



SHIRE OF WAROONA

Local Planning Strategy



March 2009

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SECTION 1 – STRATEGY CONTEXT

1 INTRODUCTION

The Town Planning Regulations require that if a local government “envisages the zoning or classification of land” then it shall prepare a Local Planning Strategy.

The Town Planning Regulations require that a Strategy shall:

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

1.1 Nature of the Strategy

The Strategy is a vehicle for:

- a. collating information that addresses the land use matters within the Shire for the next ten to twelve years; and
- b. formulating strategies to address land use matters.

The Strategy is a working document for all interested parties but particularly the Shire of Waroona. It is intended that it would be subject to review.

1.2 Target Length of Strategy

The target timeline of the Strategy is 15 years (2021), with consideration given to the longer term needs of the Shire (2025-2035).

1.3 Strategy Area

The Strategy area is the whole of the municipal district of the Shire of Waroona. The Shire of Waroona is located in the Peel Region of Western Australia and is bound to the west by the Indian Ocean, to the

north by the City of Mandurah and Shire of Murray, to the east by the Shire of Boddington and the south by the Shire of Harvey. The Shire extends in an east-west direction 50 kilometres and 20-25 kilometres from north to south. The Shire has a physical area of approximately 835km² and includes the townsites of Waroona, Hamel and Preston Beach plus the concentration of rural-residential or ‘hobby farm’ development in Lake Clifton.

A map detailing the locality of the Shire of Waroona in relation to its surrounding region is at Figure 1.

1.4 Structure of the Strategy

The structure of the Strategy is as follows.

Section 1 outlines the context to the Strategy. This includes the Regional Planning Context, the Local Planning Context, the Physical Context and the Socio-Economic Context.

Section 2 contains the Strategy. Chapter 6 contains the principles to guide the Strategy. Chapters 7-15 detail the issues and solutions to the major land use considerations. The final chapter is a precinct by precinct detailing of the Land Use Categories and the major considerations for each land use.

The Strategy Map is attached at the rear of the Strategy. (Appendix 1) The proposed arrangement of Land Use Categories is displayed, plus other significant land use features.

1.5 Nomenclature

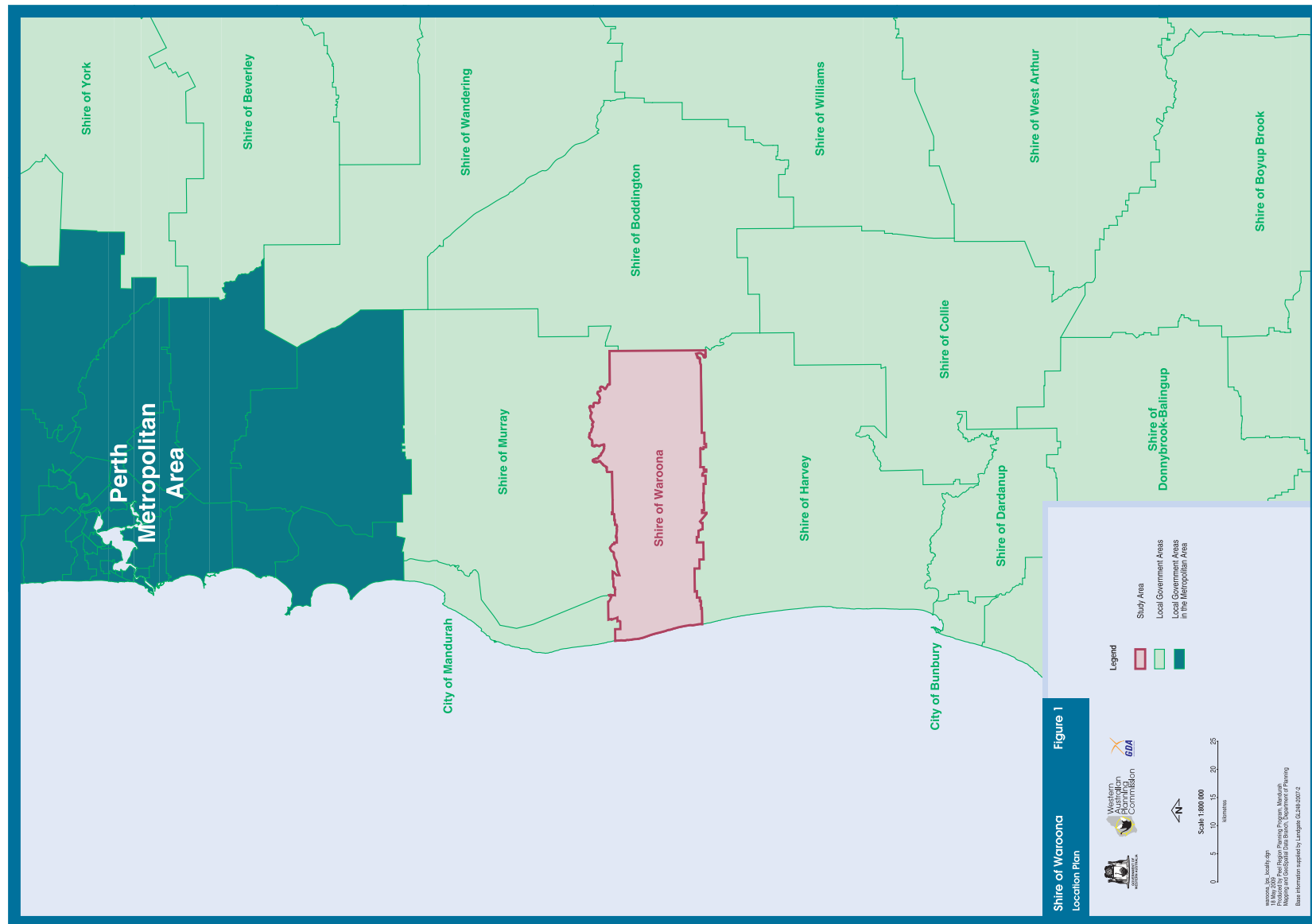
This Local Planning Strategy shall be referred to herein as ‘the Strategy’.

The Strategy uses the word ‘Waroona’ for the town of Waroona. Where the information applies to the Shire of Waroona, then ‘Shire’ is used.

1.6 Monitoring and Review

The Strategy shall be monitored to ensure it is still reflective of the needs of the Shire and shall be reviewed if necessary, but not greater than five years after it is first effected.

Figure 1 – Location Plan



2 STATE & REGIONAL PLANNING CONTEXT

One of the key requirements of the Strategy is to apply State and Regional planning policies, or provide a rationale for their non-application. There are several State and regional planning documents that apply to the Shire.

2.1 State Planning Strategy (1997)

This provides an overarching framework for other State policies and “provide(s) a strategic guide for land use planning through to the year 2029”. The Strategy sets out the following five principles to guide planning in Western Australia:

1. Environmental principle: To protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on environmentally sustainable principles.
2. Community principle: To respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities.
3. Economic principle: To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with economic development principles.
4. Infrastructure principle: To facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.
5. Regional development principle: To assist the development of regional Western Australia by taking account of the region’s special assets and accommodating the individual requirements of each region.

The State Planning Strategy proposes that the South West Urban System (including the Shire) accommodate the expected growth in the South West Region over the next 25 years. Key aspects of the South

West Urban System, as proposed in the Strategy and as they relate to the Shire are as follows:

1. The identification of Waroona as an urban settlement, with an indicative population in 2029 of between 5,000 and 10,000.
2. The identification of the South Western Railway corridor as a commuter rail link.
3. The identification of the Old Coast Road/Peel Deviation and South Western Highway as strategic transport corridors.
4. The identification of the Wagerup Refinery as a strategic industrial area.
5. The identification of portions of the rural land in the Shire, principally the irrigation area, as agricultural resource priority management areas.
6. The identification of large parts of the Shire to the east of the Darling Escarpment, and in and around the coast and lakes in the west of the Shire, as either environmental area or state forest.

The vision outlined in the State Planning Strategy for the Peel Region is as follows:

“In the next three decades the Peel Region will continue to grow, with Mandurah being the major residential and commercial area. A series of lifestyle-based rural villages and development areas will be established. Emphasis will be placed on containing urbanisation, protecting estuarine and coastal areas and preserving the rural backdrop and environmental attributes to cater for lifestyle choices. The local economy will provide a range of employment opportunities for the expanded population, with significant areas of resource processing, mining, tourism, sustainable agriculture and other service industries. Peel will have strong and efficient inter-regional transport links, especially to the Perth and South-West regions.”

2.2 Statement of Planning Policy No.2.0 – Environment and Natural Resources Policy (2003)

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

2.3 Statement of Planning Policy No.2.1 - The Peel-Harvey Coastal Plain Catchment (1992)

This Policy sets out provisions to “ensure that land use changes within the Peel-Harvey Estuarine System likely to cause environmental damage to the estuary are brought under planning control and prevented.”

SPP2.1 applies to the portion of the Peel Harvey Catchment within the Shire, which is generally between the base of the Darling Escarpment and Old Coast Road. The area affected by SPP2.1 is identified in Figure 2.

The key implications of SPP2.1 for the Shire may be summarised as follows:

1. Unless alternative means of sewerage disposal are acceptable to the Environmental Protection Authority and Health Department, land rezoned for urban development, industrial or commercial development must be connected to reticulated sewerage.
2. Proposed changes in zoning and land use shall be assessed in the context that the change will have on nutrient flows into the Estuary.
3. Land used for intensive agriculture shall be managed to minimise the flow of nutrients into the Estuary and use of land for intensive agriculture should be subject to planning approval.

2.4 Statement of Planning Policy No.2.5 - Agricultural and Rural Land Use Planning (2002)

The fundamental principles of this Policy are:

- a. The State's priority agricultural land resource should be protected.
- b. Rural settlement opportunities should be provided if sustainable and of benefit to the community – that is, they benefit and support existing communities and have ready access to appropriate community services and infrastructure.
- c. The potential for land use conflict should be minimised.
- d. The State's natural resources should be carefully managed.

SPP2.5 sets out some specific requirements that the Strategy should address, as follows:

- a. Express the vision of the local government and identify proposals for future development of the district.
- b. Provide a mechanism for the community to contribute to land use planning.
- c. Plan to ensure compatibility of land uses.
- d. Identify and protect key natural resources, including water and its dependent ecosystem, vegetation, minerals and basic raw materials.
- e. Develop subdivision and development criteria for the identified agricultural, tourist and closer settlement areas.
- f. Provide guidelines for land planning and development in water catchments, water resource management areas and flood affected land.
- g. Provide a clear strategy for settlement.
- h. Identify areas suitable for closer settlement in rural areas.
- i. Providing a guide for future land use, zoning, subdivision and development within the settlement areas identified.

- j. Determine the preferred pattern of agricultural land use.
- k. Identify agricultural areas of state or regional significance.
- l. Provide a guide for future land use, zoning, subdivision and development within areas of agricultural significance.
- m. Make reference to relevant agricultural codes of practice which outline best practice for agricultural producers.
- n. Address any other local issues as appropriate.

SPP2.5 identifies two areas of the Shire that are deemed to be 'Agricultural Priority Management Areas', being the irrigation district and four lots on the Murray River adjacent to the Lane Poole Reserve. These areas are given further definition by the Peel Region Scheme Policy – 'Strategic Agricultural Resource Area'. For further comment on the Priority Area, see the section on the Peel Region Scheme Policy (Section 2.10.1).

Clause 5.3.2 of SPP2.5 provides that lots in the Rural Residential zone require the mandatory provision of reticulated potable water. The Strategy seeks a departure from the requirement under SPP 2.5 (Clause 5.3.2) for lots in Lake Clifton without reticulated water to have a minimum area of 4 ha. The Shire is concerned that adherence to this requirement is not feasible and would rapidly exhaust the supply of land set aside for Rural Residential and Rural Small Holding purposes in Lake Clifton.

2.5 Statement of Planning Policy No.2.6 - State Coastal Policy (2003)

The objectives of SPP2.6 are to:

- a. protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;
- b. provide for public foreshore areas and access to these on the coast;
- c. ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and
- d. ensure that the location of coastal facilities and development takes into account coastal processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical criteria.

The structure planning project for the proposed expansion of Preston Beach will demonstrate compliance with SPP2.6.

2.6 Statement of Planning Policy No.2.7 - Public Drinking Water Source Policy (2003)

SPP2.7 applies to areas proclaimed as 'Public Drinking Water Supply Areas' (PDWSA's) pursuant to either the Metropolitan Water Supply, Sewerage and Drainage Act 1909 or the Country Areas Water Supply Act 1947.

Public Drinking Water Source Areas (PDWSA) in the municipality are proclaimed to ensure the provision of a 'safe, good quality drinking water supply' to protect public health now and in the future. Drinking Water Source Protection Plans (DWSPP) are completed for PDWSA's to define the boundaries, identify existing and potential threats and provide risk management strategies and programs for the ongoing management/protection of the PDWSA.

Land within PDWSA's may be classified as 'Priority 1' (P1), 'Priority 2' (P2) or 'Priority 3' (P3) classifications. A P1 classification will generally apply over public land, a P2 classification over rural land and a P3 classification over urban land.

In the Shire the following five areas are proclaimed or proposed PDWSA's:

1. The catchment of the Samson Brook Pipehead Dam, which provides potable water to the Metropolitan area, Waroona and Hamel as part of the Integrated Supply Scheme. All of this land is publicly owned, mostly in the form of State Forest, and has a P1 classification over most the catchment, however a small area of P2 land exists in the north west of the catchment. A DWSPP has been completed for the Samson Brook Pipehead Dam (This catchment area is currently being amended; the new boundary data set can be obtained from the Department of Water; see below)
2. Part of the Bancell Brook catchment, which provides water for the Yarloop townsite. Most of this land is privately owned, a P2 classification applies to the private land and a P1 classification to the public land. A Drinking Water Source Protection Plan is being completed for the Bancell Brook catchment

3. An area of State Forest and pine plantation north of Johnston Road in Lake Clifton is part of the Preston Beach water reserve and has a P1 classification. A DWSPP has been completed for the Preston Beach water reserve
4. A small area in the Preston Beach townsite itself, mostly consisting of golf course and residential land, is also part of the Preston Beach water reserve, and has a P3 classification.
5. Part of the Stirling Dam catchment area, which provides potable water to the Integrated Water Supply Scheme. All of this land within the Shire of Waroona is publicly owned, in the form of State Forest, and has a P1 classification over this area of the catchment. A DWSPP has been completed for the Stirling Dam catchment (The draft LPS fails to acknowledge the portion of the proclaimed Stirling Dam catchment area that exists within the shire boundaries. This section of the Stirling Dam catchment is shown in Figure 3 of the LPS and highlights this area as a P1 protection area in crown land. The LPS should include the Stirling Dam catchment area).

Figure 3 shows the PDWSAs within the catchment and also shows the priority classification for these areas. The map shows the P1 and P2 source protection areas of the Samson Brook PDWSA.

Mapping of the Public Drinking Water Supply Areas is contained in Figure 3. These areas are reflected in the Strategy as Special Control Areas as discussed in Section 2, Part 15.

2.7 Statement of Planning Policy No.3.0 - Urban Growth and Settlement (2006)

The objectives of SPP3.0 are to:

- a. promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- b. build on existing communities with established local and regional economies;

- c. concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;
- d. manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints;
- e. promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community; and
- e. coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The Strategy recognises short-term urban infill opportunities and provides for long-term urban expansion to occur north, east and south of the Waroona townsite and also at Preston Beach.

Some land earmarked for Residential or Special Residential purposes in this Strategy would not likely be rezoned for these purposes in the short term, due to the existence of undeveloped land already zoned for these purposes and due to current sand mining operations.

2.8 Draft Statement of Planning Policy No.4.1 - State Industrial Buffer (2004)

The draft SPP4.1 will replace the existing 1997 version of the Policy once gazetted. The Policy seeks to:

- a. avoid conflict between industry and essential infrastructure and sensitive land uses.
- b. protect industry and essential infrastructure from encroachment by incompatible land uses that would adversely affect their efficient operation.
- c. provide for the development of industry and the provision of essential infrastructure in a way that minimises amenity and

health impacts on, and takes account of risk to, nearby sensitive land uses.

- d. promote compatible uses within areas affected by off-site impacts of industry and infrastructure.

There are several existing or proposed activities in the Shire that are seen as requiring consideration in the context of SPP4.1:

1. The Wagerup Alumina Refinery and associated infrastructure.
2. Water Corporation's Waroona wastewater treatment plant located on Drake Road, Waroona.
3. Water Corporation's Samson Brook pipe head chlorination plant on Weir Road, Waroona.
4. The abattoir site on Waterous Road, Waroona

2.9 Inner Peel Region Structure Plan (1997)

The Inner Peel Region Structure Plan is a Western Australian Planning Commission policy detailing broad land use for an area including the southern part of the City of Rockingham, the whole of the City of Mandurah, that part of the Shire of Murray west of the Darling Escarpment, as well as the north-western corner of the Shire. A copy of the Inner Peel Region Structure Plan is included in Figure 4.

One variation from the Inner Peel Region Structure Plan is the larger extent of Rural Residential land identified in Lake Clifton in the Strategy compared to the Inner Peel Region Structure Plan. Rural Residential is proposed south of Old Bunbury in the Strategy, which was not indicated in the Inner Peel Region Structure Plan

2.10 Coastal & Lakelands Planning Strategy (1991)

The Coastal & Lakelands Planning Strategy is a Western Australian Planning Commission structure plan detailing broad land use classifications for the area extending from Dawesville in the north to Binningup in the south. Within the Shire, the Planning Strategy applies to the localities of Lake Clifton and Preston Beach from the Harvey River to the coast. The Structure Plan from the Planning Strategy is contained in Figure 5.

One of the variations of land use in this Strategy from the Structure Plan contained in the Coastal & Lakelands Planning Strategy is the proposed residential expansion at Preston Beach, (shown as Rural Broadacre under the Inner Peel Region Structure Plan).

The Planning Strategy details average and minimum lot sizes for Rural Residential development in Lake Clifton. Within the Lake Clifton catchment, the average lot size is 5 hectares. In the Peel-Harvey catchment, the average lot size is 3 hectares, with a 2 hectare minimum lot size. Further discussion of minimum lot sizes for Rural Residential is contained in subsequent sections of this Strategy.

2.11 Peel Region Scheme (2003)

Gazetted in March 2003, the Peel Region Scheme is a State statutory document covering the City of Mandurah and Shires of Murray and Waroona. The Scheme maps provide broad zonings for all land within the Scheme area. The Scheme sets out the provision of regional facilities such as regional parks, regional road networks, rural and urban areas, major industrial estates, State Forest areas and controls over important drinking water sources.

Figure 6 contains the Peel Region Scheme maps as they pertain to the Shire.

The most significant implications of the Scheme are the identification and protection of the following areas:

1. The Perth to Bunbury Highway, including what is known as the 'Peel Deviation'.
2. Widening of sections of South Western Highway.
3. Regional Open Space along the Murray River, around the Peel-Harvey Inlet, the Yalgorup National Park and coastal foreshore reserves.
4. Industrial land associated with the Wagerup Alumina Refinery.

2.11.1 Peel Region Scheme Policy - Strategic Agricultural Resource Policy (2003)

The Strategic Agricultural Resource Policy has been adopted by the Western Australian Planning Commission as a Scheme Policy. The objectives of the Policy are as follows:

- a. To identify strategic agricultural land within the Peel Region Scheme area considered to be of State or regional significance.
- b. To protect the agricultural base of the Peel Region from the unplanned loss of high quality productive agricultural land due to permanent changes of land use.
- c. To minimise land use conflicts between agricultural activities and other land uses within and adjacent to the identified strategic agricultural areas.
- d. To ensure considerations relating to the protection of the identified strategic agricultural areas are taken into account in preparing amendments to the Peel Region Scheme, town planning schemes and scheme amendments, and in assessing subdivision and development applications.

There are two areas within the Shire identified as Strategic Agricultural Resource Areas under the Policy:

1. The South West Irrigation Area, excluding the Alcoa landholdings around their residue disposal areas.
2. A small pocket adjacent to the boundary with the Shire of Murray, which represents the southern extremity of the orchard area around Dwellingup.

These areas are identified on Figure 7.

The Policy provides that within the identified areas agriculture should be the priority land-use and that encroachment of other uses should be prevented.

The Strategy generally reflects the strategic areas identified in the Peel Region Scheme Policy, although some variations are proposed, as discussed in Section 7.2.

2.11.2 Strategic Minerals & Basic Raw Materials Policy

The Strategic Minerals & Basic Raw Materials Policy has been adopted by the Western Australian Planning Commission as a Scheme Policy. The objectives of the Policy are as follows:

- a. To identify land within the Peel Region Scheme area that contains mineral resources and basic raw materials of State or regional significance.
- b. To prevent mineral resources and basic raw materials of State or regional significance from being sterilised by incompatible development and land uses.
- c. To encourage the mining of mineral resources and extraction of basic raw materials in accordance with acceptable environmental standards.
- d. To promote rehabilitation and, where appropriate, restoration of mining and extraction sites in a way which is consistent with the orderly and proper long-term use of the land.
- e. To ensure considerations relating to the mining of mineral resources and extraction of basic raw materials of State or regional significance are taken into account in preparing amendments to the Peel Region Scheme, local government town planning schemes and scheme amendments, and in assessing subdivision and development applications.

There are two main areas within the Shire identified as Strategic Minerals & Basic Raw Materials Areas under the Policy:

1. Areas near or along the Darling Escarpment that contain mineral sand deposits, in particular, a large area to the north of Waroona townsite.
2. Areas along Old Coast Road that contain limestone deposits.

These areas are identified on Figure 7 and are reflected on the Strategy maps.

The Policy provides that, within the identified areas, development inconsistent with extraction of the identified resources should, in broad terms, not occur until after the resources have been extracted.

