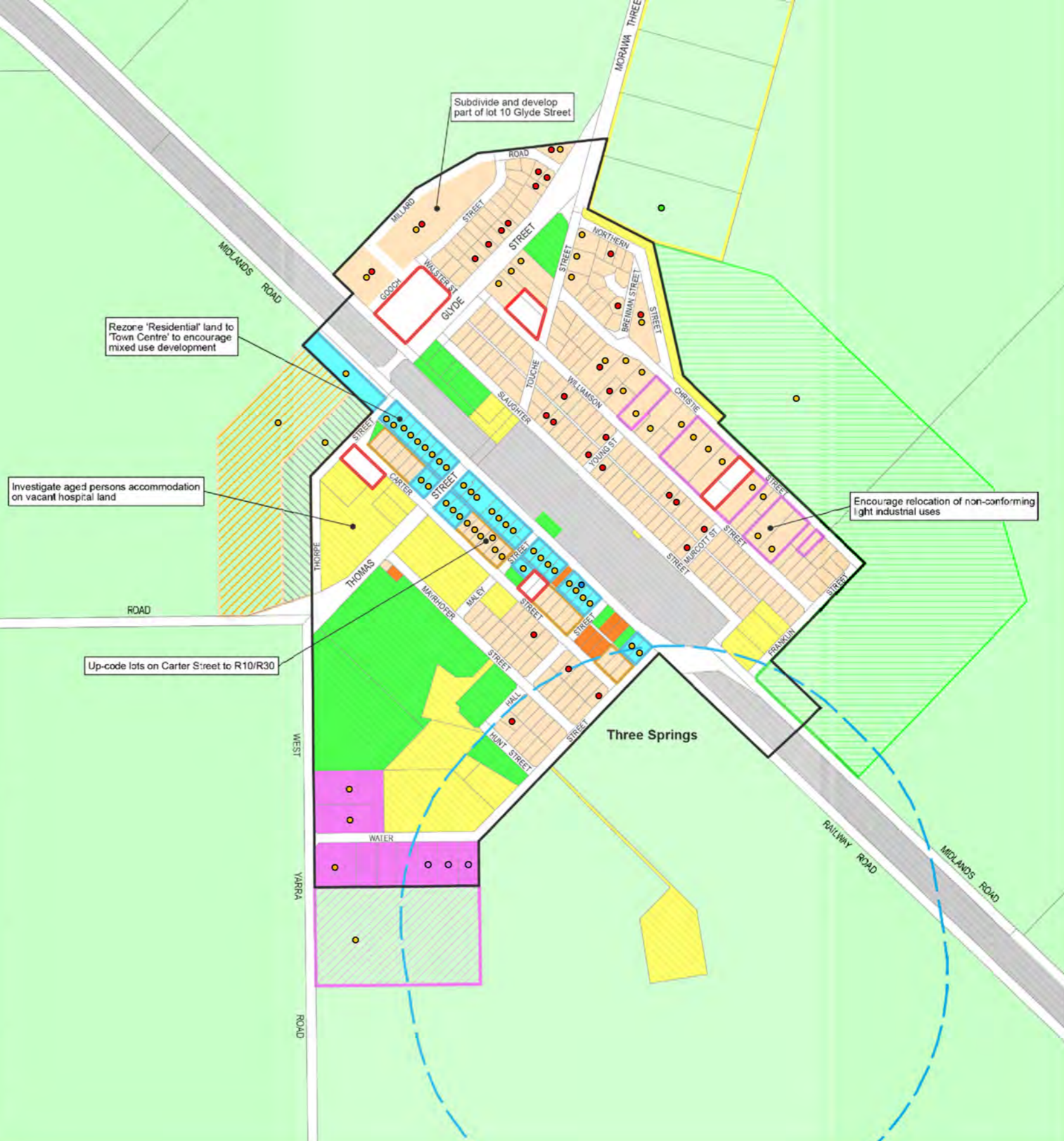
| TYPE | NO. OF EXISTING LOTS (VACANT) | NO. OF EXISTING LOTS (UNSUBDIVIDED) | POTENTIAL LOTS (OR LAND AREA IN CASE OF INDUSTRIAL/COMMERCIAL) |
|---------------|-------------------------------|-------------------------------------|--|
| RESIDENTIAL | 29 | 16 | 108 |
| COMMERCIAL | 2 | 1 | 14 345m ² |
| INDUSTRIAL | | | |
| • EXISTING | 3 | 3 | 9 |
| SPECIAL RURAL | | | |
| • EXISTING | 1 | 0 | 1 |

NOTES

1. ASSUMED THAT NON-CONFORMING USES DO NOT RE-LOCATE/BECOME AVAILABLE FOR FURTHER SUBDIVISION.
2. ASSUMED NO RESIDENTIAL SUBDIVISION IN THE CURRENT COMMERCIAL ZONE.
3. WHERE AN EXISTING LOT IS VACANT AND HAS SUBDIVISION POTENTIAL, IT HAS BEEN COUNTED ONLY ONCE.

FIGURE 5 TOWN PLANNING SCHEME NO.1 YIELD PLAN

- LEGEND**
- RURAL
 - RESIDENTIAL
 - POTENTIAL FOR RESIDENTIAL R10/R30
 - NON-CONFORMING USES TO BE RELOCATED
 - MEDIUM TO LONG TERM RESIDENTIAL EXPANSION AREA
 - SHORT TERM RESIDENTIAL EXPANSION AREA
 - TOWN CENTRE
 - LIGHT INDUSTRY
 - LIGHT INDUSTRY EXPANSION AREA
 - RURAL RESIDENTIAL
 - RURAL RESIDENTIAL EXPANSION AREA
 - CIVIC AND CULTURAL
 - RAILWAY
 - PUBLIC PURPOSES
 - PARKS AND RECREATION
 - SPECIAL USE
 - NO ZONE
 - 500m BUFFER
 - GAZETTED TOWNSITE BOUNDARY
 - CADASTRE
 - CURRENT VACANT SPECIAL RURAL
 - CURRENT VACANT RESIDENTIAL
 - CURRENT VACANT INDUSTRIAL
 - CURRENT VACANT COMMERCIAL
 - FUTURE SUBDIVISION POTENTIAL



| TYPE | NO. OF EXISTING LOTS (VACANT) | NO. OF EXISTING LOTS (UNSUBDIVIDED) | POTENTIAL LOTS (OR LAND AREA IN CASE OF INDUSTRIAL/ COMMERCIAL EXPANSION AREAS) |
|--|-------------------------------|-------------------------------------|---|
| RESIDENTIAL | | | |
| • CARTER STREET UP CODE | 0 | 6 | 19 |
| • RELOCATION OF NON-CONFORMING USES | 0 | 8 | 29 (R10) |
| • OTHER ZONED LOTS | 29 | 16 | 108 |
| • SHORT TERM EXPANSION (R12.5) | 0 | 0 | 30 |
| • LONG TERM EXPANSION (R12.5) | 0 | 0 | 71 |
| NOTE: 10% POS, 3% DRAINAGE & 25% ROADS ASSUMED FOR MEDIUM-LONG TERM EXPANSION AREAS. 10% POS & 3% DRAINAGE FOR SHORT TERM EXPANSION AREAS. | | | |
| COMMERCIAL | 1 | 1 | 8909m ² |
| TOWN CENTRE | 0 | 33 | 33/127 (R10/R30) |
| INDUSTRIAL | | | |
| • EXISTING | 3 | 3 | 9 |
| • EXPANSION AREA | 0 | 0 | 5.46 ha |
| NOTE: 3% DRAINAGE & 20% ROADS ASSUMED FOR INDUSTRIAL EXPANSION AREA. | | | |
| SPECIAL RURAL | | | |
| • EXISTING | 1 | 0 | 1 |
| • EXPANSION AREA | 0 | 0 | 9 - 37 |
| NOTE: 15% ROADS ASSUMED FOR SPECIAL RURAL EXPANSION AREAS FOR LOTS OVER 1ha. | | | |
| NOTE: WHERE AN EXISTING LOT IS VACANT AND HAS SUBDIVISION POTENTIAL, IT HAS BEEN COUNTED ONLY ONCE. | | | |

FIGURE 6 DRAFT LOCAL PLANNING STRATEGY YIELD PLAN

PLATE 2 COMMERCIAL HOTEL



The current Shire Municipal Inventory and the State Heritage Office's InHerit database contains a large variety and number of buildings from varied eras up to 1994. This is explained by the fact that a building placed on the Municipal Inventory is recognition of its importance to the community not just the age of the building. The following list highlights the heritage significance of Three Springs buildings:

- ▲ Commercial Hotel – Railway / Midlands Road;
- ▲ Post Office – Railway / Midlands Road;
- ▲ St Paul's Catholic Church, Presbytery & School – Touche / Williamson Street;
- ▲ North Midlands District Hospital and Nurses Quarters (fmr)– Cnr Carter & Thomas Street;
- ▲ Residence – Cnr Glyde Rd and Slaughter Street;
- ▲ CBH Silos – Slaughter Street;
- ▲ Sweetman's Garage – Cnr Thomas & Railway/Midlands Road;
- ▲ ES & A Bank & Quarters (fmr) (English, Scottish and Australian Bank Ltd) – Railway / Midlands Road;
- ▲ National Bank Building – Railway / Midlands Road.

The above-mentioned places are mapped in Figure 7, which illustrates that the majority are located in and around the historic centre of the town namely Railway Road / Midlands Road.

These heritage places are important as they provide a key reference to the historic development of the town over time. The buildings are central to Three Springs's identity, are an integral part of the townscape and crucial to its sense of place and history.

There are opportunities to incorporate the Shire's places of heritage significance together with streetscape improvements into other tourism enterprises or activities.

