

SHIRE OF WILLIAMS

Local Planning Strategy

Endorsed by the
Western Australian Planning Commission

23 OCTOBER 2025



Department of **Planning,
Lands and Heritage**



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Shires of Wagin, West Arthur and Williams Joint Local Planning Strategy



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PART 1

Strategy

1.0 Introduction

The Shires of Wagin, West Arthur and Williams Joint Local Planning Strategy comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis.

This Local Planning Strategy is a joint strategy which applies to the Shires of Wagin, West Arthur and Williams (the 'Strategy Area') as on the Shires of Wagin, West Arthur and Williams Strategy Map (Figure 1 - page 41).

This Local Planning Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC).

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local planning strategy must:

- (aa) be prepared in a manner and form approved by the WAPC; and
- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the local planning strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.

The Local Planning Strategy forms the strategic basis for the preparation, implementation and review of the local planning scheme of each Shire.

The Shires of Wagin, West Arthur and Williams occupy the south-west corner of the Wheatbelt region and are predominantly driven by the agricultural sector. The primary administrative and commercial centres include the settlements of Wagin, Darkan and Williams. A joint strategy is beneficial to address long-term planning directions across local government boundaries in a coordinated manner.

1.1 Vision

The vision of the Local Planning Strategy outlines the 15-year vision for how land use change and development will occur within the Shires of Wagin, West Arthur and Williams. The vision has regard to the strategic community plan of each Shire, and recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy. This Local Planning Strategy will express how broader State planning requirements can be applied and implemented at a local level.

The vision of the local planning strategy is:

“To foster sustainable growth and development within the Shires of Wagin, West Arthur and Williams by embracing our rich agricultural heritage, enhancing our vibrant communities, and preserving our unique natural landscapes. Together, we will cultivate economic opportunities, improve infrastructure, and promote a high quality of life for all residents, ensuring a resilient and prosperous future.”

1.2 Issues/opportunities

1.2.1 Overview

Consistent with the State Planning Framework, planning issues and opportunities of relevance to each Shire are presented under the following themes:

- Community, urban growth and settlement
- Economy and employment
- Environment
- Infrastructure

For each identified planning theme, planning directions and actions have been outlined. Planning directions are short statements that specify what is to be achieved or desired to address the relevant issues/opportunities under each theme. Each planning direction is supported by an action(s), outlining what is proposed and how it may be undertaken.

The Local Planning Strategy includes planning directions and actions specific to each Shire, and particularly their primary settlements. These directions and actions will guide planning outcomes for the Strategy Area and townsites. Directions and actions which are specific to places and locations are visually represented on the following strategy maps:

- Figure 1 - Shires of Wagin, West Arthur and Williams Strategy Map (page 41)
- Figure 2 - Wagin townsite Strategy Map (page 42)
- Figure 3 - West Arthur townsites Strategy Map (Darkan, Bowelling and Duranillin) (page 43)
- Figure 4 - Williams townsites Strategy Map (Williams and Quindanning) (page 44)

1.2.2 Community, urban growth and settlement

Key issues/opportunities for the Strategy Area:

The Shires shall pursue opportunities which assist to increase population inflow and maintain vibrant and prosperous townsites. To achieve this planning shall facilitate the development of high amenity settlements prioritising outcomes which improve local sense of place, while also encouraging the retention of important community services. To support this, planning will need to:

- Provide suitable and affordable housing in settlements to meet the needs of new and existing residents, key workers, and a broader growing workforce.
- Provide attractive, high quality and well-functioning town centres which foster a sense of place and encourage new residents and investment into the Strategy Area's primary settlements.
- Support the protection of Aboriginal and historic heritage in recognition of its value to the Strategy Area's cultural identity and local sense of place.
- Leverage the mutually beneficial development outcomes afforded to the traditional landowners and each Shire through the establishment of the Noongar Land Estate.
- Maintain and enhance community service programs and infrastructure, including health, education, family, sport, recreation, arts, culture and leisure infrastructure.

- Mitigate the impact of natural disasters on the community and local economy including ensuring that land use and development addresses climate change, bushfire and flood risk.

Directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.2.2.1	Residential land supply and housing	Ensure sufficient unencumbered, suitably zoned and serviced residential land is available in each primary settlement, supporting a wide variety of lot sizes and housing types to suit the needs of all sectors of the community.	Each Shire to provide for the zoning and coding of land for residential use in its local planning scheme as broadly guided by the strategy maps (see Figures 1 - 4). <i>Rationale: Refer to Part 2 items 2.2.1; 2.2.5; 2.3.2; and 2.4.1.</i>	Short term (1-5 years)
1.2.2.2			Each Shire to undertake planning and explore funding opportunities, including grants, for the subdivision and development of suitable residential zoned land in the primary townsites. <i>Rationale: Refer to Part 2 items 2.2.1; 2.2.5; 2.3.2; 2.4.1, and 2.7.</i>	Ongoing
1.2.2.3		Support the provision of housing to increase available stock, quality, and diversity.	Each Shire to ensure its local planning scheme provides for a diverse mix of housing land uses, facilitating alternative typologies, including: <ul style="list-style-type: none"> • Ancillary dwelling • Grouped dwelling • Independent living complex • Multiple dwelling • Park home park • Residential aged care facility • Workforce accommodation <i>Rationale: Refer to Part 2 items 2.2.1; 2.2.5; 2.3.2; and 2.4.1.</i>	Short term (1-5 years)

1.2.2.4	Built form and character	Support development which enhances a local sense of place, providing attractive, active and vibrant townscapes and streetscapes.	Each Shire to provide land use classifications and development requirements in its local planning scheme to support development which enhances and/or preserves valued built form character in townsites. <i>Rationale: Refer to Part 2 item 2.4.2 and 2.4.4.</i>	Short term (1-5 years)
1.2.2.5			Each Shire to undertake planning and explore opportunities for the funding, including grants, of streetscape upgrades in the primary townsites. <i>Rational: Refer to Part 2 item 2.4.2, 2.4.4 and 2.5.4.</i>	Ongoing
1.2.2.6	South West Native Title Settlement	Support and provide opportunities for the use of land within the Noongar Land Estate for development and cultural purposes.	Each Shire to engage with the trustee of the Noongar Land Estate to identify development opportunities, zone land in its local planning scheme and facilitate land development to support the aspirations of the Noongar Boodja Trust. <i>Rationale: Refer to Part 2 item 2.4.3.</i>	Ongoing
1.2.2.7	Heritage	Support the protection and conservation of sites with significant heritage and cultural values and continue to reflect the unique heritage of each Shire.	Each Shire, where necessary, to review its local planning framework to provide town planning controls for heritage places, which may include the preparation of a heritage list; and review and update heritage related policies for all Shires in accordance with guidelines published by the Department of Planning, Lands and Heritage as well as each Shire's Local Heritage Survey and Local Heritage List. <i>Rationale: Refer to Part 2 item 2.4.4.</i>	Short term (1-5 years)

1.2.2.8			Each Shire to ensure that land use planning and development activities occur in a manner which respect and protect Aboriginal heritage sites and objects. <i>Rationale: Refer to Part 2 item 2.4.4.</i>	Ongoing
1.2.2.9	Community facilities and public open space	Provide health services and infrastructure to meet the needs of a diverse population.	Each Shire to ensure its local planning framework facilitates development and expansion of health services to benefit families, the elderly, those with disabilities and the Aboriginal community. <i>Rationale: Refer to Part 2 item 2.4.6.</i>	Short term (1-5 years)
1.2.2.10		Facilitate the provision of and access to a range of education facilities and childcare services to meet the ongoing demands of the community.	Each Shire to ensure its local planning scheme supports existing educational establishments, and provide opportunities for new facilities in the event demand necessitates their delivery. <i>Rationale: Refer to Part 2 item 2.4.6.</i>	Ongoing
1.2.2.11			Each Shire to provide for the expansion and ongoing operation of existing childcare services, while ensuring planning frameworks contemplate childcare land uses in appropriate locations. <i>Rationale: Refer to Part 2 item 2.4.6.</i>	Ongoing
1.2.2.12		Maintain and provide public open spaces, community facilities and services to meet the needs of the community.	Each Shire to ensure that land use planning supports the delivery of community services and facilities and recreational areas which cater to emerging trends and community needs including young people, those who are aging, and people with a disability. <i>Rationale: Refer to Part 2 item 2.4.6.</i>	Ongoing

1.2.2.13	Hazards	Mitigate the occurrence of significant impacts from natural disasters and hazards.	Each Shire to review its local planning framework and implement controls which require bushfire risk assessment and mitigation where development intensification or rezoning is considered in bushfire prone areas. <i>Rationale: Refer to Part 2 item 2.4.7.</i>	Short term (1-5 years)
1.2.2.14			Each Shire to review its local planning framework and implement controls to manage development intensification or rezoning that provides: <ul style="list-style-type: none"> • an acceptable level of flood protection for health and safety of people, damage to property and community infrastructure; and • for free passage and temporary storage of floodwaters and avoid increasing flood risk to adjacent land. <i>Rationale: Refer to Part 2 item 2.4.7.</i>	Short term (1-5 years)

1.2.3 Economy and employment

Key issues/opportunities for the Strategy Area:

The Shires of Wagin, West Arthur and Williams will endeavour to promote development outcomes which strengthen the local economy, particularly outcomes which support the ongoing resilience and growth of the agricultural sector. To promote business and employment opportunities, planning will need to:

- Prioritise rural land for agricultural use, while providing flexibility for alternative uses which do not undermine existing primary production on surrounding land.
- Identify and enable the attraction of businesses which value add to the Strategy Area's agricultural base while ensuring a suitable supply of land for primary production is maintained.
- Support a diverse range of land uses in appropriate locations contributing to economic output.
- Encourage the accommodation of the 'permanent and temporary workforce' in the primary settlements, providing the opportunity for flow-on economic and development benefits in settlement areas.

- Enhance infrastructure and services to support the growth of the tourism economy.

Directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.2.3.1	Agriculture and rural industry	Ensure continued protection of rural land from incompatible land uses, noting their economic, natural resource, food production, environmental and landscape values.	Each Shire to introduce the Rural zone to its local planning scheme with model zone objectives that elevate the protection of broadacre agricultural activities and ongoing maintenance of environmental qualities. <i>Rationale: Refer to Part 2 item 2.4.5 and 2.5.1.</i>	Short term (1-5 years)
1.2.3.2			Each Shire to adopt a general presumption against the subdivision of rural land, in accordance with State Planning Policy 2.5 'Rural Planning' and Development Control Policy DC 3.4 'Subdivision of Rural Land', unless any given proposal is consistent with the exceptional circumstances prescribed in Development Control Policy DC 3.4 or the Strategy. <i>Rationale: Refer to Part 2 item 2.4.5 and 2.5.1.</i>	Ongoing
1.2.3.3			Subject to its identification by the Government department responsible for agriculture, 'High Quality Agricultural Land' should be prioritised in each local planning scheme for traditional agricultural land uses including extensive and intensive agricultural operations. <i>Rationale: Refer to Part 2 item 2.4.5 and 2.5.1.</i>	Ongoing

Item	Theme	Planning Direction	Action	Time frame
1.2.3.4			<p>Each Shire to introduce the Industry – rural land use into its local planning scheme and contemplate this use in the Rural zone, to provide for industry which supports and/or is associated with primary production.</p> <p><i>Rationale: Refer to Part 2 item 2.4.5 and 2.5.1.</i></p>	Short term (1-5 years)
1.2.3.5		Promote the flexible use of rural land in appropriate locations to support a wide range of land uses which can provide economic benefit.	<p>Where water and other natural resources permit, each Shire to ensure its local planning scheme facilitates more intensive and diverse use of rural land for the production of higher value agricultural products.</p> <p><i>Rationale: Refer to Part 2 item 2.4.5 and 2.5.1.</i></p>	Ongoing
1.2.3.6			<p>Each Shire, where appropriate, to contemplate through its local planning scheme non-rural land uses with regional benefits on rural land, including facilities for renewable energy production, cultural pursuits and tourism; and develop criteria to guide siting and compatibility with surrounding land uses and natural resources.</p> <p><i>Rationale: Refer to Part 2 item 2.4.5 and 2.5.1.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.2.3.7			<p>Each Shire to ensure its local planning scheme provides provisions to control the development of renewable energy facilities, ensuring these land uses are:</p> <ul style="list-style-type: none"> • suitably setback from sensitive land uses to mitigate offsite impacts; and • located close to the electricity network grid; and • developed on cleared land, and without unacceptable impacts on environmental, cultural or visual landscape values; and • able to coexist with the agricultural operations present on the land, or otherwise occur on land that is not identified as priority agricultural land. <p><i>Rationale: Refer to Part 2 item 2.1.5, 2.4.5 and 2.7.6.</i></p>	Short term (1-5 years)
1.2.3.8	Commerce and industry	Support a diverse range of local business and employment opportunities within settlements.	<p>Each Shire to support and facilitate the orderly planning and redevelopment of vacant commercial floor space within the primary settlements and actively encourage rejuvenation through flexible development requirements and guidelines.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.2.1, 2.4.2 and 2.5.5.</i></p>	Ongoing

Item	Theme	Planning Direction	Action	Time frame
1.2.3.9			Each Shire to ensure its local planning scheme includes provisions and contemporary land use definitions to control and contemplate uses which are complimentary to agricultural industry, particularly workforce accommodation and forestry uses. <i>Rationale: Refer to Part 2 items 2.1.5, 2.2.1, 2.4.1, 2.4.5, 2.5.1, 2.5.3 and 2.5.5.</i>	Ongoing
1.2.3.10			Each Shire to ensure its local planning scheme includes provisions and contemporary land use definitions to control and contemplate uses to attract industry, particularly those industries seeking opportunities outside of the Perth Metropolitan Region and with synergies to agriculture, including but not limited to manufacturing, freight and mechanical servicing. <i>Rationale: Refer to Part 2 item 2.2.1, 2.2.5, 2.5.1 and 2.5.3.</i>	Ongoing
1.2.3.11	Tourism	Encourage the growth of a diversified tourism economy, including providing a diverse offering of short-term accommodation types.	Each Shire to review land use permissibility in its local planning scheme to ensure it is sufficiently flexible to support tourism land uses, particularly short-term accommodation (including short-term rental accommodation) type uses, in compatible zones. <i>Rationale: Refer to Part 2 item 2.1.5, 2.1.6, 2.2.1, 2.2.5, 2.4.5 and 2.5.4.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.2.3.12			<p>Explore opportunity for collaboration between all three Shires to develop an integrated cycling and walking 'rail trail' utilising redundant railway reserves. Staged delivery has the potential to link Wagin and Williams via Bowelling and Darkan, with long-term potential to join with neighbouring shires in the region.</p> <p><i>Rationale: Refer to Part 2 item 2.1.6, 2.2.1, 2.4.6 and 2.5.4.</i></p>	Medium term (5-10 years)
1.2.3.13			<p>Each Shire to consider the value of its visual landscapes and, where necessary, ensure its planning framework provides suitable protections from development which might compromise the unique visual characteristics that are highly valued by the community and tourism economy.</p>	Short term (1-5 years)

1.2.4 Environment

Key issues/opportunities for the Strategy Area:

The Shires of Wagin, West Arthur and Williams place significant value on the natural environment within the Strategy Area. Accordingly, the broad planning direction shall promote best practice development and management practices to continue to protect natural resources. To preserve and enhance the natural environment, planning will need to:

- Maintain the integrity of the water resources in the Strategy Area, including surface water catchments, waterways, wetlands and their buffer zones, and underground water assets.
- Support the protection, regeneration and long-term preservation of natural habitats through appropriate land uses classification and development control.
- Provide for the development of renewable energy sources in appropriate locations and where agricultural output is not compromised.
- Balance opportunities for mining and basic raw material extraction with the need to preserve the Strategy Area's environmental qualities.

Directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.2.4.1	Natural areas and rural landscapes	Protect, conserve and enhance environmental and landscape values for the benefit of current and future generations.	Each shire to introduce the Environmental Conservation zone and Environmental Conservation reserve into its local planning scheme and, where appropriate, classify land with identified environmental values for conservation purpose. <i>Rationale: Refer to Part 2 item 2.1.2, 2.1.3, 2.4.5, 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.2.4.2	Water resources	Manage land use to protect water resources for drinking water, amenity, environmental management, recreation, tourism, agriculture, mining, industry and cultural heritage.	Each Shire to review its local planning scheme and, where appropriate, classify Crown Land containing major waterways, lakes and wetlands to protect natural resource values consistent with the classifications established under the Model Provisions of the Planning and Development (local Planning Schemes) Regulations 2015. <i>Rationale: Refer to Part 2 item 2.1.2, 2.1.3, 2.4.5, 2.6.1 and 2.6.2.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.2.4.3			<p>Each Shire to implement provisions in its local planning scheme which require the impact of land use proposals on water resources to be considered. This may include putting in place measures to ensure there is no impact from run-off, effluent release or increase to nutrient/salinity levels. The planning framework should also consider groundwater resources with a view to ensuring proposals for abstraction are sustainable.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.1.3, 2.4.5 and 2.6.2.</i></p>	Short term (1-5 years)
1.2.4.4	Basic raw materials and Mining	Support the responsible extraction and use of known basic raw material resources and minerals.	<p>Each Shire to recognise in its local planning scheme the right to inform the Ministers for Planning and Mines in writing that the granting of a mining or general purpose lease is contrary to the provisions of the local planning scheme and review scheme permissibility of mining operations to reflect right to mine under the <i>Mining Act 1978</i>.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.1.3, 2.4.5 and 2.6.3.</i></p>	Short term (1-5 years)
1.2.4.5			<p>Each Shire to review and, where necessary, introduce a special control area(s) to its local planning scheme to protect known basic raw material resources from encroachment by incompatible land uses.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.1.3, 2.4.5 and 2.6.3.</i></p>	Short term (1-5 years)

1.2.5 Infrastructure

Key issues/opportunities for the Strategy Area:

The Shires of Wagin, West Arthur and Williams recognise the critical importance of providing, protecting and maintaining infrastructure which services the ongoing and future needs of the community and industry in a sustainable manner. Planning in relation to infrastructure will need to:

- Ensure zoning, subdivision and development is coordinated with the provision of local and regional infrastructure.
- Provide for the long-term protection of key essential service infrastructure.
- Support the development and use of renewable energy sources.
- Provide for the safe and efficient operation of key transport infrastructure including its ongoing maintenance and repair.
- Support appropriate long-term local and regional waste management strategies.
- Ensure that contingency planning exists for sufficient fit-for-purpose water availability during drought conditions.
- Ensure the identification and development of secure climate resilient fit-for-purpose water supplies.

Directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.2.5.1	Roads and rail	Provide a safe, efficient and effective movement network for people and freight that is integrated with land uses to provide for better accessibility and sustainability.	Each Shire to identify the location and extent of all existing and proposed transport infrastructure on the local planning scheme maps including 'primary and other regional roads', significant local government roads, and railway corridors and, where appropriate, apply suitable reserve classifications as established under the Model Provisions of the Planning and Development (local Planning Schemes) Regulations 2015. <i>Rationale: Refer to Part 2 item 2.7.1, and 2.7.2.</i>	Short term (1-5 years)
1.2.5.2			Where necessary, local planning schemes will introduce development controls to: <ul style="list-style-type: none"> • protect the role of 'primary and other 	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
			<p>regional roads' and railways for the conveyance of vehicular traffic and/or passengers and freight; and</p> <ul style="list-style-type: none"> consolidate access to State Roads and prioritise access from local road frontages insofar as possible to protect the safety and efficiency of the State Road network, <p>in accordance with the aims and objectives of the Western Australian Planning Commission's Development Control Policy 5.1 entitled 'Regional Roads (Vehicular Access) and Draft Operational Policy 1.12 entitled 'Planning Proposals Adjoining Regional Roads in Western Australia'.</p> <p><i>Rationale: Refer to Part 2 item 2.7.1, and 2.7.2.</i></p>	
1.2.5.3			<p>Each Shire to investigate measures, where relevant and necessary, for the delivery of new or upgraded infrastructure, including via the provision of monetary contributions to support the orderly development of an area. Any such provisions shall be consistent with the objectives and measures established under State Planning Policy 3.6 – Infrastructure Contributions.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.2.1, 2.5, and 2.7.</i></p>	Short term (1-5 years)
1.2.5.4			<p>Each Shire to identify and zone unconstructed roads deemed surplus to their requirements to support</p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
			potential amalgamation into adjacent properties. <i>Rationale: Refer to Part 2 item 2.7.1.</i>	
1.2.5.5	Utility services	Provide for efficient and equitable access to public utilities by all of the community.	Each Shire, in partnership with State service providers such as Water Corporation and Western Power, will assess future utility service capacity requirements and identify appropriate locations for new infrastructure development. <i>Rationale: Refer to Part 2 item 2.2.1 and 2.7.</i>	Short term (1-5 years)
1.2.5.6			Each Shire to implement controls in its local planning scheme to ensure that development outside of the primary settlements is required to provide a suitable fit-for-purpose on-site water supply. <i>Rationale: Refer to Part 2 item 2.7.4.</i>	Short term (1-5 years)
1.2.5.7			Each Shire to define telecommunications infrastructure in its local planning scheme and provide for this land use to be contemplated in appropriate locations to support improved digital connectivity. <i>Rationale: Refer to Part 2 item 2.7.7.</i>	Short term (1-5 years)
1.2.5.8		Ensure that all future use and development of land within the buffer areas of existing or proposed major infrastructure is compatible with the long term operation of these facilities.	Each Shire, where appropriate, to identify suitable buffers in the planning framework to protect existing and proposed utility infrastructure, including waste water treatment plants and water treatment facilities. <i>Rationale: Refer to Part 2 item 2.2.1 and 2.7.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.2.5.9	Regional infrastructure	Plan for strategic regional infrastructure which supports the ongoing sustainable development in the Strategy Area and surrounding region.	Each Shire to define 'renewable energy facility' in its local planning scheme, and provide for this use to be contemplated in appropriate locations. <i>Rationale: Refer to Part 2 item 2.1.5, 2.4.5 and 2.7.6</i>	Short term (1-5 years)
1.2.5.10			Explore opportunity for collaboration between the Shires to develop a regional waste management approach, including the identification of potential future waste sites, and once identified, put in place measures in the local planning framework to support a regional waste initiative. <i>Rationale: Refer to Part 2 item 2.2.1 and 2.7.8.</i>	Long term (10-15 years)

1.3 Planning areas

1.3.1 Wagin

Key issues/opportunities for the Shire of Wagin:

- Encouraging population growth and economic diversification, to reduce dependency on agriculture and increase the resilience of the community.
- Balancing the needs of the agricultural sector, which is the main economic activity in the area, with the protection of the natural environment and biodiversity.
- Providing adequate interface between residential land in the Wagin townsite and surrounding rural land to ensure a sustainable coexistence between sensitive and rural land uses.
- Enhancing the liveability and attractiveness of the Wagin townsite, while preserving its heritage and rural character.
- Consider the potential impacts of climate change, such as potential floods and bushfires of increasing frequency and severity, on the Shire's residential population when reviewing and determining development proposals.

