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SHIRE OF LAKE GRACE

LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission
13 June 2007

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SHIRE OF LAKE GRACE
LOCAL PLANNING STRATEGY

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1.0 INTRODUCTION

1.1 REQUIREMENT FOR A LOCAL PLANNING STRATEGY

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

1.2 ROLE AND PURPOSE OF A LOCAL PLANNING STRATEGY

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

The Shire's current Town Planning Scheme No.3 was prepared in 1990 and gazetted in 1992. An examination of Town Planning Scheme No.3 in 1999 identified a number of shortcomings in terms of the scope and effectiveness of the Scheme and recommended the preparation and adoption of a new local planning scheme for the whole Shire. On the basis of the findings of this examination the local government resolved to prepare a new local planning scheme for all land within the municipal district of the Shire of Lake Grace to be named Local Planning Scheme No.4.

This Local Planning Strategy provides an explanation of the content of Local Planning Scheme No.4 and should be read in conjunction with that Scheme. The Strategy does not however form part of the Scheme and may therefore be amended without having to follow the procedures set out in the *Town Planning Regulations 1967*. The procedures for amending the Strategy are outlined in Part 6 of this Strategy.

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

The purpose of the Shire of Lake Grace Local Planning Strategy is to:

- Provide a framework for decision making by the local government which will assist the resolution of land use conflicts;
- Provide guidance for the use and development of all land within the Shire which address issues of competing land uses and economic, social and environmental objectives;
- Guide the provision of service infrastructure requirements such as water, sewerage, power, roads, wastewater management and basic raw materials;

- Plan for residential, commercial and industrial land requirements;
- Provide guidelines to improve the amenity and character of the Shire's settlements;
- Reduce ad hoc and duplicated decision-making and activity by coordinating action by government agencies, private sector organisations and local community groups;
- Assist in the ongoing formulation of planning policy within the Shire;
- Identify and provide a framework to protect land with high conservation value and land for public purposes; and
- Promote the Shire's identity within the Wheatbelt Region.

Future determinations by the local government under Local Planning Scheme No.4 in respect of any proposal for land use and/or development in the Shire are required to be consistent with this Local Planning Strategy. Where there is any inconsistency between the Scheme and the Strategy the provisions of the Scheme shall prevail.

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

1.3 STUDY AREA

The study area for this Local Planning Strategy comprises all land within the Shire of Lake Grace. The Shire of Lake Grace is located in the Central South Region of the Western Australian Wheatbelt approximately 350 kilometres south-east of Perth. The Shire is 170 kilometres long, 60 kilometres wide and covers a total area 9,245 square kilometres. It is bounded by the Shires of Dumbleyung, Kulin, Kondinin, Ravensthorpe, Jerramungup and Kent and contains four (4) main townsites being Lake Grace, Newdegate, Lake King and Varley.

1.4 RELEVANT CONSIDERATIONS

Preparation of the Strategy has involved consideration of State and regional policies and plans affecting the Shire of Lake Grace and local planning objectives, plans and policies including:

- State Planning Strategy (1997)
- Shaping the Future 1997 – 2010: An Economic Development Vision and Strategy for the Wheatbelt Region (1997)
- Roads 2020 Regional Road Development Strategy: Wheatbelt Region (1997)
- State of the Environment Report (1998)
- Wheatbelt Regional Transport Strategy (1998)
- Draft Country Sewerage Policy (1999)
- State Salinity Strategy (2000)
- Shire of Lake Grace Town Planning Scheme No.3 (1992)
- Shire of Lake Grace Municipal Inventory of Heritage Places (1997)
- Shire of Lake Grace Policy Manual (2004)
- Shire of Lake Grace Principal Activities Plan (2004)

- WAPC State Planning Policy No. 1 – State Planning Framework Policy (Variation No.1) (2000)
- WAPC State Planning Policy No. 2 – Environment and Natural Resources Policy (2003)
- WAPC Statement of Planning Policy No. 2.5 – Agriculture and Rural Land Use Planning (2002)
- WAPC State Planning Policy No. 2.7 – Public Drinking Water Source Policy (2003)
- WAPC State Planning Policy No. 2.9 – Water Resources (2006)
- WAPC State Planning Policy No. 3 – Urban Growth and Settlement (2006)
- WAPC State Planning Policy No. 3.1 – Residential Design Codes (2002)
- WAPC State Planning Policy No. 4.1 – State Industrial Buffer Policy (1997)

1.5 PREPARATION PROCESS

The Strategy has been prepared by the Shire of Lake Grace following extensive investigation by its staff and town planning consultant. Investigations have involved research and data collection including a review of the policies and plans referred to above, meetings and discussion with numerous State government agencies and essential service providers, and consultation over an extended period with the local community including elected Council representatives, ratepayers associations, community groups and individuals.

2.0 STATE AND REGIONAL PLANNING CONTEXT

2.1 BACKGROUND

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

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

2.2 STATE PLANNING STRATEGY

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

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

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

- **Environment** - To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.
- **Community** - To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.

- **Economy** - To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
- **Infrastructure** - To facilitate strategic development by making provision for efficient and equitable transport and public utilities.
- **Regional Development** - To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region.

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

- Development of a range of expanded and consolidated towns linked by improved transport infrastructure.

- Encouragement of innovation in agriculture, environmental management and downstream processing of agricultural products.
- Rehabilitation and protection of productive farmlands.
- Maintenance and enhancement of vibrant, viable inland communities.

The Shire of Lake Grace will play an important role in implementing the visions of the State Planning Strategy through the preparation, amendment and administration of its Local Planning Strategy and Local Planning Scheme No.4. The local government will incorporate the principles of the State Planning Strategy in its Local Planning Strategy and Local Planning Scheme and will adapt the regional strategies and actions to suit local circumstances. In making decisions under the Scheme the local government will seek to apply these principles, strategies and actions to the management of land use change and growth within the Lake Grace district. These decisions will help to achieve the State Planning Strategy's primary goals and provide for a consistent approach to future planning and development in the region.

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

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

2.3 STATE PLANNING FRAMEWORK

The State Planning Framework is a State Planning Policy (i.e. SPP No. 1) originally prepared by the Western Australian Planning Commission in 1998 and updated in 2000 to amalgamate within a central framework all existing State and regional policies, strategies and guidelines applicable to land use and development in Western Australia.

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

The State Planning Framework is a document which local governments are required to consider in making decisions on planning matters to ensure consistency with State and regional planning policies and objectives. The

policies, strategies and guidelines included in the Framework to be considered in the preparation, amendment and administration of the Shire of Lake Grace Local Planning Strategy and Local Planning Scheme No.4 are set out below.

- **State Planning Policies (SPP)**

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

The following State Planning Policies are of particular relevance to the Shire of Lake Grace and will be given due regard by the local government in preparing Local Planning Scheme No.4 and making decisions on all planning related matters:

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

This policy sets out the principles and considerations that will be applied by the Shire of Lake Grace to integrate environment and natural resource management with broader land use planning and decision making, protect, conserve and enhance the Shire's natural environment and promote and assist in the sustainable use and management of the Shire's natural resources.

SPP No. 2.5 Agriculture and Rural Land Use Planning (2002)

This policy sets out the principles and considerations that will be applied by the Shire of Lake Grace to provide for the protection of agricultural land resources within the district, plan and provide for rural settlement, minimise the potential for land use conflict to protect existing agricultural land uses and carefully manage the Shire's natural resources.

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

This policy sets out the principles and considerations that will be applied by the Shire of Lake Grace to protect and manage public drinking water source areas from incompatible land uses and pollution to maintain the quality of drinking water.

SPP No. 2.9 Water Resources (2006)

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

SPP No. 3 Urban Growth and Settlement (2006)

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

SPP No. 3.1 Residential Design Codes (2002)

This policy sets out the principles and considerations that will be applied by the Shire of Lake Grace to control all future residential development within the Shire.

SPP No. 4.1 State Industrial Buffer Policy (1997)

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

- **Regional Strategies**

There are no regional planning strategies which currently apply to the Shire of Lake Grace.

- **Regional and Sub-regional Structure Plans**

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

- **Strategic Policies**

Liveable Neighbourhoods: Community Design Code – Draft (1997)

- **Operational Policies**

General

- DC 1.1 Subdivision of Land – General Principles (1988, updated 1998)
- DC 1.2 Development Control – General Principles (1988, updated 1998)
- DC 1.3 Strata Titles (1988, updated 1998)
- DC 1.4 Functional Road Classification for Planning (1988, updated 1998)
- DC 1.5 Bicycle Planning (1990, updated 1998)
- DC 1.7 General Road Planning (1990, updated 1998)

Residential

- DC 2.1 Residential Design Codes (2002)
- DC 2.2 Residential Subdivision (1988, updated 1998)
- DC 2.3 Public Open Space in Residential Areas (1988, updated 1998)
- DC 2.4 School Sites (1998)
- DC 2.5 Special Residential Zones (1988, updated 1998)
- DC 2.6 Residential Road Planning (1989, updated 1998)
- Guidelines The Design and Geometric Layout of Residential Roads (1998)
- Guidelines The Preparation of Local Structure Plans for Urban Release Areas (1992)
- Guidelines The Preparation, Form and Content of Local Housing Strategies (1992)

Rural

DC 3.4	Subdivision of Rural Land (2002)
DC 3.5	Poultry Farms (1995)
Guidelines	Preparation of a Local Rural Strategy (1989)
Guidelines	Land Capability Assessment for a Local Rural Strategy (1989)
Guidelines	Planning for Better Bushfire Protection (1989)
Guidelines	Planning for Plantation Fire Protection (1991)

Industrial and Commercial

DC 4.1	Industrial Subdivision (1988)
DC 4.2	Planning for Hazards and Safety (1991)
Guidelines	Preparation, Form and Content of Local Commercial Strategies (1991)

2.4 OTHER RELEVANT REGIONAL SCHEMES, STRATEGIES, STRUCTURE PLANS AND POLICIES

Given the limited land use pressures within the Central South Region of the Wheatbelt no regional planning schemes or structure plans have been prepared which affect the Shire of Lake Grace. Notwithstanding this fact, there are a number of recently published strategies which the local government will have regard to in the preparation, amendment and administration of the Shire of Lake Grace Local Planning Strategy and Local Planning Scheme No.4. These are set out below:

- Shaping the Future 1997 – 2010: An Economic Development Vision and Strategy for the Wheatbelt Region (1997)
- Roads 2020 Regional Road Development Strategy: Wheatbelt Region (1997)
- State of the Environment Report (1998)
- Wheatbelt Regional Transport Strategy (1998)
- Draft Country Sewerage Policy (1999)
- The Environmental Protection of Native Vegetation in Western Australia – Environmental Protection Authority Position Statement No.2 (1999)
- State Salinity Strategy (2000)
- Avon Natural Resource Management Strategy (2005)
- EPA Draft Guidance Statement No.33 – Environmental Guidance for Planning and Development (2005)

3.0 LOCAL GOVERNMENT POLICY CONTEXT

3.1 CORPORATE PLAN / MISSION STATEMENT

At present the Shire of Lake Grace does not have a corporate plan or any specific mission or vision statements. Notwithstanding this fact, the Shire seeks to provide for the good government of persons in the district in accordance with the general objectives and requirements of the *Local Government Act 1995*.

3.2 CORPORATE OBJECTIVES

The corporate objectives of the local government that have implications for land use planning and development in the Shire are as follows:

- To ensure that adequate housing is available to the community;
- To provide community amenities and other infrastructure as required by the community;
- To provide suitably priced land within the Shire to facilitate population growth and business activity and expansion;
- To establish and efficiently manage sport and recreation infrastructure and resources which will help the social wellbeing and health of the various communities of the Shire;
- To provide effective and efficient transport infrastructure to the community;
- To help promote the Shire and improve its economic wellbeing;
- To provide bush fire prevention services;
- To provide an operational framework for good community health in conjunction with the Department of Health;
- To provide other services that may be required by the community.

3.3 SIGNIFICANT LOCAL GOVERNMENT POLICIES AND STRATEGIES

Significant local government policies and strategies that currently influence land use planning and development in the Shire are summarised as follows. The local government will consider these policies and strategies in the preparation and implementation of the Shire of Lake Grace Local Planning Strategy and Local Planning Scheme No.4.

- **Shire of Lake Grace Town Planning Scheme No.3 (1992)**

The Shire of Lake Grace Town Planning Scheme No.3 was gazetted in 1992 and has been in operation since that time. A total of four (4) amendments have been initiated and approved since gazettal.

The Scheme applies only to land comprising the Lake Grace, Newdegate, Lake King and Varley townsites. As such there are no planning controls over any land outside these areas.

An examination of the effectiveness of Town Planning Scheme No.3 by the local government in 1999 led to the following conclusions:

- The format of the Scheme is outdated and not in keeping with the latest standards and provisions prescribed in 'Appendix B – Model Scheme Text' of the Town Planning Amendment Regulations 1999;
- The Scheme Maps need to be updated to reflect numerous changes to the purpose of various Crown reserves and significant changes to cadastral boundaries that have occurred as a result of subdivision/amalgamation approvals issued by the Western Australian Planning Commission;
- The Scheme does not provide the local government with any planning controls over areas immediately outside designated townsite boundaries which have recently experienced increased pressure for development;
- The Scheme does not provide the local government with any planning controls over rural land, the development of which could cause serious land use conflicts, lead to the degradation and/or loss of productive agricultural land and undermine the purpose and viability of a number of uses previously established in the Shire's townsites to service these broad-acre agricultural activities;
- There is currently a critical shortage of suitably zoned land for industrial and service commercial type purposes, particularly in the Lake Grace and Newdegate townsites;
- Controls to facilitate the conservation/preservation of places of heritage value need to be updated so that reference is made to the local government's Municipal Inventory of Heritage Places;
- The Outline Development Plans formulated by the Department of Land Administration for the Lake King and Varley townsites and adopted as planning policy under the Scheme are outdated, do not reflect existing and future proposed patterns of land use and have proven ineffective in terms of ensuring a sufficient level of separation between conflicting land uses;
- There are insufficient planning controls within the Scheme to safeguard and enhance the character, amenity, environmental values and natural resources of the Shire and to promote ecologically sustainable land use and development; and
- The Scheme does not have regard for and therefore does not assist the effective implementation of the State Planning Strategy.

On the basis of the above findings the local government resolved to prepare a new local planning scheme for the whole of the municipal district of the Shire of Lake Grace to be named Local Planning Scheme No.4.

- **Shire of Lake Grace Municipal Inventory of Heritage Places (1998)**

A Municipal Inventory of Heritage Places was prepared by the Shire in 1998 to comply with the requirements of Section 45 of the Heritage of Western Australia Act 1990. A total of 192 places and structures identified as being of cultural heritage significance by the local government, in close consultation with the local community, are listed in the Municipal Inventory.

In order to facilitate the legal protection of places and structures included in a Municipal Inventory they can be listed in a local planning scheme. The Shire's current Town Planning Scheme No.3 contains a list of only two (2) heritage places, both of which have been included in the Shire's Municipal Inventory.

In accordance with the provisions of the new Model Scheme Text the local government is required, as part of the process of preparing Local Planning Scheme No.4, to establish and maintain a Heritage List having regard to places listed in Town Planning Scheme No.3 and the Municipal Inventory. Places included in the Heritage List will then be subject to the development control provisions of Local Planning Scheme No.4.

- **Shire of Lake Grace Policy Manual (2002)**

The following town planning policies have been adopted by the local government to help guide and control development in areas that are within the jurisdiction of Town Planning Scheme No.3:

- *Residential Development in the Lake King Townsite.*
- *Building Permits in the Town Centre Zone.*
- *Parking of Chemical Spray Units in Townsites.*
- *Development of Moveable Buildings including Relocated Buildings.*
- *Use of Sea Containers and Other Similar Transportable Structures.*
- *Outline Development Plans – Lake King & Varley Townsites.*

- **Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)**

Significant programs and activities proposed by the local government over the next four (4) years as provided for in the *Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)* are as follows:

- Construction of new staff and community housing in the Lake Grace, Newdegate and Lake King townsites;
- Construction of a proposed indoor recreation centre in the Lake Grace townsite;
- Management, including construction and maintenance, of all town and rural road infrastructure;
- Development of additional industrial land in the Lake Grace and Newdegate townsites; and
- Establishment of a five (5) year Bushfire Control Strategy Plan in conjunction with the Fire and Emergency Services Authority.

4.0 LOCAL PLANNING STRATEGY

4.1 INTRODUCTION

This section presents the Local Planning Strategy for the Shire of Lake Grace. It provides details of the various components of the Strategy including a brief description of the physical, economic and social environment of the Shire, key issues confronting the local government and their implications for land use planning and development.

Strategies are provided for the following matters:

- Population and Housing
- Economic Development
- Infrastructure and Community Services
- Environmental Protection and Conservation
- Settlements
- Cultural Heritage

The local government's visions/objectives for future development within the Shire over the next 10 to 15 years are provided and supported by details of the strategies and actions proposed to be implemented by the local government to achieve its stated aims. Timeframes have also been assigned to each of the proposed actions in accordance with the following criteria:

TIMEFRAME	YEARS
Short Term	0 to 5
Medium Term	6 to 10
Long Term	11 to 15
Ongoing	0 to 15

The information presented in this section provides the rationale for the land use and development control provisions to be incorporated in the Shire of Lake Grace Local Planning Scheme No.4. It also provides an indication of subsequent amendments that may be required to the Scheme in future to reflect implementation of various aspects of the Strategy.

4.2 POPULATION AND HOUSING STRATEGY

4.2.1 Population

Profile

As is the case for much of the Wheatbelt region, rationalisation and increased mechanization of agricultural industries over the last three decades has caused the Shire of Lake Grace to experience an extended period of population decline. Census figures show that the Shire's population has steadily decreased from 2,033 people in 1971 to 1,528 people in 2001. This represents a decrease of 505 people or 25% of the total population during this period. Population statistics and age distribution trends in the Shire from 1971 to 2001 are illustrated in Table 1.

TABLE 1 – POPULATION STATISTICS & AGE DISTRIBUTION 1971 TO 2001

AGE GROUP	YEAR											
	1971		1976		1986		1991		1996		2001	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
0-14	711	35%	633	32%	628	31%	511	29%	483	27%	367	24%
15-24	331	16%	322	16%	327	16%	188	11%	174	10%	141	9%
25-39	495	24%	527	27%	568	28%	533	30%	511	29%	525	34%
40-59	368	18%	352	18%	372	18%	391	22%	457	26%	379	25%
60+	128	6%	121	6%	120	6%	134	8%	144	8%	116	8%
TOTAL S	2033	100%	1955	100%	2015	100%	1757	100%	1769	100%	1528	100%

(Sources: MFP, 2000 & ABS, 2001)

Analysis of the above census figures reveals that there has been a significant decrease in the 0 to 14 and 15 to 24 age categories over the last thirty years. Whilst 0 to 24 year olds formed 51% of the population in 1971 they now form only 33% of the Shire's total population.

During this same period there has been a marked increase in the 25 to 39 and 40 to 59 age categories from 42% of the total population in 1971 to 59% in 2001. This trend is similarly reflected in the wider community with a growing aged population.

Population projections prepared by the Department for Planning and Infrastructure indicate that the Shire's population will remain fairly stable to 2006 (WAPC, 2000). The Department has not yet made any predictions beyond 2006 however the local government believes there is significant opportunity for a moderate increase in population if local economic conditions improve for an extended period.

The 2001 Census also revealed the following population statistics:

- The median age of people in the Shire in 2001 was 36 years compared to 32 years in 1996 and 30 years in 1991.
- A total of 1,331 persons (87%) stated they were Australian born.
- A total of 149 persons (9.7%) stated they were born overseas. Of these the highest proportions came from the United Kingdom (3.9 %), New Zealand (3.6%) and Netherlands (0.52%).
- A total of 21 persons (1.4%) claimed to be of indigenous origin (i.e. Aboriginal or Torres Strait Islander).
- 53% of people lived in households consisting of a couple with children, 42% lived in households consisting of a couple without children while one-parent families accounted for 4.6%.

The agricultural industry is the largest employer in the Shire of Lake Grace employing 76% of the total workforce of 916 people. The next largest industry sectors are retail trade (6.7% of employed persons), education (6.4% of employed persons) and health and community services (3.9 % of employed persons) (ABS, 2001).

Managers and Administrators formed the largest occupational group, accounting for 44% of the total workforce. The next largest groups were Labourers and Related Workers (10%) and Tradespersons and Related Workers (9%) (ABS, 2001).

In the December 2001 quarter there were 36 unemployed people in the Shire which represented 3.8% of the labour force. This compares with 2.8% of the labour force who were unemployed in the Shire in 1981. Age categories with the highest unemployment rates are the 25-34 group (2.5% of total labour force) followed by the 15-24 age group (2% of total labour force) (ABS, 2001).

The unemployment rate for the Shire has for many years been consistently below that for regional Western Australia and the State as a whole. This can probably be attributed to the fact that those who cannot find employment tend to leave the Shire to search for work elsewhere.

Key Issues, Planning Implications & Position Statements

- Population decline is a major issue of concern in the Shire as it has a significant bearing on economic and social well being. Strategies that seek to promote population growth by encouraging the development of down stream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism will be supported by the local government. Whilst population growth in the Shire is a primary objective it must be tempered with the need to retain the unique characteristics and appeal of local communities. Any growth that occurs needs to be managed so that it is ecologically sustainable and maintains and enhances the overall character, safety and amenity of the Shire.
- The significant and continued decline in the proportion of persons aged 0 to 24 over the last thirty years and the increase in the number of aged persons has major implications for future development including the provision of a wide range of services and facilities. There is a need to ensure that all future development addresses the specific needs and requirements of the population including the timely and economic provision of a suitable range of services and facilities, especially those related to education, housing and health.
- The limited population growth projected for the Shire in the next few years suggests that there is little need to plan for any future development. This is however a short sighted approach to the future of the Shire for two reasons. Firstly, there is a need to maintain a reasonable level of amenity and services for the local community regardless of the level of growth. Secondly, there is significant potential for population growth that requires strategic and statutory guidance at the local level if economic development strategies are successful. A local planning scheme that is modern, flexible and provides sufficient opportunity to accommodate economic diversification and population growth including the development and expansion of the Shire's four (4) main townsites is considered critical to the future economic and social well being of the Shire.

Visions/Objectives

- Promote population growth having regard to the principles of ecologically sustainable development and provide for the needs of all sectors of the community including the elderly.

Strategies

- Promote population growth by encouraging the development of down stream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism.
- Ensure that any future population growth is environmentally, socially and economically sustainable and maintains and enhances the overall character, safety and amenity of the Shire.
- Provide a wide range of services and facilities that are easily accessible and benefit the development and growth of the whole community.

Actions

- Ensure that Local Planning Scheme No.4 is sufficiently flexible that it promotes population growth by encouraging diversification of the local economy. (ONGOING)
- Incorporate provisions in Local Planning Scheme No.4 that promote the principles of ecologically sustainable development and maintain and enhance local character, safety and amenity. (IMMEDIATELY)
- Ensure that Local Planning Scheme No.4 is sufficiently flexible that it enables the multiple use of buildings and places used to provide community facilities and services. (ONGOING)

4.2.2 HOUSING

Profile

Census figures show that there were 617 dwellings in the Shire in 2001 comprising 556 separate houses, 21 semi detached, row or terrace houses, 3 flats, units or apartments and 37 other dwellings (ABS, 2001). This compares with 603 dwellings in 1996 and 573 dwellings in 1986. The annual rate of growth of dwellings in the Shire from 1986 to 2001 was approximately 2%.

