

SHIRE OF WYALKATCHEM

LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission
22 January 2013

DISCLAIMER

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



SHIRE OF WYALKATCHEM

LOCAL PLANNING STRATEGY

Part 1

This document is supported by Part 2 - **the Background Report**
of the Local Planning Strategy

Regulation 12A(3) of the Town Planning Regulations 1967 requires that a Local Planning Strategy shall:

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

FEBRUARY 2013

PREAMBLE

The Shire of Wyalkatchem's Local Planning Strategy has been prepared in two parts. The First Part (this Strategy) will contain a basic introduction with the main emphasis based on a series of **Objectives**, **Strategies** and **Actions**. This will provide an outline to guide the local government in the implementation of the Strategy, with an ability to monitor and track its progress.

The second part that includes background information provided in support of the Strategy document – the first part.

The relevant State planning agency has determined that this structure is suitable for its purposes in considering the Strategy for endorsement.

WYALKATCHEM LOCAL PLANNING STRATEGY

Preface

The following Local Planning Strategy (Strategy) is intended to be a 'leadership' document that supports the Local Planning Scheme (Scheme) provisions and mapping – if the Shire decides to prepare such a Scheme, and is important as it will form the basis for future decisions regarding any changes to the Scheme. The whole Strategy, composed of the two parts as described in the preamble, will be a strategic guide for the Council over the next 10-15 years setting out the future path for growth and development. It is a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives.

A Strategy is a Council document with a 10-15 year time frame and is based on real planning issues experienced in everyday activities. It is therefore essential that the Council takes 'ownership' of the document. A region plan (often covering several shires) looks at the bigger picture and is based on broad planning and environmental principles over a longer time frame. Such region plans are usually prepared by the WAPC, however to date there is no plan.

This Strategy provides the Council with a framework for decision making that incorporates any relevant regional issues thus avoiding the need to make ad-hoc decisions. As well as providing direction to local government the document will assist the relevant State planning agency, the Western Australian Planning Commission and the Minister in assessment of amendments, subdivision and development, and provides strategic planning support for this decision-making.

It is a document that provides the basis for coordinated decision-making on future servicing of the local government area by local, State Government and any other service agency.

The Strategy assesses the adequacy of housing, industrial and commercial areas in the settlements. Population trends and projections will be examined to forecast the needs of the Shire in terms of accommodation, services and infrastructure.

