

# SHIRE OF THREE SPRINGS

## LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

11 February 2014

### **DISCLAIMER**

This is a copy of the Three Springs Townsite Strategy at the date of endorsement produced from an electronic version of the Strategy held by the Department of Planning. Whilst all care has been taken to accurately portray the current Strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a current legal version of the Strategy.

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



# LOCAL PLANNING STRATEGY: STRATEGY DOCUMENT

29/05/2015



**ROWE**GROUP

## ADVERTISING

The Shire of Three Springs Local Planning Strategy was certified for advertising on 27 November 2012.

Signed for and on behalf of the Western Australian Planning Commission

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

Date \_\_\_\_\_

## ADOPTED

The Shire of Three Springs hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the \_\_\_\_\_ day of 20 .

\_\_\_\_\_  
SHIRE PRESIDENT

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

## ENDORSEMENT

Endorsed by the Western Australian Planning Commission on 11 February 2014.

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

Date \_\_\_\_\_





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# Strategy

## 1.1 Purpose of the Strategy

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

- ▲ set out the long term planning directions for a local government;
- ▲ apply State and Regional Planning policies; and
- ▲ provide the rationale for zones and other provisions of the Scheme.

The Strategy has been prepared in accordance with these provisions, with the primary intent to update the Shire of Three Springs is currently in the process of reviewing its Town Planning Scheme No. 1 ('TPS1') and planning framework.

The purpose of the Strategy is to establish a spatial planning framework for the Shire of Three Springs arising from the Shire's Strategic Community Plan 2012.

It is envisaged that the Shire of Three Springs Local Planning Strategy will provide a strategic basis for land use planning decisions within the Shire over the next 10 to 15 years, and will assist the Shire and the Western Australian Planning Commission in assessing Local Planning Scheme amendments, subdivision applications, and development proposals. The Local Planning Strategy is further designed to provide clarity to residents and other stakeholders with respect to the strategic intentions of the Shire.

The Strategy will be referenced in an updated local planning scheme and therefore future planning determinations under the Scheme are to be consistent with the Strategy.

In order to ensure that the Strategy remains relevant and consistent in planning decision making, it will be subject to update as strategies, plans and proposals by the State Government and Council are considered on identified issues.

The Shire of Three Springs Local Planning Strategy ('the Strategy') comes into operation once endorsed by the Western Australian Planning Commission in accordance with Section 12B of the Town Planning Regulations (1967).

## 1.2 Format of the Strategy

The Strategy comprises:

1. the Strategy Text (this document);

The Strategy Text outlines in a report format the context, spatial elements, urban form and district planning together with implementation methodology.

2. the Strategy Plans.

The Strategy Plans are a series of A3 plans prepared to be consistent with the Strategy Text based on the content of the Strategy Text.



### 1.3 Function of the Strategy

The Strategy will not be a static document. It will evolve and be updated and modified. The Strategy has been prepared in accordance with these provisions, with the primary intent to update the Shire of Three Springs Town Planning Scheme No. 1 (TPS1) and planning framework.

The Strategy will be subject to updates and modifications when further work on identified spatial elements, traffic and heritage studies plans, or local structure plans are undertaken which impacts on the content of the Strategy in order to ensure that it remains current in making planning decisions, with regard to ensuring the Strategy fulfils the following functions:

- ▲ to ensure the efficient use of land in the Shire of Three Springs;
- ▲ to consolidate and simplify the existing planning framework in the Shire of Three Springs;
- ▲ to provide a spatial plan for the Shire of Three Springs;
- ▲ to ensure the Shire's role in the region is clear; and
- ▲ to assist the Council in its planning decision making.

### 1.4 Relationship With the Scheme

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

# 02

## Vision

The Shire of Three Springs aspires to be a “healthy and unified community with a bright future powering the region.” This vision can be achieved through the successful integration of environmental protection, social advancement and economic sustainability. [Strategic Community Plan. 2012]

The Shire will continue to recognise and protect its agricultural resources and rural hinterland through sustainable environmental practices including the management of salinity and the preservation of remnant vegetation. The Shire also recognises that a changing climate may result in the need for economic diversification in hinterland areas and supports the introduction of irrigated agriculture and agroforestry in appropriate areas.

The Shire recognises the growth of the mining and resources industry within the Mid West region and considers this to be an opportunity to create new businesses and jobs. Three Springs will play a key role in providing infrastructure for industry, particularly in respect to power generation. It is noted, however, that the Shire will not encourage the extraction, storage or use of nuclear materials including power generation.

The townsite of Three Springs will develop as a vibrant local centre and will be supported as the focus for recreation, administration, commercial, and residential /rural residential development in the Shire. This development will be planned for in a sustainable way that protects the integrity and amenity of the townsite. Three Springs will continue to provide health services for the Shire and surrounding districts and will endeavour to develop suitable accommodation in proximity to these services to allow aged residents to remain within their community throughout their lives. The Shire will continue to support the development of innovative tourism and cultural enterprises to further diversify the economy and add to the vibrancy and diversity of the Shire.

Further development in the Arrino townsite will generally be discouraged.