Census figures also show that average household size in the Shire in 2001 was 2.5 persons per dwelling compared to 3.3 persons per dwelling in 1981. This demonstrates that the average number of persons per dwelling has declined considerably over the last twenty years reflecting the general trend in similar rural areas across the State.

The majority of houses in the Shire have been constructed in the existing settlements of Lake Grace, Newdegate, Lake King and Varley with most new houses having been constructed in these settlements over the last forty years. Numerous houses have also been constructed outside these main settlements in the agricultural areas of the Shire however these are widely dispersed.

Under the terms of the Shire's current Town Planning Scheme No.3 a residential density coding of R12.5/30 applies to all residential zoned land in the Lake Grace and Newdegate townsites. Residential development to the standards of the R30 coding is permitted in these towns subject to connection to reticulated sewerage. A density coding of R10 currently applies to all residential zoned land in Lake King and Varley.

Single detached dwellings are the predominant form of housing in the Shire however there are a small number of grouped and aged persons dwellings. No multiple dwellings (i.e. multi-storey home units) have been constructed in the Shire.

Homeswest, the Government Employee Housing Authority (GEHA) and the local government are the major suppliers of housing in the Shire. A significant proportion of this housing stock is nearing the end of its useful life and is being programmed for replacement.

Key Issues, Planning Implications & Position Statements

- Despite the population decline that has occurred in the Shire over the last thirty years there has been an increase in the number of dwellings. This can be attributed to the decrease in average household size in the Shire over the same period. Should occupancy rates continue to decline in future and population levels in the Shire remain stable there will be a need to ensure a sufficient supply of suitably zoned and serviced residential land in all the Shire's main settlements to accommodate housing demand.
- The ageing of the Shire's population is expected to result in an increase in demand for centrally located housing, aged accommodation and health care facilities. As such opportunities for higher density residential development including additional aged persons accommodation and aged care and health facilities need to be provided. This has significant implications for residential design and development in the Shire's main settlements.
- Demand for housing in the Shire has historically varied according to local economic conditions. When the economy has been strong significant shortages of housing have been found to exist in all townsites. In recent years this has prompted the construction of new houses by Homeswest and GEHA and residential subdivision and housing development by the local government. In order to maximize opportunities for housing growth in line with potential increased demand there is a need to ensure a sufficient supply of suitably zoned and serviced residential land in the Shire's main settlements. This is particularly important if a major new industry were to be established in the Shire in the future.
- A significant proportion of the Shire's housing stock is dated and in need of replacement. The major providers of housing in the Shire are planning for the sale of old stock and the construction of new dwellings on vacant residential land. Given the intentions of these housing providers there is a need to ensure a sufficient supply of suitably zoned and serviced residential land in the Shire's main settlements. There is also a need to provide sufficient opportunity for the redevelopment and consolidation of existing residential areas where old housing stock is proposed to be demolished and replaced as they are typically located on large size lots in the central parts of each town in close proximity to a wide range of service and facilities.

- Given the decrease in average household size, ageing of the Shire's population and the significant opportunities for the redevelopment and consolidation of existing residential areas a review of the residential density codes applicable to all residential land in the Shire's main settlements is warranted.

Visions/Objectives

- To ensure a sufficient supply of suitably zoned and serviced residential land in each of the Shire's main settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of safety, accessibility and visual amenity.

Strategies

- Direct the majority of new housing development in the Shire to the Lake Grace, Newdegate, Lake King and Varley townsites.
- Ensure sufficient amounts of suitably zoned and serviced residential land in each of the Shire's main townsites which provide a wide choice of lot sizes and housing types to suit the needs of all sectors of the community including that required to accommodate the elderly in convenient and central locations.
- Continue to support the development of quality public housing in each of the Shire's main settlements.
- Apply the provisions of the Residential Design Codes of Western Australia to future housing developments to create neighbourhoods with a community identity and high levels of safety, accessibility and amenity.
- Formulate and apply local planning policies that support the local government's stated objectives regarding community identity and high levels of safety, accessibility and amenity.

Actions

- Identify the preferred location of future residential development in the Lake Grace, Newdegate, Lake King and Varley townsites having regard to land capability and servicing requirements and apply a suitable zoning classification to these areas in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Review the residential density codings applicable to all existing and proposed residential zoned land in the Shire's main settlements. **(IMMEDIATELY)**
- Continue to pursue a residential subdivision development program as provided for in the *Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)*. **(ONGOING)**
- Identify the preferred location for higher density forms of housing including aged persons accommodation in each of the Shire's main settlements and apply a suitable residential density coding to this land in Local Planning Scheme No.4. **(SHORT TERM)**
- Support the development of innovative housing options for the elderly such as transportable granny flats. **(ONGOING)**

- Work with Homeswest and the Government Employee Housing Authority to plan for the provision of additional housing in the Shire's main settlements. (ONGOING)
- Continue to pursue a housing development program for Council staff, aged persons and joint venture community housing as provided for in the *Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)*. (ONGOING)
- Incorporate Model Scheme Text provisions in Local Planning Scheme No.4 that enable application of the provisions of the Residential Design Codes of Western Australia. (IMMEDIATELY)
- Prepare and adopt local planning policies in respect of residential development to support the objective of creating neighbourhoods with a community identity and high levels of safety, accessibility and amenity. (SHORT TERM)

4.3 ECONOMIC DEVELOPMENT STRATEGY

4.3.1 Agriculture

Profile

Agriculture is the dominant industry sector in the Shire of Lake Grace and is expected to remain the most significant contributor to local economic activity. Wheat and wool production are the main agricultural activities although there are a number of other activities including cereal, oilseed and legume cropping, the raising of livestock for slaughter, including feedlots, and aquaculture (i.e. yabby farming).

In 1999 agricultural production in the Shire was valued at \$128.7million. This represented 3% of the State's total agricultural production by value. A brief history of the level of agricultural production in the Shire from 1994 to 1999 is provided in Table 2.

TABLE 2 – AGRICULTURAL PRODUCTION STATISTICS 1994 TO 1999

Year	1994	1995	1996	1997	1998	1999
Value of Production (\$m)	92.4	121.2	149.2	131.7	177.0	128.7
Annual Growth (%)	100.7	31.1	23.1	-11.7	34.4	-27.3

(Source: ABS, 2001)

There are currently 275 agricultural holdings in the Shire covering an area of approximately 762,000 hectares (ABS,2001). This compares to 282 holdings in 1991/1992 covering an area of 737,988 hectares, 297 holdings in 1981/1982 covering an area of 699,893 hectares and 323 holdings in 1976/1977 covering an area of 649,380 hectares (ABS,2001). The rationalisation and increased mechanization of agriculture over the last three decades are the primary reasons for this gradual reduction in the number of agricultural establishments in the Shire.

Key Issues, Planning Implications & Position Statements

- The existing and potential agricultural production of the Shire is of significance to the local, region and State economies. Productive agricultural land in the Shire is a finite resource that must be conserved and managed for the long term. Protection of the Shire's agricultural land resources is a key objective of the Western Australian Commission's Statement of Planning Policy No.11 - Agricultural and Rural Land Use Planning 2002 which is supported by the local government.
- Agricultural land uses can affect the environment and natural resources either positively or negatively depending upon how they are planned, managed and controlled. Incompatible adjacent land uses can severely restrict agricultural activity and conversely agricultural activities can have serious impacts on adjacent land uses. Given the limited scope of the Shire's current Town Planning Scheme No.3 the local government has limited legal powers to control the development and use of agricultural land within the Shire to minimise negative environmental impacts or potential land use conflicts. A new local planning scheme is proposed to address this situation.
- There is a need to reduce reliance on agriculture as a major source of employment within the Shire. This could be achieved by encouraging the development of down stream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism. Such development is proposed to be facilitated by a sufficiently flexible local planning scheme that enables the timely establishment of new uses.
- There has been increased demand for rural residential lots in the Shire over the last ten (10) years. It is recognised that subdivision for these purposes can significantly affect adjoining agricultural land values and the viability of farming operations through land use restrictions and increased rates. It also has significant implications in terms of the provision of community services and infrastructure. There is a need to plan for subdivision of this type in appropriate locations having regard to its impact on productive agricultural land, land capability and servicing requirements.

Visions/Objectives

- To achieve ecologically sustainable use of agricultural land in the Shire whilst providing diverse and compatible development opportunities in agricultural areas to promote the local economy.

Strategies

- Apply a suitable zoning classification to all agricultural land within the Shire in Local Planning Scheme No.4 to provide the local government with the statutory powers required to control the development and use of such land.
- Identify and protect productive agricultural land from ad hoc subdivision, incompatible development and land degradation.
- Minimise the potential for land use conflict in agricultural areas.

- Promote the diversification of the Shire's economy by encouraging the development of down stream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism.
- Support the subdivision of agricultural land in limited circumstances which accord with Western Australian Planning Commission policy applicable at the time including but not limited to the following purposes:
 - (a) A significant natural or man-made feature already physically divides the proposed lots and an undesirable precedent would not be set;
 - (b) One or more of the lots is to accommodate an existing or proposed specific non-rural land uses such as recreation facilities, tourist facilities, public utilities, uses ancillary to the rural use of the land (e.g. abattoirs, canning works, grain palletizing plants etc.);
 - (c) To excise a conservation lot in accordance with Western Australian Planning Commission criteria;
 - (d) To facilitate the conservation of a heritage building or place where:
 - (i) the building, object or place is listed in the State Register of Heritage Places or a Heritage List in the local planning scheme;
 - (ii) The subdivision is supported by the local government;
 - (iii) The local government and landowner enter into a legal agreement, binding on successive owners in Title, to ensure the conservation of the heritage place and to limit the use of the newly created lot and place; and
 - (iv) The allotment is of sufficient size to contain its own impacts and will not adversely affect the operation of external uses.
 - (e) For the relocation of boundaries where:
 - (i) the new boundaries reflect good environmental and land management practices;
 - (ii) no additional dwelling entitlements are created or where the dwelling entitlements are removed or reduced; and
 - (iii) the proposal is intended to facilitate the ongoing agricultural usage on all of the lots.
- Limit subdivision of productive agricultural land for rural residential purposes.

Actions

- Identify and classify all existing agricultural lots in the Shire as General Agriculture zone in Local Planning Scheme No.4. (**IMMEDIATELY**)
- Work with the Department of Agriculture, Western Australian Planning Commission and local community to identify agricultural areas within the Shire that are of local, regional or State significance and classify these areas as Priority Agriculture Zone in Local Planning Scheme No.4. (**MEDIUM TERM**)
- Incorporate general provisions in Local Planning Scheme No.4 that seek to prevent further environmental degradation of all land including agricultural land and provide for the rehabilitation of degraded land by measures considered appropriate by the local government and/or the WAPC and included as

conditions of subdivision or development approval (Refer to Part 4.5 Environmental Protection and Conservation Strategy). (IMMEDIATELY)

- Incorporate provisions in Local Planning Scheme No.4 specific to the General Agriculture zone that seek to protect productive agricultural land from incompatible development and minimise land use conflicts. (IMMEDIATELY)
- Incorporate provisions in Local Planning Scheme No.4 which specify that the local government will only support the development of tourist activities in the General Agriculture zone where they are complementary to the agricultural use of land and any impacts arising from these activities are contained on-site so as to not compromise agricultural productive capacity. (IMMEDIATELY)
- Incorporate provisions in Local Planning Scheme No.4 which specify that the local government will only support the development of feedlots in the General Agriculture zone where they comply with all relevant legislation, policies, guidelines and codes of practice applicable at the time and any impacts of such usage are contained on-site. (IMMEDIATELY)
- Incorporate provisions in Local Planning Scheme No.4 specific to the General Agriculture zone which specify that the local government will only support the further subdivision of existing agricultural lots in limited circumstances which accord with Western Australian Planning Commission policy applicable at the time. (IMMEDIATELY)
- Ensure that Local Planning Scheme No.4 is sufficiently flexible that it effectively contributes to the diversification of the Shire's economy by providing opportunity for the timely establishment of new industries in the General Agriculture zone. (ONGOING)
- Incorporate provisions in Local Planning Scheme No.4 that limit subdivision of agricultural land for rural residential purposes. (IMMEDIATELY)

4.3.2 Commerce and Industry

Profile

There are a wide variety of commercial enterprises and industrial activities in the Shire of Lake Grace, most of which have developed to serve the agricultural sector. These are predominantly located in the Shire's main settlements with Lake Grace being the district service centre and Newdegate, Lake King and Varley being local service centres. Commercial activities in the Shire include a variety of retail outlets, financial, administrative and health services, agricultural, building and home maintenance supplies, vehicle and machinery sales and repairs, fuel sales and distribution, agricultural service industries and hospitality and accommodation services and facilities. Employment in these areas is significant accounting for approximately 17% of the Shire's total workforce.

Key Issues, Planning Implications & Position Statements

- Commerce and industry in the Shire have developed primarily to serve the agricultural sector. As such the profitability of businesses in the Shire is closely related to the buoyancy of agricultural markets and the prosperity of the local farming community. It is desirable to reduce this dependency to provide a more stable local economy. This can be achieved by encouraging diversification of the Shire's economy through the development of diversified commerce and industry. The success of any strategy in this regard is dependent upon appropriate infrastructure, adequate supplies of suitably zoned and serviced land and flexibility in terms of the ability to accommodate new land uses.

- The bulk of the State's employment growth is expected in the service industries, particularly those that support tourism, community development and health care. Downstream processing of primary produce is also expected to be a major growth area in the State's economy. Given the potential implications of this growth for the Shire's economy there is a need to ensure that sufficient commercial and industrial land is set aside to accommodate new commercial and industrial activities.
- There are currently critical shortages of zoned and serviced industrial land in the Lake Grace and Newdegate townsites. This has proven to be a significant constraint to economic growth and development in these two towns and the Shire generally over the last five years. There is an urgent need to address this situation by identifying suitable locations for future industrial development and progressing the rezoning and subdivision development of land to meet current and future demand.

Visions/Objectives

- Development of a diversified range of commerce and industry in appropriate locations which provides significant employment opportunities and reduces the local economy's dependency upon the agricultural sector.

Strategies

- Promote the diversification of the Shire's economy by encouraging the development of a wide range of new commerce and industry.
- Direct the majority of new commercial and industrial development to the Lake Grace, Newdegate, Lake King and Varley townsites to build upon existing infrastructure in these settlements and maximise efficiencies of operation and economies of scale.
- Ensure that sufficient amounts of commercial and industrial land are provided in appropriate locations in each of the Shire's main settlements to accommodate new commercial and industrial activities.
- Address the current critical shortages of suitably zoned and serviced industrial land in the Lake Grace and Newdegate townsites.

Actions

- Ensure that Local Planning Scheme No.4 is sufficiently flexible that it effectively contributes to the diversification of the Shire's economy by providing opportunity for the timely establishment of new commerce and industry in appropriate locations. (ONGOING)
- Identify the preferred location of future commercial, service commercial and industrial development in each of the Shire's main settlements having regard to the nature and location of existing commercial and industrial development, land capability and servicing requirements and apply a suitable zoning classification to these areas in Local Planning Scheme No.4. (IMMEDIATELY)

- Progress the development and release of additional industrial land in the Lake Grace and Newdegate townsites as soon as possible to address the current critical shortage of land of this type in these settlements. (IMMEDIATELY)

4.3.3 Tourism

Profile

Tourism is a rapidly growing sector of the State's economy however it is currently only a small industry in the Shire of Lake Grace. Notwithstanding its limited size, tourism in the Shire has significant growth potential that could help to reduce reliance on agriculture as a major source of employment.

The Shire has a diversity of tourist attractions including:

- | | |
|---|---|
| - Australian Inland Mission Hospital & Museum, Lake Grace | - Pallarup Nature Reserve |
| - Hainesworth Building, Newdegate | - Frank Hann National Park |
| - Holland Track and John Holland Way | - Newdegate Machinery Field Days |
| - Roe Heritage Trail | - Newdegate Pioneer Park |
| - Rabbit Proof Fence | - Walkers Winery |
| - Lake Grace lake system | - Lake King Town Trail |
| - Dingo Rock | - Lake Grace Pioneering Women's Mural, Lake Grace |
| - White Dam Reserve | - Mosaic Garden Gallery |
| - Dragon Rocks Reserve | - Penny Pathway |

The Department of Environment and Conservation also currently manages two nature-based tourism and recreation sites in the Shire. These are located at Pallarup Nature Reserve and Bennett's Lake in Dunn Rock Nature Reserve.

Tourist accommodation is currently available in Lake Grace, Newdegate and Lake King and includes hotels, motels, caravan parks and farm stay accommodation. No tourist accommodation is currently available at Varley however there has been recent local interest in the development of a new caravan park in the town to cater for the traveling public and tourists generally.

Key Issues, Planning Implications & Position Statements

- There are numerous opportunities for the development of additional tourism products in the Shire including ecotourism, farm stays, chalets and bed and breakfast accommodation however these are limited by investment attitudes, conservatism and infrastructure limitations. There is a need to overcome these issues by providing infrastructure support and making investment in the tourism industry simple and financially attractive.
- The development of nature based tourism activities (i.e. ecotourism) typically requires a range of infrastructure including roads, car parking areas, power, water, walking trails, viewing platforms, signage, rest stops, toilet facilities etc. It is essential that this infrastructure is provided in a way that enhances the natural experience without detracting from the natural environment. Careful planning is therefore critical.

- The development of tourism opportunities on agricultural land has potential to severely restrict agricultural activity and conversely agricultural activities can have serious impacts on tourist related land uses. As such there is a need to control the establishment of tourist type uses in the Shire's agricultural areas to ensure that they are complementary to the agricultural use of the land and any impacts of such usage are contained on-site so as to not compromise the productive capacity of agricultural land.
- Significant upgrades to the Lake King - Norseman Road and Cascades Road in the south eastern segment of the Shire are considered to be important projects for the future development of tourism within the Shire as it will provide an important strategic link for travelers, particularly those from the eastern states. In recognition of the significance of these two roads the Shire will continue its efforts to secure funding assistance to develop these roads to a sealed standard suitable for commercial and passenger vehicle traffic.

Visions/Objectives

- Develop the Shire's tourism potential so that it becomes a popular tourism destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment.

Strategies

- Promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment in tourism infrastructure and services.
- Make investment in tourism an attractive and simple proposition by recognizing tourism as a legitimate land use compatible with a range of existing land uses.
- Ensure that due consideration is given to protecting the natural environment in planning for tourism development.
- Provide tourism opportunity in the Shire's agricultural areas where it is complementary to the agricultural use of the land and impacts are contained on-site so as to not compromise the productive capacity of agricultural land.

Actions

- Develop a comprehensive inventory of existing tourism product in the Shire and undertake market research to identify tourism opportunities that are not being offered in the Shire. **(SHORT TERM)**
- Work with local tourism committees to actively promote the development and marketing of tourism opportunities in the Shire. **(ONGOING)**
- Work with CALM to identify and develop nature-based recreation and tourism opportunities on CALM managed land including the preparation of appropriate management plans to protect the natural environment. **(SHORT TERM)**

- Ensure that Local Planning Scheme No.4 is sufficiently flexible in terms of the permissibility of tourist type uses in areas where compatibility of land usage is achievable and desirable. (ONGOING)
- Only grant planning approval to tourism development projects that do not compromise the natural environment or the productive capacity of agricultural land. (ONGOING)

4.3.4 Mineral Resources and Basic Raw Materials

Profile

Mineral resources and basic raw materials are an important part of the Shire's economy. The Mining Act 1978 facilitates the granting of exploration and prospecting licenses, leases, tenements and approvals to mine and process mineral deposits within the Shire including the extraction of basic raw materials on Crown land.

Basic raw materials are defined as sand, clay, hard rock, limestone, gravel and other construction and road building materials. An adequate and ready supply of basic raw materials close to established and developing parts of the Shire is essential to provide for infrastructure and development opportunities and cost-effective programs of capital and building works. The extraction of basic raw materials on private land is controlled by the local government under the provisions of its local planning scheme and Extractive Industries Local Law.

With changes in technology the extraction of mineral resources has potential to become a significant industry in the Shire to complement agriculture. Exploration for minerals as defined by the Mining Act 1978 and mining activity generally within the Shire is currently at a high level and should be encouraged given its economic and social benefits.

The Department of Industry and Resources has recently confirmed that:

- the Shire is a small but important producer of gypsum and dolomite. Reported production for the Shire in 2003 amounted to 10,411 tonnes of gypsum valued at \$101,855 and 6,262 tonnes of dolomite valued at \$42,698;
- several areas have prospective geology for gold and nickel mineralization and these areas are subject to the majority of the 49 mining tenements located at least partly within the Shire; and
- the laterite, sand and salt lake deposits that form part of the overlying regolith have excellent potential for further discoveries of important construction materials (i.e. sand and gravel) as well as industrial minerals such as kaolin, salt, limestone, dolomite, gypsum and lignite coal which are of strategic significance to future economic development and growth.

Key Issues, Planning Implications & Position Statements

- Limited information regarding the location and extent of mineral resources and basic raw materials within the Shire, including existing extraction sites, has made planning for the protection of these resources difficult. There is a need to identify the location and extent of these important resources and facilitate their long term protection by incorporating Special Control Area provisions in the Shire's local planning scheme.

- Limited control and monitoring of extractive industries within the Shire by the local government and poor planning, management and rehabilitation of extraction areas by extractive industry operators has resulted in land use conflicts, poor visual amenity and limited rehabilitation of extraction areas. This situation needs to be addressed by improved administration and monitoring by the local government and a commitment to improved management and rehabilitation of extraction areas by extractive industry operators.
- One of the current problems for mining companies wishing to explore for minerals on privately owned agricultural land within the Shire is the need to negotiate some form of exploration access agreement with the landowner. As the Shire is not in a position to prohibit mining activity on private land that falls within the provisions of the Mining Act 1978, it will seek to facilitate and encourage negotiations between mining companies and landowners in accordance with established guidelines with the aim of securing mutually beneficial outcomes.

Visions/Objectives

- Ensure significant mineral deposits and basic raw materials within the Shire are identified, protected and managed compatibly with environmental and community objectives.

Strategies

- Identify and protect important mineral and basic raw material resources within the Shire to provide the opportunity for exploration and extraction in accordance with acceptable environmental standards.
- Ensure that the use and development of land for the extraction of minerals or basic raw materials does not adversely affect the environment or amenity in the locality of the operation during or after excavation and that due consideration is given to the rehabilitation and sequential use of extraction areas early in the planning process.
- Ensure that the development of extractive industries in the Shire complies with all relevant legislation, policies, guidelines and codes of practice applicable at the time including the Shire of Lake Grace Extractive Industries Local Law and the Great Southern Development Commission's 'Mining Code of Conduct' and 'Farmers Mining Guide'.

Actions

- Work with the Department of Industry and Resources to identify the location and extent of important mineral and basic raw material resources within the Shire and facilitate their protection by including Special Control Area Provisions in Local Planning Scheme No.4. (**SHORT TERM**)
- Incorporate provisions in Local Planning Scheme No.4 that specify the circumstances under which the local government will support the development of extractive industries in the Shire including application requirements and possible conditions of development approval, particularly in relation to the need to plan and provide for the rehabilitation and sequential use of extraction areas. (**IMMEDIATELY**)

- Ensure that all existing and future extractive industry operators within the Shire provide for the progressive and ultimate rehabilitation of extraction areas in order to accommodate the intended long term use of these areas. (ONGOING)
- Identify all existing extractive industries operating within the Shire and check for compliance with all relevant legislation, policies, guidelines and codes of practice applicable including the Shire of Lake Grace Extractive Industries Local Law. (MEDIUM TERM)

4.4 INFRASTRUCTURE AND COMMUNITY SERVICES STRATEGY

4.4.1 Water Supply

Profile

The towns of Lake Grace and Newdegate and surrounding farms draw water from localised water supply catchments that are augmented by the Great Southern Towns Water Supply Scheme which supplies water from the Wellington and Harris Dams. Lake Grace is reticulated via a bituminised and roaded catchment and two large capacity storage dams located 500 metres east of the town. Newdegate is reticulated via an overhead storage tank immediately south of the town which receives water from a storage dam and treatment plant south east of the town centre area.

