

# Industrial Expansion Structure Plan

APRIL 2019

(SPN/2029)

prepared for the Shire of Katanning

# Industrial Expansion Structure Plan (SPN/2029)

Prepared by:  
Land Insights

PO Box 289  
Mount Lawley WA 6936

Phone: (08) 9271 8506  
Email: [admin@landinsights.com.au](mailto:admin@landinsights.com.au)  
Web: [landinsights.com.au](http://landinsights.com.au)



Document details:  
Industrial Expansion Structure Plan SPN/2029  
Date: April 2019

## Document History

Date	Document Name	Document Manager	Summary of Document Revision	Client Delivered
Oct-15	969-05 Draft D-Oct15-MT	MT	Draft Structure Plan for internal review and finalisation.	Nov 15
Feb-16	969-05 Draft E-Jan16-MT	MT	Draft Structure Plan revised in accordance with Structure Plan Framework (August 2015) Additional information inserted relating to draft Local Planning Scheme Provisions Other updates as required.	Feb 16
Apr-16	969-05 Draft F-Apr16-MT	MT	DRAFT FOR ADVERTISING	Apr 16
Mar 19	Industrial Expansion	ABP on behalf of	Text amended in accordance with WAPC modification schedule dated 11 February 2019.	
April 19	Structure Plan SPN/2029	Shire of Katanning	Updated figures inserted	April 19

## Technical input provided by:

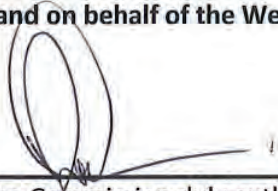
1. Shawmac Consulting Engineers
2. Bushfire Prone Planning
3. Talis Consultants
4. Galt Geotechnics
5. Terratree

**This Structure Plan is prepared under the provisions of the Shire of Katanning Local Planning Scheme No. 5.**

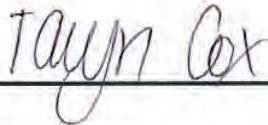
**IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:**

4 June 2019

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



an officer the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:



WITNESS

4 June 2019

DATE

4 June 2029

DATE OF EXPIRY

**Table of Amendments**

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

**Pre-lodgement Consultation**

The following were consulted as the Structure Plan was being prepared.

Agency or Organisation	Date of Consultation	Method of Consultation
Shire of Katanning	July 2014, May 2015, November 2015, February/March 2016	Meeting, Phone, Email
Department of Planning	October 2014	Meeting
Great Southern Development Commission	July 2014, May 2015	Meeting
Department of Environment Regulation	September 2014	Letter
Mr Kip Taylor	September 2014	Meeting
Department of Agriculture and Food	September 2014	Meeting
Western Power		Letter
Water Corporation		Letter
Department of Water		Letter



## Executive summary

The Structure Plan area comprises Lot 3 Thomson Road, Katanning, Lots 500 and 501 Katanning-Nyabing Road, and Lot 365 on DP401940 (vacant UCL) within Katanning. The site is bound by Katanning-Nyabing Road to the north, Depot Road to the east, Quarrel Road to the south and various roads including Arnold Street, Cullen Street, Dijon Street and Piesse Street to the west.

The combined landholdings comprise 315.0 hectares.

The Industrial Expansion Structure Plan area is located east of the Katanning townsite. The site is predominantly cleared and used rural purposes. The southern boundary of the site adjoins an active railway line managed by the Public Transport Authority, land to the south of the railway line is zoned Rural as is land to the north and south east, land in the north-eastern corner of the site is reserved for Public Purposes and is the site of the recently constructed Katanning Sheep Saleyards, land to the west and north west is zoned General Industry and Enterprise Zone which provide an appropriate landuse buffer to the Residential zone within the townsite.

The Industrial Expansion Structure Plan has been identified as an opportunity to provide industrial land uses based around existing rural service industries and the new saleyards.

### Land Description

Lot	Lot Area	Title Detail	Road Name	Landowner
Lot 3	43.5ha	D13517	Thomson Road	Nurel Taylor, Rapal Taylor and Dol-Kipley Taylor
500	72.8ha	P70820	Katanning Nyabing Road	Crown Land – State of WA
501	196ha	P70820	Katanning Nyabing Road	Crown Land – State of WA
365	2.74 ha	DP401940	Cnr Dijon St. and Cullen St	Unallocated Crown Land – State of WA

### Key elements of the Structure Plan

The Structure Plan provides for uses appropriate to the *Industrial Development* zone across the Structure Plan area. It is anticipated that development of the Structure Plan area will occur over time. Stage 1 of the Structure Plan has been identified.

A breakdown of the Structure Plan is provided in the following table.

Item	Data
Total area covered by the Structure Plan	315 has
Area of Stage 1	36.29 ha
Estimated lot Yield of Stage 1	10 lots-

## ***Table of contents***

<b>1</b>	<b>IMPLEMENTATION .....</b>	<b>1</b>
1.1	Structure Plan Area .....	1
1.2	Operation .....	1
1.3	Staging.....	1
1.4	Landuse .....	1
1.5	Subdivision and Development .....	1
1.6	Additional Information.....	4
<b>2</b>	<b>PLANNING BACKGROUND .....</b>	<b>7</b>
2.1	Introduction and purpose .....	7
2.2	Location and land description.....	7
2.3	Planning framework.....	9
<b>3</b>	<b>SITE CONDITIONS AND CONSTRAINTS .....</b>	<b>18</b>
3.1	Biodiversity and Natural Area Assets.....	18
3.2	Landform and Soils.....	19
3.3	Hydrology .....	20
3.4	Bushfire Hazard.....	21
3.5	Heritage.....	21
3.6	Buffers.....	21
<b>4</b>	<b>LAND USE AND SUBDIVISION REQUIREMENTS.....</b>	<b>24</b>
4.1	Land use .....	24
4.2	Subdivision .....	24
4.3	Development.....	25
4.4	Movement Networks .....	26
4.5	Infrastructure coordination, servicing and staging.....	26
4.6	Developer contributions .....	27
4.7	Implementation/Other Requirements.....	27
<b>5</b>	<b>APPENDICES .....</b>	<b>29</b>



### **List of Figures**

Figure 1.1 – Structure Plan

Figure 2.1 – Context

Figure 2.2 – Town Planning Scheme (existing)

Figure 3.1 – Site Conditions and Constraints

Figure 4.1 – Staging and Indicative Layout

### **List of Tables**

Table 1.1 – Legal Description and Ownership

Table 1.2 – Additional Information

Table 2.1 – Legal Description and Ownership

Table 2.2 – LPS5 Additional Requirements

Table 2.3 – LPS Opportunities and Constraints

Table 2.4 – State Planning Policies

Table 2.5 – Development Control Policies

Table 2.6 – EPA Position Statements

Table 2.7 – EPA Guidance Statements

Table 4.1 – Structure Plan Summary

### **Technical Appendices Index**

Appendix no.	Document title
1	Structure Planning – Environmental Investigations, Talis 2014
2	Katanning Industrial Site Local Water Management Strategy – Version C, Job 1409018, Shawmac Pty Ltd 4 August 2017
3	Bushfire Hazard Assessment – Project No. 14129, Bushfire Prone Planning July 2014
4	Transport Assessment, lots 500, 501 and 3, Preliminary Structure Plan - V1, Shawmac Pty Ltd October 2015
5	Servicing and Infrastructure – Doc #: LI-KT-01, Shawmac Pty Ltd September 2014

### **Abbreviations**

Asbestos Containing Material.....	ACM
Australian Height Datum.....	AHD
Average Recurrence Interval.....	ARI
Below Ground Level.....	bgl
Bushfire Attack Level.....	BAL
Department of Biodiversity Conservation and Attractions	DBCA
Department of the Environment and Energy.....	DEE
Department of Planning Lands and Heritage.....	DPLH
Department of Water and Environmental Regulation.....	DWER
Development Investigation Area.....	DIA
Environmental Protection Authority.....	EPA
Environmental Protection and Biodiversity Conservation.....	EPBC
Megavolt Amperes.....	MVA
State Planning Policy.....	SPP
Unallocated Crown Land.....	UCL
Water Information Network.....	WIN
Western Australian Planning Commission.....	WAPC

# **PART ONE**

## **Implementation**



# 1 Implementation

## 1.1 Structure Plan Area

This Structure Plan shall apply to Lot 3 Thomson Road, Katanning, Lots 500 and 501 Katanning- Nyabing Road, and Lot 365 on DP401940 (vacant UCL) within Katanning.

**Table 1.1 – Legal Description and Ownership**

Lot	Lot Area	Title Detail	Road Name	Landowner
Lot 3	43.5ha	D13517	Thomson Road	Nurel Taylor, Rapal Taylor and Dol-Kipley Taylor
500	72.8ha	P70820	Katanning Nyabing Road	Crown Land – State of WA
501	196ha	P70820	Katanning Nyabing Road	Crown Land – State of WA
365	2.74 ha	DP401940	Cnr Dijon St and Cullen St	Unallocated Crown Land – State of WA

## 1.2 Operation

The Structure Plan comes into effect on the date the Structure Plan is approved by the WAPC. This date is outlined in the certification on Page ii of this document.