PLATE 3 DUFFY'S STORE AND BILLIARD SALOON



PLATE 4 HISTORIC POST OFFICE



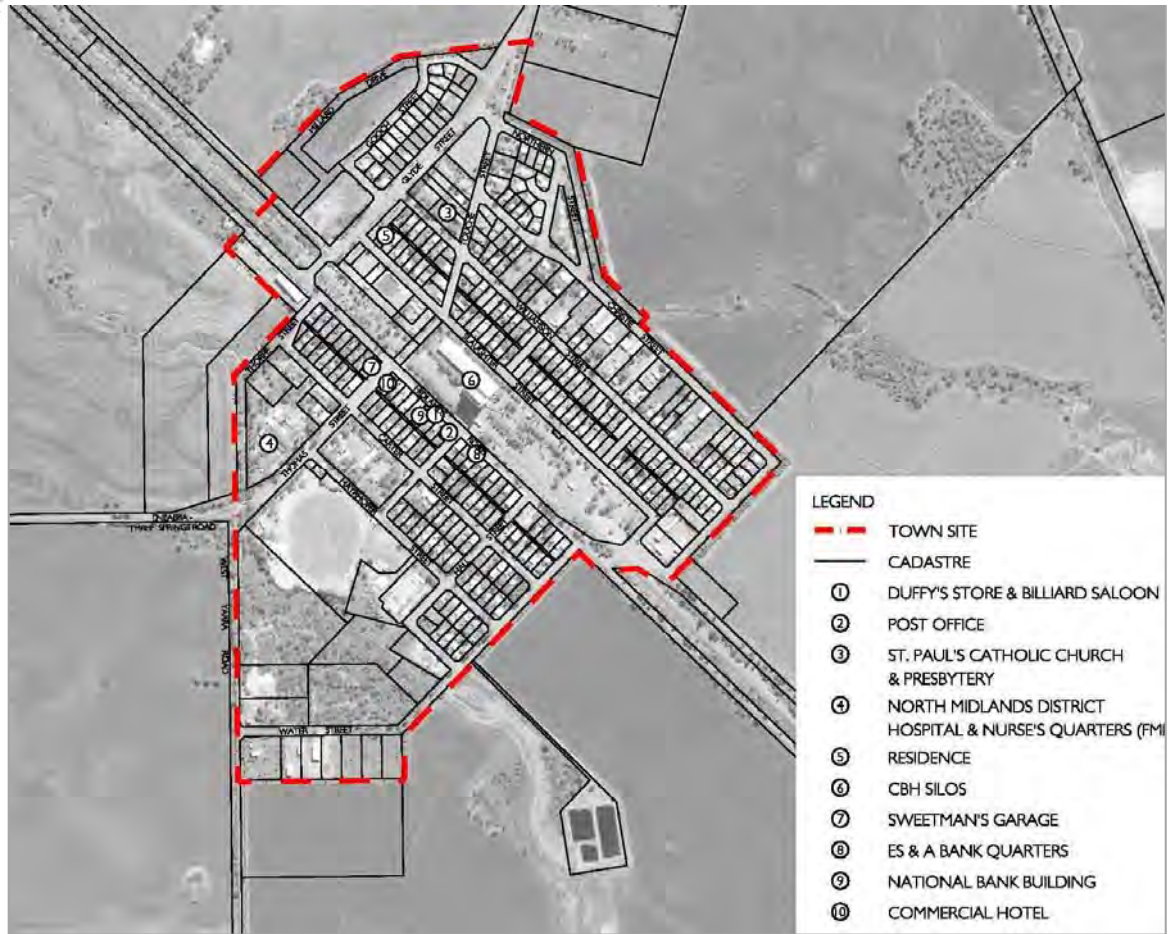


FIGURE 7 PLACES OF LOCAL HERITAGE SIGNIFICANCE

4.1.5 Architectural Style

Architectural style can refer to a combination of factors that influence building construction, such as built form, construction materials and local character. Architectural styles evolve over time and reflect the historic context and growth of an area. The local architecture of Three Springs spans many eras from the 1900s to the present, nevertheless there are still common elements from different periods that can, when possible, be incorporated into new development.

Early residences incorporate hipped iron roofs with verandahs (see plate 5). There is also a mixture of residences from the 1960's to 1980's of brick and tile style that retain the simple architectural form of these early residences including low front fences (see Plate 6).

Present day residential development is largely characterised by houses that are constructed of weatherboard, corrugated iron and/or Colorbond sheeting (see Plate 7). Some newer homes have returned to passive climate responses typical of earlier housing and incorporate eaves and verandahs into the design detail. In keeping with the rural nature of the community many homes have larger sheds and outbuildings, rainwater tanks and other modern improvements (see Plate 8).

In order to promote flexibility and encourage new residential development, it is not recommended that any design controls be implemented for residential dwellings, however developers are encouraged to draw from the architectural palette of traditional homes in the townsite when planning new development.

Commercial buildings along the Midlands Road vary in style depending on when they were constructed, although a common feature amongst the older buildings is a nil setback and a verandah to provide shelter to pedestrians with parking located on-street (see Plate 9).

Newer commercial buildings are generally of brick and iron construction with window shop fronts. Larger developments are iron shed-like design showroom / warehouses. These buildings generally have a greater setback from the Midlands Road and may provide parking and / or a display area in the front setback.

In order to perpetuate the 'Main Street' character of the Midlands Road there may be an opportunity to impose some level of built form control for new buildings within the Town Centre – particularly with respect to setbacks and location of parking so as to maintain the more historic setting.

PLATE 5 EARLY RESIDENCES



PLATE 6 BRICK AND TILE RESIDENCE



PLATE 7 CLAD AND IRON RESIDENCE



PLATE 8 CONTEMPORARY RESIDENCE



PLATE 9 STREETScape VIEW OF MIDLANDS ROAD




4.1.6 Commercial Land Supply

There are two vacant lots currently zoned 'Commercial' within the Three Springs townsite (refer Figure 5). One of the lots is a 1,012m² vacant allotment with frontage to the Midlands Road that has the potential to support new commercial development. The other vacant 'Commercial' lot is located off the Midlands Road with frontage to Hunt Street and is currently in Crown ownership. This lot is currently not developed and under the terms of the lease any improvements become the ownership of the State of WA at the conclusion of the lease term, therefore this lot is unlikely to be developed in the future. Due to the location of this lot away from the Main Street and its potential to be subject to inundation, the draft LPS proposes that it be rezoned to 'Parks and Recreation' in keeping with adjacent lots (refer Figure 6).

There is only one commercial lot which is considered to be capable of subdivision at present although it is currently improved and operating as Cunningham's Farm Machinery Sales and Service. Therefore existing development will affect the likelihood of subdivision occurring.

There are currently 4 empty commercial buildings within the 'Commercial' zoned area, some of which require refurbishment before they can be utilised for a commercial business. This includes a showroom/warehouse type building and three empty shops. One of these empty commercial buildings



includes the historic 'Duffy's Store' that requires maintenance to ensure that the historical nature of this building is preserved. In addition there is also an empty commercial shop front that has an occupied residence to the rear.

It is recommended that infill commercial development is prioritised over any commercial expansion in the short and medium term. This will add to diversity, vibrancy and completeness to the 'Main Street' (i.e. Midlands Road) which currently contains gaps in development. Areas that may support long-term commercial expansion are discussed in Section 6 of this Strategy.

4.1.7 Industrial Land Supply

Within the 'General Industry' zoned area under TPS1 there are three vacant lots. Of these, two lots are utilised for gravel hard stand storage associated with a trucking / concreting company. The 'General Industry' zoned area also contains three larger lots with areas ranging from approximately 0.8 to 1 hectare, which could potentially be further subdivided should demand require (refer Figure 5). Two of these lots are currently reserved for use as a Shire depot and the remaining lot is in the ownership of the State of WA for the use by the Department of Agriculture and Food.

Although there is some industrial land available, it is considered that the current supply is not sufficient to accommodate current or future demand. It is recommended an expansion of the industrial area south of the current zoned lots, which is further discussed in Section 6.

4.1.8 Rural Residential Land Supply

At present the Shire has an area of 'Special Rural' zoned land (i.e. 'Rural Residential') to the north of the existing townsite, consisting of eight lots with frontage to the Morawa-Three Springs Road. At present all but one of these lots is developed. These types of larger 'lifestyle' lots are considered to be an attractive housing option in offering additional housing choice.

The draft LPS supports a Rural Residential Expansion area to the north east of the existing townsite. The Draft LPS assumes that lots within this area will be between 1 and 4 hectares in size to be consistent with State Planning Policy 2.5 – Land Use Planning in Rural Areas. This expansion would generate between 9 and 37 additional 'Rural Residential' lots. This Strategy supports this potential Rural Residential expansion, but in a more limited way.

4.1.9 Tourism

There is an opportunity to improve and promote tourism in Three Springs. A key objective for the Shire is to develop tourism infrastructure and increase the length of stay for visitors. There is also a desire to increase the number of visitors and extend the tourism season within the region. Retaining Three Springs as an attractive town that is a welcoming place to live and visit is a high priority for the Three Springs community.

Three Springs is predominantly a stopover point for passing tourists during the wildflower season in Spring, see Plate 9. Within the townsite there is a small heritage and wildflower walking trail for passing tourists to enjoy. Other tourist attractions in the area include the Yarra Yarra Lakes approximately 5 km south of the Town. This is an extensive salt lake system that reflects a range of colours from blue to green and red and attracts migratory birds. Located to the west of the Three Springs townsite is an area known as Cockatoo Canyon which provides opportunities to view endemic fauna. There is also the talc mine which can be seen in operation from the road.

Within Three Springs there are creative elements on display on buildings, as well as a rest area with information about the history of the town on the eastern side of the main street.

Accommodation facilities available within Three Springs include a hotel / motel, bed and breakfast and motel. There is currently no formal caravan park facility located within the Shire of Three Springs even though there are currently three sites within the townsite that have been zoned for a caravan park, with two sites formally reserved for this use.

A dominant feature of the Three Springs townsite is the decommissioned grain silos that are located within the town centre. Due to their sheer size, they are commonly the first thing that visitors see when driving towards Three Springs. There is potential to utilise the silos as additional tourist drawcard to the town.

PLATE 10 SEASONAL WILDFLOWERS



PLATE 11 TOURIST BUREAU AND REST STOP AREA



PLATE 12 CBH SILOS



4.1.10 Prospect of Mining

There is presently talc mining activity within the Shire. The draft LPS states, the Department of Mines and Petroleum has identified deposits of titanium-zircon (heavy mineral sands), talc (industrial mineral) and copper-lead-zinc (base metals) within the Shire area. There are also a number of possible other resources in the area including coal, oil and gas, heavy mineral sands, limestone and lime sands and industrial minerals. There are currently 26 granted mining tenements, 5 mining tenement applications, 3 petroleum titles and 2 geothermal titles located wholly or partly within the Shire.

The draft LPS identifies two 'Strategic Mineral Resource Protection Areas,' being the titanium-zircon deposits in the south western corner of the Shire and the talc deposits located within and to the south of the existing talc mine on Three Springs – Perenjori Road. The draft LPS recommends that a 500 metre buffer be placed around the location of these resources to protect them from the encroachment of incompatible land uses. This is also consistent with the WAPC's approach to protecting 'Basic Raw Materials'.

Given the existence of these resources, the potential for a significant mining discovery must be considered depending on the significance of a new mining project, the impacts on the town could include:

- ▲ Additional industrial land required to accommodate affiliated business growth rather than risk losing those businesses to other towns with greater (or better) industrial land supply;
- ▲ Short term residential land required to accommodate start-up / construction work force; and
- ▲ Longer-term residential requirements for operational staff to avoid losing residents to nearby towns.

In the past construction workforce associated with the nearby Karara iron ore mine have stayed in a temporary accommodation camp established on Lot 238 Glyde Street (one of the sites currently

reserved as a caravan park under TPS1). Although this camp has now been decommissioned, power and water infrastructure remains and the site could easily be reconfigured for a similar use. Given the infrastructure investment, it is considered that in the long term this site could be transitioned to short stay accommodation which could cater for both workers and tourists.

This Strategy aims to examine areas which may be suitable to accommodate short-term needs (such as for construction workforce) as well as long term growth.