The Shire’s vision provides the context for the implementation of the Strategy’s objectives, strategies and actions as they apply to:

- ▲ Three Springs Townsite and Surrounds;
- ▲ Arrino Townsite; and
- ▲ Rural Land.

# Objectives, Strategies and Actions

## 3.1 Three Springs Townsite and Surrounds

### 3.1.1 Urban Development Objective

**To consolidate urban development within the Three Springs townsite and create a vibrant, sustainable community with adequate housing, employment, and recreational opportunities for all stages of life.**

#### Strategies

To encourage and provide infill residential development on vacant or underutilised land prior to considering further urban expansion.

To increase residential density in locations directly adjacent to existing commercial, health and recreation facilities.

To promote the existing town centre along the Midlands Road as the hub for commercial development in the townsite and limit further inappropriate residential development within this precinct unless it forms part of a comprehensively planned mixed use development.

To promote aged persons accommodation that is in proximity to commercial and medical facilities.

To allow for future urban expansion to the west of Thorpe Street and north of Eneabba-Three Springs Road.

To discourage further development of transient workforce accommodation and encourage companies to house employees within dedicated residential areas.

To promote re-use and recycling of water, particularly stormwater and waste water.

To support alternative means of power generation provided that it does not adversely impact on the amenity of adjoining landowners.

#### Actions

Subdivide and develop the existing 'Residential' zoned land on Lot 10 Glyde Street, potentially in partnership with Landcorp or another government agency.

Zone portion of the church site on Lots 100 and 101 Glyde Street to 'Residential R12.5' to reflect existing development pattern and allow for infill residential development.

Increase the density of 'Residential' zoned lots on the northern side of Carter Street to R10/R30, to allow for single house development at a density of R10 and grouped or multiple dwelling development at a density of R30.

Increase density of Lot 223 Mayrhofer Street from 'Residential R10' to 'Residential R30' in recognition of the existing lot size.

Reclassify the 'Commercial' zone as 'Town Centre' zone with 'single dwelling' being a 'A' (discretionary subject to advertising) use in this zone.

Incorporate the 'Residential' zoned lots on the southern side of the Midlands Road within the 'Town Centre' zone.

Investigate the potential for decommissioning the silos on Reserve 47828 and alternative uses for this site which would integrate with the adjacent 'Town Centre' zone.

Enter into discussions with the Department of Health as to whether surplus vacant land within Reserve 19383 (Three Springs Hospital) could be developed for aged persons accommodation in the short to medium term.

Include a short term and medium to long term residential expansion area on the Local Planning Strategy map in accordance with anticipated demand.

Implement water sensitive urban design best management practices for potable and non-potable water usage in the Three Springs townsite, as per the Department of Water's Better Urban Water Management Manual.

Prepare a Local Planning Policy to set out guidelines for renewable energy systems to be integrated into new development.



To develop a Townsite Expansion Strategy which will consider the urban area in greater detail and offer guidance with respect to streetscape, parking, movement networks, drainage and urban design.

Undertake the Townsite Expansion Strategy.

To resolve existing zoning anomalies to better reflect existing land use (where appropriate) or to remove inappropriate land use designations or permissibility.

Zone Lot 229 Hunt Street 'Park and Recreation' Local Scheme Reserve in recognition of the low lying nature of the site which is prone to inundation and its distance from the Town Centre.

Remove the 'Additional Use - A1' overlay (Caravan Park and Camping Ground) on Lot 165 Railway Road as it is considered that sufficiently zoned land for this purpose is already provided.

### 3.1.2 Rural Residential Development Objective

**To increase housing choice through the provision of larger lifestyle lots in areas adjacent to the Three Springs townsite which are capable of being serviced by existing infrastructure.**

#### Strategies

To identify suitable areas for Rural Residential development adjacent to the Three Springs townsite which are able to connect to existing service infrastructure (power, water, and sewer).

#### Actions

Identify portions of Lot 18 Christie Street and Lot M752 Talc Road, Three Springs for potential "Rural Residential" expansion on the Local Planning Strategy map.

Investigate the potential for the Shire to acquire the abovementioned land in order to undertake subdivision and development, potentially in conjunction with Landcorp, another government agency or a private developer.

### 3.1.3 Industrial Development Objective

**To adequately provide for suitable industrial land to meet the needs of businesses in the Shire**

#### Strategies

To provide greater clarity as to the appropriate locations for various types of industrial uses by dividing the existing 'Industry' zone under TPS1 into 'General Industry' and 'Light Industry' zones.

To increase the amount of light industrial land available to facilitate the relocation of non-conforming uses along Williamson Street and increase economic opportunities for the Shire.

To formalise the location of planned industrial uses along the Three Springs-Perenjori Road.

#### Actions

Reclassify existing 'Industry' zoned land along Water Street and Yarra Road to 'Light Industry' in recognition of its current use and location within the Three Springs townsite.

Provide additional 'Light Industry' zoned land along Yarra Road immediately south of the industrial area on Water Street and Yarra Road.

Consider options which provide incentives to the owners of non-conforming uses operating along Williamson Street to relocate to the Light Industrial Area, once the additional land has been subdivided and is ready for development.

Zone a portion of Lot 25 Perenjori-Three Springs Road 'General Industry' in recognition of the gas-fired power station approved to be constructed on this site.