## 1.3 Staging

A single first stage has been identified as part of this Structure Plan. Stage 1 will include partial road construction, and revision and partial implementation of the Local Water Management Strategy (LWMS). There may be one or more subsequent stages of development depending on demand at the time.

## 1.4 Landuse

Permissible land uses within the Structure Plan area shall be in accordance with the Local Planning Scheme No.5 for the Industrial Development zone as depicted on the Structure Plan. The Industrial Development zone provides flexibility for a range of rural and industrial uses which will benefit the establishment of an agribusiness precinct close to town.

## 1.5 Subdivision and Development

### Lot Sizes

Lot sizes should reflect the objectives of the structure plan in providing for industrial land use around the sale yards and existing rural service industries.

The Structure Plan does not dictate a specific range of lot sizes. Lot sizes and final layout will be determined at subdivision stage, and will be influenced by the local road network, servicing requirements (water and effluent disposal), buffer requirements for the specific land use, and development exclusion areas required for water resource protection and flood management.

### Development

The development process will have a significant role in addressing ground water, waste water, water supply, separation distances, localised environmental impact and stormwater management.



## Groundwater

The following works may need to be undertaken to limit any impact of groundwater to the proposed development<sup>1</sup>:

- Shape the surface of the site such so that run-off is directed away from buildings and does not pond adjacent to footings or pavements
- Carry out excavations to the required level, making sure to grade the surface of clayey soils to a gradient of at least 1% downhill (so that runoff is directed away from building areas)
- Area of any proposed building envelopes is built up with a pad of free draining compacted sand of at least 0.3 m thickness (subject to design of surface drainage). The existing ground surface will need to be first graded to promote drainage
- All basin and drains to be underlined with clay (or similar) to ensure stormwater runoff does not infiltrate the ground and raise the groundwater level.

<sup>1</sup> The above recommended requirements are based on the Katanning Flood Assessment and Katanning Industrial Site Local Water Management Strategy (2017) (LWMS) within Appendix 2. Following review of the LWMS, to the satisfaction of DWER, modifications to these requirements may be necessary.

## Water Supply

Potable water should be supplied from an extension to the existing mains within the Katanning town site to the west, however details of the extensions and upgrades required are currently not known as the area is outside of Water Corporation's planning areas.

To reduce the reliance upon the Great Southern Towns Water Supply and to minimise the extent of headworks upgrades required, it is recommended that individual developers provide rainwater tanks, stormwater capture and reuse from hardstand areas and grey water systems for all non-potable usage.

## Wastewater

Onsite effluent disposal shall require approval by the Department of Health, and be in accordance with the Government Sewerage Policy. There is a preference for Aerobic Treatment Units (ATU). Specific requirements for the installation of ATU's in this location include:

- A separation of 0.5m from the irrigation area to the highest known groundwater level;
- Soils within the irrigation area to have a minimum PRI of 20;
- Irrigation areas not subject to inundation during the 10% AEP event;
- Units are to be located at least 30m from waterways; and
- Irrigation areas are to be greater than 6m from any subsoil drainage system or open drainage channel.

These requirements will be addressed during the development of each lot; the separation distances and height may govern building positions and / or floor levels.

Use of conventional septic systems is subject to further on-site assessment and will require a suitably qualified practitioner to satisfactorily demonstrate to the Council and the Department of Health that effluent disposal will not cause adverse environmental or health impacts.

Soil around any onsite effluent disposal units will need to be improved with the importation and placement of an adequate thickness of granular fill.



### **Stormwater Management**

- The developer of each lot will need to provide storage for stormwater that allows discharge at predeveloped rates for the 1, 10 and 100 year events
- Basins are recommended at each lot with overflow to the open drains in the street via culverts (low flow) or rock lined spillway (high flow). Basins should be lined with clay to prevent groundwater recharge
- The road is drained by open drains sized for the 1:10 year event - these will also serve to carry overflow from lot areas
- All floor levels to be set a minimum of 500mm above the 100year water level of the creek (external catchments) and 300mm above internal flood levels
- Water quality treatment measures will consist of vegetated roadside swales with outlets to a vegetated living stream thereby assisting with the removal of contaminants. The industrial land uses will be required to adhere to DWER and the Shire of Katanning Local Planning Scheme No.5 (LPS5) to control the potential mobilisation of contaminants...

### **Industrial Buffers**

All development within the Structure Plan area shall have due regard to industrial buffer requirements stipulated by the Environmental Protection Authority and/or Western Australian Planning Commission. Development within the Structure Plan area can only be approved by Council if the Proponent can confirm that any buffers can be contained within the bounds of the Structure Plan area.

### **Living Streams**

To ensure flow capacity and control flooding it is proposed to undertake improvements to achieve a 'Living Stream'. This will involve widening and refining of the existing drainage line cross section, planting to improve water quality and partial realignments.

### **Roads & Intersection**

Further consultation with Main Roads WA should occur as part of any subdivision or development application in the Structure Plan area. Access from the Katanning-Nyabing Rd shall be located and designed to Main Roads requirements.

### **Railway**

Further consultation with Public Transport Authority of WA should occur as part of any subdivision or development application in the Structure Plan area.

### **Aboriginal Heritage Sites**

The Katanning Camping Grounds is located on the external periphery of the northwest corner of the site, and is a Registered Aboriginal Heritage Site. All works undertaken with an awareness of obligations as set out in the South West Native Title Settlement Agreement including following the Aboriginal Heritage Due Diligence Guidelines and where necessary undertaking a Heritage Site Assessment prior to development;

### **Vegetation and Waterways**

Mature trees and other vegetation should be retained wherever possible. Anticipated disturbance to mature trees and/or waterways will require targeted surveys in consultation with the Department of Biodiversity, Conservation & Attractions to determine habitat retention for threatened, priority and migratory species.

Lot 365 on DP401940 (vacant UCL) is identified to contain a Threatened Ecological Community (TEC). An on ground survey of the flora and vegetation within the lot prior to subdivision or development will be



required in consultation with the Department of Biodiversity, Conservation & Attractions. Secondary impacts to the TEC by such things as altered drainage, soil removal, or increased weed invasion is to be considered. Areas where the TEC is identified to occur and where there is potential for significant impact from development, the proposal will be required to be referred to the federal Department of the Environment and Energy (DEE).

### 1.6 Additional Information

Table 1.2 details the subdivision and development stages in which additional information will be required.