Lake King's water supply is provided by a stand alone scheme comprising a 58,000m² roaded catchment supplying a storage dam in the eastern part of the town. Varley's water supply is also provided by a stand alone scheme comprising a 120,000m² natural rock catchment and storage dam located at Purnta Rock approximately six (6) kilometres south of the town. The Water Corporation is the authority responsible for administering all of these Schemes.

Advice from the Department of Environment confirms that there are no existing or future public drinking water source areas proclaimed under the *Country Areas Water Supply Act 1947* located within the Shire.

Water supplies in those parts of the Shire not served by scheme water are generally provided by on-site storage tanks, farm dams and catchments. Water for rural properties is also regularly carted from numerous scheme water standpipes and Agriculture Area (AA) dams currently vested with the Water Corporation to supplement rainfall collected on-site during winter months. A number of AA dams within the Shire identified by the Water Corporation as being surplus to future operational requirements are proposed to be either re-vested with other authorities or sold to third party interests.

Due to the salinity of the groundwater in the Shire there are only a limited number of bores available to supplement existing water supply sources. Expensive treatment of this saline ground water is often required to enable its use. Information regarding the location of suitable underground sources is currently limited and requires further investigation in consultation with the local community.

Key Issues, Planning Implications & Position Statements

- There is a need to ensure the protection of town water supply areas and their associated buffers from land uses that have potential to compromise the quality of water from these sources. As these areas are mostly located outside designated townsite boundaries there are currently no local planning controls over land use and development which may detrimentally affect them. As such there is a need to extend local planning controls beyond townsite areas and to give due consideration to the potential impacts of conflicting land uses within these areas to ensure their long term protection.

The application of a Special Control Area to town water supply areas in Local Planning Scheme No.4 to facilitate their long term protection is considered inappropriate at this point in time as their catchment and buffer areas are notional only and are not based on any detailed technical analysis verifying their full extent and boundaries. Notwithstanding this current position, the local government will, when considering scheme amendment proposals or determining applications for planning approval in these areas, have due regard for potential land use conflicts and may either refuse scheme amendment proposals or planning applications that are considered likely to detrimentally affect these areas or will impose conditions on any approvals issued to minimise potential negative impacts (i.e. the local government will not support proposals which will result in the establishment or intensification of sensitive land uses within town water supply areas and their associated buffer areas).

The local government, when considering scheme amendment proposals or applications for planning approval in these areas, will also have regard for the provisions of Health (Pesticides) Regulations 1956 (s20A & s20B) which enables the Director of the Department of Health to ban or restrict the use of certain pesticides within agricultural areas if they pose a risk to public health (i.e. pesticides entering water supply areas through spray drift).

- There is a need to upgrade the water supply system in Newdegate to increase water supply pressure and thereby ensure that all parts of the town can be adequately serviced. This is of particular significance to fire safety at the Newdegate recreation centre and the development of a new industrial area in the western part of the town which has an elevation beyond the servicing capacity of the existing water supply scheme. Negotiation with the Water Corporation to progress the necessary upgrade works which involve the installation of a new overhead water supply tank and booster pumps are required as a matter of priority.
- The shortages of potable water in Lake King and Varley experienced during drought periods needs to be addressed by investigating alternative water supply sources to supplement existing supplies for each town. The Water Corporation is currently investigating the feasibility of a number of options in this regard and is seeking assistance from the local government and the community to identify the location of suitable groundwater sources and to plan for the provision of infrastructure needed to transfer water from these sources to existing town dams.
- Given the Shire's susceptibility to drought due to limited annual rainfall the conservation of water is essential for drought relief purposes. Existing public water supply dams, catchments and tanks sites in Crown ownership throughout the Shire are important community assets in this regard and require long term protection. The location and extent of these resources is not widely known and requires further investigation and identification.

- The Department of Health requires that where scheme water is not available in the Shire, drinking water supplies must be provided to the standards specified in the *Australian Drinking Water Guidelines 1996* published by the National Health and Medical Research Council and the Agriculture and Resource Management Council of Australia and New Zealand. This requirement will be acknowledged in Local Planning Scheme No.4 to account for future development in the agricultural areas of the Shire (i.e. General Agriculture zone) where scheme water is not available.

Visions/Objectives

- To ensure the provision of an adequate, high quality and reliable water supply to all areas of the Shire and encourage its efficient use.

Strategies

- Facilitate the long term protection of all town water supply areas in the Shire, including notional buffer areas, by controlling land use and development within these areas through application of various provisions contained in Local Planning Scheme No.4 and any other relevant regulations and policies.
- Facilitate additions and upgrades to existing water supply infrastructure throughout the Shire as may be required to accommodate future development and growth and to guard against the impacts of drought.
- Identify the location of all public water supply dams, catchments and tanks sites in Crown ownership throughout the Shire and provide for their long term protection to help guard against the impacts of drought.
- Ensure, where scheme water is not available, that drinking water supplies are provided to the standards specified in the *Australian Drinking Water Guidelines 1996*.
- Provide information and advice to the community to support the efficient use of water.

Actions

- Identify the location and extent of all town water supply areas in the Shire, including notional buffer areas, on the Local Planning Strategy Maps and facilitate their long term protection by having due regard for the potential impacts of conflicting land uses when considering scheme amendment proposals or applications for planning approval within these areas. **(IMMEDIATELY)**
- Undertake negotiations with the Water Corporation as required to facilitate additions and upgrades to existing water supply infrastructure throughout the Shire. **(ONGOING)**
- Promote community involvement in the identification, augmentation, upgrade and protection of water supply resources throughout the Shire. **(ONGOING)**

- Identify the location of all public water supply dams, catchments and tanks sites in Crown ownership throughout the Shire and facilitate the protection of these areas by classifying them Public Purpose reserve (Water Supply) in Local Planning Scheme No.4. (IMMEDIATELY)
- Incorporate provisions in Local Planning Scheme No.4 which require that drinking water supplies be provided to the standards specified in the *Australian Drinking Water Guidelines 1996* where scheme water is not available in the General Agriculture zone. (IMMEDIATELY)

4.4.2 Wastewater Disposal

Profile

Wastewater disposal in the Shire of Lake Grace is by various means including conventional septic tanks, alternative on-site disposal systems, effluent schemes and reticulated sewerage. Wastewater disposal in the Shire's four main settlements is via reticulated sewerage or effluent disposal schemes. In unsewered areas of the Shire wastewater disposal is generally via conventional septic tanks or alternative treatment units.

Lake Grace has a comprehensive reticulated sewerage system which discharges to a wastewater treatment plant located approximately 500 metres south of the townsite. This system is operated by the local government and is capable of supporting short to medium term growth within the town. The system may need to be upgraded to cater for any significant growth in the long term. The local government has recommended a 500 metre odour buffer adjacent to the boundaries of this facility to ensure that the impacts associated with its operations do not adversely affect adjoining land uses.

Newdegate also has a comprehensive reticulated sewerage system which discharges to a wastewater treatment plant located in the north eastern part of the townsite. This system is operated by the Water Corporation and is capable of supporting medium term growth within the town. The system may need to be upgraded to cater for any significant growth in the long term. The Water Corporation has recommended a 500 metre odour buffer adjacent to the boundaries of this facility to ensure that the impacts associated with its operations do not adversely affect adjoining land uses.

Lake King and Varley are both served by effluent disposal schemes comprising conventional septic tanks linked to an underground pipe system that discharges untreated wastewater to effluent disposal ponds located in close proximity to each town. These systems are operated by the local government and are capable of supporting short term growth in each town. Both systems will however require major upgrades including new, appropriately located wastewater treatment plants to cater for any significant growth in the medium to long term.

Key Issues, Planning Implications & Position Statements

- Lake Grace and Newdegate are mandatory sewer towns under the provisions of the State Government's Country Sewerage Policy. As such reticulated sewerage is generally required to be provided to all residential and other developments in these towns which exceed a density of R5. Exceptions to this general rule may be permitted where it can be demonstrated that reticulated sewerage cannot be provided at reasonable cost and an alternative means of effluent disposal can be provided to the satisfaction of the local government and the Department of Health. These requirements need to be reflected in Local Planning Scheme No.4 to provide guidance to future subdivision and development in these towns.

- Where reticulated sewerage is not available in the Shire (i.e. Lake King, Varley and agricultural areas) the Department of Health requires that the provisions of the Country Sewerage Policy applicable at the time be applied to all density developments and new subdivisions. Unless minimum lot sizes, site suitability for on-site wastewater disposal and density of developments are acceptable, such development may not be permitted without provision of and connection to reticulated sewerage. These requirements need to be reflected in Local Planning Scheme No.4 to provide guidance to all future subdivision and development in these areas.
- Identification of the location and extent of the recommended 500 metre odour buffers in respect of the existing wastewater treatment plants in the Lake Grace and Newdegate townsites is required to ensure the compatibility of future land usage in these areas and to minimise potential land use conflicts. The application of a Special Control Area to these odour buffer areas is considered inappropriate at this point in time as they are notional only and are not based on any detailed technical analysis verifying their full extent and boundaries. Notwithstanding this current position, the local government will, when considering scheme amendment proposals or determining applications for planning approval in these areas, have due regard for potential land use conflicts within these buffer areas and may either refuse applications that are considered inappropriate or will impose conditions on any approvals issued to minimise potential negative impacts (i.e. the local government will not support proposals which will result in the establishment or intensification of sensitive land uses within wastewater treatment plant odour buffer areas).
- Given the limitations of the existing effluent disposal systems in Lake King and Varley there is a need to consider and plan for the provision, in the medium to long term, of a new comprehensive reticulated sewerage scheme for each town including wastewater treatment plant facilities. Following the identification of the preferred location of new wastewater treatment plant facilities in each town there is a need to incorporate these areas and their associated buffers into the Local Planning Strategy and Local Planning Scheme No.4 to ensure compatibility of future adjoining land uses.

Visions/Objectives

- To ensure that all development in the Shire that generates wastewater is served by adequate, high quality and reliable wastewater disposal facilities and that disposal of all wastewater is effectively managed so as to not adversely affect community health, the amenity of adjoining land uses or the Shire's natural resources.

Strategies

- Provide for wastewater disposal in accordance with the objectives and requirements of the Country Sewerage Policy applicable at the time.

- Ensure that all future use and development of land within the odour buffer areas of existing or proposed wastewater treatment plants in the Shire is compatible with the long term operation of these facilities.
- Plan for the provision, in the medium to long term, of a new comprehensive reticulated sewerage scheme to service the requirements of the Lake King and Varley townsites including associated wastewater treatment plant facilities.

Actions

- Incorporate general provisions in Local Planning Scheme No.4 pertaining to wastewater disposal in the Shire which directly reflect the requirements of the Country Sewerage Policy. **(IMMEDIATELY)**
- Identify the location and extent of the recommended 500 metre odour buffers in respect of the Lake Grace and Newdegate wastewater treatment plants on the Local Planning Strategy and Scheme Maps and facilitate their long term protection by having due regard for the potential impacts of conflicting land uses when considering scheme amendment proposals or applications for planning approval within these areas. **(IMMEDIATELY)**
- Work with the Water Corporation to plan for the provision, in the medium to long term, of new comprehensive reticulated sewerage schemes in the Lake King and Varley townsites. **(MEDIUM TERM)**

4.4.3 Drainage

Profile

By virtue of the Shire's elevation and general topography, many areas are liable to inundation and flooding, particularly in extreme storm events. Rising groundwater and increasing salinity caused by extensive clearing of native vegetation are also significant drainage related issues in the Shire that require proper management. Stormwater drainage management is therefore an important consideration in planning for future land use and development, particularly in and adjacent to the Shire's townsites where pressure for new development is likely to be greatest.

Stormwater drainage in the Shire is currently managed by a combination of pipes, culverts and open drains. Most town streets are kerbed and drained with inlet pits and piped drainage systems. Rural areas of the Shire are served predominantly by open drains, culverts and dams. In most cases stormwater collected in this infrastructure is discharged directly into natural drainage systems with little regard for potential off-site and environmental impacts.

Key Issues, Planning Implications & Position Statements

- Historically drainage management in the Shire has been piecemeal with little consideration given to the impacts of new developments on local drainage conditions or the need to avoid off-site environmental impacts. As such current drainage infrastructure and management practices in many areas are below the standards required to ensure adequate protection of the Shire's built environment and natural resources. This situation has scope to be addressed in Local Planning Scheme No.4 by the following means:

- Requiring all new development proposals to consider local drainage conditions and potential environmental impacts;
 - Requiring preparation of drainage management plans and the carrying out of appropriate site works including tree planting; and
 - Requiring application of water sensitive urban design principles to all future development within and adjacent to townsites to improve the quality of stormwater runoff from the Shire's urban areas.
- Rising groundwater and increasing salinity are significant drainage related issues in the Shire that are cause for concern, particularly in townsite areas where the impacts are most noticeable and costly. No major damage to town buildings and infrastructure as a result of increases in salinity has been observed to-date. Furthermore, there is no measured evidence which indicates that water tables under the Shire's towns are rising. However, local observations and calculations of the likely amounts of recharge to groundwater support the assumption that water tables under the Shire's towns will rise in future. In order to guard against salinity encroachment extensive tree planting and improved surface water management are required. This will be achieved by formulating and implementing a comprehensive drainage and salinity management strategy for each of the Shire's main settlements and imposing conditions on subdivision and/or development approvals that require tree planting and the preparation of drainage management plans.
 - Significant areas of the Shire are liable to inundation and flooding, particularly during extreme storm events. As such it is important to monitor and regulate development in these areas in order to minimise flood damage, manage drainage, minimise impacts on the natural environment and preserve life. This will be achieved by incorporating suitable provisions in Local Planning Scheme No.4 which require planning approval for all development in these areas.
 - Given the current limited information regarding the location and extent of areas within the Shire liable to inundation and flooding, consultation with the Department of Environment is required. Preparation of a plan detailing the location of all areas liable to inundation and flooding is required to assist the local government's management of these areas under Local Planning Scheme No.4.

Visions/Objectives

- To ensure that all development in the Shire is served by adequate, high quality and reliable stormwater drainage infrastructure that improves the quality of stormwater runoff and avoids salinity encroachment, flood risk and negative impacts on local drainage conditions and natural resources.
- Promote a coordinated approach to agricultural drainage in the Shire.

Strategies

- Provide for effective and efficient stormwater drainage throughout the Shire.
- Improve the quality of stormwater runoff from urban areas by incorporating the best management practices of water sensitive urban design.
- Guard against rising groundwater and salinity encroachment, particularly in the Shire's four main settlements.

- Avoid development in areas identified as liable to flooding and inundation.
- Encourage the State Government to ensure future decisions relating to drainage works on agricultural land are considered within a strategic framework.

Actions

- Incorporate a general provision in Local Planning Scheme No.4 which specifies that the local government may require satisfactory evidence that the drainage conditions of a locality will not be impaired or contribute to rising groundwater or increased salinity as a result of the implementation of any given development proposal. **(IMMEDIATELY)**
- Incorporate a general provision in Local Planning Scheme No.4 which specifies that the local government may require, as a condition of development approval, preparation of a suitable drainage management plan, tree planting and/or the carrying of appropriate site works to the satisfaction of the local government to ensure effective and efficient stormwater drainage. **(IMMEDIATELY)**
- Incorporate a general provision in Local Planning Scheme No.4 which specifies that the local government may require, as a condition of development approval for any development within or immediately adjacent to townsite areas, the incorporation of water sensitive urban design principles to improve the quality of stormwater runoff to and from the Shire's urban areas. **(IMMEDIATELY)**
- Support the preparation and implementation of a comprehensive drainage and salinity management strategy for the Lake Grace, Newdegate, Lake King and Varley townsites to help guard against salinity encroachment. **(MEDIUM TERM)**
- Incorporate general provisions in Local Planning Scheme No.4 which outline the local government's application and development requirements for land liable to inundation and flooding. **(IMMEDIATELY)**
- Work with the Department of Environment to prepare and adopt as local planning policy a map showing the location and extent of all land within the Shire identified as being liable to flooding or inundation. **(SHORT TERM)**
- Request the Department for Agriculture and Food in consultation with the Department of Water and the Shire to develop a strategic framework that coordinates the approach to surface and sub-surface water management in the Shire. **(SHORT TERM)**

4.4.4 Power and Energy

Profile

Electricity in the Shire of Lake Grace is provided by Western Power via the south-west interconnected grid which provides high voltage power to the entire Wheatbelt Region. Power is supplied from the Muja power station at Collie and distributed to the Shire from the Kondinin substation via a network of 33 kV overhead lines. Western Power operates a rolling maintenance and upgrade program for all power supply infrastructure in the Shire.

The reticulation of electricity to individual developments is subject to agreements between the developers and Western Power concerning location, extent and scheduling of supplies. The cost of providing electricity services to new developments in the Shire has proven to be a significant proportion of total development costs.

There is currently no gas reticulation in place in the Shire and gas is supplied using cylinders. There are no plans to introduce reticulated natural gas into the Shire in the long term future.

Key Issues, Planning Implications & Position Statements

- The Shire's power supply is considered unreliable and inadequate in terms of current demand and in need of significant upgrade. Upgrades will also be required in Lake Grace and Newdegate in the short to medium term to cater for a likely increase in demand from new industrial users following the planned development and release of a number of new industrial lots in each town. In order to ensure sufficient power supplies for the future there is a need to identify likely demand and progress discussion with Western Power regarding the location, extent and scheduling of new supplies.
- The high cost of providing power in the Shire is currently a significant constraint to new development and is of particular concern to proposed industrial subdivision projects in Lake Grace and Newdegate. This issue needs to be addressed as soon as possible to maximise opportunities for future development and growth.
- There is a need to consider energy conservation in the design of urban areas and housing. The concepts of environmental design, solar orientation and energy efficient housing have significant benefits and could be promoted by the local government in administering Local Planning Scheme No.4.

Visions/Objectives

- To ensure that all development in the Shire is energy efficient and served by an adequate, reliable and affordable power supply.

Strategies

- Facilitate the necessary upgrades of power supply infrastructure in the Shire to enable the provision of sufficient supplies of power to satisfy current and future anticipated demand.
- Ensure that power supplies in the Shire are affordable.
- Promote energy conservation in the design and development of new urban areas and housing throughout the Shire.

Actions

- Identify current and future demand for power in the Shire and progress discussions with Western Power regarding upgrades to existing supplies and the provision of new supplies including details of likely costs. **(SHORT TERM)**

- Lobby the relevant authorities to ensure power is provided at affordable prices and does not become a constraint to future development and growth. (ONGOING)
- Monitor all external sources of infrastructure funding assistance and prepare funding applications for infrastructure subsidies as required. (ONGOING)
- Incorporate Model Scheme Text provisions in Local Planning Scheme No.4 that enable application of the provisions of the Residential Design Codes of Western Australia to promote the development of energy efficient housing. (IMMEDIATELY)
- Formulate structure plans for urban release areas in each town that incorporate the principles of energy efficient design. (SHORT TERM)

4.4.5 Transport

Profile

The Shire's transport system comprises road, rail and air infrastructure and services. It is closely integrated with other systems, particularly grain handling and storage facilities.

The existing road network comprises 2,492 kilometres of roads of varying standards. Only 16% of the road network (i.e. 405 kilometres) is sealed and this varies in width from 3.7 metres to 7.0 metres. Approximately 275 kilometres of roads in the Shire (i.e. 11%) are controlled by Main Roads WA and 2,217 kilometres (i.e. 89%) are controlled by the local government.

No National Highways traverse the Shire. There are however a number of roads of State significance within the Shire that are managed by Main Roads WA in consultation with the local government. These are:

- | | |
|------------------------------|-------------------------------|
| • Dumbleyung-Lake Grace Road | • Pingrup-Lake Grace Road |
| • Lake Grace-Newdegate Road | • Newdegate-Ravensthorpe Road |
| • Kulin-Lake Grace Road | • Hyden-Lake King Road |

There are also a number of significant local government roads in the Shire including:

- | | |
|-----------------------------|----------------------|
| • Lake Grace-Karlgarin Road | • Carstairs Road |
| • Newdegate-Pingrup Road | • Lake Bidy Road |
| • Magenta Road | • Bidy Buniche Road |
| • Newdegate Road North | • Buniche Road North |
| • Holland Track | • Aylmore Road |
| • Holt Rock Road South | • Kuender Road West |
| • Tonkin Road | • Burngup Road South |
| • Lake King-Norseman Road | |

The Roelands-Lake King Road which comprises the Dumbleyung-Lake Grace Road, Lake Grace-Newdegate Road and Newdegate-Ravensthorpe Road is the busiest road in the Shire. It is a major east-west arterial link which passes through Lake Grace, Newdegate and Lake King. It carries an average of 400 vehicles per day and caters for heavy vehicles, including long vehicles carrying freight, as well as lighter local and tourist traffic. The other main roads in the Shire average around 200 vehicles per day.

Roads within the Shire carry significant volumes of heavy vehicles which haul a variety of products including grain and livestock, fuel, fertiliser, general freight, farm and mining machinery, basic raw materials and minerals. They also cater for a

substantial amount of light through traffic that has neither its origins nor destinations within the Shire.

The largest road freight task in the Shire is the annual grain harvest which averages around 300,000 tonnes per annum. Most of the grain is moved from farms to local receival points, but about 18% of the harvest is hauled direct from farms to port by road. About 30 % of the Shire's harvest is hauled by road from off-rail receival points to port.

There are several road projects in the Shire either currently underway or in the planning stages. These are being undertaken by Main Roads WA and the local government in accordance with established road development programs including the *Roads 2020 Regional Road Strategy – Wheatbelt 1997* and the *Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)*. Net expenditure on road programs in the Shire in 2002/2003 is estimated to be over \$2 million (*Shire of Lake Grace, 2001*).

The Western Australian Government Railways Commission (trading as Westrail) operates a narrow gauge rail network in the Wheatbelt region which partly serves the Shire of Lake Grace. The rail network in Lake Grace is used purely for the transportation of grain and comprises a single-track railway which travels from Albany through Wagin and serves a number of grain handling and storage facilities constructed by Cooperative Bulk Handling Limited in the western half of the Shire. Train movements are organised on a continuous basis to move grain from railheads at Lake Grace, Kuender, Buniche and Newdegate to the seaboard grain terminal at Albany. There are no passenger rail services in the Shire and no plans to provide this service or to extend the Shire's existing rail network.

There are currently no commercial air transport services to the Shire. A small number of airfields catering for irregular light aircraft movements have however been constructed in close proximity to the Shire's main settlements and are an important part of the Shire's transport network, particularly in terms of emergency services.

Westrail operates a road coach service between Perth and Esperance that travels through the Shire on a regular basis. A small number of tour bus and tourist coach operators also travel through the Shire.

Aside from local school bus services there is currently no local public transport in any part of the Shire.