4.1.11 Heavy Vehicle Bypass

The draft LPS identifies a possible heavy vehicle bypass that will divert truck movements away from the townsite, particularly residential development on Glyde Street. It is envisaged that the bypass will be located to the north west of the Three Springs townsite and will connect the Midlands Road to the Three Springs-Perenjori Road at the intersection with the Morawa-Three Springs Road. Further liaison between the Shire of Three Springs and Main Roads WA is required to discuss the feasibility and timing of the proposed road configuration.

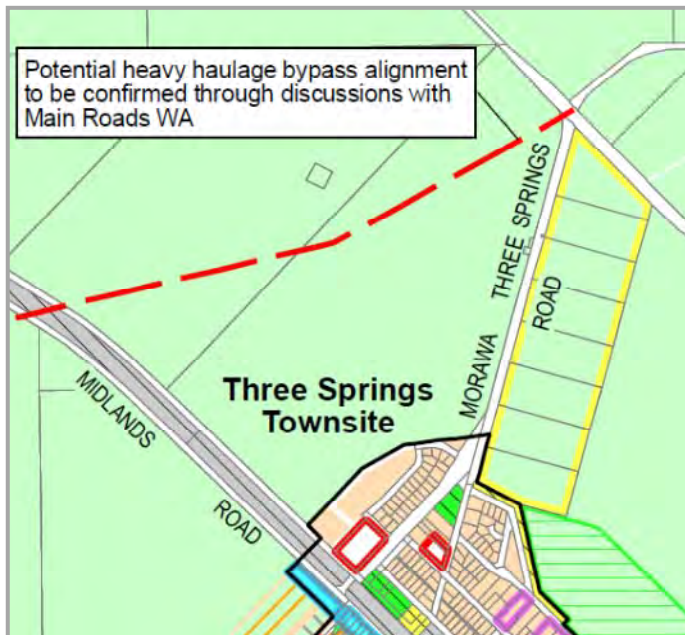



FIGURE 8 POTENTIAL HEAVY VEHICLE BYPASS

4.1.12 Infrastructure Services

4.1.12.1 Water Supply

Water for the Three Springs townsite, surrounding farms and the nearby talc mine is supplied from two Water Corporation bores, located within the Dookanooka Water Reserve. The Water Corporation draws 240,000 kilolitres per annum from the Dookanooka Water Reserve for public water supply purposes. The Drinking Water Source Protection Plan for the Dookanooka Water Reserve was prepared in 2007 approximately 69% of the licence amount was being abstracted.

The Water Corporation has advised that the existing vacant lots within the Three Springs townsite can be provided with a water supply, regardless of whether or not they have a water meter connected.



The Water Corporation has further advised that until water scheme planning is done for Three Springs, it should not be assumed that there is capacity in the scheme to service lots that are not currently created. Any proposals to extend reticulation are to be assessed on a case by case basis as they are received.

The Water Corporation is currently reviewing a request to supply water to the proposed gas fired power station on Three Springs-Perenjori Road and the outcome of this review may provide additional information in regards to the capacity of the existing supply.

4.1.12.2 Waste Water Treatment

Three Springs is currently provided with sewer reticulation which is conveyed to the Waste Water Treatment Plant to the south of the townsite. The only areas of the townsite east of the rail line that lack connection to sewer are: Lots 100-103 Touche Street, Lot 102 Christie Street and Lot 10 Gooch Street. The proximity of these lots to sewer infrastructure indicates that a connection could be achieved.

To the west of the rail line, the existing industrial land is not connected to reticulated sewer and to facilitate this, a sewer line would need to be extended along Water Street.

The Water Corporation has advised that the current wastewater conveyance planning will need to be reviewed to understand how proposed expansion areas outside the current catchment area can be serviced. Any proposed rezonings within the catchment area would need to be considered on a case by case basis until it is determined whether the treatment and disposal ponds are large enough to cater for the creation of significant number of new lots.

The Water Corporation have advised that there is scope to undertake a review of the current Waste Water Treatment Plant buffer, which may reduce the area of the buffer if no odour complaints have been received by residents.

4.1.12.3 Power Supply

All new forms of development including industrial areas will put additional pressure on the generation of electricity. Western Power has been unable to supply detailed information with respect to the current capacity. However, given the approved ERM gas-fired power station and the 330 / 132kv substation proposed within the Shire as part of the Mid West Energy Project, it is anticipated that in the medium to long term the Shire will be well-serviced by electricity infrastructure.

4.1.13 Land Tenure

Land tenure mapping for Three Springs demonstrates that the majority of vacant land is held in freehold title with private land owners (refer Figure 9). This can be both an opportunity and constraint as it means that urban infill development will need to be undertaken largely by individual landowners.

The Shire currently has the opportunity in the short term to provide for short term workers accommodation at the previously mentioned workers camp site. In the medium term residential land could be made available by the Shire through the subdivision of residential zoned land on Gooch Street. Any further expansion of industrial, rural residential and commercial could be limited due to land tenure and the development aspirations of industrial landowners.

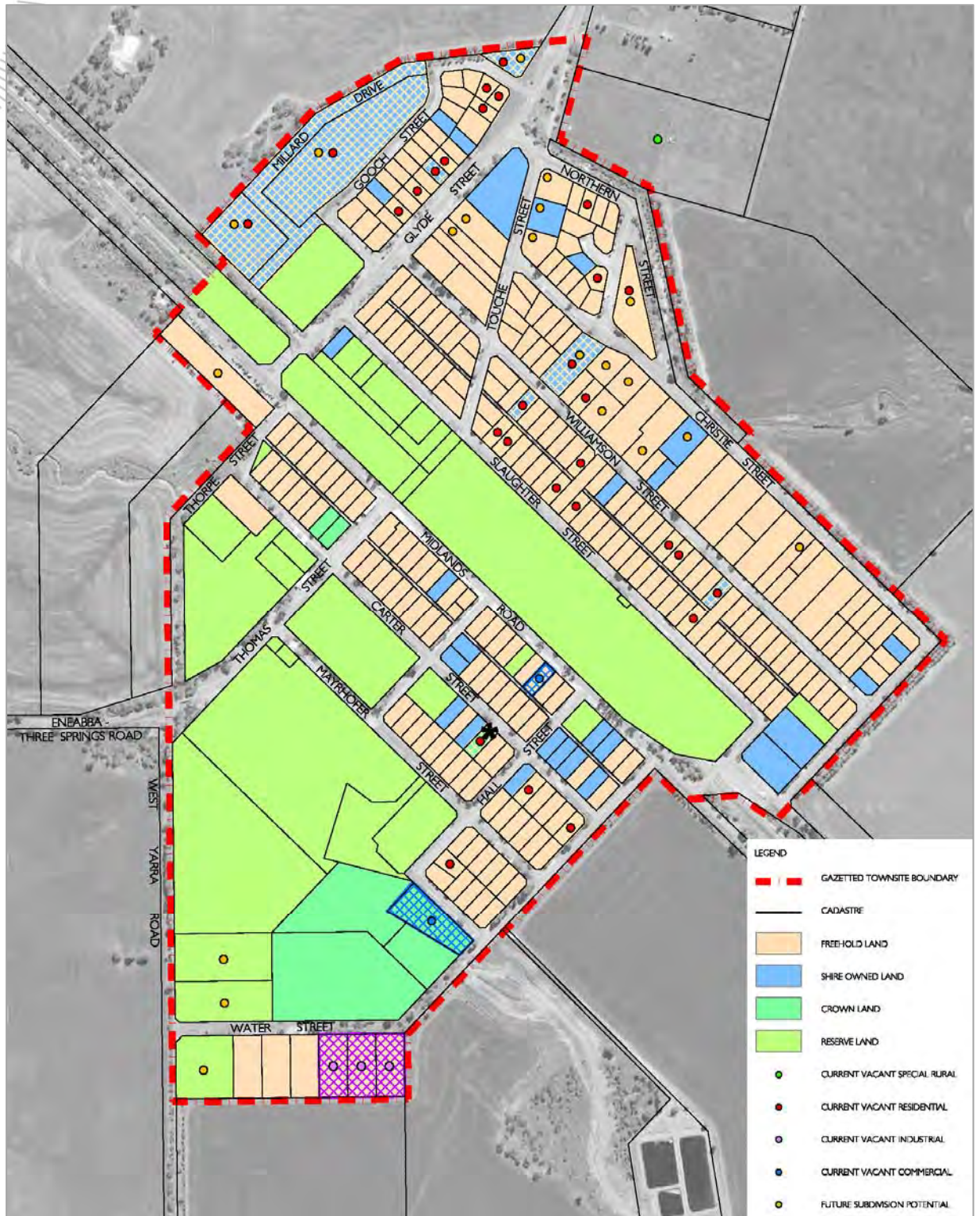


FIGURE 9 LAND TENURE PLAN

4.2 Development Constraints

The following section outlines some of the key constraints affecting future expansion and development opportunities for Three Springs.

4.2.1 Population Decline

The 2011 population Census data for the Shire of Three Springs recorded a total of 616 persons in the Shire, including 391 within Three Springs townsite. This is a slight decrease on a Shire wide level from the 2006 Census figures, which showed a Shire population of 664 persons. The townsite also experiencing a slight decline over the same period, recording 395 persons in 2006. The rate of change over the past five years has been minimal, it can be considered that the population of Three Springs is at present static.

In 2012 the Department of Planning released the Western Australia Tomorrow Population Report No. 7, 2006-2026 (WA Tomorrow). WA Tomorrow includes five different simulations, with Band A being the lowest simulation and Band E being the highest. Band C, however is used as the median for forecasting purposes. Table 5 shows the population projections for the Shire of Three Springs under WA Tomorrow and Figure 10 visually depicts Table 5 in graph form.

TABLE 5 SHIRE OF THREE SPRINGS POPULATION FORECASTS 2006-2026 (WAPC 2012)

| Year | Band A | Band C | Band E |
|------|--------|--------|--------|
| 2006 | 710 | 710 | 720 |
| 2007 | 690 | 710 | 740 |
| 2008 | 670 | 710 | 750 |
| 2009 | 650 | 710 | 770 |
| 2010 | 640 | 710 | 790 |
| 2011 | 620 | 710 | 800 |
| 2012 | 610 | 710 | 810 |
| 2013 | 600 | 710 | 810 |
| 2014 | 590 | 700 | 810 |
| 2015 | 590 | 700 | 810 |
| 2016 | 580 | 700 | 810 |
| 2017 | 580 | 690 | 800 |
| 2018 | 580 | 690 | 800 |
| 2019 | 570 | 680 | 800 |
| 2020 | 570 | 680 | 790 |
| 2021 | 560 | 680 | 790 |
| 2022 | 560 | 670 | 790 |
| 2023 | 550 | 670 | 790 |
| 2024 | 550 | 670 | 790 |
| 2025 | 540 | 660 | 790 |
| 2026 | 540 | 660 | 790 |

It is noted that the population figures are based on historical trends and other state-wide assumptions, and this does not account for any change arising from a future possible major investment, facility or mining operation.