Zone Lot 22 Perenjori-Three Springs Road 'Public Purposes' Local Scheme Reserve in recognition of the proposed location of a Western Power terminal.

To investigate the potential for 'General Industry' expansion along the Perenjori-Three Springs Road to the east of the proposed gas fired power station.

Include portions of Lots 3 and 25 Perenjori-Three Springs Road in a 'General Industry Investigation Area' where rezoning the land to General Industry may be supported if it can be successfully demonstrated that such a proposal will not lead to detrimental environmental, amenity or social impacts.

To prohibit the extraction, storage or use of nuclear materials, including power generation.

To determine suitable nominal buffers around existing and proposed industrial uses prior to further detailed investigations in order to protect the amenity of sensitive land uses.

Zone the Three Springs refuse disposal site on West Yarra Road as 'Public Purposes' Local Scheme Reserve and introduce a nominal 150 metre buffer around the rubbish tip.

Introduce a nominal 500 metre buffer around the Waste Water Treatment Plant on Lot 20 Water Street and incorporate the buffer area within a Special Control Area in the Local Planning Scheme.

Encourage the proponents of the proposed gas fired power plant to prepare a site-specific buffer definition study and once completed formalise the recommended buffer as a Special Control Area under the Local Planning Scheme.

### 3.1.4 Transport Network Objective

**To ensure Three Springs maintains a safe and efficient transport network.**

#### Strategies

To investigate the potential for a heavy vehicle bypass to the north west of the Three Springs townsite through negotiation with Main Roads WA to reduce heavy vehicle pressure on Glyde Street and the Midlands Road.

To investigate the potential for service commercial development in proximity to the Three Springs bypass, once its location is finalised.

To specifically consider the implications of increased vehicle traffic as a result of rezoning, subdivision, and development proposals and to discourage proposals where traffic impacts will negatively impact on the safety and amenity of townsite residents.

#### Actions

The Shire to work with Main Roads WA to progress planning for a heavy vehicle bypass to the north west of the Three Springs townsite.

Once the location of the bypass is finalised, investigate the potential for service commercial development along the bypass, to cater for uses such as a transport depot.

Develop a Local Planning Policy in conjunction with Main Roads Western Australia concerning heavy vehicle traffic in urban areas which sets out requirements for applicants at the Town Planning Scheme amendment, subdivision, and Development Application stages regarding the type of information which must be supplied with respect to potential traffic impacts and the management of these impacts.

### 3.1.5 Heritage Preservation Objective

**To protect and promote objects and places of natural, historic, architectural, scientific, indigenous and cultural significance, in consultation with the local community, state and federal governments.**

#### Strategies

To control buildings and places recognised as having heritage value through statutory provisions of the new Local Planning Scheme.

To work closely with the Department of Indigenous Affairs to ensure that sites of Aboriginal heritage significance are appropriately identified and protected.

To ensure the Shire's Municipal Inventory is up to date.

#### Actions

Seek funding to prepare a Conservation Plan for Duffy's Store which is a permanent entry on the State Register of Heritage Places.

Seek funding to conduct archaeological and ethnographic investigations over vacant land in the Three Springs townsite and expansion areas, all of which are contained within the Yarra Yarra Lakes registered Aboriginal Heritage site, to eliminate the need for developers to conduct individual investigations which may be cost prohibitive to projects proceeding.

Initiate a review of the Shire's Municipal Inventory.

### 3.1.6 Tourism Facilities Objective

**To encourage the development of tourism enterprises and accommodation to cater to a wide range of visitors and generate local employment.**

#### Strategies

To encourage the creation of tourism activities and businesses which capitalise on the Shire's rural character and natural values.

To support a range of short-stay accommodation in the Three Springs townsite, including motel rooms, chalets, caravan and camping facilities, and bed and breakfasts.

To limit Transient Workforce Accommodation to the existing site on the corner of Glyde and Walster Streets and consider alternative long-term uses for this site.

#### Actions

Work closely with Tourism WA to identify tourism opportunities and funding.

Zone Lot 240 Railway Road from the 'Commercial' to 'Civic and Cultural' Local Scheme Reserve in recognition of its status as Reserve 45494 to be used for the purposes of "Tourist/Historical display."

Ensure that existing short-stay accommodation is appropriately zoned in the Local Planning Scheme.

Include 'Bed and Breakfast' as a land use classification in the zoning table as a discretionary use in the 'Residential' zone.

Investigate the potential to acquire and develop Lots 232 and 197 Water Street for an eco-tourism caravan park.

Work with the Department of Regional Development and Lands to remove the "Caravan Park" reservation from Lot 238 Glyde Street.

Zone Lot 238 Glyde Street "Special Use – Short Stay Accommodation" and encourage the preparation of a Land Use Master Plan the site showing how it can be redeveloped further to the conclusion of the Transient Workforce Accommodation use.

### 3.1.7 Recreational Facilities Objective

**To ensure the provision of adequate functional and attractive areas of public open space and sport and recreational facilities that will show residents to maintain a healthy and active lifestyle.**

#### Strategies

To ensure land use planning is complementary to the recommendations of the Shire of Three Springs Sport and Recreation Strategic Plan.