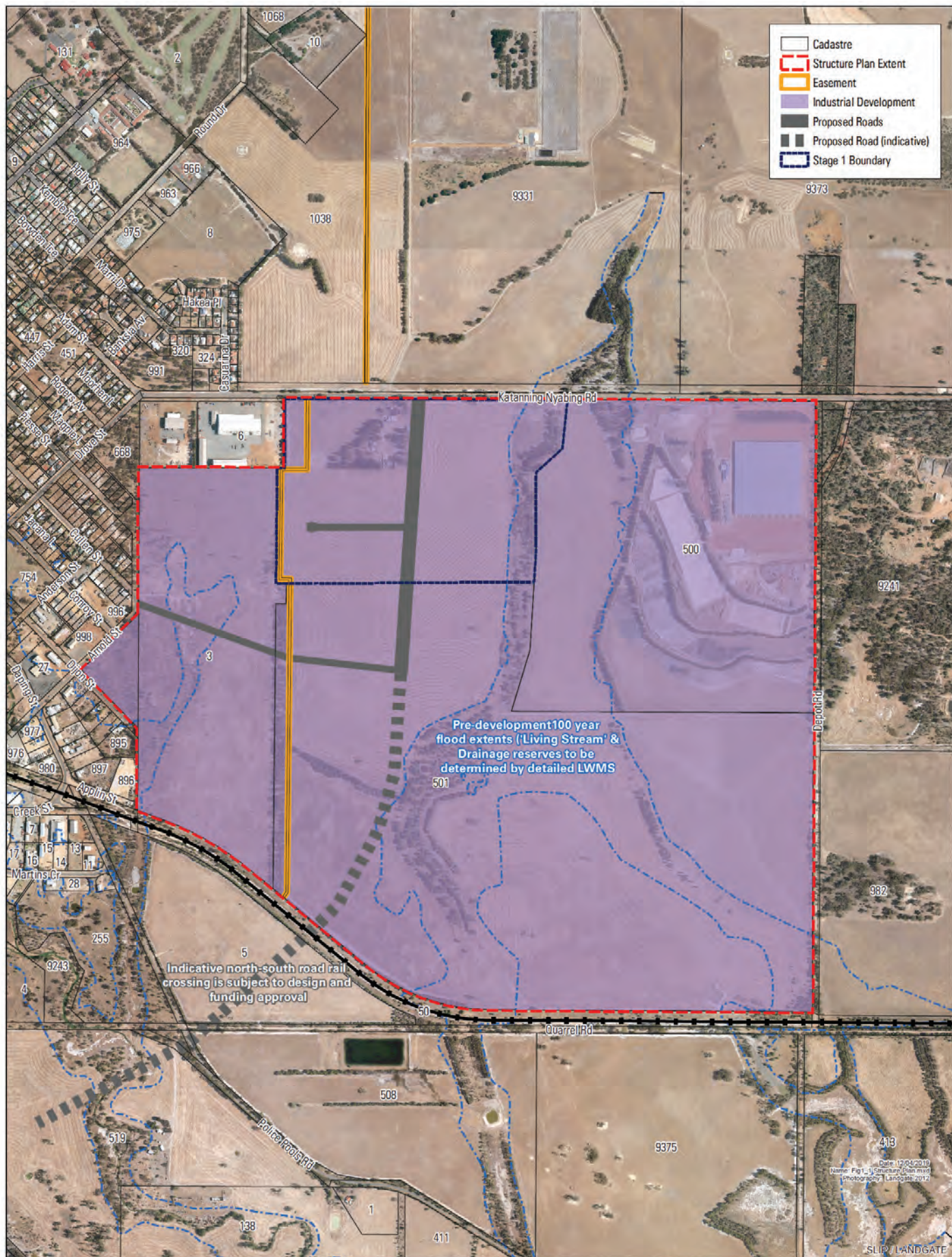
**Table 1.2 – Additional Information**

Additional Information	Approval stage	Consultation/ endorsement required
Revised Local Water Management Plan *	Prior to lodgement of subdivision or development application	DWER Department of Health Local Government
Bushfire Management Plan	Prior to lodgement of subdivision or development application	Local Government DFES (as required)
Urban Water Management Plan	Subdivision/ Development	Local Government DWER
Landscaping Plan	Subdivision/ Development	Local Government DBCA (in relation to vegetation retention)
Aboriginal Heritage site assessment	Subdivision/ Development	DPLH Aboriginal Community
Foreshore Management Plan	Subdivision/ Development	DWER Local Government
Flora and Fauna Survey	Subdivision and Development	DBCA DEE (Federal)

\* The revised LWMS should:

- include suitably detailed flood modelling and preparation of conceptual stormwater drainage design;
- identify any land required for watercourse and flood management, which may be significant due to site constraints;
- respond to and inform other plans such as Landscaping Plan, Foreshore Management Plan and Bushfire Management Plan;
- be based on more specific land uses and associated water & sewerage requirements;
- detail water supply arrangements;
- refer to and comply with the most recent Government Sewerage Policy, including the provision of additional investigation to ascertain the suitability of each proposed lot for onsite effluent disposal.





**PART TWO**  
**Explanatory Section**



## 2 Planning background

### 2.1 Introduction and purpose

The Industrial Expansion Structure Plan has been identified as an opportunity to provide industrial land uses based around the new sales yards on Lot 501. The Industrial Expansion Area has been identified as a Development Investigation Area (DIA) 8 in the Local Planning Strategy with the following purpose:

*"To provide for industrial expansion based around the new sales yards and existing rural service industries."*

The Structure Plan area has been identified in a location which boasts efficient transport networks and proximity to the town site and the WAMCO Structure Plan area. This Structure Plan area provides a strategic location for the expansion of rural and associated general industries.

The aim of the Structure Plan is to provide guidance for industry and business for a suitable area to agglomerate, whilst providing flexibility in its development and subdivision (as this will be determined largely by the needs of business/industry). The type of industry able to locate in this precinct will be guided by the permissible uses of the Local Planning Scheme No.5 and the Subdivision and Development requirements outlined within Part One.

### 2.2 Location and land description

The Industrial Expansion Structure Plan area is located east of the Katanning town site adjoining the existing light industrial and residential area.

The Structure Plan area comprises Lot 3 Thomson Road, Katanning, Lots 500 and 501 Katanning-Nyabing Road, and Lot 365 on DP401940 (vacant UCL) within Katanning. The site is bound by Katanning-Nyabing Road to the north, Depot Road to the east, Quarrel Road to the south and various roads including Arnold Street, Cullen Street, Dijon Street and Piesse Street to the west.

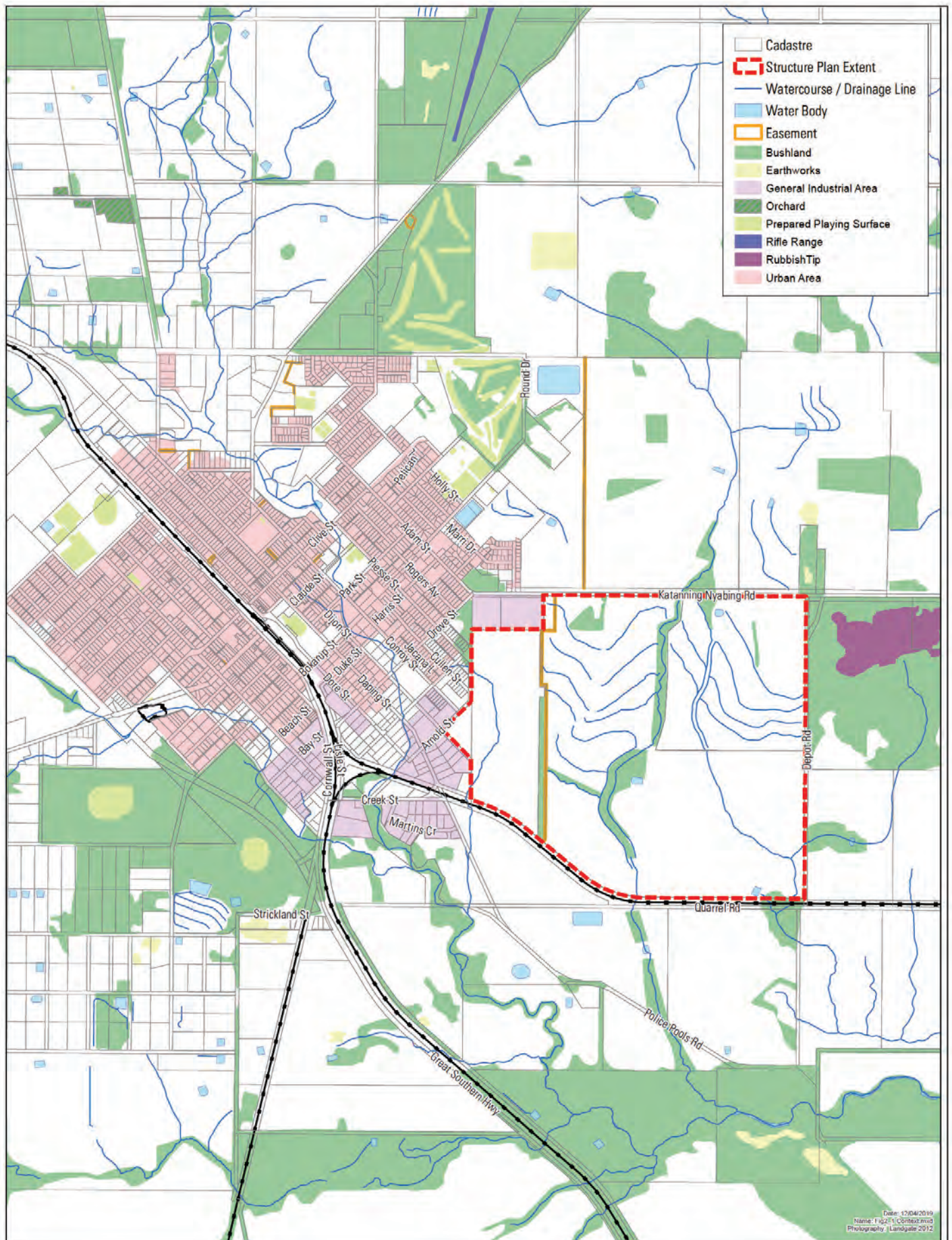
The combined landholdings comprise 315 hectares. Land ownership details are described in Table 2.1 below.

**Table 2.1 – Legal Description and Ownership**

Lot	Lot Area	Title Detail	Road Name	Landowner
Lot 3	43.5ha	D13517	Thomson Road	Nurel Taylor, Rapal Taylor and Dol-Kipley Taylor
500	72.8ha	P70820	Katanning Nyabing Road	Crown Land – State of WA
501	196ha	P70820	Katanning Nyabing Road	Crown Land – State of WA
365	2.74 ha	DP401940	Cnr Dijon St and Cullen St	Unallocated Crown Land – State of WA

The Structure Plan area is largely cleared and is primarily used for rural purposes. Lot 3 is privately owned and is currently used for rural purposes. A small abattoir has previously been approved on Lot 3 however it was not developed. Lot 501 is used by the Department of Agriculture and Food for research purposes. Lot 500 comprises the newly constructed sale yards. Lot 365 is vacant UCL.





Date: 17/04/2019  
 Name: T:\2251\CONTEXT.mxd  
 Photography: iLandscape 2012



### 2.3 Planning framework

#### Shire of Katanning Local Planning Scheme No. 5

The Industrial Expansion Structure plan area is currently zoned *Industrial Development zone* under the Shire of Katanning Local Planning Scheme No. 5 (LPS5) as indicated in Figure 2.2

LPS No.5 Table 2 - zone objectives for Industrial Development are:

- To designate land for future industrial development.
- To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.