Figure 2 – SPP2.1 Peel-Harvey Coastal Plain Catchment

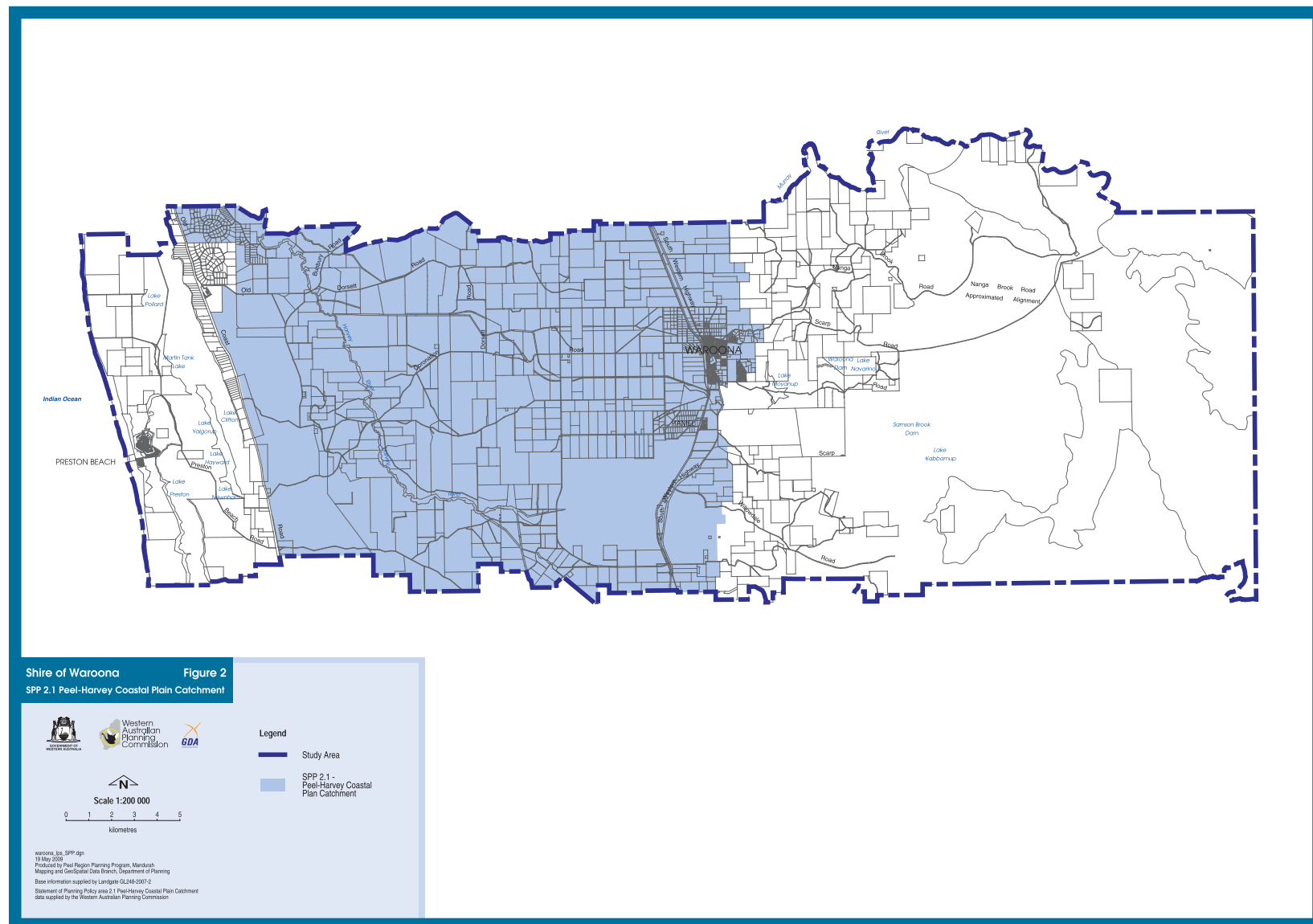


Figure 3 – Public Drinking Water Sources Areas

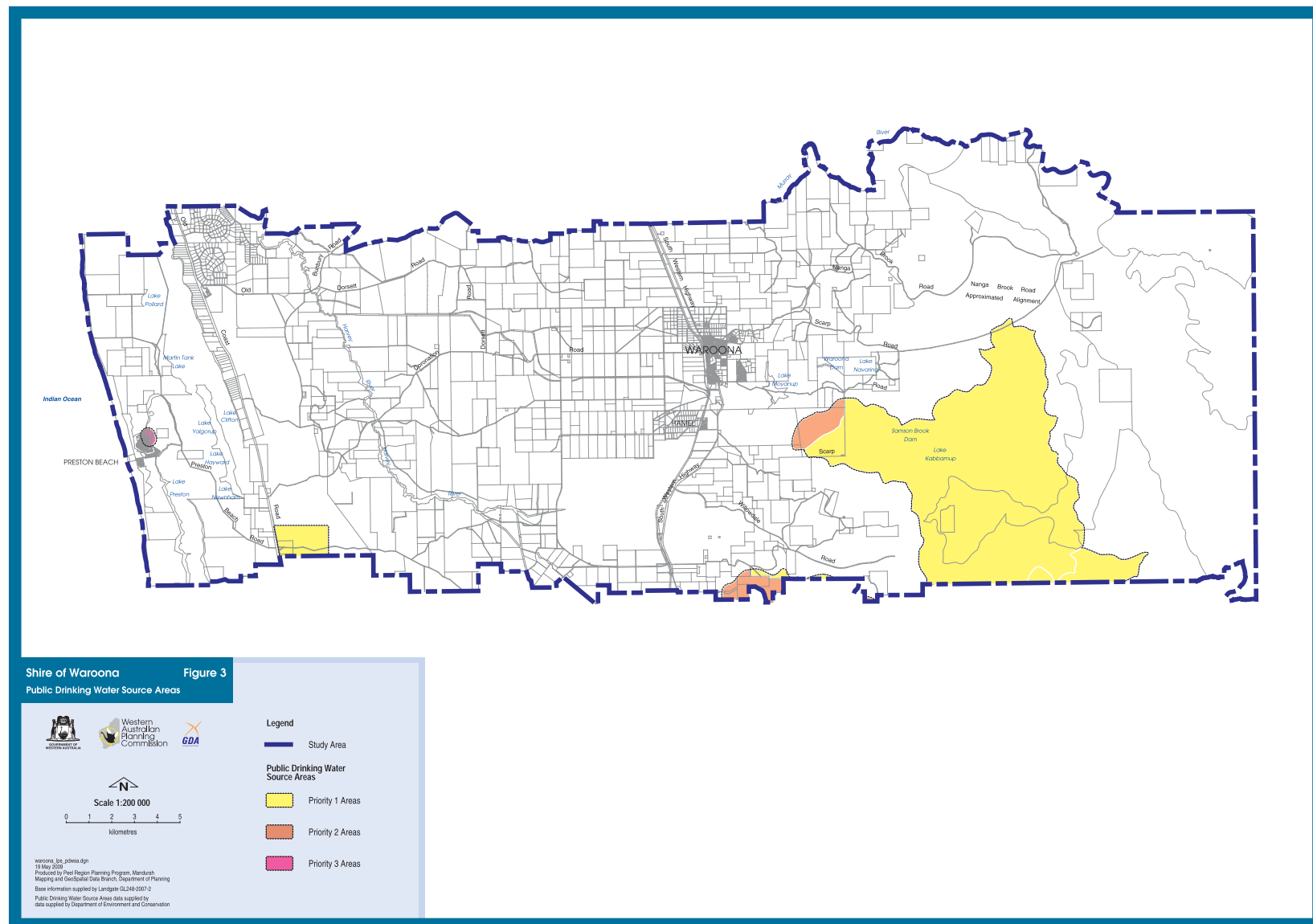


Figure 4 – Inner Peel Region Structure Plan (1997)

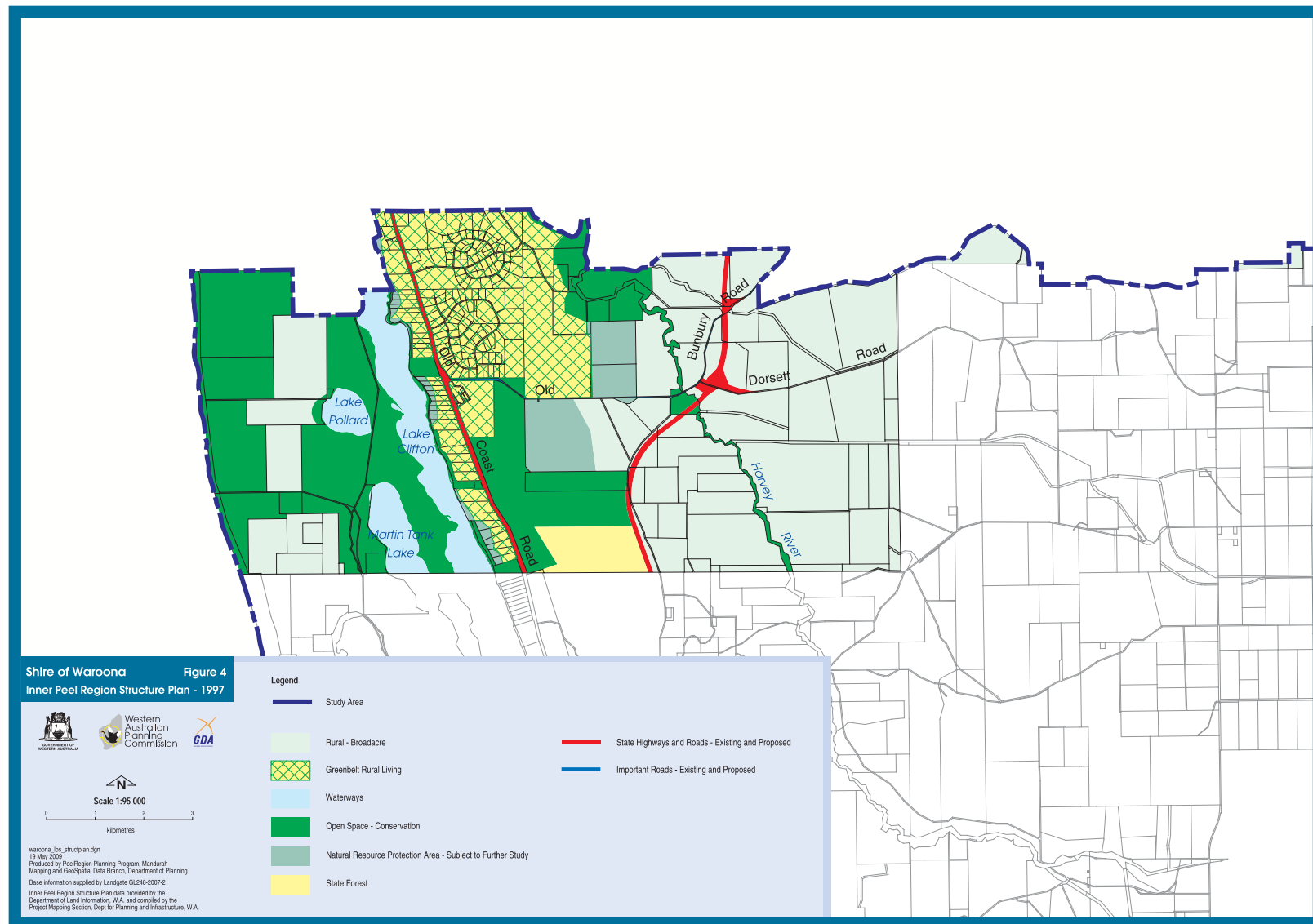


Figure 5 – Coastal & Lakelands Planning Strategy (1999)

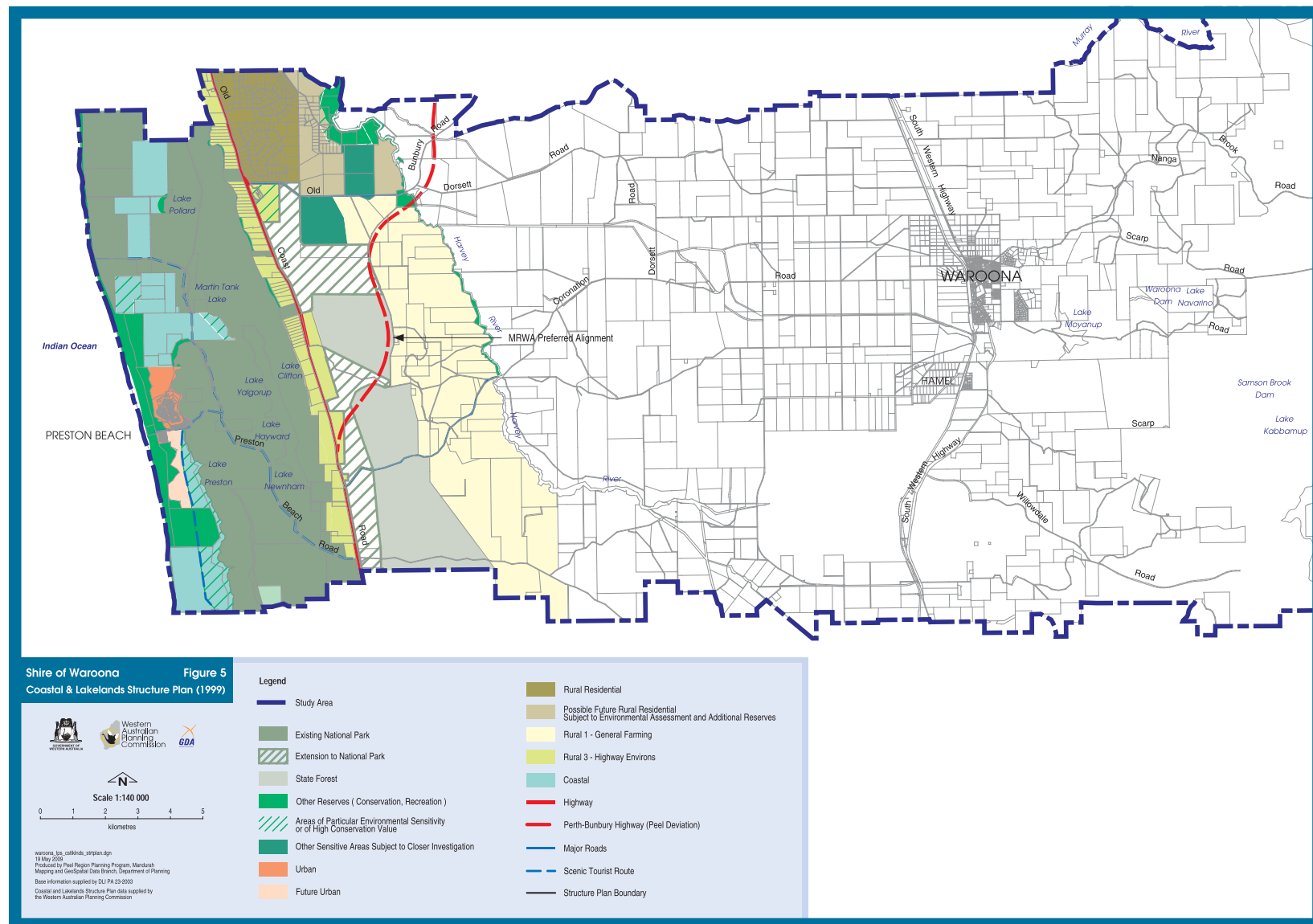


Figure 6 – Peel Region Scheme

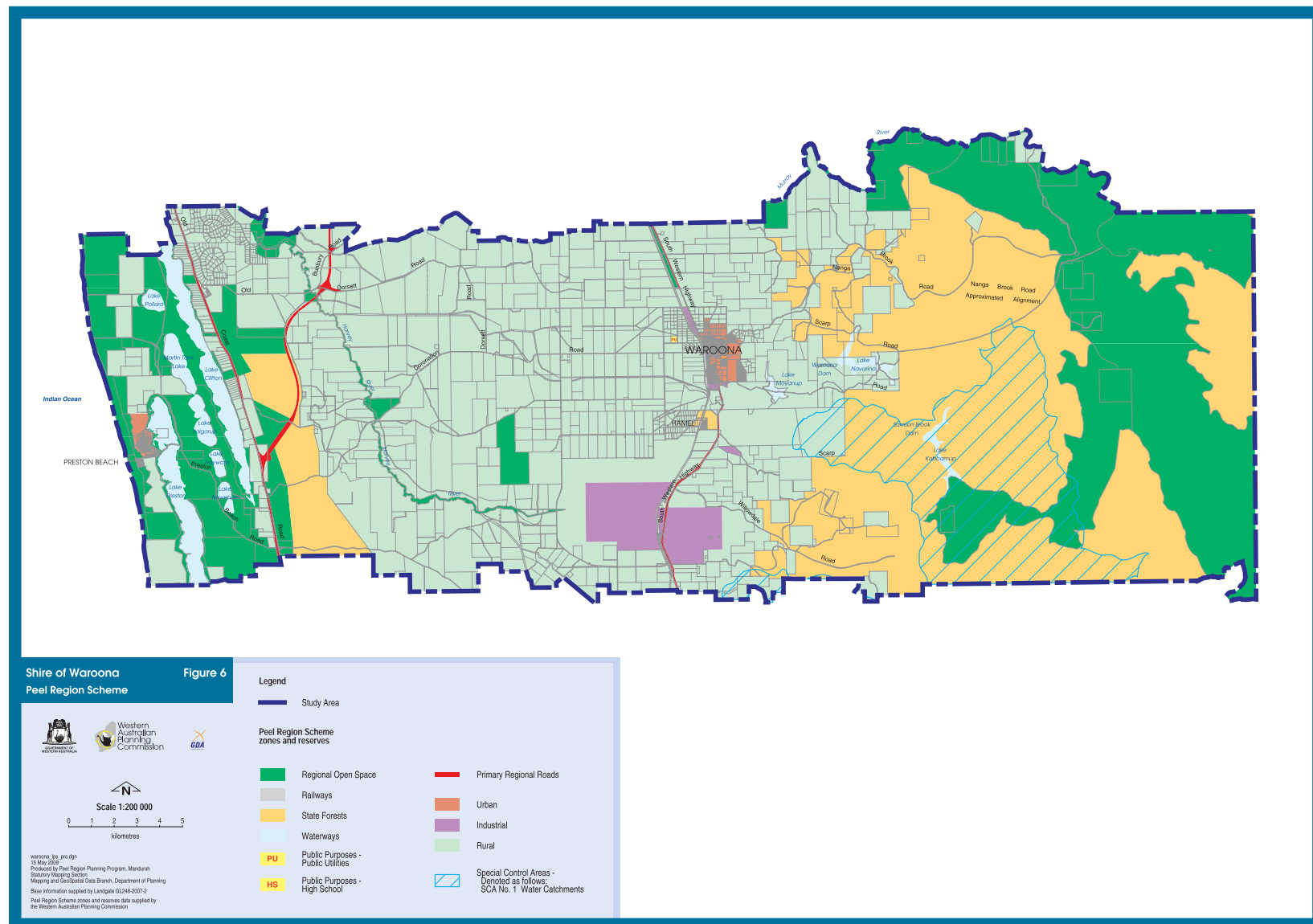
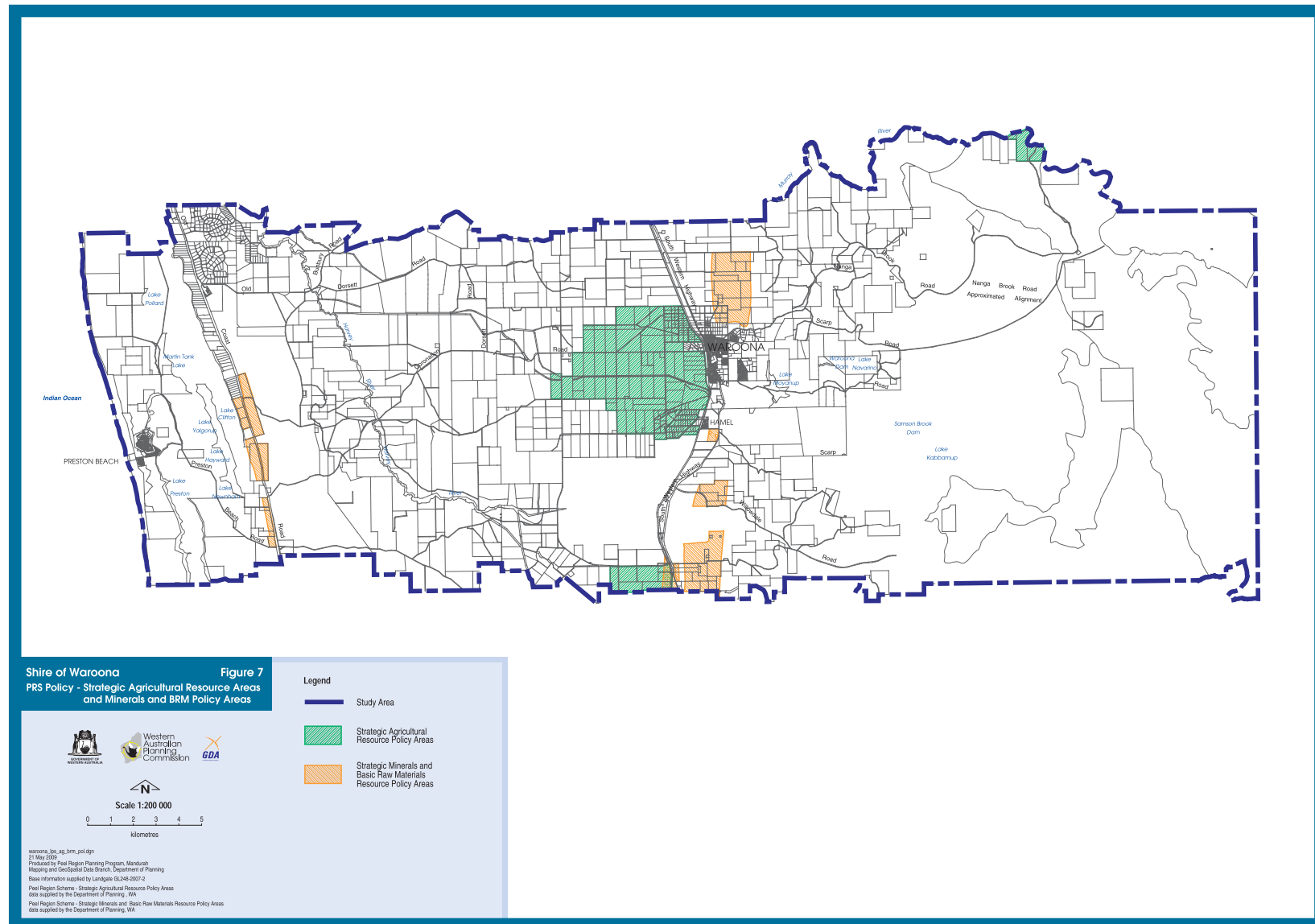


Figure 7 - PRS Policy – Strategic Agricultural Resource Areas and Minerals and BRM Policy Areas



3 LOCAL PLANNING CONTEXT

There are a number of existing local planning documents that have implications for the development of this Strategy.

3.1 Lake Clifton - Herron Structure Plan (2006)

A structure plan has been developed in a partnership between the Shire and the City of Mandurah to guide the future development of the Lake Clifton and Herron localities. The structure plan has been adopted as a Local Planning Policy under Town Planning Scheme No.7. A copy of the structure plan is contained in Figure 8.

The land use proposals in the Structure Plan are reflected in this Strategy.

3.2 Waroona North Structure Plan (2007)

The Shire has finalised a Structure Plan for the area north of the Waroona townsite between South Western Highway in the west and the escarpment in the east. The Structure Plan provides a broad landuse plan to guide development once mineral sands mining has been completed. The land use in the Structure Plan area has been incorporated into this Strategy. A copy of the structure plan is contained in Figure 9.

3.3 Waroona Town Centre Strategy (2003)

The Waroona Town Centre Strategy was completed in December 2003. The Strategy will guide the revitalisation of the Waroona Town Centre, including the development of a town square, underground power and verge enhancements to the Main Street, a new park in the commercial heart of the town, and enhancement of an existing recreation area adjacent to the railway line. A copy of the Master Plan is contained in Figure 10.

Further discussion of the implications of the Town Centre Strategy for the Strategy is contained in Chapter 9.

3.4 Waroona Industrial Sites Evaluation Study

The Waroona Industrial Sites Evaluation Study (Wises) was co-funded by the Shire and the Western Australian Planning Commission and was completed in February 2003. Wises was initiated because of long-standing difficulties in finding land to accommodate new, expanding or relocating businesses in Waroona due to the lack of available, zoned, serviced and appropriately located industrial land.

The preferred site (Site B) for an industrial estate was on the corner of Waterous Road and South Western Highway, Hamel. However, the landowner has advised that they are unwilling to provide the land for this purpose.

3.5 Draft Rationale for the Wagerup Refinery Buffer (2002)

In June 2002 the Wagerup alumina refinery operator released the Draft Rationale for the Wagerup Refinery Buffer document to outline the scientific rationale for a buffer around the Wagerup alumina refinery and to guide the local and state government in decisions on the zoning surrounding the Refinery. This draft document has not been finalised by the operator. The implications of the Wagerup Refinery buffer are detailed in Chapter 10 of this Strategy.

3.6 Preston Beach Townsite Strategy

In 2006 the Shire commenced the preparation of a broad structure plan for Preston Beach.

In October 2008, the Western Australian Planning Commission (WAPC) adopted a policy specifying the manner in which the ultimate size of the settlement at Preston Beach will be determined through the Preston Beach Townsite Strategy.