To ensure that existing areas of public open space and sport and recreation facilities are appropriately classified and protected as Local Scheme Reserves.

To ensure there is sufficient public open space to meet the recreational needs of residents .

To incorporate water sensitive urban design in areas of public open space where usability for recreation purposes is compromised or where conservation values can be enhanced.

#### Actions

Undertake a review of the current provision of public open space and sport and recreational facilities and identify gaps as part of the Three Springs Townsite Expansion Strategy.

Reclassify Lot 8 Perenjori-Three Springs Road from 'Rural' to 'Parks and Recreation' Local Scheme Reserve in recognition of the existing Three Springs Golf Club.

Investigate whether the WAPC would support a regional variation to Liveable Neighbourhoods in which all new residential subdivisions over five lots are required to supply a cash-in-lieu contribution towards the provision of public open space so the Shire can consolidate its resources in fewer, but better serviced, areas of open space.

## 3.2 Arrino Townsite

### 3.2.1 Recognition of Existing Settlement Pattern Objective

**To limit further urban development within the Arrino townsite.**

#### Strategies

To allow for limited development opportunities, but at the existing scale.

To reduce the urban footprint of the Arrino Townsite.

To resolve existing zoning anomalies to better reflect existing land use (where appropriate) or to remove inappropriate land use designations or permissibility.

#### Actions

Reclassify the land within the boundaries of the Arrino townsite as 'Townsite' zone with 'Single house' discretionary use in the 'Townsite' zone.

Rationalise the existing lot configuration through the local government reclaiming vacant or unused land where rates remain unpaid and submitting an amalgamation application to the WAPC.

Reclassify Lot 9558 Turner Street, Lots 5935 and 5936 Mill Street and Reserve 2326 Cook Street to "Conservation" Local Scheme Reserve in recognition of the presence of remnant vegetation on these lots.

Reclassify Lot 6255 from 'Rural' to 'Public Purposes' Local Scheme Reserve in recognition of its reservation as a cemetery.

Liaise with the Department of Regional Development and Lands to cancel the reserve designation over Lot 5932 for the purposes of 'Sewerage Disposal' as the site is not utilised for this purpose.

### 3.2.2 Tourism Facilities Objective

To formalise and enhance the existing rest area and vehicle stopover.

#### Strategies

To formalise the location of the rest area and vehicle stopover to protect it from inappropriate development.

#### Actions

Reclassify Lots 47-54 Midlands Road as a 'Park and Recreation' Local Scheme Reserve.

Investigate funding opportunities to enhance facilities provided at the rest area.

## 3.3 Rural Hinterland

### 3.3.1 Sustainable Agriculture Objective

To support the sustainable continuation of primary industry and agriculture activity as key economic drivers for the Shire.

#### Strategies

In consultation with DAFWA identify and protect any areas recognised as Priority Agricultural Land and ensure the protection of this land from the impacts of competing land uses.

To discourage fragmentation of Priority and General Agriculture zoned land through subdivision.

In consultation with DAFWA, identify rural areas which may be suitable for irrigated agricultural development as a means of economic diversification.

In consultation with DAFWA, identify rural areas which may be suitable for agroforestry, plantations and tree crops as a means of economic diversification.

To support low-key tourism enterprises such as farm stay accommodation in the 'General Agriculture' and 'Priority Agriculture' zones to assist in supplementing farm income.

To only consider the establishment of Transient Workforce Accommodation facilities in the within the 'General Agriculture' zone when it can be demonstrated that there is no opportunity to house workers within an existing settlement.

#### Actions

Include Town Planning Scheme provisions for the 'Priority Agriculture' zone, with uses permitted in accordance with WAPC policy.

Generally oppose applications for the ad-hoc subdivision of 'Priority Agriculture' or 'General Agriculture' zoned land.

Circumstances under which rural subdivision may be considered are outlined in WAPC Policy.

Prepare an 'Agroforestry, Plantations and Tree Crops' Local Planning Policy which will help achieve a consistent, efficient and equitable system for assessing and approving Development Applications of this type, specify application requirements, and ensure, as much as is practicable, compliance with relevant legislation and policy.

Include 'Agroforestry,' 'Plantation' and 'Agriculture-Intensive' as 'D' (discretionary) uses in the 'General Agriculture' zone.

Include 'Farmstay' and 'Bed and Breakfast' as 'D' (discretionary) uses in the 'General Agriculture' zone and 'A' (discretionary subject to advertising) uses under the 'Priority Agriculture' zone.

Include 'Transient Workforce Accommodation' as an 'A' (discretionary subject to advertising) use in the 'General Agriculture' zone and a prohibited use in the 'Priority Agriculture' zone.

### 3.3.2 Remnant Vegetation, Flora, and Fauna Objective

**Maintain and enhance the ecological values of the Shire by conserving all significant remnant vegetation and protect identified rare or threatened flora and fauna.**

#### Strategies

To recognise and protect all Conservation reserves owned or managed by the Department of Parks and Wildlife.

To encourage the acquisition of natural areas containing poorly represented native vegetation associations as part of a co-ordinated conservation reserve system.

To retain and protect remnant vegetation, Threatened Ecological Communities, Threatened Flora and Endangered Fauna within the Shire.