Key Issues, Planning Implications & Position Statements

- The identification and protection of existing and future transport infrastructure in the Shire is critical to the success of any transport strategy. In particular there is a need to identify the future requirements of the road-rail corridors in the Shire and incorporate these into the Local Planning Strategy and Local Planning Scheme No.4 to provide for the development of an integrated and effective transport system that accommodates new and emerging industries and meets the needs of all users.
- Forecasting the transport requirements of the Shire over the next 10 to 15 years to any degree of certainty is very difficult as there are a number of variable factors which influence the provision and delivery of transport services and infrastructure to the Shire. Notwithstanding this uncertainty it is evident that demand for transport infrastructure and servicing in the Shire will increase in future years, particularly with the likely growth in the levels of grain production and tourism and the potential for diversification of local industry. As

such there is a need to plan for this growth in consultation with the local community and review local transport strategies on a regular basis taking into account changing social, environmental, economic, community and transportation needs within the Shire and the Wheatbelt region generally.

- In 1997 Main Roads WA released *Roads 2020 Regional Road Strategy – Wheatbelt*. The strategy sets directions for road infrastructure provision in the Wheatbelt region over the next twenty years. A number of initiatives are included in this Strategy which directly affect roads in the Shire of Lake Grace identified as being of strategic importance to future development and growth. The local government supports these initiatives and will seek to assist their implementation through preparation and administration of the Shire's Local Planning Strategy and Local Planning Scheme No.4.
- There is a closely defined linkage between the grain receipt and storage facilities operated by Cooperative Bulk Handling Limited and transport infrastructure in the Shire. There are 14 grain receipt and storage facilities within or immediately adjacent to the Shire. Of these six (6) are serviced by road and rail and eight (8) are serviced by road. Many roads and the rail network in the Shire are maintained to a certain standard in order to service these facilities. The location of all grain receipt and storage facilities within or immediately adjacent to the Shire is therefore of strategic importance in planning the Shire's transport network. The location of these facilities and plans for their future expansion should be recognised in the Local Planning Strategy and Local Planning Scheme No.4 so that an integrated system of road and rail can be planned and developed to ensure the effective, viable and safe transportation of grain.
- There are growing concerns regarding the increased volumes of heavy vehicles mixing with light local and tourist traffic, particularly in the Shire's main settlements. Minimising the conflict between heavy vehicles and other road users is a major objective. Work is progressing on the main street upgrade project in Lake Grace to slow the movement of vehicles through the town and a planning study is currently underway to determine the feasibility of an alternative heavy vehicle route through Newdegate to direct heavy vehicle traffic away from the main streets of the town. Further planning is also required in Lake King to address community concerns regarding traffic safety at the intersection of Hyden-Lake King Road and Newdegate-Ravensthorpe Road.

Visions/Objectives

- To provide a comprehensive transport network throughout the Shire that is safe, efficient, environmentally sensitive and meets the needs of all users.

Strategies

- Ensure the long term protection of significant transport infrastructure throughout the Shire.
- Improve the efficiency, safety and quality of the Shire's transport network for the benefit of all users having regard for economic, environmental, social values and transportation needs.
- Plan for the provision and delivery of transport services and infrastructure in the Shire in close consultation with the local community having regard for the strategies included in *Roads 2020 Regional Road Strategy – Wheatbelt 1997* and the *Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)*.

Actions

- Identify the location and extent of all existing and proposed transport infrastructure in the Shire on the Local Planning Strategy map including State roads, significant local government roads, railway corridors and public airfields. **(IMMEDIATELY)**
- Identify the location of all grain receipt and storage facilities within or immediately adjacent to the Shire on the Local Planning Strategy map. **(IMMEDIATELY)**
- Classify all existing and proposed roads of State significance as 'Primary Roads' in the Local Planning Strategy and 'Major Road Reserve' in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing and proposed significant local government roads as secondary roads in the Local Planning Strategy. **(IMMEDIATELY)**
- Classify the railway corridor as 'Railway Reserve' in Local Planning Scheme No.4 except those areas identified by the Western Australian Government Railways Commission as being surplus to operational requirements. **(IMMEDIATELY)**
- Classify public airfields as 'Public Purposes Reserve (Aerial Landing Ground)' in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Determine a hierarchy for local roads to accommodate special transport needs and develop a local planning policy that clearly reflects it. **(SHORT TERM)**
- Work with Main Roads WA and the local community to implement the road strategy recommendations contained in the *Roads 2020 Regional Road Development Strategy- Wheatbelt 1997*. **(ONGOING)**
- Continue to pursue the local government's roads and streets asset management program as provided for in the *Shire of Lake Grace Principal Activities Plan (July 2002 to June 2007)*. **(ONGOING)**
- Work with Main Roads WA and the local community to formulate and implement strategies aimed at minimising conflicts between heavy haulage vehicles and light local and tourist traffic, particularly in Lake Grace, Newdegate and Lake King where significant problems have been identified. **(SHORT TERM)**
- Review local transport strategies on a regular basis in consultation with the local community taking into account changing economic, environmental, social values and transportation needs within the Shire and the region generally. **(ONGOING)**

4.4.6 Telecommunications

Profile

The Shire is served by a wide range of telecommunication services including fixed line phones, Internet access, television and radio. Services are concentrated in the Shire's main settlements where demand is greatest. Facilities outside towns are limited, with fixed line phone services available to most rural properties.

The Shire has access to the national phone network via a system of arterial optical fibre cables and digital exchanges. The Shire is also partly covered by Telstra MobileNet Code Division Multiple Access (CDMA) mobile phone services following recent investment in infrastructure by Telstra and the local government. Coverage is expected to increase substantially in the immediate future following completion of current infrastructure construction programs.

Two-way radio is the most common form of communication in remote areas of the Shire. The local government has a directory of two-way radio users and an emergency channel with a repeater station to provide emergency coverage throughout the Shire.

Telecentres have also been established in Lake Grace, Newdegate and Varley to improve the use of telecommunications technology for business and education purposes. Services provided include broadband Internet access, Westlink reception and two-way videoconferencing.

Key Issues, Planning Implications & Position Statements

- The continued development of telecommunications infrastructure in the Shire should be supported given the significant economic and social benefits that can be derived from modern communications technology. Recognition must however be given to the fact that the expansion and installation of telecommunications infrastructure usually involves the physical development of land and/or alteration to the appearance of buildings or structures which may have negative impacts on the character and amenity of local environments. It is important therefore that telecommunications infrastructure is designed and installed in a manner that ensures the protection of local environments. This can be achieved by establishing principles for the location, siting and design of telecommunication facilities which are capable of being administered under the provisions of Local Planning Scheme No.4.
- Given the general requirement for local government planning approval for the installation of telecommunications facilities as provided for in the *Telecommunications Act 1997*, it is important to ensure that the local government planning framework facilitates the effective and efficient development of new infrastructure and avoids lengthy and litigious approval processes. This can be achieved by formulating a local planning policy to be administered under the provisions of Local Planning Scheme No.4 which clarifies the local government's planning application and assessment procedures.
- Recognition must also be given to the fact that changing communications technology is changing the way communities do business. Given the ability for workers to "commute" electronically there is now more demand for home based businesses than ever before. This provides significant opportunities for diversification of the local economy and should be supported by the local government by ensuring that the local planning framework is sufficiently flexible to accommodate the development of new home based business activities.

Such development must however be tempered with the need to maintain the character and amenity of local neighbourhoods.

Visions/Objectives

- To provide affordable, state of the art and equitable telecommunication services to the Shire in a timely manner that are sensitive to economic, social, environmental and technical conditions and help to maximise opportunities for economic growth and development.

Strategies

- Encourage and facilitate the timely and effective provision of state of the art telecommunications infrastructure that is available to the whole community on a cost-competitive basis.
- Ensure that telecommunications infrastructure is located, sited and designed so as to minimise negative impacts on the character and amenity of local environments.
- Maximise opportunities for the development of new businesses in the Shire that utilise modern communications technology, including home based businesses, subject to maintenance of the character and amenity of local environments.

Actions

- Continue to liaise and work with telecommunications service providers to facilitate the timely and effective provision of affordable, state of the art telecommunications technology. **(ONGOING)**
- Continue to support the existing Telecentres in Lake Grace, Newdegate and Varley and investigate the feasibility of providing a Telecentre in Lake King. **(SHORT TERM & ONGOING)**
- Include Telecommunications Infrastructure as a use class in the Zoning Table of Local Planning Scheme No.4 and classify it as a discretionary use in all zones to enable assessment of the suitability of a given site for such use and ensure that that siting and design of infrastructure are acceptable. **(IMMEDIATELY)**
- Formulate a local planning policy which clarifies the local government's planning application and assessment procedures for the development of telecommunications infrastructure and establishes the local government's principles and guidelines for the location, siting and design of telecommunication infrastructure in the Shire. **(SHORT TERM)**
- Include Home Business and Home Occupation as individual use classes in the Zoning Table of Local Planning Scheme No.4 and classify them as discretionary uses in all zones except the Service Commercial and General Industry zones where such usage shall not be permitted. **(IMMEDIATELY)**

- Incorporate provisions in Part 5 of Local Planning Scheme No.4 applicable to the development of home based businesses and home occupations that seek to protect the character and amenity of local neighbourhoods from negative impacts associated with such usage. **(IMMEDIATELY)**

4.4.7 Waste Management

Profile

The Shire of Lake Grace operates four (4) DEP approved and licensed solid waste disposal sites that have been developed on Crown reserves in close proximity to the Shire's main settlements. These facilities receive all the solid waste generated in each town and surrounding rural areas.

The Lake Grace, Lake King and Varley disposal sites are Class 2 facilities that are estimated to have a lifespan of approximately 20 years. The Newdegate disposal site is proposed to be closed in the short term future due to its limited lifespan and environmental concerns arising from its close proximity to Lake Burkett and established parts of the Newdegate townsite. Investigations regarding the feasibility of developing a new solid waste disposal site for Newdegate in a previously cleared portion of Crown Reserve 20629 vested in the Water Corporation are currently being undertaken by the local government in consultation with the Department of Environment.

Key Issues, Planning Implications & Position Statements

- Waste management is recognised as an important environmental issue with communities becoming increasingly aware of the need to more safely and effectively improve the management of waste products. Encouraging communities to generate less waste and recycle more is critical to the success of any strategy in this regard and will help to reduce demand for further development of waste disposal sites in the Shire.
- Consideration needs to be given to the potential impact of waste disposal sites on land use and development on adjoining landholdings including the need to provide suitable buffer areas. The Department of Environment recommends a minimum odour buffer distance of 500 metres between the boundaries of waste disposal sites and any residential buildings or other odour sensitive land use. It also recommends that future development not be planned within these buffer areas unless compatible with existing or proposed waste disposal activities. The location of all existing and proposed waste disposal sites in the Shire needs to be identified including the extent of the Department of Environment's recommended odour buffers. Suitable land use controls governing future land use and development in these buffer areas are also required. These matters will be addressed in the Local Planning Strategy and Local Planning Scheme No.4.
- Planning for the expansion of existing waste disposal sites in the Shire or the development of any new site needs to take account of land capability, natural resources and existing or proposed adjoining land uses to minimise negative environmental impacts and avoid land use conflicts. This is of particular relevance to the proposed development of a new solid waste disposal site in proximity to Newdegate.

Visions/Objectives

- To minimise the amount of solid waste produced in the Shire and to provide for the safe and effective management of all solid wastes generated so as to not adversely affect community health, the amenity of adjoining land uses or the Shire's natural resources.

Strategies

- Minimise the amount of waste produced in the Shire and the need for further expanded development of waste disposal sites.
- Provide for the safe, effective and environmentally sensitive management of all waste produced in the Shire.
- Ensure that all future use and development of land within the buffer areas of existing or proposed waste disposal sites in the Shire is compatible with the long term operation of these facilities.
- Provide for the development of a new, appropriately located waste disposal site in Newdegate to service the needs of the local community.

Actions

- Embark on a campaign to encourage recycling and waste minimisation throughout the Shire. **(ONGOING)**
- Prepare a waste management strategy for the Shire including performance monitoring of existing waste disposal sites. **(SHORT TERM)**
- Identify the location of all approved and licensed solid waste disposal sites in the Shire and classify them as 'Public Purposes' Reserve (Rubbish Disposal) in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Identify on the Local Planning Strategy map the location of all waste disposal sites in the Shire including the location and extent of the Department of Environment's recommended 500 metre odour buffers. **(IMMEDIATELY)**
- Incorporate a general provision in Local Planning Scheme No.4 which specifies that the planning approval of the local government is required to construct any residential buildings or to establish any other odour sensitive land use within 500 metres of the boundaries of an approved or licensed waste disposal, storage or recycling site within the Shire. **(IMMEDIATELY)**
- Continue to progress investigations regarding the feasibility of developing a new solid waste disposal site for Newdegate in a previously cleared portion of Crown Reserve 20629 in consultation with the Department of Environment. **(SHORT TERM)**

4.4.8 Community Services & Facilities

Profile

A wide range of community services and facilities are provided throughout the Shire by both public sector and non-government organisations. Most are located within or adjacent to the Shire's main settlements. These include education, health, emergency, cultural and recreation services and facilities.

In Lake Grace, the administrative centre of the Shire, community uses include the AIM hospital, medical centre, aged persons hostel, district high school, kindergarten, caravan park, Shire administration centre and works depot, Department of Agriculture district office, Main Roads WA works depot, Water Corporation depot, post office, fire station, St Johns ambulance depot, police station, community halls, churches, railway station and station masters house, telecentre and library, saleyards, sports pavilion, playgrounds, playing fields, outdoor courts, swimming pool, bowling club, golf course and cemetery. A new indoor recreation centre is proposed to be constructed in the recreation reserve at the western end of town.

Newdegate has a primary school, caravan park, postal agency, fire station, St Johns ambulance depot, community hall, churches, telecentre and library, saleyards, playgrounds, indoor sports pavilion, playing fields, outdoor courts, swimming pool, golf course, cemetery, airstrip and showground.

Community uses in Lake King include a community hall, primary school, postal agency, church, library, caravan park, emergency services depot, Shire works depot, Main Roads WA works depot, playing fields, outdoor courts, go kart race track, golf course and cemetery.

Varley has a community hall, primary school, museum, fire station, St Johns ambulance depot, telecentre, sports pavilion, playground, playing fields, outdoor courts, golf course and cemetery. There has been significant interest in the development of a caravan park in the town in recent years however there are no immediate plans to develop one.

There are also a significant number of community uses outside the Shire's main settlements including the Newdegate Agricultural Research Station, various active and passive recreation reserves, airfields, rubbish disposal sites, tourist parking and information areas.

Key Issues, Planning Implications & Position Statements

- The provision of community services and infrastructure in the Shire of Lake Grace is largely influenced by demand. A falling population, changing population structure or varying economic and social circumstances may result in existing services being withdrawn. Conversely, new services are unlikely to be provided until the demand arises. Planning is required to monitor changes in demand, facilitate the efficient provision and maintenance of an adequate range of services and facilities and provide improved coordination between public and private sector service providers. This Local Planning Strategy can play a pivotal role in this regard.
- Given the Shire's strong community spirit there is considerable opportunity to promote community involvement in the planning and delivery of community services. This could help to secure the continuation of many services that may be threatened with rationalisation due to reduced funding or falling demand.

- The decline in the 0 to 14 and 15 to 24 age groups affects education, training and employment opportunities in the Shire. Providing and maintaining access to a range of education and training services and facilities is an important issue which, if properly addressed, may help to reduce population decline in younger age groups.
- The increase in the percentage of people in the older age groups has implications for the supply of various services and facilities, especially those related to housing and health. There is a need to ensure that the provision of aged accommodation, health and care facilities is given a high priority in the Shire's Local Planning Strategy as failure to do so may contribute to families leaving the area and accelerating the decline in the Shire's population.
- The dispersed nature of settlement in the Shire creates problems for servicing the community. Significant investment is required to provide and maintain an equitable range and level of services for the local community. There is a need to ensure consolidation of existing settlements to minimise servicing costs and avoid unnecessary duplication of services and facilities.

Visions/Objectives

- To facilitate the development of a vibrant community that has access to a wide range of services and facilities for all age groups which help to foster a strong sense of community and attract people to live in the Shire.

Strategies

- Facilitate the provision of a wide range of well planned and appropriately located community services and facilities that satisfy the needs and demands of the local community.
- Promote coordination between different service providers and encourage the joint use and co-location of services and facilities.
- Encourage community involvement in the planning and delivery of community services and facilities to help guard against the loss of services through rationalisation.
- Provide and maintain access to a wide range of education and training services and facilities that benefit the growth of the whole community.
- Facilitate the provision of a wide range of appropriately located aged accommodation, health and care facilities to cater for the needs of the elderly.
- Plan for the consolidation of community services and facilities within the Shire's existing settlements to minimise servicing costs and avoid unnecessary duplication.

Actions

- Prepare social infrastructure inventories for each town and monitor demand to identify the social infrastructure needs of the local community. **(ONGOING)**

- Identify the location of all significant non-commercial community uses on the Local Planning Strategy maps and classify these areas as 'Public Purposes' Reserve with appropriate notations in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Identify the location of all active and passive recreation areas within the Shire on the Local Planning Strategy maps and classify these areas as 'Recreation' Reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Ensure that Local Planning Scheme No.4 is sufficiently flexible to enable the joint use, co-location and redevelopment of community facilities to accommodate the community's changing needs over time. **(ONGOING)**
- Provide opportunities for community participation in the planning and delivery of community services and facilities. **(ONGOING)**
- Promote the development and use of telecentres in the Shire's main settlements for further education and training. **(ONGOING)**
- Promote the clustered development of aged accommodation, health and care facilities in the centre of the Shire's main settlements. **(ONGOING)**
- Facilitate the joint development of community services and facilities by both the public and private sectors and coordinate planning and timely provision by ensuring a sufficient supply of suitably zoned and serviced land in the Shire's main settlements. **(ONGOING)**

4.5 ENVIRONMENTAL PROTECTION AND CONSERVATION STRATEGY

4.5.1 Environment and Natural Resources

Profile

The Shire of Lake Grace covers a total area of 9,245 square kilometres. It has a Mediterranean climate with cool, wet winters, warm, dry summers and an average annual rainfall (1912-1992) of 355.2 mm.

Geologically the Shire is situated on the Yilgarn Block and comprises two distinct physiographic zones (i.e. Zone of Rejuvenated Drainage and Zone of Ancient Drainage). As such, much of the Shire is underlain by ancient granite rock covered by lateritic soils usually no more than a few metres thick with occasional granite outcrops at the surface.

Soils vary with location but can generally be described as having good drainage characteristics, good workability, poor to low nutrient levels, limited water availability and susceptibility to compaction, wind and water erosion, waterlogging and salinity. Higher grounds contain remnants of ancient laterite, deep yellow sands, sand over laterite and outcrops of granite. The sloping or middle lands are covered with yellow sand or granite. The valley areas generally have red loams except for areas of salt flats which contain large amounts of gypsum. In their virgin state the valley areas contained significant quantities of salt in subsoils. Following agricultural clearing, salinity levels have increased causing ongoing problems in many areas.

The Shire is contained within the Merredin Plateau Landscape Character Sub-type and is dominated by expanses of cereal crops and open views over wide, shallow, undulating valleys of ancient drainage channels and expansive salt lakes. Lines of remnant vegetation may sometimes be seen along roadsides, creek lines or property entrances. Isolated hills and granite outcrops are a distinct visual feature surrounded by the local topography.

The entire Shire, with the exception of an area comprising approximately 400 square kilometres in the south east which drains to the south coast, is located within the Lockhart Sub-Catchment of the Avon River Catchment. This catchment is part of an ancient drainage system on extremely low gradients and primarily consists of ancient playa lakes, most of which overflow as a result of large rainfall events or wet winters.

Within the Lockhart Sub-Catchment there are three further sub-catchments known locally as the Camm River (being the lake system incorporating Lake King), the Pingrup River (being the lake system incorporating Lake Chinocup) and the Lockhart River (being the lake system incorporating the lake system that flows past Newdegate). The south east part of the Shire located outside the Lockhart Sub-Catchment forms part of the Philips River sub-catchment and includes Lake Magenta and some small lakes near Lake King.

Drainage throughout the Shire can generally be described as poor with no major streams and local runoff comprising brackish water accumulating in expansive shallow salt lakes. The Shire contains numerous wetlands, many of which are located on private land.

The Shire is characterized by native vegetation from the Corrigin and Hyden Vegetation Systems and contains many unique plant species. Native vegetation is distributed according to soil type. On the higher grounds on laterite soils are scrub heath. Mallet grows on the mid slope yellow earths and patches of Eucalypts including Salmon Gum, Red Marrell and York Gum grow in the valley loams. Wildflowers grow prolifically in springtime and include orchids and verticordia.

With the advent of European settlement a significant proportion of the Shire's native vegetation has been cleared for broadacre agricultural production. Approximately 51% of the Shire remains covered by relatively intact native vegetation. Much of the native vegetation that remains was set aside by the State government as Crown reserves, water catchments and gravel pits. These areas comprise 72% of the total area of remnant vegetation in the Shire. A small area of original native vegetation cover remains on privately owned land which accounts for 28% of the total area of remnant vegetation in the Shire. Several species of Declared Rare Flora and many Priority Flora species have been found in the Shire.

Human disturbance of the natural environment in the Wheatbelt region since European settlement, including the broad scale clearing of native vegetation, the introduction of stock and feral animals and alterations to fire regimes, has caused the local extinction of a significant amount of fauna with many others now facing extinction. Six (6) species of Threatened Fauna and five (5) species of Priority Fauna have been identified in the Shire. These are listed in Table 3.

TABLE 3 – THREATENED & PRIORITY FAUNA IN THE SHIRE OF LAKE GRACE

THREATENED FAUNA	PRIORITY FAUNA
Red-tailed Phascogale (<i>Phascogale calura</i>)	Native bee (<i>Hyaleus globuliferus</i>)
Chuditch (<i>Dasyurus geoffroi</i>)	Western mouse (<i>Pseudomys occidentalis</i>)
Shortridge's Mouse (<i>Pseudomys shortridgei</i>)	Quenda (<i>Isoodon obesculus fusciventer</i>)
Malleefowl (<i>Leipoa ocellata</i>)	Hooded plover (<i>Thinornis rubricollis</i>)
Western Whipbird (<i>Psophodes nigrogularis oberon</i>)	Woylie or bush-tailed bettong (<i>Bettongia penicillata ogilbyi</i>)
Peregrine Falcon (<i>Falco peregrinus</i>)	

(Source: AGWA, 1999)

There are 36 nature reserves in the Shire that are vested in the National Parks and Nature Conservation Authority (NPNC) for the conservation of flora and fauna. These reserves are managed by the Department of Environment and Conservation (DEC). There are currently no management plans for any of these nature reserves. In addition, there are 196 other Crown reserves in the Shire under the control of the local government and other authorities that are used for a wide range of purposes including agricultural research, conservation, recreation, water supply, rubbish disposal, railways, tourism, public utilities and gravel extraction. Management plans have been formulated for only a small number of these reserves.

There are five (5) Land Conservation District Committees (LCDC's) and numerous catchment groups currently operating in the Shire. These groups were formed as a direct result of community concern regarding the impacts of increasing salinity and the desire to pursue sustainable land management practices. Land management projects currently being undertaken in the Shire include revegetation programs, fencing of remnant vegetation, conservation earthworks such as 'W' drains and contour banks, wetland rehabilitation, salt land pasture and grazing research, native vegetation seed collection, fox baiting and water table monitoring. The local government also employs a Community Landcare Coordinator in Newdegate to assist the implementation of land management projects.