The following additional requirements are included within Table 9 of LPS5:

**Table 2.2 – LPS5 Additional Requirements**

Area No.	Description of land	Land Use Expectations	Matters to be addressed in Structure Plans	Associated Provisions
3	Industrial – Agricultural Business	Industrial	<ul style="list-style-type: none"><li>• Retention and management of sales yards.</li><li>• Demand assessment for planning and investment.</li><li>• Determination and justification for lot sizes for intended landuses.</li><li>• Removal of land from agricultural production.</li><li>• Servicing and infrastructure requirements.</li></ul>	<p>Environmental assessment shall be undertaken as part of structure plan process.</p> <p>Revegetation of cleared native and regrowth revegetation shall be at least double the area of clearing to allow for revegetation failure.</p>

#### Katanning Super Town: Growth and Implementation Plan

The Growth Plan identifies the Structure Plan area as Future Industrial to provide for industrial expansion and potentially Agri-food Precinct based around sale yards. A Long Term Freight Route is shown north-south through the site.

The overall Katanning Growth Plan Vision states that:

*“Katanning will embrace its Aboriginal, agricultural, multi-cultural and built heritage as it moves forward as a cohesive community seeking investment in economic, environmental and social infrastructure to achieve a population of 15,000, self-supporting growth and recognition as the inland heart of the Great Southern.”*

The Economic Vision of the Growth Plan is:

*“To create the infrastructure and business environment required to encourage new enterprises and sustainable employment opportunities.”*

One of the major business opportunities identified under the Growth Plan is to facilitate the potential Agri-Food precinct.



The Growth Plan identifies a number of transformational projects based on their ability to contribute to the economic, social and environmental qualities of the town. Of relevance to this Structure Plan, Project 2 is to support Residential and Industrial development with the objective of:

*“ensuring that planning for the delivery of land, housing and infrastructure is sufficiently advanced to accommodate the growth of Katanning in a timely manner, and to pursue economic development and strategic infrastructure essential to economic growth and the creation of sustainable employment.”*

The Growth Plan recommends the following with relation to future industrial development:

- **Recommendation 27** – Build a business case for Katanning to accept/develop an Agri-food precinct.
- **Recommendation 28** – Locate an Agri-food precinct in a location taking into account the location and linkages to WAMMCO.
- **Recommendation 29** – Investigate the feasibility of establishing a Centre for Agricultural and Engineering Excellence, with the intention to improving the sustainability, profitability across all aspects of the existing agriculture sector chains in Katanning – Producing, Handling, Processing
- **Recommendation 30** – Improve transport efficiency between Katanning, processing facilities and ports.
- **Recommendation 32** – Promote sheep sales and look for expansion opportunities.
- **Recommendation 33** – Utilise water resources from sale yards.
- **Recommendation 46** – Prepare a Structure Plan for the eastern industrial expansion to facilitate a range of industrial initiatives.
- **Recommendation 88** – Promote expansion of industrial land into a south eastern corridor extending to the new sheep sale yards.

The Super Towns report described that:

*“the agrifood sector consists of domestic and exporting primary producers, manufacturers and packagers of food and beverage products, from raw materials to finished products for the food service and retail segments. By locating complementary agrifood businesses in close proximity there are significant economies that could be realised as well as opportunities to improve the eco-efficiency of the businesses by utilising waste sources to create other value added products.*

*The following industries have the potential to locate in an agrifood precinct;*

- *Abattoir (beef, lamb, pork);*
- *Agribusiness goods and services;*
- *Canning plant;*
- *Chicken processing facility;*
- *Containerisation park;*
- *Dairy processors;*
- *Freezer works;*
- *Livestock exporters;*
- *Packing house and grading facility for horticultural products;*
- *Pet food company;*



- Sale yards;
- Small goods (meat smoking, etc.);
- Transport hub/need to expand trucking depots;
- Flour mill/grains product manufacturer;
- Cereal Food and baking mix manufacture;
- Beverage and malt manufacture;
- Skin and Hide Treatment;
- Various value-adding facilities (e.g. marinating meat, packaging meat and vegetables etc.);
- Feed Grains;
- Tallow; and,
- Fertiliser.

*Such a precinct would provide considerable benefits to the town and the region. It is recommended that a full feasibility be undertaken to fully scope a precinct and determine the likely industries that could be viable in the area together with establishing the most appropriate locations for the various industries to ensure that the impacts such as odour, noise and dust do not impact the growth potential of the town."*

#### **Shire of Katanning Local Planning Strategy**

The Industrial Expansion Area has been identified as a Development Investigation Area (DIA) 8 in the Local Planning Strategy and designated as Industrial with the following purpose:

*"To provide for industrial expansion based around the new sales yards and existing rural service industries."*

The Local Planning Strategy identifies the following opportunities and environmental characteristics associated with DIA 8:

**Table 2.3 – LPS Opportunities and Constraints**

Opportunities and characteristics	Constraints
<ul style="list-style-type: none"> <li>• Potential for broad range of industrial and agri-food based industries that require large lot sizes not available within existing industrial zoned area</li> <li>• Proximity to town centre, local road network and railway</li> <li>• New sales yard potential business catalyst</li> <li>• Proximity to services</li> <li>• Potential to be serviced by proposed long term freight route</li> <li>• Large site to accommodate buffers</li> <li>• Potential for value adding to regional economy</li> <li>• Predominantly cleared, gently undulating and well drained.</li> </ul>	<ul style="list-style-type: none"> <li>• Need to confirm established demand for planning and investment</li> <li>• Determination and justification of lot sizes for intended uses</li> <li>• Removal of land from agricultural production</li> <li>• Servicing and infrastructure requirements and costs</li> <li>• Ownership.</li> </ul>

The opportunities and constraints outlined in the Local Planning Strategy have informed this Structure Plan and formed the starting point for further detailed investigations undertaken. Recommendations regarding Local Planning Scheme No. 5 have been reviewed in line with the requirements of the revised requirements for Local Planning Schemes.



## Great Southern Regional Planning and Infrastructure Framework

The Framework defines a strategic direction for the future development of the Great Southern region over the next 20 years. It highlights the opportunities for economic development and infrastructure priorities for the region, and addresses land use planning response to future growth and development pressures. The framework recognises Katanning as part of the "Regional Centres Development Plan" and as a sub-regional centre that offer services and facilities which provide for the needs of the local community and that of the rural population in their sub-regional hinterland.

In terms of economic growth, the Framework recognises that there are opportunities to increase value of livestock and livestock products in the region and that the new Katanning sale yards will play an important role in supporting this growth. The gold mining operation near Katanning is identified in the Framework as a potential employer in the region, especially during the construction phase. It notes that attracting residents to live in the area would provide the greatest economic benefit to the region. Jobs in the manufacturing, service sector and retail should grow as a result.

Regarding services and infrastructure, the Framework notes that there will also be a need to provide a higher level of infrastructure and services in Katanning. It is hoped that through the higher level of accessibility and services this will increase the attractiveness of the town in retaining and growing population. This will lead to a growth in the provision of retail, employment, recreational and other activities.

## State Planning Policies

A number of State Planning Policies (SPP) is relevant to the Industrial Expansion Structure Plan. These are outlined in Table 2.4 below.

**Table 2.4 – State Planning Policies**

SPP	Description	Comment
SPP 1 State Planning Policy Framework (Variation No. 2)	SPP 1 helps guide the decision-making process in regards to land use and development in WA. It indicates which policies and strategies the WAPC and the Department of Planning should refer to when making decisions. It provides a list of all the plans, policies and strategies that form a part of the State Planning Framework.	SPP 1 should be referred to during the preparation of the Industrial Expansion Structure Plan and the relevant policies which should be referred to.
SPP 2 – Environment and Natural Resources	SPP 2 defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy.	A number of environmental features have been taken into consideration in the preparation of the Structure Plan, including waterlines and, remnant vegetation and habitat. These features will be appropriately protected through the provision of setbacks and open space.
SPP 2.9 – Water Resources	This policy provides clarification when taking water resources into account in the planning process.	Some minor drainage lines are located within the Structure Plan area. These features will be appropriately protected through the provision of setbacks and open space.



SPP	Description	Comment
SPP 3 – Urban Growth and Settlement	The aim of this policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy in accommodating growth and change.	No urban development is proposed; however, the site adjoins existing residential to the east.
SPP 3.1 – Residential Design Codes	This Policy provides a comprehensive basis for the control of residential development throughout Western Australia.	No urban development is proposed in the Industrial Expansion Structure Plan.
SPP 3.6 Development Contributions for Infrastructure	This policy aims to promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development and to ensure that development contributions are charged equitably among those benefiting from the infrastructure and facilities to be provided.	Development contributions will be considered during the more detailed planning stages.
SPP 3.7 – Draft Planning for Bushfire Risk Management	This policy should be used to inform and guide decision-makers, referral authorities and proponents to achieve acceptable fire protection outcomes on planning proposals in bush-fire prone areas.	A bushfire hazard assessment has been undertaken for the Structure Plan area. The bushfire risk is predominantly low.
SPP 4.1 – State Industrial Buffer Policy (draft)	This policy applies to planning decision-making, and proposals which seek to provide for new industrial areas and uses, and essential infrastructure, sensitive land uses in proximity to existing industrial areas.	The buffers and separation distances recommended in SPP 4.1 will need to be considered as part of the Structure Plan process. Adjoining residential land uses to the east will need an adequate separation distance from proposed industrial uses.
SPP 4.3 Poultry Farms Policy	This policy is to guide planning and development applications for land in the vicinity of poultry farms and for the development of poultry farms. Conflicts which can arise between poultry farms and residential, rural-residential and other developments because of the odours, noise, dust and visual impacts associated with poultry farms	A poultry farm and abattoir has previously been approved on Lot 3 (eastern side of the Structure Plan area). The guidelines and provisions of SPP 4.3 will need to be further considered as part of the Structure Plan process.
SPP 5.2 Telecommunications Infrastructure	The policy provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunications facilities.	No telecommunication infrastructure is proposed as part of the Industrial Expansion Structure Plan.
SPP 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning	This policy aims to promote a system in which sustainable land use and transport are mutually compatible.	No sensitive land uses are proposed in the Structure Plan, therefore it is considered that noise from road and rail should not be a significant issue.