Shire of Wagin directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.3.1.1	Residential land supply and housing	Support the provision of housing to increase available stock, quality, and diversity.	<p>Existing density codes within the Residential zone should generally be retained to support the provision of additional housing within the existing land supply.</p> <p>However, where it can be demonstrated through consultation with the Water Corporation that reticulated sewerage capacity has been reached, consideration should be given to subdivision and development with onsite wastewater disposal, provided it can be achieved in accordance with the Government Sewerage Policy and other relevant State policy. This may require larger lot sizes than the prescribed density code.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.4.1, and 2.7.5.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.1.2			<p>Review the local planning scheme and introduce a Rural Residential zone, supporting the preservation of lifestyle lots greater than one hectare while also providing a buffer between the Rural and Residential zones.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2, and 2.4.5.</i></p>	Short term (1-5 years)
1.3.1.3			<p>Review the local planning scheme and introduce a Rural Smallholdings zone, supporting the preservation of lifestyle lots greater than four hectares, providing a buffer between the Rural and Residential zones, and assisting the conservation of landscape attributes.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2, and 2.4.5.</i></p>	Short term (1-5 years)
1.3.1.4			<p>Facilitate the reclassification of Rural zoned lots within the Wagin townsite boundary to Rural Residential and/or Rural Smallholdings zones, as depicted on Figure 2.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2, and 2.4.5.</i></p>	Short term (1-5 years)
1.3.1.5			<p>Review the classification of Lots 170 and 171 Ultra Street, Wagin, as depicted on Figure 2, with a view to zone as Residential.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.1.6	Commerce and industry	Support a diverse range of local business and employment opportunities within settlements.	Facilitate the reclassification of Lots 449 and 450-452 Tudhoe Street, Lots 5 and 207 Stewart Road, and Lot 201 Wagin-Dumbleyung Road, Wagin from Rural to General Industry zone to accommodate industrial activities requiring large lots. <i>Rationale: Refer to Part 2 item 2.5.3 and 2.7.3.</i>	Medium term (5-10 years)
1.3.1.7			Subject to verified demand, provide for the reclassification of Lots 1,17-19 and 22 Kersley Road, Wagin to Light Industry to accommodate light industrial activities associated with the Wagin Airfield. <i>Rationale: Refer to Part 2 item 2.5.3 and 2.7.3.</i>	Short term (1-5 years)
1.3.1.8			Undertake planning and explore opportunities for the funding, including grants, to extend the reticulated sewerage service to support the ongoing development of the Wagin townsite industrial area. <i>Rationale: Refer to Part 2 item 2.1.2, 2.5.3 and 2.7.5.</i>	Ongoing
1.3.1.9			Subject to community consultation, facilitate the reclassification of Lot 32 Trent Street, Wagin (Reserve 9247) in the local planning scheme to a suitable zone/reserve with a view to supporting land uses which assist to activate the streetscape (restaurant, café, etc.). <i>Rationale: Refer to Part 2 item 2.2.1, 2.4.2 and 2.5.5.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.1.10			Review the classification of Lots 182 and 1899 Vine Street, and Lots 187 and 274 on DP 223175, Wagin, as depicted on Figure 2, with a view to zone as General Industry. <i>Rationale: Refer to Part 2 item 2.7.3</i>	Short term (1-5 years)
1.3.1.11	Tourism	Encourage the growth of a diversified tourism economy, including providing a diverse offering of short-stay accommodation types.	Review the land use classification applied to Lot 404 on DP 107051 and Lot 1802 on DP 211978 with a view to applying a mix of Tourism zone and Public Open Space reserve, supporting a range of short-term tourist accommodation land uses and the rehabilitation of the existing open space and drainage area. <i>Rationale: Refer to Part 2 item 2.4.6 and 2.5.4.</i>	Short term (1-5 years)
1.3.1.12	Natural areas and rural landscapes	Protect, conserve and enhance environmental and landscape values for the benefit of current and future generations.	Facilitate the reclassification of Rural zoned Crown Land lots within the Wagin townsite boundary to Public Open Space and/or Environmental Conservation reserve, as is depicted on Figure 2. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.1.13	Built form and character	Support development which enhances local sense of place, providing attractive, active and vibrant townscapes and streetscapes.	Prepare a local planning policy to guide development in the Wagin townsite to provide an identifiable character which capitalises on its historic streetscapes and supports integration with the surrounding rural locality. <i>Rationale: Refer to Part 2 item 2.4.2.</i>	Medium term (5-10 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.1.14			<p>Include guidance in the local planning framework for private signage in the Wagin townsite and local surrounds.</p> <p><i>Rationale: Refer to Part 2 item 2.4.2.</i></p>	Short term (1-5 years)
1.3.1.15	Roads and rail	<p>Provide a safe, efficient and effective movement network for people and freight that is integrated with land uses to provide for better accessibility and sustainability.</p>	<p>Recognise the importance of the road and rail freight network to industry and the local economy when considering proposals for sensitive land uses within planning trigger distances of the State road network and operating railways lines.</p> <p><i>Rationale: Refer to Part 2 item 2.7.1 and 2.7.2.</i></p>	Ongoing
1.3.1.16			<p>Undertake investigation into the viability, including an assessment of the economic, social and environmental implications, of a heavy vehicle route as part of a potential multiple use corridor utilising the historic railway reserve south of the Wagin townsite's primary residential areas.</p> <p><i>Rationale: Refer to Part 2 item 2.7.1.</i></p>	Long term (10-15 years)
1.3.1.17			<p>In collaboration with Main Roads Western Australia, investigate the use of a portion of Lot 436 (on DP 223181) Tudhoe Street, Wagin as a "truck rest stop".</p> <p><i>Rationale: Refer to Part 2 item 2.7.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.1.18	Regional infrastructure	Plan for strategic regional infrastructure which supports the ongoing sustainable development in the Strategy Area and surrounding region.	Provide opportunities for the flexible use and development of land forming part of the Wagin Airfield supporting land use classifications in the local planning scheme which allow for development with synergies to aviation activities. <i>Rationale: Refer to Part 2 item 2.5.3 and 2.7.3.</i>	Short term (1-5 years)
1.3.1.19			Implement mechanisms in the local planning scheme to protect the air space near the Wagin Aerodrome from development which might risk the ongoing viability of the aerodrome. <i>Rationale: Refer to Part 2 item 2.7.3.</i>	Short term (1-5 years)
1.3.1.20			Identify and assess options for the expansion of the Wagin Cemetery. <i>Rationale: Refer to Part 2 item 2.7.</i>	Medium term (5-10 years)
1.3.1.21	Hazards	Mitigate the occurrence of significant impacts from natural disasters and hazards.	With the advice of the Department of Water and Environmental Regulation, define flood prone land and implement development provisions into the local planning scheme to control development at risk of flooding at Dorderyemunning Creek, Colblinine River and Wagin Lake. Habitable development should achieve a minimum 0.50 metre freeboard above the 1 in 100 (1%) AEP flood level. <i>Rationale: Refer to Part 2 item 2.2.5 and 2.4.7.</i>	Short term (1-5 years)

1.3.2 West Arthur

Key issues/opportunities for the Shire of West Arthur:

- Increasing the resilience and sustainability of the local economy, while encouraging population growth and providing opportunities for economic diversification.
- Enhancing the liveability and attractiveness of the Shire's townsites and rural areas.
- Balancing the competing demands and expectations of different land uses and stakeholders, such as broadacre agriculture, intensive agriculture, conservation, tourism, renewable energy facilities, forestry, and industry.
- Providing adequate and affordable reticulated infrastructure and services to the Shire's townsites, particularly water and sewer.
- Consider the potential impacts of climate change such as potential floods and bushfires of increasing frequency and severity, on the Shire's residential population when reviewing and determining development proposals.

Shire of West Arthur directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.3.2.1	Residential land supply and housing	Support the provision of housing to increase available stock, quality, and diversity.	Reclassify Lot 186 Burrowes Street (Reserve 26311), Lot 267 Hull Street and Lot 268 Arthur Street (Reserve 33042), Darkan from Recreation and Open Space reserve to Residential zone with an R10 density code. <i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1.</i>	Short term (1-5 years)
1.3.2.2			Provide for the reclassification of Lots 265, 266, 269, 270, 272 Arthur and Horwood Streets, Darkan from Industrial to Residential zone with an R10 density code. <i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1.</i>	Medium term (5-10 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.3			<p>Subject to verified demand, provide for the long-term reclassification of the cleared north-eastern portion of Lot 361 Moodiarrup Road, Darkan (Reserve 15837) from Recreation and Open Space reserve to Residential zone with an R10 density code.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1.</i></p>	Long term (10-15 years)
1.3.2.4			<p>Subject to verified demand, provide for the long-term reclassification of Lot 163 Burrowes Street West and Lots 164, 304, 305 and 306 Moodiarrup Road, Darkan from Rural Residential to Residential zone with an R10 density code.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1.</i></p>	Long term (10-15 years)
1.3.2.5			<p>Facilitate the rezoning of Lots 150, 4 and 500 Burrowes Street, Darkan, as depicted on Figure 3, from Commercial zone or Public Purposes reserve to Residential zone.</p> <p><i>Rationale: Refer to Part 2 item 2.4.1</i></p>	Short term (1-5 years)
1.3.2.6	Commerce and industry	Support a diverse range of local business and employment opportunities within settlements.	<p>Review the local planning scheme to introduce a Rural Townsite zone, to provide for a range of land uses that would typically be found in a small country town.</p> <p><i>Rationale: Refer to Part 2 item 2.4.2</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.7			<p>Review the local planning scheme and investigate the reclassification of Lots 276, 277, 280, 298 and 306 Arthur Street and Horwood Street, Darkan from Industry to Light Industry zone.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2 and 2.5.3.</i></p>	Medium term (5-10 years)
1.3.2.8			<p>Prioritise the development of commercial land uses on Commercial zoned land within the Darkan and Duranillin townsites, with residential uses to be permitted where they do not compromise the provision of retail and other services to the community.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1 and 2.5.3.</i></p>	Ongoing
1.3.2.9			<p>Review the local planning scheme and investigate the reclassification of Lots 1-4, 6-8, 48, 49 and 54 Farrell Street, Duranillin from Commercial to Rural Townsite zone and provide greater flexibility in land use to support the viability of the settlement.</p> <p><i>Rationale: Refer to Part 2 item 2.5.5.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.10			<p>Review the local planning scheme and introduce provisions to address the transition of the forestry industry, specifically to provide for the sustainable development of 'tree farms'. Key considerations should include:</p> <ul style="list-style-type: none"> • encouraging planting of endemic tree species; • avoiding tree farms in areas identified as high quality agricultural land; • the control of pests, including the provision of vermin proof fencing; • the management and mitigation of bushfire risk; • confirming that the establishment of tree farms does not warrant the creation of new or smaller rural lots; and • proportionate contributions by proponents of tree farm developments towards road construction and/or upgrade costs to accommodate the movement of heavy vehicles, particularly where trees are proposed to be harvested. <p><i>Rationale: Refer to Part 2 item 2.4.5.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.11			Investigate the rezoning of Lot 3 on D 43208, Lot 4 Coalfields Road, Lot 5 Growden Place, Lot 7 Coalfields Road and part Lot 50 Growden Place, as depicted on Figure 3, from Rural to Industrial to facilitate additional commercial activity adjacent to the existing industrial area. <i>Rationale: Refer to Part 2 item 2.5.3.</i>	Short term (1-5 years)
1.3.2.12	Tourism	Encourage the growth of a diversified tourism economy, including providing a diverse offering of short-stay accommodation types.	Review the land use classification applied to Lots 420 and 421 on DP 77655, Darkan (Reserves 37824 & 10341) with a view to applying a Tourism zone, supporting a range of short-term tourist accommodation land uses. <i>Rationale: Refer to Part 2 item 2.5.4.</i>	Short term (1-5 years)
1.3.2.13			Implement mechanisms in the local planning scheme to protect the air space near the Hillman Farm Aerodrome on Lot 9975 Hillman-Dardadine Road, Darkan from development which might risk the ongoing viability of Hillman Farm Skydiving's commercial operations, along with any other related aviation activities occurring in the vicinity of the Aerodrome. <i>Rationale: Refer to Part 2 item 2.5.4 and 2.7.3.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.14	Natural areas and rural landscapes	Protect, conserve and enhance environmental and landscape values for the benefit of current and future generations	Facilitate the reclassification of Rural Residential zoned Crown Land lots within the Duranillin and Bowelling townships to Public Open Space, Public Purposes (Recreational), and/or Environmental Conservation reserve, as is depicted on Figure 3. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.2.15		Each shire to review its local planning scheme and, where appropriate, classify Crown Land containing major waterways, lakes and wetlands to protect natural resource values consistent with the classifications established under the Model Provisions of the Planning and Development (local Planning Schemes) Regulations 2015.	Facilitate the reclassification of Rural zoned land in State ownership, including land owned by State bodies, Unallocated Crown Land and Crown Reserves, to an appropriate reserve for public purpose (i.e. State Forest, Environmental Conservation, Public Open Space, Public Purposes, etc.). <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.2.16			Facilitate the reclassification of Rural zoned land in Shire ownership, along with redundant road reserves, adjacent Lake Towerrinning to Public Open Space reserve. <i>Rationale: Refer to Part 2 item 2.4.6, 2.5.4, 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.2.17	Built form and character	Support development which enhances local sense of place, providing attractive, active and vibrant townscapes and streetscapes.	Include guidance in the local planning framework for private signage in townships and local surrounds. <i>Rationale: Refer to Part 2 item 2.4.2.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.18	Heritage	Support the protection and conservation of sites with significant heritage and cultural values and continue to reflect each shires unique heritage.	Facilitate the reclassification of State and Shire owned land forming part of the Arthur River Heritage Precinct fronting Albany Highway, which currently has no zone or reserve designation, to Rural zone. <i>Rationale: Refer to Part 2 item 2.4.4 and 2.5.4.</i>	Short term (1-5 years)
1.3.2.19	Water, sewer, electricity and telecommunications	Ensure future residential subdivision and development occurs in a manner which protects the environment, land and water resources, along with public health and local amenity.	Where there is no reticulated sewerage network, review the density coding in Darkan's Residential zone to ensure that the minimum site areas can be achieved in accordance with the State's policy requirements regarding on-site sewage disposal. This may include the introduction of a R10/20 dual coding to encourage reticulated sewer uptake, and/or provide for the development of grouped dwellings serviced by on-site sewage treatment system suitable for strata schemes. <i>Rationale: Refer to Part 2 item 2.1.2 and 2.7.5.</i>	Short term (1-5 years)
1.3.2.20		Provide for future population growth and continued diversification of the economy by supporting the protection and delivery of necessary reticulated infrastructure.	Investigate, identify and secure suitable land to facilitate the delivery of a reticulated sewerage service to the Darkan townsite. <i>Rationale: Refer to Part 2 item 2.1.2 and 2.7.5.</i>	Long term (10-15 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.2.21			<p>Ensure the planning framework facilitates sustainable water supply outcomes for the Duranillin townsite, prioritising fit-for-purpose on-site supply for all development.</p> <p><i>Rationale: Refer to Part 2 item 2.7.4.</i></p>	Short term (1-5 years)

1.3.3 Williams

Key issues/opportunities for the Shire of Williams:

- Enhancing the liveability and attractiveness of the Williams and Quindanning townsites to encourage continued population growth while preserving its rural character and heritage.
- Providing for the delivery of adequate and affordable reticulated infrastructure and services to the Williams townsite to support potential future population growth.
- Encouraging economic diversification by supporting opportunities for the development of new industry in the Williams district, while managing potential land use conflicts.
- Consider the impacts of climate change, such as potential floods and bushfires of increasing frequency and severity, on the Shire's residential population when reviewing and determining development proposals.
- Balancing the competing demands and expectations of different land uses and stakeholders, such as broadacre agriculture, intensive agriculture, conservation, tourism, renewable energy facilities, mining, and industry.

Shire of Williams directions and actions

Item	Theme	Planning Direction	Action	Time frame
1.3.3.1	Residential land supply and housing	Support the provision of housing to increase available stock, quality, and diversity.	<p>Facilitate the reclassification of Rural Residential lots within the Williams townsite boundary to Residential zone, as depicted on Figure 4.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.3.2			<p>Contemplate increasing the density coding of Residential zoned lots in the Williams townsite which are afforded the necessary reticulated services (electricity, water and sewer), to support the creation of new lots where it is demonstrated to improve the Townsite's street amenity and local character.</p> <p><i>Rationale: Refer to Part 2 item 2.2.1, 2.4.1, and 2.7.</i></p>	Ongoing
1.3.3.3			<p>Review the classification of Lot 15 on DP 223074 and Lot 50 on DP 65481 Pinjarra-Williams Road, Williams, as depicted on Figure 4, with a view to zone as Residential.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2 and 2.4.1</i></p>	Short term (1-5 years)
1.3.3.4			<p>Review the classification of Lots 124, 125 and 350 Richmond Street, and Lot 100 Old Soldiers Road, Williams, as depicted on Figure 4, with a view to zone as Rural Residential.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2 and 2.4.5</i></p>	Short term (1-5 years)
1.3.3.5			<p>Review the local planning scheme and introduce a Rural Smallholdings zone, supporting the preservation of lifestyle lots greater than four hectares, to provide a buffer between the Rural and Residential zones, and assisting the conservation of landscape attributes.</p> <p><i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2 and 2.4.5</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.3.6			Facilitate the rezoning of Rural and Special Use zoned lots adjacent to the Williams townsite, as depicted on Figure 4, to Rural Smallholdings. <i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2 and 2.4.5</i>	Short term (1-5 years)
1.3.3.7			Review the zoning of Lot 6 on DP 58682 and Lot 33 on DP143936 Pinjarra-Williams Road, Williams, as depicted on Figure 4, with a view to rezone as Rural Smallholdings. <i>Rationale: Refer to Part 2 item 2.3.2, 2.4.1, 2.4.2 and 2.4.5</i>	Short term (1-5 years)
1.3.3.8	Commerce and industry	Support a diverse range of local business and employment opportunities within settlements.	Facilitate zoning or rezoning of various lots within the Williams townsite boundary, as depicted on Figure 4, to Commercial zone to provide development flexibility and improve land use interface. <i>Rationale: Refer to Part 2 item 2.4.2 and 2.5.6.</i>	Short term (1-5 years)
1.3.3.9			Contemplate the shop - small land use on Lots 4, 5, 210 and 211 Brooking Street, Williams through the application of an additional use right in the local planning scheme. <i>Rationale: Refer to Part 2 item 2.4.2 and 2.5.6.</i>	Short term (1-5 years)
1.3.3.10			Review the local planning scheme and investigate the reclassification of Lot 12074 on DP 201729 Albany Highway, Williams from Rural to General Industry zone. <i>Rationale: Refer to Part 2 item 2.5.3.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.3.11			<p>Review the local planning scheme and investigate the reclassification of portion of the lot west of Albany Highway in the Williams townsite, on Certificate of Title 2057/309 (PIN: 552550), from Rural to Commercial zone, to support potential retail and commercial uses servicing the townsite and passing trade, as depicted on Figure 4.</p> <p><i>Rationale: Refer to Part 2 item 2.2.1 and 2.5.</i></p>	Medium term (5-10 years)
1.3.3.12			<p>Facilitate the reclassification of Lot 1 on DP 39669 Albany Highway, Williams from Industrial to Rural zone, as depicted on Figure 4, to provide for its ongoing use in support of rural industry.</p> <p><i>Rationale: Refer to Part 2 item 2.1.2, 2.4.5 and 2.5.3.</i></p>	Short term (1-5 years)
1.3.3.13			<p>Investigate and provide for the reclassification of Reserve 32740 and Lot 556 on DP 405626, along with the adjacent railway reserves and redundant local road reserves, Mixed Use zone, as depicted on Figure 4, to support adaptive reuse of the land.</p> <p><i>Rationale: Refer to Part 2 item 2.4.2, 2.5.4, and 2.5.5.</i></p>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.3.14			Facilitate the reclassification of all privately owned Industrial zoned lots fronting Narrogin Road and Cowcher Street in the Williams townsite to Rural Enterprise zone, as depicted on Figure 4, providing for their ongoing use for light industry with ancillary residential uses. <i>Rationale: Refer to Part 2 item 2.1.2, 2.4.5 and 2.5.3.</i>	Short term (1-5 years)
1.3.3.15			Review the zoning of Lot 7 on DP 58682 Pinjarra-Williams Road, Williams, as depicted on Figure 4, with a view to rezone as Rural Townsite supporting greater flexibility in land use. <i>Rationale: Refer to Part 2 item 2.5.5</i>	Short term (1-5 years)
1.3.3.16	Tourism	Encourage the growth of a diversified tourism economy, including providing a diverse offering of short-stay accommodation types.	Review the Special Use zoning of Lots 4 and 51 William Street, Williams, as depicted on Figure 4, with a view to rezone as Tourism to support a range of short-term accommodation land uses. <i>Rationale: Refer to Part 2 item 2.5.4.</i>	Short term (1-5 years)
1.3.3.17			Review the zoning of a portion of Lot 352 on DP 250660 Pinjarra-Williams Road, Williams, as depicted on Figure 4, with a view to rezone to Tourism to support a range of tourism and attractor land uses, including short-term accommodation. <i>Rationale: Refer to Part 2 item 2.5.4</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.3.18	Natural areas and rural landscapes	Protect, conserve and enhance environmental and landscape values for the benefit of current and future generations.	Facilitate the reclassification of Rural zoned land in State ownership, including land owned by State bodies; Unallocated Crown Land and Crown Reserves, containing natural and environmental assets to Public Purposes reserve as appropriate (State Forest, Public Open Space, or Environmental Conservation), as depicted on Figure 4. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.3.19			Facilitate the reclassification of the western portion of Lot 550 on DP 422656 from Rural zone to Public Purpose reserve, as depicted on Figure 4, to provide for the conservation of vegetated areas and ensure appropriate buffers are maintained to the wastewater facility. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.7.5.</i>	Short term (1-5 years)
1.3.3.20			Facilitate the reclassification of the northern portion of Lot 360 on DP 192072 from Rural Residential zone to Public Purpose reserve, as depicted on Figure 4, to provide for the conservation of vegetated areas and protect the Williams River. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)

Item	Theme	Planning Direction	Action	Time frame
1.3.3.21			Facilitate the reclassification of State and Local Government owned Industrial zoned lots, including Reserves and Unallocated Crown Land, within the Williams townsite boundary to Public Open Space and Public Purpose reserve, as depicted on Figure 4. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.3.22			Facilitate the reclassification of Reserve 48750 from Rural to Public Open Space and/or Public Purpose reserve, as depicted on Figure 4, to continue to provide for the maintenance of the Williams River foreshore. <i>Rationale: Refer to Part 2 item 2.6.1 and 2.6.2.</i>	Short term (1-5 years)
1.3.3.23	Built form and character	Support development which enhances local sense of place, providing attractive, active and vibrant townscapes and streetscapes.	Include guidance in the local planning framework for private signage in townsites and local surrounds. <i>Rationale: Refer to Part 2 item 2.4.2.</i>	Short term (1-5 years)
1.3.3.24	Hazards	Mitigate the occurrence of significant impacts from natural disasters and hazards.	Subject to the advice of the Department of Water and Environmental Regulation, the Shire to ensure its local planning framework identifies flood prone land and defines mitigation measures to be applied to new development in the Williams townsite which may be at risk of flooding from the Williams River and its tributaries. <i>Rationale: Refer to Part 2 item 2.4.7.</i>	Short term (1-5 years)