Key Issues, Planning Implications & Position Statements

- Large scale clearing of native vegetation for agricultural purposes throughout the Shire has led to a number of land degradation problems including rising groundwater, increased soil salinity and acidity, loss of biodiversity, wind and water erosion, soil compaction, sedimentation and waterlogging. The implications of these problems for the Shire's environment, economy and community are enormous if left unchecked. Remediation of existing degraded areas and avoidance of any further land degradation by implementing land management measures aimed at protecting and rehabilitating the Shire's environment are paramount. Controls over clearing, the preservation of existing areas of remnant vegetation and the revegetation of degraded areas are critical to the success of any strategy in this regard. At present the local government does not have any direct powers to effectively control the clearing of land, the preservation of remnant vegetation or the revegetation of degraded areas. This issue will be addressed by incorporating suitable statutory provisions in Local Planning Scheme No.4 which serve to reinforce the aims and objectives of the Environmental Protection Authority's Position Statement No.2 – *Environmental Protection of Native Vegetation in Western Australia* (December 2000) as this applies specifically to the clearing of native vegetation on land within the agricultural area of Western Australia.

- Given the nature of the local landscape it has limited capacity to absorb new activities that are inconsistent with its visual character and qualities. As such there is a need to control the siting of new uses to ensure that those areas identified by the local community as having important landscape value are suitably protected. This will be achieved by incorporating general provisions in Local Planning Scheme No.4 requiring the preservation of local landscape character and values.
- Waterways and wetlands in the Shire are under considerable pressure from grazing of livestock, over-clearing, mining and salinity. The drainage of salt land into waterways and wetlands (including saline lakes) is also a widespread farming practice that has potential to increase salinity, acidity and sediment loads in receiving water bodies. This has potential to adversely affect water quality and to reduce the capacity of lakes within the system. Given that many waterways and wetlands are located on private land, there is a need to control land use and development within and adjacent to these areas to prevent further degradation. Provisions will therefore be incorporated in Local Planning Scheme No.4 that requires planning approval for all development within the area of influence of a waterway and/or wetland to ensure the protection and rehabilitation of these areas in the longer term.
- Management of natural resources on Crown land within the Shire is fairly limited. A more proactive approach to the management of these resources is required given their extent and environmental significance. The identification of the location of these areas, application of a suitable zoning classification in Local Planning Scheme No.4 and the formulation and implementation of appropriate management plans in consultation with the vested authorities is proposed to facilitate their sustainable use and protection in the long term.
- Land capability is an important consideration in decisions regarding the future development and use of land. At present there are no requirements in the local government's planning framework to require proponents of development to demonstrate the environmental suitability of their proposals on the basis of land capability. Provisions that require consideration of land capability where significant environmental impacts are likely are proposed to be incorporated in Local Planning Scheme No.4 to help minimise negative environmental impacts.
- The community's initiatives with respect to land management need to be supported by the local government to help ameliorate the impacts of land degradation. This can be achieved by applying the environmental provisions of Local Planning Scheme No.4 in consultation with Land Conservation District Committees and Catchment Groups.

Visions/Objectives

- Protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of future generations while providing appropriate development opportunities to promote the local economy.

Strategies

- Avoid development in areas that may result in unacceptable environmental damage or negative impacts upon the visual character and qualities of the local landscape.
- Promote the planning, management and sustainable use of the Shire's natural resources.
- Ensure that land and soil is safeguarded and degradation does not occur.
- Provide for the rehabilitation and revegetation of degraded land.
- Facilitate the long term protection of areas of local and regional conservation significance in Crown ownership throughout the Shire.
- Support land use change and development that has positive environmental outcomes or that reduces the degree of negative impact on the environment.
- Promote and support community involvement in environmental groups and rehabilitation of the natural environment.

Actions

- Give due consideration to land capability and suitability when making decisions about the future use and development of land within the Shire that has potential to have significant negative environmental impacts. **(ONGOING)**
- Ensure that changes of land use and new development do not increase run-off, soil degradation, salinity levels or nutrient discharges to water courses and wetlands by imposing suitable conditions on subdivision or development approvals. **(ONGOING)**
- Identify areas of local and regional conservation significance in Crown ownership throughout the Shire and classify them as 'Conservation' reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Support the preparation and implementation of management plans for public and privately owned land identified as being of high conservation value. **(ONGOING)**
- Identify, prepare and adopt local planning policies to control development affecting:
 - i) land liable to flooding or inundation;
 - ii) wetlands identified as being of international, national or state significance; and
 - iii) areas affected by land degradation. **(SHORT TERM)**
- Incorporate provisions in Local Planning Scheme No.4 that limit clearing of remnant vegetation except where it is required for safety reasons or for specific development requirements that would not threaten the presence of rare and threatened flora, fauna and ecological communities. **(IMMEDIATELY)**
- Incorporate provisions in Local Planning Scheme No.4 that require planning approval for the development of land within the area of influence of wetlands, land liable to flooding and for the clearing of remnant vegetation. **(SHORT TERM)**

- Incorporate provisions in Local Planning Scheme No.4 that may require, as a condition of subdivision or development approval, the rehabilitation of degraded land, the fencing of remnant vegetation and the revegetation of areas considered to be deficient in tree cover. (**SHORT TERM**)
- Incorporate provisions in Local Planning Scheme No.4 that facilitate the preservation of local landscape character and values. (**SHORT TERM**)
- Promote and support integrated catchment management being undertaken by Land Conservation District Committees and Catchment Groups by applying the environmental provisions of the Shire's local planning scheme in consultation with these organisations. (**ONGOING**)

4.5.2 Contaminated Sites

Profile

Land contamination is a serious environmental problem that has gained increased recognition over recent years. Contaminated land is broadly defined as land where hazardous substances occur at concentrations that pose an immediate or long term hazard to human health or the environment. Detailed information on the location, extent and severity of contaminated land in the Shire is not known.

Key Issues, Planning Implications & Position Statements

- Given the potential impacts associated with the use of contaminated land there is an urgent need to identify land within the Shire that is contaminated to minimise the risks to human health and the environment and to provide opportunity for its remediation.

Visions/Objectives

- To ensure that any further land contamination in the Shire is prevented and that all existing contaminated sites are identified and managed to prevent environmental impacts.

Strategies

- Restrict land uses that have potential to cause land contamination.
- Identify areas affected by contamination and establish a process to facilitate their rehabilitation for appropriate future land use.

Actions

- Ensure that land uses that may result in soil contamination such as storage of chemicals, waste or liquid fuel are not permitted unless it can be demonstrated that the proposed activities will not result in contamination of land or adverse effects on future land use. (**ONGOING**)
- Incorporate provisions in Local Planning Scheme No.4 that require remediation and validation of contaminated sites as a condition of subdivision or development approvals. (**IMMEDIATELY**)

4.6 SETTLEMENT STRATEGY

4.6.1 Townsites

PROFILE

There are eight (8) gazetted townsites in the Shire of Lake Grace. These are:

- Lake Grace
- Newdegate
- Lake King
- Varley
- Buniche
- Lake Bidy
- Neendaling
- Lake Camm

Of these Lake Grace, Newdegate, Lake King and Varley are the only ones that have been substantially developed with most development having occurred in the last 40 years. The remaining townsites have not been developed to any great extent and are not proposed to be developed any further in future.

The **Lake Grace** townsite is located 15 kilometres from the western boundary of the Shire. It has a population of approximately 600 people and comprises a total of 220 dwellings. The town is the administrative centre of the Shire and functions as a District Service Centre providing services and facilities for residents within the Shire and surrounding local government areas. Other notable features and characteristics of the town include:

- Grid pattern subdivision layout over much of the townsite area with most lots having an average area of approximately 1,050m²;
- Ribbon commercial and service commercial type development along the town's main street without a distinct town centre area;
- A railway line which runs through the centre of the town creating a physical barrier between the northern and southern parts of the town;
- A large grain handling and receival point located immediately adjacent to the north eastern boundary of the town in close proximity to existing and proposed residential, service commercial and industrial development;
- A variety of buildings and styles reflecting distinct phases of development over the last 80 years including a significant number of heritage buildings and places such as the Australian Inland Mission Hospital, Lake Grace Hotel, Railway Station, Post Office and Coronation Gardens;
- Freehold agricultural land of varying productive capacity immediately adjacent to all townsite boundaries; and
- Low lying land and salt lakes immediately west and south of the established townsite area.

Newdegate is located 53 kilometres east of Lake Grace on the Lake Grace – Newdegate Road. It has a population of approximately 200 people and comprises a total of 60 dwellings. The town functions as a Local Service Centre providing for the daily needs of the residents of the town and surrounding farmlands. Other notable features and characteristics of the town include:

- Grid pattern subdivision layout over the central part of the town comprising residential and commercial lots having an average area of approximately 1,000m²;
- A distinct and relatively compact town centre area comprising a small number of commercial uses;
- A railway line which runs through the northern part of the town creating a buffer between established residential, commercial and civic use areas to the south west and a large grain handling and receival point, wastewater treatment plant and light industrial and service commercial development to the north east;
- Six (6) large multiple use type lots in the north eastern part of the town which have an average area of two (2) hectares and accommodate a mix of residential, service commercial and industrial land uses;
- A wide variety of buildings and styles reflecting distinct phases of development over the last 70 years including a number of heritage buildings such as the Newdegate Hotel, Hainsworth Building, Newdegate Primary School, CWA Rooms and Coffee Shop;
- Large areas of Crown land in the north, north eastern and southern parts of the town and immediately west of the townsite boundary comprising significant stands of remnant vegetation;
- Freehold agricultural land of high productive capacity immediately adjacent to the town's north east, north west and southern boundaries; and
- Low lying land and salt lakes immediately north and east of the established townsite area.

Lake King is located 116 kilometres east of Lake Grace and 69 kilometres north of Ravensthorpe on the Newdegate-Ravensthorpe Road. It has a population of approximately 40 people and a total of 15 dwellings. The town functions as a Local Service Centre providing for the daily needs of the residents of the town and surrounding farmlands. Other notable features and characteristics of the town include:

- Two separate nodes of development comprising the old townsite area in the western half of the town and the new townsite area east of the Hyden-Lake King Road;
- No distinct commercial centre due to the fragmented pattern of development;
- A large grain handling and receival point in the northern part of the townsite which is well separated from existing and proposed residential, commercial and industrial development;
- A variety of buildings and styles reflecting various phases of development over the last 60 years including a limited number of heritage buildings such as the Lake King Goods Shed, Lake King Pioneer Memorial Hall, Lake King School and headmasters residence;
- A water supply reserve and operational infrastructure in the eastern part of the town;
- Large areas of Crown land in the western half of the town comprising significant stands of remnant vegetation which form part of the Damnosa Nature Reserve being an A class conservation reserve vested in the

National Parks and Nature Conservation Authority and managed by CALM;
and

- Freehold agricultural land of high productive capacity immediately adjacent to all the town's boundaries.

Varley is located 42 kilometres north of Lake King on the Hyden-Lake King Road. It has a population of approximately 30 people and a total of 12 dwellings. The town functions as a Local Service Centre providing for the daily needs of the residents of the town and surrounding farmlands. Other notable features and characteristics of the town include:

- Grid pattern subdivision layout over much of the townsite area with most lots having an average area of approximately 1,000m²;
- No distinct commercial centre due to the small amount and type of development that has occurred in the town since its establishment;
- A large grain handling and receival point located in the western part of the town in very close proximity to existing and proposed residential, commercial and industrial development;
- A variety of buildings and styles reflecting various phases of development over the last 60 years including a limited number of heritage buildings such as the Lake Varley and Districts Hall, Varley Primary School, Varley Store and Medical Centre;
- A significant area of remnant vegetation on Crown and privately owned land within and immediately adjacent to the town's northern boundary; and
- Freehold agricultural land of high productive capacity immediately adjacent to the town's eastern, western and southern boundaries.

KEY ISSUES, PLANNING IMPLICATIONS & POSITION STATEMENTS

General (All Townsites)

- There have been many cases over the last 10 years where a number of new businesses have either been unable or chosen not to establish in the Shire due to limited supplies of appropriately zoned and serviced land in or immediately adjacent to the main settlements. In order to avoid this situation in future the local government has identified areas in or adjacent to each townsite considered appropriate for future expanded development in the long term and proposes to apply a suitable zoning classification to these areas in Local Planning Scheme No.4. The local government's primary objective is to identify and zone sufficient amounts of land today to avoid the delays and ever increasing costs of having to rezone land in the future to satisfy expressed demand. This proactive approach to the zoning and development of land ahead of demand is considered imperative by the local government in terms of providing the Shire with the competitive advantage it needs to attract new businesses and maximise all opportunities for economic development and growth in the future.
- It is significant to note that most of the new zoning proposals put forward by the local government in this Strategy are based upon the findings of detailed investigations by a number of consultants in the fields of town planning, engineering, botany and environmental science. Of significance also is the fact that many of the local government's original zoning proposals have, as a direct result of these investigations, been either abandoned, scaled back or significantly modified to reflect concerns raised by the consultants, local community and government agencies regarding the feasibility and impact of

some of the original zoning proposals. This is indicative of the local government's commitment to ecologically sustainable development.

- The relatively high costs of providing essential service infrastructure and the relatively low land prices are influencing the viability of some important subdivision projects in the Shire's main settlements. This has significant implications for the local economy as the inability to provide affordable land to satisfy expressed demand has and may continue to result in the loss of many important and beneficial development opportunities. In order to maximise opportunities for the future development and growth of the local economy there is an urgent need to find ways of either reducing or subsidising the cost of providing essential services. The local government will seek to achieve this by facilitating negotiation with relevant service providers and, where relevant and appropriate, securing grant funding from external funding sources such as State and Federal government agencies.
- A notable feature of all townsites in the Shire is the lack of a distinct and recognisable town centre area. This Strategy proposes to address this concern by applying a suitable zoning classification to these areas in Local Planning Scheme No.4, providing some degree of flexibility in terms of the permissibility of uses to encourage further consolidated development, and the preparation of a town centre structure plan for each town to coordinate townscape development, protect and enhance heritage values, coordinate commercial and community elements and identify and integrate site(s) for new commercial development.
- There are a number of townscape and visual amenity issues in each of the Shire's main settlements that have been the subject of much discussion by the local government over the last 5 years. Concerns regarding matters such as the colour, finish, orientation and maintenance of buildings, the provision of landscaping, vehicle access and car parking arrangements, the size and finish of backyard sheds, the use of sea containers and second hand and relocated buildings have been raised by a number of development proposals with little clear guidance under the Shire's current Town Planning Scheme No.3 or local planning policies. In order to provide clear direction in these matters the local government proposes to incorporate provisions in Local Planning Scheme No.4 which provide the statutory powers needed to protect and enhance the amenity and character of the Shire's main settlements. Provisions governing such matters as the appearance, finish and maintenance of buildings, the use of second hand materials, screening of open storage areas, size and finish of outbuildings in residential areas, location of domestic telecommunications infrastructure, use of sea containers, landscaping, car parking and vehicle access standards, and the use of relocated second hand and transportable buildings are proposed. Preparation and implementation of a comprehensive townscape improvement program for each town is also proposed to complement the new local planning scheme and provide overall guidance in terms of townscape development and management.
- The Environmental Protection Authority (EPA) recommends a buffer distance of 500 metres between grain receipt and storage facilities and future proposed residential development. Given that Lake Grace, Newdegate and Varley are characterised by large, well established facilities of this type in close proximity to established and proposed areas of residential development, the EPA's buffer requirements are considered excessive and impractical. As such the local government does not recognise the need for substantial buffers to existing grain receipt and storage facilities in the abovementioned settlements. Its position in this matter is justified on the following grounds:

- There are many examples throughout the Wheatbelt Region where residential development has and will continue to occur within the EPA's recommended 500 metre buffer to grain receival and storage facilities;
- People living in small country towns throughout the Wheatbelt Region are, within reasonable limits, generally accepting of the impacts associated with the operation of these facilities given their local economic significance. This is supported by the fact that no complaints have been received by the Shire over the last 10 years from local residents in respect of the operation of grain receival and storage facilities in any town in the Shire;
- The owners and operators of grain receival and storage facilities should be required to develop and manage these facilities in a responsible manner so as to not constrain opportunities for the development of other types of land uses in close proximity;
- Enforcement of a 500 metre buffer requirement will add significantly to the cost of future residential development in most of the Shire's townsites due to the need to provide significant extensions to essential service infrastructure well beyond current servicing fronts; and
- The cost of undertaking the scientific investigations required to demonstrate that the impacts of existing grain receival and storage facilities in each town are acceptable are extremely high and well beyond what the local government considers reasonable and affordable.

Lake Grace

- There are sufficient supplies of suitably zoned residential land in the Lake Grace townsite to cater for long term demand. There is however a need to prepare a revised structure plan to guide future residential development in the eastern part of the townsite comprising a large area of existing Residential zoned land. The current plan for this area is outdated and in need of review to ensure its proper and orderly development in future. There is also a need to investigate the feasibility of zoning and developing an additional area of land immediately south of the townsite comprising a portion of Williams Location 14146 identified by the local government as being potentially suited to expanded residential development in the longer term.
- Given the high costs of developing residential land there is a need to encourage consolidated development in the older established parts of the town where significant opportunities for development of this type exist, particularly to accommodate the housing requirements of a growing aged population. A review of the current residential density codes applicable to these areas is proposed to facilitate consolidated residential development in these locations in future.

- There is a critical shortage of industrial and service commercial land in the townsite. Current supplies of serviced land in the existing industrial/service commercial area in the south eastern part of the town are nearly exhausted and need to be replenished by the development of additional land. Expansion of this area is not possible due to the low lying nature of the only available land immediately south. The local government has therefore identified land fronting Dewar Street and the Kulin-Lake Grace Road in the northern part of the townsite as its preferred location for future development of this type and will seek to apply a suitable zoning classification to this land in Local Planning Scheme No.4. Specific details of these proposals including relevant justifications are provided in Part 5 of the Strategy.
- There is a need to plan and provide for improved access across the railway line in the northern part of the town to accommodate light and heavy vehicle traffic. This is of particular importance if proposed changes to the methods of transporting grain by rail from the Lake Grace receival point are implemented as the increased length of freight trains will result in temporary road closures at the eastern end of town. In these circumstances an alternative, safe and convenient means of access across the railway line via Mather Road and Dewar Street will be required.
- The local community has identified a need for the development of an indoor recreation facility in the Lake Grace townsite. This proposal is supported by the local government which will assist the planning and development of this facility in close consultation with the local community within the existing recreation reserve at the western end of town. Preparation of a master plan for the whole recreation reserve incorporating all existing facilities and infrastructure, the proposed indoor recreation centre and any other facilities identified by the community as being required in future is proposed to help guide the overall development of this important area.

Newdegate

- Current supplies of suitably zoned and serviced residential land in Newdegate are sufficient to meet short term demand however there is a need to ensure an adequate supply of appropriately zoned land in future to cater for future potential growth. Of the small number of residential lots currently available many are not suited to development due to their poor location, low lying nature or conflicting adjoining land uses. In recognition of these issues the local government proposes to provide alternative high quality residential opportunities in other parts of the townsite to cater for demand in the medium to long term. This will be achieved by facilitating the staged development and release of additional residential lots on vacant Crown land in close proximity to the Newdegate sports ground along Kirwan, Dillon and Waddell Streets. Specific details of these proposals including relevant justifications are provided in Part 5 of the Strategy.
- Given the high costs of developing residential land there is a need to encourage consolidated development in the older established parts of the town where significant opportunities for development of this type exist, particularly to accommodate the housing requirements of a growing aged population. A review of the current residential density codes applicable to these areas is proposed to facilitate consolidated residential development in these locations in future.

- The protection of remnant vegetation in the townsite is an issue identified by the local community as a priority provided it does not overly constrain opportunities for the future expanded development of the town. There are large areas of remnant vegetation of varying types and significance within the town that require consideration in determining appropriate locations for future development. In recognition of this issue the local government has commissioned extensive investigation by environmental consultants to identify areas of botanical significance. As a result of these investigations the local government proposes to classify over 75 hectares of Crown land within the townsite comprising existing remnant vegetation as Conservation reserve in Local Planning Scheme No.4. It is significant to note that many of these areas are currently classified Industrial zone, Public Purposes reserve or Parkland and Recreation Reserve in Town Planning Scheme No.3. Notwithstanding the proposed reservation of large areas of land for conservation purposes in Local Planning Scheme No.4, the local government proposes, as a trade off, the rezoning and staged development of approximately 5.4 hectares of vacant Crown land on the north side of Waddell Street comprising existing remnant vegetation for low density residential purposes as previously outlined above.
- In light of consistent demand for rural living opportunities in the Shire over the last ten (10) years there is a significant opportunity to address this demand in Newdegate by changing the current zoning of Roe Location 103 Newdegate Road North from 'Multiple Use' zone in Town Planning Scheme No.3 to 'Rural Residential' zone and 'Conservation' reserve in Local Planning Scheme No.4. This proposal is submitted by the local government on the basis of its concerns regarding the high costs associated with developing the land including the need to introduce significant amounts of fill, the potential industrial use of the land under the its current zoning and the negative impact that industrial usage may have on the wetland environment of the adjoining Lake Stubbs. A change in the land's zoning will facilitate the long term protection of the northern portion of the property, which is located within the floodplain of Lake Stubbs, and provide opportunity for the development of more appropriate and less harmful land uses on the elevated portions of the property. Specific details of these proposals including relevant justifications are provided in Part 5 of the Strategy.
- There is a critical shortage of serviced industrial land in Newdegate. Despite large areas of suitably zoned vacant Crown land in the north eastern part of the townsite comprising Lot 208 which is located immediately adjacent to the town's existing industrial area, the local government has resolved not to proceed with any further development of this land due to the community's concerns regarding the loss of significant stands of remnant vegetation and potential salinity impacts. The local government has instead resolved to progress the rezoning and development of a 16.5 hectare area of land immediately adjacent to the western boundary of the townsite comprising portion of Reserves 20629, 29080 and 39314. A total of approximately twenty (20) new industrial lots are proposed. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.
- Given increasing levels of grain production in the district additional land is required to accommodate the proposed future expansion of the Newdegate grain handling and storage facilities currently operated by Cooperative Bulk Handling. In light of community concerns regarding the loss of remnant vegetation, vacant Crown land comprising Lot 208 is not proposed to be made available for this purpose despite its location immediately adjacent to the eastern boundary of the grain receival point. An alternative option has been identified north of the receival point utilising an area of vacant Crown land immediately north of the existing wastewater treatment plant site. Further investigation regarding the suitability of this land including an assessment of

the significance of existing remnant vegetation is required prior to applying a suitable zoning classification. Additional details of this proposal are provided in Part 5 of the Strategy.

- A planning study is currently being undertaken by Main Roads WA for an alternative heavy vehicle route through Newdegate to divert heavy vehicle traffic out of the main streets of the town. Unlike a bypass road, this proposed new alternative route will still allow all types of traffic to pass through the town thereby maintaining the economic benefits of through traffic. It will however seek to divert heavy haulage vehicles from the town's primary school and main commercial precinct. This proposal is supported by the local government on the basis of its capacity to improve the amenity, character and safety of the townsite subject to minimal adverse impacts on local businesses. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.
- With the proposed construction of an alternative heavy vehicle route as outlined above, the local government is seeking to create an opportunity to develop a new, more appropriately located roadhouse in the town. To this end it has identified a site on the south side of the proposed alternative heavy vehicle route at this road's intersection with Newdegate-Pingrup Road which is proposed to be classified Special Use zone (Roadhouse) in Local Planning Scheme No.4. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.