The WAPC State Industrial Buffer policy approved in 1997 was reviewed in 2009 forming the basis of SPP 4.1 as described in the Table above. The State Industrial Buffer Policy requires that industrial uses are managed appropriately to ensure that their impacts are contained onsite/ or within the existing industrial zone/special use/extraction area. Should industry be supported where by the impacts encroach on surrounding areas, then the policy requires that these impacts are identified and included in a buffer area. The policy provides ways in which these buffers can be identified and secured. The response under the Town Planning Scheme is to show the buffer area as a Special Control Area recognising that the area is not suitable for sensitive land uses.



## WAPC Development Control Policies

Relevant WAPC Development Control (DC) Policies are discussed in the Table 2.5 below.

**Table 2.5 – Development Control Policies**

Policy	Description	Comment
DC Policy 1.1 – Subdivision of Land – General Principles	This policy sets out the general principles used by the WAPC in determining applications for the subdivision of land. It specifies the WAPC's basic requirements for the creation of new lots as well as the procedures it will follow in processing subdivision applications.	It's important that the information required by the WAPC is included in the Structure Plan and any future subdivision applications in accordance with DC 1.1.
DC Policy 1.7 – General Road Planning	The policy establishes requirements for land contributions and the construction of various categories of roads and outlines principles that apply to aspects of the planning and provision of all types of roads.	This policy should be referred to at the detailed planning stage.
DC Policy 2.3 – Public Open Space in Residential Areas	This policy sets out the requirements of the Commission for public open space and the provision of land for community facilities in residential areas. The basic component is the requirement that 10 percent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space.	This policy should be considered in conjunction with DC 4.1 Industrial Subdivision when determining the area for public open space.
DC Policy 3.4 – Subdivision of Rural Land	This policy sets out the principles that will be used by the WAPC in determining applications for the subdivision of rural land.	The Structure Plan proposes to subdivide rural land into residential and industrial lots; therefore, the provisions of DC 3.4 will no longer apply in this situation.
DC Policy 4.1 – Industrial Subdivision	This policy provides guidance on the matters considered by the WAPC when determining applications for industrial subdivision throughout the state. These include such matters as the design and shape of industrial lots, road layout, servicing and open space requirements.	This policy should be referred to in the detailed planning stage.

## EPA Position Statements

Relevant EPA Position Statements are discussed in the Table below.

**Table 2.6 – EPA Position Statements**

Policy	Description	Comment
Position Statement 2 – Environmental Protection of Native Vegetation in WA	This Statement addresses the issues of native vegetation clearing in WA, particularly in agricultural areas. The EPA has previously stated that <i>all existing remnant native vegetation is important, and it should be managed to ensure its retention</i> . It states that the EPA could possibly support clearing in agricultural areas providing the proposal has a net environmental benefit, the area to be cleared in relatively small and that any residual land degradation will not be intensified.	The Structure Plan area comprises small areas of native vegetation and parkland cleared trees. It is important that the principles of this position statement are given due consideration, however it is considered that the areas to be cleared as part of the Structure Plan proposals will be relatively small given most of the site is already cleared.
Position Statement 3 – Terrestrial Biological Surveys as an Element of Biodiversity Protection	The EPA has prepared this Position Statement to ensure that the issue of biological diversity is recognised as being of importance in the land use planning process and to ensure that minimum standards of survey work are undertaken to enable the EPA to undertake an assessment of a proposed activity.	The provisions of this position statement are to be followed in the preparation of flora and fauna surveys across the Structure Plan area.



Policy	Description	Comment
Position Statement 4 – Environmental Protection of Wetlands	The Position Statement defines important environmental values and functions of wetlands and establishes principles for the environmental protection of wetlands in general. It suggests land use zoning should be applied so as to achieve sustainable water resources management and protect the beneficial functions performed by wetlands as part of that process.	No wetlands are located within the Structure Plan area; however, some minor watercourses are located throughout which will need adequate protection in accordance with the general principles of this Position Statement.
Position Statement 7 – Principles of Environmental Protection	This position statement sets the scene for environmental management in WA. Key principles include the precautionary principle, conservation of biological diversity and ecological integrity, waste hierarchy, best practice, accountability and transparency and enforcement.	The future Structure Planning process should pay particular regard to the principles contained within the statement.
Position Statement 9 – Environmental Offsets	This statement provides guidance on environmental offsets to ensure a 'net conservation benefit' to proposals.	This statement will need to be referred to if environmental offsets are required as part of the project. Considering the environmental values of the site are not significant and the impact will be low, environmental offsets may not be required.

#### EPA Guidance Statement

Relevant EPA Guidance Statements are discussed in the Table below.

**Table 2.7 – EPA Guidance Statements**

Policy	Description	Comment
Guidance Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses	This statement provides guidance on the generic separation distances between sensitive and industrial land uses to avoid conflicts between these uses. It aims to protect sensitive land uses from unacceptable impacts on amenity that may result from industrial activities, emissions and infrastructure. Impacts from emissions include noise and air emissions (gases, dust and odours). Types of sensitive land uses include residential development, public services (hospitals, schools, shopping centres, playgrounds etc.), tourist development (caravan parks and hotels) and some public buildings.	The separation distances provided in this statement will be generally applied to the Structure Plan and will need to be further refined at a detailed planning stage once the exact land uses are determined. It is understood that this guidance statement is currently under review.
Guidance Statement No. 8 – Environmental Noise	This statement provides guidance to proponents submitting proposals for environmental impact assessment to ensure that noise emissions comply with the <i>Environmental Protection (Noise) Regulations 1997</i> . Noise is defined in the Environmental Protection Act as vibration of any frequency, whether transmitted through air or any other physical medium.	The general principles in this statement will be applied to the Structure Plan. However, noise will need to be further considered further once the exact land uses are determined.
Guidance Statement No. 19 – Environmental Offsets Biodiversity	This statement provides advice on environmental offsets for proposals or schemes that impact on biodiversity. It is to be read in conjunction with Position Statement No. 9 but provides more specific advice particularly in relation to the technical application of biodiversity offsets.	This statement will need to be referred to if environmental offsets are required as part of the project. Considering the environmental values of the site are not significant and the impact will be low, environmental offsets may not be required.



Policy	Description	Comment
Guidance Statement 33 – Environmental Guidance for Planning and Development	This statement provides an overview of information to assist proponents and decision making authorities in considering environmental management as part of the planning and development process. It also contains guidance for the Environmental Impact Assessment process	The information in this statement has been referred to in the environmental assessment of the Structure Plan to ensure that all relevant information is provided. Further detailed assessments may be required once the details of the development have been more accurately determined.
Guidance Statement No. 51 – Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia	This statement provides direction and information on the general standards and protocols for terrestrial flora and vegetation surveys as part of the environmental impact assessment process.	This statement should be referred to in the preparation of vegetation and flora surveys and reports.
Guidance Statement No. 55 – Implementing Best Practice in Proposals Submitted to the Environmental Impact Assessment Process	This statement provides guidance on what the EPA means by the term 'best practice' when it is used in the environmental impact assessment process and the approach the EPA will take when assessing proposals. It has a particular focus on human health and the environment as affected by, but not confined to, industrial processes.	The guiding principles in this statement should be referred to at a more detailed planning stage once the exact land uses and industries are more clearly determined.
Guidance Statement No. 56 Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia	This statement provides direction and information on the general standards and protocols for terrestrial fauna surveys as part of the environmental impact assessment process.	The statement should be referred to in the preparation of fauna surveys and reports.







### 3 Site Conditions and Constraints

#### 3.1 Biodiversity and Natural Area Assets

##### Vegetation

A Level 1 vegetation and flora survey was undertaken by Terratree in September 2014 in accordance with EPA Guidance Statement 51. A search was undertaken of the following databases within a 20km radius of the site:

- DBCA's Threatened and Priority Flora
- DBCA's Threatened Ecological Communities
- WA Herbarium (WAH) Declared Rare and Priority Flora
- Department of the Environment's Projected Matters Search Tool.

A total of 41 significant floras were recorded on the databases. No species of Threatened Flora (Declared Rare Flora) pursuant to the Western Australian *Wildlife Conservation Act* 1950, or listed as Threatened pursuant to the Commonwealth *EPBC Act* 1999 were recorded during the targeted search or the Level 1 vegetation surveys. The database search indicated that Priority 2 *Banksia acanthopoda* were recorded at two locations adjacent to Katanning-Nyabing Road, within the vicinity of the site; however, this was not identified at the site during the survey.