The ultimate size of the settlement will be determined by establishing the optimal form of development which:

- achieves material improvements in the quality of surface and groundwater flows into Lake Preston;
- avoids any further detrimental impacts on any of the lakes or wetlands and Yalgorup National Park and improves the long term biodiversity status of the park;
- attracts a specific demographic which maintains an economic base for the settlement and minimises long distance commuting;
- can be satisfactorily served solely by the existing Preston Beach Road as a two-lane, single-carriageway road and its intersection with the Perth Bunbury Highway;
- can be served by a single neighbourhood or local centre with a maximum net lettable area of 4500 m²;
- will be sufficient to support a single primary school without generating the need for an overflow to another primary school in the district; and
- will be defined by a permanent boundary between urban land and land set aside for long term biodiversity conservation.

Planning and environmental investigations are continuing for the Preston Beach Townsite Strategy.

The WAPC has resolved to support the deletion of the proposed scenic tourist route between Preston Beach and Myalup that is shown in the Coastal and Lakelands Planning Strategy. At the time of finalising this Strategy the deletion of this road had not yet be advertised.

Figure 8 –Lake Clifton - Herron Structure Plan

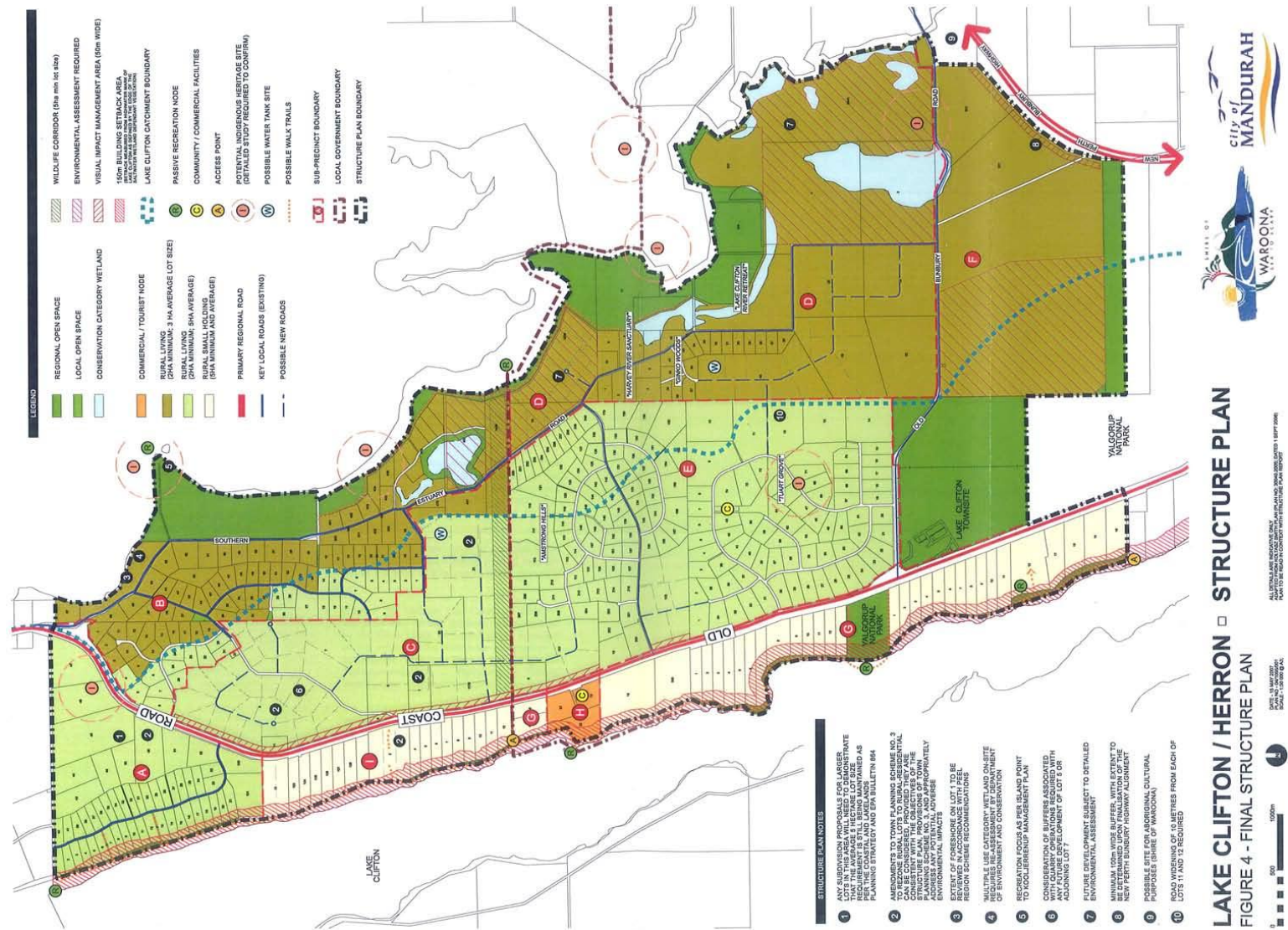


Figure 9 – Waroona North Structure Plan

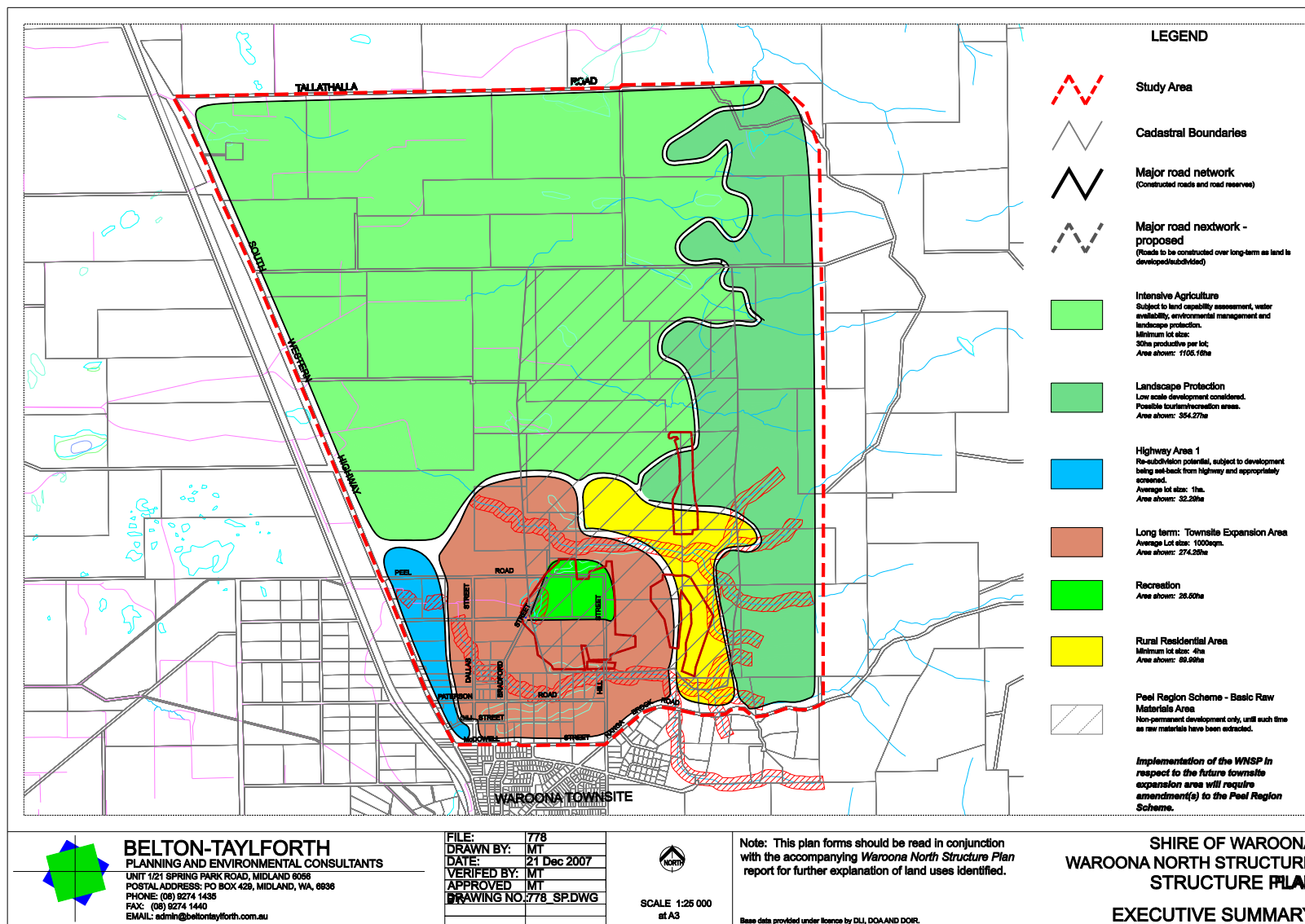


Figure 10 – Waroona Town Centre Strategy Master Plan



4 PHYSICAL CONTEXT

The Shire extends from the Darling Plateau in the east to the Indian Ocean in the west. Because of its breadth, the Shire contains a vast spectrum of physical environments.

4.1 Climate

The Shire has a warm temperate Mediterranean climate with an annual average rainfall of 840mm on the plains and 1100mm to 1200mm in the Darling Range.

4.2 Geology

The Darling Fault divides the geology into two parts:

1. Phanerozoic (540 to 2 million years old) sedimentary rocks of the Perth Basin to the west. These are overlain by younger sedimentary rocks consisting mainly of sands, limestones, clays and gravels that form the surface landforms of the Swan coastal Plain.
2. The much older, Archean (over 2500 million years old) granites and gneisses of the Yilgarn Craton to the east which form the Darling Plateau.

Millions of years of weathering of the granitic rocks of the Yilgarn Craton have produced an aluminium-rich or bauxitic laterite caprock that covers most of the Darling Plateau. The bauxite is processed to form alumina at Wagerup. The laterite is also a source of gravel for road construction. Granite can be crushed to form aggregate for building construction, or used as armour rock for sea wall or marina construction.

Former coastal shorelines along the Darling Scarp have concentrated heavy titanium-zircon bearing minerals along the foothills at Waroona and north of Wagerup. Sediments along the Swan Coastal Plain also provide a source of sand, limestone and clay.

The Perth Basin sedimentary rocks are many kilometres thick, contain large volumes of groundwater, have potential for petroleum, and may possibly provide a geothermal energy source.

Implications:

1. Bauxite deposits are primarily within Crown land where they are being mined under a State Agreement Act.
2. Some limestone deposits are protected from development that may prejudice the extraction of the resource under a policy relating to the Peel Region Scheme. Other potential deposits are primarily on Crown land.
3. Sand resources for use in the construction industry, whilst comparatively plentiful on the Swan Coastal Plain, are increasingly being constrained by conflicting land uses, particularly south of Perth. Due regard should be given to ensuring that adequate areas remain available for sand extraction.
4. Identified titanium-zircon mineralisation occurs in areas where there could be long term urban development, but until the resources are mined they are protected under a policy relating to the Peel Region Scheme. There is potential for new deposits to be identified on the Swan Coastal Plain.

4.3 Landform & Soils

The simplified landform and soils associations are shown in Figure 11 and the following is summarised from the Peel Region Plan (1990). Information was also obtained from the Department of Agriculture website and the AGMAPS Land Profiler CDROM (2001).

Quindalup Dune System

These dunes are coastal and have a high pH and very low water holding capacity. They have no agricultural value and when they are used for urban development, as is often the case, they need to be stabilised because they are susceptible to wind erosion. The dunes in the Waroona area act as barrier dunes that filter rain to replenish the underground water lens and to protect the Yalgorup Lakes.

Spearwood Dune System

This system comprises yellow/brown deep sands overlying limestone. Although this land has some areas of poor fertility and generally poor

water holding capacity it can be managed and is sought after for irrigated horticulture.

Bassendean Dune System

This system consists of a mosaic of low sand hills, sand flats and seasonal swamps. Although these soils are easily leached and have poor nutrient holding capacity, with proper land management they are suitable for grazing and areas are useful for perennial horticulture. The dominant soil association of this system is the Southern River association.

Pinjarra Plain System

The plain consists of distinct riverine deposits with the clays of the Serpentine and Cannington soil associations, the mottled duplex soils of the Guildford association and the loams of the Dardanup association. The latter two soil associations have a generally good nutrient holding capacity and although natural drainage can be poor, artificial drains have generally resolved these issues. They are suitable for grazing and seasonal and perennial horticulture.

Ridge Hill Shelf (Foothills)

This shelf lies along the foothills and comprises the Forrestfield association of duplex soils and gravels that are well drained and have good nutrient holding capacity. These soils are suitable for grazing and horticulture.

Scarp and Valleys

Soils in these areas generally depend on their position in the landscape – duplex soils on the moderate to steeper slopes, red earths on the colluvial slope deposits and gravely sands on the ridges and spurs. Gradient can be a major limitation to agricultural activity. These areas are generally suitable for grazing and small areas for perennial horticulture.

Darling Plateau

This comprises gently undulating lateritic uplands of duricrust, gravels and sands. They are suitable for grazing and there are small patches that are suitable for perennial horticulture.

Vasse Soils

These soils are formed from estuarine alluvia and are at about sea level. They are very variable soils, comprising layers of clay, shells, marine algae and coarse calcareous sand. Because they contain much organic matter, these were the first soils cleared in the area and were used to grow vegetables. They are now mainly pastured and used for grazing.

Acid Sulfate Soils

These soils are naturally occurring soils, sediments or organic substrates formed under waterlogged conditions that contain iron sulphide minerals. When exposed to air, these soils readily oxidise, releasing sulphuric acid and iron into the soil and groundwater, often in harmful quantities. This acid can, in turn, release aluminium, nutrients and heavy metals held within the soil matrix.

The Department of Environment and Conservation advises that the vast majority of the Shire consists of soils that have a moderate risk of containing acid sulfate. Acid sulfate soils risk mapping is contained in Figure 12.

Implications

Except for the Quindalup Dune System much of the land in the Shire is suitable for grazing.

The Guildford and Dardanup associations of the Pinjarra Plain System, the Ridge Hill Shelf and small patches of the Scarp and Valleys country are suitable for a range of horticultural activity.

Due regard will need to be given to acid sulphate soil investigations and management when making future zoning and land use decisions.

4.4 Remnant Native Vegetation

The remnant native vegetation is shown in Figure 13. Large areas of native vegetation still remain in the Darling Plateau/Scarp and along the coast. These areas are home to three commonwealth listed Threatened Ecological Communities (TECs), six listed plant species and numerous faunal species.

Implications

Where the native vegetation is on private property and is in isolated pockets, management measures including the following should be considered – fencing from stock, control of weeds and feral and native pests, preventing nutrient enrichment, retaining and increasing native species and buffering. Where drainage occurs, it should be ensured that there is minimal impact on the water balance of the area.

4.5 Wetlands and Waterways

Wetlands are recognised as being significant for their ecological, hydrological, social and economic values. Wetlands can include a multitude of environments but the most significant are:

- a. Harvey River basin.
- b. Yalgorup Lake System in particular Lake Clifton and Lake Preston.
- c. peripheral areas of the Harvey Estuary.
- d. numerous Environmental Protection Policy (EPP) wetlands (Figure 12).

Wetlands on the Swan Coastal Plain have been evaluated and assigned an appropriate management category, providing guidance on the nature of the management and the protection the wetland should be afforded. 'Conservation' category and 'Resource Enhancement' category wetlands are recognised as priority wetlands which should be protected and conserved. 'Multiple Use' category wetlands should be considered in the context of ecologically sustainable development.

Lake Clifton has national and international significance, including listing under the Ramsar Convention and is part of the Peel-Yalgorup Ramsar

site which includes the land and 10 lakes of the Yalgorup National Park as well as the Harvey Estuary and lower reaches of the Harvey River. It is an important waterbird habitat and also has the "largest known example of living thrombolites in a lake environment in the southern hemisphere" (Environmental Protection Authority Guidance Note No.28 'Protection of the Lake Clifton Catchment' 1998). The hydrology of the lake and all lakes and damplands in the Peel-Yalgorup system is complex and the proper management of hydrology, geomorphology, flora, fauna and wetland buffers is crucial to the health of these wetlands.

Much of the Pinjarra Plains is naturally poorly drained and seasonally waterlogged and has been drained to facilitate agriculture. The result is a network of waterways and artificial drains that discharge into the Peel-Harvey Estuary.

These artificial drains and waterways also convey excess nutrients from the land uses within the Peel-Harvey catchment. It is considered that excess amounts of nutrients in the Estuary are the result of increased nutrient in-flows resulting from land clearing, agriculture and urban development in the catchment.

Implications for Planning and/or Land Management

There has been general degradation of wetlands and watercourses over many years. The principle management measures are:

1. retain and restore the natural drainage system;
2. better fertiliser, irrigation water management, nutrient management and proposed procedures to reduce excessive runoff from the land into adjacent watercourses and wetlands;
3. rehabilitation of riparian vegetation and wetland vegetation including fencing from stock; and
4. buffering of land use and development, including wetland buffers where appropriate.

The protection and management of wetlands shall be taken into consideration when making future zoning and land use decisions. Part of the consideration is the determination of an appropriate buffer to the

wetland. Wetlands require a buffer to protect them from potential adverse impacts and maintain ecological processes and functions within the wetland. Buffers also act to protect the community from potential impacts such as nuisance midge and mosquito problems. In determining an appropriate wetland buffer distance, the values of the wetland and the threats associated with the surrounding or proposed land use requires consideration.

4.6 Fauna

The native fauna in the Shire is dependent on the native vegetation that once covered the area. The populations of many species have declined significantly since European settlement. However, there are numerous of mammals, birds, reptiles, amphibians, inland fish, invertebrates and subterranean fauna within the Shire.

Implications

There is a strong link between the health of remaining vegetation and waterways, which provide the habitats, and the maintenance of a wide variety of fauna species. Measures outlined in this Strategy to preserve the vegetation and waterways will have a positive impact on fauna retention. A further measure for consideration is the use of ecological linkages, in particular vegetation sequences or corridors, within appropriate developments.