1.4 Strategy maps

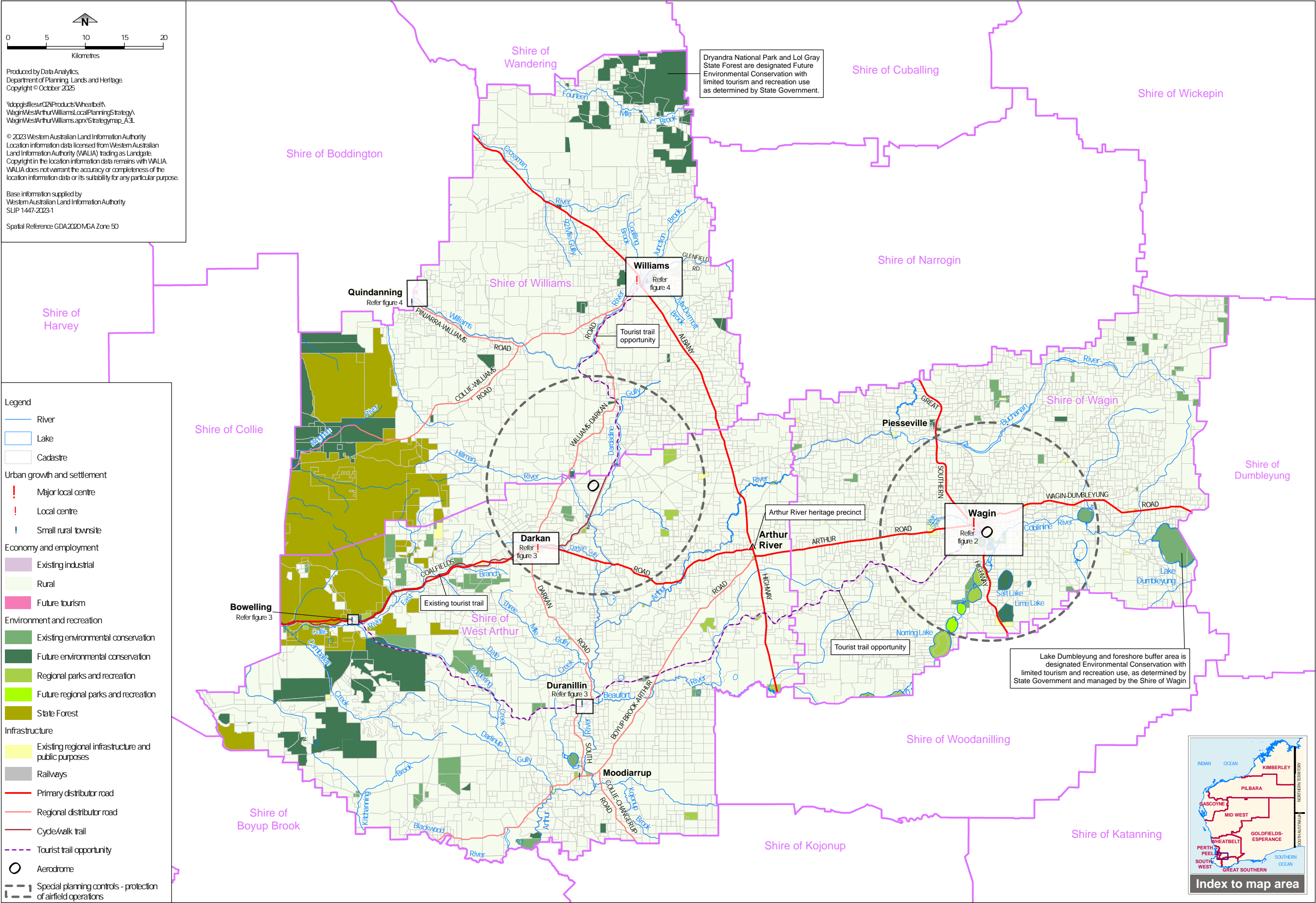


Figure 1 - Shire of Wagin, West Arthur and Williams Strategy Map

Wagin, West Arthur and Williams Local Planning Strategy

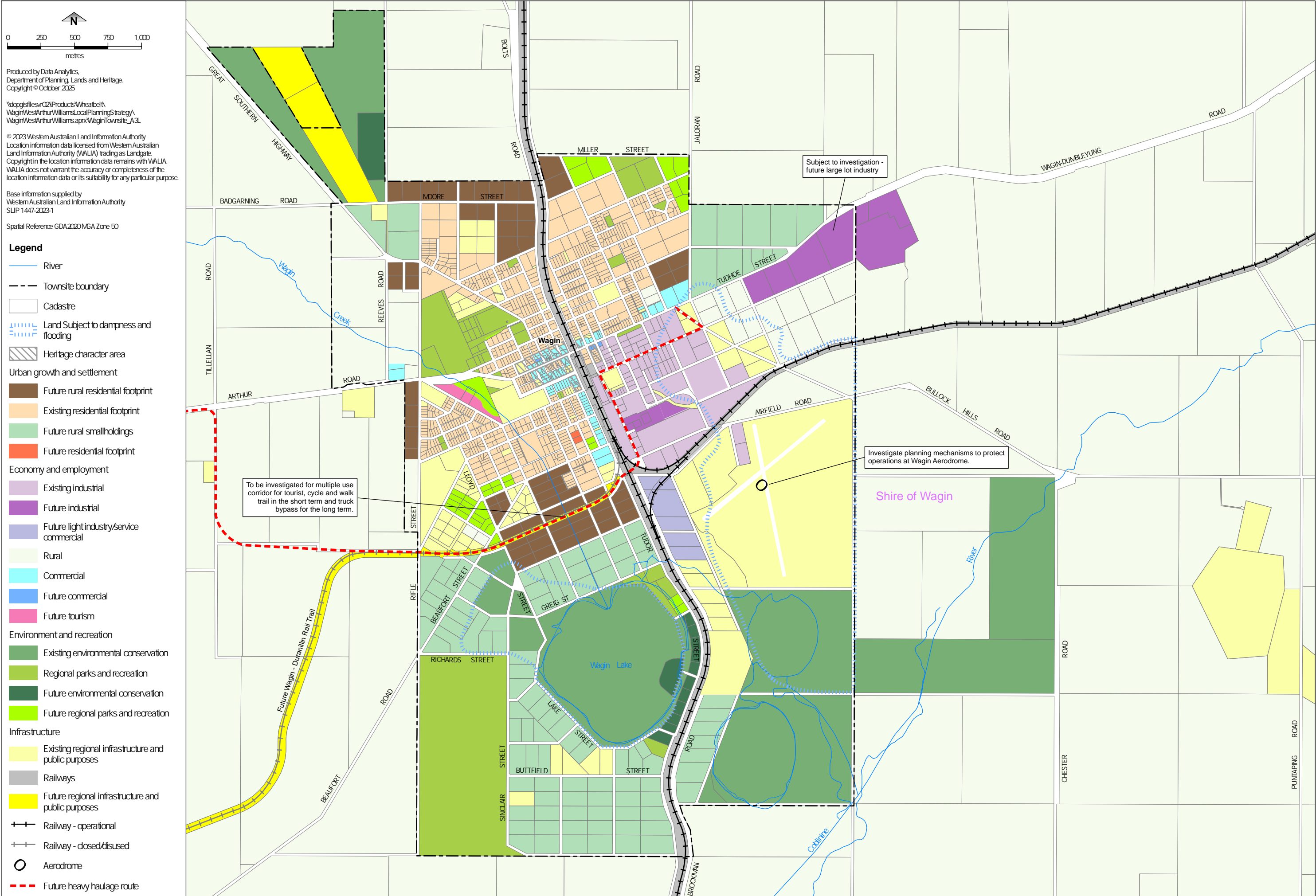


Figure 2 - Wagin Townsite Strategy Map



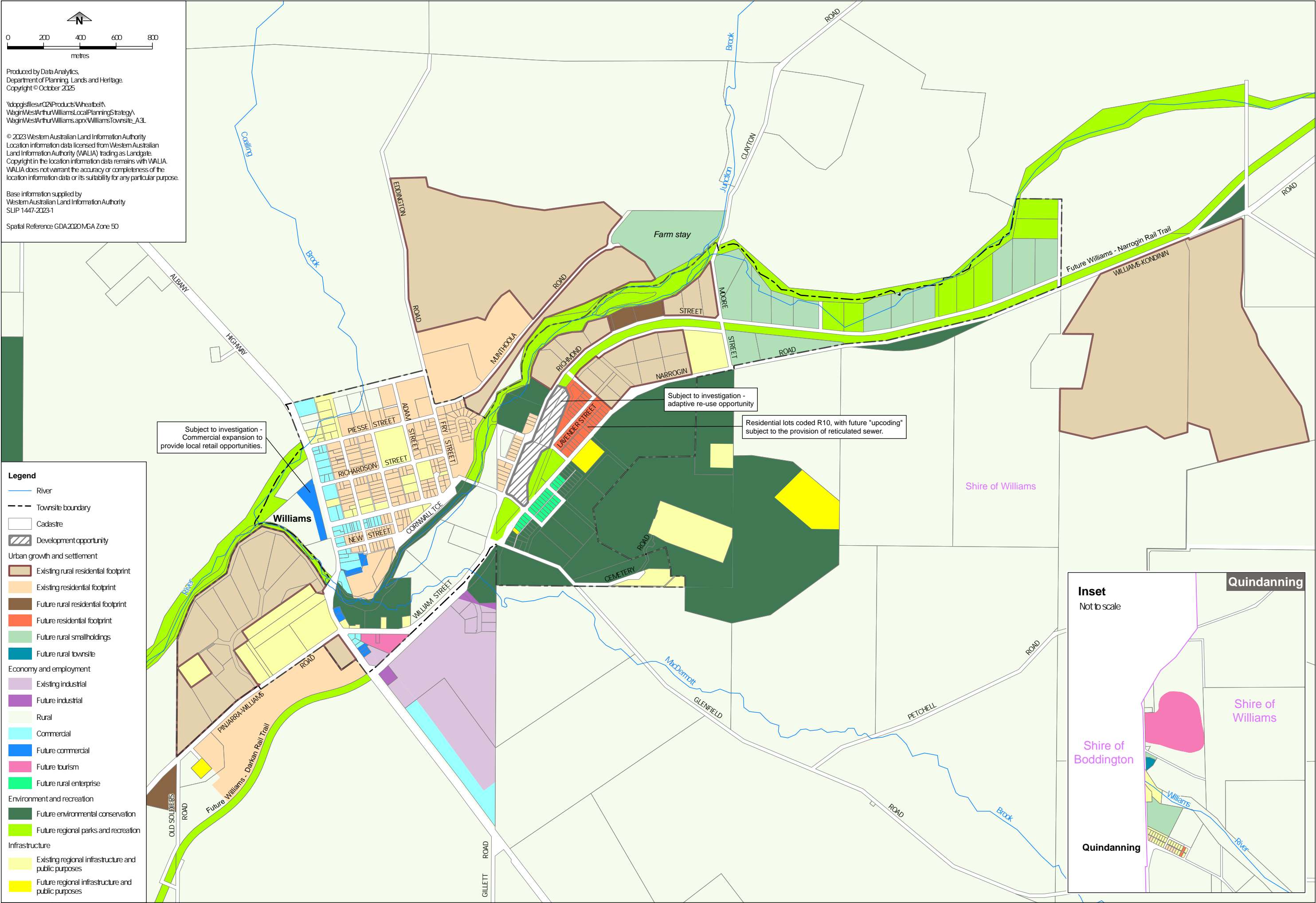


Figure 4 - Williams Townsite Strategy Map

1.5 Implementation and review

The Shires of Wagin, West Arthur and Williams will guide the implementation of the Local Planning Strategy including the setting of priorities, generating and allocating resources and ongoing monitoring and review.

The Shires will monitor the performance of the Local Planning Strategy and undertake a comprehensive review within five (5) years of gazettal of any new local planning scheme. This may precede the major review of each local planning scheme, which is required to be undertaken every five (5) years under the requirements of the *Planning and Development Act 2005*.

This review of the Local Planning Strategy will audit the success of the Strategy to date. Focusing on achieving the vision and planning directions for the three Shires and will seek to reflect changed circumstances and/or changed community aspirations and needs. This provision for regular review will ensure the Local Planning Strategy remains relevant and continues to effectively shape development within each Shire over the next ten (10) to fifteen (15) years.

It should be noted the Local Planning Strategy may also be reviewed and/or amended within the proposed five (5) year review period at the discretion of the impacted local government should this be required to respond to any major changes or other unforeseen circumstances or needs. All amendments to the Strategy will be undertaken in consultation with the affected local governments and in accordance with the procedures and processes prescribed by the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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PART 2

Background information and analysis

2. Introduction

The purpose of Part 2 is to provide the rationale and evidence base for the strategic directions and actions presented in Part 1. Part 2 provides background information and analysis, as well as a summary of the relevant State, regional and local planning contexts and their implications for this Strategy. A profile of each local government area is included to provide an analysis of information relating to the current demographic profile of each shire and the key planning themes influencing future development and land use.

2.1 State and regional planning context

2.1.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia. It contemplates a future in which high standards of living, improved public health and an excellent quality of life can continue to be enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration is central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

The Strategy is aligned with the State Planning Strategy's vision of sustained growth and prosperity by guiding planning outcomes which sustain the agricultural industry as the core economy for Wagin, West Arthur and Williams, while supporting diversification into new and emerging economic pursuits. It recognises the value of community and the natural environment in planning decision making, and seeks to uphold Wagin, West Arthur and Williams position in the Wheatbelt's Southern Region.

2.1.2 State Planning Policies

State Planning Policies (SPP's) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning control and guidance in Western Australia. SPPs relevant to each of the Shires are outlined in Table 1.

Table 1: State Planning Policy overview and Strategy implications and responses

State Planning Policy	Overview	Strategy Implications and Responses
SPP 1 State Planning Framework	<p>SPP 1 expands on the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies and guidelines within a central framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>SPP 1 informs the WAPC, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, to ensure</p>	<ul style="list-style-type: none"> • Ensure the Strategy and provisions for future development within each Shire's local planning framework is consistent with the principles of SPP 1. • Strategic planning within each Shire to consider the regional planning instruments that are established under SPP 1.

State Planning Policy	Overview	Strategy Implications and Responses
	<p>integrated decision-making across all spheres of planning.</p> <p>SPP 1 identifies relevant policies and strategies used by the WAPC in making decisions and which may be amended from time to time. SPP 1 is the overarching SPP with additional SPPs setting out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	
<p>SPP 2</p> <p>Environment and Natural Resources Policy</p>	<p>SPP 2 provides guidance for the protection, management, conservation and enhancement of the natural environment. SPP 2 integrates environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally-based, issue-specific State planning policies which supplement SPP 2.</p>	<ul style="list-style-type: none"> • Ensure key environmental and natural resources within each Shire is considered in the development of the Strategy. This includes protecting native vegetation particularly threatened vegetation communities and fauna and preventing land degradation, salinity and impacts on water resources. • Recognise and consider land that is degraded or contaminated and facilitate its rehabilitation or remediation for appropriate future use.
<p>SPP 2.4</p> <p>Planning for Basic Raw Materials</p>	<p>SPP 2.4 seeks to ensure basic raw materials (BRM) and extractive industry matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources.</p> <p>SPP 2.4 establishes objectives relating to recognising the importance of BRM early in the planning process; protecting BRM through avoiding encroachment from incompatible land uses; efficient use of BRM; identifying BRM extraction opportunities through sequential land use and ensuring BRM extraction avoids, minimises or mitigates impacts on the community and the environment.</p>	<ul style="list-style-type: none"> • Plan and provide for ongoing BRM extraction where applicable. • Ensure existing BRM operations and known resources are protected from encroachment by sensitive land uses.
<p>SPP 2.5</p> <p>Rural Planning</p>	<p>SPP 2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 applies to rural land and rural land uses as well as land that may be impacted by rural land uses. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.</p>	<ul style="list-style-type: none"> • Ensure planning in each Shire provides for continued agricultural production capabilities. • Ensure that land use and development does not compromise agricultural production. • Provide for ongoing BRM extraction where applicable on rural land.

State Planning Policy	Overview	Strategy Implications and Responses
		<ul style="list-style-type: none"> Each Shire should identify all existing Offensive Trades and land uses with off-site risks regulated under the <i>Public Health Act 2016 and Health (Miscellaneous Provisions) Act 1911</i> and consider implementing controls in their respective planning frameworks to protect from encroachment by sensitive land uses.
<p>SPP 2.7</p> <p>Public Drinking Water Source</p>	<p>SPP 2.7 informs decision-makers of those aspects concerning the protection of Public Drinking Water Supply Areas throughout the State.</p> <p>It is intended that this be implemented through the preparation of strategic plans, regional and local planning schemes, conservation and management strategies, and other relevant plans or guidelines, as well as through decision-making on subdivision and development applications.</p>	<ul style="list-style-type: none"> Ensure potable water supply sources are protected. Liaise with Water Corporation and Department of Water and Environmental Regulation regarding water resources within each Shire where land use and development have the potential to impact these resources. Identify opportunities and constraints for water supply in each Shire and ensure rezoning and development requirements are reflective of this.
<p>Draft SPP 2.9</p> <p>Planning for Water</p>	<p>Draft SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. Draft SPP 2.9 establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and waste water infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.</p>	<ul style="list-style-type: none"> Reflect any available flood modelling in the Strategy and Scheme. Reflect the location and buffers of each shires Wastewater Treatment Plant (where applicable) in the Strategy and Scheme. Protect and, where necessary, reserve water assets in the Strategy Area. Consider a reliable water supply as part of land use planning, including rainwater tanks on all buildings/sheds and encourage the sustainable use of water supplies, including through on-site rainwater harvesting. Ensure the Strategy and Scheme respond to the management principles which apply to effluent disposal.
<p>SPP 3</p>	<p>SPP 3 sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. SPP 3 seeks to</p>	<ul style="list-style-type: none"> Ensure each Shires townsites can provide for a variety of uses

State Planning Policy	Overview	Strategy Implications and Responses
Urban Growth and Settlement	<p>facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning policies which supplement SPP 3.</p>	<p>to support the concentration of commercial activities.</p> <ul style="list-style-type: none"> • In settlement areas prioritise the use of vacant and underutilised land over the subdivision and development of new sites where feasible. • Provide for housing that reflects the needs of the community accounting for each Shires demographic profile and prevailing business trends.
SPP 3.4 Natural Hazards and Disasters	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. SPP 3.4 seeks to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bushfire, landslides, earthquakes, cyclones and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning policies which supplement SPP 3.4.</p>	<ul style="list-style-type: none"> • Planning should address the primary hazards likely to impact each shires community and infrastructure. Bushfire is a hazard affecting each Shire, while flood primarily impacts the Shires of Williams and Wagin. • Land use and development outcomes in designated bushfire prone areas are to address the requirements of SPP 3.7 and associated guidelines. • The planning framework should only allow for land use and development in flood prone areas where it is safe and, an adequate level of flood protection can be provided and on the advice of the Department of Water and Environmental Regulation.
SPP 3.5 Historic Heritage Conservation	<p>SPP 3.5 sets out the principles for the conservation and protection of Western Australia's historic heritage. SPP 3.5 seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, manmade landscapes and historic or archaeological sites with or without built features.</p>	<ul style="list-style-type: none"> • The State and local heritage policies/list should be reviewed to ensure local planning controls are sufficient to protect identified heritage places. • Each Shire to prepare and adopt a heritage list consistent with the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.

State Planning Policy	Overview	Strategy Implications and Responses
	SPP 3.5 contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. SPP 3.5 also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.	
SPP 3.6 Infrastructure Contributions	SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. SPP 3.6 establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.	Where relevant and necessary, the Shires may make arrangements for development contributions to be sought to allow for the orderly development of an area and/or the delivery/upgrade of community infrastructure.
SPP 3.7 Bushfire	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. SPP 3.7 emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>SPP 3.7 applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but are proposed to be developed in a way that introduces a bushfire hazard.</p>	<ul style="list-style-type: none"> • Review areas designated as bushfire prone to determine bushfire risk and implications for zoning and development opportunities. • Planning proposals in bushfire prone areas which result in the intensification of land use or introduce a bushfire hazard should only be supported where they are consistent with SPP 3.7 and the associated Guidelines. • Provide for the identification and development of secure climate resilient fit-for-purpose water supplies.
SPP 4.1 Industrial Interface	<p>SPP 4.1 aims to protect the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. SPP 4.1 encourages the use of statutory buffers; facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/general industry zones and sensitive zones.</p> <p>SPP 4.1 supports land use conflict being addressed as early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of</p>	<ul style="list-style-type: none"> • Industrial land in the Strategy Area is focused on servicing the broader region and, particularly, the agricultural sector. • Existing and future land for industrial land uses should be clearly identified, with a compatible interface between these areas and sensitive zones provided. • Each Shire should identify all existing Prescribed Premises and land uses with off-site risks regulated under the <i>Dangerous</i>

State Planning Policy	Overview	Strategy Implications and Responses
	<p>the planning framework, increasing in detail at each level.</p> <p>SPP 4.1 recognises the overlap of various environmental, health and safety regulations and guidelines and outlines considerations for decision-makers in this regard.</p>	<p><i>Goods Safety Act 2004</i> and <i>Petroleum and Geothermal Energy Resources Act 1967</i> and consider implementing controls in planning frameworks to protect from encroachment by sensitive land uses.</p>
<p>SPP 5.2</p> <p>Tele-communications Infrastructure</p>	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. SPP 5.2 aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply.</p> <p>Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>	<ul style="list-style-type: none"> • Provide for telecommunications infrastructure necessary to service each Shire in a manner consistent with SPP 5.2. • Support the deployment of fixed wireless network under the Federal Government's Regional Connectivity Program consistent with the requirements of SPP 5.2.
<p>SPP 5.4</p> <p>Road and Rail Noise</p>	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>SPP 5.4 applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. SPP 5.4 also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.4 is supplemented by the <i>Road and Rail Noise Guidelines</i>.</p>	<ul style="list-style-type: none"> • This policy applies to development within various trigger distances from major roads and railways, including Albany Highway and the Southern Railway. • Important freight routes should be identified and classified to ensure noise impacts are addressed as early as possible in the planning process.
<p>SPP 7.0</p> <p>Design of the Built Environment</p>	<p>SPP 7.0 sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development and public works.</p>	<p>All planning proposals, particularly those within the settlement areas, should result in design outcomes which contribute to, protect and reinforce the identity and character of the locality.</p>

State Planning Policy	Overview	Strategy Implications and Responses
	<p>SPP 7.0 contains 10 design principles which set out specific considerations for decisionmakers when considering proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability; amenity, legibility, safety, community and aesthetics. SPP 7.0 also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	
<p>SPP 7.3</p> <p>Residential Design Codes Volume 1 (the R-Codes)</p>	<p>The R-Codes provide the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings and the assessment of residential subdivision proposals. The R-Codes address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents.</p> <p>The R-Codes outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. It also makes provision for aspects of specified design elements to be varied through the local planning framework.</p>	<p>Planning proposals for residential development should be consistent with the relevant design principles and deemed-to-comply elements of the R-Codes.</p>
<p>Government Sewerage Policy (GSP)</p>	<p>The GSP outlines the State Government's position regarding the provision of sewerage services in Western Australia through land planning and development. It guides strategic planning, subdivision, and development related to sewage disposal. It emphasises the need for secondary treatment systems with nutrient removal in specific areas, addresses implementation challenges, and aligns with water-related provisions. The goal is to balance public health, environmental protection, and regional development while ensuring compliance with standards.</p> <p>Note, the GSP may be superseded by SPP 2.9 in the future.</p>	<ul style="list-style-type: none"> • Reticulated sewerage is the preferred method for sewage disposal in settlement areas. The Wagin and Williams townsites are served by reticulated sewer, whereas all other settlements are not. • In areas without reticulated sewer, minimum lot sizes shall generally accord with those specified by the GSP. • In areas where soils have low nutrient retention capacity and lots less than 1 hectare are proposed, the use of secondary treatment systems with nutrient removal is recommended, with these systems to comply with the performance standards outlined in the <i>Australian/New Zealand Standards 1546:3 for</i>

State Planning Policy	Overview	Strategy Implications and Responses
		<p><i>On-site Domestic Wastewater Treatment Unit.</i></p> <ul style="list-style-type: none"> • The Strategy Area does not have many designated sewage sensitive areas under the GSP. Notwithstanding, there are rivers, creeks and wetlands throughout the Strategy Area which need to be considered with respect to the disposal of sewerage effluent on-site.