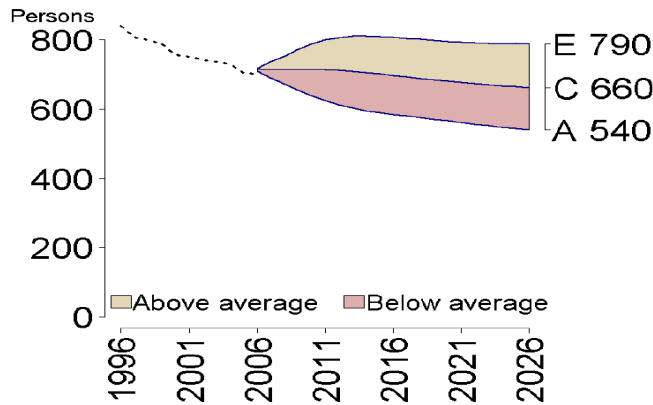


FIGURE 10 POPULATION FORECAST LINE GRAPH

Under the 'high growth' scenario (Band E under the WA Tomorrow), the population of the Shire of Three Springs is predicted to over the next 20 years increase slightly (by 70 persons) with a peak increase in population at 2012 to 2019. Band C, which is intended to be the moderate scenario, predicts continues decline over the 20 years and a total decline of 50 persons over the period.

Based on the above, whilst Three Springs has the potential to experience moderate growth, stemming potential population decline is an important issue for Three Springs. According to WA Tomorrow there are some key demographic gaps in Three Springs at the moment, most notably between the ages of 15-19 and 20-24 (refer Figure 11). This is a common issue in country areas as young people leave the district for secondary and tertiary education and work opportunities and do not return.

The 2006 Census showed 11% of the population was 65 years and older in the Shire of Three Springs. WA Tomorrow predicts that by 2026 there will be a similar to slightly increased aged population especially in the 85 and over demographic. Making provision for more suitable high quality aged persons accommodation is and will be an important issue for the Three Springs community.

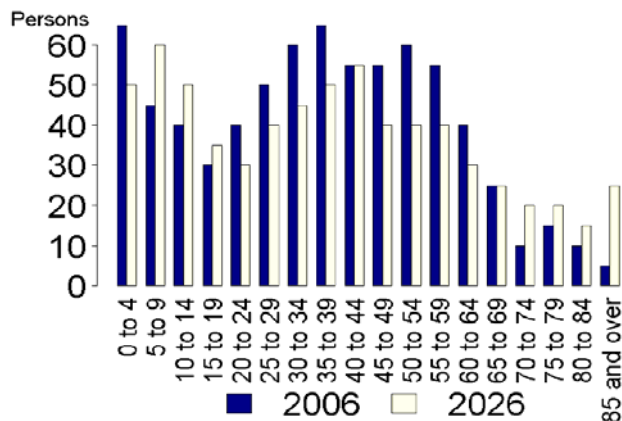


FIGURE 11 POPULATION FORECAST BY AGE BAR GRAPH

4.2.2 Waste Water Treatment Plant Buffer

The Water Corporation's Waste Water Treatment Plant is located south of Three Springs townsite. Treated waste water is currently being used to reticulate the football oval on Mayrhofer Street.

The draft LPS proposes a 500m buffer around the Waste Water Treatment Plant, in recognition of potential odour impacts to 'sensitive uses', including residential. In light of the buffer residential expansion should be directed to other areas surrounding the townsite. The draft LPS2 allows for caretaker's dwellings to be considered on 'Light Industrial' lots, subject to certain development standards being met. For this reason, the draft LPS shows the 'Light Industry' area extended linearly along West Yarra Road to remain outside of the buffer area.

As noted in Section 4.1.12.2 above the Water Corporation is planning to review the Waste Water Treatment Plant buffer and may consider reducing the buffer. This could ultimately lead to additional land for 'Light Industrial' expansion being available.

4.2.3 Future Heavy Industry Buffer

As described in Section 3.2.6 above, in early 2012 approval was granted to build a gas fired power station to the north-east of the Three Springs townsite. A buffer ranging from 3000 to 5000 meters can generally be required for a power station generation 20 MW of electricity or greater. Many buffers are often determined on a case by case basis in consideration of the unique characteristics of an individual site and any existing or proposed mitigation measures.

The Opportunities and Constraints Plan in Figure 4 shows an indicative 3000 metre buffer, which would encompass approximately five of the currently developed Special Rural lots and constrain expansion of the townsite to the north east.

The draft LPS, in view of this approval, recommends that a portion of Lot 25 Perenjori-Three Springs Road (the location of the proposed power station) be rezoned 'General Industry.' Additional portions of Lot 25 and Lot 3 adjacent to the proposed power station have been included in a 'General Industry Investigation Area.' This was done in recognition of the potential to situate other heavy industrial uses in proximity to the power station, to take advantage of extended power and water infrastructure which would be associated with that development as well as the existing road network. Should heavy industrial development eventuate, then the likelihood of an eventual buffer constraining development to the north east of the existing townsite is further increased.

4.2.4 Road and Rail Divisions

Midlands Road and the parallel rail line provide a physical separation between the eastern and western sections of the Three Springs townsite, which restricts pedestrian and vehicle access to the commercial and civic land uses located in the western half. Midlands Road is trafficked by heavy haulage vehicles which travel through the residential area along Glyde Street before rejoining the Three Springs-Morawa Road or Three-Springs Perenjori Road. Additional industrial development along Three Springs-Perenjori Road will only increase these movements. The presence of heavy vehicles poses both safety and amenity concerns for residents and visitors.

The draft LPS recommends that a heavy vehicle bypass be constructed to the north-west of the townsite. As this will require approval (and funding) from Main Roads WA it is unlikely to happen in the short to medium term.

4.2.5 Non Conforming Uses

Land zoned 'Residential' between Williamson Street and Christie Streets has been developed with a variety of non-conforming land uses other than residential due to the larger lot size. The limited availability of Industrial zoned land within the townsite has also lead to industrial expansion in this area. These uses include truck storage sheds, hard stand storage, general sheds etc. The majority of these lots have a residence which fronts Williamson Street with the access to the shed and/or hard stand from Christie Street.

Whilst the lack of industrial zoned land is a constraint there may be an opportunity to transition this area to a live / work investigation area where light industrial uses could be permitted in conjunction with residential development.

4.2.6 Drainage Constraints

The community consultation exercise identified that parts of the town are impacted by drainage infrastructure.

- ▲ A large drain runs from behind Lot 1 Midlands Road (the location of Cunningham's Machinery) to the Eneabba-Three Springs Road.
- ▲ The area to the immediate north of Northern Street is shown as a 'Drainage Public Purposes' reserve under TPS1.
- ▲ The area south of Hunt Street is low lying and can be subject to inundation. This may have implications on the design of the eco-caravan park.

4.2.7 Aboriginal Heritage

The Amangu people are the traditional owners of land within the Shire of Three Springs. There are two registered sites of Aboriginal heritage significance located within proximity to the Three Springs townsite that have the potential to have impact on development. These include the Yarra Yarra Lakes and Bimara. Both these sites are natural sites which have significant mythological value and cover a large area of land. The Yarra Yarra Lakes site area is extensive and encompasses the Three Springs townsite. Any rezoning or subdivision of land will likely require archaeological and ethnographic investigations to be undertaken to ensure the proposal complies with the Aboriginal Heritage Act which can be costly and time consuming although it is considered that in most cases initial consultation and advice from the Department of Indigenous Affairs as part of the referral process can resolve these issues.

05

Consultation Outcomes

A presentation was held for Shire staff and Councillors in September 2012 to brief local elected members on the aims and objective of the Townsite Strategy. It was an opportunity to introduce a preliminary development yield analysis, opportunities and constraints, which were then tabled for discussion. The feedback gained from the elected members was incorporated into the community workshop.

A community workshop was held on 23rd October 2012 and an Outcomes Report prepared to summarise the key outcomes of the workshop. Table 6 below provides a summary of the feedback gained from the community workshop, and actions arising from the workshop which have been addressed in this Strategy.

TABLE 6 SUMMARY OF WORKSHOP OUTCOMES

| Comments | Actions |
|---|---|
| <p>Residential</p> <ul style="list-style-type: none"> - The properties along Carter Street which are proposed to be up-coded to R10 / R30 currently comprise of quite substantial houses. If the lots on the opposite side of Carter Street near the Police Station were up-coded this is more likely to be developed as the housing stock in this area is in greater need of renewal. - The Waste Water Treatment Plant ('WWTP') buffer is a constraint on up-coding any further in the area along the west side of Carter St. - The area along Thorpe Street which is proposed for future medium to long term expansion currently comprises of a large drain which runs from behind Cunningham's to the Eneabba-Three Springs Road. | <p>Up-code Lots on Westside of Carter Street</p> <p>Investigate permissible uses within WWTP Buffer with DoW</p> <p>Investigate drainage with Shire Engineer / DoW / Water Corp</p> |
| <p>Commercial</p> <ul style="list-style-type: none"> - Current supply of small stores considered adequate although there are empty shops and considered to be older stock which is in need of some renewal / maintenance. The question was raised on how to entice new businesses and try to utilise these empty shops to ensure maintenance is kept up. - It was discussed that visitors need to be 'captured' in the main street, which is difficult at the moment as there is no prominent business café / business to entice visitors to stop in Three Springs other than the Commercial Hotel. | <p>Investigate how to attract businesses to the main street</p> <p>Investigate informal tourist signage.</p> |
| <p>Industrial</p> <ul style="list-style-type: none"> - Non-conforming uses along Christie Street currently have nowhere to move to and have located there due to a lack of industrial land supply. - Could the Christie Street section expand and offer a live/work precinct. It was acknowledged that there is already investment within this area and it would be difficult to entice owners to spend money elsewhere to erect similar improvements and that there is no immediate demand to develop this land for residential. It would generally be financially unfeasible for these landowners to relocate these businesses. | <p>Investigate formalising live/work precinct in Christie Street</p> |