Figure 11 – Soil Landscape Systems

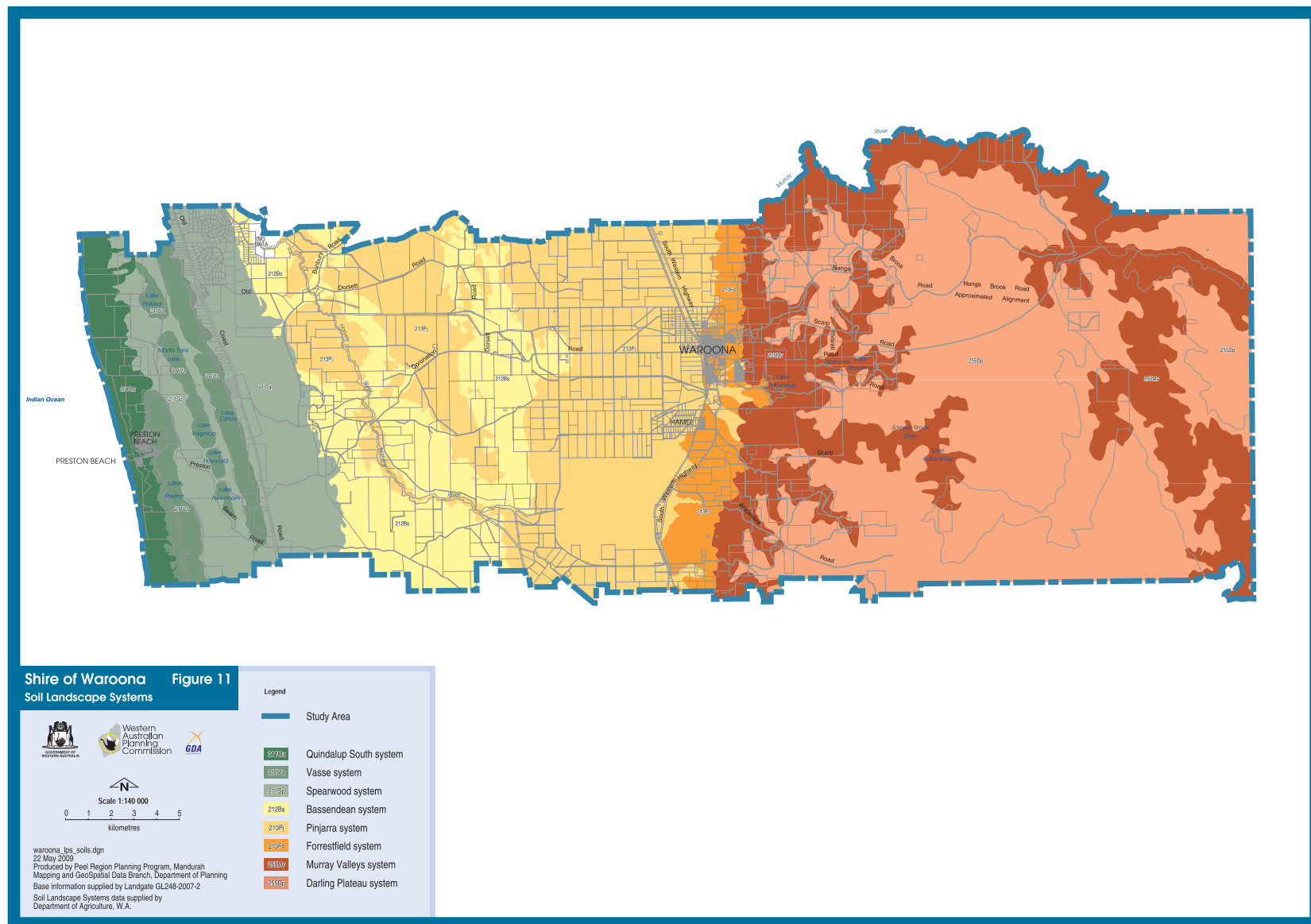


Figure 12 – Acid Sulfate Soils

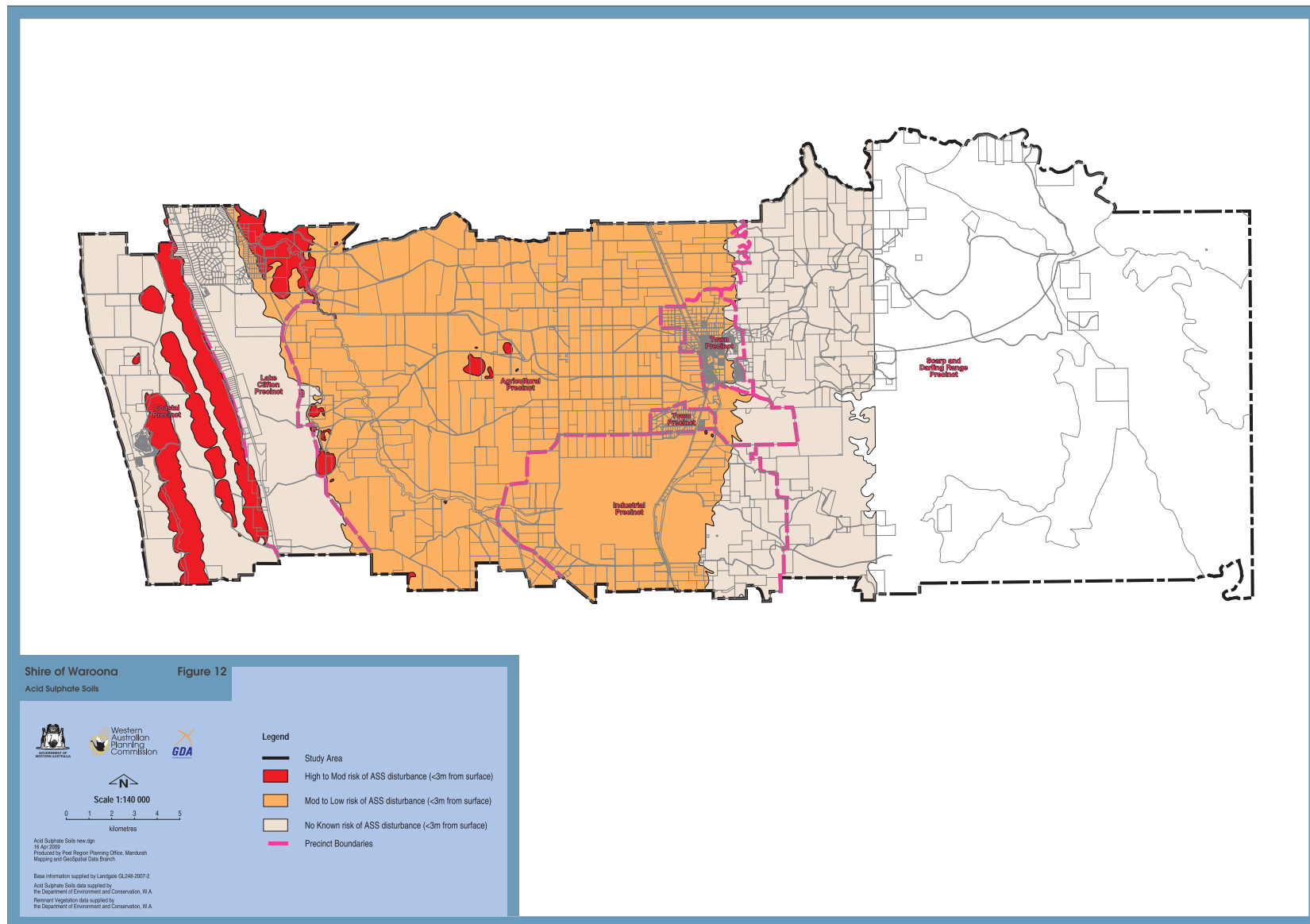
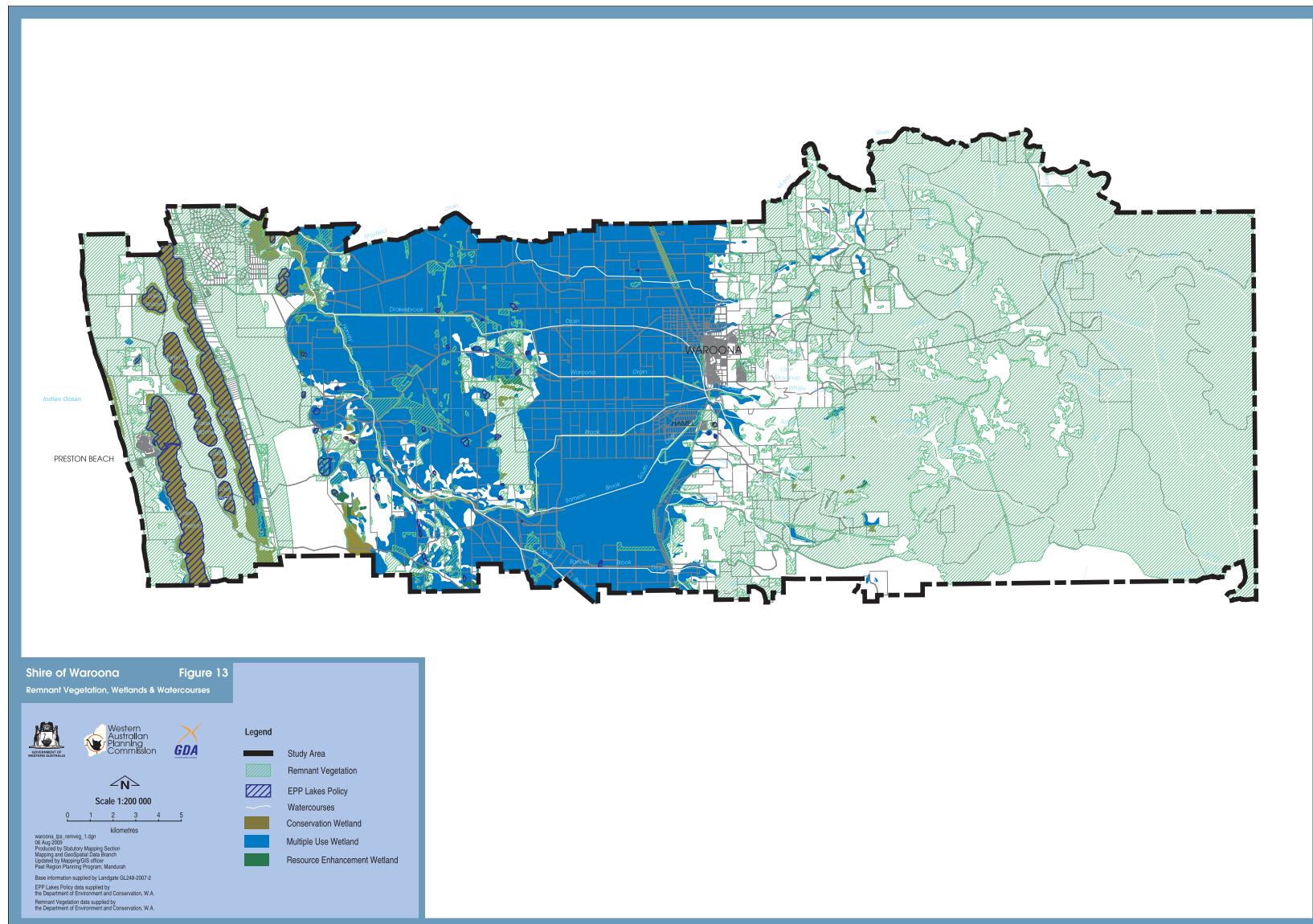


Figure 13 – Remnant Vegetation, EPP Wetlands & Watercourses



5 SOCIO- ECONOMIC CONTEXT

5.1 Population

Over the period 1981 to 2001 there has been an increase in the estimated resident population from 2,460 to 3,524 persons. This is not spectacular growth but the expectations for the future are brighter with increased population likely to come from the expansion of Mandurah and the relocation of people from the Perth metropolitan area.

With the ageing of the population in the future, there is likely to be a larger pool of potential 'empty nesters' and retirees who could shift to the Shire for lifestyle reasons. These population increases will help provide additional consumers for the retail and commercial sector and for the very good range of community and recreational facilities that exist in Waroona.

If these population increases are to be realized it will be necessary for the Shire to have available land that has high amenity value that will satisfy the lifestyle aspirations of these people. Also, these living environments will need to have a satisfactory range of commercial and community facilities.

The Shire offers four distinct living environments. Waroona is the administrative, civic and commercial centre of the Shire and is sited on the foothills beneath the Darling Scarp. Settlement has been spreading out from the town towards and into the Darling Scarp country as people seek residential lifestyle opportunities. A few kilometres south of the town is the small hamlet of Hamel. On the coast is the small urban settlement of Preston Beach. Originally only a holiday and weekender settlement, it now has a permanent population of approximately 210 people. Since the early 1990s, rural residential settlement has occurred at Lake Clifton which is located around the southern end of the Harvey Estuary.

5.2 Economy

The exploitation and development of natural resources as well as resource processing has underpinned the local economy from the beginning of settlement. Timber harvesting and milling, agriculture with

dairying and horticulture and a condensed milk factory of the past have given way to the alumina refinery at Wagerup and the associated mining and earthmoving businesses as well as agriculture, retailing and services.

Employment by Industry

The employment by industry of the population in 2001 provides a snapshot of the economy.

The agricultural, mining and manufacturing sectors make up about 38% of the total employed workforce. This is a high percentage compared to the State (18%) and the resource rich South West Region (26%). It reflects the dominance of the Wagerup alumina refinery and bauxite mining.

As a result of mining and agriculture, industries including earthmoving, engineering and stock transport have developed. A major abattoir was operating close to Waroona between 1957 and 1999.

The retail and commerce sector accounts for 19% of the workforce compared to 25% in the South West Region. The comparative weakness in this service role is probably explained by the competition from the larger centres.

Waroona's service role is well represented in government, community, cultural, recreational and personal services. These contribute 19.5% to the Shire employment. These include local government administration, Department of Agriculture offices, Police Station, recreation and aquatic centre, two primary schools, a district high school, self care units for aged persons and a hostel and nursing home.

Tourism is an economic activity that is not directly identified in the employment data although it is part of the accommodation, cafes and restaurants category. Bush walking, observing nature, camping, water skiing, swimming and marroning are popular and are based on the natural assets of the hills and lakes areas particularly Lake Navarino, Lake Moyanup, Lane Poole Reserve, the Yalgorup Lakes and Munda Biddi mountain bike trail and numerous walk trails.

Specific visitor data for the Shire is not available. General information shows most visitors are from the Perth area, many are regular visitors, and there is increasing interest in adventure and active recreation activities. There is a range of accommodation available including rustic cabins, on-site vans and tents, bunk style accommodation for groups and bed and breakfast places.

Future Economic Opportunities

Alcoa has applied for and received environmental approval to expand the Wagerup Refinery with a third production unit. At this point there has not been an announcement from the operation on whether or when the expansion will occur. If it proceeds there will be a substantial increase in the construction workforce. However, this will be a temporary increase and the permanent increase is expected to be approximately 150 workers.

Assuming about 25% of the additional workers live in the Shire (between 1999 and 2004 22% of Wagerup employees lived in Waroona: Alcoa analysis of employment records) then there is the potential for an additional 38 workers. This would contribute an additional 90-120 persons within the Shire including families.

Mining of heavy mineral sands will occur over the next ten years at Wagerup and north of Waroona. Workforce increases will be temporary.

The Shire has three characteristics that provide future opportunities for agricultural activity, particularly higher value intensification and horticultural activity. They are reasonable soils, a reliable and sustainable irrigation water supply that can deliver water to specific sites and comparatively close proximity to markets, abattoirs and export facilities.

There is a long term potential for an increase in the intensification of beef and fodder production and the expansion of horticulture within the existing and expanded irrigation area.

A recent study (Waroona Industrial Site Evaluation Study, 2003) of industrial uses and sites at Waroona concluded that the following were potential future industries:

1. support industries for local mining and manufacturing industry;
2. downstream processing of agricultural products;
3. feed manufacturing; and
4. transport.

It is hoped that the Waterous Raod abattoir will reopened in the future, providing substantial employment opportunities.

Tourism also has future development opportunities primarily in low key accommodation, retreats and organised recreation activities in the Darling Range.

The long term growth potential of the retail, commerce and personal services sector in Waroona town is dependent on the population of the trade area and the patronage of that population of businesses in the Waroona Town Centre.

SECTION 2 – THE STRATEGY

6 GUIDING PRINCIPLES

The guiding principles for this Strategy reflect those that have been set by the Shire for the next five to twenty years. The Shire of Waroona Strategic Plan 2005-2025 “The Way Ahead” outlines five strategic objectives:

- Objective 1 - Prepare for Growth
- Objective 2 - Conserve our Pristine Environment
- Objective 3 - Protect and Conserve Agricultural Lands and Rural Land Uses
- Objective 4 - Maintain a Strong Sense of Community Whilst Experiencing Social Change
- Objective 5 - Monitor progress and measure performance

Objectives 1 to 4 are relevant to this Strategy and form the four guiding principles.

6.1 *Objective 1 - Prepare for Growth*

The Shire is committed to planning proactively to ensure the sustainable integration of an expected imminent growth in population that will impact on the whole of the Shire.

6.2 *Objective 2. Conserve our Pristine Environment*

The Shire is committed to strengthening its capacity to tackle the issues of sustainable development and the conservation of our sensitive environment that are increasingly interconnected and interdependent.

6.3 *Objective 3. Protect and Conserve Agricultural Lands and Rural Land Uses*

The Shire is committed to the sustainable management of the expected land use change in rural areas and is conscious of the need to achieve

a balance between the pressures of development and the maintenance of existing farming practices and priority agricultural areas.

6.4 *Objective 4. Maintain a Strong Sense of Community Whilst Experiencing Social Change*

The Shire is committed to acting as a catalyst and community leader during the processes of change with a strong emphasis on partnership working with government, local business and the community with the main aim and focus of maintaining a strong sense of rural community.

7 AGRICULTURE

7.1 Agricultural Considerations

Agriculture contributes significantly to the local economy. Dairy farming has been a traditional rural use surrounding Waroona. The number of dairy farmers has been significantly reduced since the purchasing of significant landholdings in Wagerup for the Wagerup Refinery and the deregulation of the milk market in 2000. The area of irrigated dairy pasture has reduced by about 73% between 1997-98 and 2003-04 (Harvey Water).

Beef cattle raising, including studs and cattle fattening, have been significant in the Shire's agricultural production for many years. The Shire has some comparative advantages for beef production. It is one of the closest irrigated pasture areas to the major Perth markets, major abattoirs and export shipping facilities. Today beef cattle production dominates the agricultural landscape although there are some significant developments, albeit small in area, in horticultural production within the irrigation area.

7.1.1 Waroona Irrigation District

Begun in 1931, the Waroona Irrigation District is agricultural infrastructure of State significance (Peel Region Scheme Background Report, 1999). It originally covered 4,474 hectares of irrigable land in the Shire. At present, about 1,000 hectares are irrigated with good quality water from the Waroona, Drakesbrook and Samson Brook dams. In 2003 the irrigation channels were replaced with pipes, increasing the efficiency and flexibility of water delivery. Piping has also allowed for the expansion of the irrigation area to the west and north of Waroona.

In the past the dominant use of irrigated water (about two thirds) was for dairy pasture and a little under one third was used for beef pasture. Over the past thirty years there has been a reduction in the area of dairy pasture caused by the purchase of farms for the Wagerup refinery operations and buffer, where beef production is favoured, and by the cessation of dairy production following the deregulation of the milk market. Dairy pasture has declined from around 200ha in 1997-98. Beef pasture has been steady as have most other products except

vegetables which have increased considerably since the piping of the water.

In 2003-04 there were 87 farms in the irrigation scheme and according to data provide by Harvey Water irrigated water was supplied for the following uses:

dairy pasture	55 ha
beef pasture	453 ha
other pastures	112 ha
fodder crops	58 ha
vegetables	150 ha
grapes and citrus	8 ha
and other crops	11 ha

7.1.2 Future Of Agriculture

This Strategy acknowledges the contribution that agriculture makes to the economy and to our way of life. In a region of the world that has a burgeoning population and growing and changing economies and food tastes, the demand for agricultural products will increase in the long term. Conversely however, whilst these opportunities are on the horizon some of the most productive agricultural land in Western Australia is coming under increasing competition from other uses.

The future for agriculture within the Shire will focus on intensification and diversification particularly into horticultural production. The requirements for these activities are:

- a. land capability.
- b. water supply.
- c. access to markets.
- d. necessary infrastructure and services.
- f. favourable land values.
- g. labour force.

Parts of the Shire have the necessary requirements for future intensification and diversification. The 'Development of the Horticultural Industry in the Peel Region' (2004) report prepared by 'Quin Consulting and Analysis' for the Peel Development Commission, Department of Agriculture and Shire highlighted the need for the long-term protection of land with potential for horticultural development in order to protect the "Shire's economic production options into the future".

This Strategy aims to protect those areas from 'lifestyle' or urban incursion.

There are a large number of existing small lots in the Waroona Irrigation District. From information supplied by Harvey Water about 55% of lots in the Irrigation District are 10 hectares or below. The majority of these small lots are on the western fringes of Waroona and Hamel.

When these small lots are excluded the range of lot sizes in the Irrigation District is shown in Figure 14.

Figure 14 - Waroona Irrigation District Lot Sizes

Lot size	Percentage of lots
11 – 20ha	22%
21 – 50ha	62%
51+ha	16%

Source: Compiled from data supplied by Harvey Water

This indicates that the majority of lots are between 21 and 50 hectares in size.

Accurate data on farm sizes was not available but the following tentative conclusions can be made using Shire rate records:

1. irrigation farms are made up of several lots that could be tradable.

2. the area to the north and north east of the existing irrigation area has a higher number of larger farms (around 50%) that are over 80 hectares compared to the existing irrigation area.

The Department of Agriculture have advised that "there is a propensity towards increases of farm sizes and agricultural operations". The range of horticulture operation size for a family business is 2 hectares to 40 hectares. However, in order to be competitive in the export market the size needs to be around 40 hectares. (Department of Agriculture response to Shire of Waroona LPS Discussion Paper – December 2002)

The key objective of the Rural zone, particularly the Priority Agriculture zone, is to retain competitive agricultural operations. Permitting inappropriate subdivision of existing lots will jeopardise this objective by creating lots that are unsustainable for agricultural use, or by allowing them to be bought by those intending only to use them for lifestyle purposes.

7.2 AGRICULTURE STRATEGY

7.2.1 Priority Agriculture Area

As required by the Peel Region Scheme Policy 'Strategic Agricultural Resource Policy' and Statement of Planning Policy No. 2.5 'Agricultural and Rural Land Use Planning' the Shire has considered the extent of the Priority Agriculture Area in this Strategy. Consideration has been given to combination of land and irrigation water that is suitable or has the potential for future agricultural intensification and diversification, including soils data and the existing lot sizes.

The extent of the Priority Agriculture area is shown on the Strategy Map (Appendix 1). Three areas identified as Priority Agriculture in the State Policies have been excluded. The existing small lot subdivisions west of Waroona (bounded by McNeil, Coronation, Fawcett and Peel Road) and Hamel (bounded by the Railway line, south of the properties fronting Roberts Road, west of the properties along Fawcett Road and James Road). The exclusion of these two areas reflects the fact that all of the lots are less than 10 hectares in size (the prevailing lot size is 2 hectares) and therefore are not of sufficient size to be used for agriculture of 'state or regional significance'. There is no significant

agricultural use currently in these areas and the properties are being used for lifestyle purposes. These two areas are to be Rural Smallholdings.

The other area excluded from Priority Agriculture is the four lots in the north eastern corner of the Shire, close to Nanga Road. The four lots were associated with a Priority Agriculture Area on the other side of the Murray River (in the Shire of Murray). All four lots contain a significant percentage of native vegetation. One lot contains an existing recreation camp site and another contains two dwellings and a small vineyard. Given the presence of remnant vegetation, the existing land uses and the proximity to the Murray River, there is no opportunity for 'state or regionally significant' agricultural uses to occur. A more appropriate use of the area would be tourism given the proximity to the Lane Poole National Park. The four lots have been included in the Hills Landscape Protection area.

Analysis of the land capability, lot sizes and availability of irrigation water has resulted in the inclusion of the additional land to the north, north-east and east of Waroona, including the foothills land. The area that is beyond the current piping could potentially be serviced in the future.

This Strategy proposes a minimum lot size of 40 hectares in the Priority Agriculture zone, subject to the created lots having at least 30 hectares of suitable horticultural land.

Notwithstanding the above minimum lot size, consideration may be given to 'farm cluster' subdivisions with lesser lots sizes. The proposal should be centred on a particular type of agricultural use and must be the subject of a scheme amendment prior to subdivision. The amendment would need to demonstrate the capability of the site for the proposal and demonstrate the long term viability of the use. The amendment would also need to propose a mechanism for ensuring that all future landholders would continue with the proposed cluster use and that the lot would not become quasi lifestyle blocks.

7.2.2 General Agriculture Area

Land within the General Agriculture zone is still productive for broadacre grazing and may present diversification opportunities such as intensive agriculture. It should be protected for agricultural uses.

A minimum lot size of 80 hectares is proposed for the General Agriculture zone. Given the generally lower capability of this land when compared to the Priority Agriculture zone, a larger zone size is required to protect the viability of agriculture. The 80 hectare minimum should prevent the use of the lots for lifestyle purposes.

7.2.3 Hills Landscape Protection Area

The relatively small area of the scarp to the north and east of Waroona has three principle objectives:

1. Allow for small scale diverse agricultural opportunities. It is recognised that these operations will not be competitive on a domestic or international scale, but may provide a supplement to other income sources.
2. Allow for a clustering of low-key tourist ventures. These could include accommodation such as farm-stay, bed and breakfast and chalets or such forms of tourism as farm tourism, farm vacation tourism, wine tourism and agri-entertainment.
3. Protect the visual landscape. The zone includes the scarp and contains significant areas of remnant vegetation. This is one of the attractions of the area and must be protected.

The area is focused around the tourist node of Waroona Dam and the scarp north of Waroona which provides views to the Harvey Estuary and significant remnant vegetation.

In order to ensure that the landscape is protected and some agricultural opportunities are retained, the minimum lot size is 10 hectares in the Hills Landscape Protection area.

Agricultural operations within this area should generally only be in areas that have been predominately cleared of vegetation.

8 RESIDENTIAL LOT SUPPLY & DEMAND

8.1 Population & Lot Considerations

8.1.1 Population – 1981 to 2001

Over the twenty year period 1981 to 2001 there has been an increase in the estimated resident population of the Shire (Figure 15) although the year to year growth rate has fluctuated. The twenty year annual average growth rate was 1.8% but for the period 1993 to 2003 it was almost double this at 3.3% (WALGA Estimate Resident Population, 2004).

Figure 15 - Population 1981-2001

1981	1986	1991	1996	2001
2,460	2,626	3,010	3,194	3,524

Estimated Residents: Source Western Australia Tomorrow, WAPC 2000

The population has increased and declined principally as a response to a mix of job growth and losses and more recently as a result of the urbanization of Mandurah and the Peel Region. Major job growth resulted from the establishment and subsequent expansion of the alumina refinery at Wagerup and the flow on effect to local industries. The Lake Clifton small holding development area and the town of Waroona and surrounds have been the major recipients of these population additions. These population additions are reflected in the 1993 to 2003 annual average growth rate of 3.3% mentioned previously.

However in the 2001-2003 period there was a loss of 23 people from the Shire's population. The factors that contributed to the slowed growth in the period 2001-2003 were:

1. Loss of employment: The deregulation of the dairying industry forced most dairy farmers in the district off their farms. The only abattoir in proximity to Waroona closed in 2002, resulting in over 200 job losses.
2. Alcoa purchased approximately 50 properties in this period as part of their buffer for the Wagerup alumina refinery.

3. There was a shortage of lots in Waroona and Preston Beach as the result of delays in strategic planning for the district.

8.1.2 Population Distribution

At the 2001 Census the Shire population of 3,278 persons was distributed as follows:

The town of Waroona had 1773 persons but when combined with the surrounding or town fringe area there were 2,242 persons. This was 41 persons less than in 1991.

The area from the South West Highway and the Old Coast Road had 807 persons. This was an increase of 251 persons since 1991. This area contains the small holding development at Lake Clifton where nearly all the additional population can be assumed to have located.

The coastal belt west of the Old Coast Road had 229 persons, an increase of only 6 persons since 1991. This area contains numerous small holdings strung along the Old Coast Road and the holiday/urban centre of Preston Beach. Preston Beach is not identified in Census data but it estimated to have a permanent population of approximately 180 persons.

8.1.3 Past Lot Preferences

Based on the final subdivision approvals issued by the Western Australian Planning Commission between 1991 and 2002 the largest lot production in the Shire was rural residential lots (48%), followed by special residential lots (35%) and single residential lots (17%).

This data must be interpreted with caution. Whilst it probably reflects demand, the lot supply situation over that time is not known. For example, if there was a surplus of lots of a particular lot type then they would not be reflected in the above data even though there might have been a reasonable level of demand.

Nevertheless, anecdotal information from real estate agents confirms the demand for special residential lots at Waroona, particularly in a bushland setting, small holding lots at Waroona and Lake Clifton and

single residential lots at Preston Beach and to a lesser extent, at Waroona.

According to the real estate agents the major demand is from outside the Shire indicating the importance of the urbanisation pressures. This demand in Waroona is reflected in the price of land with an increase of 16% in 2003-04.

Waroona

Waroona is the local government administrative center and the retail, commercial and service centre and the major urban centre in the Shire. Its retail and commercial backbone is weekly household goods and agricultural goods and services. There are a range of community and recreational facilities and services including a public and private primary school and a public high school to year 10, police, Department of Agriculture, indoor and outdoor recreation facilities including a heated pool, and a substantial aged persons complex with well aged and hostel units.