1 SNAPSHOT OF THE SHIRE

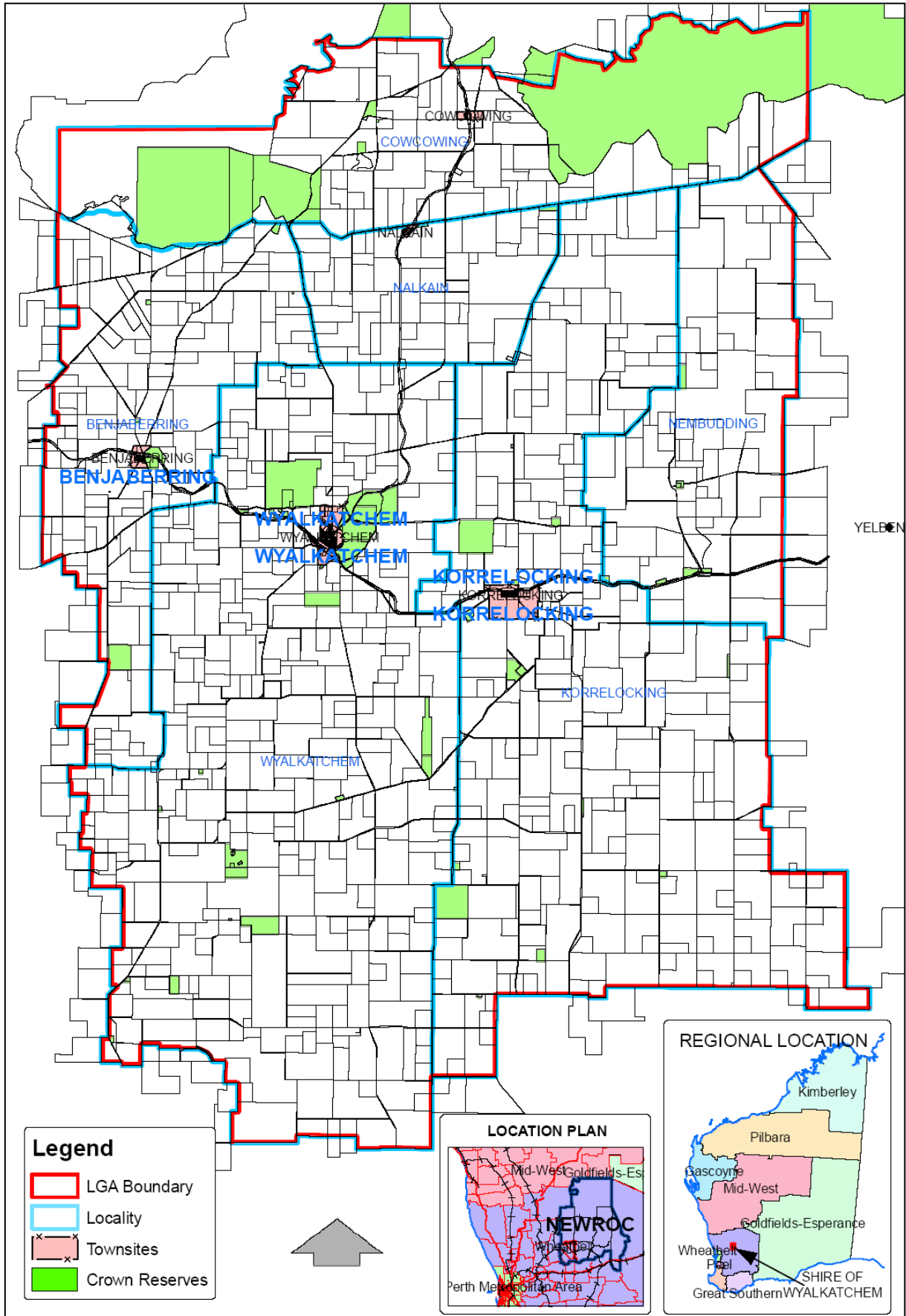
The Shire's economy is agriculturally based although the Shire Council is open to new ideas that will help develop and open up the Shire, unless they have the potential to adversely affect an existing operation. Wyalkatchem is the main centre which is a typical wheatbelt town.

Figure 1 shows the Shire boundary, adjacent Shires, localities, DEC reserves, roads and townsites. The Shire of Wyalkatchem covers an area of 1,743 square kilometres with its closest border located about 170 kilometres east north east from Perth. The Shire is roughly about 50 kilometres north-south and 37 kilometres east-west.

The Shire is bounded on the north by the Shires of Koorda and Mount Marshall, on the west by the Shire of Dowerin, on the south by the Shires of Cunderdin and Tammin, on the east by the Shire of Trayning. There are six localities within the Shire all including; Cowcowing, Nalkain, Benjaberring, Wyalkatchem, Nembudding and Korrelocking.

The Shire has; a population of 577; 433 electors; 323 dwellings; 174.5 kilometres of sealed roads, 507.8 unsealed; a rates levy of \$658,870, and a total revenue of \$4,111,193.

FIGURE 1 – LOCATION PLAN



Source: Landgate, PLANWEST

2 MAJOR PLANNING ISSUES FACING THE SHIRE

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

3 VISION STATEMENT

The following vision statement describes the way the community sees the future for the Shire of Wyalkatchem and its hopes and aspirations.

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

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

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

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

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

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, but not limited to, primary industry, bio-diesel development, tourism and cultural awareness.

The Shire will promote and support a diversity of housing options within reasonable proximity to Wyalkatchem townsite, including closer development in rural areas.

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

The Shire will continue to protect its valuable indigenous cultural resources. To this end the Shire will promote continuing cooperation between itself, its residents and the relevant agencies set up to provide advice and assistance in these social and land management issues.