#### Actions

Classify the existing Department of Parks and Wildlife Reserves as 'Conservation' Local Scheme Reserves.

Encourage the preparation of a native vegetation management plan in consultation with local Landcare / Natural Resource Management groups to protect areas of native vegetation, with actions including roadside vegetation protection, fencing, weed control, fox control and revegetation / restoration of impacted sites.

Require developers to identify, assess and protect environmentally significant flora, fauna and remnant vegetation prior to the initiation of rezoning or development proposals (as appropriate).

Refer any rezoning, subdivision or development proposals on land containing environmentally significant flora, fauna and remnant vegetation to DEC, or Department of Sustainability, Environment, Water, Population and Communities for advice, prior to determination.

### 3.3.3 Land Management Hazards Objective

**Recognise and respond to existing and potential land management hazards to ensure sustainable land use and development.**

#### Strategies

To utilise the salinity risk mapping as a means for LandCare projects to target the most susceptible areas in greatest need of treatment.

To ensure activities that may raise salinity levels are restricted in areas identified to be in the extreme (80-100%) or high (60-80%) risk categories.

To encourage best practice management of wind erosion risk.

To encourage best practice management of bushfire risk.

To investigate, in conjunction with DAFWA, innovative solutions for managing unproductive agricultural land.

#### Actions

Promote rehabilitation of salinity affected land through measures such as reducing surface water runoff and revegetation and plantings with salt-tolerant species in conjunction with local LandCare groups.

Support the management of wind erosion risk through measures such as stubble retention, restricted grazing in summer and autumn, and establishment of wide breaks or perennials.

Ensure that new development in bushfire prone areas complies with the requirements of the WAPC's 'Planning for Bushfire Protection Guidelines (Edition 2)'.

Work with DAFWA to educate farmers about best practice solutions for managing unproductive agricultural land, such as planting trees and shrubs for carbon credits or biomass generation and planting perennial grasses for grazing livestock.

### 3.3.4 Water Objective

To conserve and protect water resources that are identified as having significant economic, social, cultural and/or environmental values.

#### Strategies

To protect public drinking water supply areas in accordance with WAPC policy.

To support the management recommendations of the Dookanooka Water Reserve Drinking Water Source Protection Plan and the Arrowsmith Water Reserve Drinking Water Source Protection Plan.

To increase the efficiency of groundwater use.

To protect waterways and watercourses from inappropriate development.

To promote water sensitive urban design within the Three Springs townsite in accordance with Department of Water best practice.

#### Actions

Include the Arrowsmith Water Reserve and Dookanooka Water Reserve as Special Control Areas in the Local Planning Scheme in order to protect public drinking water source areas.

Include the current extents of the Dookanooka Water Reserve as Priority 1 source area and the proposed 300 metre wellhead protection zone as a Priority 2 source area as per SPP2.7.

Include the proposed extents of the Arrowsmith Water Reserve as Priority 1 source area as per SPP2.7.

Recommend that the Three Springs Water Reserve be deproclaimed under the Country Areas Water Supply Act as it is no longer used to source public drinking water.

In accordance with the Dookanooka Water Reserve Drinking Water Source Protection Plan, amend the boundaries of the Dookanooka Water Reserve to include a 300 metre wellhead protection zone around the production bores.

In accordance with the Arrowsmith Water Reserve Drinking Water Source Protection Plan, amend the boundaries of the Arrowsmith Water Reserve to the extents of Lot 973 only.

Require development applications within the Arrowsmith Water Reserve and Dookanooka Water Reserve that are inconsistent with the Department of Water's Water Quality Protection Note – Land Use Compatibility in Public Drinking Water Source Areas be referred to Department of Water for advice.

Encourage new industrial developments to consider fit-for-purpose use of groundwater where use of lower quality groundwater is appropriate, providing the impacts of the use are in accordance with Department of Water policy.

Require new development to be setback a minimum of 30 metres from the banks of any waterway as per WAPC and Department of Water policy.

Encourage new developments in the Three Springs townsite to incorporate water sensitive urban design principles.

### 3.3.5 Raw Materials Objective

**Support the appropriate extraction of basic raw materials.**

#### Strategies

To support the extraction of basic raw materials in areas that are suitable in terms of existing land use and environmental considerations.

To ensure appropriate buffer distances between inappropriate and incompatible development and existing or future basic raw materials sites.

To ensure that mining transport routes are appropriately maintained to a safe and responsible standard.

To prohibit the extraction, storage, or and / or use of nuclear materials.

#### Actions

Include the Titanium-Zircon deposits in the south-western corner of the Shire as a Strategic Mineral Resource Protection Area.

Remove the "Extractive Industry" zone during the review of TPS1 and include "Industry-Extractive" and "Industry-Mining" as "A" uses in the "General Agriculture" zone.

Introduce a 500m buffer around the Three Springs talc deposits to protect them as major mining and processing projects.

Introduce a 500m buffer around the Strategic Mineral Resource Protection Area for Titanium-Zircon mineralisation in the south-western portion of the Shire.