| Comments | Actions |
|---|---|
| <ul style="list-style-type: none"> - The access to the proposed expansion of the industrial area is considered to be an issue as traffic will be required to travel down Water, Thomas and / or Thorpe Street. - It was recognised that the industrial expansion area was proposed within the Waste Water Treatment Plant buffer. The question was asked as to if this use would be allowed within the buffer. - A heavy haulage bypass should be on the north east of the townsite to join Glyde Street to the Midlands Road without having to travel passed residential development. It is then proposed to have industrial expansion along the bypass as well as an opportunity for service commercial. - Heavy industrial area is currently located east of townsite which will include the gas power station could light industry also expand out this way. - Large new businesses if they wanted to come to town currently have nowhere to go due to limited industrial land supply. | <p>Investigate permissible uses within WWTP Buffer with DoW / Water Corp. Keep expansion outside buffer</p> <p>Investigate with Main Roads WA on the timing of a potential bypass</p> <p>Investigate alternative areas for industrial and larger businesses</p> |
| <p>Rural Residential</p> <ul style="list-style-type: none"> - The current location of the proposed expansion area of the Rural Residential is low lying along Christie Street and there is a drain which runs along Northern Street. | <p>Investigate drainage with Shire Engineer / DoW / Water Corp</p> |
| <p>Infrastructure</p> <ul style="list-style-type: none"> - Water, power and sewer are not considered to be constraints although the location of stormwater drainage around the outskirts of the townsite needs to be considered when looking at expansion areas outside the current townsite boundary. Extension of sewer to new areas will require current wastewater conveyance planning. | <p>Investigate capacity with Water Corp, Western Power, Telstra</p> |
| <p>Additional Issues / Discussions</p> <ul style="list-style-type: none"> - The community didn't want specific building constraints in terms of urban design as the Town Planning Scheme is considered to cover most broad specifications. It was noted that poor second hand transportables are not desirable within the townsite. - Proposed Three Springs Revitalisation Plan being organised by the Shire of Three Springs. - No signage on Midlands Road providing information providing distance to Three Springs and the services offered within the townsite. - Current housing stock and development potential currently exceeds demand, therefore residential expansion is not seen as a priority in the short to medium term. - There is current and future need for more appropriate aged care accommodation within the townsite. - The site which was utilised previously by Karara will remain as a short term camp site for construction crews to provide the Shire an income, with plans to in the longer term convert the site into a lifestyle village. - Shire depot/park on Franklin St is proposed to also house fire brigade. - Nurse and doctor housing is proposed to be developed within the hospital site. | <p>Ensure this is reflected in TPS No.2</p> <p>Investigate with Main Roads WA</p> |

The amended Opportunities and Constraints Plan (refer Figure 12) incorporates the workshop comments. This Strategy has taken into account all the opportunities and constraints and the public comments raised in the workshop sessions.

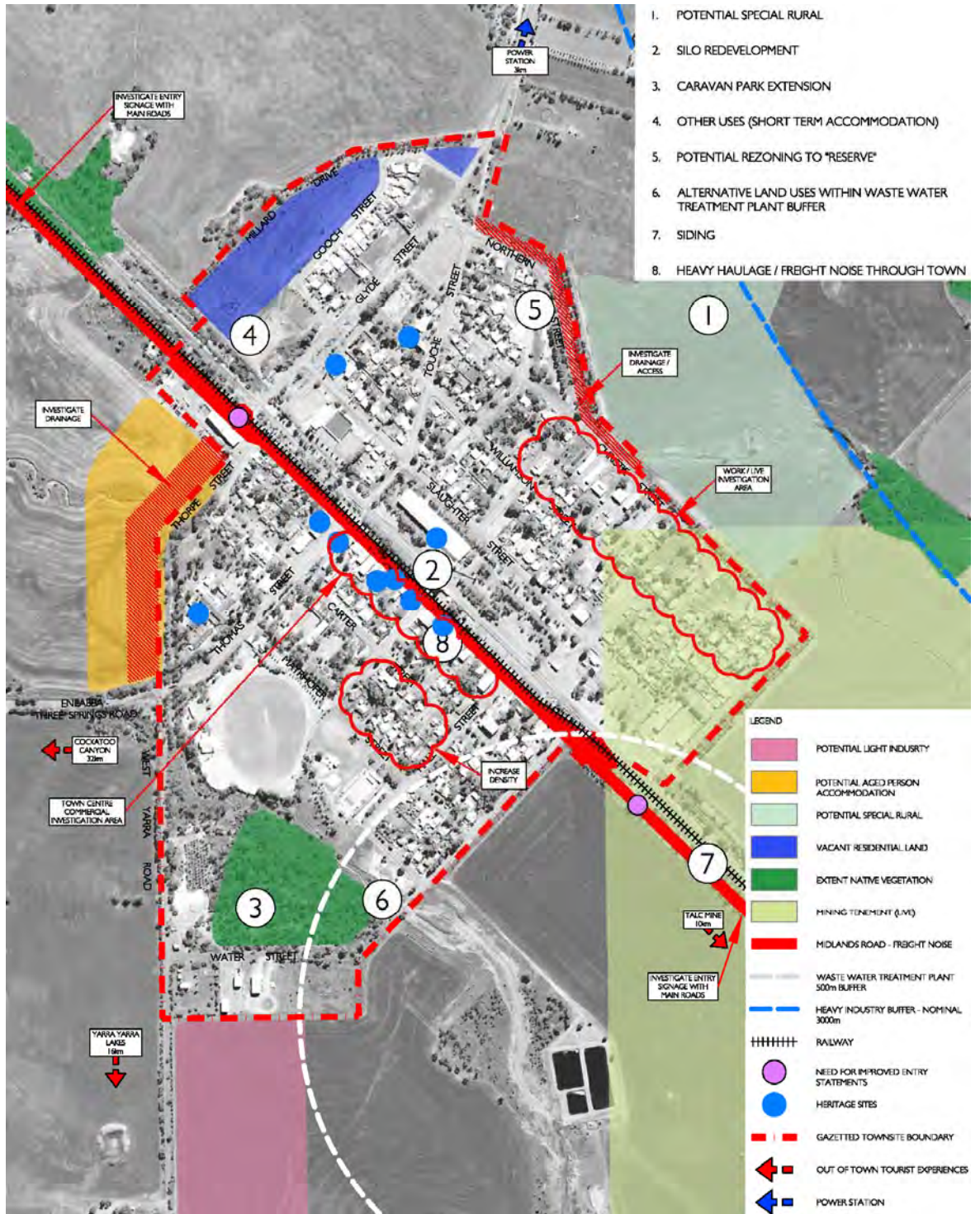


FIGURE 12 UPDATED OPPORTUNITIES AND CONSTRAINTS PLAN FOLLOWING WORKSHOP

06

The Strategy

The Townsite Strategy divides Three Springs into five distinct precincts (refer Figure 13). The following sections introduce the strategic planning intentions for each precinct including key objectives.

- ▲ Precinct 1 – Town Centre
- ▲ Precinct 2 – Residential East
- ▲ Precinct 3 – Rural Residential Surrounds
- ▲ Precinct 4 – Residential West
- ▲ Precinct 5 – Industrial

The Townsite Strategy is a framework document to guide the assessment of subdivision, development applications and amendments to TPS1 and the future TPS2. Specific guidelines have been incorporated for each precinct to ensure that new development and land uses are suitable for the character of that precinct. The Townsite Strategy sets out the Shire’s broad strategic planning intentions for the town, with a focus on encouraging new development opportunities throughout.

The Townsite Strategy is meant to complement the draft LPS, by refining the recommendation of the LPS with respect to development within the townsite. In some cases, the recommendations of the draft LPS have been altered slightly as a result of further investigation, community consultation, and liaison with relevant government departments and other stakeholders. In these instances, it is envisaged that the draft LPS will be amended prior to its adoption to remove discrepancies between the two documents.

The Townsite Strategy does not intend to impose a new set of statutory controls over development and all new development is to be generally in accordance with the provisions of TPS1 (and ultimately TPS2).

Where appropriate, the key elements of this section have been depicted visually on the Strategy Map. The Strategy Map is included as Attachment 1.

Where there is a conflict between the Shire of Three Springs Local Planning Strategy and the Three Springs Townsite Strategy, the Three Springs Townsite Strategy shall prevail.

6.1 Vision

The Townsite Strategy vision is:

“The Shire of Three Springs will seek to facilitate new urban growth in a considered and sustainable manner which meets the needs of the Three Springs community.”

The Townsite Strategy will provide a framework for the improvement of the Three Springs urban form in regards to land use, infrastructure, traffic, urban design and streetscape.

Key outcomes of this Townsite Strategy are to:

- ▲ Diversify and expand employment opportunities, services and facilities for the benefit of residents and tourists.
- ▲ Ensure that Three Springs has a high standard of residential amenity and social infrastructure.

- ▲ Encourage infill development to enhance existing residential and commercial areas where feasible, whilst considering opportunities for greenfield expansion in unconstrained areas.
- ▲ Prioritise housing for aged persons and key workers.
- ▲ Identify new rural residential areas, strategically located to capitalise on the location of existing services and to maintain residential amenity via separation from incompatible uses.
- ▲ Improve pedestrian access to the western side of Three Springs to better link existing residential areas to the Town Centre.
- ▲ Develop a transport network for Three Springs that limits heavy haulage vehicles to a defined route and as far as practical protects both residential amenity and the commercial character of the 'Main Street,' being Midlands Road.
- ▲ Provide for additional Industrial zoned land, to assist in business development and promote Three Springs as an attractive place to invest. Look for opportunities to incorporate the existing non-conforming industrial uses into the town through a live/work arrangement without further compromising residential amenity.
- ▲ Provide for opportunities for short term housing and additional tourism development.