4 OVERARCHING STRATEGY OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

- a 'leadership' document which provides strategic planning direction for the next 15 years or longer and which manages that growth within a strategic framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction both to local government, the relevant State planning agency, the Western Australian Planning Commission and the Minister in assessment of development proposals and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency; and
- a document which explains/justifies the strategic direction for growth and development to all stakeholders.
- a document that supports and helps facilitate recommendations of the Council's 'Plan for the Future 2008-2028'.

5 OBJECTIVES, STRATEGIES AND ACTIONS

5.1 DEVELOPMENT CONTROL

Objective

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

Strategies

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

Actions

- 1 To prepare a new Local Planning Scheme incorporating the provisions of the Model Scheme Text (*Town Planning Amendment Regulations 1999*) to cover the whole Shire.
- 2 Include broad category zones in the Scheme to ensure a level of flexibility without necessitating excessive Scheme Amendments.

- 4 Classify all parts of inactive townsites where the land is currently Vacant Crown Land or Crown Reserves, to 'Conservation' or 'Parks and Recreation' local reserves.
- 5 To develop and adopt a series of Local Planning Policies dealing with specific issues deemed inappropriate to be included in the Scheme. These are detailed in Part 7 of this Strategy.

5.2 RURAL INDUSTRY

Objective

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

Strategies

- Encourage the broadening of the agricultural economic base.
- Discourage the reliance of the rural industry on a single crop.
- Promote the research of establishing the most appropriate crop for specific land capability types within the district.
- Support the establishment of Bed and Breakfast type uses in the rural areas to assist in supplementing the farm income and attract visitors to the district.
- Ensure that rural transport routes used to move grain and fertilisers are appropriately maintained to a safe and responsible standard.

Actions

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

5.3 POPULATION GROWTH AND SETTLEMENTS

Objective

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

Strategies

- Recognise Wyalkatchem as the Shire's cultural, recreation, business, social and administrative centre.
- Recognise Wyalkatchem as the townsite where urban development would be supported.
- Provide appropriate strategic direction for the expansion of Wyalkatchem.
- Ensure adequate accommodation, service infrastructure and social amenities are available in Wyalkatchem.
- Consider reclaiming lots in Nalkain and Korrelocking to ensure dispersed settlements do not occur across the Shire that are not sustainable.
- Encourage the development and consolidation of aged persons accommodation and relevant backup services in the key settlement to cater for the projected increases in the older age brackets.
- Promote creation of employment opportunities in the region with a focus on cultural and tourism activities near the settlements; and other primary industries or energy production elsewhere.

Actions

1. Recognise Wyalkatchem as the central location for administration, cultural, business, recreation and social infrastructure.
2. Consider the need for a townsite expansion plan for Wyalkatchem, based on population growth levels between Censual periods.
3. Promote Wyalkatchem as the region's centre for aged and frail accommodation and aged care facilities.
4. Establish a working relationship with the essential service agencies.
5. Request assistance for the promotion of employment opportunities in the region.

5.4 LAND SUPPLY

Objective

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

Strategies

Residential

- Ensure that the local government has promoted, or provided for, a variety of lifestyles throughout the Shire. These lifestyles may include:
 - i) Smaller lots to provide for denser residential developments where an adequate effluent disposal system is available (say 300m² lot size per dwelling). These lots will require connection to sewerage and reticulated water.
 - ii) Residential lots of around 1,000 - 2,000m² for those requiring space for hobby activities not involving animals. These lots may require connection to sewerage and reticulated water.
 - iii) Larger residential lots of around 4,000m² for those requiring a degree of separation and space to conduct certain types of hobbies or other activities. These lots will require connection to reticulated water.
 - iv) Rural-residential lots of 2 hectares or more for those requiring even more space for estates with a specific theme (eg: equestrian, kennels etc).
- Encourage plans of subdivision that:
 - Provide lots orientated for dwellings to take advantage of prevailing winds, allowing improved energy efficiency.
 - Allowing for high surveillance and increased safety.
 - Incorporate pedestrian links to the town centre.
 - Incorporate water sensitive urban design elements in new residential development, including recycling and re-use of stormwater and wastewater consistent with Department of Water requirements.
 - Encourage retention of large non-intrusive native trees that provide shade.
 - Promote residential development that identifies a range of building styles and housing types to avoid visually monotonous streetscapes.
 - Encourage a range of housing designs to meet a range of housing needs, with particular focus on cultural, climatic and affordability elements.
- Accommodation for tourists in caravan parks that may include caravan bays, camping grounds, short term accommodation for visitors in on-site vans or chalet/unit type developments and motel/hotel type units.
- Accommodation for workers involved in the mining industry including campsite units and associated facilities. Sites may require some separation from residential areas due to the irregular working hours of the industry workers.