There are a range of residential lots in and around Waroona including single residential lots, approximately 200 special residential lots, 25 rural residential lots to the east of the town and 64 rural smallholding lots to the north and west that vary in size from 2 to 7 hectares and are used for residential, hobby farming and home based businesses.

The town is serviced with reticulated water and sewerage. Water is supplied from the Samson Brook pipehead dam via the Samson Brook Water Treatment Plant to a water service tank at 115AHD. The Water Corporation advise that the existing service tank can accommodate an additional 4,500kL and at a annual average growth rate of 1.5% it will not require duplicating until 2017-18.

There is a wastewater scheme in the northern part of the town comprising a sewer reticulation network that gravitates the wastewater to a single pump station where it is pumped to the treatment plant on the western side of the town over the railway line. Sewerage infill is programmed for 2010-2011 to the southern end of the town bringing the total number of lots serviced to around 730. This latest infill will require

an additional pump station. The treatment plant can be upgraded to accommodate increased town services.

Hamel

This small hamlet is about 2.5 kilometres south of the Waroona townsite. In earlier days the hamlet was the centre of horticultural activity particularly potato growing and the State Nursery was located at Hamel. There is a pine plantation on State Forest land adjacent to the residential lots.

There are approximately 44 residential lots with about 30 dwellings. Adjoining to the west are 60 rural smallholding lots containing approximately 25 dwellings. These lots are predominantly 2 hectares in size with some around 4 and 6 hectares.

There are no commercial facilities in the townsite but there is a community hall.

Reticulated water comes from the same source as for the Waroona townsite. There is no wastewater scheme at Hamel and there is no proposal to install reticulated sewerage.

Preston Beach

This settlement was planned many years ago as a holiday estate. The existing townsite has 410 residential lots containing approximately 350 dwellings. There is also a 30 dwelling unit complex at the northern end of the townsite. The townsite contains a tourist resort, local store/bottleshop, small community centre, fire response shed and a public golf course with clubhouse.

Under Town Planning Scheme No. 7 there is residentially zoned land to the north of the townsite and the 1999 adopted structure plan planned for an additionally 400 lots in this area.

Over time the trend for the settlement has been changing from one exclusively for holiday home owners to retirees and even some families. This trend is expected to continue.

Reticulated water is supplied from two production bores. It is treated and pumped into the reticulation system. The Water Corporation has an allocation of 100,00kL/year of groundwater from the production bores.

At present there is no wastewater system.

Lake Clifton

This is a settlement of about 150 rural residential lots that are mostly 2 hectares in size and used predominantly for residential purposes. Recreational horse keeping is permitted on the majority of the lots. This is considered to be a key reason for settling in this locality as many other small holding developments in the region do not permit the keeping of horses.

In addition there are about 45 lots that range in size from 4 to 10 hectares in size on the west side of Old Coast Road. These are used for agricultural, tourist uses and lifestyle purposes.

There is a caravan park and tavern on the Old Coast Road. There is an existing approval for a service station, supermarket bottleshop and several small retail outlets on the site.

A community centre was completed in 2005 in Tuart Grove Avenue for the Lake Clifton and Herron communities.

There is no reticulated water or sewerage. Potable water is supplied from roof catchment rain water tanks and effluent and wastewater disposal is via on-site units.

8.1.4 Population Structure Changes

The age structure of the population changed between the Census years of 1991 and 2001. The family formation group (age groups 25-44 years and 0-14 years) decreased, as did the 15-24 age group. The probable reasons for this are the lack of job opportunities and the lifestyle attractions of the larger centers.

There was a substantial increase of 248 persons in the 45-59 age group. This is probably accounted for by the in-situ ageing of the

workforce population and the increased population at Lake Clifton. Lake Clifton is being settled predominantly with people in the later family life cycle and 'empty nesters'. About 66% of dwellings have two or less occupants (Lake Clifton-Herron Structure Plan, City of Mandurah and Shire of Waroona, March 2006).

There was also an increase of 96 persons in the 65 and over age group. Similar reasons could be attributed as above with also the comprehensive aged care facilities in Waroona allowing greater in-situ ageing than might normally occur in a small town.

8.1.5 Dwelling Occupancy Changes and Projections

Between 1991 and 2001 the average occupancy per dwelling has declined from 3.03 persons to 2.72 persons. This is to be expected with the changes in the population structure described above.

It is expected that the average occupancy will continue to decline over the next ten to fifteen years. Without any anticipated major job increases there will be a slow ageing of the population and the additional population is likely to have the same older profile as in the past.

For the purpose of projecting the generation of future lots it has been assumed that 70% of additional population will be couples and 30% families of 3.5 persons. Based on these assumptions, the future average occupancy per dwelling is estimated to be 2.45 persons.

8.1.6 Affordable Land and Housing

In order to facilitate the provision of affordable housing within the Shire, it is important to establish partnerships between various levels of government and the private sector and identify opportunities arising from subdivision and development proposals.

Importantly, consideration will be given to ensuring that variety and choice in the size, type and affordability of housing is provided at suitable locations in order to support a range of household sizes, ages and incomes and is responsive to housing demand preferences.

8.2 Population & Lot Allocation Strategy

8.2.1 Population Increases to 2016 and 2021

In 2016 the potential population is projected to be 5400 persons, an addition of 2122 persons from 2001. The projected population to 2016 is based on an annual average growth rate of 3.3%. It is acknowledged that this figure is higher than the 2.2% in 'Western Australian Tomorrow' Population Report No. 4 (Western Australian Planning Commission, 2000) and those contained in the Department of Planning and Infrastructure draft 'Local Government Area Population Projections' (May 2005) of 0.5%. However, it is considered that a growth rate of 3.3% is a better indicator of the future of the Shire given the opportunities that exist.

In 2021 the potential population is projected to be 6480 based on an annual average growth rate of 3.7%. The increased growth rate reflects that the residential expansion in Preston Beach should be reaching its peak in this period.

The long-term population additions are likely to come from the southward growth of Mandurah and the relocation of people from the Perth metropolitan area. The completion of the Peel Deviation Road by 2009 is expected to be a catalyst for an increasing rate of urbanization, particularly at Preston Beach.

Already major metropolitan property developers are showing genuine interest in development at Preston Beach. There is continual interest for more rural residential lots in the western area of the Shire and real estate agents are now seeking single residential and special residential lots in Waroona and rural residential lots close to town.

Employment generated population is likely to increase steadily with the alumina refinery expansion, the mining of heavy mineral sands, small increases in agricultural, manufacturing, tourism and transport and the subsequent additions to employment in the retailing, personal and community services.

8.2.2 Projected Number of Additional Lots

Based on the potential population addition of 2122 persons between 2001 and 2016 and an average occupancy rate of 2.45 persons per dwelling, there will be a target of an additional 900 lots. Because land is rarely developed within the projection timelines, it will be necessary to allocate about 25% more lots if achieve the target. That is about 1125 lots.

The projected structure of the additional residential lots to 2016 is as follows.

Single Residential Lots	675 (60%)
Special Residential Lots	180 (16%)
Small Holding Lots	270 (24%)

Whilst the proportion of special residential and rural small holdings is expected to be less because of the increase in single residential lots at Preston Beach, the actual numbers are expected to be 50% and 66% higher respectively than in the previous 12 years.

The Shire has a range of environments including Waroona and the foothills and scarp, Preston Beach and Lake Clifton that can provide good residential amenity and satisfy a range of lifestyle decisions that the Western Australian Planning Commission considers are the "strongest forces shaping future development" (State Planning Strategy, 1997). The provision of good residential amenity is important in attracting the urbanization and relocation population from the metropolitan area and Mandurah.

8.2.3 Lot Allocation for Waroona

There is land that is either zoned or could be readily zoned for residential and/or special residential lots to cater for the projected lot requirements for the next 10 years to 2016. The extent of land proposed for the Waroona townsite is indicated on the Strategy Map. It is acknowledged that the total number of lots exceeds that projected to be required in the life of the Strategy. However, it is important to set aside areas now to ensure that they are a protected for the long term from inappropriate development or subdivision.

Generally the target density coding for Waroona shall be R12.5 (average 800m² per lot). However, in proximity to the town centre a medium density of R30 (average 300m² per lot) is proposed to provide unit development opportunities. The exact extent of the R30 coding is to be determined in the future Town Planning Scheme.

Residential

The following tables outline the areas proposed for residential expansion surrounding Waroona.

Location	South east corner of the townsite, bounded by McLarty Road, Recreation Road, Logue Road and Hill Street
Approx. Area	25 hectares
Lot sizes	800m2 (R12.5)
Approx. Yield	200 lots
<u>Considerations</u> Zoned 'Residential' under Town Planning Scheme No. 7. A watercourse runs through the site and riparian habitat and water quality should be protected. Setbacks and use of Public Open Space surrounding the site to be considered.	

Location	East of the existing townsite, Location 254 and Lot 386 on the corner of Hill and Elliot Streets (portion)
Approx. Area	21 hectares (residential portion)
Lot sizes	800m2 (R12.5)
Approx. Yield	160 lots
<u>Considerations</u> Zoned 'Residential' under Town Planning Scheme No. 7. An overhead power line runs through the site which will require appropriate setbacks. Requires preparation of an outline development plan prior to subdivision.	

Location	North of existing townsite
Approx. Area	300 hectares (the total area for urban expansion)
Lot sizes	800m2 (R12.5)
Approx. Yield	To be determined
<u>Considerations</u> Nanga Brook runs through a portion of the site and riparian habitat and water quality should be protected. Drainage to be considered given part of the site is low-lying. Numerous landowners to be co-ordinated if it is to be subdivided. Requires preparation of an outline development plan prior to subdivision. Sand mining to be completed prior to rezoning or subdivision occurring.	

Location	North east of the existing townsite, Lot 199 corner Nanga Brook Road & Hill Street
Approx. Area	15 hectares
Lot sizes	800m ² (R12.5)
Approx. Yield	120 lots
<p><u>Considerations</u></p> <p>Subject to the Waroona North Structure Plan and final determination on arrangement of Special Residential vs Residential land use.</p> <p>Nanga Brook runs through a portion of the site.</p> <p>Drainage to be considered given part of the site is low-lying.</p> <p>Sand mining to be completed prior to rezoning or subdivision occurring.</p>	

Location	South east of the existing townsite, Lot 33 south of McLarty Street (portion)
Approx. Area	45 hectares
Lot sizes	800m ² (R12.5)
Approx. Yield	350 lots
<p><u>Considerations</u></p> <p>Area between McLarty Street and the floodway for Drakesbrook Weir.</p> <p>This area needs further investigation to further determine the viability and arrangement of residential vs special residential lots.</p> <p>Reticulated sewerage will be required because the area is within the Peel-Harvey Coastal Plain Catchment area.</p>	

Location	Infill subdivision within existing townsite
Approx. Area	N/A
Lot sizes	800m ² (R12.5) or 300m ² (R30)
Approx. Yield	Undetermined
<p><u>Considerations</u></p> <p>There is a large potential for infill subdivision within the townsite, particularly in the southern half of Waroona once reticulated sewerage is provided (programmed for 2010/11).</p>	

Special Residential

The following tables outline the areas proposed for special residential expansion surrounding Waroona.

Location	Lot 254 on the corner of Hill and Elliot Streets (portion)
Approx. Area	6 hectares
Lot sizes	2000m ² to 5000m ²
Approx. Yield	20
<p><u>Considerations</u></p> <p>The site has subdivisional approval for 20 lots.</p>	

Location	Location 544 Elliot Street (east of the Recreation Ovals) (portion)
Approx. Area	20 hectares
Lot sizes	2000m ² to 5000m ²
Approx. Yield	70

Considerations

The western half of the site can be serviced with reticulated water.

All lots shall be connected to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.

Considerations

This area can be serviced by reticulated water and is therefore appropriate for special residential lots.

There are numerous landowners and an outline development plan will be required prior to subdivision.

There is a watercourse through the area and remnant vegetation that should be protected.

All lots shall be connected to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.

Location	Re-subdivision of various rural residential lots between Nanga Brook Road and Robbie Court
Approx. Area	22 hectares
Lot sizes	2000m ² to 5000m ²
Approx. Yield	70

Location	Various lots north of surrounding the sand mining pits
Approx. Area	300 hectares (the total area for urban expansion)
Lot sizes	2000m ² to 5000m ²
Approx. Yield	To be determined
<u>Considerations</u> Sand mining to be completed prior to rezoning or subdivision occurring. All lots shall be connected to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.	

Rural Residential

The following table outlines the area proposed for rural residential east of Waroona.

Location	Scarp land from Nanga Brook Road to Lake Moyanup
Approx. Area	600 hectares
Lot sizes	4-10 hectares
Approx. Yield	120

Considerations

The area has been chosen for its proximity and ease of access to Waroona and because views are available.

The soils (except close to watercourses) are generally capable of supporting effluent systems.

The protection of remnant vegetation, landscape protection and setbacks to Lake Moyanup and watercourses will need to be considered for each site proposed for rezoning.

minimum lot size is proposed which will permit limited 'infill' subdivision opportunities.

No expansion of the townsite is considered appropriate given the lack of reticulated sewerage and commercial facilities.

8.2.5 Lot Allocation for Preston Beach

The 'Coastal and Lakelands Planning Strategy' (WAPC, 1999) details some expansion of Preston Beach to the north (400 lots) and to the south (800 lots). Ultimately the maximum size of the settlement at this location will be determined through the Preston Beach Townsite Strategy.

Rural Smallholdings

No further expansion of the extent of the rural smallholdings lots west of Waroona or Hamel is planned. It is not considered environmentally or socially acceptable to produce large number of lots in these areas, which are subject to seasonal inundation. Alternative lifestyle blocks are available on the foothills to the Scarp. A 2 hectare minimum lot size will provide for some limited 'infill' subdivision opportunities.

8.2.4 Lot Allocation for Hamel

It is proposed to excise the small lots to the west of the town from the Strategic Agriculture Policy Area of the Peel Region Scheme and include them in a rural smallholding area for a range of uses including residential, small-scale agriculture, tourist accommodation and home-based businesses. These types of land uses are already occurring in the area and identification as a small holding area will allow provisions to be put in place to control residential amenity issues. A 2 hectare

8.2.6 Lot Allocation for Lake Clifton

The extent of proposed Rural-Residential in Lake Clifton is indicated on the Strategy Map in Appendix 1.

It is proposed to bound the rural residential lifestyle blocks on the eastern and southern sides the Harvey River, the new Perth to Bunbury Highway alignment and the Yalgorup National Park. The Coastal and Lakelands Planning Strategy proposed Old Bunbury Road as the southern boundary. However, the new Perth to Bunbury Highway is considered a more appropriate boundary. It is not intended that rural residential be permitted on the eastern side of the Harvey River or the Perth to Bunbury Highway during the life of this Strategy because that land has a reasonable capability of supporting broadacre farming.

Lot Sizes

It is proposed that lot sizes be consistent with the Coastal and Lakelands Planning Strategy. In the Peel-Harvey Catchment the lots should have a minimum lot size of 2 hectares with an average of 3 hectares. In the Lake Clifton Catchment the minimum will be 2 hectares with an average size of 5 hectares. It is acknowledged that this is below the 4 hectares stated in Statement of Planning Policy No.2.5. However, there is no prospect of supplying reticulated water to this area and these lot sizes conform to the existing development and the recommendations of the Coastal and Lakelands Planning Strategy.

Additional Rural Residential Lots

There is the potential for an additional 120 lots in this area. The rezoning of a majority of the sites to rural residential under Town Planning Scheme No.7 has already been initiated.

It is noted that the proposed rezonings of Lot 1 Southern Estuary Road and Lot 3 Southern Estuary Road (Amendment No.'s 4 and 17 to Town Planning Scheme No.7 respectively) are subject to formal environmental review processes.

Rural Smallholdings

The Strategy Map indicates the area around Old Coast Road that is to remain as rural smallholdings. It is proposed to allow subdivision of the larger lots along the Old Coast Road into small holding lots with a minimum size of 5 hectares in conformity with the Environmental Protection Authority Guidance No.28 and the Coastal and Lakelands Planning Strategy. There is limited subdivision potential along Old Coast Road, with the majority of the approximately 20 to 30 lots that potentially could be created being south of Old Bunbury Road. A requirement of subdivision would be the ceding and construction of a service road to minimise the number to access and egress points onto the Old Coast Road. Appropriate setbacks to Lake Clifton will also be required.

9 COMMERCIAL

9.1 Commercial Considerations

Waroona

Commercial activity in the Shire is centered on the town of Waroona. The Waroona town centre has developed along South Western Highway and Fouracre Street. The commercial outlets in the town centre provide primarily lower order or daily goods.

There are two supermarkets, a chemist, two hairdressers, a beauty salon, two public bars/pubs, three bottle shops, a video store, a newsagency, a hardware store and a rural services outlet, three delis, three service stations and a number of other small service industries such as a glass repaired and an auto electrician. There are a number of boutique retail outlets starting to locate in the town centre. These include a gift store and restaurant and a tea house. There are no higher order businesses such as showrooms or clothes stores.

Given the proximity of Waroona to the regional centres of Mandurah and Bunbury, the town will not likely be able to provide higher order businesses such as clothes stores in the future. The future of retail in Waroona in the life of the Strategy will be daily goods and boutique retail outlets catering for tourists.

There is a high vacancy rate in the Town Centre. A Shire survey in 2004 of South Western Highway between Parnell and Wass Street determined 19 of the 47 commercial premises or land parcels were vacant (40%).

In 2003 Main Roads estimated there to be 5,800 vehicles per day (annual average daily traffic) traveling along the South Western Highway through the town centre. Of these there were about 280 'small trucks' and about 360 'big trucks' (Town Centre Strategy – Character Study, Shire of Waroona, 2003). The traffic on South West Highway splits the town centre into two halves. The pedestrian environment in the town centre is very unwelcoming. While a Waroona By-pass

alignment has been defined (as shown on the Strategy Map), the By-Pass is unlikely to be constructed in the short to medium term.

The Shire has undertaken the 'Waroona Town Centre Strategy' and is implementing its recommendations. The Strategy will guide the enhancement of the commercial and cultural centre of Waroona in the coming years. The Town Centre Strategy contains three primary elements:

Element 1 – Drakesbrook Place: The creation of a Town Square ('Drakesbrook Place') is instrumental in establishing the cultural heart of Waroona and involves significant changes around the Waroona Memorial Hall to create comfortable meeting and performance spaces, including a stage and amphitheatre.

Element 2 – Commercial: The main objective in the Commercial Town Centre is to upgrade and intensify the area as a major mixed-use retail and commercial CBD. This will be achieved by the creation of a new town park in front of the Waroona Hotel, off-road parking, and the enhancement of the attractive but under-utilised area adjacent to the railway as a picnic spot.

Element 3 – Main Street: The enhancement of the Main Street (South Western Highway) for pedestrians is vital to enhancing the retail experience in Waroona. The power infrastructure will be undergrounded and the South Western Highway roadway and verges enhanced through trees, furniture and new paving.

Element 1 has been completed and the Shire has made progress towards completing all three of the Elements. Works are expected to be completed in June 2009.

Hamel

There are no commercial outlets or services in Hamel.

Preston Beach

The sole commercial outlet in Preston Beach is the local store and bottleshop on the corner of Mitchell Road and Panorama Drive. The existing population does not warrant further facilities. However, once the expansion of Preston Beach commences, further commercial services will be required.

Lake Clifton

Commercial activity in Lake Clifton is centered around the Lake Clifton Tourist and Shopping Centre site on Lots 19-22 Old Coast Road. In addition to a tavern, caravan park and motel units, in the past the site contained a service station. The site is zoned "Special Use" under Town Planning Scheme No. 7, with provision for the development of a 1000m² shopping centre. Although a development approval has been granted for such a shopping centre, it is yet to be constructed.

The draft Lake Clifton – Herron Structure Plan recommends that Lots 19-22 Old Coast Road continue to function as the commercial and community centre for the locality.

There are a number of tourist directed businesses established along Old Coast Road in the Rural zone. These include a restaurant, gift and devonshire tea house and vineyard.

9.2 Commercial Strategy

1. Maintain Waroona as the district service centre, providing a range of daily and rural industry goods for the surrounding area.
2. Maintain the extent of commercially zoned land within the current Waroona townsite under the Strategy. Commercial zoned land may be considered within the Waroona North area provided it compliments the existing town centre and is adequately justified.
3. Permit a range of commercial uses in the Town Centre zone and permit medium density residential development in appropriate locations.
4. Implement the outcomes of the Waroona Town Centre, with priority to underground power and the Main Street enhancements.
5. Consider design guidelines for the Waroona Town Centre once the enhancements have occurred.
6. No commercial zoning for Hamel, with residents to utilise the Waroona town centre.
7. Structure planning for Preston Beach to consider the location of a local shopping centre to cater for the daily needs of residents.
8. Reaffirm Lots 19-22 Old Coast Road as the commercial centre of Lake Clifton and encourage the development of a local shopping centre in this location.
9. Individual tourist based businesses in the Rural Smallholdings zoned land along Old Coast Road to be encouraged.

10 INDUSTRIAL

10.1 Industrial Considerations

There are five zoned industrial areas in the Shire. They are:

1. Wagerup alumina refinery and residue disposal area.
2. North Waroona between the South Western Highway and the railway.
3. McLarty Road East.
4. McLarty Road West.
5. the abattoir site.

These industrial areas accommodate a range of uses from the heavy industry of the Wagerup alumina refinery to earthmoving and stock transport businesses and light and service industries including automotive repairs, household and agricultural services, general hire, engineering and plumbing services.

A Peel Development Commission study commissioned in 2004 found that, similar to the Peel region as a whole, there was a lack of zoned industrial land in the Shire. There are 23 industrial zoned development sites in Waroona. Only two (2) of those sites were vacant. ('Demand for Industrial Land in the Peel Region', Worley, 2004) Further, none of the industrial land has reticulated sewerage and it is all in close proximity to residential uses. The Shire does not have industrial land suitable for general industry.

The Shire, in conjunction with the Western Australian Planning Commission commissioned a study in 2003 ('Waroona Industrial Site Evaluation Study', BSD Consultants Pty Ltd, 2003) to investigate the need for and identify areas for general industry. A new industrial site was proposed at the corner of Waterous Road and South Western Highway, Waroona. However, the landowner has advised that they are unwilling to provide the site for this purpose.

Buffers

Buffer areas are required around industrial areas in order to protect industry where there is the likelihood of off-site emissions that could adversely affect sensitive premises and/or activities located in the surrounding area (Statement of Planning Policy 4.1 - State Industrial Buffer).

Buffers take the form of areas where sensitive land uses and developments are prohibited under the provisions of a town planning scheme. The Wagerup refinery site and the Waterous Road Abattoir site require appropriate buffers.

The refinery operators own a substantial area of land around the refinery but a formal buffer has still to be determined and incorporated in the town planning scheme. The land is predominantly used by the operator for beef cattle production.

In late 2001 it was proposed that the land surrounding the refinery be managed as a buffer. In late 2002 Council's endorsement of the following process was sought:

1. The preparation by Alcoa of a draft 'Strategic Land Use Plan' in consultation with the Shires of Harvey and Waroona and with the assistance of the Departments of Environment and Planning and Infrastructure.
2. Community consultation regarding the strategic document.
3. The initiation of a scheme amendment creating a buffer.

Council gave broad support to this process and a draft document was prepared but the matter has not been progressed further.

The Long Term Residue Management Strategy for Alcoa's Wagerup operations indicates that expansion of the residue footprint will be required in the future outside the 'Industry' zone. The Shire will determine this expansion on its merits at the time taking into consideration the impact on the amenity of the area.

10.2 Industrial Strategy

A buffer area is proposed around the Waterous Road Abattoir site to prevent dwellings and other sensitive premises being built in close proximity to the general industrial area. The width of the buffer will need to be determined from studies undertaken in accordance with the requirements of Statement of Planning Policy No.4.1.