2.1.3 Regional planning context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including Regional and Sub-regional planning strategies and structure plans and Regional Planning Schemes.

Regional planning instruments relevant to each of the shires are outlined in Table 2.

Table 2: Regional planning instrument overview and Strategy implications and responses

Regional Planning Instrument	Overview	Strategy Implications and Responses
Draft Wheatbelt Regional Planning Strategy	<p>The Draft Wheatbelt Regional Planning Strategy (Wheatbelt Strategy) has been prepared for the WAPC by the Department of Planning, Lands and Heritage following consultation with key stakeholders in the region and the wider Wheatbelt community. Following endorsement, the Wheatbelt Strategy will replace the Wheatbelt Region Planning and Infrastructure Framework.</p> <p>The intent is that the Wheatbelt Strategy set the high-level strategic direction for land-use planning in the Wheatbelt region. It seeks to identify high level planning issues and opportunities for the region; provide direction to guide sub-regional and local planning processes; and support subsequent planning process including the preparation of local planning strategies and schemes.</p> <p>Following the WAPC's endorsement, the Wheatbelt Strategy shall be recognised as a Regional Strategy under State Planning Policy 1: State Planning Framework (SPP 1). The Strategy will form a second-tier strategic planning instrument.</p>	<p>The Wheatbelt Strategy sets out various strategic directions, those of relevance to the Strategy Area include:</p> <ul style="list-style-type: none"> • Manage urban growth in general accordance with the Settlement Hierarchy, through planning for sufficient residential, commercial and industrial land within the identified settlements, to cater for future populations; • Encouraging the development of suitable and affordable housing options for those aging members of the community. • Protecting and managing cultural heritage, including significant indigenous places, historic places and landscapes of significance. • Acknowledging the importance of the diversity of agricultural activities in the Region and, support its continuation as a major land use.

Regional Planning Instrument	Overview	Strategy Implications and Responses
		<ul style="list-style-type: none"> • Encourage the continued establishment of renewable energy industries. • Support measures to improve the feasibility of industrial land development, particularly with regards to the coordinated provision of utility and service infrastructure. • Protecting and managing the significant natural assets, such as significant landscapes, waterways and estuaries, and native vegetation.
Wheatbelt Regional Planning and Infrastructure Framework (December 2015)	<p>The Wheatbelt Regional Planning and Infrastructure Framework provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Wheatbelt region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC's position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation, mineral prospectivity, and significant basic raw materials for the Wheatbelt.</p>	<ul style="list-style-type: none"> • Planning in the Shires principal townsites should seek to facilitate future population and economic growth. • Establish appropriate controls to guide the consideration and development of environmentally sustainable power generation projects to feed into the South-West Interconnected System. • Ensure appropriate controls are in place to guide the consideration of forestry related development proposals. • The planning framework and infrastructure provision should support the growth of knowledge-based and home-based businesses in settlement areas. • Support development of the aviation sector. • Provide for the conservation of environmentally significant areas and landscapes.

2.1.4 Operational policies

Operational policies guide decision-making in relation to subdivision and development applications. Those operational policies considered relevant to each of the shires are outlined in Table 3.

Table 3: Operational policies

Operational Policy	Overview	Strategy Implications and Responses
Draft Operational Policy 1.12 - Planning Proposals Adjoining Regional Roads in Western Australia (Draft OP 1.12)	The WAPC's Draft OP 1.12 aims to provide decision makers, proponents, and the community with a consistent approach to land use planning for areas adjacent to regional roads. It covers aspects such as vehicular access, road reserve widening, scenic route considerations, and road truncations as they relate to the subdivision and development of land.	<ul style="list-style-type: none"> • The proponent of a planning proposal is responsible for satisfactorily demonstrating that the proposed subdivision and/or development will not adversely impact upon Regional Road safety or efficiency. • The WAPC, in consultation with Main Roads WA and/or local government may, where it considers that the safety and capacity of existing abutting and surrounding Regional Roads are either substandard or inadequate to accommodate additional traffic generated from a subdivision and/or development, require as a condition of subdivision and/or development approval, the upgrading of the road network.
Development Control Policy 3.4 - Subdivision of Rural Land (DC 3.4)	<p>DC 3.4 sets out the principles that will be used by the WAPC in determining applications for the subdivision of rural land.</p> <p>DC 3.4 has been prepared consistent with the objectives of SPP 2.5 - Rural Planning.</p>	<ul style="list-style-type: none"> • Broadly, rural zoned land should be maintained for rural land uses. • Proposals for the use and development of rural zoned land for alternative land uses, such as residential, must be appropriately planned for. • The creation of new or smaller lots in the Rural zone will be by exception.
Development Control Policy 5.1 - Regional Roads (Vehicular Access) (DC 5.1)	DC 5.1 sets out essential principles for evaluating proposals related to vehicle access from or to developments adjacent to regional roads in Western Australia. It aims to enhance traffic flow, safety, and efficient road networks by guiding decision-makers, land use planners, and developers. The policy emphasises collaboration with Main Roads WA, local governments, and the Department of Planning, Lands, and Heritage to ensure well-managed access and safety on regional roads.	<ul style="list-style-type: none"> • In considering applications for access to/from regional roads, the effects of the proposals on traffic flow and road safety will be the primary consideration. In general, decision makers should seek to minimise the creation of new driveways on regional roads and rationalise existing access arrangements. • In determining applications for development involving the formation, laying out or alteration of a means of access to regional roads, the following must be considered:

Operational Policy	Overview	Strategy Implications and Responses
		<ul style="list-style-type: none"> ○ the effects of the development on traffic flow and safety, the character and function of the road, the volume and speed of traffic, the width of the carriageway and visibility; and ○ the volume and type of traffic generated by the development. ● In determining development proposing changes to access to/from a primary or district distributor road, advice from Main Roads must be considered.

2.1.5 Position Statements and Guidelines

Position Statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines provide detailed guidance on the application of WAPC policies. Those WAPC position statements or guidelines relevant to each of the shires are outlined in Table 4.

Table 4: Position Statement and Guidelines

Position Statements and Guidelines	Overview	Strategy Implications and Responses
Rural Planning Guidelines	The Rural Planning Guidelines provide explanatory detail to assist the implementation of SPP 2.5 and DC 3.4. Importantly, the Guidelines include interpretation relevant to the subdivision of rural zoned land, for development proposals on rural zoned land and for rural land uses on land zoned for other purposes, in accordance with region and local scheme requirements.	<ul style="list-style-type: none"> ● Investigate identifying priority agricultural land to provide for its protection in consultation with the Department of Primary Industries and Regional Development. ● Small Rural zoned landholdings, generally four hectares or less, adjacent primary townsites should be reclassified to Rural Residential zone to ensure appropriate land use controls are in place to preserve lifestyle qualities. Lots from 4 to 40 hectares should be reclassified to Rural Smallholdings zone including appropriate land use controls. ● New Rural Residential zoning proposals should be located where reticulated water and electricity utilities can be supplied and not encroach

Position Statements and Guidelines	Overview	Strategy Implications and Responses
		<p>upon priority agricultural land and/or strategic industry.</p> <ul style="list-style-type: none"> • New Rural Smallholding zoning proposals should be located where electricity utilities can be supplied and not encroach upon priority agricultural land and/or strategic industry. • Identify the areas/districts where tree farming is most suitable and implement controls in the planning framework to ensure they are suitably developed and managed (fire management, vermin proof fencing, heavy vehicle road access and contributions towards road upgrades etc.).
Position Statement - Renewable energy facilities	<p>The key intent of the Position Statement is to facilitate growth of the evolving renewable energy industry in Western Australia through implementation of policy measures via planning instruments administered by local government.</p> <p>The Position Statement will apply to the redevelopment of existing, as well as new renewable energy facilities. The Position Statement supports the State Government's <i>State Energy Transformation Strategy (March 2019)</i> to maintain a secure and reliable electricity supply and reduce energy sector emissions.</p>	<ul style="list-style-type: none"> • Large renewable energy facilities should be located close to the network grid and preferably on cleared rural land with low agricultural value. • Broadly, areas with high visual landscape and environmental values will be deemed unsuitable for large scale renewable energy facilities.
Position Statement - Workforce accommodation	<p>The Position Statement outlines the development requirements for workforce accommodation under the <i>Planning and Development Act 2005</i> and associated regulation; and provides guidance to local governments on the role of the local planning framework in the planning and development of workforce accommodation.</p> <p>In certain circumstances the development of workforce accommodation shall be governed by the <i>Mining Act 1978</i> and/or State Agreement Acts.</p>	<ul style="list-style-type: none"> • Land use flexibility should be provided to allow for appropriately planned workforce accommodation developments required to service agriculture, mining and other existing and emerging industries. • Notwithstanding the above, workforce accommodation should, where feasible, be established in the Shire's main settlement areas. • The development of workforce accommodation should be serviced by reticulated utility services (i.e. electricity, water, sewer).

Position Statements and Guidelines	Overview	Strategy Implications and Responses
		<ul style="list-style-type: none"> • The development of workforce accommodation in the Williams townsite should occur outside of identified flood hazard areas.
Position Statement - Residential Accommodation for Aging Persons (2020)	The Position Statement outlines the requirements to support the provision of residential accommodation for ageing persons within Western Australia. It seeks to achieve consistent planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.	The planning framework should provide flexibility in land use to support the delivery of accommodation for aging persons in the primary townsites.
Position Statement - Planning for Tourism and Short-term Rental Accommodation	This Position Statement guides the appropriate location and management of tourism and short-term rental accommodation land uses through the planning framework. It is intended that it facilitate acceptable development of new and evolving tourism opportunities; support the provision of high amenity tourism areas; and deliver land use planning outcomes which assist to manage the effect of short-term rental accommodation on local housing markets.	<p>The planning framework should:</p> <ul style="list-style-type: none"> • encourage a range of tourist accommodation, including short-term rental accommodation, choices and experiences as required; • encourage sustainable ecotourism that recognises and complements Western Australia's unique and sensitive natural environment, heritage and Aboriginal culture; and • promote the location of tourist accommodation in areas with the highest tourism amenity (for example beach access, views, facilities, availability of services) and adequate separation from, or management of, any interface with residential land uses.
Position Statement - Dark Sky and Astrotourism	<p>The Position Statement outlines the provision and designation of dark sky locations, and the subdivision and development implications throughout Western Australia. The Position Statement seeks to:</p> <ul style="list-style-type: none"> • Preserve and protect the night sky for future generations. • Minimise light and dust pollution. • Establish a set of dark sky principles to be implemented through land use planning mechanisms. 	The planning framework may provide for the introduction of land uses relating to astrotourism.

Position Statements and Guidelines	Overview	Strategy Implications and Responses
	<ul style="list-style-type: none"> Facilitate astrotourism through flexible local planning frameworks. 	

2.1.6 Other relevant State or regional strategies, plans and policies

Other State or regional strategies, plans and policies that have relevance to, and implications for, the Strategy are outlined below.

Table 5: Other relevant state or regional strategies, plans and policies

Overview of relevant state or regional strategies, plans and policies	Strategy Implications and Responses
<p><i>Wheatbelt South Sub-Regional Economic Strategy (Wheatbelt Development Commission, March 2014)</i></p> <p>The Wheatbelt South Economic Strategy provides economic analysis and evidence-based guidance to assist in investment and decision making, with relevance to local planning. The Strategy also establishes a framework for the promotion and facilitation of economic and population growth across all towns in the Sub-region.</p>	<p>The economic strategy sets out several economic development actions relevant to the planning framework for each local government, including:</p> <p><u>Wagin</u></p> <ul style="list-style-type: none"> <i>Aerodrome project development, including provision for residential, commercial and recreational land use.</i> <i>Support the modification of the Shire's Planning Policy to enable renewal of heritage buildings for retail and commercial occupancy.</i> <i>Site identification to continue development of aged care units, including attraction initiatives for 'Lifestyle Village' development.</i> <i>Investigate potential tourism projects, notably caravan park redevelopment.</i> <p><u>West Arthur</u></p> <ul style="list-style-type: none"> <i>Investigate and support food processing activities.</i> <i>Investigate tourism enhancement projects, including signage to improve walk trails and caravan park redevelopment.</i> <p><u>Williams</u></p> <ul style="list-style-type: none"> <i>Identification of suitable land for residential development and infill.</i> <i>Support the modification of the Shire's Planning Policy to enable renewal of heritage buildings for retail and commercial occupancy.</i> <i>Investigate the redevelopment and facilitate upgrades at the recreation centre.</i>
<p><i>Western Australian Climate Policy (November 2020)</i></p>	<p>The Wheatbelt Region, particularly Wagin, West Arthur and Williams, shall play a role in assisting the State's goals to continue to adapt to climate change. The Strategy Area's</p>

Overview of relevant state or regional strategies, plans and policies	Strategy Implications and Responses
<p>The Western Australian Climate Policy sets out the State Government's plan for a climate-resilient community and a prosperous low-carbon future. The policy underscores a commitment to adapting to climate change and working with all sectors of the economy to achieve net zero greenhouse gas emissions by 2050.</p> <p>The policy sets out the high-level priorities the State Government will implement to support a more climate-resilient community.</p>	<p>planning frameworks should seek to enable the development of low-carbon industries and the transformation of the energy generation network, while also supporting the storage of carbon and the ongoing care for our landscapes.</p> <p>The Strategy Area is likely to see new opportunities in the form of evolving agricultural industries seeking to reduce carbon impacts; the rise of renewable energy projects seeking to feed into the south-west interconnected electricity network; and proposals for farms to integrate environmental plantings into existing farming systems for land management and carbon sequestration purposes. Meanwhile, local transport and energy generation transition is also likely to evolve, an example being the growth of hybrid and microgrid electricity generation systems to shift to off-grid renewable energy power solutions which reduce carbon emissions and energy costs.</p>

2.2 Local planning framework

2.2.1 Strategic Community Plan

Each Shire has adopted a strategic community plan identify goals and outcomes of relevance to land use planning. The below tables provide an overview of each strategic community plan, highlight activates, goals and objectives which have implications for strategic planning.

Strategic Community Plan Summary

Table 6: Wagin 2020-2030

Key activities/Goals	Outcomes Relevant to Planning	Strategy Implications and Responses
<i>Economic Development</i>	<ul style="list-style-type: none"> <i>Further planning and development of facilities at the Aerodrome.</i> <i>Support the attraction and retention of small business and housing of key workers in the region.</i> 	<ul style="list-style-type: none"> The Shire's local planning framework must be positioned to support the ongoing operation of the airfield, limiting encroachment by incompatible land uses, while providing flexibility to support complimentary development. The planning framework should provide for the delivery of accommodation for new permanent residents and a seasonal workforce.
<i>Buildings and Infrastructure</i>	<ul style="list-style-type: none"> <i>Development of CBD.</i> <i>Plan for the future accommodation of tourist attractions.</i> <i>Investigate truck parking and showering facility in Wagin.</i> <i>Collaborate with Co-Operative Bulk Handling for restricted</i> 	<ul style="list-style-type: none"> The local planning framework should incorporate zoning and development provisions which: <ul style="list-style-type: none"> encourage the activation of underutilised sites and buildings in the town centre; support streetscape improvements; and

Key activities/Goals	Outcomes Relevant to Planning	Strategy Implications and Responses
	<i>access vehicle upgrades, to improve management of heavy haulage traffic on the Shire's road network.</i>	<ul style="list-style-type: none"> ○ allow for a diverse range of businesses. • Ensure the local planning framework provides zoning and land use provisions which support opportunities for new tourism ventures. • Ensure the local planning framework provides for commercial vehicle parking in appropriate locations.
<i>Community Services and Social Environment</i>	<i>Support development initiatives for housing options for residents from all age groups.</i>	<i>Ensure the local planning framework supports a range of housing related land uses in suitable locations.</i>
	<i>Finalise Sport and Recreation Facility Master Plan including the Community Recreational Hub.</i>	<i>The master plan should guide the progression of the local planning framework to enable the delivery of community, sport and recreation facilities.</i>
<i>Town and Natural Environment</i>	<i>Continue improvements to town CBD amenity</i>	<i>The local planning framework should provide development provisions which support improvement to townscape amenity, including increasing the green tree canopy.</i>

Table 7: West Arthur 2017-2027

Key activities/Goals	Outcomes Relevant to Planning	Strategy Implications and Responses
<i>The Shire of West Arthur will be a safe and enabling place to live with a strong sense of identity and a thriving, active culture.</i>	<ul style="list-style-type: none"> <i>Seniors will be valued, and their needs met to enable them to stay in the Shire and participate in the community for as long as they desire.</i> <i>Affordable housing will be available to enable people to live in our community.</i> <i>A range of health and support services will be available to all in the community.</i> 	<ul style="list-style-type: none"> The local planning framework should facilitate the provision of range of housing types supporting all segments of the community, with a focus on facilitating opportunities for aging in place. Ensure the planning framework provides for the number of health services available to be maintained or increased.
<i>The Shire of West Arthur will be a vibrant, sustainable and growing community with active business and agricultural sectors and well-maintained infrastructure.</i>	<ul style="list-style-type: none"> <i>Light industrial land and infrastructure will be developed to promote light industry development.</i> <i>Support approaches to eco-tourism and tourism development.</i> <i>There will be a range of short stay accommodation options for visitors to use encouraging them to stay in and explore the Shire.</i> <i>There will be a range of residential and lifestyle options available.</i> 	<ul style="list-style-type: none"> Provide opportunities for the expansion of industrial land east of Darkan between Coalfields Road and Growden Place. The planning framework should facilitate the development of range of tourism land uses, with flexibility in rural zones to allow for uses such as nature based camping and short-term rental accommodation in appropriate locations. Planning for the Shire should support a diverse accommodation offering for visitors including short-term accommodation land uses such as, caravan park, nature-based camping, holiday house, tourist development, etc. The local planning framework should facilitate the provision of range of residential accommodation options, including accommodation to support seasonal workers and those who may be temporarily employed on other projects (infrastructure, mining, etc.).
<i>The Shire of West Arthur will have well maintained infrastructure that supports the community and the economy.</i>	<ul style="list-style-type: none"> <i>Complete townscape projects to continue to improve the appearances of townsites and localities.</i> <i>Review, amend and implement the town planning scheme and policies to ensure any planning and development is appropriate through the Shire.</i> 	<ul style="list-style-type: none"> The local planning framework should incorporate zoning and development provisions which: <ul style="list-style-type: none"> encourage the activation of underutilised sites and buildings in the town centre; support streetscape improvements; and allow for a diverse range of businesses. The Shire's local planning framework is reviewed and updated to ensure

Key activities/Goals	Outcomes Relevant to Planning	Strategy Implications and Responses
		consistency with State planning legislation and policy, community aspirations, emerging trends and associated demand.
<i>The Shire of West Arthur will maintain its natural biodiversity and built heritage, and ensure responsible land and water use to preserve the environment for future generations.</i>	<ul style="list-style-type: none"> <i>Biodiversity and protection of bushland will be considered as part of all land use applications and developments.</i> <i>Sustainability of rural operations and economic viability.</i> 	The local planning framework, including reserve and zoning classifications and use of land, shall prioritise the maintenance of biodiversity and environmental qualities of land.
<i>Through strong leadership and responsible, ethical management the best outcomes will be achieved in partnership with the people of the Shire.</i>	<ul style="list-style-type: none"> <i>Compliance with regulations and best practice standards will drive good decision making by staff and Council.</i> <i>Community engagement strategies will be integrated into planning and decision making.</i> 	The Shire's local planning framework is reviewed and updated consistent with the requirements of State legislation and shall be guided by community engagement policy.

Table 8: Williams 2022 - 2032

Key activities/Goals	Outcomes Relevant to Planning	Strategy Implications and Responses
<i>To support industry and business development through the development of sustainable infrastructure and investment opportunities.</i>	<ul style="list-style-type: none"> <i>Develop infrastructure and investment that is sustainable and an ongoing legacy to the Shire.</i> <i>To have appropriate levels of housing to cater for population retention and growth.</i> 	<ul style="list-style-type: none"> The local planning framework should implement land uses zoning and development provisions which: <ul style="list-style-type: none"> support the delivery of accommodation for new permanent residents, visitors and a seasonal workforce; supports the establishment of Brooking Street as a main street to attract visitors; promotes the ongoing development of the industrial estate; and considers appropriate locations for future urban expansion of the Williams townsite, particularly for residential purposes.
<i>To be a safe and welcoming community where everyone is valued and has the opportunity to contribute and belong.</i>	<ul style="list-style-type: none"> <i>To provide community infrastructure and facilities that meet the needs of the population.</i> <i>To support a safe and healthy community with a strong sense of community pride.</i> 	<ul style="list-style-type: none"> The local planning framework should provide opportunities for the upgrade and expansion of community infrastructure and services. Support health service provision to meet the ongoing needs of the community by ensuring that zoning and

Key activities/Goals	Outcomes Relevant to Planning	Strategy Implications and Responses
	<ul style="list-style-type: none"> <i>To recognise the vibrant history of the Shire and its rich, varied cultural heritage and natural environment is valued, respected, promoted and celebrated.</i> 	<p>land use permissibility facilitates health-related activities.</p> <ul style="list-style-type: none"> Review the local planning framework to ensure cultural heritage is preserved and celebrated. Provide opportunities to leverage heritage and cultural asset to support tourism.
<p><i>To have a balanced respect for our natural assets and built environment, maintaining our lifestyle, values and community spirit.</i></p>	<ul style="list-style-type: none"> <i>To enhance, promote, rehabilitate and leverage the natural environment so it continues to be an asset to the community.</i> <i>Natural assets and public open spaces are accessible, well utilised and managed.</i> <i>To have safe and well-maintained transport network that supports the local economy.</i> <i>Recognising and implementing sustainability measures.</i> 	<ul style="list-style-type: none"> The planning framework should identify flood prone areas of the townsite and introduce mitigation measures where required. Facilitate a walking trail from Williams Lions Park to Williams Nature Reserve if Council deems feasible. Investigate opportunities for establishment of waste facilities to support the region. The local planning framework, including reserve and zoning classifications and use of land, shall prioritise the maintenance of biodiversity and environmental qualities of land.
<p><i>To have a shire council that is an innovative, responsive partner to the community with strong civic leadership engaging in effective partnerships which reflect the aspirations of the community as a whole.</i></p>	<ul style="list-style-type: none"> <i>The Shire is efficient in its operations; actively listens to the community and anticipates and responds to the community needs.</i> <i>The revenue needs of the Shire are managed in an equitable, proactive and sustainable manner.</i> <i>Effective collaboration and shared services with other relevant Local, State and Federal Government agencies, industry and community organisations.</i> <i>A strategically focused, unified Council functioning effectively ensuring compliance within the regulatory framework.</i> 	<ul style="list-style-type: none"> Ensure the planning framework is reviewed and updated to be consistent with State legislation and policy. Maximise and leverage grant funding opportunities which support land use planning outcomes.

2.2.2 Local planning schemes

Shire of Wagin

The Shire of Wagin Local Planning Scheme No. 2 (Wagin Scheme 2) was gazetted in 1999, undergoing amendment on four occasions since.

The Scheme was amended in 2017 to broadly conform with the Model provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Shire of West Arthur

The Shire of West Arthur Local Planning Scheme No. 2 (West Arthur Scheme 2) was gazetted in 2007. The Scheme has been amended once, in 2012, to introduce and define several additional land uses.

In 2022 the Shire of West Arthur undertook a review of Local Planning Scheme No. 2. The Western Australian Planning Commission supported the Shire's findings that a new local planning strategy be prepared and Local Planning Scheme No. 2 updated to be consistent with *Planning and Development (Local Planning Schemes) Regulations 2015* by way of an omnibus amendment.

Shire of Williams

The Shire of Williams Local Planning Scheme No. 2 (Williams Scheme 2) was gazetted in 1994 and, has been amended on 18 occasions since.