Rural living

- Support a small number of rural living proposals that are:
 - Within easy reach of Wyalkatchem townsite offering services and amenities.
 - Compatible with State policy requirements in terms of minimum lot sizes, and the provision of potable water and other servicing requirements
 - The development will not restrict the future urban expansion of that settlement.
 - The development is not too close to the Wyalkatchem Airport or any other major infrastructure where it may restrict the continued use of that facility.
 - There is no loss of amenity to the countryside and nature reserves.
 - Water resources, natural vegetation and basic raw materials are not jeopardized.
 - The salinity levels are not increased as a result of development.
 - The Shire is not burdened with undue increases in servicing costs.
 - The proposal avoids areas of high groundwater levels, waterlogging, flooding, remnant vegetation, rare and endangered flora or fauna, high acidity areas and other areas considered appropriate by the Council.
 - The development avoids areas where there is a very high land capability for agricultural uses.

Commercial

- Ensure that there is adequate area for commercial development to meet the future needs of the projected population.
- Encourage the consolidation of commercial (shops and offices) uses to create a compact and attractive environment.
- Ensure there is adequate parking provided for the range of uses in the commercial area. This may include off-street and street parking bays.
- Provide for higher density residential development in commercial areas where the residential development does not occupy an area best suited for commercial uses like shops, other retail or offices. The residential development density will be determined according to the appropriateness of the design, amenity and the impact on the surrounding uses as determined by the Council.

Industrial

- Provide for a variety of industrial land in and around Wyalkatchem. These types include light industrial areas that are suitable to be in settlements as their activities are not permitted to produce excessive dust, smell, noise etc. A degree of separation may be required on the basis of visual incompatibility.
- Consider supporting the creation of a general industrial estate for Wyalkatchem where a demand can be demonstrated.

Recreation, Civic and Cultural

- Select land for public purposes.
- Support the preparation of a recreation strategy to ensure that the provision, development and on-going management of recreation areas will be sustainable in the future. The strategy should ensure that there is an overall design of a pedestrian and cycle network that interconnects strategic recreation areas.
- Examine the multiple use of recreation and other public purpose assets.
- Ensure that new residential subdivisions either incorporate public open space developed to an appropriate standard, or provide cash-in-lieu of open space. This will allow the Council to consolidate its resources in fewer, but better serviced, open space areas.
- Develop public open space areas that are well located, convenient and safe. Such areas should address the needs of a range of local user and age groups in the area.

This may include both passive and active open spaces as well as areas that incorporate natural and cultural elements.

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

Other

- Identify land areas where rates remain unpaid and, either negotiate with owners for payment, or reclaim ownership (to Council) in lieu of payment. Where the owner cannot be contacted the land should be reclaimed by the Council under the provisions of the *Local Government Act*.
- Provide an appropriate level of discretion in the approval of certain classes of development. This will include dealing with approval of dwellings where they conform to the R Codes and are considered compatible with the existing or desired amenity of the area.
- Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- Promote the examination of the use of Crown Land in the district and assess if the lands may be excess to their respective vesting authorities. If so, it may be advantageous for the Council to acquire these properties for future uses as determined by the Council.