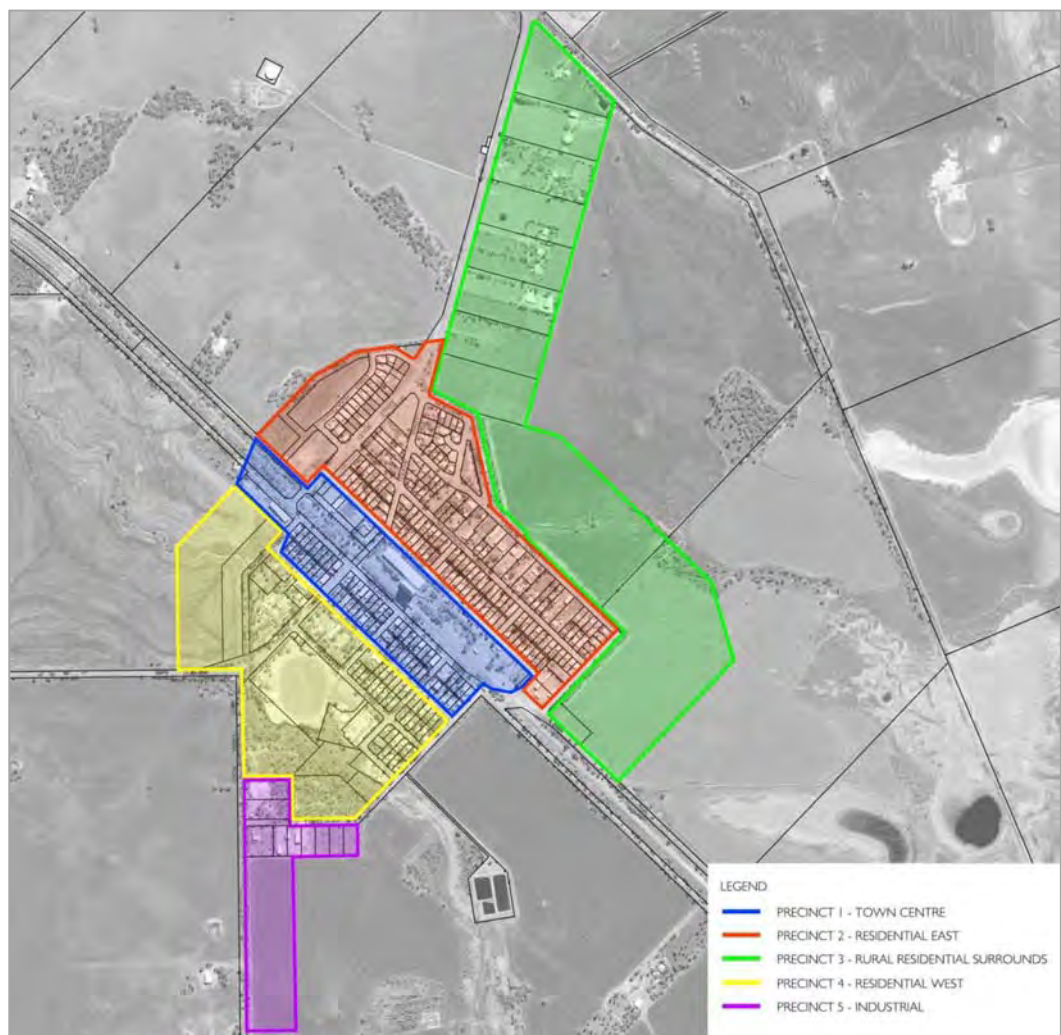


FIGURE 13 TOWNSITE PRECINCTS

6.2 Precinct 1 – Main Street

PLATE 13 NATIONAL BANK BUILDING



The Main Street Precinct covers streetblocks fronting Midland Road and the railway line. This incorporated the commercial core of the townsite, the main activity node (on the south-western side of Midlands Road) and the main tourist parkland and parking area off Midlands Road.

The grain silo and associated railways land is also included in this Precinct.

The commercial nature of Precinct 1 is intended to be strengthened, with the encouragement of more tourist, commercial and service land uses. Some buildings within this sub-precinct are of historical significance and should where possible be preserved and adapted for uses appropriate to the area. Infill development should be encouraged in the short to medium term on existing vacant lots.

Suitable new commercial development may be permitted and encouraged along Midlands Road, between Thomas and Thorpe Streets, which is currently zoned 'Residential R10' and largely occupied by single houses. Given the proximity of the Midlands Road and associated noise impacts, non-residential land uses should be encouraged over further residential development. Existing dwellings could be used for alternative land uses such as consulting rooms, offices, bed and breakfasts or similar (in the absence of full site redevelopment). It is also recommended that an investigation into the possible adaptive reuse of the silos and railway reserve could provide tourist opportunities and additional 'Town Centre' land on the eastern side of the Midlands Road in the long term.

New development should be of a scale and built form that blends with the existing / traditional 'Main Street' character, with nil setbacks to the Midlands Road, a high level of streetscape articulation and car parking located to the rear of buildings. Encouraging high quality architecture along Midlands Road is important as it's the main entry point to the town and a frequented tourist route.

Land along the eastern side of Carter Street is recommended to be up-coded to R10 / R30 (i.e. increase permitted residential density under TPS2) to encourage higher density redevelopment in proximity to the Town Centre. This is generally consistent with the recommendations of the draft Local Planning Strategy, however up-coding lots on the western side of Carter Street and eastern side of Mayrhofer Street between Mary and Hall Streets (Precinct 4), is also recommended as these lots have been identified to contain older housing stock in need of renewal.

TABLE 7 PLANNING AND URBAN DESIGN PROVISIONS FOR PRECINCT 1 - MAIN STREET

| Objectives | Planning Provisions | Priority Level |
|---|---|-----------------------|
| Land Use | | |
| O1.1 To provide for an appropriate mix of land uses that are compatible with its commercial character and function. | P1.1 For new development and change of use within the Town Centre, active land uses (e.g. shopfronts, restaurants, cafes and retail) should be encouraged at ground level to promote movement and interaction and to enhance the vitality and vibrancy of the streetscape. | Short Term |
| | P1.2 Allow for caretakers dwellings in the Town Centre subject to the planning provisions of draft LPS2. | Short Term |
| | P1.3 Encourage the renovation and reuse of vacant residential dwellings along Midlands Road to allow for tourist or commercial land uses. Such uses may include but not be limited to, small scale offices, retailing or tourist accommodation such as B&Bs / guest houses etc. | Medium - Long Term |
| | P1.4 Investigate long term redevelopment options for the grain silos and surrounding area on Reserve 47828, which may include adaptive reuse (Tourism and Town Centre uses). | Long Term |
| O1.2 To allow for higher density residential development in areas close to the services and facilities of the Town Centre. | P1.5 Up-code lots along the eastern side of Carter Street to R10 / R30. | Short Term |
| O1.3 Encourage the preservation and use of historical properties along Midlands Road. | P1.6 Development on Midlands Road shall create visual and physical linkage between this part of the town and to its surrounds. | Short Term |
| | P1.7 Establish a pedestrian tourism trail that links key historical buildings along Midlands Road. | Medium Term |
| Key Sites | | |
| O1.4 To maximise the opportunities for infill development and urban consolidation. | P1.8 Invest in the preservation and refurbishment of Duffy's Store. | Medium Term |
| | P1.9 To actively promote the reuse of vacant buildings, and development of vacant land. | Short – Medium Term |
| Urban Design | | |
| O1.5 To provide for a built form along Midlands Road that enhances and promotes the commercial, tourism and cultural role of the sub – precinct and complements the existing architectural character. | P1.10 Roof shapes and structure to reflect and complement adjacent roof forms in the streetscape. | Medium - Long Term |
| | P1.11 Building materials and colours should be co-ordinated – brick finish is desirable to provide a consistency to the streetscape. | Medium - Long Term |
| | P1.12 Encourage the continuity of awnings to the footpath. | Medium - Long Term |
| | P1.13 Height controls – any redevelopment does not exceed two storeys in height above ground level. | Short – Medium Term |
| | P1.14 Car parking to be provided at the rear of buildings. | Medium - Long Term |

| Objectives | Planning Provisions | Priority Level |
|------------|--|--|
| | <p>P1.15 Infill development shall reflect the historic pattern of development and building along Midlands Road. Nil setbacks are preferred.</p> <p>P1.16 Any signage on the road frontage to Midlands Road should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Three Springs.</p> | <p>Medium – Long Term</p> <p>Short – Medium Term</p> |

6.3 Precinct 2 – Residential East

Sub-Precinct 2 lies to the east of the Midlands Road, the area is flat and residential in nature and character. Properties are predominantly single storey homes set on regular shaped lots in substantial gardens. This Precinct has the highest concentration of residential properties in the Town. The Precinct is a mixture of mainly private freehold land and land owned by the Shire.

This Precinct contains the Shire Depot on Lots 2 and 3 Franklin Street. Various non-conforming 'light industrial' and residential land uses are intermingled between Williamson and Christie Streets. The precinct also contains the former 'Karara Village' transient workforce accommodation camp on Lot 238 Glyde Street as well as some recreational and public purpose facilities.

Lot 10 Glyde Street is owned by the Shire and can be subdivided easily to meet medium-long term residential demands. The first stage can gain direct access off the constructed Gooch Street with minimal expenditure.

PLATE 14 WILLIAMSON STREET RESIDENCE



A number of the Residential zoned lots are vacant and capable of infill development. Whilst housing styles in Precinct 2 are mixed, the use of poor quality second hand transportable dwellings is strongly discouraged.

There is an opportunity to achieve more comprehensive redevelopment of larger residential lots that include different forms and types of housing choice, for example, aged persons accommodation.

The future north-western bypass will reduce traffic on Glyde Street, and provide the potential for additional long term townsite expansion options, if the need for such is ever established.

TABLE 8 PLANNING AND URBAN DESIGN PROVISIONS FOR PRECINCT 2 - RESIDENTIAL EAST

| Objectives | Planning Provisions | Priority Level |
|---|--|----------------|
| Land Use | | |
| 0.2.1 To maximise the development potential of existing residential land. | P2.1 Encourage a mix of housing types in appropriate locations, such as larger residential lots. | Short Term |
| | P2.2 Proposals for higher residential densities will be subject to detailed assessment and must demonstrate a built form that provides a high standard of amenity. | Short Term |
| | P2.3 Lobby with Water Corporation to undertake water and sewer capacity planning for Three Springs in its review of the Mid West Regions Programme. | Short Term |
| | P2.4 The Shire to subdivide residential zoned land on Gooch Street. | Short Term |
| | P2.5 Investigate formalising live/work precinct for non-conforming uses developed between Christie Street and Williamson Street. | Medium Term |
| | P2.6 Lot 238 Glyde Street to be transitioned to short stay accommodation to cater for both workers and tourists. | Long Term |
| 02.2 Maximise available residential land. | P2.7 Investigate residential expansion along Thorpe Street for higher density living / accommodation for seniors. Drainage issues associated with the large drain which runs from behind Cunningham's to the Eneabba-Three Springs Road need to be investigated. | Medium Term |

| Objectives | Planning Provisions | Priority Level |
|---|---|---------------------|
| | P2.8 Residential infill to be progressed while maintaining the character of the area. | Medium Term |
| | P2.9 Proposals for higher residential densities will be subject to detailed assessment and must demonstrate a built form that provides a high standard of amenity. | Short – Medium Term |
| Urban Design | | |
| O2.3 Encourage a consistent pattern in the orientation, scale, and siting of residential development. | P2.10 In the case of residential redevelopment new buildings and development proposals shall respect the predominant orientation, scale and size of buildings and regular street pattern. New development is not to be sited in a way that would create an undesirable pattern of development for the area. | Short - Medium Term |
| | P2.11 The development of second-hand transportable dwellings is discouraged. | Short – Medium Term |
| | P2.12 Where there is an existing pattern of uniform setbacks, any new buildings, residential or commercial, shall be sympathetic to this continuity. Where adjoining buildings abut the street frontage, new development should preferably also abut the street frontage. | Short – Medium Term |
| | P2.13 Roof materials for residential areas should include corrugated galvanised iron, zincalume coated steel and other material that are in keeping with the surrounding pattern of residential development. | Short – Medium Term |
| | P2.14 Ancillary buildings or outbuildings should generally be located to the rear of allotments. | Short – Medium Term |
| Infrastructure | | |
| O2.4 To investigate Heavy Haulage Bypass | P2.15 Investigate with Main Roads WA on timing of potential bypass the north east of the townsite to join Glyde Street to the Midlands Road. | Medium Term |

6.4 Precinct 3 – Rural Residential Surrounds

Precinct 3 comprises the existing and proposed Rural Residential area of private freehold land on the northern outskirts of the town. The area is flat and partly occupied with residents that enjoy the rural lifestyle blocks. This Precinct has all services available including roads, water and power.

There is an opportunity to achieve some modest expansion of Rural Residential development in this area along Christie Street and Franklin Street. Rural Residential Development would require the necessary technical studies to be undertaken, however access and services can be taken from existing streets with minimal costs. Access over the drainage reserve would also have to be resolved along Northern Street and part of Christie Street. Any future development would need to complement and be within the confines of the heavy industry buffer immediately to the north-east of the townsite.