# 04

## Implementation, Monitoring and Review

The Local Planning Strategy for the Shire of Three Springs is to be used as a strategic planning tool to assist the Shire the State government and the community in their respective roles of decision making. The Local Planning Strategy sets out the Shire's general intentions for future long term growth and identifies where change can be accommodated. It has been developed from the analysis of current key issues and those likely to have impact in the future as outlined in the Local Planning Strategy – Background Document. The time period envisaged for this strategy is between 10 and 15 years.

In the short term, the Local Planning Strategy will directly inform the preparation of the Shire of Three Springs Town Planning Scheme No. 2 which is being undertaken concurrently. It will also provide general guidance to assist in the preparation of a Townsite Expansion Strategy, which will consider the townsite of Three Springs in greater detail and provide strategic recommendations with respect to urban design, streetscape, movement networks, public open space and parking.

New land use and development opportunities and challenges will no doubt arise over time and it is likely that some of these changes will not be foreseen at the time of preparing this Local Planning Strategy. They may arise from factors such as innovations in technology, restructuring of the economy, changing climate, and / or a shift in community needs and aspirations.

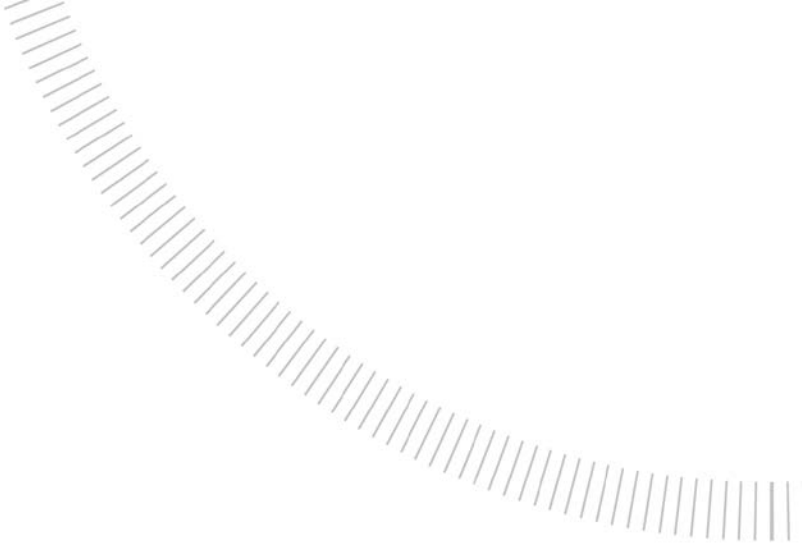
It is essential that the Shire responds to change based on appropriate evidence and in a planned manner to ensure that benefits to the Shire and community are maximised. This should reduce reactive or ad hoc approaches that can lead to potential negative impacts. Accordingly, the Local Planning Strategy should not be viewed as a fixed plan but rather as a living document that will require continual monitoring and review. On this basis it is recommended that the Local Planning Strategy be reviewed every five years, to coincide with the statutory requirement to review the Shire's Town Planning Scheme. Any review should measure how successful the strategy has been in terms of achieving the stated land use and development objectives; the level of guidance provided by the strategies to assist in land use and development decision making; and the extent to which the stated actions have been undertaken and the success of these actions in achieving the strategy's objectives.

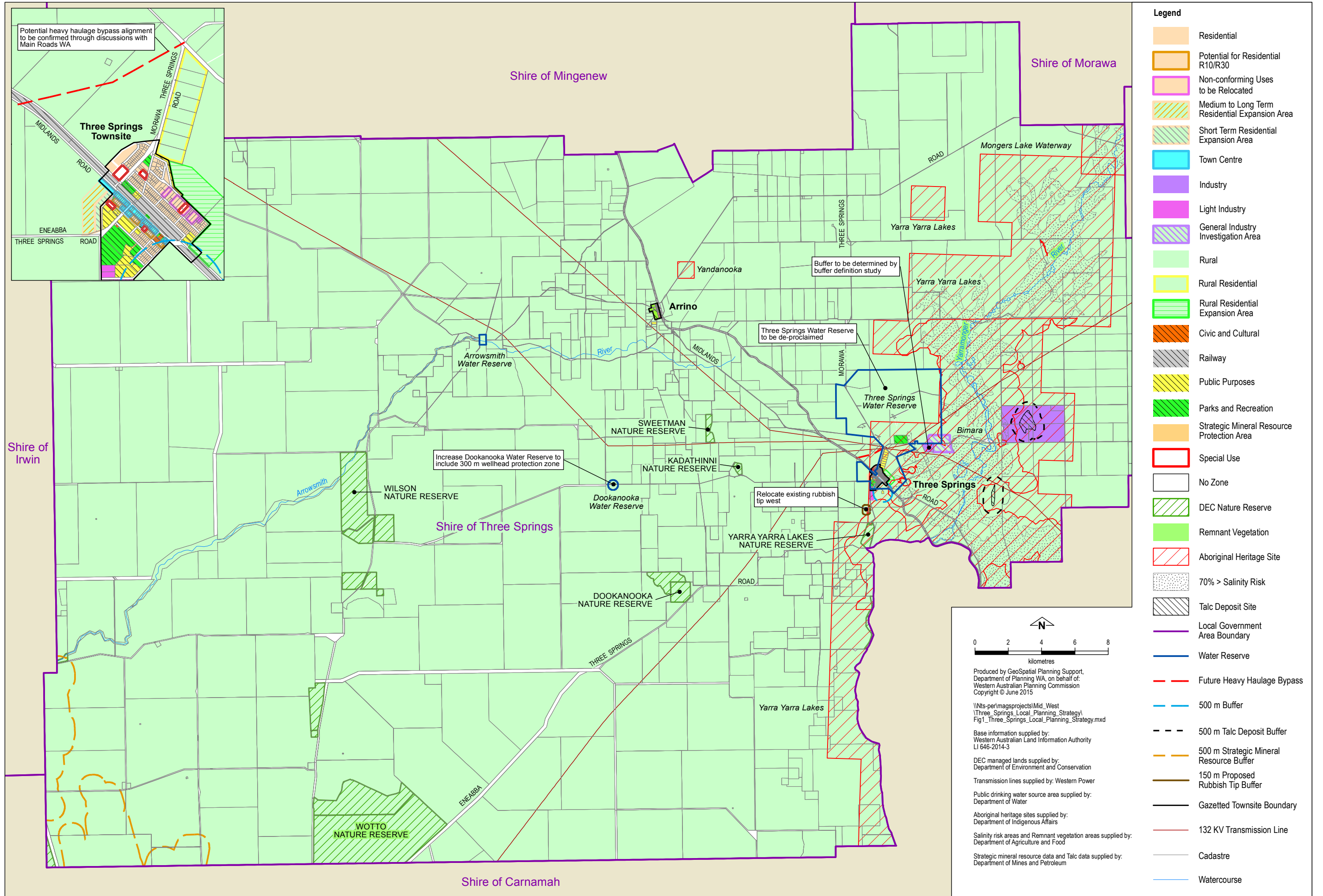
Any review, amendment or modification of the Local Planning Strategy should follow a formal procedure in accordance with the Town Planning Regulations 1967. The process will include advertising, community consultation and final endorsement from the WAPC.