Actions

- 1 Classify adequate residential, commercial, industrial and public purpose areas in the Local Planning Scheme.
- 2 Allocate residential density codings to reflect the desired variety of lifestyle choices.
- 3 Negotiate with LandCorp, and others, for assistance in creating a variety of lot sizes in and around Wyalkatchem.
- 4 Prepare a schedule of land areas where rates remain unpaid.
- 5 Negotiate with owners of land with unpaid rates to either pay rates or transfer land to the Council as payment for unpaid rates.
- 6 Reclaim land where an owner cannot be contacted in accordance with the provisions of the *Local Government Act*.
- 7 Examine the opportunity for the local government to gain control of Crown land where it is excess to government requirements.
- 9 Research opportunities for future industrial areas to service Wyalkatchem.
- 10 Prepare a recreation strategy.

5.5 HERITAGE LAND (SITES AND OTHER AREAS)

Objective

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

Strategies

- Ensure that a schedule of culturally significant sites is appropriately recorded with the Department of Indigenous Affairs.
- Ensure that these sites are recognised with the relevant level of protection.
- Provide advice to developers of their obligations under Section 17 of the Aboriginal Heritage Act 1972 regarding sites protected by this Act whether they are known to the Department of Indigenous Affairs or not.
- Ensure that the Council's Heritage Register is properly maintained.
- To protect buildings and places recognised as having heritage value.

Actions

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

5.6 ENVIRONMENT

Objective

To recognise, enhance, improve and protect areas identified as environmentally significant.

Strategies

- Identify areas of significant and sensitive flora or fauna.
- Ensure appropriate fire management measures are maintained.
- Encourage maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat (*State Planning Policy 2.9 – Water Resources*).
- Ensure activities that may raise salinity levels (that may jeopardise continued vegetation growth) are restricted.
- Encourage planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.
- Liaise with Department of Environment and Conservation to identify land that warrants protection through Scheme provisions.
- Continue to support strategic partnership with State, regional and industry bodies through North Eastern Wheatbelt Regional Organisation of Councils (NEWROC).
- Prioritise significant conservation improvements in the Avon River Basin (ARB) to achieve NEWROC's conservation aspirations.
- Acknowledge the existing gypsum mining operations at Lake Cowcowing, and ensure the ongoing extraction of the resource is balanced with the environmental protection of the lake.
- Support environmental assessment of lands and environment in the Shire.
- Provide for buffers to sensitive uses from impact creating activities.
- Support the Strategies as outlined in the Wyalkatchem Natural Resource Protection and Promotion Plan 2004.

Actions

- 1 Protect identified areas of environmentally significant land from adverse development by including such areas in a Local Scheme Reserve of the Local Planning Scheme.
- 2 Require developers to identify, assess and protect designated flora, fauna and remnant vegetation prior to the initiation of Scheme Amendments.
- 3 Protect sensitive areas from development that may be subject to wind or water erosion, land use conflicts or groundwater pollutants.
- 4 Protect wetlands, watercourses and other surface waters from inappropriate uses that may have a detrimental impact on those areas.
- 5 Support the preparation of studies to identify environmentally significant areas.
- 6 Seek the assistance of local environmental officers for measures to reduce or mitigate any further occurrence of any degradation problems in order that they may

send out information packages to people in areas that have been identified as having salinity problem areas.

- 7 Resolve to not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.
- 8 Support 'best practice' management strategies to control, enhance and improve areas of high salinity or even eliminate any further increases to salinity levels.
- 9 The Shire will consider the future of the 'Public Purpose Reserves' identified on the Strategy Map as being suitable for other purposes. A Scheme Amendment may be necessary if this is considered appropriate.

5.7 EMPLOYMENT, BUSINESS AND TOURISM

Objective

To promote employment, business and tourism in the Shire.

Strategies

- Generally encourage new employment opportunities within the Shire.
- Ensure that the Shire can capitalise on the potential visitor economy by providing for a variety of tourism accommodation types.
- Ensure that the activities are developed, and sites are appropriately protected and managed, in order to maximise their interest value and tourism appeal.
- Encourage the development of a range of accommodation types to cater for the range of visitors likely to be attracted to the region.
- Ensure that the increasingly popular isolated landscapes are appropriately catered for in a sustainable and responsible manner.

Actions

1. Cooperate with the appropriate tourism planners to facilitate the outcome for tourism in the region.
2. Ensure that the Shire has serviced land available in an appropriate location for future business activities.