PLATE 15 RURAL RESIDENTIAL AREA



TABLE 9 PLANNING AND URBAN DESIGN PROVISIONS FOR PRECINCT 3 - RURAL RESIDENTIAL SURROUNDS

| Objectives | Planning Provisions | Priority Level |
|---|---|-----------------------|
| Land Use | | |
| 03.1 Rural Residential development to be considered while maintaining the rural character of the area. | P3.1 Consider the opportunity for Rural Residential development following the eastern edge of the existing town. | Medium Term |
| | P3.2 Any subdivision and subsequent development should ensure that it is outside the heavy industry buffer area. Alternative methods of effluent disposal will need to be investigated with Department of Health to facilitate development. | Medium Term |
| Objectives | Planning Provisions | Priority Level |
| Urban Design | | |
| 03.2 Encourage a consistent subdivision pattern in the orientation, scale, and siting of rural residential development. | P3.3 In the case of rural residential development new building envelopes shall be sited closer to the frontage of the lots to maximise the setback distances from the potential heavy industry buffer zone. | Medium Term |

6.5 Precinct 4 – Residential West

Precinct 4 lies to the south of Midlands Road, is flat and in part residential and civic in nature and character. Residential properties are single storey homes set on regular shaped lots on private freehold land. Some lots throughout the residential areas are owned by the Shire. To the south of this Precinct the land tenure are either Reserve or Crown lots. The land uses reflect this land ownership and include the primary school, the North Midlands District Hospital, Police Station, recreation reserves, vacant camping reserves, active sports oval and Olympic size swimming pool. This Precinct has all services available including roads, sewer, water and power.

There is an opportunity to achieve some modest expansion of residential development to the west of Thorpe Street in the longer term, particularly in the form of aged persons accommodation. This

Precinct could accommodate a caravan park or other tourism use to help promote tourism within Three Springs.

PLATE 16 THREE SPRINGS SWIMMING POOL



TABLE 10 PLANNING AND URBAN DESIGN PROVISIONS FOR PRECINCT 4 - RESIDENTIAL WEST

| Objectives | Planning Provisions | Priority Level |
|--|--|---------------------|
| Land Use | | |
| 04.1 Residential infill development to be considered while maintaining the character of the area. | P4.1 Rezone the area between Midlands and Three Springs Road to a Residential zone, to allow for a higher density form of housing including aged care accommodation. | Medium Term |
| | P4.2 Given the proximity to existing community facilities (e.g. school, recreation, hospital), encourage a mix of housing types. | Medium Term |
| 04.2 To allow for higher density residential development in areas close to the services and facilities of the Town Centre. | P4.4 Up-code lots along the western side of Carter Street, between Mary and Hall Streets, and the eastern side of Mayrhofer Street between Mary and Hall Streets to R10 / R30. | Short Term |
| 04.3 Maximise tourist opportunities. | P4.5 Investigate the potential to create a larger caravan park. | Short Term |
| | P4.6 Investigate the potential to rezone a vacant Crown lot from Commercial zone to Tourism to allow for a tourism related development i.e. short term accommodation. | Medium Term |
| | P4.7 Improve tourist awareness of the caravan park off Water Street through improved signage from the Midlands Road. | Short Term |
| Urban Design | | |
| 04.4 Provide for a built form that maintains the general residential appearance of the area. | P4.8 In the case of residential redevelopment new buildings and development proposals shall respect the predominant orientation, scale and size of buildings and regular street pattern. New development is not to be sited in a way that would create an undesirable pattern of development for the area. | Short – Medium Term |
| | P4.9 The development of second-hand transportable dwellings is discouraged. | Short – Medium Term |
| | P4.10 Where there is an existing pattern of uniform setbacks, any new buildings, residential or commercial, shall be sympathetic to this continuity. Where adjoining buildings abut the street frontage, new development should preferably also abut the street frontage. | Short – Medium Term |

| Objectives | Planning Provisions | Priority Level |
|------------|--|---------------------|
| | P4.11 Roof materials for residential areas should include corrugated galvanised iron, zincalume coated steel and other material that are in keeping with the surrounding pattern of residential development. | Short – Medium Term |
| | P4.12 Ancillary buildings or outbuildings should generally be located to the rear of allotments. | Short – Medium Term |
| | P4.13 Any signage on the road frontage to Water Street should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Three Springs. | Short Term |

6.6 Precinct 5 – Industrial

Precinct 5 is located on the southern part of the town adjacent to West Yarra Road and Water Street. Lots south of Water Street are zoned Industry. The area is generally the undeveloped fringe of the town with the exception of a couple of light industrial sheds.

Land south of these industrial lots is zoned Rural and is an impediment to both industrial growth and needs to be reviewed. There is an opportunity to rationalise the land use in this part of the town to allow for industrial growth where there is currently good access to West Yarra Road.

Any industrial land uses should be designed, located and managed to achieve high visual built form and low emissions. Development should be designed to be outside of the Waste Water Treatment Plant buffer area.

TABLE 11 PLANNING AND URBAN DESIGN PROVISIONS FOR PRECINCT 5 - INDUSTRIAL

| Objectives | Planning Provisions | Priority Level |
|---|--|---------------------|
| Land Use | | |
| 05.1 Development will be predominantly light industrial in nature. | P5.1 To encourage further Light Industrial expansion, consideration should be given to the rezoning, subdivision and redevelopment of the Rural zoned land for industrial land uses. | Medium Term |
| | P5.2 Service Commercial and Light Industrial land uses are to be encouraged to locate in close proximity to the existing industrial lots on Water Street. | Medium Term |
| | P5.3 Further Rural Residential subdivision in this location should be discouraged. | Short Term |
| Urban Design | | |
| 04.2 High quality built form is to be encouraged, notably in areas that are visible from West Yarra Road. | P5.4 New industrial development is encouraged to be constructed to a high standard and ensure the buildings facing the street maintain an attractive façade enhance the visual amenity of the streetscape. | Short – Medium Term |
| | P5.5 Any landscaping details are encouraged to be locally themed and of a species that is “water wise” and well represented throughout Three Springs. | Short – Medium Term |
| | P5.6 Any signage on the road frontage to Water Street should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Three Springs. | Short Term |

PLATE 17 INDUSTRIAL DEVELOPMENT ON WATER STREET



6.7 Movement Network

The Townsite Strategy aims to increase development opportunities within the existing urban footprint of the Three Springs townsite, therefore no major alterations to the road network are envisaged. The exception is the possibility of a heavy vehicle bypass to divert heavy vehicle traffic from residential areas in the northern section of Precinct 2.

A bypass could be located north west of the Three Springs townsite and connect with Midlands Road to the Three Springs Perenjori Road at the intersection of the Morawa Three Springs Road. Negotiations will need to be undertaken with Main Roads WA as to the feasibility and demand for such a bypass.

6.8 Pedestrian/ Cyclist Connectivity

At present the footpath network in Three Springs is only partially developed with existing footpaths concentrated in the centre of town south of Midlands Road.

It is a priority to extend the path network east-west across the full length of Midlands Road encompassing most of the residential and commercial areas south of Midlands Road. These extensions will help to facilitate increased pedestrian connectivity. Footpath extensions are also proposed east – west along Slaughter Street to increase pedestrian access for residents to other service facilities in the town. An extension of the footpath along Carter Street in front of the primary school is proposed to the west to improve access to the school from this part of town.

North of the town a footpath is proposed along the west side of Glyde Street to service those residential properties. Existing and proposed footpaths are shown in Figure 14.

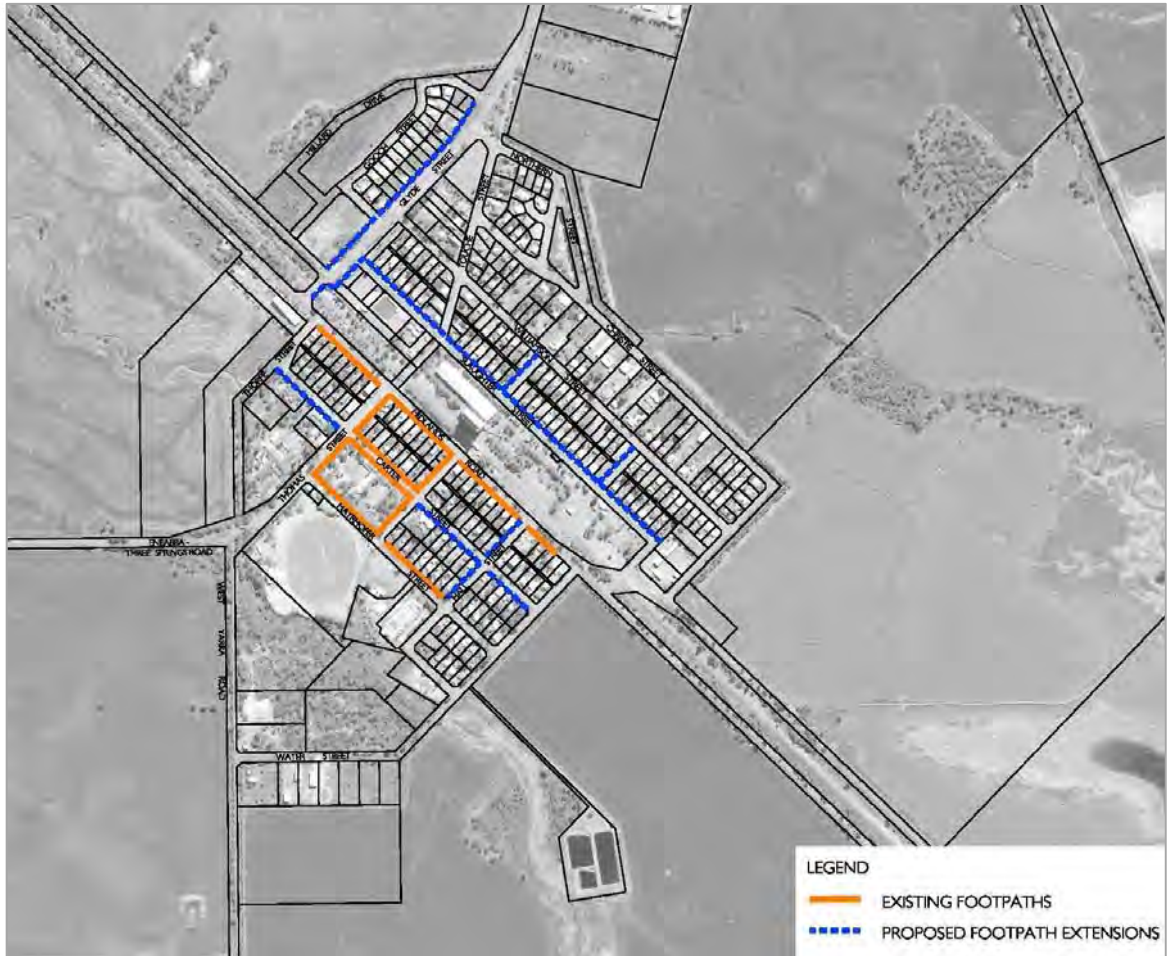


FIGURE 14 EXISTING AND PROPOSED FOOTPATHS

6.9 Infrastructure Services

6.9.1 Sewerage

Three Springs is currently provided with sewer reticulation which is conveyed to the Waste Water Treatment Plant to the south east of the townsite.