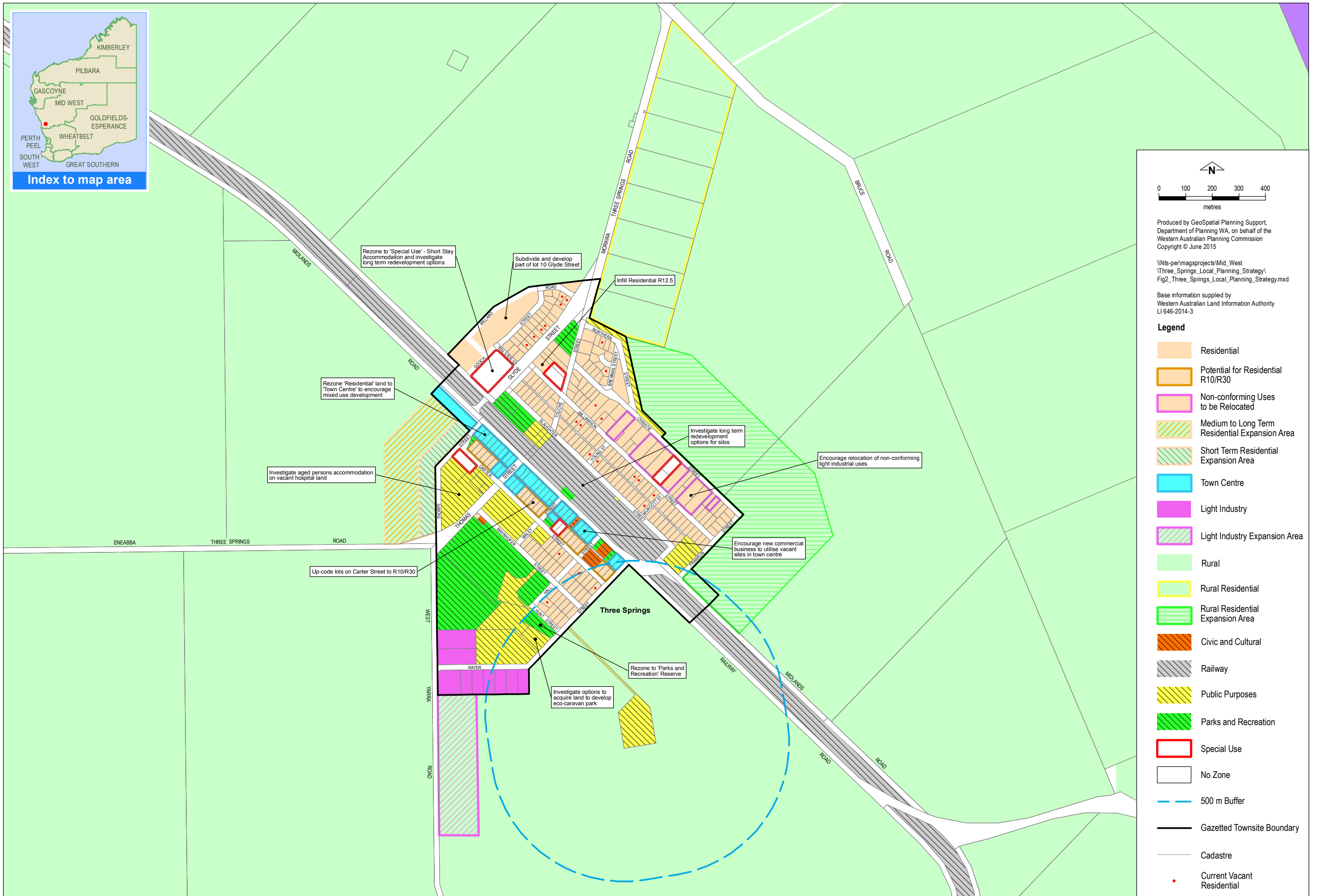
Where there is a conflict between the Shire of Three Springs Local Planning Strategy and the Three Springs Townsite Strategy, the Three Springs Townsite Strategy shall prevail.