5.8 MINING

Objective

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

Strategies

- Support the setting up and establishment of mining operations in the Shire.
- Where appropriate, encourage co-operation between the mining operations and the Traditional Owners of the land.
- Acknowledge the existing gypsum mining operations at Lake Cowcowing, and ensure the ongoing extraction of the resource is balanced with the environmental protection of the lake.
- Ensure that mining transport routes used to move minerals are appropriately maintained to a safe and responsible standard.
- Ensure that any mining activities have no detrimental social impacts on the residents of the established settlements.
- Only support the use of a fly in/fly out operation as a last option to the establishment of a permanent workforce.
- Support the provision of industrial mining services within mining leases where they **only** service the mining activity. Where the mining service industry services

mainstream clients as well, the use shall only be permitted on freehold land with an appropriate zoning and public access.

- Ensure that any mining camp sites are established within easy access to services and supply outlets of an established settlement.
- Ensure that any mining camp does not detrimentally impact on the essential services, residential environment or amenity of the established settlement.
- Ensure that mining activities have no detrimental impacts on the surrounding landscape or environment.

Actions

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

5.9 TRANSPORT AND INFRASTRUCTURE

Objective

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

Strategies

- To facilitate on-going negotiations and co-operation between the Shire and the essential service agencies.
- Support the forward planning of essential services to ensure land can be properly serviced when required.
- Promote the integration of land and water planning in accordance with the framework identified in *Stormwater Management Manual for Western Australia (Department of Water, 2007)*.
- Protect sensitive land uses from undesirable impacts from specific activities like rubbish tips, chlorine stores and the like.
- Require that new development proposals demonstrate adequate provision of: vehicle access, electricity, potable water and solid and waste water disposal.
- Ensure that local road networks for new development are safe for all users.
- Support the provision of underground power and telecommunications infrastructure for new subdivisions.
- Support the on-going development of the Wyalkatchem Airport and associated activities.
- Promote re-use and recycling of water, particularly stormwater and wastewater.

Actions

1. Setup service liaison relationships with relevant service agencies.
2. Provide for appropriate buffers between uses with environmental impacts and sensitive uses.
3. Recognise the Wyalkatchem Airport in the Scheme to protect it and its future requirements including the necessary buffers.
4. Protect the function and safety of the Goomalling-Merredin route by ensuring minimal additional access.

6 STRATEGY MAPS

6.1 SHIRE STRATEGY MAP

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

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

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

- Existing Conservation areas (Reserves),
- Other existing Reserves,
- Major transport routes, and
- Townsites.

6.2 WYALKATCHEM (TOWNSITE) STRATEGY MAP

Figure 3 overleaf shows the future land use strategy allocation for Wyalkatchem Townsite. These proposals are based on existing uses, built environment, proximity to like use, vacant land and synergies to adjoining uses.

Residential

The townsite currently has over 30 vacant residential lots in the east Wilson Street area. Only three of these lots are VCL or Crown Reserves, and five are Shire owned. There are another twenty lots elsewhere in the 'existing urban' area of the townsite. The strategy proposals provide for these serviced areas to be made available first - unless there is adequate funding to initiate a new subdivision in the Slocum Street area. These developments must be based on a proven demand for new housing. Often demand is price driven and therefore the creation of lots must be carried out as economically as possible. A wider choice of lifestyles will be more attractive to would-be settlers. If a demand for larger lots, say 2,000m² could be proven it may be worth investigating such a proposal north of the Slocum Street area. This area could provide a transition into the existing 'Rural Residential' lots north of Carter Street.

The Council will monitor the take-up rate of various lot sizes to gauge the need for additional land releases in each lot size range. As mentioned the release will depend largely on demand, the availability of services and funding to create new lots.

The current rate of development applications indicates that additional lots for new houses may not be warranted for many years.

Residential areas are already zoned in the existing Scheme (No 3); however the appropriate research needs to be carried out in terms of environment, design, services and land capability. The aim of the strategy is to consolidate residential areas in the existing town area first.