Vegetation condition at the site was classified as being 'completely degraded' (according to the scale by Keighery (1994)) as the vegetation is no longer intact and the area is completely or almost completely without native species. The vegetation can be described as 'parkland cleared' with the flora compromising weed or crop species with isolated trees or shrubs (Terratree, 2014).

There were no Threatened or Priority Ecological Communities identified within a 20 km radius of the site.

A complete copy of the Flora and Fauna Assessment by Terratree (2014) is provided at Appendix 1.

##### Fauna

A Level 1 fauna survey was undertaken by Terratree in September 2014 in accordance with EPA Guidance Statement 56. A search was undertaken of the following databases within a 20km radius of the site for records of known Threatened, Schedule and Priority Fauna:

- DBCA's Threatened Fauna
- Department of the Environment's Projected Matters Search Tool.

A total of 32 species of conservation significance were identified within the search area. Given the completely degraded nature of the vegetation at the site, there were no fauna species of conservation significance recorded at the site.

The assessment also concluded that the habitat is not suitable to support any Threatened or Vulnerable species with the exception of potentially the Carnaby's Black Cockatoo within eucalypts.

There are unlikely to be any environmental constraints that would preclude development of the site for its intended use (Talis, 2014). The site has been historically cleared and vegetation is parkland cleared and in degraded condition and there is no flora and fauna of conservation significance located at the site. One Priority 2 species was located (*Banksia acanthopoda*) adjacent to Katanning-Nyabing Road within the northern portion of the site. There are no significant biological constraints to development on site. The only exceptions which may need further consideration include:



- Possible disturbance to habitat of the Rainbow Bee-eater which may nest at the site between August and January
- Disturbance to mature trees may require targeted surveys to determine habitat value for Carnaby's Black Cockatoo
- Any disturbance to eucalypt woodlands is required to consider potential impacts to Carpet Python (Schedule 4), Barking Owl (Priority 2), Bush Stone-curlew (Priority 4), Western Rosella (Priority 4) and Western Shrike-tit (Priority 4) in consultation with DBCA.

### 3.2 Landform and Soils

#### Topography

The site is generally flat and gently slopes downward in a north to south direction and from a north-east to south-westerly direction. The north-east of the site is at the highest point at approximately 330m AHD and slopes to approximately 300m AHD at the southern extent.

#### Geology

The Dumbleyung Geology series map 1:250,000 scale indicates the site is underlain by colluvium and minor alluvium described as *silt, sand and gravel; generally on slopes adjoining to rock and laterite outcrops* and alluvium described as *silt and sand in broad valley flats; extensively reworked by present drainage* (Galt, 2014). The assessment by Galt Geotechnics, 2014, found that the site is underlain by sandy clay to clayey sand.

#### Soils

The generalised soil profile of at the site is described by Galt Geotechnics (2014) as:

- SAND/Clayey SAND/Silty SAND – fine to coarse grained, approximately 3% to 20% non-plastic to low plasticity fines, locally with some fine to medium grained, rounded to sub-rounded gravel, dark grey becoming grey, sand is generally loose, clayey material is generally soft to firm, moist to wet, trace organics and rootlets, present from the surface, extending to depths of between 0.3 m and 0.5 m; overlying
- Clayey SAND/Sandy CLAY – fine to coarse grained sand, low to medium plasticity clay fines, generally pale brown to orange brown mottled grey, trace to some fine grained gravel, firm to hard, moist to dry, locally laterised, present from as shallow as 0.3 m, extending to depths of between 0.8 m and the maximum depth of investigation of 2.5 m; locally overlying
- CLAY – low plasticity, white locally mottled grey and red-brown, trace fine grained sand, trace quartz, locally present from as shallow as 0.8 m, extending to the maximum depth of investigation of 2.5m.

#### Geotechnical Investigation

Geotechnical investigations were conducted between 1 and 5 September 2014 by Galt Geotechnics. A copy of the report can be found at Appendix 1. A total of 10 test pits extending to depths between 1.1 m and 2.5 m below the surface level were installed by Galt.

The assessment was conducted in accordance with Australian Standard AS2870-2011 *Residential Slabs and Footings*. Based on the findings, majority of the site was classified as class 'M' provided that the site preparation recommendations are followed. Galt (2014) considers that the site is "*geotechnically capable of supporting the proposed light industrial subdivision development*". Galt also recommends that future buildings should be built on a built up pad of free draining compacted sand of at least 300 mm thickness.



The assessment also concluded that the underlying clayey material is unsuitable for onsite effluent disposal by percolation (however this can be improved with importation and placement of an adequate thickness of granular fill).

#### **Acid Sulphate Soils**

Acid sulphate soil data by the DWER is not available for the site, however the CSIRO's ASRIS (2014) data show that the site is in an area with *Low Probability/Very Low Confidence* of acid sulphate soils occurring (Talis, 2014).

#### **Contaminated Sites**

According to the DWER Contaminated Sites Database the site was not listed on the database on 19 August 2014 (Talis, 2014).

#### **Conclusion**

The geotechnical assessment concluded that the site is classified Class 'M' provided that the site preparation recommendations are followed. Based on the preliminary geotechnical investigations, the site is 'geotechnically capable of supporting the proposed light industrial subdivision development' (Galt, 2014), however more detailed investigations are required.

The underlying clayey material is unsuitable for onsite effluent disposal by percolation. Acid sulphate soils are not an issue that will require further management in terms of the proposed development of the site and there is no reason to suggest that there are any previous potentially contaminating activities that have been undertaken on site (Talis, 2014).

### **3.3 Hydrology**

#### **Groundwater**

The site is not located within any proclaimed groundwater area (as identified in the *Rights in Water and Irrigation Act 1914*) and as a result water may be taken from the area provided it is not from an artesian aquifer or affect downstream users through diminished flow.

The nearest WIN site (ID:6094934) with recorded groundwater levels is located 1.5km to the south west of the site. Static groundwater level at this site was recorded as 10.13m bgl. Additionally, a review of the *Katanning Town Groundwater Program 2003 Drilling Bore Completion and Test Pumping Report* (Global Groundwater, 2004) prepared for the Shire of Katanning showed a groundwater bore (03KC02D) located approximately 10m east of the site, which showed static groundwater level to be 1.354m bgl in May 2003 (Talis, 2014).

Galt Geotechnics encountered perched groundwater within one of the test pits at a depth of 0.4m (located outside of the study area at the north-west corner). It was considered that the surficial water observed is likely perched groundwater over surficial clayey soils from recent rainfall (Galt, 2014). It is recommended that groundwater investigations be undertaken to determine the quantities of fill material to be imported to the site to raise levels of the development. Based on Galt's 2014 preliminary geotechnical investigations, for drainage purposes, the buildings should be built on a built up pad of free draining compacted sand of at least 300 mm thickness.

#### **Surface Water**

One un-named minor non-perennial watercourse is located through the centre of the site (aligned north-south). A number of dams, tanks and minor drains are located throughout the site, most of which



service the rural and industrial land uses on site. It is likely that the minor non-perennial watercourse will be retained and a buffer provided on either side to mitigate potential impacts from future land uses.

### **3.4 Bushfire Hazard**

A Bushfire Hazard Assessment was conducted across the site by Bushfire Prone Planning (2014). The Bushfire Hazard rating on the existing vegetation within the subject site is a combination of Low and Moderate and the external area is *Low and Moderate*. Areas of Moderate bushfire hazard correspond to the vegetated areas such as the drainage line land and the rows of trees along the property boundary of Lot 3. Surrounding land largely has a *low* bushfire hazard with some small areas with *moderate* hazard.

A complete copy of the Bushfire Hazard Assessment is at Appendix 3.

### **3.5 Heritage**

#### **Aboriginal Heritage Sites**

A search for relevant Aboriginal Heritage was conducted by Talis (2014) using the online *Aboriginal Heritage Inquiry System* which indicated one Registered Aboriginal Heritage Site is recorded at the north-west corner of the site. However, this site only affects a small portion of the site and is not expected to have a significant impact on the overall development of the site. Talis (2014) recommend that the heritage site is considered a constraint to development within this portion of the site, and further investigations would be required to determine the exact nature of this site.

Part of the site was also listed as *Heritage Survey Areas*, which comprises three long narrow channel investigation areas (survey report IDs 106010, 106012 and 106986) which were associated with effluent and reuse pipeline installation. These *Heritage Survey Areas* extended offsite, with an additional two survey areas located adjacent to the southern site boundary (survey report IDs 17057 and 106482).

#### **European Heritage Sites**

An online search of the Australian Government's Department of Environment Heritage Database by Talis (2014) found that no recorded Australian heritage listed sites at the site or within the vicinity of the site (<500m).

An online search of the Heritage Council WA database by Talis (2014) using the *inHerit* portal found that no recorded sites of European heritage from the State register occur at the site.

### **3.6 Buffers**

The existing landfill site has a recommended industry buffer of 500m, the sales yard 1 000m from sensitive land uses and the various industrial land uses located within the vicinity of the site will have their own industry specific buffers associated with each land use.