In 2020 the Shire undertook a review of Local Planning Scheme No. 2. The Western Australian Planning Commission supported the Shire's review findings that the local planning scheme should undergo amendment to be consistent with *Planning and Development (Local Planning Schemes) Regulations 2015*.

2.2.3 Local planning policies

Local planning policies can be prepared in accordance with Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in respect of a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area. An overview of the local planning policies in operation within each shire and implications for the Strategy is outlined below.

Shire of Wagin

The Shire of Wagin has adopted 16 local policies into its policy manual to control planning and development proposals. The Shire's most recently adopted local planning policy was prepared in 2015 to address the development of outbuildings in the Wagin Townsite, while the oldest dates to 1999.

The Shire's local planning policies in many instances are no longer consistent with the State's overarching planning framework, with several relating to development types which broadly do not require development approval through the operation of cl. 61 of the Deemed Provisions for local planning schemes under the *Planning and Development (Local Planning Schemes) Regulations 2015*. Meanwhile, other policies seek to address matters which may be better regulated through the application of current State Planning Policy.

The Shire's policy framework has evolved over time to address matters which might otherwise be better controlled through contemporary development requirements in Wagin Scheme 2. A comprehensive review of the Shire's local planning policies is required to

ensure all policies do not duplicate existing State Planning Policy or legislation; are consistent with the Scheme, including Deemed Provisions; and are necessary to control future anticipated development.

Shire of West Arthur

The Shire of West Arthur undertook a review of its policy framework in September 2022. A new local policy manual was adopted by Council in May 2023, establishing three local planning policies. Two additional local planning policies have also been prepared.

The Shire's local planning policies address the following matters:

- clarifying what forms of development require Council's approval;
- establishing planning requirements for rural sheds;
- establishing the Shire's Heritage List and relating development requirements to ensure the conservation of heritage;
- guidance for the development of residential outbuildings; and
- guidance for the development of windfarms in appropriate locations.

The Shire's local planning policies address contemporary planning matters and provide clarity to the public on development requirement relevant to the local government area. Local Planning Scheme No.2 could elevate the planning policy requirements by updating the supplemental provisions with detail to compliment the matters relating to the need, or otherwise, for development approval.

Shire of Williams

The Shire of Williams adopted its policy framework in May 2018, with a review conducted in April 2021. The Policy Manual establishing three local planning policies to address:

- the development of outbuildings in the Residential zone;
- the development of relocatable dwellings;
- the use of sea containers and transportable structures.

The Shire's outbuildings policy provides alternative deemed to comply requirements to those specified by the Resident Design Codes, allowing for the development of an outbuilding to occur without the need for development approval where it is in line with the policy. This policy is largely consistent with the broader planning framework.

The current policies that relate to relocatable dwellings and sea containers and transportable structures require review, and potentially supporting detail to be included in Williams Scheme 2, to ensure that they are consistent with cl. 61 of the of the Deemed Provisions for local planning schemes under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2.2.4 Structure plans

Structure plans can be prepared in accordance with Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for land within the Scheme area. A structure plan provides the basis for zoning and subdivision of land.

The Shires of Wagin and West Arthur have no active structure plans. An overview of the current structure plans in the Shire of Williams, and the implications of these are provided in Table 9.

Table 9 - Shire of Williams Structure plans

Name	Purpose	Strategy Implications and Responses
Portion of Lot 12070 Albany Highway - Outline Development Plan (ODP)	The ODP was endorsed on 29 April 2010. It provides for the creation of 43 residential and rural residential lots immediately south-west of the Williams townsite.	The ODP is a dated planning instrument, providing only high-level development guidance. Development of the land is likely to require further guiding studies, while the delivery of reticulated services may also be required. The ODP will expire on 19 October 2025.
Lots 51 and 52 Eddington Road – Outline Development Plan	The ODP was endorsed on 4 June 2008 following Amendment No. 13 to the Shire of Williams Local Planning Scheme No. 2. It provides for the creation of as many as 134 residential and rural residential lots adjacent the Williams townsite.	The ODP is a dated planning instrument, providing only high-level development guidance. Detailed studies may be required to be undertaken to support ongoing development of the land in the future. The provision of reticulated services will also likely be necessary. The ODP will expire on 19 October 2025.

2.2.5 Other relevant strategies, plans and policies

From time to time each Shire may prepare other strategies, plans and policies which are relevant to land use planning and development. An overview of other relevant strategies, plans and policies, along with their potential implications for land use planning are provided in Table 10.

Table 10: Other relevant strategies, plans and policies

Other relevant strategies, plans and policies	Overview	Strategy Implications and Responses
4WDL Key Worker Housing Analysis 2023 and Local housing Plans and Key Worker Housing Investment Concepts	<p>The 4WDL local government alliance (Shires of Wagin, West Arthur, Woodanilling, Williams, Dumbleyung and Lake Grace) has commissioned this work to understand and identify solutions to supply suitable housing to meet the demand from key workers.</p> <p>The documents define key workers as: <i>"Anyone employed or self-employed to undertake a role in childcare, retail, service industry, tourism and agricultural workforces either for the public service, or private business which contributes to the economy".</i></p> <p>The Key Worker Housing Analysis establishes the scale of demand for purpose-built and appropriate key worker housing, in the context of economic growth, and reveals a lack of accommodation to support lone, small and aged households. The projected demand</p>	<p>While broadly speaking there is sufficient zoned residential land in each of the shires to cater for existing and future population needs, it is recognised that providing suitable housing for workers and small households is challenging.</p> <p>As noted by the Key Worker Housing Analysis document, <i>"construction feasibility analysis confirms that most towns within the 4WDL Region experience a failure of the private market to deliver housing to the extent that justifies public sector intervention."</i></p> <p>To assist to address the housing issues identified, the planning framework should provide flexibly to allow for a diverse</p>

Other relevant strategies, plans and policies	Overview	Strategy Implications and Responses
	<p>is 2.5 times greater than current building trends. The expansive land area of the 4WDL region, combined with the comparatively small size of many communities, impacts the viability (and interest) of private housing construction and supply.</p> <p>The report identifies a limited number of priority sites that are undeveloped, unconstrained, and suitable for short-term housing investment. Longer-term development potential is discussed for vacant and adequately serviced residential land, plus peripheral rural residential zoned land, subject to planning processes, extension of services, improved townsite servicing capacity and addressing individual site constraints.</p>	<p>range of housing typologies to be delivered, while also supporting efforts to for the renewal of the existing underutilised dwelling stock.</p>
<p>Wagin Economic Development Strategy - Draft Synopsis of Strategic Initiatives (January 2013)</p>	<p>The Shire's draft list of strategic economic initiatives sets out several development priorities to provide for economic growth and development. Broadly, initiatives relevant to land use planning seek to advance development relating to the following:</p> <ul style="list-style-type: none"> • <i>the aerodrome precinct;</i> • <i>CBD heritage rejuvenation;</i> • <i>caravan park upgrades;</i> • <i>water harvesting;</i> • <i>medical, health and aged care services;</i> • <i>affordable housing;</i> • <i>youth employment;</i> • <i>food and fibre hub;</i> • <i>waste management;</i> • <i>aquaculture;</i> • <i>indigenous perspective; and</i> • <i>visitors and tourists.</i> 	<p>The Shire's planning framework should advance the implementation relevant economic development initiatives confirmed as being in the interest of the Shire. Of particularly relevance shall be:</p> <ul style="list-style-type: none"> • land use planning outcomes for the Wagin airfield; • putting in place measures to support physical improvements to benefit local amenity and vibrancy in the Wagin townsite; • providing for a range of accommodation options for visitors and tourists, particularly within the Shire's existing caravan park site; • putting in place zoning and development provisions which support the improvement and expansion of the existing housing stock; and • putting in place zoning and development provisions which support the diversification of agricultural industry.

Other relevant strategies, plans and policies	Overview	Strategy Implications and Responses
<p>Shire of West Arthur Economic development Strategy 2023-2033</p>	<p>The Economic Development Strategy seeks to set out initiatives to assist the Shire to become a destination of choice for business, lifestyle, tourism and investment.</p> <p>The main priorities identified by the Shire relevant to land use planning are:</p> <ul style="list-style-type: none"> • a desire to implement placemaking and activation initiatives in Darkan; • the provision of infrastructure which will meet the needs of the community and support local amenity and liveability; • tourism development which leverages the Shire's natural and heritage assets; and • support industry diversification. 	<p>The local planning framework should assist to support the Shire to achieve the objectives of its Economic Development Strategy, with a focus on:</p> <ul style="list-style-type: none"> • ensuring that planning aids and guides physical improvements to benefit local amenity and vibrancy in the Shire's townsites; • supporting the delivery and upgrade of critical infrastructure, particularly housing and digital infrastructure; • providing opportunities for the growth of the tourism industry, including the provision of new accommodation and attractions; • providing for the delivery of new industrial sites; • leveraging while also protecting local heritage.
<p>Our Plan to develop the Hotham Williams Regional Economy (June 2016)</p> <p>(Economic Development Implementation Strategy for the Hotham Williams Region)</p>	<p>This regional economic plan has been prepared by the Hotham Williams Economic Development Alliance. While not prepared by the Shire of Williams specifically, it assists to outline potential strategies for the advancement of the local economy. Broadly it identifies actions to:</p> <ul style="list-style-type: none"> • increase the critical mass and diversity of residents in communities; • promote better population and worker retention, including both youth and aged cohorts; • better leverage access to Albany Highway to promote transport and logistics; • promote revitalisation of major town centres including leveraging built heritage; • encourage greater tourist visitation and associated economic activity in the region; and 	<p>Broadly, the Shire of Williams local planning framework can assist to promote some of the outcomes sort by the regional economic plan by:</p> <ul style="list-style-type: none"> • providing land use and development provisions which support the diversification of the agricultural economy; • contemplating the workforce accommodation land use in appropriate locations; • providing for a range of tourism and short-stay accommodation land uses; and • promoting the ongoing uptake of industrial land in the new industrial estate south of Williams.

Other relevant strategies, plans and policies	Overview	Strategy Implications and Responses
	<ul style="list-style-type: none"> increase supplies of appropriate and affordable housing. 	
Wagin Airfield Study (2011)	<p>In 2010, the Shire of Wagin was awarded a Regional Airports Development Scheme (RADS) grant to develop an Airfield Masterplan.</p> <p>The Wagin Airfield Study was prepared to outline the initial findings of investigations into the aerodrome, its linkages to the community and the potential of the airfield to support and develop the community.</p> <p>Broadly, the study recommends:</p> <ul style="list-style-type: none"> various runway and aviation infrastructure upgrades; the provision of sewerage infrastructure; that the continued operation of the aerodrome be provided protection through land use planning controls; the promotion of fly-in fly-out tourism; and the Shire consider the development of a residential airport. 	<p>The Wagin Aerodrome serves as an important potential commercial point of difference between the Shire and neighbouring local government areas. Accordingly, land use planning actions should ensure that aviation activities on the site are protected from incompatible development into the future.</p> <p>The Shire of Wagin may wish to support the development of an 'airport' through its planning framework. This may include the preparation of a local development plan and/or draft design guidelines to ensure that development is undertaken in accordance with the principles of orderly and proper planning.</p>
Wagin Townsite Flood Study/Wagin Industrial Area Flood Study (2008)	<p>The Wagin Townsite and Industrial Area Flood studies were undertaken by the Department of Water in 2008. These investigations were conducted to address the potential flooding impact caused by overflows from the Dorderyemunning Creek, Coblinine River and Wagin Lake.</p> <p>Both documents make recommendations in order to reduce the flood risk to existing and future development in Wagin, including floodplain management measures, being:</p> <ul style="list-style-type: none"> appropriate land use planning - zoning restrictions according to flood risk; development and building controls setting minimum habitable floor levels, floodproofing and house raising; the provision of infrastructure for flood storage and conveyance; and emergency response measures, including flood forecasting, flood 	<p>The Shire of Wagin Local Planning Scheme No. 2 acknowledges some of the existing flood risks by indicating at risk areas on the Scheme Map. However, Scheme 2 does not implement specific controls to ensure development mitigates flood risks, stating only that <i>"the local government may impose conditions of development approval to ameliorate any potential flood and/or inundation risk"</i>.</p> <p>The Shire, with advice from the Department of Water and Environmental Regulation shall seek to investigate detailed land use planning controls to mitigate flood impacts through its local planning scheme.</p>

Other relevant strategies, plans and policies	Overview	Strategy Implications and Responses
	warning, evacuation and recovery plans.	
Shire of West Arthur Water Supply Security Strategy (2022)	<p>The Shire of West Arthur's community sees water security as a significant issue for rate payers. The Water Supply Security Strategy has been prepared with a view to securing water resources to ensure retention of population; ensure agriculture remains the main economic activity of the district; and identify opportunities to minimise the financial impact to ratepayers.</p> <p>The main objectives for the water strategy include:</p> <ul style="list-style-type: none"> • <i>An estimate of water demand for a 10-year planning horizon (to 2030).</i> • <i>An audit of current available water supplies including identification of known ground water and surface water supplies and the amount of water that could be drawn from these supplies.</i> • <i>Identification of areas where water supplies need to be developed.</i> • <i>Identification of alternate water supply options.</i> • <i>A proposed plan for development of additional water supplies.</i> 	<p>Declining rainfall is a challenge for all Wheatbelt communities and, should a drying trend persist, could present water supply issues if water resources are not managed appropriately.</p> <p>The planning framework should seek to ensure that water resources, particularly those potable sources which supply townsites, are protected and appropriately managed to ensure the ongoing sustainable development of the Shire.</p> <p>To support a sustainable water supply the planning framework may look to implement planning measures to support:</p> <ul style="list-style-type: none"> • water use efficiency; • where appropriate, the construction of rural dams to support farming operations; and • the expansion of the reticulated water network.
Shire of West Arthur Draft Biodiversity Strategy (2024)	<p>The Draft Biodiversity Strategy seeks to establish a comprehensive framework for the protection, enhancement, and sustainable management of local biodiversity.</p> <p>It aligns biodiversity conservation with regional economic and cultural priorities, and underscores the importance of sustainable land management, heritage preservation, and community health.</p> <p>It is a guiding document to prioritise natural area protection through retaining, protecting and enhancing natural areas.</p> <p>It also seeks to adapt to climate challenges through increasing resilience of ecosystems, water and agricultural land; and support and promote sustainable land management practices.</p>	<p>The Draft Biodiversity Strategy includes multiple outcomes and strategies which are consistent with the State planning framework and this Local Planning Strategy, including:</p> <ul style="list-style-type: none"> • Protection of natural assets, biodiversity, threatened flora and fauna, water resources, and night/dark skies. • Consideration of biodiversity in all development applications. • Investment in sustainable water security. • Development of tourist trails.

Other relevant strategies, plans and policies	Overview	Strategy Implications and Responses
		<ul style="list-style-type: none"> • Provision of an effective waste management service.

2.3 Local government profile

2.3.1 Demographic profile and population forecast

Strategy Area and surrounds

The Shires of Wagin, West Arthur and Williams in the 15 year period incorporating the 2006, 2011, 2016 and 2021 Census years had a relatively stable population. Over the period there was a total loss of 12 persons, with a combined population of 3,555 in 2021.

The Shire of Williams experienced growth at 1% per annum adding 158 persons for a 2021 population of 1,021 persons. The Shire of Wagin experienced slight decline of -0.3% per annum for a 2021 population of 1,761 persons. The Shire of West Arthur saw the net loss of 78 people between 2006 and 2021 for a population of 773 persons.

For comparison, it is noted that surrounding Shires largely had stable populations, though some standout growth was experienced in the Shires of Wandering (50% population growth), Boddington (23% population growth), and Boyup Brook (23% population growth).

Shire of Wagin

The Shire of Wagin's population is generally concentrated in the Wagin townsite. Over 74% of the population lives in town for a population of 1,311 persons, the highest townsite population of the three Shires. The Wagin townsite is the only settlement in the Shire and the seventh largest in the Wheatbelt region. The townsite is centrally located, with most properties in the Shire located within 25km of town. Narrogin and Katanning are the nearest major centres, while Dumbleyung approximately 35 kilometres to the east provides limited services which may attract some of the Shire's eastern residents.

Key statistical observations for the Shire of Wagin at the 2021 census when compared with State averages include:

- A median age of 49, compared with the State's median age of 38.
- Aboriginal and/or Torres Strait Islander people make up 2.8% of the population, compared with 3.3% for the State.
- The average household size is 2.2 people, compared with 2.5 for the State.
- More than 27% of the population is aged over 65 years, compared with up 16% for the State.
- The labour force participation rate is 51%, compared with 64% for the State.
- Higher employment rates in agriculture, aged care services and local government administration sectors.

Shire of West Arthur

The Shire of West Arthur has the most dispersed population of the three shires with only 25% of people living in the main townsite of Darkan, which has a population of 194 persons.

The remaining population is dispersed in various smaller gazetted townsites and the surrounding hinterland. Darkan's population has remained relatively stable over the previous 15 year period, with a net loss of seven people over this time. Meanwhile the Shire has seen the population decrease by 78 people over the same period.

Darkan is not centrally located within the Shire, with people located in the Shire's southern and western locales potentially better serviced by other towns including Collie, Kojonup and Williams.

Key statistical observations for the Shire of West Arthur at the 2021 census when compared with State averages include:

- A median age of 50, compared with the State's median age of 38.
- Aboriginal and/or Torres Strait Islander make up 3.5% of the population, compared with 3.3% for the State.
- The average household size is 2.2 people, compared with 2.5 for the State.
- More than 20.5% of the population is aged over 65 years, compared with up 16% for the State.
- The labour force participation rate is 60.7%, compared with 64% for the State.
- Higher employment rates in agriculture, local government administration and primary education sectors.

Shire of Williams

The Shire of Williams population is dispersed between the Williams townsite and the Shire's surrounding hinterland, with 41% of the population living in town for a townsite population of 424 persons. The Shire's small townsite of Quindanning, approximately 30km east of Williams, has a population of 43 persons.

The Williams townsite is not central to the Shire, with residents located in the Shire's western areas potentially better serviced by Collie.

Key statistical observations for the Shire of Williams at the 2021 census when compared with State averages include:

- A median age of 41, similar to the State's median age of 38.
- Aboriginal and/or Torres Strait Islander make up 1.8% of the population, compared with 3.3% for the State.
- The average household size is 2.4 people, compared with 2.5 for the State.
- More than 18.8% of the population is aged over 65 years, compared with up 16% for the State.
- The labour force participation rate is 67.5%, compared with 64% for the State.
- Higher employment rates in agriculture, gold mining and primary education sectors.

Population

The WAPC, in its function as the State Demographer, has prepared the Western Australia Tomorrow 12 Population Forecasts (WA Tomorrow No. 12) with population forecasts for Western Australia to 2036. The forecasts predict modest population growth across the three shires to 2036, in its median population model scenario.

The established rate of change and potential population during the 15-year life of the Strategy for each Shire is as follows:

<u>Wagin</u>	Using a rate of change of +16 persons per year, the Shire's population could increase to 2,069 persons.
<u>West Arthur</u>	Using a rate of change of +4 persons per year, the Shire's population could increase to 851 persons.
<u>Williams</u>	Using a rate of change of +7 persons per year, the Shire's population could increase to 1,158.

Modelling by WA Tomorrow No. 12 provides an indication of the potential population scenarios as per Tables 11, 12 and 13 below.

Table 11: Shire of Wagin Population Scenarios – WA Tomorrow

Year	Forecast WA Tomorrow population bands		
	Lower	Central (median)	Upper
2021	1,800 (ABS 1,761)	1,800 (ABS 1,761)	1,800 (ABS 1,761)
2026	1,685	1,885	2,080
2031	1,640	1,950	2,255
2036	1,550	2,005	2,455
Population Difference 2021 (ABS) – 2036 (central band)		+244	
Average annual increase		+16	
Estimated pop. 2040		2,069	Note: calculation prepared to account for the 19 year period 2021-2040.

Table 12: Shire of West Arthur Population Scenarios – WA Tomorrow

Year	Forecast WA Tomorrow population bands		
	Lower	Central (median)	Upper
2021	795 (ABS 773)	795 (ABS 773)	795 (ABS 773)
2026	685	805	920
2031	655	825	995
2036	595	835	1,080
Population Difference 2021 (ABS) – 2036 (central band)		+62	
Average annual increase		+4	
Estimated pop. 2040		851	Note: calculation prepared to account for the 19 year period 2021-2040.

Table 13: Shire of Williams Population Scenarios – WA Tomorrow

Year	Forecast WA Tomorrow population bands		
	Lower	Central (median)	Upper
2021	1,050 (ABS 1,021)	1,050 (ABS 1,021)	1,050 (ABS 1,021)
2026	935	1,075	1,215
2031	895	1,100	1,310
2036	830	1,130	1,435
Population Difference 2021 (ABS) – 2036 (central band)		+109	
Average annual increase		+7	
Estimated pop. 2040		1,158	Note: calculation prepared to account for the 19 year period 2021-2040.