Aged persons accommodation is currently located on the corner of Piesse and Honour Avenue and the corner of Swan and Wilson Streets. Further areas for aged and dependent dwellings should be located adjacent to either of these facilities, with additional areas marked as Option A and B on **Figure 3**. The Honour Street facility is within easy reach of the hospital and medical facilities, whilst the Swan Street complex is closer to the shops and the main street.

Commercial

The commercial area of Wyalkatchem is small. As with many of the NEWROC towns its location is off the main road which does not help capture any passing trade. Again the demand for new shops or offices is expected to be minimal. In the event additional commercial land is required the existing commercial strip should be developed along the opposite side of the main street (south side of Railway Terrace). Providing commercial development on both sides of a 'main street' helps to create a better shopping environment. This development should be the subject of a future townscape review. Extending the town centre to the eastern end of Railway Terrace may not be viable for shops as this part (east of Riches Street) may not enjoy the same passing traffic as the area west of Riches Street.

The Council will need to monitor the take up of commercial land with a view to initiating the acquisition of parts of the railway area for such uses as the lag time can be significant.

Light and General Industry

The majority of light industrial uses of Wyalkatchem are centred around the Butlin and Grace Street, and the property on the south western corner of Thurstun Street and Railway Terrace. Other incidental depots occur in Thurstun Street and the Wheatbins are located in south east of the town. If future demand warrants the creation of a new industrial area it should be contiguous to the existing area and within easy reach of the town without being too close.

The area to the west of Ferries Street would appear to be a rational choice of locations. The area is contiguous to the existing industrial area, there is adequate room for expansion, the area is already sterilised for sensitive uses by the wastewater treatment plant and there area has no vegetation that may preclude its development. The area could be developed for a range of light to general industrial uses with a variety of lot sizes. Any proposal would need to be assessed in terms of environment, design, services and land capability prior to being rezoned.

The future use options for the area to the north of the existing wheatbin silos needs to be discussed further. It is unlikely to be useful for industrial as it is too close to the residential and hospital area.

Civic and Cultural, Public Purposes and Recreation

These are several sites earmarked for various public purposes around the town including a police site, Shire depot, Shire offices, telecentre, health centre, school, hospital, recreation centre etc. There should be no change to the location of these developments.

The existing recreation centre south of Hands Street extends over several reserves and should remain the centre for these types of activities.

The civic and cultural precinct could be consolidated by encouraging other services, civic and cultural uses in the same area as shown in **Figure 3**.

Rural Residential

The land that currently is made up of 2.5 to 5 hectare lots in the area north of Carter Street should be designated as Rural Residential. Not all of these lots are developed suggesting that there may not be a significant demand.

Further Rural Residential development will not be supported beyond 10 kilometres from Wyalkatchem and will be subject to established criteria to determine suitability of the development.

6.3 OTHER LOCATIONS

All of the land in Cowcowing and Benjaberring is designated as 'Conservation' in the Scheme. These are degazetted townsites, and the land is currently either Vacant Crown Land or Crown Reserves. The strategy for these locations is to discourage development that is unsustainable. The Council is already stretched with demands on its services and cannot support dispersed communities around the Shire.

There is a small amount of private land in Korrelocking and Nalkain. Nalkain has also been degazetted. Council will support development of these lots but will not encourage or support the release of any additional land in these locations. Land in private ownership will be designated as 'Rural' thereby allowing development of a single dwelling.

6.4 OTHER STRATEGY COMPONENTS

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

7 IMPLEMENTATION, MONITORING AND REVIEW

7.1 WAYS OF IMPLEMENTING THS STRATEGY

7.1.1 Local Planning Scheme

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

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

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

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

7.1.2 Shire Policy

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

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

These policies will be adopted when the enabling Scheme (Scheme 4) has been gazetted.