Lake King

- The current blanket zoning applicable to the Lake King townsite in Town Planning Scheme No.3 (i.e. 'Lake King' zone) is proposed to be scaled back so that large areas of land set aside for conservation, recreation and community purposes can be assigned an appropriate local reserve classification in Local Planning Scheme No.4. Existing areas of residential, commercial and industrial development will also be assigned a suitable zoning classification in Local Planning Scheme No.4 to reflect current land usage and ensure sufficient levels of control in accordance with the provisions of the new Local Planning Scheme No.4.
- The current blanket zoning applicable to Lake King in Town Planning Scheme No.3 means that there are sufficient supplies of suitably zoned land in the new townsite area east of the Hyden-Lake King Road to accommodate demand for a wide range of residential, commercial, rural living and community uses. The precise nature and configuration of future development in this area has not yet been determined. As such this area is proposed to be classified 'Townsite Development' zone in Local Planning Scheme No.4 to maintain current flexibility in terms of the nature and configuration of future urban development in this location. Preparation of a revised structure plan for this area, to be adopted by the local government as a local planning policy, will be a specific requirement of Local Planning Scheme No.4 to ensure proper and orderly development in accordance with community aspirations. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.
- Further development of existing undeveloped Crown lots in the old portion of the townsite is proposed to be limited to low density residential uses in the area bounded by Newdegate-Ravensthorpe Road, Verden, Hamilton and Holme Streets. No further development of Crown lots immediately west of this area bounded by Newdegate-Ravensthorpe Road, Atkins, Hamilton and Holme Streets is proposed due to concerns regarding effluent disposal and storm

water drainage. This area is proposed to be classified Conservation reserve in Local Planning Scheme No.4 to guard against future development of any sort.

- The local government is seeking to create an opportunity to develop a new, appropriately located roadhouse in the town to cater for the needs of the local community and the traveling public. This proposal is based upon expressed demand in recent years by a number of interested parties. As such the local government, in consultation with Main Roads WA, DOLA and the local community, has identified a 9,000m² site on the north west side of the intersection of Newdegate-Ravensthorpe Road and Hyden-Lake King Road comprising a portion of Recreation Reserve 21238. This land is proposed to be classified Special Use zone (Roadhouse) in Local Planning Scheme No.4. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.
- There is a need to prepare a traffic management plan for the Lake King townsite to provide for the safe and efficient movement of vehicles. Areas of specific need include land comprising the sports ground, school site and existing commercial development fronting Newdegate-Ravensthorpe Road in the old townsite and the intersection of Newdegate-Ravensthorpe Road and Hyden-Lake King Road near the new townsite where vehicle speeds have been the cause of great deal of community concern following a number of near miss accidents over recent years.

Varley

- The current blanket zoning applicable to the Varley townsite in Town Planning Scheme No.3 (i.e. 'Varley' zone) is proposed to be dropped in favour of specific local reserve and zoning allocations provided for in Local Planning Scheme No.4 to reflect the historic pattern of development, provide clearer direction in terms of the delineation of land uses and ensure sufficient levels of control in accordance with the provisions of the new Scheme.
- Current supplies of residential land in Varley are sufficient to meet short term demand however there will be a need to ensure an adequate supply of appropriately zoned land in future to cater for future potential growth. By virtue of the location of the grain receival and storage facilities in the western part of the town, the geotechnical characteristics of land to the north, the location and extent of existing essential service infrastructure, and adjoining landowners' willingness to sell land, options for future residential development in the medium to long term are limited to freehold agricultural land immediately adjacent to the southern boundary of the town comprising a portion of Roe Location 1165. The precise nature and configuration of future residential development and other potential uses in this location is yet to be determined. As such the relevant portion of Roe Location 1165 is proposed to be classified 'Townsite Development' zone in Local Planning Scheme No.4 to provide sufficient flexibility in terms of the nature and configuration of future urban development in this location. Preparation of a structure plan for this area, to be adopted by the local government as a local planning policy, will be a specific requirement of Local Planning Scheme No.4 to ensure proper and orderly development in accordance with community aspirations. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.

- The local government is seeking to create an opportunity to develop a new, appropriately located roadhouse and caravan park in the town to cater for the needs of the local community and the traveling public. This proposal is based upon expressed demand in recent years by a number of interested parties. As such the local government, in consultation with the local community and the relevant landowner, has identified two adjoining sites with direct frontage to Hyden-Lake King Road on the south east side of the intersection of Hyden-Lake King Road and Pitt Street comprising a portion of Roe Location 1165. This land is proposed to be classified 'Townsite Development' zone in Local Planning Scheme No.4. Specific details of this proposal including relevant justifications are provided in Part 5 of the Strategy.
- Despite sufficient amounts of appropriately located and zoned vacant Crown land in the north western part of the townsite, there is a critical shortage of serviced industrial land. This situation needs to be addressed to ensure an adequate supply of industrial land in future to cater for future potential growth. A total of eight (8) new lots consisting of three (3) dedicated industrial lots and five (5) mixed use lots are proposed north of Hakea Street and east of the grain receival and storage site to provide a range of opportunities for future industrial development within the town similar to those currently provided in Newdegate along Newdegate Road North. The land comprising the three (3) proposed industrial lots with direct frontage to Hakea Street is proposed to be classified 'Industrial' zone in Local Planning Scheme No.4. The land comprising the five (5) proposed mixed use lots with direct frontage to Seward Avenue is proposed to be classified 'Special Use' zone in Local Planning Scheme No.4. Specific details of these proposals including relevant justifications are provided in Part 5 of the Strategy.
- Given the increasing levels of grain production in the district, vacant Crown land within the townsite immediately north of the Varley grain receival and storage site is currently being developed by Cooperative Bulk Handling Limited to provide additional grain storage capacity and facilitate improved operational efficiencies. In light of this approved program of development by Cooperative Bulk Handling Limited, land comprising these works is proposed to be classified 'Industrial' zone in Local Planning Scheme No.4 to reflect its future intended usage and ensure sufficient levels of control in accordance with the provisions of the new Scheme.

VISIONS/OBJECTIVES

- To facilitate the development of attractive, functional and safe townsites that provide significant opportunities for the establishment of new uses in the long term without the need to pursue costly and timely rezonings.

STRATEGIES

General (All Townsites)

- Provide adequate supplies of suitably zoned, serviced and affordable land in appropriate locations within and immediately adjacent to each of the Shire's main settlements in order to maximise opportunities for future development and growth in the long term and avoid the delays and ever increasing costs of having to rezone land to satisfy expressed demand.
- Facilitate the consolidated development of the Shire's main settlements with distinct and recognisable town centre areas.
- Facilitate significant improvements in the general appearance, character and amenity of the Shire's main settlements.
- Allow for future residential development within 500 metres of existing grain receival and storage facilities in the Shire's main settlements subject to the preservation of residential amenity in these areas.

Lake Grace

- Provide for the proper and orderly subdivision development of vacant residential zoned land in the eastern part of the Lake Grace townsite in accordance with an approved structure plan for this area.
- Provide opportunities for consolidated residential development in the older established parts of the Lake Grace townsite to satisfy a variety of needs including those of a growing aged population.
- Provide additional zoned and serviced land in the Lake Grace townsite for industrial and service commercial purposes.
- Provide for improved access across the railway line in the northern part of the Lake Grace townsite to accommodate the safe and convenient movement of local and heavy vehicle traffic.
- Facilitate the development of a new indoor recreation facility in the Lake Grace townsite in close consultation with the local community.

Newdegate

- Provide additional zoned and serviced land in the Newdegate townsite for residential and industrial purposes.
- Provide opportunities for consolidated residential development in the older established parts of the Newdegate townsite to satisfy a variety of needs including those of a growing aged population.
- Facilitate the long term protection of existing areas of remnant vegetation in the Newdegate townsite identified by the local community as being of conservation significance and not required to accommodate the future expanded development of the town.
- Provide an opportunity for rural living development immediately adjacent to the north eastern boundary of the Newdegate townsite to guard against the potential negative impacts of a current inappropriate zoning classification in this location.

- Assist planning for the future proposed expansion of the grain receival and storage facilities in the Newdegate townsite.
- Seek to divert heavy haulage vehicles away from the town centre area of the Newdegate townsite to improve the amenity, character and safety of the townsite area subject to minimal adverse impacts on local businesses.
- Create an opportunity for the development a new, more appropriately located roadhouse in the Newdegate townsite to cater for the needs of the local community and the traveling public.

Lake King

- Apply more appropriate zoning and reserve classifications to all land in the Lake King townsite to reflect the historic pattern of development, provide clearer direction in terms of the delineation of land uses and ensure sufficient levels of control in accordance with the provisions of the Shire's proposed new Local Planning Scheme No.4.
- Provide for the proper and orderly subdivision development of vacant Crown land in the eastern part of the Lake King townsite to accommodate demand for the establishment of a wide range of residential, commercial, rural living and community uses in accordance with an approved structure plan for this area.
- Limit further development of existing undeveloped Crown lots in the old portion of the Lake King townsite to low density residential uses in the area bounded by Newdegate-Ravensthorpe Road, Verden, Hamilton and Holme Streets.
- Create an opportunity for the development of a new, appropriately located roadhouse in the Lake King townsite to cater for the needs of the local community and the traveling public.
- Prepare a comprehensive traffic management plan for the Lake King townsite to provide for the safe and efficient movement of all types of vehicles within and through the town.

Varley

- Apply more appropriate zoning and reserve classifications to all land in the Varley townsite to reflect the historic pattern of development, provide clearer direction in terms of the delineation of land uses and ensure sufficient levels of control in accordance with the provisions of the Shire's proposed new Local Planning Scheme No.4.
- Provide additional zoned land in the Varley townsite for residential purposes and provide for the proper and orderly subdivision development of this land in accordance with an approved structure plan.
- Create an opportunity for the development of a new, appropriately located roadhouse and caravan park in the Varley townsite to cater for the needs of the local community and the traveling public.

- Provide additional zoned and serviced land in the Varley townsite for industrial and mixed use purposes.

ACTIONS

General (All Townsites)

- Identify and investigate areas within or adjacent to each townsite which may be suitable for future expanded development in the long term and, where feasible and appropriate, apply a suitable zoning classification to these areas in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Investigate methods of either reducing or subsidising the cost of providing essential services to new subdivision development projects in the Shire's main settlements including negotiation with relevant service providers and, where relevant and appropriate, preparation of applications for grant funding from external funding sources such as State and Federal government agencies. **(ONGOING)**
- Identify the preferred location of town centre areas in each of the Shire's main settlements having regard to existing and proposed patterns of development and classify these areas as 'Commercial' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Ensure that Local Planning Scheme No.4 is sufficiently flexible in terms of the permissibility of uses in the 'Commercial' zone to encourage further consolidated development in these areas in future. **(IMMEDIATELY)**
- Prepare a Town Centre Structure Plan for each of the Shire's main settlements in consultation with the local community to coordinate townscape development, protect and enhance heritage values, coordinate commercial and community elements and identify and integrate site(s) for new commercial development. **(SHORT TERM)**
- Incorporate suitable provisions in Local Planning Scheme No.4 which seek to protect and enhance the amenity, character and safety of the Shire's main settlements by providing clear guidance in respect of such matters as the appearance, finish and maintenance of buildings, the use of second hand materials, screening of open storage areas, size and finish of outbuildings in residential areas, location of domestic telecommunications infrastructure, development of caretakers dwellings, use of sea containers, landscaping, car parking and vehicle access standards, and the use of relocated second hand and transportable buildings. **(IMMEDIATELY)**
- Prepare and implement a comprehensive townscape improvement program for each town to complement the provisions of Local Planning Scheme No.4 and provide overall guidance in terms of townscape development and management. **(SHORT TERM)**
- Formulate and apply local planning policies that support the local government's stated objectives regarding the protection and enhancement of the amenity, character and safety of the Shire's main settlements. **(SHORT TERM)**
- Support and approve future residential subdivision and development on land located within 500 metres of existing grain receipt and storage facilities in the Shire's main settlements subject to land capability and conditions which facilitate the preservation of residential amenity in these areas. **(ONGOING)**

Lake Grace

- Prepare a revised structure plan in respect of all existing Residential zoned land in the eastern part of the Lake Grace townsite identified as DA1 in Part 5 of the Strategy and the Lake Grace Townsite Development Strategy Plan to guide future residential development in this location. (**SHORT TERM**)
- Undertake all necessary investigations to determine the feasibility of a proposed Residential zoning over a portion of Williams Location 14146 Pingrup-Lake Grace Road identified as DA2 in Part 5 of the Strategy and the Lake Grace Townsite Development Strategy Plan. (**MEDIUM – LONG TERM**)
- Review the current residential density codes applicable to the older established parts of the Lake Grace townsite to provide opportunities for consolidated residential development in these locations in future. (**IMMEDIATELY**)
- Classify the vacant Crown land comprising surplus railway land, Reserves 22554, 28093, 29566 and Lots 292, 343 and 344 Dewar Street, Lake Grace as Service Commercial zone in Local Planning Scheme No.4 in accordance with the details applicable to DA3 in Part 5 of the Strategy and the Lake Grace Townsite Development Strategy Plan. (**IMMEDIATELY**)
- Classify portion of Williams Location 10151 Kulin-Lake Grace Road as General Industry zone in Local Planning Scheme No.4 in accordance with the details applicable to DA4 in Part 5 of the Strategy and the Lake Grace Townsite Development Strategy Plan. (**IMMEDIATELY**)
- Work with LandCorp and DOLA to progress the development and release of two additional industrial lots on the west side of Thiel Street, Lake Grace in accordance with the details applicable to DA5 in Part 5 of the Strategy and the Lake Grace Townsite Development Strategy Plan. (**IMMEDIATELY**)
- Work with Main Roads WA, Cooperative Bulk Handling Limited, WA Government Railways Commission and the local community to plan and provide for an improved alternative means of access across the railway line via Mather Road and Dewar Street in the northern part of the Lake Grace townsite to accommodate the safe and convenient movement of local and heavy vehicle traffic. (**SHORT TERM**)
- Prepare a master plan for all land comprising the existing recreation reserve at the western end of the Lake Grace townsite incorporating all existing facilities and infrastructure, the proposed indoor recreation centre and any other facilities identified by the community as being required in future. (**IMMEDIATELY**)
- Assist the planning and development of a new indoor recreation facility within the existing recreation reserve at the western end of the Lake Grace townsite in close consultation with the local community. (**SHORT TERM**)

Newdegate

- Classify a 5.4 hectare portion of vacant Crown land on the north side of Waddell Street, Newdegate as 'Residential' zone in Local Planning Scheme No.4 in accordance with the details applicable to DA6 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan. (**IMMEDIATELY**)
- Work with LandCorp and DOLA to progress the staged development and release of new residential lots comprising vacant Crown land in the area bounded by Mitchell, Kirwan, Dillon and Waddell Streets, Newdegate identified as DA7 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan. (**MEDIUM TERM**)

- Review the current residential density codes applicable to the older established parts of the Newdegate townsite to provide opportunities for consolidated residential development in these locations in future. **(IMMEDIATELY)**
- Classify all areas comprising existing remnant vegetation in the Newdegate townsite identified by the local community as being of conservation significance as 'Conservation' reserve in Local Planning Scheme No.4 in accordance with the details of the Newdegate Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Classify Roe Location 103 Newdegate Road North, Newdegate 'Rural Residential' zone and 'Conservation' reserve in Local Planning Scheme No.4 in accordance with the details applicable to DA9 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Classify portion of Reserves 20629, 29080 and 39314 Lake Grace-Newdegate Road 'Industrial' zone in Local Planning Scheme No.4 in accordance with the details applicable to DA11 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Continue to work with LandCorp, DOLA and the Department of Local Government and Regional Development to progress the staged development and release of additional industrial lots in the area comprising portion of Reserves 20629, 29080 and 39314 Lake Grace-Newdegate Road proposed to be classified 'Industrial' zone in Local Planning Scheme No.4 (i.e. DA11). **(SHORT TERM)**
- Investigate the feasibility of rezoning and developing, for grain receipt and storage purposes, an area of vacant Crown land immediately north of the Newdegate wastewater treatment plant site identified as DA12 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan including an assessment of the significance of remnant vegetation in this location. **(SHORT TERM)**
- Maintain in Local Planning Scheme No.4 the 'Major Road' reserve classification currently applicable to the area of vacant Crown land comprising the proposed alternative heavy vehicle route through the Newdegate townsite identified as DA13 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Work with Main Roads WA and the local community to plan for the development of the proposed alternative heavy vehicle route through the Newdegate townsite to improve the amenity, character and safety of the townsite area subject to minimal adverse impacts on local businesses. **(SHORT TERM)**
- Classify the closed road and portion of Reserve 17616 corner Newdegate-Pingrup Road and Newdegate-Ravensthorpe Road as 'Special Use' zone (Roadhouse) in Local Planning Scheme No.4 in accordance with the details applicable to DA10 in Part 5 of the Strategy and the Newdegate Townsite Development Strategy Plan. **(IMMEDIATELY)**

Lake King

- Classify all existing conservation areas in the Lake King townsite as 'Conservation' reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing active and passive recreation areas in the Lake King townsite as 'Recreation' reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing community purpose sites in the Lake King townsite as 'Public Purposes' reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing residential land in the Lake King townsite as 'Residential' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing commercial land in the Lake King townsite as 'Commercial' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing industrial land in the Lake King townsite as 'Industrial' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify land comprising the Lake King caravan park as Special Use zone (Caravan Park) in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all vacant Crown land in the eastern part of the Lake King townsite as 'Townsite Development' zone in Local Planning Scheme No.4 in accordance with the details applicable to DA14 in Part 5 of the Strategy and the Lake King Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Prepare a structure plan in respect of all vacant Crown land in the eastern part of the Lake King townsite identified as DA14 in Part 5 of the Strategy and the Lake King Townsite Development Strategy Plan to guide future development in this location. **(SHORT TERM)**
- Classify all existing undeveloped Crown lots in the old portion of the Lake King townsite bounded by Newdegate-Ravensthorpe Road, Atkins, Hamilton and Holme Streets as Conservation reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify portion of Recreation Reserve 21238 on the north west side of the intersection of Newdegate-Ravensthorpe Road and Hyden-Lake King Road as 'Special Use' zone (Roadhouse) in Local Planning Scheme No.4 in accordance with the details applicable to DA15 in Part 5 of the Strategy and the Lake King Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Classify portion of Recreation Reserve 21238 comprising the existing truck parking bay and proposed tourist stop and information area as 'Public Purposes' reserve in Local Planning Scheme No.4 in accordance with the details applicable to DA15 in Part 5 of the Strategy and the Lake King Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Work with Main Roads WA and the local community to prepare a comprehensive traffic management plan for the Lake King townsite. **(IMMEDIATELY)**

Varley

- Classify all existing active and passive recreation areas in the Varley townsite as 'Recreation' reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**

- Classify all existing community purpose sites in the Varley townsite as 'Public Purposes' reserve in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing residential land in the Varley townsite as 'Residential' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing commercial land in the Varley townsite as 'Commercial' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify all existing industrial land in the Varley townsite as 'Industrial' zone in Local Planning Scheme No.4. **(IMMEDIATELY)**
- Classify portion of Roe Location 1165 as 'Townsite Development' zone in Local Planning Scheme No.4 in accordance with the details applicable to DA16 in Part 5 of the Strategy and the Varley Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Prepare a structure plan in respect of portion of Roe Location 1165 identified as DA16 in Part 5 of the Strategy and the Varley Townsite Development Strategy Plan to guide future development in this location which shall include a new roadhouse and caravan park on separate lots with direct frontage to Hyden-Lake King Road on the south east side of the intersection of Hyden-Lake King Road and Pitt Street. **(SHORT TERM)**
- Classify Lot 36 and portion of Reserve 40579 Hakea Street and portions of Lot 63 Seward Avenue, Varley as 'Industrial' zone in Local Planning Scheme No.4 in accordance with the details applicable to DA17 in Part 5 of the Strategy and the Varley Townsite Development Strategy Plan. **(IMMEDIATELY)**
- Classify portion of Lot 63 Seward Avenue, Varley as 'Special Use' zone in Local Planning Scheme No.4 in accordance with the details applicable to DA17 in Part 5 of the Strategy and the Varley Townsite Development Strategy Plan to provide opportunity for the development of a single dwelling house and light industrial use on each of the proposed lots and thereby enable people to live and work in the same location. **(IMMEDIATELY)**

4.6.2 Rural Living

Profile

Rural living opportunities in the Shire of Lake Grace are currently limited to broadacre agricultural land and approximately ten (10) rural residential type lots within and adjacent to the Lake Grace townsite. There are no other areas in the Shire that have been specifically developed for rural residential or rural smallholding purposes.

There has been consistent demand for rural living opportunities in the Shire over the last ten (10) years, particularly in close proximity to the Shire's main settlements. Given the high cost of developing land and the relatively low land prices, the subdivision of land for rural living purposes has not proceeded due to its limited commercial viability. As such demand for rural living opportunities in the Shire remains.

Key Issues, Planning Implications & Position Statements

- It is widely recognised that subdivision for rural living purposes can significantly affect adjoining agricultural land values and the viability of farming operations through land use restrictions and increased rates. It also has significant implications for the natural environment, including areas of landscape significance, and the provision of community services and infrastructure. Given the consistent demand for rural residential lots in the Shire over the last ten years there is a need to plan for subdivision of this type in appropriate locations having regard to its impact on productive agricultural land, land capability and servicing requirements. To-date only a limited amount of planning has been undertaken in the Shire for this purpose.
- Given the size of the Shire and the difficulties faced by the local government in providing services outside established townsites, the local government will only consider proposals for rural residential subdivision on land located within a five (5) kilometre radius of the Lake Grace and Newdegate townsites and a two (2) kilometre radius of the Lake King and Varley townsites. The local government will not support the subdivision of land for rural residential purposes in these areas until such land is appropriately zoned. Proponents of subdivision in these areas will therefore be required to make all necessary arrangements with regard to a suitable zoning classification in Local Planning Scheme No.4 prior to submission of a formal subdivision application.

Any proposal for rezoning and subdivision for rural residential purposes around these settlements will only be supported by the local government where the following criteria can be satisfied:

- i) Where it is located within a five (5) kilometre radius of the Lake Grace and Newdegate townsites and a two (2) kilometre radius of the Lake King and Varley townsites as depicted on the Local Planning Strategy map;
- ii) Where it avoids areas required for the future logical urban expansion of existing townsites;
- iii) Where it is not located on land identified as having significant agricultural potential;
- iv) Where it will not reduce or conflict with the long-term agricultural potential of adjoining land;
- v) Where safe and efficient road access can be provided;
- vi) Where a reticulated potable water supply can be provided to an appropriate standard as determined by the licence holder;
- vii) Where other essential services are capable of being provided and maintained efficiently and at reasonable cost;
- viii) Where the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads;
- ix) Where bush fire risk can be suitably managed;
- x) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected;
- xi) Where it is not located within any defined floodplain;

- xii) Where the risk of land and water degradation are minimal, development will not lead to any adverse impacts in terms of flooding, soil erosion, salinity, landslip or any other form of environmental impact and environmental protection and repair are promoted; and
 - xiii) Where a detailed site analysis and assessment has been undertaken which demonstrates that the land is of fair to very high capability of sustaining the proposed development and use.
- In recent years there has been increased demand for homestead lots in the agricultural areas of the Shire. This involves excising land comprising an existing dwelling from a large agricultural lot to allow for the dwelling's retention and continued use. Under the terms of the Western Australian Planning Commission's *Agricultural and Rural Land Use Planning Policy 2002* subdivision for this purpose will only be approved where there has been a decline in population over two intercensal periods in the Census Collector District in which the subject land is located. The local government supports the creation of homestead lots in the Shire under these circumstances subject to the following criteria:
 - i) the proposed homestead lot comprises an existing farm residence;
 - ii) the proposed homestead lot having an area of between four (4) and twenty (20) hectares excluding any battleaxe leg;
 - iii) the proposed homestead lot having its own frontage and constructed vehicular access to a dedicated and constructed road;
 - iv) the proposed homestead lot being served by a potable water supply and an adequate means of effluent disposal to the satisfaction of the local government and the Department of Health; and
 - v) the proposed homestead lot not generating demand for additional government and community services.
 - The development of more than one house on agricultural lots within the Shire has potential to cause conflict with the existing or potential agricultural use of individual and adjoining properties. In recognition of this potential impact and the general objective of trying to maintain and enhance the productive capacity of agricultural land throughout the Shire, the local government will not generally support the erection of more than one (1) single house per lot in the General Agriculture zone. The local government may consider granting approval to additional dwelling(s) in this zone under the following circumstances:
 - i) where the land owner clearly demonstrates that the development is required for farm management or tourist development purposes;
 - ii) the additional dwelling(s) will only accommodate a family member, workers employed for agricultural activities on that lot or tourists;
 - iii) the additional dwelling(s) are clustered in one location so as to avoid future subdivision pressure and minimise constraints on adjoining uses; and
 - iv) all essential services to the additional dwelling(s) from the lot boundary (including access roads) are to be shared with any existing dwelling(s) where practicable.