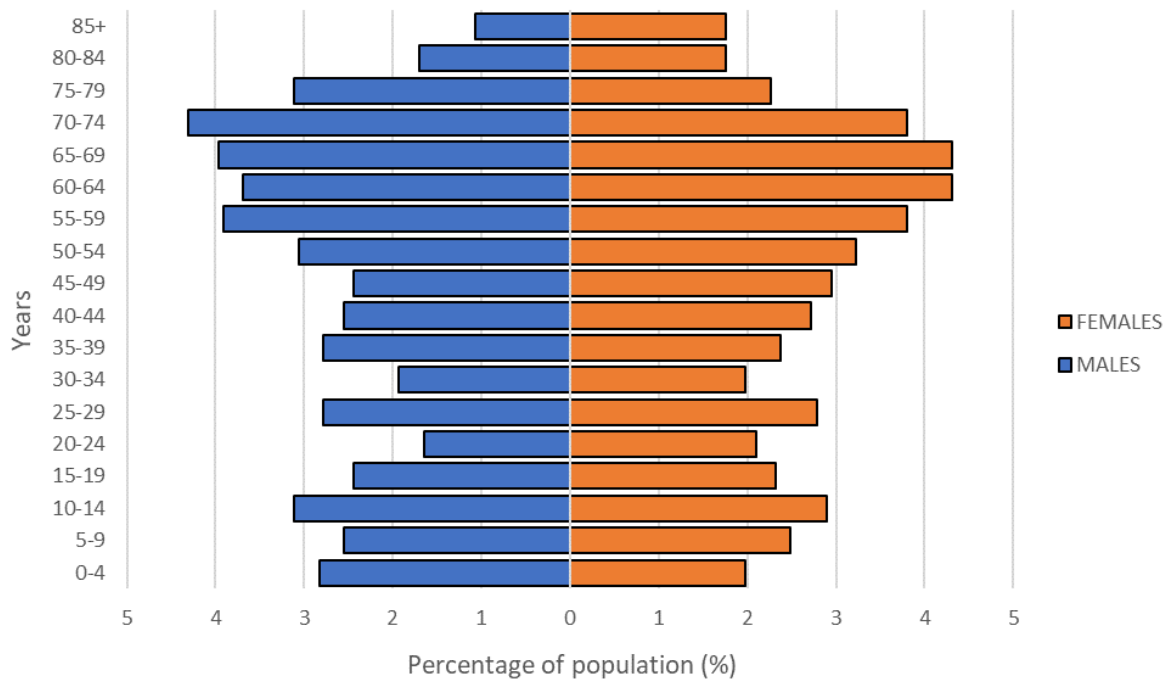
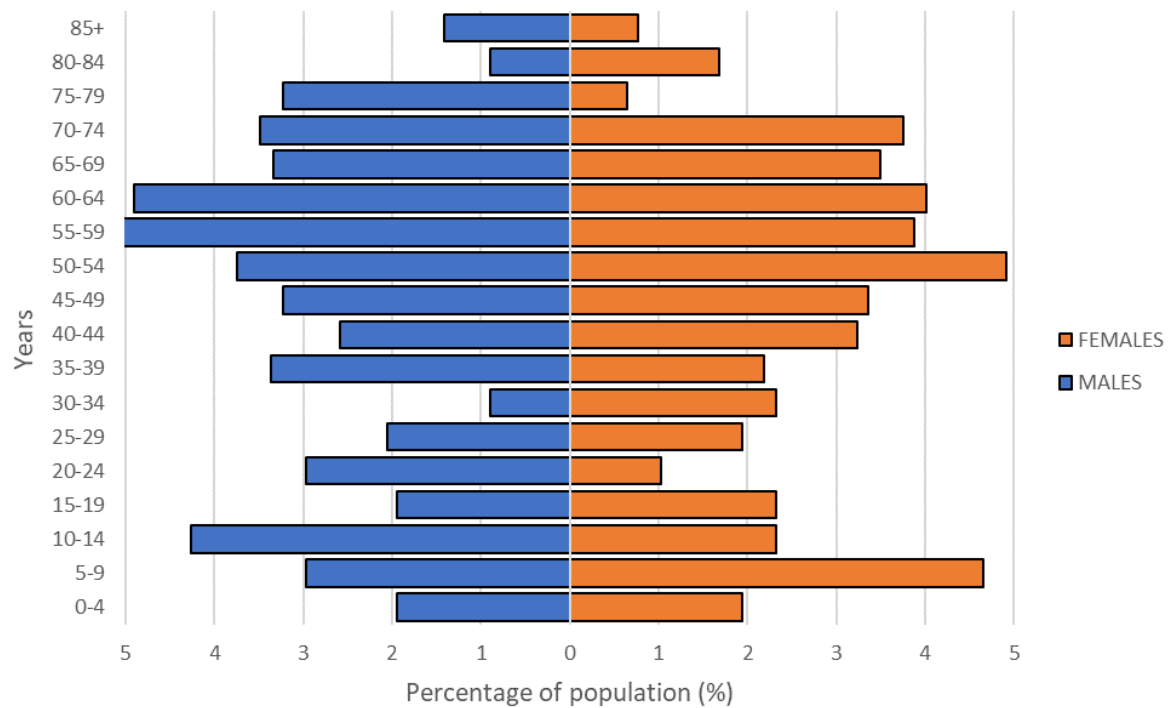
Note: The WA Tomorrow forecast comprises three population model bands; Lower, Central and Upper. The Upper band represents a 10% chance that the population will be more than or equal to the Upper band, and a 90% probability that it will be lower. Conversely, the Lower band represents a 10% chance that the population will be lower or equal to the Lower band, and a 90% chance of it being higher. There is 80% certainty that the actual population will sit between the Upper and Lower bands. The Central band represents the best estimate of the future population based on past trends.

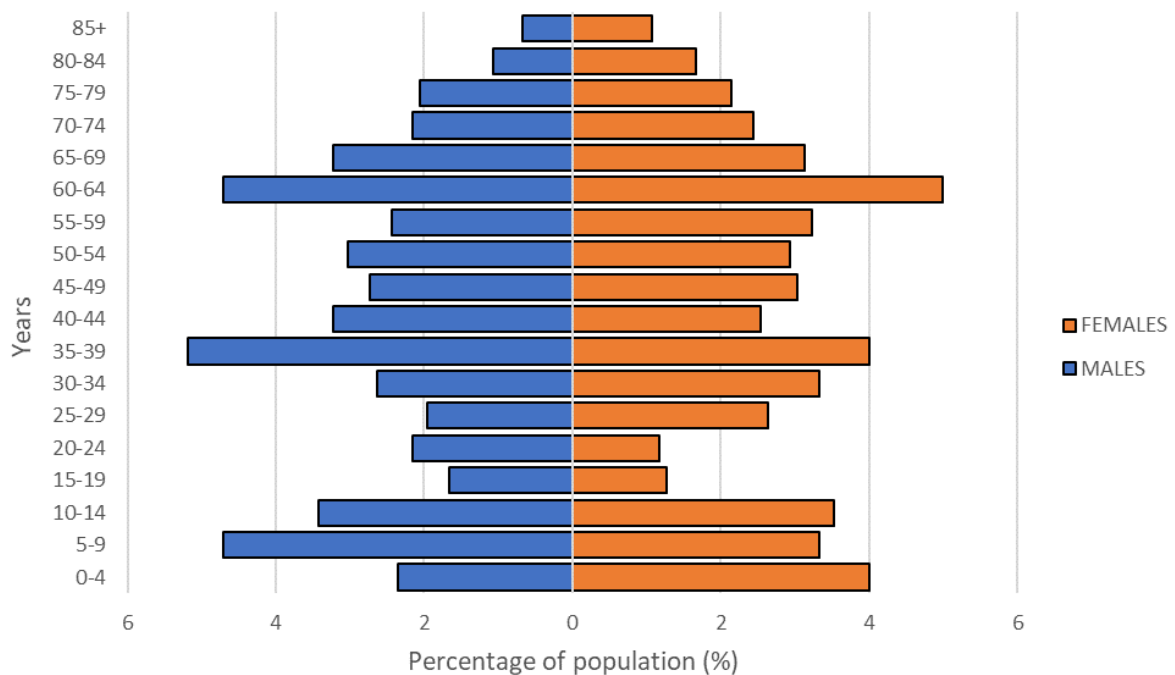
It is important to note that the smaller the population of an area, the greater the variance in the population itself and therefore, the wider the bands.

Age/gender profile

According to the ABS the median age of people in the Strategy Area in 2021 was 47 years. This indicates an aging trend in comparison to the median age of 41 in 2006. Children aged 0-14 years made up 17.2% of the total population, while people aged 65 years and over made up 22.1%.

Graphs 1, 2 and 3 below show that for the population groups between 15-40, particularly in the Shire of Wagin and West Arthur, are underrepresented. This may reflect a demographic trend often observed in regional locations, where younger cohorts leave to seek education and employment opportunities in metropolitan cities following the completion school based education. The Shire of Williams shows a spike in the 35-39 cohort, potentially reflecting a drive-in drive out workforce from Perth and the Boddington mine site.

Graph 1: Wagin - Demographic mix by age and gender 2021 Census**Graph 2: West Arthur - Demographic mix by age and gender 2021 Census**

Graph 3: Williams - Demographic mix by age and gender 2021 Census

Occupation and income profile

The 2021 Census data indicates that across the Shires 1,695 people were employed in the labour force. Of these 58% were employed full time and 30% were employed part-time, meanwhile 3% were unemployed. Of those people in the workforce, 16% worked in “Grain-Sheep or Grain-Beef Cattle Farming”. Other major industries of employment included “Other Grain Growing”, “Primary Education”, “Local Government Administration” and “Sheep Farming (Specialised)”.

The median weekly personal income averaged across the Shires for people aged 15 years and over was \$835. This is slightly less than the Western Australian average of \$848 per week. However, when broken down between each shire, Williams stood out with a median weekly income of \$1,015 compared to Wagin and West Arthur with \$686 and \$804 respectively.

Local Aboriginal community profile

According to the ABS, Aboriginal and/or Torres Strait Islander people made up 2.7% of the population across the Shires in 2021. This is slightly less than the Western Australian representation of 3.3%, and the Australia-wide proportion of 3.2%. The ABS data indicates that the majority of First Nations People live in the primary townsites, except for West Arthur which sees some dispersal of the Aboriginal and/or Torres Strait Islander community.

Strategy Implications

The Shires would benefit from putting strategies in place to stem population outflow. Maintaining and growing the working age population base, particularly those aged between 15 and 40, is critical to maintain vibrant and economically stable towns and communities. Meanwhile, with an aging population, the provision of suitable housing, health and community services is vital into the future.

2.3.2 Dwelling supply/dwelling yield analysis

Table 14 below provides a supply and demand analysis for housing in each Shire. It indicates that, if fully occupied, there is sufficient existing dwelling supply to cater for population change over the life of the Strategy.

Table 14: Existing dwelling supply and demand over life of Strategy

Local Government	No. dwellings as of 2021 Census	No. dwellings required to house 2039 population (based on 2.5 people per dwelling)	Excess/(shortfall) in supply
Wagin	808	949	-141
West Arthur	333	367	-34
Williams	452	512	-60
Total	1,593	1,828	-235

Based on:

- 2.18 people per dwelling in Wagin;
- 2.32 people per dwelling in West Arthur;
- 2.26 people per dwelling in Williams.

It must be acknowledged that the Census data confirms significant underutilisation of the existing housing stock. The statistics show that 15% of dwellings in the Shire of Wagin are unoccupied, 12% were unoccupied in West Arthur, while approximately 20% of all dwellings in Williams were vacant. As a point of comparison, 11% of all dwellings across Western Australia were unoccupied on census night.

The underutilisation of the existing housing stock is a complex issue, and providing housing to support community growth and economic sustainability remains critical. Research commissioned by the 4WDL alliance shows significant unmet demand for accommodation to support lone, small, and aged households, with a critical need for key worker housing.

Dwelling yield analysis

There is adequate zoned residential land available to meet the needs of the Strategy area should there be demand resulting from population growth. The maximum potential dwelling yield, assuming no development constraints, is estimated as follows:

<u>Wagin</u>	The Shire of Wagin has more than 460,000m ² of zoned Residential land available for development. Coded R17.5, this land could provide for an estimated 650 additional residential land parcels.
<u>Williams</u>	The Shire of Williams is estimated to have zoned Residential land available to provide over 300 additional land parcels. Historic planning for much of this land has occurred through the Lots 51 and 52 Eddington Road, Williams and Lot 12070 Albany Highway, Williams Outline Development Plans.
<u>West Arthur</u>	The Darkan townsite includes a single, large land parcel zoned Residential which was approved in 2025 for the creation of 21 lots, with a potential dwelling yield of 26. A further 20 vacant lots are zoned Residential, the majority in private ownership, with a potential dwelling yield of 21. However, some of these lots may be constrained by remnant vegetation and servicing.

Strategy Implications

The above analysis suggests there is insufficient existing dwelling supply to cater for projected population growth by 2040. Furthermore, assuming continued underutilisation of existing dwellings across all three Shires, the shortfall may double.

Underutilisation of the existing housing stock is common across regional localities, with 21% of dwellings outside the Perth metropolitan area unoccupied during the 2021 Census. The likely reasons are varied and may differ from locality to locality. Common reasons include renovation, sale as a vacant possession, tenancy change, travelling homeowners, subject to legal proceedings – a census form for the dwelling was not returned and, with no further information, deemed by the ABS as vacant. Other significant reasons in rural areas include vacant dwellings on rural properties where the landowner has moved into the local town, and dwellings that are no longer habitable.

A complex range of factors compound to discourage investment in the existing housing stock to ensure it remains of a standard suitable for habitation. The Shires of Wagin, West Arthur and Williams can respond to this issue through the local planning framework by seeking to continue to encourage the development of townsites with high levels of community services and amenity, to encourage continued investment in existing dwelling stock.

If the existing dwelling supply is unable to meet forecast demand, Wagin and Williams are well placed to support the delivery of new residential land parcels and the potential estimated net dwelling gain could accommodate populations predicted in the most optimistic scenario of the WA Tomorrow No. 12 forecast. Notwithstanding, development feasibility is impacted by lower land values relative to infrastructure servicing costs, and potential market failure to provide adequate housing where there is a shortfall between the construction cost of a new dwelling and the comparable lower market value of that same built housing product. A whole-of-government response may be necessary to address this.

The Shire of West Arthur's residential land supply is comparatively limited. The Darkan townsite could provide for an additional 109 residents supporting a 2040 population of 882 people, slightly exceeding the predicted median population of 851. Should additional land be required, there is potential for land parcels in Burrowes, Hull and Arthur Streets, and Moodiarrup Road, to be reclassified from Recreation and Open Space reserve to Residential zone; and land in Arthur and Horwood Streets to be reclassified from Industrial to Residential zone (subject to verified demand). Provided servicing requirements can be met, a coding of R10 would yield 25 additional lots to accommodate an additional 58 persons. Additionally, five Rural Residential zoned lots bounded by Moodiarrup Road, Burrowes Street and Johnston Drive, are in single ownership and largely undeveloped. Subject to meeting servicing requirements, this land could support an additional supply of approximately 64 lots, or an additional population of 148 persons, through reclassification to Residential with a R10 coding.

2.4 Community, urban growth and settlement

2.4.1 Housing

Housing across the three Shires comprises primarily of detached dwellings (95.3%). According to the 2021 Census most dwellings have 3 or more bedrooms. There are some

examples of smaller built strata development, primarily to support aged and dependent persons living. These have largely been developed and delivered through local government investment, with Wagin Cottage Homes Incorporated and West Arthur Cottage Homes Incorporated providing smaller scale strata developments as aged housing in both the Wagin and Darkan townsites. The Shire of Williams has also delivered units in the Williams townsite.

All three local governments recognise the need to provide housing and services to support aged and depended persons living through their Strategic Community Plans. Strategic documents prepared by the Wheatbelt Development Commission establish that the projected demand for accommodation to support lone, small and aged households, is 2.5 times greater than current building trends, recognising the need to provide alternative housing types to separate single houses to support the needs of various members of the community and the diversifying workforce.

Strategy Implications

Although there is a sufficient supply of housing and land to meet the needs of new residents, strategies should be put in place to facilitate housing renewal and support alternative dwelling types to support key workers and aging residents.

The planning framework should seek to ensure that workforce accommodation can be provided in townsites and, where it is available, strategies should be put in place to encourage the continued uptake of reticulated sewer infrastructure as part of the housing renewal process.

2.4.2 Built form and character

Wagin townsite

Wagin's development began from the 1890s following the construction of the Great Southern Railway. The first post office and telegraph building were built in 1893 and replaced in 1912. Wagin maintains numerous examples of buildings from the early 20th century. Historic buildings in the townsite include St George's Anglican Church (1900), the former Federal Hotel (1906), Moran's Wagin Hotel (1912), the former National Bank (1912), and the Wagin Town Hall (1928). Most of Wagin's older architecture can be found fronting Tudhoe and Tudor Streets.

Wagin's commercial and residential areas have expanded in a grid pattern both west and east of the railway line. Residential development consists predominantly of single-story detached dwellings. Commercial development comprises both double and single-story buildings in the townsite's core. Industrial development is generally confined to the eastern side of the railway south of Tudhoe Street and includes warehouses, sheds, hardstand areas and structures for grain storage/receival.

The streetscape is generally characterised by wide road reserves with wide verges. Street trees are maintained in some verges, though a large proportion of the townsite's tree canopy is maintained within private lots. There are numerous well-maintained parks and gardens throughout the townsite.

The south-western edge of the Wagin townsite consists of predominantly rural living type development, with single houses on large land parcels.

Darkan townsite

The Darkan area was originally settled for farming 1860, with the townsite developing around the turn of the 20th Century following the Collie to Narrogin Railway being built. The townsite was gazetted in 1906. Buildings with heritage character include the Darkan Hotel (1906), the Former Darkan Road Board Office (1929), and the buildings forming the Railway Station Precinct (1908-1965).

The townsite has developed in a grid pattern immediately south of the former Collie to Narrogin Railway. The built form predominately consists of single-story houses. There is evidence of housing renewal in the townsite, with many dwellings appearing to have been built during the latter years of the 20th Century and into the early 2000s. Streets and properties are generally very well maintained and benefit from a well-established tree canopy. Land on the townsite's western edge is predominated by rural living style development.

Darkan's primary commercial area fronts Burrowes Street which supports a pedestrian friendly environment, though the separation from Coalfields Road may impact the town's ability to capture passing trade. Land for commercial purposes is also located on the northern side of Coalfields Road but, aside from the Darkan Hotel and a service station, is largely underutilised.

Two separate locations support industrial development. One at the south-eastern corner of the townsite, and another located north east on Growden Place effectively fronting the former Collie to Narrogin Railway. The small industrial area attached to the townsite contains some small warehouse/workshops and the Shire depot, though much of the land appears underutilised. The area north east of town contains larger sites more practical for contemporary industry. The most significant development in this area includes CBH's grain facility, earmarked to provide surge storage over time, and some larger warehouse/workshops.

Williams townsite

The development of Williams occurred around the time of the construction of the Albany Highway in the 1850s to connect Perth with the Albany settlement at King George Sound. Williams became a stopping point for passengers and the changing of horses, with the Williams Road Board convened in 1877. Due to flooding much of the early townsite was relocated to the northern bank of the Williams River circa 1905. Buildings with historic character include the Williams Hotel (1912), the Williams Post Office (1923), and the General Store on Brooking Street (1910).

The townsite has expanded in a grid pattern predominantly on the northern side of the Williams River. Built form is typically characterised by single-story buildings, including separate houses and small commercial premises. The majority of structures have been constructed in the 20th and 21st Centuries. Streetscapes are characterised by wide roads with footpaths. The townsite's tree canopy is generally within private properties. Rural living land uses are located both on the western and eastern edges of town.

Commercial land generally fronts Albany Highway, with a small pocket also on Brooking Street. While not conducive to supporting a pleasant pedestrian environment, Albany Highway benefits commercial business through visibility to capture passing trade.

Industrial land uses have historically occurred on land fronting Narrogin Road and Richmond Street. The largest site capable of being used for industry supports a disused grain storage facility. The remaining industrial land in this area is typically characterised by small lots which are not conducive to industrial uses, while two larger vacant sites exist within what was a historic railway reserve. The Shire and Development WA are delivering new land

suitable for contemporary industrial uses south of the Williams townsite adjacent Narrogin Road and Albany Highway.

Other townsites

The primary settlements of Wagin, Darkan and Williams contain the majority of the population within the Strategy Area. However, there are a several other gazetted townsites scattered throughout the Shires, particularly in the Shire of West Arthur.

In Wagin, aside from the main townsite, there is the sparsely inhabited townsite of Piesseville, largely consisting of several rural lifestyle lots and three privately owned small rural lots. Other than some land for public purposes, there is very little public infrastructure in the townsite.

West Arthur contains the bulk of the small rural townsites, though only three are inhabited. Bowelling, 20 kilometres west of Darkan, contains five privately owned residential lots, several rural living lots, and land for public purposes. Moodiarrup, 30 kilometres south of Darkan, has a single uninhabited privately owned residential land parcel, three commercial land parcels, and land for public purpose and open space. Arthur River, while not a gazetted townsite, acts as a node for the surrounding rural community with a hall, roadhouse and several heritage buildings present.

Duranillin, 20 kilometres south of Darkan, is the largest of the Shire of West Arthur's small rural townsites. It consists of 17 private residential lots, nine commercial lots with general store, several lots for public purpose, and many large rural living land parcels.

The Shire of Williams oversees the small townsite of Quindanning, consisting of six private residential lots and several land parcels reserved for public purposes. The Quindanning Hotel is a popular landmark for people travelling the back roads from Perth.

Strategy Implications

All three Shires identify the need to provide for a built environment which prioritises a high standard of amenity to the public realm. The built environment, particularly in commercial spaces, should be people focused and support economic vibrancy. The role of green infrastructure (such as park and public open space networks, street trees, and naturally responsive drainage systems) shall also increasingly play an important part in ensuring the primary townsites remain liveable and help to mitigate the heat effects from climate change.

Meanwhile, the Wheatbelt Development Commission recognises the importance of providing a diversity of retail trade options to maintaining townsite populations. It further recognises that *"retail viability and sustainability can be enhanced through improvements to local public realm amenity"*.

In light of the above, each Shire's planning framework should endeavour to maintain and enhance the local streetscape, pedestrian amenity and public spaces for its primary townsites. This includes, particularly in Wagin's case, maintaining and enhancing heritage assets, along with being flexible in considering their adaptive reuse. Open space and the increased provision of vegetation in townsites should be championed through the local planning framework, with investment in green infrastructure seen as critical to promoting climate-resilience and improving local sense of place.

2.4.3 South West Native Title Settlement Agreement

The South West Native Title Settlement brings together six Indigenous land use agreements (ILUA) negotiated between the Noongar people and the WA Government. The Settlement commenced on 25 February 2021 and shall, among other things, provide for the creation of the Noongar Land Estate and the recognition, in statute, of the Noongar peoples as the Traditional Owners of the South West Region of WA.

The State has entered into agreements with the Noongar people under *Land Administration (South West Native Title Settlement) Act 2016* for the settlement of all claims by the Noongar people in pending and future applications under the *Native Title Act 1993* (Commonwealth). Compensation to the Noongar people is in the form of the South West Native Settlement land base strategy for the allocation of a selection of unallocated Crown land (not subject to a lease to a third party), unmanaged Crown reserves and Aboriginal Lands Trust properties.

The eastern part of the Shire of Wagin, including the area containing the town of Wagin, is subject to the Ballardong ILUA, with the remainder of the Shire falling under the Gnaala Karla Booja and Wagyl Kaip ILUA. The Shires of West Arthur and Williams are subject to the Gnaala Karla Booja ILUA.

The Noongar Boodja Trust has been established with the responsibility of managing the Noongar Land Estate. The Noongar Land Estate will initially comprise up to 300,000 hectares of land allocated as reserve or leasehold, along with an additional 20,000 hectares allocated as freehold for cultural or economic development use, which includes housing. The Trust will own and manage freehold land like any other private land owner and, be subject to the statutory planning laws and processes relating to rezoning, structure planning, subdivision and development. Where land is allocated for development purposes this shall occur in consultation with the Noongar Regional Corporations and an investment committee, in a manner that will generate financial benefits for the Noongar Boodja Trust Future Fund.

Strategy Implications

The Noongar Land Estate shall provide for the release of Crown land for both cultural and development pursuits by the Traditional Owners. The allocation to the Estate of underutilised Crown land in key townsites and possibly the smaller settlements of Quindanning, Bowelling, Moodiarrup and Duranillin, may present opportunities for partnership between the local government and the Noongar Boodja Trust for housing and tourism.

Where appropriate, the planning framework should provide flexibility to realise a diverse range of development outcomes to support the highest and best use of land allocated to the Noongar Land Estate.

2.4.4 Cultural Heritage

Aboriginal Heritage

Land within the Shire of Wagin is part of Wilman Noongar boodja country, while land within the Shires of West Arthur and Williams is part of Wilman and Kaneang Noongar boodja country. The Wilman and Kaneang people have cared for and lived in the region for more than 45,000 years.