The issue of appropriate separation distances (or buffers) will need to be considered during the future development of the subject site within the context of EPA Guidance Statement No.3. This matter will also require consideration given the nature of the surrounding land-uses, in particular within the southern portion of the site where the adjacent land use is rural. Despite this, buffers are not considered to pose a significant constraint to the development of the site (Talis, 2014). Future



investigations will also need to refer to the updated EPA Guidance Statement No. 3 and WAPC State Planning Policies on separation distances, buffers and agricultural uses.

Assessment of proposed industry will need to determine that its impacts (noise, odour, vibration, emissions) will be contained within the boundary of the Structure Plan area. As industry develops in the Structure Plan area, the co- location of the industries may start to have cumulative impacts which also need to be managed within the Structure Plan area.

#### **Servicing and Infrastructure**

The Structure Plan area is serviced with some essential infrastructure, however it is recognised that significant upgrades are likely to be required over time to facilitate development of the Structure Plan precinct. A summary is provided in the following section, with full details provided in the appendices/

#### **Electrical**

The Katanning town site currently has 5-10MVA capacity remaining in terms of power availability which will drop to <5MVA in 2019. This allows for the development of approximately 1,000 residential dwellings from 2019 onwards on a first come, first serve basis, the development capacity substantially reduces if industrial and commercial lots are developed. Once the power capacity is reached, significant works would be required to source power from other areas to facilitate future development. It is expected that the power availability be a major constraint to development within the town site.

#### **Water and Wastewater**

The Local Water Management Strategy (Appendix 2) details recommendations for water and wastewater serving for the structure plan area as reflected in the provisions. In summary: -

- The Water Corporation will consider the structure plan area for inclusion in their forward planning however a reticulated potable water supply is not immediately available. The preferred scenario is that potable water supply be sourced from extension to the existing reticulation main in Pemble St (Water Corporation will advise what headworks upgrades are required at a later stage). However, given the supply constraints it is proposed that a non-potable supply be supplemented by rainwater tanks and grey water for non-potable re-use.
- The Water Corporation have advised that they will not accept wastewater from industrial developments in the existing or any future WWTP. It is recommended that sewage disposal be via on-site means. It is noted that the geotechnical investigation recommends against this, however it is considered that an appropriate system can be designed in conjunction with soil improvements and/or filling.

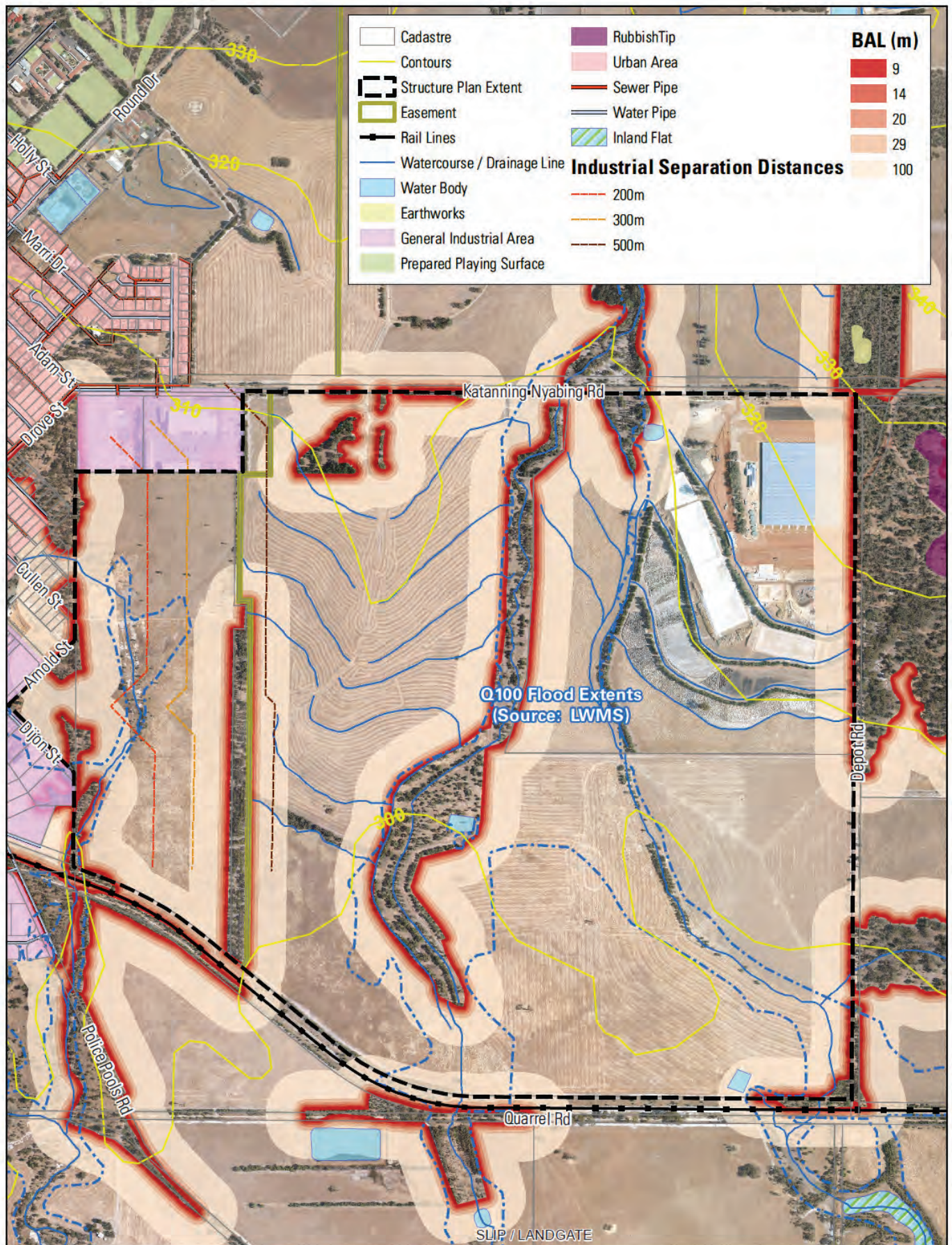
#### **Gas**

There is no gas reticulation available within the town site.

#### **Communications**

NBN rollout has not commenced in Katanning. It is expected that the town would be serviced by fixed wireless, similarly to other regional centres. Due to a change in government policy, the timeline for NBN rollout will not be provided. Optus maintains a fibre optic network through much of the town which may provide broadband services. Telstra would be required to service any future development in the absence of NBN or interest but other communications providers.







## 4 Land use and Subdivision Requirements

The Industrial Expansion Structure Plan facilitates the development of the primary industrial site within the Katanning townsite.

### 4.1 Land use

Permissible land uses within the Structure Plan area shall be in accordance with the Local Planning Scheme No.5 for the *Industrial Development* zone as depicted on the Structure Plan.

This Structure Plan is the first prepared for the site and does not supersede any earlier planning work.

**Table 4.1 – Structure Plan Summary**

Item	Data
Total area covered by the Structure Plan	315 hectares
Stage 1 Release	36.29 ha
Lot Yield of Stage 1	10 lots

#### Open Space/Natural Areas

No Open Space or Natural Areas are proposed within this Structure Plan. The central Living Stream will facilitate a managed drainage regime for the site. It is important to note that an access easement will need to be created along this area to provide access for both the Shire (drainage purposes) and the Department of Agriculture and Food (movement of stock).

#### Industrial land uses

The Structure Plan facilitates the development of an Industrial Precinct for the Shire. It is anticipated it will be developed over many years. Stage 1 has already been earmarked and is considered large enough to meet short and medium term demand.

The Structure Plan provides for its intensive industries in the *General Industry* precinct. Although lot sizes will be determined by future industry, it is anticipated that a number of larger lots to accommodate intensive (general) industry will be provided at the very centre of the structure plan and some smaller lots along the periphery adjacent to major road connections. The location of proposed industry and the resultant lot sizes will ultimately be determined by assessment of its offsite impacts, servicing and access needs. As a guide an indicative layout has been prepared for Stage 1 to guide future considerations (Figure 4.1). The requirement to assess each industry will naturally provide the framework which will enable the establishment of intensive industrial uses further from the sensitive uses of the town and the adjacent enterprise zone. The proposed road network indicates the placement of larger lots particularly across Lots 500-501. Lot 3 may suit lighter industries and uses with smaller lots.

### 4.2 Subdivision

#### Urban Water Management Plan

The Urban Water Management Plan (UWMP) is mostly an extension of the work developed through District Water Management Strategy and LWMS stages and often requires further work to help define future requirements. The additional work includes;

- Groundwater quality monitoring at downstream points of each proposed lot to develop trigger values and water quality improvement targets



- Surface water quality monitoring at upstream and downstream sections of the drainage line adjacent to the proposed development to develop trigger values and water quality improvement targets
- Determination of post development monitoring points for groundwater and surface water quality and quantity
- Determination of stormwater systems and management plans for each individual lot
- Detailed geotechnical investigation across building/construction footprints
- Application for any groundwater extraction licences
- A dewatering management plan as required.
- Design and implementation of the 'Living Stream' concept

#### **Landscaping Plan**

A Landscaping Plan should be prepared addressing streetscape and aesthetic amenity along road interfaces.