Visions/Objectives

- To provide a variety and choice of high quality rural living opportunities in the Shire where it is economically, socially and environmentally viable.

Strategies

- Limit subdivision of agricultural land for rural residential purposes to within five (5) kilometres of the Lake Grace and Newdegate townsites and two (2) kilometres of the Lake King and Varley townsites subject to appropriate zoning.
- Ensure a high standard of development in all existing and proposed rural residential areas.
- Support the creation of homestead lots in the Shire subject to a range of criteria that seek to protect productive agricultural land, minimise land use conflict and ensure adequate levels of basic service provision without generating demand for additional government and community services.
- Provide opportunities for the development of additional housing on productive agricultural land in limited circumstances where it is relevant and justified in terms of farm management and/or tourist development.

Actions

- Incorporate a suitable provision in Local Planning Scheme No.4 that limits subdivision of agricultural land for rural residential purposes to within five (5) kilometres of the Lake Grace and Newdegate townsites and two (2) kilometres of the Lake King and Varley townsites. (**IMMEDIATELY**)
- Incorporate a suitable provision in Local Planning Scheme No.4 which outlines the criteria required to be addressed to facilitate the creation of all new Rural Residential zones in the Shire. (**IMMEDIATELY**)
- Support and assist land capability assessment of areas within five (5) kilometres of the Lake Grace and Newdegate townsites and two (2) kilometres of the Lake King and Varley townsites to confirm suitability for rural residential development. (**ONGOING**)
- Classify all existing privately owned small rural lots within and adjacent to the Lake Grace townsite currently zoned 'Rural' in Town Planning Scheme No.3 as 'Rural Residential' zone in Local Planning Scheme No.4 to reflect current land usage and to protect and enhance the amenity and character of these areas in future. (**IMMEDIATELY**)
- Incorporate suitable provisions in Local Planning Scheme No.4 specific to the Rural Residential zone that outline the local government's general standards and requirements for development in this zone. (**IMMEDIATELY**)
- Incorporate a suitable provision in Local Planning Scheme No.4 specific to the General Agriculture zone which outlines the local government's criteria for the creation of homestead lots. (**IMMEDIATELY**)
- Incorporate a suitable provision in Local Planning Scheme No.4 specific to the General Agriculture zone which outlines the local government's position regarding the development of more than one (1) single house per lot in the General Agriculture zone including the circumstances where such development may be permitted. (**IMMEDIATELY**)

4.7 CULTURAL HERITAGE STRATEGY

4.7.1 Aboriginal Heritage

Profile

In Western Australia all Aboriginal sites are protected by the Aboriginal Heritage Act 1972. As such consideration of Aboriginal heritage sites is required in proposals for development or change of land use affecting these areas to ensure legal protection from damage, destruction or alteration. Department of Indigenous Affairs records indicate that there are 27 Aboriginal sites registered in the Shire of Lake Grace that are broadly categorized as either ethnographic or archaeological sites. It is significant to note that the Shire has not been subject to a full Aboriginal heritage study and many more sites may exist that have not yet been documented.

Aboriginal heritage, culture and rights to land are also recognised and protected by the Native Title Act, 1993. This legislation allows Aboriginals and Torres Strait Islanders to make native title claims on vacant Crown land, State Forests, National Parks and water systems that are not privately owned and public reserves. Previous or current freehold ownership of land extinguishes all native title rights.

The National Native Title Tribunal advises that there are currently six (6) native title claims registered on vacant Crown land in the Shire of Lake Grace. As such negotiations with claimants over the future use of these areas will be required where development or change of land use affecting these areas is proposed.

Key Issues, Planning Implications & Position Statements

- The location of Aboriginal sites in the Shire of Lake Grace is not completely and widely known. As such there is potential for these sites to be damaged, destroyed or altered as a result of further development and land use change in the future. In order to ensure compliance with the requirements of the Aboriginal Heritage Act 1972 there is a need to identify the location of these sites to ensure their consideration and protection as part of the planning process.
- In recent years native title has proven to be a significant constraint to planning for the future expansion of the Shire's townsites utilising vacant Crown land. A number of development opportunities have been identified by the local government however there has been a great deal of uncertainty regarding the timing of resolution of native title claims and the ultimate release of land. This uncertainty and the delays experienced in attempting to address and resolve native title issues have stymied opportunities for economic development and growth within the Shire.

Visions/Objectives

- To understand, appreciate and protect all areas of Aboriginal heritage significance in the Shire and ensure the timely resolution of native title issues to maximize opportunities for future development and growth.

Strategies

- Ensure that all areas of Aboriginal heritage significance in the Shire are identified and afforded the necessary protection in considering proposals for development and land use change.
- Facilitate the timely resolution of native title issues on land identified as being required to accommodate future development and growth within the Shire.

Actions

- Identify the location of all known sites of Aboriginal heritage significance in the Shire and record these areas on the Local Planning Strategy Maps. **(IMMEDIATELY)**
- Ensure that the future use and development of land identified as being of Aboriginal heritage significance is subject to archaeological and ethnographic surveys as required. **(ONGOING)**
- Establish an inventory identifying where native title may exist or has been extinguished in relation to all land or waters owned, controlled or held in trust by the local government. **(IMMEDIATELY)**
- Monitor the progress of native title claims in the Shire and be a party to negotiations with native title claimants in the management, planning and development of land which may be subject to native title. **(ONGOING)**

4.7.2 European History and Heritage

Profile

European history of the Shire of Lake Grace dates back to 1848 however settlement in the district did not occur until the early 1900's. There are numerous buildings and places within the Shire of cultural heritage value that have been identified by the local government as being of significance to the local community. In recognition of this fact and the requirements of Section 45 of the *Heritage of Western Australia Act 1990* the local government has compiled a Municipal Inventory of Heritage Places. A total of 192 places and structures are listed in the Municipal Heritage Inventory.

In order to facilitate the legal protection of places and structures included in a Municipal Heritage Inventory the local government can list them in a local planning scheme. The Shire's current Town Planning Scheme No.3 contains a list of only two (2) heritage places, both of which have been included in the Shire's Municipal Heritage Inventory.

Key Issues, Planning Implications & Position Statements

- Given that only two places of cultural heritage significance have been included in the Shire's current town planning scheme no legal protection is currently afforded to any other places listed in the Shire's Municipal Heritage Inventory. As such there is considerable scope for the historical integrity of these places to be compromised by uncontrolled development and land use change. Given this situation there is an urgent need for these places to be incorporated in a local planning scheme to provide the legal power required to ensure their protection and preservation for the benefit of current and future generations.

Visions/Objectives

- To ensure the long term protection and preservation of all buildings and places within the Shire identified by the local community as being of cultural heritage significance.

Strategies

- To ensure that all areas of cultural heritage significance in the Shire are identified and protected in considering proposals for development and land use change.

Actions

- Incorporate Model Scheme Text heritage provisions in Local Planning Scheme No.4. (**IMMEDIATELY**)
- Establish and maintain a Heritage List in support of Local Planning Scheme No.4 having regard to places listed in the Shire of Lake Grace Town Planning Scheme No.3 and Municipal Inventory of Heritage Places. (**SHORT TERM**)
- Review the Shire's Municipal Inventory of Heritage Places in accordance with the requirements of the *Heritage of Western Australia Act 1990*. (**SHORT TERM**)
- Review the Heritage List prepared in support of Local Planning Scheme No.4 when undertaking the major review of the Scheme every five years pursuant to the requirements of the *Planning and Development Act 2005*. (**SHORT TERM**)

5.0 STRATEGIC LAND USE PLANS

5.1 INTRODUCTION

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

- Strategic Land Use Plan (Whole Shire)
- Lake Grace Townsite Development Strategy
- Newdegate Townsite Development Strategy
- Lake King Townsite Development Strategy
- Varley Townsite Development Strategy

The Strategic Land Use Plans have been prepared to guide the use, development and management of all land in the Shire of Lake Grace over the next ten (10) to fifteen (15) years. It builds upon the objectives and strategies outlined in Part 4 of the Strategy to describe an overall land use plan for the Shire. The planning guidance provided in the Strategic Land Use Plans should be read in conjunction with the various strategies outlined in Part 4.

The Strategic Land Use Plans, which are presented as appendices to this document, illustrate the proposed allocation of land uses throughout the Shire including the main settlements. The information presented in each of the plans provides the basis for the delineation of the various zones and reserves incorporated in the Shire of Lake Grace Local Planning Scheme No.4. The plans also provide an indication of the location and extent of subsequent rezoning amendments that may be required to Local Planning Scheme No.4 in future to reflect implementation of various provisions of the Strategy.

5.2 STRATEGIC LAND USE PLAN (WHOLE SHIRE)

The Strategic Land Use Plan for the whole Shire broadly illustrates the location and extent of the following land use categories and administrative details:

- Townsites
- Rural Residential
- Industrial
- General Agriculture
- Recreation
- Conservation
- Public Purposes
- Water Supply
- Primary Roads
- Secondary Roads
- Alternative Heavy Vehicle Routes
- Railway
- Possible Rural Residential Subdivision Areas
- Waterbodies and Streamlines
- Buffer Areas
- Aerial Landing Grounds
- Bulk Grain Receival and Storage Sites
- Aboriginal Heritage Sites
- Major Tourist Routes
- Strategy Area Boundary
- Other Local Government Boundaries

A brief description of each of these key elements including details regarding the basis for their delineation and, where appropriate, classification in Local Planning Scheme No.4 follows.

5.2.1 Townsites

There are eight (8) townsites in the Shire of Lake Grace. These are illustrated as one category of land use in the Strategic Land Use Plan. The boundaries delineated are those constituted and defined under the Land Act 1933.

Lake Grace, Newdegate, Lake King and Varley are the only townsites that have been substantially developed. Specific details of existing and proposed development in each are provided in the Townsite Development Strategy Plans described below.

The remaining townsites have not been developed to any great extent and are not proposed to be developed any further in the future. Given this proposal and the fact that all land comprising each of these towns is Crown land owned by the State of Western Australia, all land in these towns will be classified Conservation reserve in Local Planning Scheme No.4 to facilitate the preservation of existing remnant vegetation.

5.2.2 Rural Residential

Rural residential areas in the Shire are those comprising lots ranging in size from 1 to 4 hectares. They provide for a variety of land uses of a rural living nature such as hobby farms, equestrian activities and cottage industries.

With the exception of approximately ten (10) rural residential type lots within and adjacent to the Lake Grace townsite, there are no other areas in the Shire that have been specifically developed for rural residential or rural smallholding purposes. The locations of all existing rural residential lots adjacent to Lake Grace are illustrated as one category of land use in the Strategic Land Use Plan. Those within Lake Grace are shown in the Townsite Development Strategy Plan applicable to the town (see Appendix 2).

Given the size of the Shire and the difficulties faced by the local government in providing services outside established townsites, the local government will only consider proposals for rural residential subdivision on land located within a five (5) kilometre radius of the Lake Grace and Newdegate townsites and two (2) kilometres of the Lake King and Varley townsites. These areas are delineated on the Strategic Land Use Plan for the whole Shire. The local government will not support the subdivision of land for rural residential purposes in these areas until such land is appropriately zoned. Proponents of subdivision in these areas will therefore be required to make all necessary arrangements with regard to a suitable zoning classification in Local Planning Scheme No.4 prior to submission of a formal subdivision application. Proposals for rezoning will only be supported by the local government where they are able to satisfy certain criteria provided in Part 4 of the Strategy including the mandatory provision of a reticulated potable water supply in accordance with the specific requirements of clause 5.3.2 of WAPC Statement of Planning Policy No. 2.5.

5.2.3 Industrial

With the exception of a number of grain receival and storage facilities and extractive industry operations, there are no major industrial subdivisions or developments outside the Shire's main settlements. New industrial areas immediately adjacent to the Lake Grace and Newdegate townsites are proposed by the Strategy. Their location and extent are illustrated on the Strategic Land Use Plan and the Townsite Development Strategy Plans described below. These areas are proposed to be classified General Industry zone in Local Planning Scheme No.4.

Details regarding the location of all existing grain receival and storage facilities operated by Cooperative Bulk Handling Limited are provided below. The location of extractive industry operations has not been illustrated in the Strategic Land Use Plans due to limited information regarding their location and extent.

5.2.4 General Agriculture

The location and extent of all existing agricultural lots in the Shire has been delineated on the Strategic Land Use Plan using cadastral mapping and Crown reserve information provided by the Department of Land Administration and aerial photography supplied by the Department of Agriculture. All existing agricultural lots are proposed to be classified General Agriculture zone in Local Planning Scheme No.4 in accordance with the requirements of the WAPC's *Agricultural and Rural Land Use Planning Policy 2002*.

Agricultural areas in the Shire that are of local, regional or State significance are proposed to be identified by the local government in the short to medium term following consultation with the Department of Agriculture, Western Australian Planning Commission and local community. Agricultural areas identified as being of local, regional or State significance will be illustrated on the Strategic Land Use Plan and classified Priority Agriculture zone in Local Planning Scheme No.4 by way of an amendment or review of the Scheme.

5.2.5 Recreation

The location and extent of all active and passive recreation areas in the Shire has been delineated on the Strategic Land Use Plans and Townsite Development Strategy Plans using Town Planning Scheme No.3, cadastral mapping and Crown reserve information provided by the Department of Land Administration and physical observation. All areas identified by these methods are proposed to be classified Recreation reserve in Local Planning Scheme No.4.

5.2.6 Conservation

The conservation category comprises existing managed Crown land (i.e. nature reserves, national parks and conservation parks), other vested Crown reserves and various parcels of vacant Crown land comprising wetlands and/or remnant vegetation. These areas have been delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans using Crown reserve information supplied by the Department of Land Administration and correspondence and mapping provided by the Department of Conservation and Land Management. All areas identified by these methods are proposed to be classified Conservation reserve in Local Planning Scheme No.4.

Privately owned land has not been included in this category at this stage. Further consideration for inclusion of these areas in the conservation category may occur in the long term depending upon the availability of resources and will include detailed investigations and negotiation with affected landowners.

5.2.7 Public Purposes

The location and extent of all existing public purpose areas in the Shire has been delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans using Town Planning Scheme No.3, cadastral mapping and Crown reserve information provided by the Department of Land Administration and physical observation. All areas identified by these methods are proposed to be classified Public Purposes reserve in Local Planning Scheme No.4 and will include suitable notations to reflect their designated purpose.

5.2.8 Water Supply

The water supply category comprises Crown land vested in the Minister for Water Resources, the Water Corporation and the Shire of Lake Grace for water supply purposes. These areas have been delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans using cadastral mapping and Crown reserve information supplied by the Department of Land Administration and advice from the Water Corporation. All areas identified by these methods are proposed to be classified Public Purposes reserve in Local Planning Scheme No.4 and will include a suitable notation to reflect their designated purpose.

5.2.9 Roads

The location and extent of all existing and proposed strategically significant roads in the Shire has been determined and delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans using information provided by Main Roads WA and the Department of Land Administration. All roads identified have been classified either Primary Road or Secondary Road in the Strategic Land Use Plans depending upon management responsibilities and the function and significance of each road in the Shire's road network. All roads identified as either Primary or Secondary Road in the Strategic Land Use Plans will be classified Major Road reserve in Local Planning Scheme No.4.

5.2.10 Railway

The location and extent of all land reserved for railway purposes has been determined and delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans using information provided by the WA Government Railways Commission and the Department of Land Administration. All railway land identified in the Shire is proposed to be classified Railway reserve in Local Planning Scheme No.4.

5.2.11 Water Bodies and Streamlines

The location and extent of all water bodies and streamlines has been determined and delineated on the Strategic Land Use Plan for the whole Shire using digital data supplied under license by the Department of Agriculture. All major water bodies on Crown land are proposed to be classified Conservation reserve in Local Planning Scheme No.4.

Significant water bodies on privately owned land have not been included in this category at this stage. Further consideration for inclusion of these areas in the conservation category may occur in the long term depending upon the availability of resources and will include detailed investigations and negotiation with affected landowners.

5.2.12 Buffer Areas

The location and extent of all buffer areas for existing and proposed wastewater treatment plants and approved and licensed waste disposal sites have been delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans using information provided by the local government, Water Corporation and Department of Environment. Given their location within or immediately adjacent to the Lake Grace and Newdegate townsites, all land comprising buffers for wastewater treatment plants are proposed to be classified 'Wastewater Treatment Plant Special Control Area' in Local Planning Scheme No.4 to ensure compatibility of future land use within these areas.

Buffer areas for all approved and licensed waste disposal, storage or recycling sites within the Shire have not been included in Local Planning Scheme No.4 given their remote locations and limited impact on adjoining areas. A general provision is however proposed to be included in the Scheme requiring the local government's planning approval to construct any residential buildings or to establish any other odour sensitive land use within 500 metres of the boundaries of an approved or licensed waste disposal site in the Shire.

5.2.13 Aerial Landing Grounds

The location and extent of all existing aerial landing grounds in the Shire has been delineated on the Strategic Land Use Plan for the whole Shire using mapping and Crown reserve information provided by the Department of Land Administration, the Civil Aviation Safety Authority's publication 'The WA Country Airstrip Guide' and physical observation. With the exception of a private airfield on freehold agricultural land in East Newdegate, all aerial landing grounds in the Shire are proposed to be classified Public Purposes reserve in Local Planning Scheme No.4 with a suitable notation reflecting their designated purpose.

5.2.14 Bulk Grain Receival and Storage Sites

All existing grain receival and storage facilities in the Shire have been delineated on the Strategic Land Use Plan and Townsite Development Strategy Plans by physical observation and advice provided by Cooperative Bulk Handling Limited. All land comprising these facilities is proposed to be classified General Industry zone in Local Planning Scheme No.4.

5.2.15 Aboriginal Heritage Sites

All Aboriginal heritage sites known to exist in the Shire of Lake Grace have been delineated on the Strategic Land Use Plans using information supplied by the Department of Indigenous Affairs. Department records indicate that there are 27 Aboriginal sites registered in the Shire that are broadly categorized as either ethnographic or archeological sites. It is significant to note that the Shire has not been subject to a full Aboriginal heritage study and many more sites may exist that have not yet been documented.

No specific classification is proposed to be applied to Aboriginal heritage sites in Local Planning Scheme No.4 however these areas will be afforded the necessary protection by the local government when considering proposals for development and land use change that may affect these areas.

5.2.16 Major Tourist Routes

Major tourist routes in the Shire have been delineated on the Strategic Land Use Plan using information provided by the local government, Shire of Broomehill, the WA Tourism Commission and Department of Land Administration. No specific classification is proposed to be applied to these areas in Local Planning Scheme No.4.

5.2.17 Strategy Area Boundary

The Strategy or Study Area boundary comprises the municipal boundaries of the Shire of Lake Grace as provided for by the Local Government Act 1995. All land within the municipal boundaries of the Shire is proposed to be within the jurisdiction of Local Planning Scheme No.4.

5.2.18 Other Local Government Boundaries

Other Local Government Boundaries comprise the municipal boundaries of all other local government areas immediately adjoining the Shire of Lake Grace as provided for by the Local Government Act 1995. These areas have been identified on the Strategic Land Use Plans for administrative purposes only.

5.3 TOWNSITE DEVELOPMENT STRATEGY PLANS

Townsite Development Strategy Plans have been prepared in respect of the Shire's four main settlements being Lake Grace, Newdegate, Lake King and Varley. These plans reflect the existing configuration of land use in each town and the future proposed pattern of land use as provided for in the strategies and actions outlined in Part 4.

Further, more specific details of the major zoning and/or development proposals outlined in Part 4 are provided for each townsite in the tables below including relevant justifications future planning requirements for each proposal. In considering these proposals it should be noted that they have been formulated on the basis of detailed investigation by the local government and a number of consultants in the fields of town planning, engineering, botany and environmental science engaged to assist preparation of the Local Planning Strategy and Local Planning Scheme No.4.

TABLE 4 – NEW ZONING & /OR DEVELOPMENT PROPOSALS IN LAKE GRACE

DEVELOPMENT AREA (DA)	LAND DESCRIPTION	TENURE & OWNERSHIP DETAILS	AREA	CURRENT ZONING	PROPOSED ZONING	JUSTIFICATIONS & FUTURE PLANNING CONSIDERATIONS
DA1	Pt Lot 1 Williams Location 11841 & 14092 Stubbs Street	Freehold land owned by the Shire of Lake Grace.	9 ha	Residential R12.5/30	Residential R20	Currently zoned in TPS No.3. No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available including sewerage. Logical extension to existing areas of residential development. Potential impacts of nearby industrial land use to be managed by the local government within acceptable limits.
DA2	Pt Williams Location 14146 Pingrup-Lake Grace Road	Privately owned freehold land.	16 ha	Not zoned	General Agriculture initially. Residential R20 in the medium to long term.	No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available including sewerage. Logical extension to existing areas of residential development. Rezoning for residential purposes will be required including detailed land capability assessment prior to initiation of scheme amendment.
DA3	Surplus railway land, Reserves 22554, 28093 & 29566 and Lots 293, 343 & 344 Dewar Street	Crown land vested in the WAGRC & Shire of Lake Grace	10 ha	Industrial Zone & Railway Reserve	Service Commercial	Currently zoned in TPS No.3. Land surplus to railway and local government requirements. No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available except sewerage. Logical extension to existing areas of townsite development. Adequate separation distance from residential and other sensitive land uses. Good geotechnical conditions for building

						<p>construction and on-site effluent disposal. Infiltration testing required prior to development to determine most appropriate method of effluent disposal. Confining layers of clay at less than 1m depth may require leach drains to be partially inverted.</p>
DA4	Portion of Williams Location 10151 Kulin-Lake Grace Road	Privately owned freehold land.	10 ha	Not zoned	Industrial	<p>Landowner agreeable 'in-principle'. No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available except sewerage. Logical extension to existing areas of townsite development. Adequate separation distance from residential and other sensitive land uses however industries with low separation distances to be located in southern half of zone. Good geotechnical conditions for building construction and onsite effluent disposal. Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal. Confining layers of clay at less than 1m depth may require leach drains to be partially inverted.</p>
DA5	Lots 336 & 337 Thiel Street	Unallocated Crown land	4,600m ²	Parkland & Recreation Reserve	Industrial	<p>No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available except sewerage. Logical extension to existing industrial area. Potential impacts of future industrial land use to be managed by the local government within acceptable limits. Good geotechnical conditions for building construction and on-site effluent disposal. Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal.</p>

TABLE 5 – NEW ZONING &/OR DEVELOPMENT PROPOSALS IN NEWDEGATE

DEVELOPMENT AREA (DA)	LAND DESCRIPTION	TENURE & OWNERSHIP DETAILS	AREA (HA)	CURRENT ZONING	PROPOSED ZONING	JUSTIFICATIONS & FUTURE PLANNING CONSIDERATIONS
DA6	Unallocated vacant Crown land, Waddell Street	Unallocated Crown land	5.4ha	Parkland & Recreation Reserve	Residential R20	No alternative site options due to unsuitable geotechnical conditions and servicing difficulties in other areas. Existing on-site remnant vegetation has verified high conservation value however the EPA considers that future clearing is acceptable, subject to the necessary approvals under the <i>Wildlife Conservation Act 1950</i> to remove declared rare flora, as the vegetation is well represented in other locations and significant beneficial conservation trade-offs will be achieved in other areas. All essential services readily available including sewerage. Located well outside WWTP odour buffer. Good geotechnical conditions for building construction.
DA7	Partly developed Crown land bounded by Mitchell, Kirwan, Dillon & Waddell Streets	Crown land previously designated for residential purposes by DOLA	4.5ha	Residential R12.5/30	Residential R20	No alternative site options due to unsuitable geotechnical conditions and servicing difficulties in other areas. Logical extension to existing areas of residential development. No significant remnant vegetation (i.e. land predominantly cleared) however more detailed assessment of site's environmental values required prior to subdivision development. All essential services readily available including sewerage. Located well outside WWTP odour buffer. Good geotechnical conditions for building construction.
DA8	Portion of Roe Location 604 Newdegate Road North	Privately owned freehold land	6.3ha	Residential R2	Residential R2	Subdivision previously approved by the WAPC (Ref: 121722). No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available except sewerage. Potential impacts of nearby industrial land use to be managed by the local government within acceptable limits. Good geotechnical conditions for building construction and on-site effluent disposal.