1. Investigate new locations for a 'General Industry' Estate and permit appropriate industrial uses such as General Industry, Light Industry, Depot etc.
2. Upon establishment of a General Industry Estate, rezone the existing industrial areas surrounding the Waroona townsite to either Light Industry or Mixed Use to recognise their proximity to residential areas. These areas are depicted as Light Industry or Mixed Use in this Strategy to indicate their future zoning. Such zoning is not to occur until the alternative General Industry land is available.
4. In the Mixed Use zone permit a range of service and light industries in conjunction with residential uses. Both the areas indicated as Mixed Use in the Strategy Map already contain a mix of residential and industrial uses.
5. Encourage the formalisation of the Wagerup alumina refinery buffer based on scientific data and community expectations.

11 COMMUNITY & RECREATION

11.1 Community & Recreation Considerations

Recreation

The Shire has a number of areas that are National Park, Regional Open Space or State Forest as identified in the Peel Region Scheme (Figure 6). These areas play an important role in the biodiversity of the environment and recreational opportunities for the community and visitors. The variety of environments and experiences includes coastal dune systems, the RAMSAR listed Lake Clifton and Lake Preston, the foreshore reserves around the Harvey Estuary, the waterways and dams of the Darling Scarp and the upper reaches of the Murray River and surrounding State Forest and National Park.

Waroona

Waroona is well catered for with sporting and community facilities. The Waroona Aquatic and Recreation Centre contains a 25 metre swimming pool, three multipurpose courts, two squash courts, a gymnasium and a multipurpose meeting/instruction room. Adjoining the Recreation Centre on Hill Street are two ovals and an 18 hole sand green golf course and their associated clubhouses. At the Waroona Showgrounds on South Western Highway there is a further oval and football clubrooms. Adjoining on Parnell Street is the Waroona Bowling club with two active greens.

There are four parks for general and picnic use. They are located on Kings Place, Alexander Street/Hawksley Place, Issepi Street and at Centenary Park on South Western Highway. No further parks are required within the existing settlement of Waroona. However, open space should be incorporated into the subdivision of the urban area between Logue and McLarty Streets. New recreation areas are indicatively proposed on the pits of the sand mining in Waroona North, however the specific location and extent of open space will be informed through the outline development plan for the area.

Waroona has a range of community facilities and services. The Waroona Community Centre was completed in 2004. It contains a

doctors surgery and health consultation rooms, Telecentre, government community workers, a toy library and two meeting/function rooms. There are a number of other community buildings in Waroona also, including the Memorial Hall, Senior Citizens Building, the Old Road Board Building and the Arts & Crafts Centre.

Waroona has two schools, a Catholic kindergarten to Year 7 and the Waroona District High School catering for kindergarten to Year 10.

There is a local police station, fire station, State Emergency Service depot and ambulance centre. The Department of Agriculture and a Landcare centre are also based in Waroona. The Shire administration, works depot and library are also located in the town.

No further community or public use land is considered necessary in Waroona. There are a number of sites currently under utilised that could cater for such uses for the life of the Strategy.

Hamel

The sole community building in Hamel is the Hamel Hall, which contains the main meeting room, a general toilet block and a kitchen. Picnic facilities have been developed next to the Hall. There is a park between Pitt and Cullinga Streets. No further open space or public purpose land is considered necessary given that the townsite is not expanding.

Preston Beach

In Preston Beach there is a nine hole golf course and clubhouse and a small community hall and fire shed. In 2004 the Shire commissioned a study of the future needs of the Preston Beach community. The study identified the need for a larger multipurpose community centre and recommended its siting on the 1st green of the golf course (Master Plan Study for Preston Beach Community Facilities, CARE Consulting, 2004). Community and sporting facilities will need to be further considered in conjunction with structure planning for the expansion of Preston Beach.

There are extensive open space 'spines' that run through the existing Preston Beach settlement. These areas contain remnant dune

vegetation and should be protected for their biodiversity and amenity values. At the end of Mitchell Road is the Preston Beach 'beach'. There is a toilet block, playground and recreation area in addition to the beach and 4wd beach access points. This area should remain the focus for coastal recreation opportunities.

Lake Clifton

In Lake Clifton, a community centre was completed in 2004 in Tuart Grove Avenue. The draft Lake Clifton-Herron Structure Plan recommends maintenance of this facility for the Lake Clifton and Herron communities but that future community infrastructure be directed towards Lots 19-22 Old Coast Road to enhance this site as the centre of the community.

11.2 Community & Recreation Strategy

1. Reflect the Regional Open Space, National Park and State Forest indicated in the Peel Region Scheme in the Strategy and encourage its management by the relevant authority to balance the objectives of conservation and recreation.
2. Classify existing parks and recreation areas in the townsites of Waroona, Hamel and Preston Beach (including the golf course land in Waroona and Preston Beach) as Open Space to ensure their continued use for recreation purposes.
3. Open Space to be provided in the residential development area between Logue and McLarty Streets in the south east corner of Waroona.
4. Indicate an area around the old Waroona speedway site as Open Space on the Strategy Map. The specific location and extent of the open space and the form of the development of the open space, however, is to be determined through the outline development plan for the area. The operator to be encouraged to rehabilitate the site in conjunction with the outline development plan.
5. Classify the existing community buildings in Waroona and Preston Beach as Public Purposes to ensure their protection.
6. Consideration in the Structure Plan to be given to the community and recreation needs of Preston Beach once it has expanded. Development of a multipurpose community centre and recreation facilities to occur in conjunction with that expansion.
7. The existing community centre in Lake Clifton is to be maintained and classified appropriately. Future community infrastructure should be directed towards Lots 19-22 Old Coast Road.

12 TOURISM

12.1 Tourism Considerations

Tourism is an important activity in the Shire. It is largely nature and environment based and includes Preston Beach, the Yalgorup Lakes and the Darling Range with the dams (Lake Navarino and Lake Moyanup), and the Lane Poole Reserve.

Activities include bushwalking, sightseeing, fishing, swimming, boating, water skiing, canoeing, rafting/tubing, mountain bike riding, horse riding, marroning and 4-wheel driving.

Tourist Accommodation

At present there is a limited range of tourist accommodation including rustic cabins, on-site vans and tent camping, bunk style accommodation for groups such as schools and youth groups and bed and breakfast places. There are three caravan parks; one in the Waroona townsite, one adjacent to Lake Navarino and one in Lake Clifton. There is a tourist resort in Preston Beach and also numerous holiday homes.

Visitor Information

It is estimated that there are a total of 26,200 visitors per annum to the Shire. There are 71,000 visitor nights and an average length of stay of 2.7 nights. Most visitors are from Perth, many are regular visitors and that there is increasing interest in adventure recreational activities. Proximity and good access to Perth mean the Shire is readily accessible for day-trippers and overnight stays.

Tourist Routes

The Old Coast Road provides ready access to the coastal tourist places. The South Western Highway provides the access to Waroona and Nanga Brook Road connects Waroona to the Darling Range. Nanga Road and Nanga Brook Road form part of a tourist loop from Dwellingup to Waroona via Lane Poole Reserve. The loop winds through scenic country and provides a variety of interesting vistas and destinations.

In 2003 the Water Corporation prepared the Waroona Waterways Recreation and Tourism Master Plan. This plan was a “blueprint for future recreation and tourism use of the major [hills] catchments in the Waroona area”. It made a number of recommendations to enhance the water based experiences of the two publicly accessible dams, Waroona Dam and Drakesbrook Weir. The Master Plan found that tourism could be increasingly developed with recreational facilities and accommodation including caravan parks and camping grounds, chalets and private holiday cottages, guesthouse and lodges, nature study retreats and education camps, specialist health retreats, and conference centres. (Regeneration Technology Pty Ltd, 2003) A tourist link between the two dams is a desirable outcome that could be achieved when Lot 32 Weir Road is subdivided to provide the remaining link with Prince and Scarp Roads.

Farm and Small Holding Accommodation

There are opportunities for low-key tourist accommodation on farms and on the larger small holdings. This can provide important supplementary income opportunities. Low-key includes farm stay, bed and breakfast, chalets and cabins.

Hamel

Hamel has a rich and interesting history that will provide some tourist opportunities. The area contains the first State Nursery, established in 1897. A nursery and pine plantation have operated in the settlement continuously since that time. There are a wide variety of trees from around Australia and the world on display in the State Forest on either side of the railway line. The Shire and community have developed the concept of the Hamel Eco-Historic Precinct. A concept plan was prepared in 2003 detailing proposals for walk trails and interpretation of the exotic trees, native vegetation and wetland.

12.2 Tourism Strategy

1. Encourage the development of low-scale tourist accommodation in the Rural zones throughout the Shire, but particularly in the Scarp and in proximity to Lake Navarino.
2. Give consideration to resort or similar accommodation on appropriate sites in proximity to Lake Navarino and Preston Beach.
3. Permit the development of hotel/motel accommodation in the Waroona or Preston Beach townsite.
4. Develop a tourist link between Lake Moyanup and Lake Navarino via Prince Road and across Lot 32 Weir Road. A condition of the future rezoning and subdivision of Lot 32 Weir Road would be the creation and construction of the road link.
5. Develop design guidelines to protect and enhance the amenity of the tourist routes designated on the Strategy Map.
6. Maintain the State Forest zoning surrounding the Hamel townsite to protect the historic and ecological character of the area. Implement walk trails and interpretation of the area.
7. Encourage the implementation of the recommendations of the Waroona Waterways Recreation and Tourism Master Plan, in particular the development of tourist accommodation and activities in proximity to Waroona Dam.
8. Give consideration in the new Scheme to the protection of the existing caravan parks through specific zonings for them to prevent redevelopment for other uses.

13 TRANSPORT

13.1 Transport Considerations

The South Western Highway runs through Waroona and is one of two (along with the Perth to Bunbury Highway) major road links between Perth and Bunbury and the rest of the South West Region. As discussed in Chapter 9, the Highway carries a large number of heavy vehicles and its alignment through the town centre creates an undesirable situation. In the medium to long term it is proposed to re-align the highway to the west to by-pass the town. The indicative alignment of the Waroona By-pass is contained on the Strategy Map. The exact alignment will be determined pursuant to an amendment to the Peel Region Scheme.

The other regional road link is Old Coast Road - currently part of the Perth to Bunbury Highway. It is proposed that by 2009 the Peel Deviation Road will be constructed connecting the southern end of the Kwinana Freeway around Mandurah to the Old Coast Road close to the entrance to Preston Beach. This will substantially reduce the travel time from Preston Beach and Waroona to Perth and is likely to reduce the traffic numbers on the South Western Highway in the short term. There will need to be connection between the Peel Deviation Road and Waroona. The most logical route is via Williamson, Dorsett and Coronation Roads. All three roads will require upgrading and re-alignment to remove some dangerous corners.

Paralleling South Western Highway is the South Western Railway line connecting Perth to Bunbury. The 'Australind' train operates daily and stops at Waroona when required by passengers. The line also caters for freight transport, in particular freight to and from the alumina refineries at Pinjarra and Wagerup.

13.2 Transport Strategy

1. Reserve land for the Waroona By-pass in the Town Planning Scheme once the alignment definition work has been completed.
2. Reserve land for realignment of Dorsett and Coronation in the Town Planning Scheme once the alignment definition work has been done to provide an improved linkage between the Waroona townsite and the Perth to Bunbury Highway (Peel Deviation)

14 MINERALS AND BASIC RAW MATERIALS

Minerals contribute significantly to the economy. Mineral extraction and processing is a key component of the local economy. Basic raw materials are essential for the road and construction industries.

14.1 Minerals and Basic Raw Materials Considerations

Within the Shire the following minerals and raw materials are extracted:

Bauxite. Mined in State Forest in the Darling Range and conveyed to the Wagerup refinery. The mining is carried out under a State Agreement Act and limited Shire control exists over its operations.

Titanium-zircon mineralisation (mineral sands). There are numerous mining tenements for titanium-zircon exploration and mining within the Shire, concentrated on the Swan Coastal Plain, particularly along the foothills. Mining is currently occurring in Wagerup and north of Waroona. The Shire is supportive of these operations, but the impacts, particularly of the Waroona North mine, need to be sensitively managed.

Gravel. There is one remaining gravel pit in the Darling Range. Other reserves exist and may be extracted in the future. Providing that an appropriate setback to sensitive land uses is maintained and the sites are not visible from the coastal plain, this form of extraction is supported.

Sand. There are a number of sand extraction licences in a sand ridge centred on Buller and Old Bunbury Roads. The most significant issue associated with this use is the presence of remnant vegetation. Sites should be chosen that do not contain significant areas of remnant vegetation. Extensive rehabilitation of existing sites is required.

Limestone. There are significant reserves of limestone on either side of the Old Coast Road in Lake Clifton. Where these resources are on private property, extraction is encouraged prior to subdivision for rural smallholdings. Clearing of the tuart forest

should be given careful consideration given the significance of this vegetation system.

The 'Strategic Minerals and Basic Raw Materials Policy' of the Peel Region Scheme contains provisions to protect identified minerals and basic raw materials from land uses and developments that "*would potentially prejudice mining of mineral resources or extraction of basic raw materials.*" Without careful planning, they can be sterilised by other land uses.

In accordance with the requirements of the Policy, the areas of minerals and basic raw materials as shown in the Policy are contained on the Strategy Map. Provision is made in the Strategy to ensure that rezoning or subdivision does not occur in the Policy Areas until such time as the resource has been extracted.

14.2 Minerals and Basic Raw Materials Strategy

1. Rezoning and/or subdivision of land within the Minerals and Basic Raw Materials Areas, is not to occur until the Department of Industry & Resources (or equivalent) has certified that the resource has been sufficiently extracted. Where rezoning/subdivision is within 500 metres of the Areas, the advice of the Department of Industry & Resources is to be sought in consideration of the proposal.
2. Industry – Extractive to be a permitted use in all Rural zones.
3. Permit the extraction of sand, gravel and limestone on sites where clearing of significant vegetation is not required and where the operations can be undertaken without unreasonable impact on the locality and environment. Extensive rehabilitation to be undertaken on a cell by cell basis on all extraction sites upon completion of extraction in that cell.
4. Encourage the operators of the mineral sands and bauxite mines to minimise the amenity impacts on surrounding landowners.
5. Encourage the timely and comprehensive rehabilitation of mine sites.

15 SPECIAL LAND USE CONTROLS

The following areas of the Shire will be subject to specific land use controls in order to protect industry and public infrastructure from incompatible development and subdivision:

1. Wagerup Alumina Refinery. The final boundaries of the control area are still to be determined. The purpose is to restrict the encroachment of sensitive land uses and developments.
2. Watrous Road Abattoir. This contains an approved abattoir, which if it recommenced operations could result in odour emission. The purpose will be to restrict the encroachment of sensitive land uses and developments. The width of the buffer shown in this Strategy is indicative only, and will need to be accurately delineated as part of any future Town Planning Scheme or Town Planning Scheme amendment.
3. Waste Water Treatment Plant-Waroona Townsite. This is a 500m separation distance from the plant with the purpose of restricting the encroachment of land uses and developments, particularly dwellings, that would be sensitive to the odour emissions of the plant.
4. Samson Brook Water Treatment Plant. A separation distance of 250m is proposed but this may be refined by the Water Corporation. The purpose is to restrict the encroachment of land uses and developments, particularly dwellings, that would be sensitive to the chlorine odour.
5. Samson Brook Public Drinking Water Source Protection Area. This control area is predominately a Priority 1 Public Drinking Water Source Area and is shown on the Peel Region Scheme Map. The purpose is to “prevent land uses or development which would prejudice the quality or quantity of water supplies for public use”. Restricted access, development and limited recreation is permitted in this Priority 1 area. A small portion of the north west of the catchment is classed as Priority 2. This area is managed to minimise risk to the public drinking water source, and activities that will increase the risk to the water supply are not permitted.
6. Bancell Brook Public Drinking Water Source Protection Area. This control area is predominantly a Priority 2 Public Drinking Water Source Area and is shown on the Peel Region Scheme Map. This area is managed to minimise risk to the public drinking water source, and activities that will increase the risk to the water supply are not permitted. A portion of the catchment within the shire boundaries is classed as Priority 1 Public Drinking Water Source Area. The purpose is to “prevent land uses or development which would prejudice the quality or quantity of water supplies for public use”. Restricted access, development and limited recreation is permitted in this Priority 1 area.
7. Preston Beach Water Reserve - Town Well Field. This a Priority 3 Public Drinking Water Source Area with a 300m radius from two production bores. The purpose is to restrict inappropriate land uses and development that could pollute the groundwater. This restriction does not include residential dwellings or domestic uses.
8. Preston Beach Water Reserve - Johnston Road Well Field. This control area is a Priority 1 Public Drinking Water Source Protection Area and is shown on the Peel Region Scheme Map. The purpose of this is to “prevent land uses or development which would prejudice the quality or quantity of water supplies for public use”. Restricted access, development and limited recreation is permitted in this priority 1 area.

The eight Special Control Areas are displayed on the Strategy Map.

SECTION 3 - STRATEGY PRECINCTS

The Shire has been divided into six (6) precincts as depicted on the Strategy Map and Figure 16 for the purpose of detailing specific strategies.

The Precincts are:

Coastal
Lake Clifton
Agricultural
Industrial
Town
Scarp and Darling Range

Each of the Precincts has its own characteristics and management objectives.

The Precincts are divided into their Land Use Categories, which would likely form the basis for zonings under a new Town Planning Scheme. A range of primary and discretionary uses are outlined for each Land Use Category. The lists are general in nature, to provide a guide to the preparation of a Zoning Table in the future Town Planning Scheme.

The major considerations relating to each Land Use Category are also listed.

16 The Precincts

16.1 Coastal Precinct

This Coastal Precinct includes the land from Lake Clifton to the coast. It includes the urban settlement of Preston Beach, areas of private rural land and the Yalgorup National Park.

The proposed Land Use Categories are Residential, Town Centre, Public Purpose and General Agriculture. There is also an area that has

been left blank pending the outcome of the Preston Beach Townsite Strategy.

Residential		
Objective	To provide for the enhancement of the Preston Beach townsite.	
Uses	Primary	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m2 (R12.5) for the existing residential area. However, a range of lot sizes is to be provided having regard to topography, landscape, environmental and other considerations. Recommendations on appropriate lot sizes and other built form design principles will be made in the proposed Preston Beach Townsite Strategy.	
Setbacks	As per the Residential Design Codes.	
<u>Considerations</u> Residential development to comply with the Residential Design Codes. Consideration to be given to the preparation of design guidelines for the townsite. Open Space to be provided in accordance with WAPC guidelines. Any development to consider the impact on the Yalgorup National Park, including water balance, domestic pets and increased human use. Planning for this area to consider the fragile environment surrounding it, including remnant vegetation, Lake Preston and the coastal environment.		

Figure 16 – Precinct boundaries

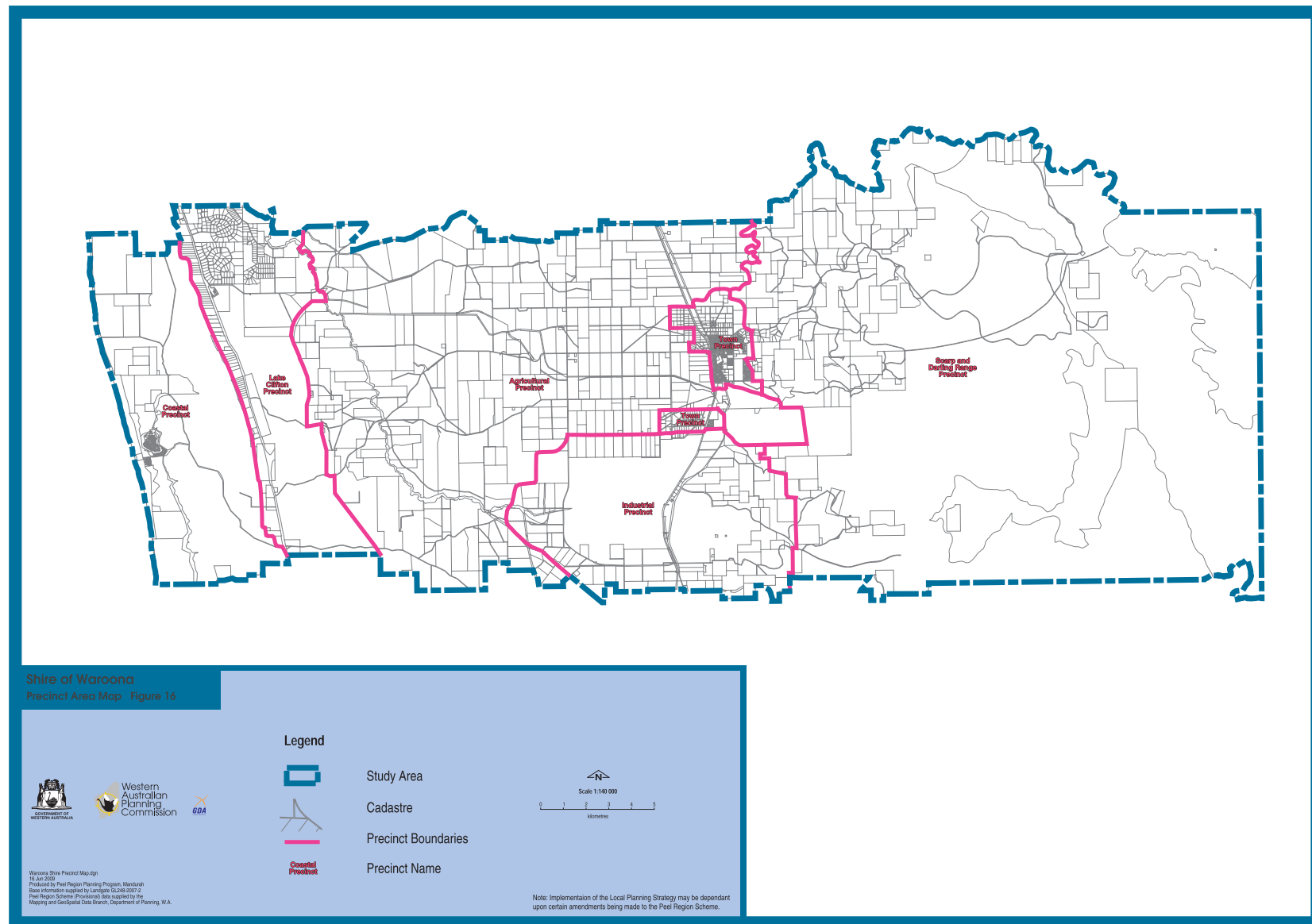
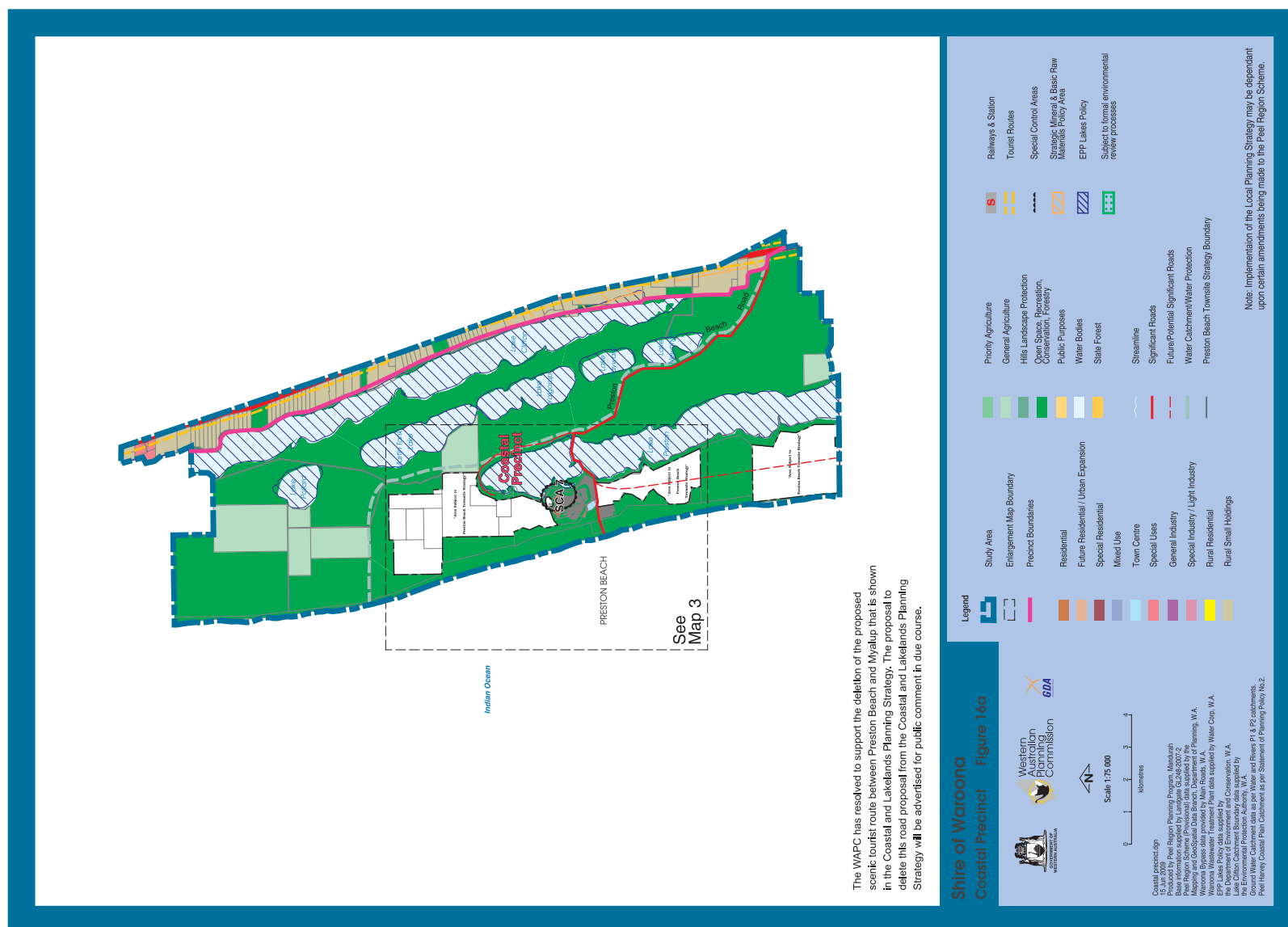


Figure 16a – Coastal Precinct



Town Centre		
Objective	To provide for a wide range of commercial, community & civic uses within a pedestrian friendly and attractive environment.	
Uses	Primary	Discretionary
	Shop Office Fast Food Outlet Restaurant Medical Centre Consulting Rooms Civic Use Community Purpose Caravan Park	Group Dwelling Multiple Dwelling Single House Home Occupation Home Office Residential Building Child Care Premises Industry – Cottage Hotel/Motel
Lot sizes	Nil.	
Setbacks	Road	Side/Rear
	Nil	Nil

Considerations

All development is to face and interact with road frontages in the town centre.