For the recommended Rural Residential expansion in Precinct 3 this type of residential development can be accommodated through individual Aerobic Treatment Units without the need to extend sewer services.

6.9.2 Water Supply

The Water Corporation has advised that the majority of the existing vacant lots within the Three Springs townsite can be provided with a water supply, regardless of whether or not they have a water meter connected.

The Water Corporation advised that until water scheme planning is done for Three Springs, it should not be assumed that there is capacity in the scheme to service lots that are not currently connected (including new lots), with proposals to extend reticulation to be assessed on a case by case basis as they are received. The Water Corporation will be prioritising water scheme planning for the Mid West in

2013. The Strategy recommends that the Shire liaise with Water Corporation to prioritise scheme water planning for Three Springs.

6.9.3 Power Supply

All new forms of development will put additional pressure on the generation of electricity. Electricity supplies within the region have historically had issues with reliability and any new development will exacerbate this. To date, Western Power has been unable to supply detailed information with respect to the current capacity.

However, given the approved ERM gas fired power station as part of the Mid West Energy project that it is anticipated that in the medium to long term the Shire will be well serviced by electricity infrastructure

6.10 Signage

Well designed informative and directional signage has been identified as a priority for the town particularly along Midlands Road.

6.10.1 Information Bay

It is recommended that improvements are made to tourist signage in close proximity to the silo buildings off Midlands Road. The aim of such is to encourage visitors to stop in the centre of town rather than on the outskirts. Additional streetscape works are recommended, such as increased provision of shade, additional landscaping and public art or display which reflects the character of Three Springs. Attention to detail in regard to colour, design and facilities of the information bay will assist in making it an attractive place for visitors to stop. Public information and parking signage should be coordinated to be readily identifiable and present a uniform image reflective of the town's identity.

The information bay needs to include a variety of local tourism information that promotes all the assets of the town. This should include reference to the historical buildings in the main street, the areas to view wild flowers and other general facilities and services in the town.

6.10.2 Town Entry Signage

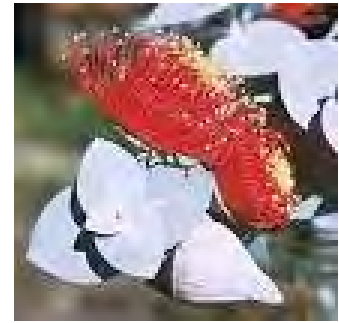
At present there are no town entry signs along Midlands Road to advise visitors that they are approaching the town and what services are available. There is an entry sign within the town close to the hotel but does not provide information or direction.

PLATE 18 EXISTING ENTRY SIGNAGE



It is also recommended that in association with Main Roads WA, 2 kilometre warning and facilities signage be provided so visitors are aware of what is offered in Three Springs and that they can prepare to stop. Consideration should also be given to the design or theme or colour of the signage as opposed to just standard Main Roads signage. New signage could include a phrase as well as a themed picture or design. The existing Shire logo that highlights farming, mining and the silos could be used as part of the new signage. The Wildflower Eucalyptus Rhodantha (Rose Mallee) is also used as the town and Shire emblem and could be incorporated into signage onto the town. In regard to wording for the signage we would recommend "Three Springs Welcomes You" or "Flowers and Farming", however other options can be considered. The wording may also incorporate road safety messages that are favoured by Main Roads in regard to drivers taking rest breaks and not travelling whilst tired. This may have the additional benefit of encouraging additional revenue associated with visitors taking such comfort breaks.

PLATE 19 IDEAS FOR THEMES FOR NEW ENTRY SIGNAGE & ROSE MALLEE FLOWER



6.10.3 Commercial Signage

The Shire does not have a Local Planning Policy regarding signage. It is recommended that this be undertaken to provide some consistency in regard to signage within Three Springs and assist in upgrading the streetscape. Policy objectives and guidance should include the following:

1. Ensure that signs erected or displayed in the Shire are appropriate to their location and function. New signage should not diminish the visual amenity, aesthetic, heritage significance and character of the locality or detract from the appearance of buildings and places.
2. In the case of a building on the State or Shire's Municipal Heritage Inventory, the Shire shall have regard to the historical appropriateness of the materials, style, design and lettering of the sign and whether it is affixed in such a way that it causes no damage to the building and may be removed without leaving evidence of its having been affixed.
3. The Shire will endeavour to avoid the impairment of the visual amenity of the locality which may occur where:
 - (i) a sign of such scale, prominence, obtrusiveness or character as to be incongruous with the surrounding land uses;
 - (ii) the sign adds to the danger of driver distraction;
 - (iii) the sign adds to the visual clutter of the locality;
 - (iv) numerous other signs exist on the site; and
 - (v) the sign, when viewed from a position where the sign would be legible, would obscure existing signs, information, sight lines or architectural features, or would itself be obscured.
4. Remote advertising shall generally not be supported as it can lead to an undesirable precedent and detract from the amenity of the locality.

Specific standards with respect to the appropriate height and dimensions of certain types of signs (i.e. pylon, freestanding, etc.) can also be included within any such Local Planning Policy.

6.11 Promotion of Tourism

The promotion of tourism within Three Springs is recognised as an economic objective for the Shire with a desire to improve tourism infrastructure in the town. Tourism has been noted in the Strategic Community Plan (SCP) in terms of attracting more visitors to the town and encouraging longer stays in the town. The draft LPS2 aims to:

“...encourage processing and value adding industries to be located within the Shire, and promoting tourism;

.. protect the character of significant landscapes as part of the environmental heritage and sense of place and as a resource for tourism.”

Tourism needs to be promoted in two key areas firstly, within the town itself and secondly to continue promoting links regionally connecting Three Springs to the wider Mid West region. The following strategies have been identified as contributing to the achievement of this outcome:

6.11.1 Regional Tourism Opportunities

The Shire has the opportunity in partnership with Tourism WA to promote existing assets within the town to the wider regional tourism market. The following regional tourism opportunities have been identified:

6.11.1.1 Architectural Heritage

A number of other towns in the Mid West have architecturally significant buildings, and therefore an opportunity exists to partner with other local authorities to develop a Mid-West Architectural Heritage Trail. Such trail could attract travellers interested in history and in architecture. Similar to the Wildflower Way, the trail would function on a sub-regional level and encourage travellers to visit, stay and detour off the primary routes. The trail could be formally mapped and advertised through Tourism Western Australia and the Heritage Council of Western Australia in partnership with participating Local Authorities.

6.11.1.2 Wildflower Country

The Shire has joined the Western Australia’s Wildflower Country initiative. An Exploring Wildflower Country Midlands Route Development Plan has been undertaken which involves the Shire of Three Springs and surrounding Shires. This Development Plan proposes the installation of interpretative sites along the Midlands Road to enhance the visitor experience. It is recommended the Shire continue to liaise with Tourism WA to further develop and implement this initiative.

Tourism WA promotes regional Mid West in regard to the spring wildflower season and self drive tours. Many other towns in the Mid West are already promoted (e.g. Mingenew) as a place to visit given its wildflowers. Tourism WA recommends a number of routes and Three Springs could potentially form a part of one of these self drive routes. The Shire will negotiate with Tourism WA to promote Three Springs as part of this trail, particularly including reference to wildflowers and proximity to other places of interest.

6.11.2 Tourism Opportunities in the Three Springs Townsite

Existing Shire policies already support the promotion of tourism within the town. The Strategy aims to provide some detail to this objective including some site specific options for tourism related development within the town. There are a number of options to increase tourism opportunities within the town, such as:

1. Develop and implement a Main Street Revitalisation Plan.
2. Work with local businesses to improve the appearance of their buildings.
3. A pedestrian tourism trail that links those key historical buildings along Midlands Road.
4. The Shire has a strategic objective of building an eco-caravan park on Water Street to the rear of the sporting complex. It is proposed to investigate the potential to acquire and develop Lots 232 and 197 Water Street for an eco-tourism caravan park.
5. Promote the heritage walk through the town. Recommend upgraded information or signage in the town to provide more historical information about the history of Three Springs.

Upgraded signage recommended about The Wildflower Country Visitors Centre located on Railway Road in the town centre.





ATTACHMENT 1



ROWEGROUP



LEGEND

- ① SHIRE TO DEVELOP VACANT LAND ASSETS
- ② SHIRE TO DEVELOP VACANT LAND FOR TEMPORARY / SHORT STAY ACCOMMODATION FOR BOTH WORKERS AND TOURISTS
- ③ REZONE TO 'SPECIAL USE' FOR 'LIVE-WORK AREA'
- ④ RURAL RESIDENTIAL EXPANSION AREA. INVESTIGATE ON-SITE WASTE WATER TREATMENT WITH DEPARTMENT OF HEALTH WA
- ⑤ PROPOSED HEAVY HAULAGE BYPASS, SUBJECT TO FURTHER LIAISON WITH MRWA
- ⑥ INVESTIGATE LONG TERM REDEVELOPMENT OPTIONS FOR GRAIN SILOS AND SURROUNDING RESERVE
- ⑦ DEVELOP TOURISM REST FACILITIES
- ⑧ ENCOURAGE ACTIVE LAND USES (COMMERCIAL TOURIST) TO LOCATE IN VACANT BUILDINGS AND LOTS ON MIDLANDS ROAD
- ⑨ POTENTIAL HERITAGE TRAIL
- ⑩ RESIDENTIAL EXPANSION / INVESTIGATION AREA
- ⑪ INCREASED DENSITY FOR LOTS ALONG THE CARTER STREET
- ⑫ INVESTIGATE 'KEY WORKERS' AND AGED ACCOMMODATION ON HOSPITAL RESERVE
- ⑬ LIAISE WITH WATER CORP. REGARDING PERMISSIBLE LAND USES IN WWTP BUFFER
- ⑭ POTENTIAL FLOODING AND ACCESS ISSUES TO BE INVESTIGATED
- ⑮ LIGHT INDUSTRIAL EXPANSION INVESTIGATION AREA
- ⑯ INVESTIGATE EXPANSION OF CARAVAN PARK
- PRECINCT 1 - TOWN CENTRE
- PRECINCT 2 - RESIDENTIAL EAST
- PRECINCT 3 - RURAL RESIDENTIAL SURROUNDS
- PRECINCT 4 - RESIDENTIAL WEST
- PRECINCT 5 - INDUSTRIAL
- HERITAGE TRAIL
- LONG TERM HEAVY HAULAGE BYPASS

Townsite Strategy Map

Three Springs Townsite