DA9	Roe Location 103 Newdegate Road North	Privately owned freehold land	62ha	Multiple Use (Residential & Industrial)	Rural Residential Zone & Conservation Reserve	More appropriate land use with less potential for negative environmental impacts. No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available except sewerage. Adequate separation distance from existing industrial land uses. Adequate geotechnical conditions for building construction and on-site effluent disposal. Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal. Stormwater drainage management plan and infrastructure to be a condition of subdivision and development approvals.
DA10	Closed Road and portion of Reserve 17616 cnr Newdegate-Pingrup Road & Newdegate-Ravensthorpe Road	Unallocated Crown land and Crown land vested in Water Corporation	3,690m ²	Public Purposes Reserve (Water Supply)	Special Use (Roadhouse)	Good commercial exposure. Water Corporation agreement secured. EPA advised that future clearing is acceptable as understorey vegetation previously cleared, remaining vegetation has limited conservation value and significant beneficial conservation trade-offs will be achieved in other areas. All essential services readily available including sewerage. Adequate separation distance from residential and other sensitive land uses. Good geotechnical conditions for building construction.
DA11	Portion of Reserves 29080, 39314 & 20629.	Crown land vested in the Shire of Lake Grace and the Water Corporation	17ha	Parkland & Recreation Reserve	Industrial	Critical shortage of industrial land in Newdegate over last 10 years. Land available subject to Native Title clearance. In-principle agreement by Water Corporation to release relevant portion of Reserve 20629. Grant funding of \$375,000 approved by State Government to develop Stage 1 (6 lots). LandCorp willing to develop Stage 1 with assistance from local government. No significant remnant vegetation (i.e. land extensively cleared). EPA considers that future clearing of small amount of remaining vegetation is acceptable. All essential services available (except sewerage) subject to minor upgrades. Adequate separation distance from residential and other sensitive land uses. Good geotechnical conditions for building construction and on-site effluent disposal. Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal.

<p>DA12</p>	<p>Vacant Crown land immediately north of Newdegate WWTP site</p>	<p>Unallocated vacant Crown land</p>	<p>4ha</p>	<p>Parkland & Recreation Reserve</p>	<p>Conservation Reserve initially. General Industry zone in short to medium term.</p>	<p>Additional land for grain receipt and storage purposes required in short to medium term. Logical extension to existing grain receipt and storage site. All essential services readily available via minor extensions. Good geotechnical conditions for building construction. Site covered by native vegetation, the conservation value and significance of which is not known and requires further detailed investigation. Rezoning for industrial purposes shall be subject to a detailed environmental impact assessment prior to the initiation of an appropriate Scheme Amendment and subsequent referral to the EPA for advice regarding the acceptability of any potential environmental impacts.</p>
<p>DA13</p>	<p>Portion of Reserve 17616 Newdegate-Pingrup Road</p>	<p>Crown land vested in the Water Corporation.</p>	<p>7.5ha</p>	<p>Major Road Reserve</p>	<p>Major Road Reserve</p>	<p>Road alignment previously determined by Main Roads WA in consultation with the local government. Land previously zoned for highway purposes in TPS No.3. Logical extension to existing alignments of Lake Grace-Newdegate Road & Newdegate-Ravensthorpe Road. Good geotechnical conditions for road construction purposes. Site covered by native vegetation, the conservation value and significance of which is not known and requires further detailed investigation. The EPA has advised that clearing the land to accommodate new road alignment may affect Priority 2 flora. The proposal is therefore required to be referred to the EPA under S38 of the Environmental Protection Act prior to the commencement of clearing and construction works by MRWA.</p>

TABLE 6 – NEW ZONING &/OR DEVELOPMENT PROPOSALS IN LAKE KING

DEVELOPMENT AREA (DA)	LAND DESCRIPTION	TENURE & OWNERSHIP DETAILS	AREA (HA)	CURRENT ZONING	PROPOSED ZONING	JUSTIFICATIONS & FUTURE PLANNING CONSIDERATIONS
DA14	Vacant Crown land in eastern part of Lake King townsite.	Unallocated vacant Crown land	58ha	Lake King	Townsite Development	<p>Current zoning enables further development for townsite purposes.</p> <p>Logical extension to existing townsite development.</p> <p>Adequate separation distance from existing industrial land uses.</p> <p>All essential services (except sewerage) readily available.</p> <p>Good geotechnical conditions for building construction and on-site effluent disposal.</p> <p>Site previously cleared however now covered by native re-growth vegetation, the conservation value and significance of which is not known and requires further detailed investigation. As such any proposal to subdivide and develop the land is required to be referred to the EPA under S38 of the Environmental Protection Act to enable a thorough evaluation of all clearing impacts.</p> <p>Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal.</p>
DA15	Portion of Reserve 21238 cnr Newdegate-Ravensthorpe Road and Hyden-Lake King Road	Crown land vested in the Shire of Lake Grace.	3.8ha	Parkland & Recreation Reserve	Special Use (Roadhouse) and Public Purposes Reserve (Tourist Information & Truck Parking)	<p>Good commercial exposure.</p> <p>DOLA & Main Roads WA agreeable.</p> <p>Adequate separation distance from residential and other sensitive land uses.</p> <p>All essential services (except sewerage) readily available.</p> <p>Good geotechnical conditions for building construction and on-site effluent disposal.</p> <p>Most of the land previously cleared however existing vegetation in western and south eastern segments comprise four separate plant communities identified by Coates & Weston (2000) as having high conservation value (i.e. Salmon Gum – Gimlet Woodland, <i>Eucalyptus cylindriflora</i> Shrub Mallee, <i>Melaleuca</i> Thicket to Scrub and <i>Melaleuca-Hakea</i> Regrowth). As such these areas are required to be protected from future development by conditions specific to the land's Special Use zoning classification.</p> <p>Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal.</p>

TABLE 7 – NEW ZONING &/OR DEVELOPMENT PROPOSALS IN VARLEY

DEVELOPMENT AREA (DA)	LAND DESCRIPTION	TENURE & OWNERSHIP DETAILS	AREA (HA)	CURRENT ZONING	PROPOSED ZONING	JUSTIFICATIONS & FUTURE PLANNING CONSIDERATIONS
DA16	Portion of Roe Location 1165 Hyden-Lake King Road	Privately owned freehold land	40ha	Not zoned	Townsite Development	Landowner agreeable. No significant remnant vegetation (i.e. land extensively cleared). All essential services readily available including reticulated effluent disposal facilities. Logical extension to existing areas of townsite development. Good geotechnical conditions for building construction.
DA17	Lot 36 & portion Reserve 40577 Hakea Street and Lot 63 Seward Avenue	Unallocated Crown land and Crown land vested in the Water Corporation.	3.2ha	Varley	Industrial and Special Use (Residential & Light Industry)	Land available subject to Native Title clearance and the Water Corporation's approval to transfer its current interest in Reserve 40577 to the local government. Current zoning enables further development for townsite purposes. Logical extension to existing townsite development. All essential services readily available including reticulated effluent disposal facilities. Good geotechnical conditions for building construction and on-site effluent disposal if required. Infiltration testing required prior to development to determine most appropriate method of on-site effluent disposal where proposed. Potential impacts of nearby industrial land use to be managed by the local government within acceptable limits. Conservation trade-offs provided in other areas to enable clearing of some existing on-site remnant vegetation to accommodate future development. Detailed investigation will be required to be undertaken prior to the commencement of any subdivision development to identify and protect existing Declared Rare and/or Priority flora and an environmental management plan shall be prepared and submitted to the EPA for approval immediately thereafter to avoid any potentially adverse environmental impacts.

6.0 MONITORING AND REVIEW

The Shire of Lake Grace will guide the implementation of the Local Planning Strategy including setting of priorities, generating and allocating resources and ongoing monitoring and review. It will monitor the performance of the Local Planning Strategy on an ongoing basis and undertake a comprehensive review of the Strategy within five (5) years of gazettal of Local Planning Scheme No.4. The review will precede the major review of Local Planning Scheme No.4 which is required to be undertaken every five years pursuant to the requirements of the *Planning and Development Act 2005*.

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

It should also be noted that the Local Planning Strategy may also be reviewed within the proposed five year review periods at the discretion of the local government should this be required to respond to major change or other unforeseen circumstances or needs. Any amendment/s to the Local Planning Strategy shall be affected by the following procedures:

- (a) The local government shall publish a notice once a week for two (2) consecutive weeks in a local newspaper circulating in the Scheme area giving details of where the amendment may be inspected, and in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;
- (b) A copy of the amendment shall be forwarded to the Western Australian Planning Commission and any other person or organisation which, in the opinion of the local government, has a direct interest in the Strategy, for consideration and advice within a period (being not less than 21 days from the day the amendment is given to the person or organisation) specified by the local government;
- (c) After expiry of the period within which submissions may be made and advice given, the local government shall review the amendment in the light of any submissions made and advice received and shall resolve either to finally adopt the amendment with or without modification, or not to proceed with the amendment;
- (d) Following adoption of the amendment the local government shall forward a copy of the amendment to the Commission for its endorsement;
- (e) Following endorsement by the Commission the local government shall:
 - i) publish a notice of adoption and endorsement of the amendment once in a newspaper circulating within the Scheme area; and
 - ii) forward a copy of the amended Strategy to the Commission.
- (f) A copy of the amended Local Planning Strategy is to be kept and made available for public inspection during business hours at the offices of the local government and the Commission.

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ADVERTISING

Shire of Lake Grace Local Planning Strategy certified for advertising on the 17th day of August 2004.

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

SIGNATURE

WITNESS

DATE 7/9/2007

SHIRE OF LAKE GRACE ENDORSEMENT

The Shire of Lake Grace endorsed the Local Planning Strategy at the Ordinary Meeting of the Council held on the 23rd day of March 2005.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

WESTERN AUSTRALIAN PLANNING COMMISSION ENDORSEMENT

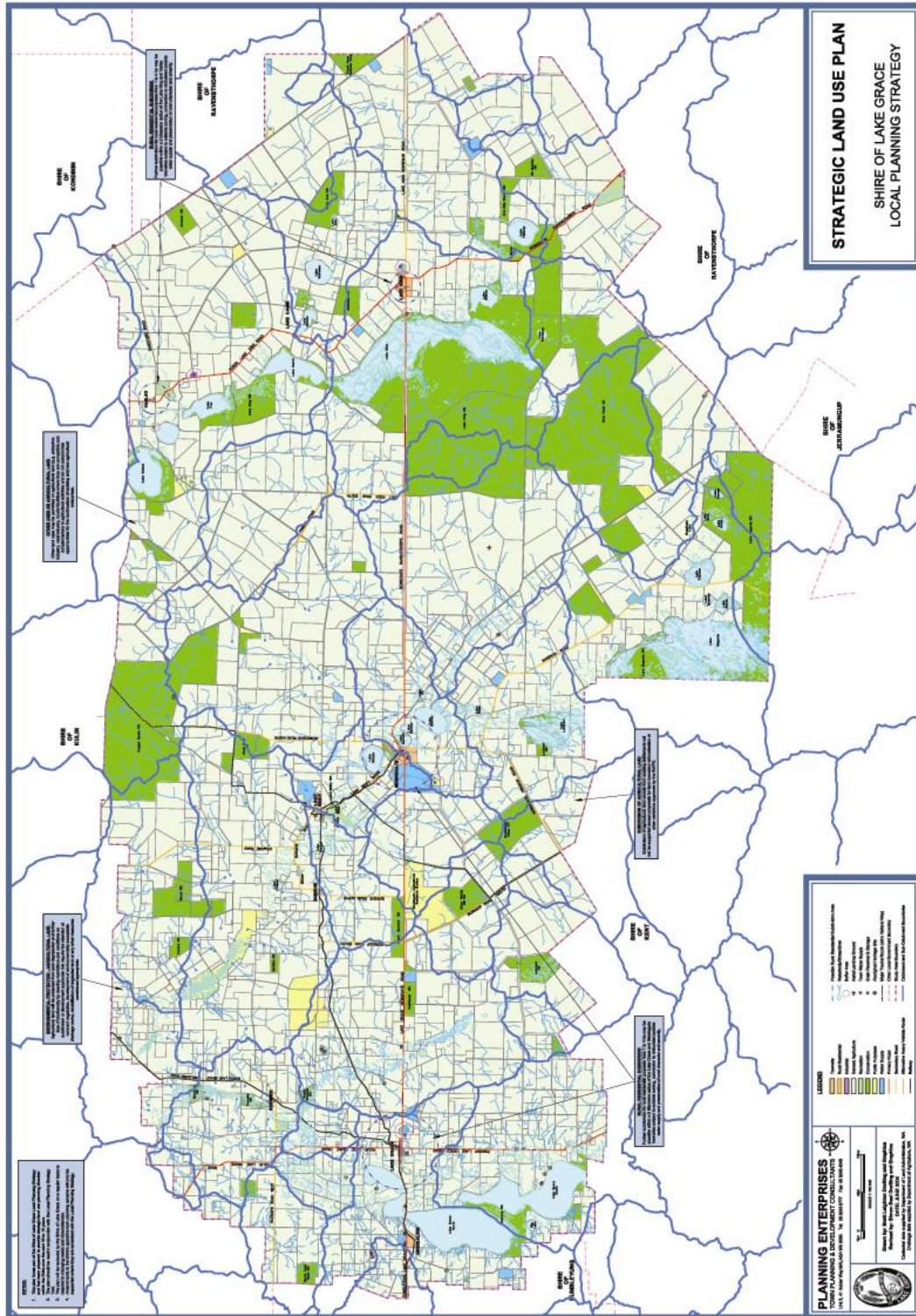
Endorsed by the Western Australian Planning Commission on 13 June 2006

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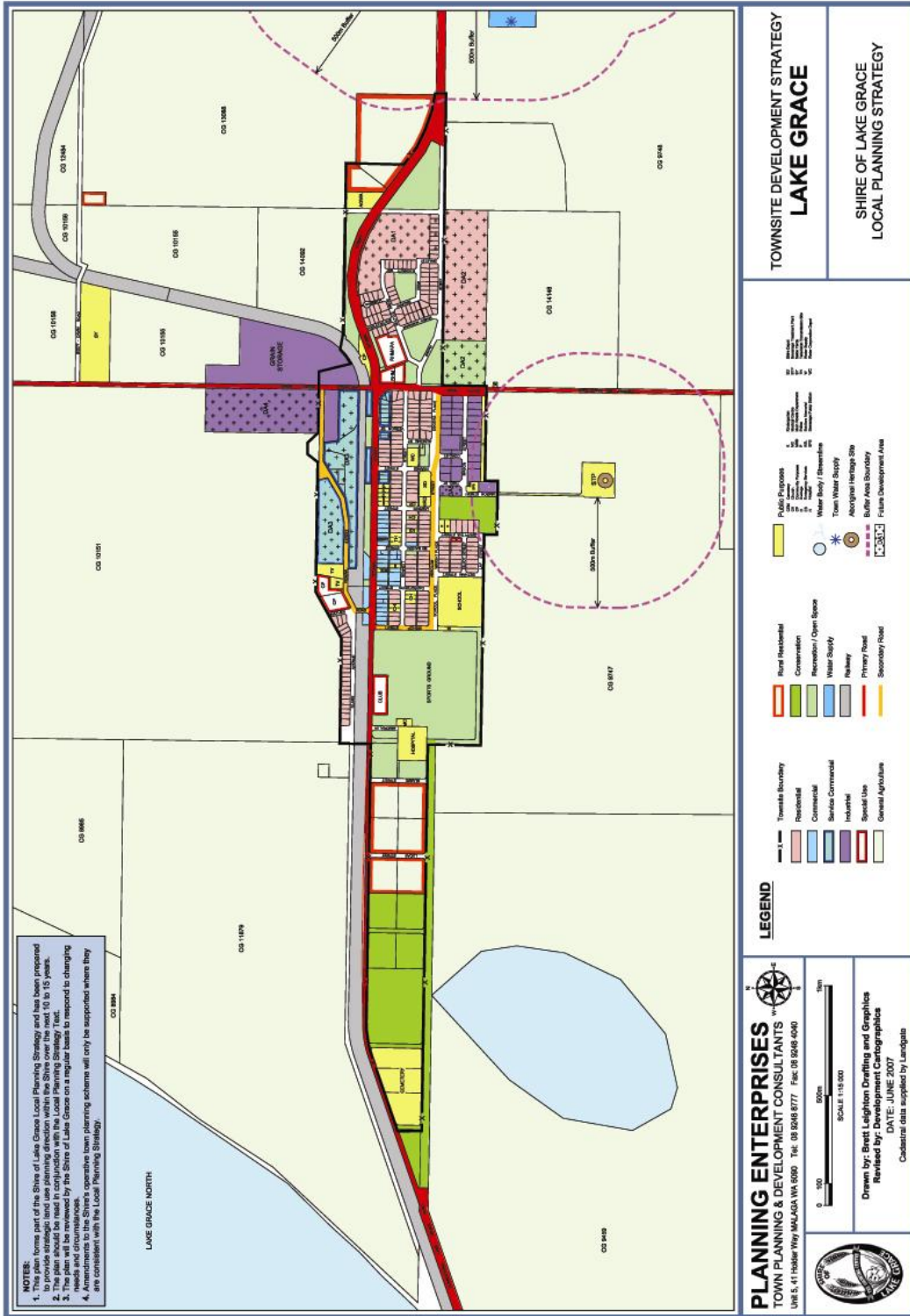
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DATE 7/9/2007

APPENDIX 1 - STRATEGIC LAND USE PLAN (WHOLE SHIRE)



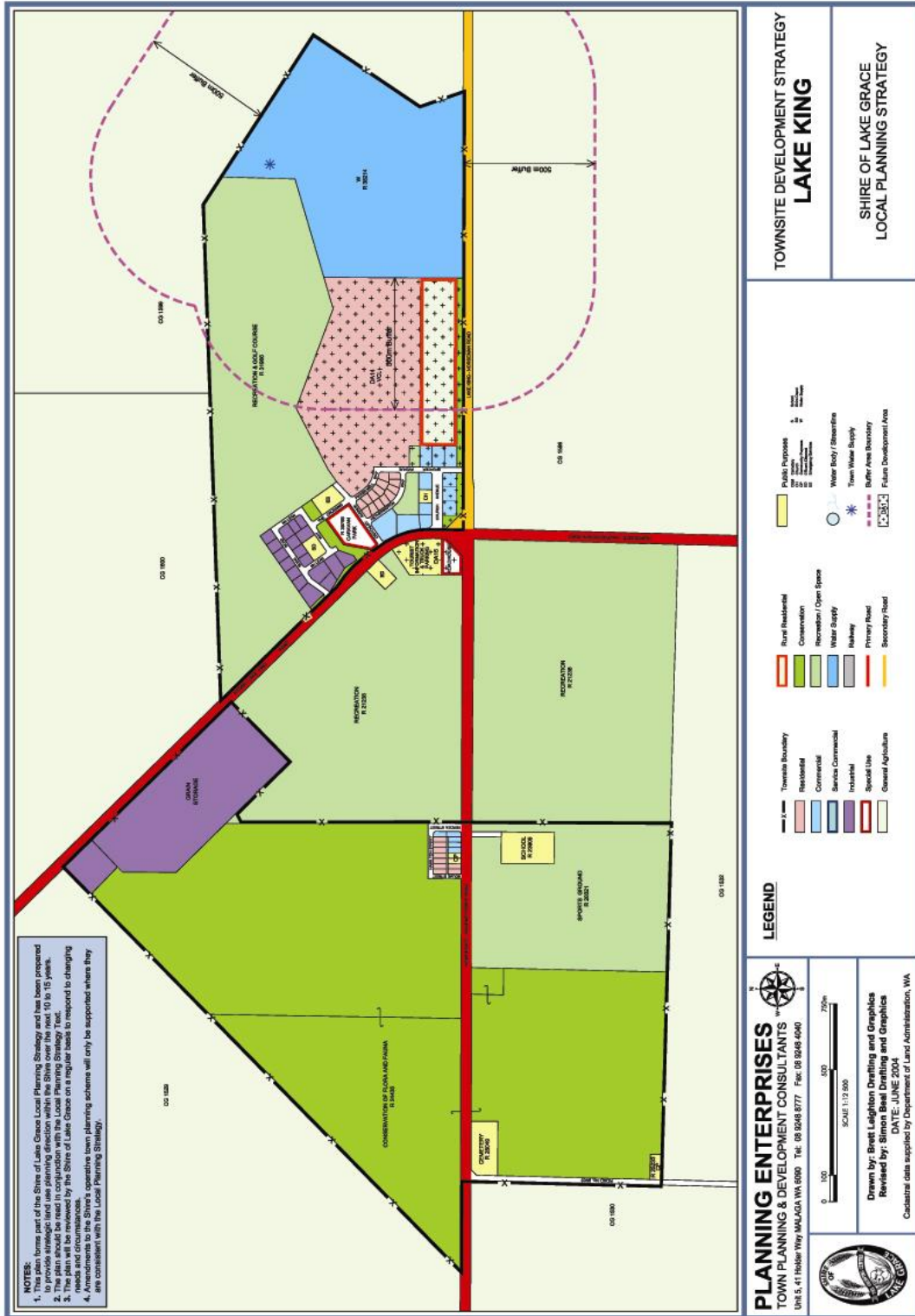
APPENDIX 2 - LAKE GRACE TOWNSITE DEVELOPMENT STRATEGY



APPENDIX 3 - NEWDEGATE TOWNSITE DEVELOPMENT STRATEGY



APPENDIX 4 - LAKE KING TOWNSITE DEVELOPMENT STRATEGY



APPENDIX 5 - VARLEY TOWNSITE DEVELOPMENT STRATEGY