# FIGURES

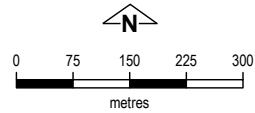
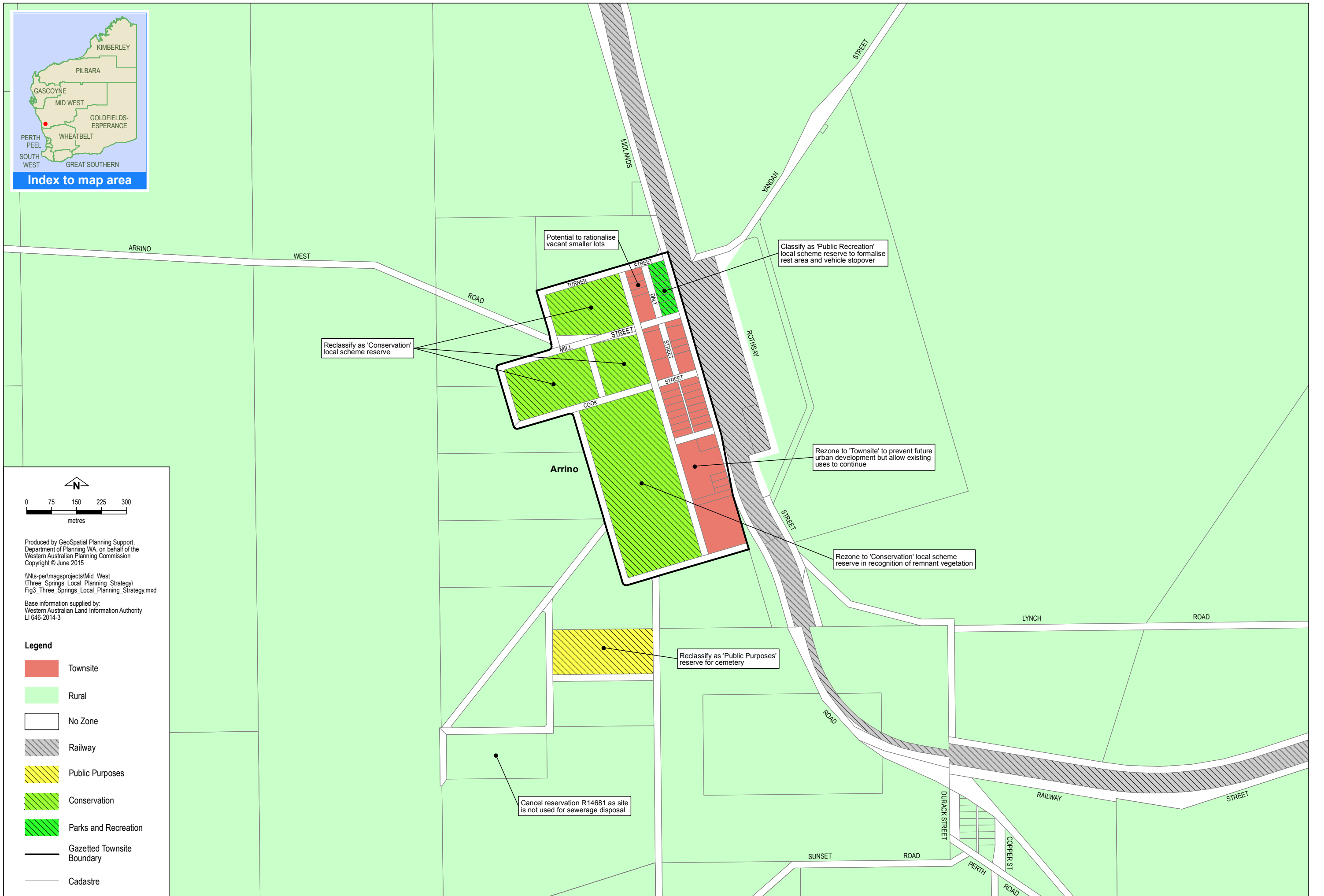






Three Springs Townsite

Figure 2



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 Fig3\_Three\_Springs\_Local\_Planning\_Strategy.mxd

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 Western Australian Land Information Authority  
 LI 646-2014-3

- Legend**
- Townsite
  - Rural
  - No Zone
  - Railway
  - Public Purposes
  - Conservation
  - Parks and Recreation
  - Gazetted Townsite Boundary
  - Cadastre

Arrino Townsite

Figure 3