There are many sites within the respective Shires which have cultural heritage value as shown on Figure 5 - Heritage Map. The registered sites of cultural heritage significance to Aboriginal people for the respective Shires as of October 2023 are:

Wagin

Registered Sites:

- Lake Dumbleyung (ID 5836)
- Dumbleyung (ID 5838)
- Puntapin Rock (ID 35759)
- Lake Parkeyerring (ID 5834)
- Arthur River (ID 37754)

Lodged Sites (heritage places):

- Lake Wagin (ID 4481)
- Dead Man's Gnamma Hole (ID 5692)
- Dellanine Siding (ID 5691)
- Bellyanine Siding (ID 5694)

West Arthur

Registered Sites:

- Arthur River (ID 37754)
- Arthur River Pool Artefacts MR_GKB_12_01 (ID 38823)
- Arthur River: Watkins Farm (ID 5828)
- Arthur River Inn (ID 4609)
- Duranillin 1 (ID 4538)
- Duranillin 2 (ID 4539)
- Duranillin Camp (ID 16002)
- Towerrinning Lake (ID 964)
- Blackwood River (ID 20434) includes tributaries.
- Upper Blackwood (ID 4625)
- Wild Horse Swamp (ID 4626)
- Collie River Waugal (ID 16713) includes tributaries.
- Lake Ngartiminny (ID 18681)
- South of Bowling Flats (ID 39050)
- Varis Road Scarred Tree (ID 4574)
- Ironstone Rock Hole (ID 4575)

Lodged Sites (heritage places):

- Arthur River (ID 5690)
- Carperdine Pool (ID 16886)

- Kylie Siding (ID 5719)
- Measles Bridge Camp (ID 19933)
- Woagin 1 (ID 5703)
- Woagin 2 (ID 5704)
- Old Homestead Arthur River (ID 5827)
- Old Homestead, East Arthur (ID 5829)
- Arthur R.N. (ID 5831)
- Arthur River: Hogans Hsd (ID 5830)
- Haddleton tree – (ID 4623)
- Griffin coal mining lease 7 (ID 5308)
- Lily Pool Camp (ID 4577)
- Bowelling Flats / Din Swamps (ID 39049)
- Lover's Hill (ID 35976)
- Bowelling Camp Area (ID 4576)
- Black Wattle - (ID 4501)
- Bellyanine Siding (ID 5694)

Williams

Registered Sites:

- Hotham River (ID 27935)
- Axle Grease Reserve (ID 500)
- Batalling Lizard Trap (ID 4573)

Lodged Sites (heritage places):

- Dryandra (ID 3273)
- Fourteen Mile Brook Gravesite (ID 29167)
- Williams Reserve No. 18042 (ID 4424)
- Kangaroo Print Pool (Jennamarta) (ID 30064)
- Koolakin Burials (ID 4648) – contains 84 official burials
- Albany Highway – Marradong Road One (ID 18555)

Strategy Implications

There is a possibility that additional sites of Aboriginal heritage significance will be identified within the Shires upon the completion of heritage surveys undertaken by the State Government over the next ten years. Land use and development must occur in accordance with State law which protects registered Aboriginal heritage places. As of

November 2023 the *Aboriginal Heritage Act 1972* (AH Act) applies in the protection of Aboriginal Cultural Heritage.

The AH Act's proposed primary purpose, as it relates to land use planning, is *"to make provision for the preservation of places and objects customarily used by or traditional to the original inhabitants of Australia or their descendants, or associated therewith, and for other incidental purposes incidental thereto."*

Historic Heritage

The State's heritage database contains records for 92 heritage places in the Shire of Wagin, 60 heritage places in the Shire of West Arthur and 322 places in the Shire of Williams as of October 2023. Most of these sites are in and around the main townsites. The places with the highest heritage value are listed on the State Register of Heritage Places (see Figure 5 - Heritage Map), while other sites may be under assessment by the Heritage Council of WA for entry to the State Register.

Places on the State Register of Heritage Places for the respective Shires as of October 2023 are:

Wagin

- ABC Transmission Station, Minding (c.1936) - Heritage place no. 2649
- Federal Hotel, Wagin (c. 1896) - Heritage place no. 2630;
- Wagin Post Office (c. 1913) - Heritage place no. 2640;
- Moran's Wagin Hotel (c. 1904) - Heritage place no. 2637;
- Wagin Town Hall (c.1896) - Heritage place no. 2642;
- Hitching Post, Wagin (c.1904) - Heritage place no. 2636;
- National Bank (c.1904) - Heritage place no. 2638;
- Butterick's Building, Wagin (c.1906) - Heritage place no. 2634.

West Arthur

- Old Tillellan's (Piesse's) Shearing Quarters (c. 1912) - Heritage place no. 23459;
- Old Tillellan's (Piesse's) Shearing Shed (c. 1912) - Heritage place no. 23458;
- "The Arthur" Wool Shed Group (Old Tillellan's and Piesse's Shearing Shed and Quarters (c. 1910) - Heritage place no. 8804.

Williams

- Quindanning Hotel (c.1908) Heritage Place no.16215;
- Sherry's House and Wayside Inn site (c.1926), Quindanning Hotel - Heritage Place no. 2739.

Strategy Implications

The deemed provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015* require local governments to establish and maintain a Heritage List and for applications for development approval to have due regard

to places of cultural heritage significance. All places on the State Register should be placed on each shires Heritage List, though heritage lists may identify other places within the Scheme area that are considered of cultural heritage significance and worthy of built heritage conservation.

The Shire of Wagin adopted a Heritage list in 2018 and has undertaken a review through a Local Heritage Survey in July 2023. The Shire of West Arthur completed a Local Heritage Survey in 2022 and has adopted a Heritage List.

The Shire of Williams has prepared a Municipal Heritage Inventory on 30 June 2000. The Shire will be required to initiate preparation of a Heritage List following review of its heritage inventory and publish the list in accordance with the requirements of the Deemed Provisions.

2.4.5 Rural land use

General

The Strategy Area encompasses over 709,000 hectares of land, more than 90% of which is zoned for rural land uses. The Strategy Area's agricultural base broadly lies in the ongoing use of rural land for agriculture - extensive land uses (broadacre livestock and grain growing), while growth in agriculture - intensive uses is also being observed. The economic success of these forms of agriculture broadly rely on economies of scale and therefore contemporary planning seeks to limit the creation of new rural lots through ad hoc, unplanned subdivision; and avoid and minimise land use conflicts.

It is also recognised that rural zones should be seen as flexible and able to accommodate a wide range of land uses that may support primary production, regional facilities, environmental protection and cultural pursuits. Accordingly, other land uses which may be contemplated include those relating to rural industry, small scale tourism, forestry, mining, renewable energy generation and environmental asset management.

Strategy Implications

The purpose of the rural zoning is to provide for the sustainable use of rural land which primarily accommodates a range of rural pursuits compatible with the capability of the land and which retains the rural character and amenity of the locality within each Shire.

The ad hoc fragmentation of rural land is generally discouraged because it risks the introduction of additional sensitive land uses. Rural land fragmentation undermines the ability to sustain changing agricultural and other rural land uses, while also inhibiting potential future growth and development. SPP 2.5 and DC 3.4 establish the circumstances in which rural subdivision may be supported. The Shires of Wagin, West Arthur and Williams will not encourage or support the further subdivision of agricultural land, except for where it meets the exceptional circumstances outlined by DC 3.4.

Each Shire's planning framework should continue to prioritise rural land for rural land use by limiting the introduction of sensitive land uses. Alternative land uses, including rural industry, forestry and renewable energy proposals, should be carefully considered to ensure that high quality rural land is not removed from the agricultural estate. However, providing some flexibility for the use of rural land will be important to supporting business diversification where appropriate and beneficial to the economy.

Shire of Wagin

The Shire of Wagin is characterised by expansive areas of rural land used for extensive agriculture. It comprises 190,303 hectares of agricultural land, making up 97% of the total local government area. These areas are interspersed with lakes, scattered nature reserves, a small quantity of timber reserves, and areas for recreation.

The Shire's Rural zoned land parcels range in size, with the largest lots being around 1,000 hectares, while the majority are in the low hundreds of hectares. Smaller lots, some as low as 1.2 hectares, are also scattered throughout the rural area. The smallest rural land parcels, which are generally found surrounding the Wagin townsite, effectively act as rural lifestyle and provide a buffer between residential land uses and larger scale agricultural production.

Rural lots may be held individually or as a group comprising a farming operation or property. In Wagin, the primary land uses on Rural land include broad scale cropping and grazing, along with other primary production activities. Other uses can include basic raw material extraction and exploration, conservation reserves, national parks, essential service infrastructure and unutilised Crown land.

The Shire of Wagin Local Planning Scheme No. 2 outlines objectives which support land use in the Rural zone *"predominantly for agricultural, single residential and public recreation uses"*. Land uses contemplated by the Scheme include:

- Agriculture – Extensive;
- Agriculture – Intensive;
- Animal Establishment;
- Animal Husbandry;
- Industry – Primary Production;
- Rural Pursuit.

Strategy Implications

Livestock and grain growing is likely to continue to underpin Wagin's economy and remain the predominate rural land use. Like most agricultural operations, these land uses benefit from large land parcel sizes supporting operations leveraging economies of scale. Accordingly, the planning framework should seek to preserve large rural land parcels, only allowing for subdivision where provided by State Planning Policy and in particular where it meets the exceptional circumstances outlined by Development Control Policy 3.4 - Subdivision of rural land.

The suburban to rural interface in the Wagin townsite may risk future land use conflict between residential use and land uses supporting rural production. Establishing Rural Residential and/or a Rural Smallholdings zones over those smaller land parcels, which are predominantly located north and south of the townsite, may assist to prevent this and support opportunities for the diversification of land use on smaller lots.

In Piesseville the majority of undeveloped land parcels are vegetated by the threatened and protected ecological community *Eucalyptus woodlands of the Western Australian Wheatbelt*. Unless it can be demonstrated that the land can be lawfully cleared, this land would benefit from being designated Environmental Conservation reserve or zone,

depending on land ownership and management responsibility. Larger lots of 1 – 5 hectares which are unvegetated would likely benefit from maintaining a Rural zoning.

Flexibility in the Rural zone may also be required so that Workforce Accommodation land uses can be contemplated to support rural industry.

Shire of West Arthur

More than 80% of the Shire of West Arthur's land area is dedicated to rural land uses with the remainder of the area allocated for State Forest and Conservation purposes. Rural zoned land parcels vary in size with the largest productive parcels often more than 1,000 hectares. Smaller landholdings, less than 40 hectares, are common and scattered throughout the Shire. The higher frequency of smaller land parcels may owe to the Shire benefiting from higher than average annual rainfall when compared to the wider Wheatbelt Region. These conditions mean higher produce yields per hectare of land can be supported.

Like Wagin, livestock and grain growing are the predominant rural activities. For West Arthur the Wheatbelt Development Commission sees opportunities for a broadening of the agricultural sector to include increased horticulture and downstream processing of agricultural products.

The Shire of West Arthur Local Planning Scheme No. 2 outlines objectives which support the continuation of broad-hectare agriculture as the principal land use, while also encouraging diversification of farming activities where existing rural character and amenity can be retained. It also contemplates tourism and other non-rural uses where these can be shown to be of benefit to the district and not detrimental to natural resources or the environment. Land uses provided for in the Rural zone include:

- Agriculture – Extensive;
- Agriculture – Intensive;
- Agroforestry/Plantation (tree farm);
- Industry – Rural;
- Rural Pursuit.

The Scheme also contemplates various forms of accommodation and short-stay land uses within the Rural zone. These uses are intended to support the development of the tourism economy. Land uses to support the rural workforce are also evident, including the Residential Building and Workers Accommodation uses.

Strategy Implications

The Shire's Scheme contemplates the subdivision of rural land in a manner that is broadly consistent with the principles established under State Planning Policy. Some variation is made for Agriculture - Intensive land uses and homestead lots. The planning framework should seek to limit the subdivision of Rural zoned land consistent with the exceptional circumstances outlined by Development Control Policy 3.4 - Subdivision of rural land.

West Arthur is bound to the west by significant areas of State Forest and Timber Reserve. In 2021, the WA Government made the decision to end native forest logging. A transition plan is in place to support workers and businesses impacted by this decision which, among other things, supports a shift to alternate business models. Softwood timber plantations are seen as a growth industry given these changes. The planning framework

should continue to provide opportunities for forestry industry transition, however this should be managed appropriately with development requirements specified to address matters including vermin management, fire management, fencing, heavy vehicle road access and contributions towards road upgrades, etc.

The planning framework should continue to support the flexible use of rural land where it does not undermine agricultural operations, natural resources or visual landscape values. Opportunities to encourage growth in tourism should be supported, including providing for small scale tourism operations, on-site produce retail and short-term rental accommodation. The continued diversification of agricultural activities should also be encouraged noting the Shire's locational advantage which may support new rural industries and intensive agriculture pursuits including viticulture.

Shire of Williams

Williams, like Wagin and West Arthur, is largely characterised by extensive areas of land utilised for agriculture. Over 90% of the Shire's land area is zoned Rural, though in western areas as much as 40,000 hectares of this land is allocated for State Forrest and the maintenance of the water catchment.

Rural land parcels for agricultural use range in size from less than one hectare in and around the Williams townsite, up to almost 4,000 hectares. Rural areas predominantly provide for livestock and grain growing based agriculture. Also present are established pistachio and citrus growing operations, with Williams providing as much as one-fifth of the State's pistachio production.

The Shire of Williams Local Planning Scheme No. 2 does not outline specific objectives for the use and development of land in the Rural zone. Notwithstanding, the Scheme does set out controls to limit the fragmentation of rural land. Land uses contemplated by the Scheme in the Rural zone include:

- Industry – Rural;
- Rural Pursuit;
- Holiday Cabins or Chalets (holiday accommodation).

Strategy Implications

Like Wagin and West Arthur, livestock and grain growing are anticipated to continue to underpin the Williams economy. Accordingly, and in the interest of maintaining land parcels which benefit from economies of scale, the planning framework should continue to limit the subdivision of Rural zoned land. Furthermore, land use controls should support measures which seek to limit the introduction of incompatible land uses which might limit primary production operations.

Williams' significant exposure to livestock agriculture, along with its convenient location on Albany Highway, supports investigating opportunities for diversification into downstream processing of meat products. To support this the Shire's planning framework should provide opportunities for these land uses to be contemplated.

The Wheatbelt Development Commission recognising opportunities for growth in boutique horticulture industries such as viticulture. Therefore, the planning framework should continue to support horticulture, while also allowing for further diversification into other intensive agriculture industry.

2.4.6 *Public open space and community facilities*

Community facilities and public open spaces are public places where members of the community gather for recreation, educational, artistic, social or cultural activities. These places are critical to the social fabric of all communities, and particularly important to maintaining vibrant regional communities.

Other community facilities of importance to the public are those which support emergency services and healthcare.

The Shires of Wagin, West Arthur and Williams manage and maintain numerous public open space and community facilities, including:

Shire of Wagin

The Wagin townsite supports most of the Shire's community facilities, except for two remote fire and rescue stations at Piesseville and Wedgecarrup (about 15km away). A summary of key community and recreational facilities and services is as follows:

- Wagin Police Station
- Wagin District Hospital
- Wagin Airport (includes Royal Flying Doctors service)
- Wagin District High School (Kindergarten to Year 10)
- Wagin Shire Administration Office
- Wagin Library and Art Gallery
- Wagin Community Resource Centre
- Wagin Sports Ground and Recreation Centre
- Wagin Swimming Pool
- Wagin Golf Course
- Wagin fire and rescue station
- Wagin Cemetery
- Wagin Sub Centre – St Johns Ambulance Depot
- Childcare Centre (1 Johnston Street, Wagin)
- Wagin Town Hall
- Wagin Post Office
- Other recreational facilities (skatepark, equestrian, kart racing, shooting range)
- Churches (Anglican, Catholic, Baptist, Uniting and Vineyard Christian Fellowship)

While Wagin is one of the largest towns in the Wheatbelt South Sub-region the nearby larger towns of Narrogin and Katanning provide a higher level of community facilities and services, such as:

- Magistrate Courthouses
- Educational services post Year 10 including a Senior High School, Technical and Further Education (TAFE) and an Agricultural College.

Shire of West Arthur

Most community facilities in the Shire of West Arthur are located within and around the main town of Darkan. Other parts of the Shire, including the settlements at Duranillin and Arthur River, consist of two fire and rescue stations, three halls, a church and two recreation facilities.

The range of community facilities in Darkan likely reflects the Shire's positioning and the spread of its community. While most of the Shire is within 30 kilometres of Darkan, some areas are easier serviced by the Collie, Kojonup, Boyup Brook, and Wagin townsites.

A summary of key community and recreation facilities in Darkan is as follows:

- West Arthur Administration Office
- Darkan Primary School
- Darkan Sports and Community Centre
- Darkan Swimming Pool
- Darkan Fire and Rescue Station
- West Arthur Community Resource Centre
- Darkan Post Office
- Darkan Hall
- Darkan Skate Park and Nature Play area
- Darkan Health and Resource centre
- St John Sub-Centre Station
- Churches (Uniting, Catholic)
- Darkan cemetery

Shire of Williams

The Shire of Williams provides most of its community facilities in the Williams townsite. There is a hall, sports oval and tennis club at Tarwonga (20km to the south) and a community hall at Quindanning (25km to the west). While most of the Shire is within 25km of Williams townsite, the range of community facilities likely reflects the distribution of the Shire's population which in some cases is closer, and therefore seeks out services, in the larger towns of Narrogin and Boddington.

Quindanning is approximately halfway between Boddington and Williams. However, the Quindanning fire and rescue station and equestrian racecourse is located in the Shire of Boddington.

The limit to education services in the Shire of Williams is an example of how community facilities can be restricted by a smaller population, in this case where education after year 6 must occur in Narrogin or beyond.

A summary of key community and recreation facilities in Williams is as follows:

- Williams Health Centre
- Williams Primary School
- Williams Police Station

- Childcare Centre (1 Growse Street)
- Williams Fire and Rescue Service Station
- Shire of Williams Administration Office
- Williams District Hall
- Williams Community Resource Centre
- Williams Recreation Centre and Swimming Pool
- Williams Post Office
- Churches (Anglican)
- Williams Cemetery

Strategy Implications

The Shires of Wagin, West Arthur and Williams each have a solid base of community and recreational facilities relative to the needs of their respective local population. The 10 year Strategic Community Plans of each Shire focuses on retaining and maintaining existing facilities as being essential to support communities.

In each Shire, most of the population is within 25-30 kilometres of the main townsites. While larger centres in adjoining local government areas will continue to provide a draw for certain services, particularly education, each Shire will continue to support and maintain services to address the primary needs of the community.

Meanwhile, to attract new residents, all three Shires aspire to expand the range of community services and facilities provided by the primary townsites, including those relating to health, education, recreation, and aged care.

Strategic matters of importance to each local government relevant to land use planning for community facilities and public open space include:

- Providing aged care services and facilities to meet the needs of an aging population, including housing, medical and health services;
- Supporting youth services and facilities, in particular recreational facilities and places for youth activities (e.g. public spaces);
- Upgrading existing recreation centres and infrastructure (e.g. wider range of recreational facilities, local park upgrades, bike and walk trails);
- Maintaining cultural and entertainment facilities, particularly those with synergies to tourism, events and Shire history (e.g. Maradong Country, Wagin Woolarama, astrotourism, wildflowers at nature reserves, silo artwork);
- Main street and town entrance upgrades to continue to improve amenity and sense of place and connection to the community; and
- Supporting the delivery of childcare, social services, community housing, and other community services crucial to maintaining liveable primary townsites.

2.4.7 Hazards

Fire

Significant portions of the Strategy Area have been designated as being bushfire prone by the State's Fire and Emergency Services Commissioner under the *Fire and Emergency Services Act 1998*, as shown by Figure 6 - Hazards Map. The designation of an area as bushfire prone reflects the potential for bushfire to affect that site and acts as a mechanism for initiating further assessment in the planning and building processes.

Bushfire prone areas are generally heavily vegetated, with the most prominent examples in the Strategy Area being those portions of State Forest in the western parts of the Shires of West Arthur and Williams. Other at-risk areas include vegetated land around the Arthur and Williams Rivers and their tributaries, along with portions of farming properties where landowners have retained or planted vegetation.

Bushfire prone land in the Williams townsite is mostly located on higher ground to the east and along the banks of the Williams River. In Wagin at risk land is predominantly concentrated in the south on land surrounding Wagin Lake, while the north of the townsite is also largely bushfire prone with small vegetated rural properties and reserves. In Darkan the vegetated reserve fronting Gibbs Street and the land comprising the golf course presents the main bushfire risk to the townsite's residential population. Meanwhile, much of Duranillin is surrounded by bushfire prone land particularly east along Darkan Road South.

Strategy Implications

The local planning framework for Wagin, West Arthur and Williams should promote subdivision and development outcomes which avoid areas of bushfire risk. Where it is unavoidable, measures to manage bushfire risk should achieve a balance between environmental conservation, biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

All subdivision and development proposals are required to comply with the requirements of SPP 3.7.

Flood

Flooding along a river or stream occurs when sufficiently heavy or prolonged rainfall produces runoff which overflows the banks of the watercourse. Flood problems can arise where settlement has taken place in flood prone areas along rivers and adjacent low-lying lakes and wetlands. Historically, these areas have been favoured because they provided sources of fresh water, food, means of transportation and waste disposal.

The Williams River, which runs through the Williams townsite, has historically experienced some flooding. In 2017 rain caused flooding which impacted the use of Albany Highway at the Williams River bridge crossing. There is no formal floodplain mapping for the Williams River at Williams.

In Wagin, land surrounding Wagin Lake and parts of its catchment are recorded as having an elevated flood risk. A 2008 study by Aquaterra found land in the Wagin townsite is at risk of flooding during a 1 in 100 AEP flood event. Figure 6 shows that the area broadly south of the Wagin Shire Sportsground, between Tudor and Unicorn streets, draining to Wagin Lake could experience flooding in a significant rainfall event. Parts of Wagin's industrial area, along with land east and south east of the Wagin Airport, are also at risk.

West Arthur's settlements are less affected by flood risk, though with several significant water features including Arthur River and Towerrinning Lake, landowners and residents could still be impacted by localised flooding.

Strategy Implications

There is broad consensus among scientists that while overall winter rainfall may reduce, extreme rainfall events which can result in flooding will become more frequent because of the changing global climate. This may have future implications for strategies which seek to increase development in settlement areas.

Land use intensification in locations which may be impacted by flooding should be carefully considered. In locations where there is an elevated flood risk, local planning schemes and development proposals should identify flood prone areas and outline measures to manage flood risk to people, property and infrastructure.

The broader planning framework should enable appropriate development consistent with the intent and principles of State Planning Policies 2.9 and 3.4.

Contamination

There are a number of contaminated sites across the Strategy Area, including lots in close proximity to townsites which may be suitable for rezoning. In particular, this applies to Lots 17 – 19 on DP 223186 in the Shire of Wagin, identified as 'possibly contaminated – identification required'; and Lot 298 on DP 183911 (22 Horwood Street) in the Shire of West Arthur, identified as 'awaiting classification'.

The rezoning of these sites would not automatically trigger a recommendation from DWER to investigate the site for contamination, to determine if remediation is required. Although the risk of sensitive land uses at the sites is low, it is preferable to highlight prior to rezoning that there is potential for contamination, particularly if the zoning change would allow sensitive land uses.

Strategy Implications

A contamination condition may be recommended for future subdivision or development applications where the land has been subject to a potentially contaminating activity and a change to a more sensitive land use is proposed. Future zoning changes and/or requirements for contamination investigation and remediation for specific sites should be guided by advice from the Department of Water and Environmental Regulation.

2.5 Economy and employment

2.5.1 Agriculture and rural industry

Wagin, West Arthur and Williams are well positioned to benefit from continued growth in global food demand, being in a region considered both safe and highly productive for agriculture. While climate change may impact overall rainfall in the future, the region still maintains very reliable rainfall to support agricultural output. Accordingly, grain growing and livestock agriculture, along with a growing horticulture sector, will be central to the local economy.

Traditional cropping and grazing

In 2018-2019, the most important commodities based on gross value of agricultural production to the economy of the Wheatbelt region were wheat, barley and wool. These commodities alone contributed 65 per cent of the total value of economic output from agriculture. They also form a large part of the diverse mix of crops and livestock grown in the Strategy Area.

Given the above, suitable measures which support the continued operation of traditional crop and livestock farming will remain a critical part of the planning framework for each local government.

Intensive horticulture

Intensive horticulture is a growing industry throughout the Wheatbelt, with existing operations and new opportunities present across the Strategy Area. The Shires of West Arthur and Williams, which benefit from consistent rainfall across large areas, may benefit from a growth in intensive agriculture proposals in the short term. Meanwhile, technological advancements and improvement in sustainable water management practices, could see expansion into drier parts of the Strategy Area in time.

Where sustainable water supplies can be demonstrated, the local planning framework should support the establishment of agriculture - intensive land uses. The framework should also support the development of the necessary industry-type land uses which complement intensive horticulture operations and the agriculture industry more broadly.