### **4.3 Development**

#### **Stormwater Management**

The Local Water Management Strategy (Appendix 2) outlines the likely developer requirements and set out an agreed concept. It has been prepared at a broad conceptual level and will need to be refined when further details on the lot yield, configuration and land use are developed. The LWMS provides a comprehensive storm water, groundwater and water use strategy.

A key issue for storm water management was identifying that a significant portion of the site is expected to be affected by flooding during the 100-year event and considered a major constraint to the development of the site. The existing flooding of the land is expected to be attributed to two causes; the capacity of the drainage line and the capacity of the existing culverts under the railway line to the south of the site. The LWMS recommends:

- Implementing a "living stream" to improve the flow capacity and control the extent of flooding which will involve widening and refining of the drainage line cross section, planting to improve water quality and partial realignments.
- Constructing compensating areas prior to the culverts to control the extent of flooding (Upgrading the culverts may not be feasible due to the disruption to the rail line and the increased flow through the culverts may create flooding issues downstream. However, this can be addressed in the future)
- Installing roadside drains to convey storm water runoff from roads and lots with appropriate freeboard.
- Vegetate the open drain prior to discharge to the drainage line.
- Subdivision to address flood fringe impacts in detailing lot boundaries.
- Development to require minimum floor levels of 500mm above the 100year water level of the drainage line, and to provide storage for storm water that allows discharge at pre-developed rates for the 1, 10 and 100 year events.

The LWMS recommends that the each building envelope be graded such that there is no potential for groundwater to perch below building footings, with a 300mm min thickness sand pad above (as detailed



in the provisions). The LWMS recommendation to implement infiltration trenches has not been considered for this development area as water logging or high groundwater levels are not an issue for this particular area. In addition, lowering the groundwater in this area would likely have limited benefit to the town centre which is considerable distance from the subject site. Notwithstanding this, infiltration trenches can be retrofitted into the proposed open drains and within the lots in the future if required.

#### **Water Supply**

Water is to be supplied by a water main extension from the existing reticulation.

Water supply should be supplemented by rainwater tanks and grey water for non-potable re-use.

#### **Wastewater**

Subject to geotechnical considerations, each lot is to be treated by an onsite effluent disposal unit. Soil around any onsite effluent disposal units will need to be improved with the importation and placement of an adequate thickness of granular fill.

#### **Industrial Buffers**

All development within the Structure Plan area shall have due regard to industrial buffer requirements stipulated by the Environmental Protection Authority and/or Western Australian Planning Commission. Development within the Structure Plan area should only be approved by Council if the Proponent can confirm that buffers can be contained within the bounds of the Structure Plan area.

### **4.4 Movement Networks**

The Structure Plan area is bound by Katanning-Nyabing Road to the north, Depot Road to the east, Quarrel Road to the south and various roads including Arnold Street, Cullen Street, Dijon Street and Piesse Street to the west.

Three internal road linkages are proposed, however their exact alignment and build date are currently uncertain.

A sketch plan of possible subdivision within Stage 1 is provided in Figure 4.1. The Structure Plan has deliberately avoided inclusion of the subdivision sketch plan in the Statutory Section of this document to enable a future industrial land user to determine their own requirements and have the flexibility in the Structure Plan to meet their needs at the time.

Stage 1 is an area to be developed by Landcorp with direct access onto Katanning – Nyabing Road.

### **4.5 Infrastructure coordination, servicing and staging**

It is envisaged that the Structure Plan precinct will develop progressively over many years. As such, the Structure Plan promotes flexibility to reduce the need for infrastructure provision. Stage 1 as depicted on the Structure Plan is anticipated to meet demand for some time.

A formal submission by the proponent should be made in a timely manner considering the proposed development schedule and the infrastructure planning review.

Any future subdivision application will, however, be subject to the preparation of a Detailed Area Plan if deemed necessary by Council, and will need to ensure that any separation distances required by the proposed industry are able to be accommodated within the Structure Plan boundary.



#### **4.6 Developer contributions**

With the exception of Lot 3, the remaining lots are all owned by the State of Western Australia. As such, there is no Developer Contribution Plan proposed as part of this Structure Plan.

#### **4.7 Implementation/Other Requirements**

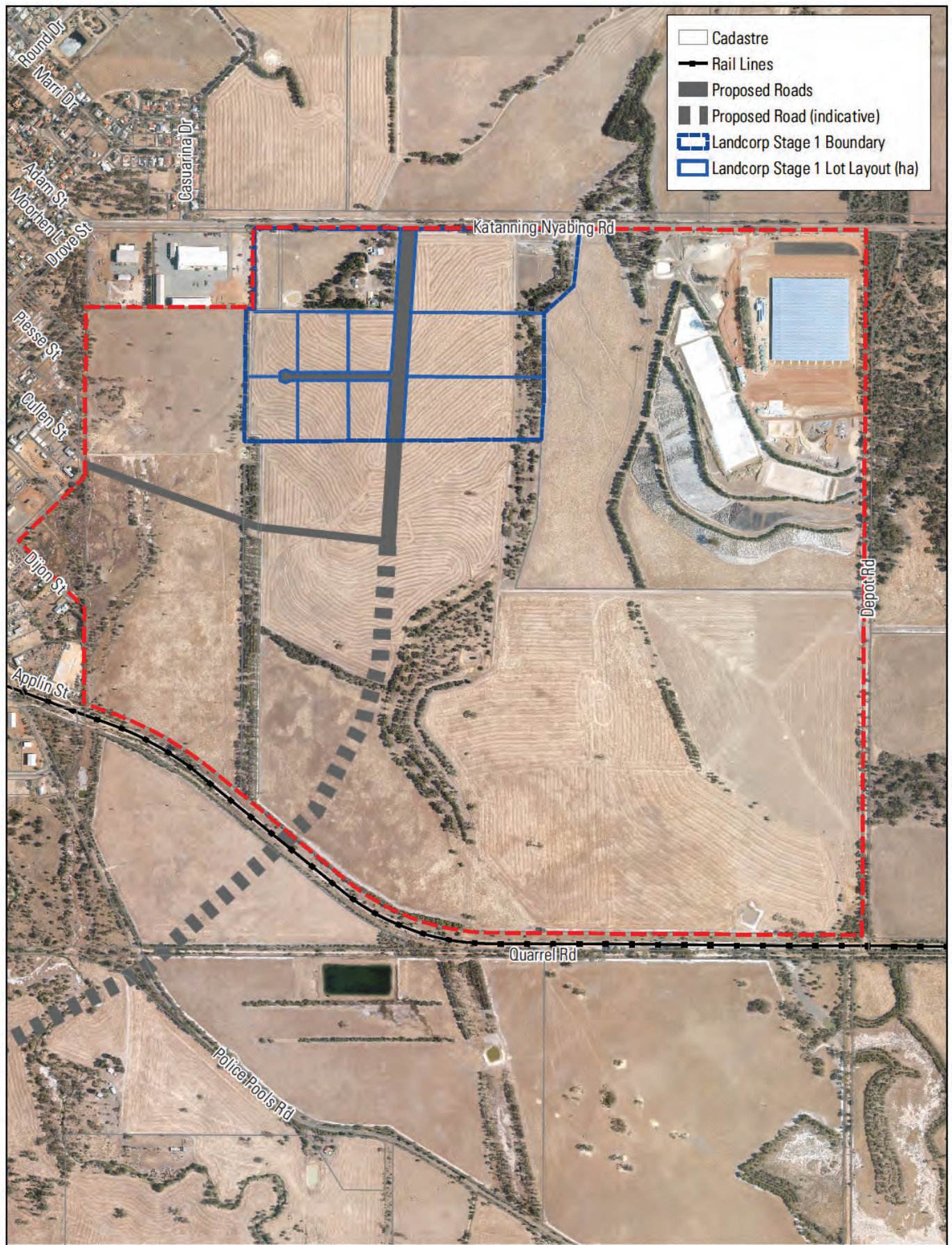
The Structure Plan shall be adopted by the Shire of Katanning Council and approved by the WAPC as a strategic document that will be given due regard in the decision-making of the Shire and WAPC.

To have the force and effect of the scheme the Structure Plan will need to be incorporated into the scheme via a scheme amendment.

#### **Transitional arrangements**

The land will continue to be used for agricultural/rural purposes until such time as developed in accordance with this Structure Plan.







## 5 Appendices

### Technical Appendices Index

Appendix no.	Document title
1	Structure Planning – Environmental Investigations, Talis 2014
2	Katanning Industrial Site Local Water Management Strategy – Version C, Job 1409018, Shawmac Pty Ltd 4 August 2017
3	Bushfire Hazard Assessment – Project No. 14129, Bushfire Prone Planning July 2014
4	Transport Assessment, lots 500, 501 and 3, Preliminary Structure Plan - V1, Shawmac Pty Ltd October 2015
5	Servicing and Infrastructure – Doc #: LI-KT-01, Shawmac Pty Ltd September 2014



**APPENDIX 1**  
**Structure Planning – Environmental Investigations**



## **APPENDIX 2**

### **Local Water Management Strategy**



# **APPENDIX 3**

## **Bushfire Hazard Assessment**

## **APPENDIX 4**

### **Transport Assessment**



## **APPENDIX 5**

### **Servicing and Infrastructure**