Adequate on-site parking is to be provided for new developments.

Where development is to be setback from the street, a high standard of landscaping will be expected.

Residential development or mixed residential/commercial is encouraged on appropriate sites where the amenity of residents can be guaranteed. Residential to be at an average 300m² per dwelling (R30).

Public Purpose		
Objective	To provide land for a variety of community, civic and infrastructure uses.	
Uses	Primary	Discretionary
	Civic Use Community Purpose Public Utility	Public Worship Ed. Establishment Medical Centre Consulting Rooms Child Care Premises
Lot sizes	N/A	
Setbacks	As determined by Shire	
<u>Considerations</u> A high standard of landscaping will be expected on new public purpose developments.		

General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Plantation Agroforestry Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker's Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural activity.

Lots the subject of development, other than a single dwelling, to have gazetted road frontage.

Ecologically viable areas of priority vegetation are to be considered for protection.

16.2 Lake Clifton Precinct

This Precinct comprises the land adjoining the Old Coast Road and Lake Clifton. In addition to State Forest and Yalgorup National Park, it includes Rural Residential east of the Old Coast Road and the Rural Smallholdings west of Old Coast Road.

Rural Residential		
Objective	To provide areas that will offer lifestyle blocks with good amenity and in locations where environmental impacts can be minimised	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office	Wayside Stall Stables Rural Pursuit
Lot sizes	Lake Clifton Catchment - Minimum 2 hectares; Average 5 hectares. Peel-Harvey Catchment – Minimum 2 hectares; Average 3 hectares.	
Setbacks	Road	Side/Rear
	40 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	20 metres

Considerations

On-site effluent disposal:

Lake Clifton Catchment – Alternative Treatment Units.

Peel-Harvey Catchment – standard septic systems where no closer than of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level. Alternative Treatment Units to be provided where the setback is less than 100 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Remnant vegetation is to be retained on all sites unless clearing is required for roads, access, within a defined building envelope or for the purposes of bushfire protection.

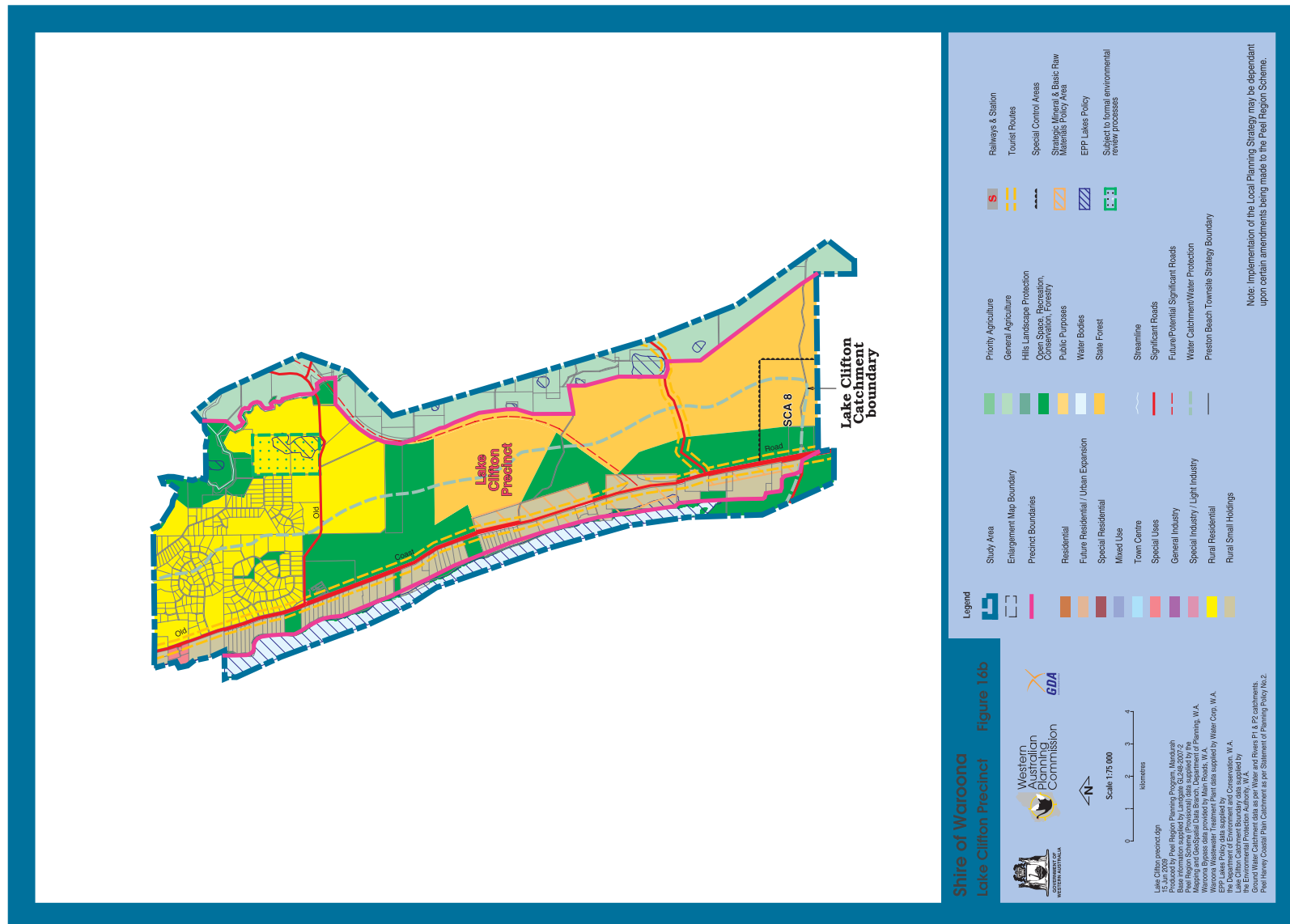
A subdivision guide plan is to be prepared and adopted by the Shire at the time of rezoning. As a minimum the plan is to detail the lot configuration and define building envelopes.

Rural pursuits and stables will only be considered where there is no remnant understorey vegetation and where land capability is demonstrated.

Rezoning for rural residential should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics;
- access;
- On-site effluent disposal;
- protection of watercourses and revegetation of riverine areas;
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape;
- nutrient management; and
- wetland areas.

Figure 16b – Lake Clifton Precinct



Rural Smallholdings		
Objective	To consolidate the land between Land Clifton and the Old Coast Road to provide smallholding lots that offer agricultural, lifestyle and tourist opportunities.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Industry – Cottage Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Stables Chalets Bed and Breakfast Farm Stay Accom. Winery/Cellar Door Sales Wayside Stall Nursery Restaurant Industry - Rural
Lot sizes	Minimum 5 hectares	
Setbacks	Road	Side/Rear
	50 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	10 metres

Considerations

On-site effluent systems to be Alternative Treatment Units. Dwellings are to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

Proponents are referred to the EPA Guidance Note No.28 'Protection of the Lake Clifton Catchment'.

All new development, including agricultural use, is to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

The number of crossovers to Old Coast Road is to be minimised though the ceding and construction of a 10 metre wide service road along the length of the lot frontage.

Consideration will be given to larger tourist ventures or accommodation proposals on their merits and subject to a scheme amendment.

Those sites within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, or within 500 metres of the Policy Area shall not be rezoned or subdivided unless otherwise considered by the Department of Industry & Resources.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Special Uses	
Objective	To provide land for the continued development of the Lake Clifton Tourist and Shopping Centre site as the commercial and community centre for the locality.
Uses	As per Development Guide Plan
Lot sizes	N/A
Setbacks	As determined by Shire
<u>Considerations</u> Development of this commercial and community centre site in Lake Clifton is to be consistent with the adopted Development Guide Plan. The visual amenity of the site is to be considered in all development proposals.	

16.3 Agricultural Precinct

This precinct includes the majority of the areas considered suitable for agricultural production, including broadacre farming and more intensive agricultural production of fodder and horticultural crops.

It contains the Land Use Categories of Priority Agriculture, General Agriculture and Public Purpose.

Setbacks	Road	Side/Rear
	20 metres	10 metres

Priority Agriculture		
Objective	To protect from lifestyle subdivision and other non-compatible development an area which has, or is capable of having, irrigation infrastructure to allow for a range of diverse agricultural uses.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Agriculture – Intensive Rural Pursuit	Animal Husbandry - Intensive Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 40 hectares subject to each lot having at least 30 hectares of suitable horticultural land.	

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Appropriate buffers are to be determined to separate Intensive Agriculture uses from sensitive land uses such as dwellings.

Discretionary uses will only be permitted where they can demonstrate that they will not prejudice agricultural use of the subject site or adjoining sites.

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Where sites are within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, development or subdivision that may prejudice material extraction will not be permitted unless considered by the Department of Industry & Resources.

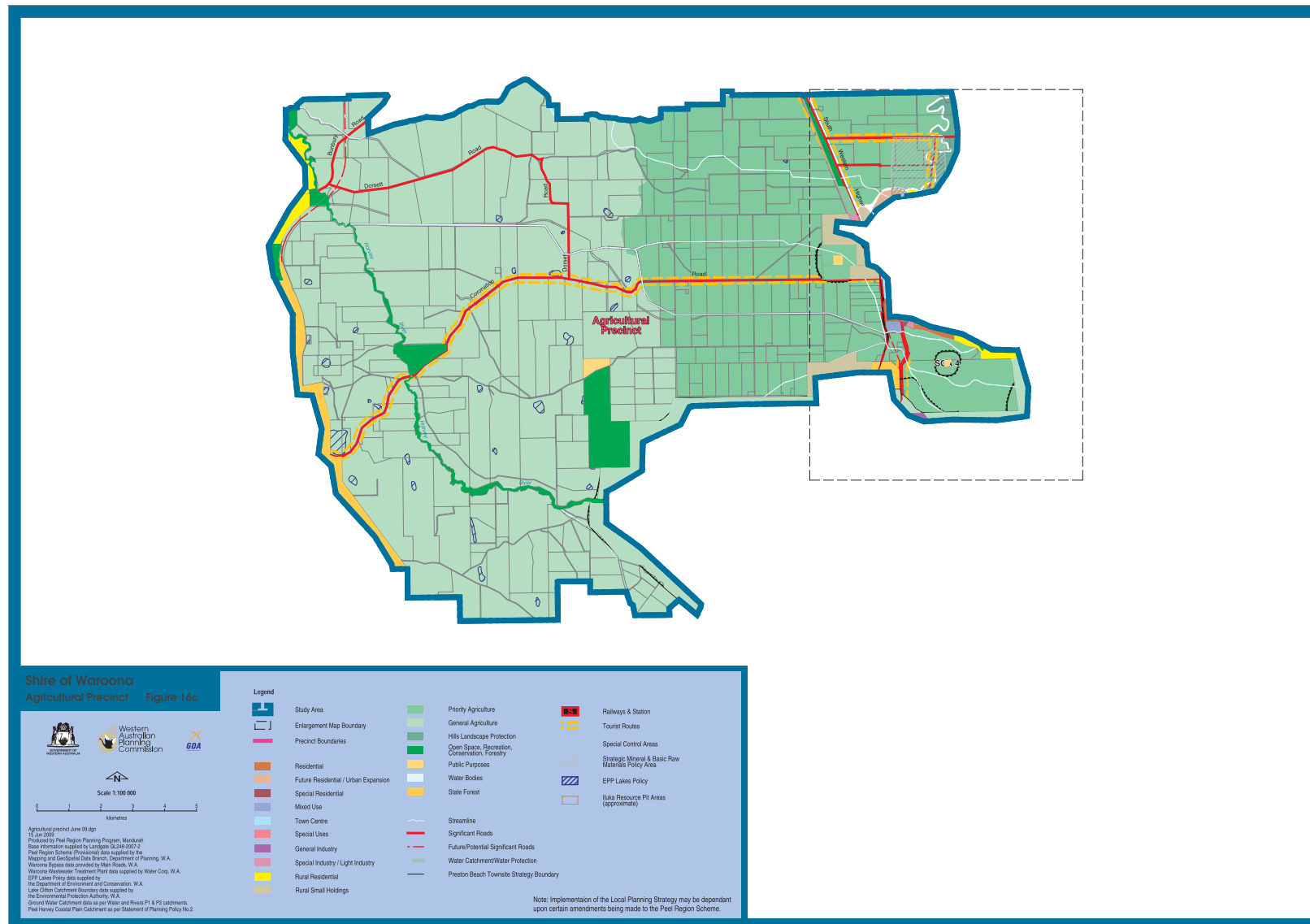
Consideration may be given to 'farm cluster' subdivisions with smaller lot sizes. The proposal must be centered on a particular type of agricultural use and must be the subject of a scheme amendment prior to subdivision. The amendment would need to demonstrate the capability of the site for the proposal and demonstrate the long term viability of the use. The amendment would also need to propose a mechanism for ensuring that all future landholders would continue with the proposed cluster use and that the lot would not become quasi lifestyle blocks.

Public Purpose

Objective	To provide for the continued operations of the Waroona Wastewater Treatment Plant.	
Uses	Primary	Discretionary
	Public Utility	
Lot sizes	N/A	
Setbacks	As determined by Shire	
<u>Considerations</u> The operator of the Wastewater plant to continue to reduce odour emissions. Operations to be screened via appropriate landscaping.		

Considerations

Figure 16c – Agricultural Precinct



General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Animal Husbandry - Intensive Plantation Agroforestry Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker's Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural use of the site or surrounding sites.

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Ecologically viable areas of priority vegetation are to be considered for protection.

16.4 Industrial Precinct

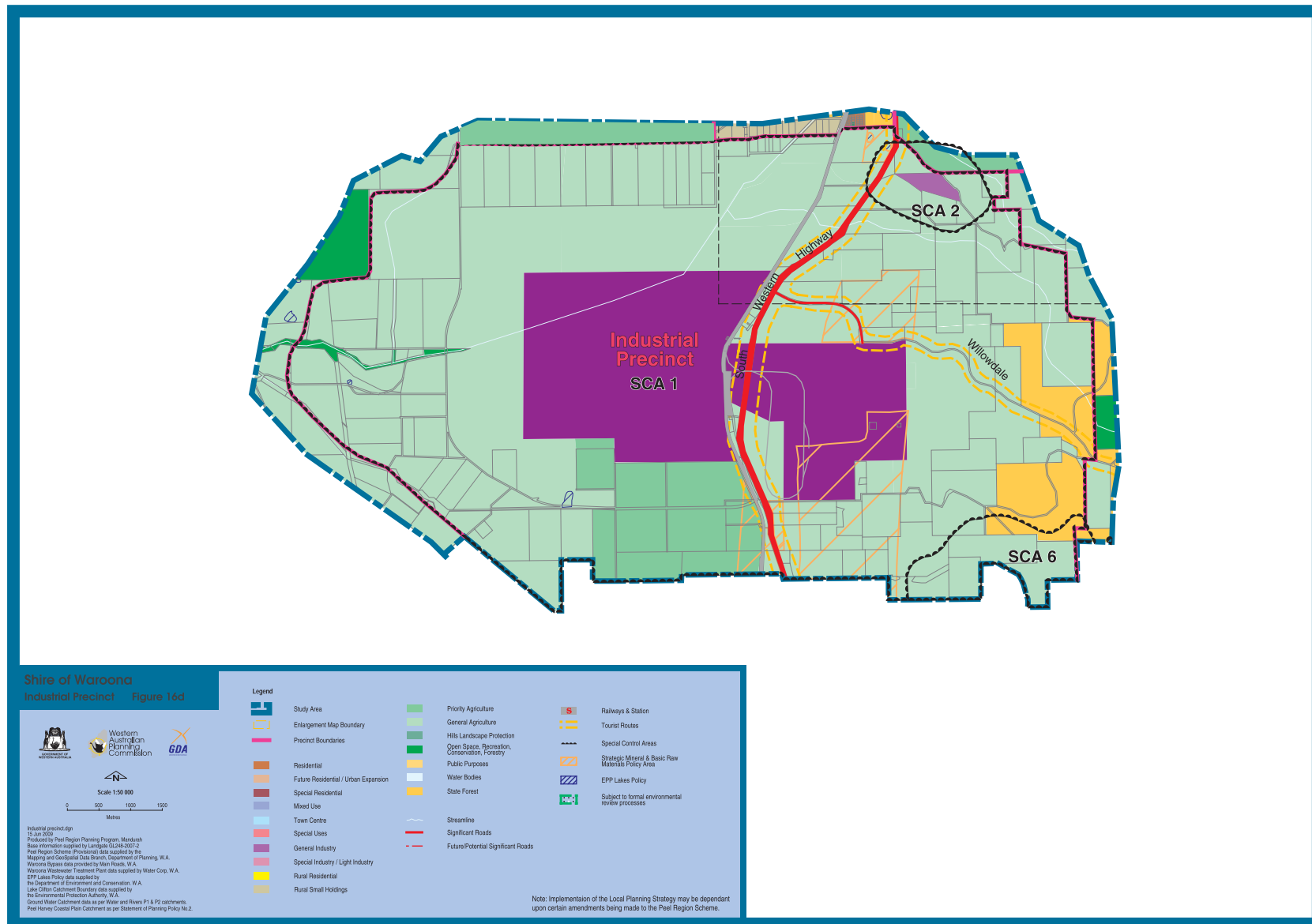
This Precinct includes the industrial area for the Wagerup alumina refinery and the Waterous Road Abattoir site.

The Precinct includes the Land Use Categories of Special Industry, General Industry, Priority Agriculture, and General Agriculture.

Special Industry	
Objective	To provide land for the operations of the Wagerup alumina refinery.
Uses	Wagerup Alumina Refinery, Residue Disposal Areas and associated operations.
Lot sizes	N/A
Setbacks	As determined by Shire
<p><u>Considerations</u></p> <p>Operations are subject to the State Agreement Act.</p> <p>The off-site impacts of the operations are to be minimised.</p> <p>Residue Disposal Areas are to be progressively planted and rehabilitated to control dust emissions and improve visual amenity.</p> <p>The Shire to consider a future Scheme amendment to formalise the buffer, subject to the operator completing the buffer definition work and providing the Shire is satisfied regarding the permitted uses and the compensation implications.</p> <p>Some future expansion of the Special Industry zone may be required in order to accommodate expansion of the future Residue Disposal Areas.</p>	

General Industry		
Objective	To provide areas for general industry of regional and local significance and to protect those industries from encroaching land uses and developments that could jeopardise their establishment and operation.	
Uses	Primary	Discretionary
	Industry – General Industry – Light Industry – Service Motor Vehicle Repair Transport Depot Warehouse Office	Industry – Rural
Lot sizes	Minimum lot size of 2,000m ² .	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>The front setbacks to contain a high standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p> <p>The Shire to give consideration to the establishment an appropriate buffer surrounding the Waterous Road Abattoir site in the future Town Planning Scheme.</p>		

Figure 16d – Industrial Precinct



General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits.	
Uses	Primary	Discretionary
	Agriculture – Extensive	Agriculture – Intensive Plantation Agroforestry Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.</p> <p>Applications for Intensive Agriculture shall have regard to groundwater quality and availability.</p> <p>Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.</p> <p>Ecologically viable areas of priority vegetation are to be considered for protection.</p>		

Priority Agriculture		
Objective	To protect from lifestyle subdivision and other non-compatible development an area which has, or is capable of having, irrigation infrastructure to allow for a range of diverse agricultural.	
Uses	Primary	Discretionary
	Agriculture – Extensive	Agriculture – Intensive Industry – Extractive
Lot sizes	Minimum lot size of 40 hectares subject to each lot having at least 30 hectares of suitable horticultural land.	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.</p> <p>Applications for Intensive Agriculture shall have regard to groundwater quality and availability.</p> <p>Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.</p>		

16.5 TOWN PRECINCT

This precinct includes the urban centres of Waroona and Hamel and surrounding area. It comprises the areas of Residential, Special Residential, Town Centre, Mixed Use, Light Industry, Rural Smallholdings and Public Purpose.

Residential		
Objective	To provide for the enhancement of the Waroona and Hamel townsites and the planned expansion of the Waroona townsite to meet future residential demand.	
Uses	Primary	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m ² (R12.5), except in proximity to Waroona Town Centre where average 300m ² (R30) to be applied.	
Setbacks	As per the Residential Design Codes.	

Considerations

Residential development to comply with the Residential Design Codes.

Consideration to be given to the preparation of design guidelines, particularly for Hamel where there are consistent period-specific streetscapes.