7.2 MONITORING AND REVIEW OF THE STRATEGY

This Strategy will be monitored and reviewed when either;

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

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

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

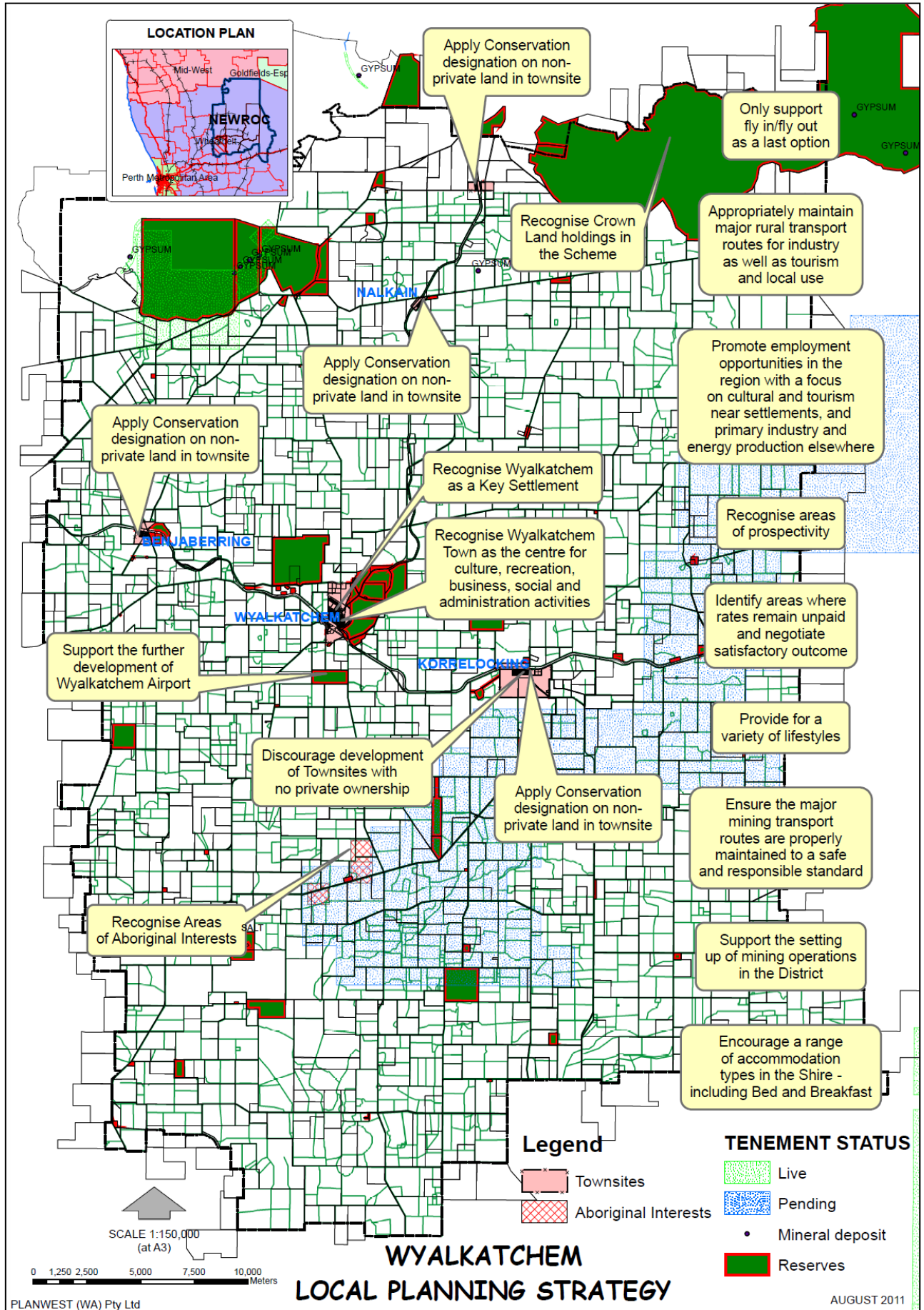
New opportunities and challenges may arise during this time and some of the changes may not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy, new crop species and also changing community needs and aspirations.

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

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

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

FIGURE 2 - DISTRICT STRATEGY MAP



7.3 ENDORSEMENT PAGES

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

ADVERTISING

The Shire of Wyalkatchem Local Planning Strategy certified for advertising on

.....20.....

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

_____ Date _____

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

ADOPTED

The Shire of Wyalkatchem hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the _____ day of _____ 20 .

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on _____.

_____ Date _____

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