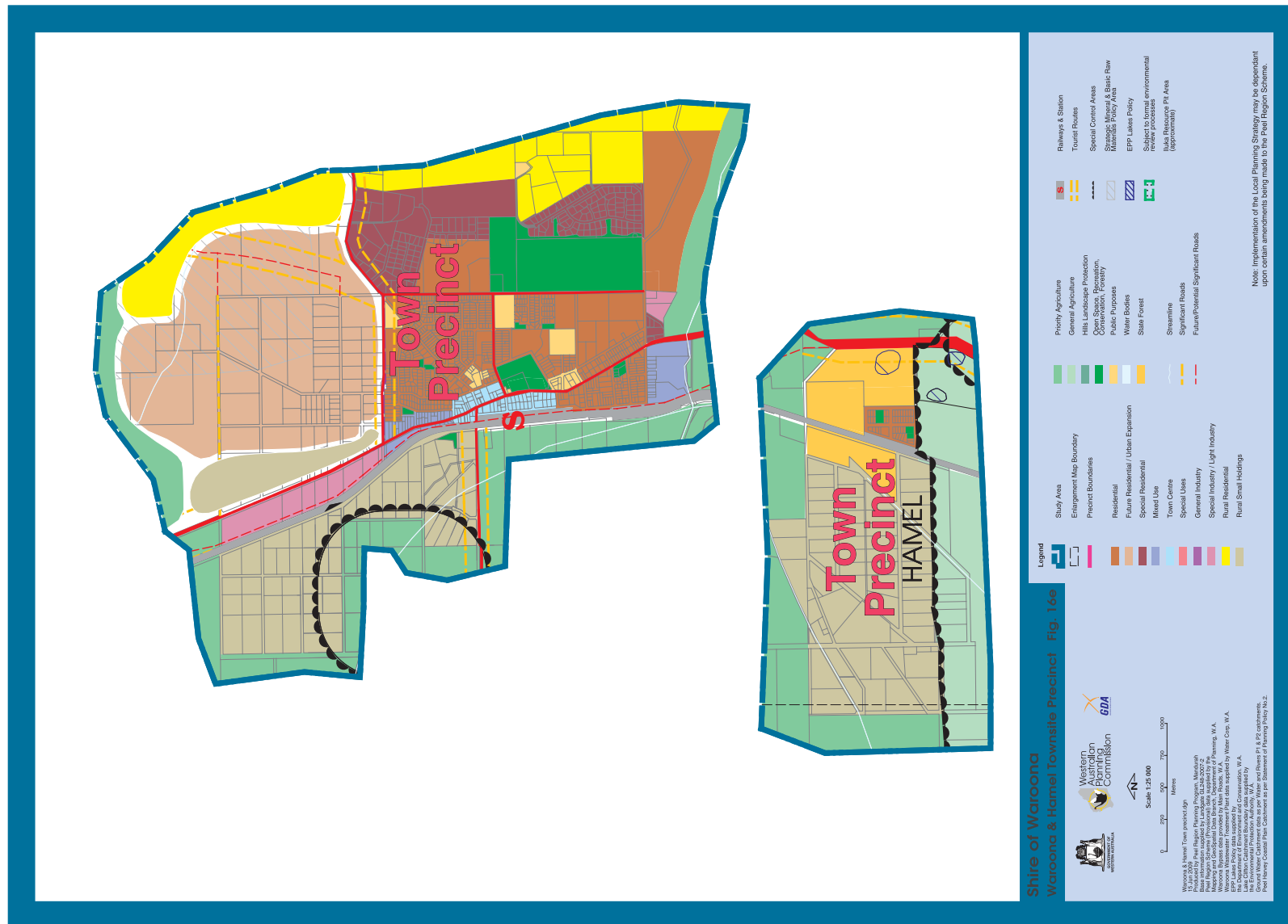
Rezoning of rural land to residential is to occur in a staged manner balancing the demand for residential land with the potential lot capacity in existing zoned areas.

Broadacre residential sites involving multiple ownerships to be the subject of an outline development plan prior to subdivision. The location of open space, drainage infrastructure and road links to be addressed in the plans.

Open Space in broadacre subdivisions to be provided in accordance with WAPC guidelines.

Broadacre subdivisions to be designed in accordance with urban water sensitive design principles.

Figure 16e – Town Precinct



Special Residential		
Objective	To provide adequate larger residential lots in proximity to Waroona in locations with good residential amenity and where the environmental impacts can be adequately managed.	
Uses	Primary	Discretionary
	Single House Home Office Home Occupation	Industry - Cottage
Lot sizes	Minimum lot size of 2000m ² . Larger lots will be required where there is an environmental imperative, including the protection of remnant vegetation, watercourse or wetland or to ensure that the site is capable of handling septic systems.	
Setbacks	Road	Side/Rear
	10 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	5 metres

Considerations

Lots to be serviced with reticulated water.

All lots shall be connected to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.

Rezoning of rural land to special residential is to occur in a staged manner balancing the demand for special residential land with the potential lot capacity in existing zoned areas.

Those sites within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, or within 500 metres of the Policy Area shall not be developed, rezoned or subdivided unless otherwise considered by the Department of Industry & Resources.

Broadacre residential sites involving multiple ownerships to be the subject of an outline development plan prior to subdivision. The location of drainage infrastructure and road links to be addressed in the plans.

A Subdivision Guide Plan is to be prepared to the Shire's satisfaction as part of the rezoning to Special Residential.

Rezoning proposals in remnant vegetation must be accompanied by a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and the Shire.

Broadacre subdivisions to be designed in accordance with urban water sensitive design principles.

Town Centre		
Objective	To provide for a wide range of commercial, community & civic uses within a pedestrian friendly and attractive environment.	
Uses	Primary	Discretionary
	Shop Showroom Office Fast Food Outlet Restaurant Medical Centre Consulting Rooms Civic Use Community Purpose	Warehouse Motor Vehicle Sales Group Dwelling Multiple Dwelling Single House Home Occupation Home Office Residential Building Child Care Premises Industry – Cottage Motor Vehicle Repair Hotel/Motel
Lot sizes	Nil.	
Setbacks	Road	Side/Rear
	Nil	Nil

Considerations

Development is to have regard to the 'Waroona Town Centre Strategy'.

All development is to face and interact with road frontages in the town centre, in particular South Western Highway and Fouracre Street.

Adequate on-site parking is to be provided for new developments.

The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.

New developments to create pedestrian friendly environments, including the provision of awnings and maximum use of glazing to street frontages.

Where development is to be setback from the street, a high standard of landscaping will be expected.

Residential development or mixed residential/commercial is encouraged on appropriate sites where the amenity of residents can be guaranteed. Residential to be at an average 300m² per dwelling (R30).

Mixed Use		
Objective	To provide for a mix of residential and compatible service industries, including opportunities for live/work lots.	
Uses	Primary	Discretionary
	Single House Office Industry – Cottage Warehouse Showroom Home Occupation Home Office	Hotel/Motel Industry – Service
Lot sizes	Minimum lot size of 1,000m ² .	
Setbacks	Road	Side/Rear
	6 metres	1.5 metres
<p><u>Considerations</u></p> <p>All development is to face and interact with road frontages in the zone.</p> <p>The front setbacks to contain a high percentage and standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p>		

Light Industry		
Objective	To transition the existing industrial areas surrounding the Waroona townsite to light and service industries that have an improved visual amenity and are compatible with neighbouring residential uses.	
Uses	Primary	Discretionary
	Industry – Light Industry – Service Industry – Rural Warehouse Showroom Office	Motor Vehicle Repair Caretaker's Dwelling
Lot sizes	Minimum lot size of 1,000m ² .	
Setbacks	Road	Side/Rear
	15 metres	5 metres
<p><u>Considerations</u></p> <p>All development is to face and interact with road frontages in the zone.</p> <p>The front setbacks to contain a high percentage and standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p>		

Rural Smallholdings		
Objective	To consolidate the existing lots west of Waroona and Hamel that offer hobby farming and lifestyle opportunities.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery
Lot sizes	Minimum lot size of 2 hectares shall apply to the lots west of the Waroona and Hamel townsites. Minimum lot size of 1 hectare shall apply to the lots fronting the eastern side of South Western Highway north of Waroona.	
Setbacks	Road	Side/Rear
	20 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	10 metres

Considerations

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Reticulated water supply is to be provided for any 1 ha lots fronting the eastern side of South Western Highway north of Waroona.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Public Purpose		
Objective	To provide land for a variety of community and civic uses.	
Uses	Primary	Discretionary
	Civic Use Community Purpose Public Utility	Single House Group Dwelling Home Occupation Home Office Residential Building Public Worship Ed. Establishment Medical Centre Consulting Rooms Child Care Premises
Lot sizes	N/A	
Setbacks	As determined by Shire	
<u>Considerations</u> Existing residential uses on Public Purpose land shall be permitted to continue. New residential uses only to be permitted where ancillary to public purpose or it is determined that the site will not be required for a public purpose in the future. A high standard of landscaping will be expected on new public purpose developments.		

Future Residential	
Objective	To provide for the long term expansion of the Waroona townsite with a variety of lot sizes consistent with the rural character of the existing town.
Uses	Subject to an Outline Development Plan for the area.
Lot sizes	Subject to an Outline Development Plan for the area.
Setbacks	As per the Residential Design Codes.
<p><u>Considerations</u></p> <p>Future development will be consistent with a detailed outline development plan to be adopted by the Shire and the WAPC.</p> <p>Rezoning, subdivision and development will not be supported until such time as the outline development plan has been adopted and other townsite development areas that are already zoned 'Residential' have been suitably developed.</p> <p>Open Space to be provided in accordance with WAPC guidelines.</p>	

16.6 Scarp & Darling Range

This precinct includes the scarp and Darling Range east of Waroona. The land has opportunities for grazing, perennial horticulture, tourism and rural residential lots.

The majority of the Precinct is State Forest, National Park and Conservation Reserve. However, there are also areas of Rural Residential, Hills Landscape Protection, Priority Agriculture and General Agriculture.

Rural Residential		
Objective	To provide areas that will offer lifestyle blocks in close proximity to the Waroona townsite, with good amenity and in locations where environmental impacts can be minimised	
Uses	Primary	Discretionary
	Single House	Wayside Stall
	Home Occupation	Stables
	Home Office	Rural Pursuit Home Business
Lot sizes	Minimum lot size of 4 hectares.	
Setbacks	Road	Side/Rear
	40 metres	20 metres
	or within a building envelope indicated on an adopted Subdivision Guide Plan.	

Considerations

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 100 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Proponents must demonstrate that acceptable protection can be offered to future residents from the bushfire hazard. Rezoning to be accompanied by a risk assessment and a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and Council.

Remnant vegetation is to be retained on all sites with the exception of for roads, access, within defined building envelopes and for the purposes of bushfire protection.

A subdivision guide plan is to be prepared and adopted by the Shire at the time of rezoning. As a minimum the plan is to detail the lot configuration and define building envelopes.

Rural pursuits and stables will only be considered where there is no native vegetation.

The Shire will put a high priority on the protection of the visual amenity from the coastal plain and Lake Moyanup.

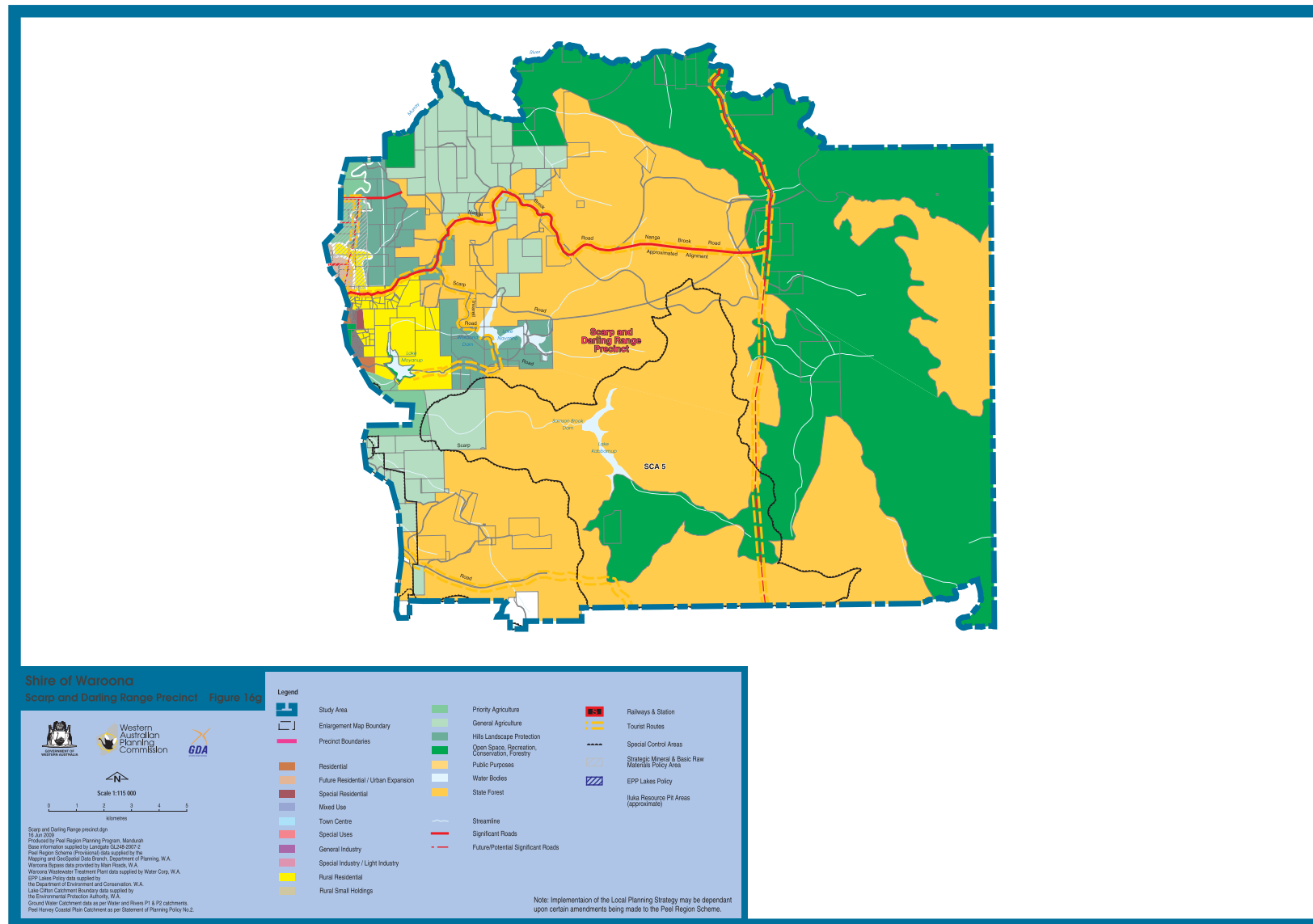
Tourist Accommodation may be considered on appropriate sites within this area, subject to a rezoning addressing all of the relevant considerations.

Considerations continued

Rezoning should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics.
- access.
- on-site effluent disposal.
- protection of watercourses and revegetation of riverine areas.
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape.
- stormwater disposal using water sensitive design measures.

Figure 16g – Scarp & Darling Range Precinct



Hills Landscape Protection		
Objective	To provide for opportunities for small-scale agriculture and tourism accommodation whilst providing landscape protection.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Rural Pursuit	Agriculture – Intensive Agriculture - Extensive Wayside Stall Stables Chalets Bed and Breakfast Farm Stay Accommodation Winery/Cellar Door Sales Nursery Farm worker's Accom. Industry – Extractive
Lot sizes	Minimum lot size of 10 hectares.	
Setbacks	Road	Side/Rear
	40 metres	20 metres

Considerations

Proponents must demonstrate that acceptable protection can be offered to future residents from the bushfire hazard. Development applications and/or subdivisions to be accompanied by a risk assessment and a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and the Shire.

Appropriate buffers are to be determined to separate agricultural uses from sensitive land uses such as dwellings.

The Shire will put a high priority on the protection of the visual amenity from the coastal plain.

Unless subject to a specific scheme amendment, tourist accommodation shall not exceed a density of one unit per hectare.

Applications for discretionary uses should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics.
- access.
- on-site effluent disposal.
- protection of watercourses and revegetation of riverine areas.
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Agricultural operations within this area should generally only be in areas that have been predominately cleared of vegetation.

General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Plantation Agroforestry Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker's Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

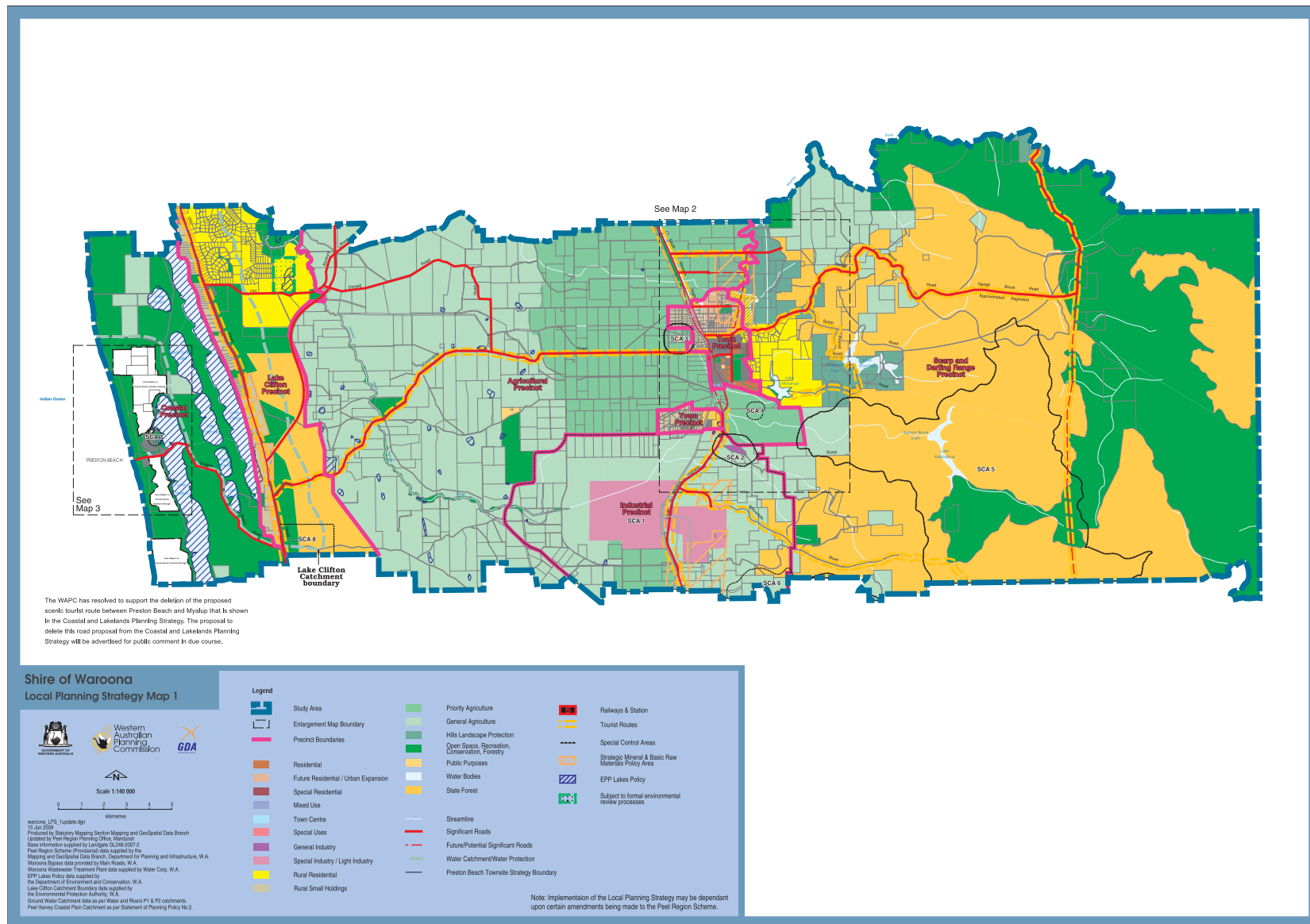
Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

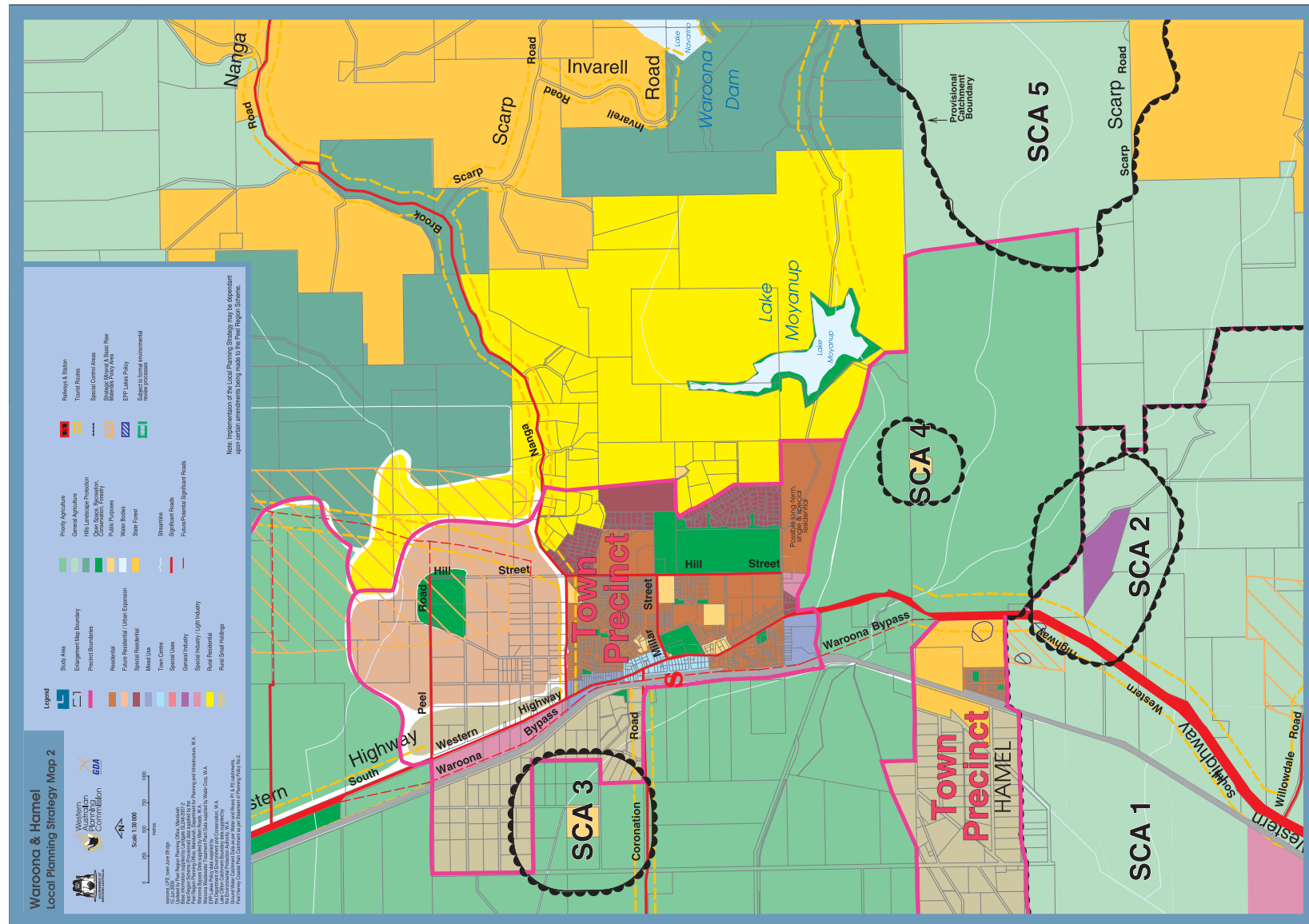
Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural activity.

Ecologically viable areas of priority vegetation are to be considered for protection.

Appendix 1 – Strategy Map 1



Appendix 2 – Strategy Map 2 – Waroona & Hamel



ADVERTISING

The Shire of Waroona Local Planning Strategy is certified for advertising on 11th day of July 2007.

Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:

Witness

Date: _____

ADOPTED

The Shire of Waroona hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 4th day of June 2008.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

Date: _____

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on the 24th day of March 2009.

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:

Witness

Date: _____