Strategy Implications

Planning frameworks should continue to support and provide for the growth and diversification of the agricultural industry. Rural zoned land, particularly priority agricultural land, should be identified and preserved for agricultural land use. Subdivision and development of land in the rural zone is guided by SPP 2.5, with subdivision to only be supported where the exceptional circumstances outlined by DC 3.4 apply.

Where appropriate, the planning framework should provide some flexibility in land use for rural land to support diversification of the local economy including rural industry, forestry and tourism. As an example, in some circumstances small scale tourism related land uses may be appropriate including a range of short-stay accommodation types; art galleries; cafes and restaurants; farm shops and micro-breweries.

2.5.2 Mining and basic raw material extraction

The Strategy Area is dominated by areas with high mineral prospectivity, as is displayed on Figure 7 - Mineral Resources Map. Likely resources include gold, tin-tantalum-lithium, and bauxite-alumina. Further exploration to identify various commodities for mining will be required if this sector is to grow in terms of output and employment opportunities.

Access to basic raw materials, which are a key component of building and construction, needs to be protected from incompatible land uses in accordance with State policy. Extractive industries currently in operation include gravel, sand and clay resources. Until 2023, Great Southern Quarries were operating sand mines in the Shire of Wagin.

Strategy Implications

The use of land for mining is broadly governed by the *Mining Act 1978*. The extraction of basic raw materials on private land is controlled under the *Planning and Development Act*

2005, with these operations generally appropriate on rural zoned land. Each Shire's planning framework should endeavour to identify and protect existing industry – extractive land uses and, known basic raw material resource areas from encroachment by sensitive land uses.

2.5.3 *Industry*

Industrial land uses are generally linked to the agricultural sector. CBH Group, for example, operates grain storage and transport operations on industrial land in Wagin, with sites also catering for its operations in Darkan and Williams. All three Shires cater for industrial development within the primary townsites, with opportunities for expansion available to support other business sectors. Meanwhile, the Shires are also experiencing the continued emergence of the renewable energy industry. Planning for renewable energy facilities will need to consider the impacts upon the environment, natural landscape and nearby sensitive land uses.

Wagin benefits from having the largest allocation of land for industrial use, with over 90 hectares of land east of the railway line available for land uses compatible with the General Industry zone. There is a variety of land parcel sizes catering for various uses, while CBH Group and Wesfarmers' CSBP Fertiliser Depot occupy some of the larger industrial sites.

The Shire of West Arthur's industrial land allocation is confined to several small land parcels abutting the south-east corner of Darkan, and some larger lots east of town fronting Growden Place. The lots abutting town are constrained by their small size, proximity to sensitive land uses, varying topography and the presence of significant areas of vegetation. While the lack of reticulated services in Darkan is likely to limit development to dry-industry, there may still be demand for additional industrial land in the future.

The Shire of Williams benefits from having almost 60 hectares of land available for industry and service commercial uses both south and east of the Williams townsite. However, legacy industrial land east of the town is constrained by small land parcel sizes, the historic intrusion of sensitive land uses, and areas of vegetation resulting in bushfire hazards. The Shire is transitioning much of its industrial development to newly zoned land adjacent Albany Highway.

Strategy Implications

Given the Strategy Area's agricultural output there may be potential for the expansion of industrial operations to support related business sectors, including food processing/packaging, agricultural freight and other flow on processing and production industries. Accordingly, industrial zones should remain flexible to cater for a variety of industrial and compatible uses.

The Shire of West Arthur's industrial land supply, while likely reflecting Darkan's context as a small service townsite on Coalfields Road, could benefit from expansion to allow for additional business growth. Land between Growden Place and Coalfields Road, including the existing grain receipt site, may provide a logical location to investigate expansion. Existing industrial uses on land fronting Horwood and Arthur Streets could also be transitioned out of the townsite, freeing up this land for alternative development types such as housing.

The industrial land supply in Williams and Wagin is currently considered sufficient to meet the needs of both shires. However, those land parcels in Williams which are constrained

by their small size, proximity to emissions sensitive land uses, and thick vegetation, should be classified appropriately to support their transition to more appropriate uses.

2.5.4 Tourism

The Strategy Area is conveniently located to take advantage of the domestic and international tourism market. Wagin is approximately 230 kilometres from the Perth metropolitan area, with Darkan 210 kilometres and Williams just 170 kilometres away. This puts the main settlements of each Shire within at least two-and-a-half-hour drive from the Perth central business district and Perth airport. With easy access, there are various features and attractions present in the Strategy Area which can be leveraged to grow the tourism economy. Many vehicles also use Albany Highway travelling between Perth and the Great Southern region, with Williams a key stopping point as the first main settlement on the highway from Perth.

The natural environment and agricultural landscape provide a variety of scenic vistas and driving routes to attract day trippers from Perth and those on longer journeys, with bird watching and bushwalking (dryandra woodlands, wildflower trails) some of the many activities available in this context. Meanwhile, Lake Towerrinning is a semi-freshwater lake with clean sandy beaches which attracts many to the Shire of West Arthur's southern locality near Duranillin, while the natural lakes and river areas around Wagin and Williams also opportunities for nature based activities.

Local heritage precincts are another attractor, with the Wagin townsite and Historical Village Museum, Arthur River Historic Precinct and Williams Heritage Trail to Quindanning being prominent examples. Tudhoe and Tudor Streets in Wagin are an example of streetscapes with some of the Wheatbelt's more intact heritage outlooks, while Wagin also has one of the Wheatbelt's more unique attractions being 'Bart' the Giant Ram.

Various annual events occur in the Strategy Area attracting a variety of visitors. One of the largest is the Wagin Agricultural Show, Woolorama, showcasing local produce, gourmet food, art, shearing displays, sheepdog trials, and a variety of other displays. Meanwhile, Lake Towerrinning has hosted boat racing, as part of the Australian Power Boat Association's WA State Titles, and the Birdy's Backyard Ultra trail running competition.

Walking trails and astrotourism also present opportunities for the Strategy Area's tourism offerings. With low levels of artificial light pollution nights in much of the Strategy Area are perfect for astrophotography and stargazing. While nature and heritage trails provide opportunities for each Shire to leverage from becoming walking destinations, the Collie-Darkan Rail Trail is an example of a multi-user trail for walkers, horse riders and cyclists.

Providing a variety of accommodation options is critical to support a sustainable tourism economy. Accommodation options in the Strategy Area include nature based camping grounds; caravan parks, such as the one in Darkan; motels and traditional style hotels like the Quindanning Hotel in Quindanning and the Mitchell Hall Hotel in Wagin. Short-term rental accommodation also plays a small role in supplementing the tourist accommodation offering in the Strategy Area.

Strategy Implications

Each Shire's planning framework should provide flexible support for tourism proposals, particularly in the primary townsites of Wagin, Darkan and Williams. Meanwhile, flexibility should also be allowed to support small scale tourism offerings in Rural zones where such proposals can demonstrate that they will not conflict with agricultural land uses.

Providing a diversity of accommodation options will remain key to leveraging the Strategy Area's attractions to capture overnight tourists. Providing flexibility in the planning framework to support short-term holiday rentals will assist to grow the overnight tourism market and, noting indications of dwelling underutilisation, is unlikely to create significant pressures for permanent residential market. Improving existing caravan parks and providing for RV stopping sites will also assist to capture self-sustaining tourists, or so called 'grey nomads', which is likely to continue as a growing market.

The development of walking and cycling trails presents an interesting opportunity for all three shires to capitalise on a growing 'active tourism' industry. With numerous redundant railway reserves, there is the potential to convert these spaces into 'rail trails' for trekkers, horse riders and 'bikepackers'. Historic siding points have the potential to provide points of interest and destinations for overnight stopover points. A Strategy Area wide approach may be explored between the shires to assess the viability of developing a comprehensive 'rail trail' network.

2.5.5 Other business and community services

Wagin, Darkan and Williams all support substantial small business and community service offerings to their respective communities. These businesses and services are generally located at the centre of the primary townsites with corresponding Commercial zonings. Providing for the ongoing growth and prosperity of small business will be critical to ensuring the Strategy Area continues to support liveable and vibrant communities.

Strategy Implications

Each Shire's planning framework should support a diversity of commercial land uses within the primary townsites providing for a sustainable economic base with assured access to employment and community based services.

2.6 Environment

2.6.1 Natural areas

The Strategy Area contains several significant parcels of natural vegetation (See Figure 8 - Environment Map). The largest of these are the portions of the Muja State Forest, Harris River State Forest and Lane Poole Reserve in the Shires of West Arthur and Williams. The Gray State Forest north of Williams also contains significant areas of natural vegetation. There are numerous smaller vegetation and conservation reserves throughout the Shires.

Large areas of natural vegetation and regrowth are found on land in private ownership. Landowners, particularly farmers, play an important role in maintaining and conserving the natural environment in rural localities. Rural zones support the protection and sustainable management of environmental, landscape and water resource assets.

Vegetation complexes vary over the Strategy Area, with western parts particularly, defined by forest and woodland areas of mainly Jarrah (*Eucalyptus marginata*), Marri (*Corymbia calophylla*) and Wandoo (*E. wandoo*). These areas are most common in the Shires of West Arthur and Williams. Meanwhile, eastern areas see scattered woodlands comprising York gum (*E. loxophleba*), Salmon gum (*E. salmonophloia*), wattles, casuarinas and teatrees. Low open woodlands of various acacia and banksias, along with Peppermint (*Agonis flexuosa*), Cypress pine (*Callitris glaucophylla*) and York gum.

The Department of Biodiversity, Conservation and Attractions has recorded numerous species of threatened and priority flora throughout the Strategy Area. The primary endangered threatened ecological communities impacting the Shires are the *Eucalypt Woodlands of the Western Australian Wheatbelt*. The other is the granite outcrop pools with endemic aquatic fauna found in the Shire of Wagin.

The above notwithstanding, extensive land clearing since European settlement has led to a decline in biodiversity. Native vegetation removal disrupts ecosystems, affecting plant and animal species. In some areas, over 93% of original vegetation has been lost, including up to 97% of woodland areas. The clearing of land in the Strategy Area has also caused problems like salinity and soil erosion. Without vegetation to stabilize soil and regulate water flow, these issues become more pronounced. Changes to the *Environmental Protection Act 1986* introduced stricter controls for native vegetation clearing, requiring permits for any clearing activity. Efforts to balance development with conservation continue, emphasising the importance of sustainable land management. Contemporary land use planning controls to protect remaining native vegetation from further clearing and encourage revegetation works as part of future development should be enacted to improve and maintain biodiversity and natural environmental resources to benefit the Strategy Area into the future.

2.6.2 Water resources

The undulating nature of the Strategy Area sees watercourses, lakes, wetlands and damp lands occurring throughout all three local government localities. As can be seen on Figure 8, the Shire of Wagin contains large lake and wetland systems, most prominent in the areas surrounding the Wagin townsite. The Shire's lakes areas, including a portion of the Dumbleyung Lake Nature Reserve, contain areas of wetland which are significant to the region. In the Shire of West Arthur, the Department of Biodiversity, Conservation and Attractions has undertaken detailed wetland mapping for approximately 150,000 hectares of land near Darkan and Duranillin. The study located and mapped over 895 wetlands, with up to 19% of total land in the study area found to contain wetland ecosystems. Much of these areas are in and around the Arthur River and its tributaries. In Williams the dominant feature is the watercourses and tributaries of the Williams River. While detailed mapping has not been prepared, it is also evident that there are numerous wetland areas present throughout the Shire.

Water for potable use, livestock and irrigation is generally sourced from the land including rooftop catchments, soaks, dams, and natural surface irrigation. Rainfall is variable across the Strategy Area, with yearly rainfall averages ranging between 400mm per annum in eastern areas to 725mm per annum in western areas. Accordingly, eastern parts of the Shire of Wagin are likely to be more acutely impacted by limited natural water supply than western areas of the Shires of West Arthur and Williams.

Western parts of West Arthur and Williams form part of the proclaimed surface water catchments of both the Collie and Murray Rivers. The Collie River catchment collects surface water which feeds the Collie River Irrigation District supplying intensive agriculture operations in the Harvey Region. The Murray River system primarily feeds through the Shire of Williams, draining to the Swan coastal plain, supplying the Murray River Irrigation Catchment and groundwater area. Parts of the Shires of West Arthur and Williams also supply surface water follows to the Wellington Dam Catchment Area.

Groundwater supplies vary in quality, quantity and accessibility across the Strategy Area. Most of the Strategy Area is outside of proclaimed groundwater areas, except for a small portion of the Collie Groundwater Area impacting the Shire of West Arthur. The Shire of West Arthur has two unproclaimed palaeochannels, the Beaufort (currently being mapped) in the south and the Hillman/Dardadine (mapped) in the northern part of the Shire. Water

licences are required to extract surface or non-artesian groundwater in proclaimed areas, or to extract artesian groundwater in any areas in WA.

Salinity is an issue for surface and groundwater supplies, with fresh to brackish groundwater potentially impacted by increasing salinity into the future.

2.6.3 *Basic raw materials*

The supply of basic raw materials is critical to the construction and agriculture industries. The extraction of these resources is necessary to support the continued economic development of Western Australia. All three Shires benefit from frequent deposits of basic raw materials including gravel, rock, sand, gypsum, clay and other construction materials.

Strategy Implications

Natural areas, particularly those of environmental significance, are protected in accordance with the intent and objectives of SPP 2.0. Of particular importance is the conservation of areas identified as containing threatened ecological communities. Where practical each Shire should introduce and apply an environmental conservation zone or appropriate reserve classifications to environmentally significant areas. The Rural zone in all planning frameworks should contain objectives consistent with those under the Model Provisions to the *Planning and Development (Local Planning Schemes) Regulations 2015* to provide for the protection and enhancement of the natural environment.

All potable water supplies require protection from the encroachment of incompatible land uses. Accordingly, planning frameworks should ensure that subdivision and development occur in manner which is consistent with the State's various policies which govern land use planning for water. This includes ensuring the protection of foreshore areas, and only providing for the intensification of land use where it will not have negative consequences for critical water supplies. Furthermore, the extraction of groundwater should be guided by advice from the Department of Water and Environmental Regulation.

Basic raw materials resources of regional significance are yet to be identified in the Strategy Area. Notwithstanding, future investigations may confirm significant long-term supplies. These supplies, along with existing extraction operations, should be protected from encroachment by sensitive land uses consistent with the intent and objectives of SPP 2.4.

2.7 Infrastructure

Transport

2.7.1 Primary roads

The Strategy Area has several important regional roads running through it, including Albany Highway, Great Southern Highway, Coalfields Road and Arthur/Wagin-Dumbleyung Road (See Figure 9 - Infrastructure Map).

Albany Highway is an important State road and primary freight route. It connects the Perth metropolitan region with Albany in the south west, servicing regional centres such as Mount Barker and Kojonup along the way. The highway carries large amounts of grain, timber and livestock and general freight to the Port of Albany. The Williams townsite fronts Albany Highway, with secondary roads linking the highway to Darkan and Wagin.

The Great Southern Highway runs from Northam to Cranbrook, linking the southern grain belt. Many of the towns along the highway have prominent grain silos, with it linking towns such as Narrogin, Wagin and Katanning. A significant portion of vehicles using Great Southern Highway are heavy vehicles linked to the agricultural industry.

Coalfields Road and Arthur/Wagin-Dumbleyung Road form part of the freight road linking Bunbury to Newdegate. The roads intersect with both Albany Highway and the Great Southern Highway, primarily servicing the inland wheat and agriculture industries. The roads provide access for large amounts of grain, mineral sands, livestock and general freight to and from the Bunbury Port.

The Shires of Wagin, West Arthur and Williams manage significant local road assets to support local traffic and freight needs. The cost to local government of road construction and maintenance is a significant burden, and funding continues to become more constrained. Accordingly, new development which requires significant road upgrades, particularly development likely to result in increased heavy vehicle traffic, should be carefully considered, with developer funding potentially necessary to ensure that infrastructure is of a suitable standard to support new land use.

2.7.2 Rail

The primary railway lines still operating in the Strategy Area are the Southern Railway and Wagin to Newdegate Railway. The Southern Railway links York to Albany, traversing the Shire of Wagin, with two stations/sidings in the Wagin townsite. The Wagin to Newdegate Railway starts in the Wagin townsite linking several grain receival points between it and Newdegate. Both railway lines are maintained and operated by ARC Infrastructure.

The Shires of West Arthur and Williams were historically serviced by the Bowelling to Wagin Railway and Collie to Narrogin Railway. Both railways closed between 1986 and 1988. The Public Transport Authority is the management agency responsible for the railway corridors which remain largely intact, though much of the physical infrastructure has been removed. The disused railway corridors present an opportunity to be used for alternative purposes. The Shires of West Arthur and Collie manage the Collie Darkan Rail Trail, a popular walking and cycling trail utilised by visitors to the region.

2.7.3 Airfields

The Strategy Area contains numerous airfields and landing strips. The majority are associated with small agriculture operations and hobbyists. Currently, the Australian Civil Aviation Safety Authority does not recognise any certified aerodromes in the Strategy Area.

The Wagin Aerodrome is owned and operated by the Shire of Wagin. It is located immediately south east of the Wagin townsite, providing a primary airstrip 1,150 metres in length and a secondary airstrip 1,050 metres in length. The airfield supports RFDS services, private aircraft, a local aero club, and model jet hobbyists. The Wheatbelt Development Commission sees opportunities for the expanded use of the airfield, including further provision for potential residential, commercial and recreational land use. The Shire's Local Planning Scheme No. 2 classifies the land containing the Wagin Airfield Public Purpose Reserve for infrastructure services.

Other unlicensed airstrips in the Strategy Area, generally servicing private purposes including agricultural operations, are:

- the Hillman Farm Aerodrome, in the Shire of West Arthur north of Darkan on Hillman-Dardadine Road;

- an unlicensed landing strip on Riseborough Road, Lime Lake in the Shire of Wagin;
- an unlicensed landing strip on River Tarn, Piesseville in the Shire of Wagin; and
- an unlicensed landing strip on Dongolocking Road, Collanilling in the Shire of Wagin.

Strategy Implications

Local transportation and freight will continue to be underpinned by the regional road network. Albany Highway, Great Southern Highway and Coalfields Road are likely to carry the largest number of traffic movements. Broadly, land use planning directions should ensure the road freight network continues to function prioritising transport safety and efficiency.

Of the three main settlements, the Williams townsite is most impacted by the regional road network. The townsite is orientated with the bulk of its commercial premises fronting Albany Highway. To provide for the ongoing safe and efficient use of the highway, while also supporting improve amenity outcomes, future development should place parking behind buildings with access from secondary streets. Where possible, proposals should also seek opportunities to consolidate existing access points onto Albany Highway. Future actions might include investigating a coordinated entry statement to Brooking Street, along with added land use flexibility, to realise an alternative main street to draw passing traffic from Albany Highway.

Darkan's residential and business areas are largely separated from Coalfields Road and therefore have limited impact on the operation of the roadway. However, a review of the existing Commercial zone, on the northern side of the road, could be considered to limit commercial uses to those which currently exist and control access outcomes.

The maintenance and management of the local road network presents significant cost implications for each shire. The local planning framework should ensure new development resulting in significant increases to traffic volumes, where deemed necessary, makes proportionate contributions towards the construction and/or upgrade of local road infrastructure.

In Wagin, the freight rail line is likely to continue to be an effective and sustainable transport mode for a significant portion of the immediate region's agricultural produce. Accordingly, land use planning outcomes should support the continued operation of railway infrastructure with due regard given to the requirements of SPP 5.4. Disused railway corridors present a tourism opportunity, potentially providing trails for walking, cycling and/or horse riding.

The Wagin Airfield presents potential new economic development opportunities for the Shire of Wagin. Ongoing investigations to support the expansion of its operations will remain a focus for the Shire of Wagin. The planning framework should provide flexibility to support the airfield's continued development and the diversification of land uses with synergies to aviation. Meanwhile, planning proposals which might affect the ongoing viability of flying operations on all airfields in the Strategy Area should be carefully considered in accordance with the requirements of *AS2021:2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*. The National Aviation Safeguarding Framework Guidelines may assist the consideration of such proposals, while the local government may also seek advice from airfield operators, the Civil Aviation Safety Authority and Air Services Australia to determine if proposals might present safety concerns for aviation.

Utilities

2.7.4 Water

Water is supplied to the Wagin, Darkan and Williams townsites by the Great Southern Town Water Supply Scheme (GSTWSS). This water is piped from the Harris Dam Catchment in Collie, supplying much of the Southern Wheatbelt and Great Southern areas.

The GSTWSS also supplies some small communities and landowners outside of the primary townsites through Service by Agreement with the Water Corporation. While made potable, these water supplies may not be guaranteed to meet the requirements of the Australian Drinking Water Guidelines due to the long mains and distance from disinfection.

Fit-for-purpose potable water supplies for farms and properties outside of the main settlements, and where Service by Agreement arrangements are not available, are largely provided by harvesting rainwater.

Duranillin, in the Shire West Arthur, has no reticulated water supply. Fit-for-purpose potable water is supplied by private rainwater tanks and has at times been supplemented by water trucked to town by the Shire of West Arthur. The town had a non-potable groundwater supply used to supplement potable water however, this supply is thought to have become saline and contaminated with iron reducing bacteria. The town's non-potable bore was discontinued in January 2020.

Throughout the Strategy Area the potable water supply is often substituted by non-potable water from dams and some groundwater abstraction. However, local surface and groundwater is often found to be too saline for human consumption. These supplies are often used for agriculture, firefighting, emergency livestock drinking and to supplement the irrigation of open spaces and sporting facilities.

Strategy Implications

Water security is identified as a challenge by the Federal Government's 2022 Regional Strengths and Infrastructure Gaps Report. It notes the impact of climate change on drinking water supplies. Meanwhile, modelling suggests that rainfall in the South-west region could decline as much as 14% by 2030 in a dry scenario, with the median scenario resulting in a potential 5% decline.

The treatment and delivery of water in the Strategy Area will likely evolve over time. The Water Corporation is investigating upgrades to the GSTWSS, including the provision of a new water treatment plant and a new pipeline from Perth's Integrated Water Supply Scheme to future proof the Region's water supply. Other measures to secure water include investigating new groundwater sources for potable and non-potable use.

An important step to addressing water security shall be policies which seek to protect existing water resources and associated infrastructure and improve water conservation, efficiency and recycling. The local planning framework for each local government should incorporate mechanisms which identify and protect existing water resources and infrastructure and improve the sustainability of existing water resources and supply methods, including mandating on-site water collection and storage for all new development.

The supply of water to smaller townsites is a challenge each local government will continue to manage. The townsite with the most complex water supply issues is Duranillin in the Shire of West Arthur. The Shire has undertaken strategic planning for water supply

security, recommending the blending of available water resources to improve Duranillin's supply. Planning for Duranillin should support options for water to be supplied via rainwater tanks, groundwater, dam water and produced water (trucked). However, an emphasis should be placed on development prioritising fit-for-purpose on-site water supplies and associated infrastructure, and implementing efficiency improvements.

2.7.5 Sewer

Established reticulated sewerage schemes are operated by the Water Corporation in both the Shires of Wagin and Williams, servicing the primary townsites. In Wagin sewage is collected primarily from the townsite's residential areas. The town's Waste Water Treatment Plant (WWTP) is located to the south of town immediately adjacent the airfield. It is understood that Wagin's WWTP operates within, albeit close to, its maximum hydraulic capacity.

The Williams townsite is provided sewer infrastructure to service the residential area largely south of Piesse Street. The Shire's WWTP is located approximately 1.2 kilometres east of the townsite on land reserved for public purposes. Williams' WWTP has been found to have periodic capacity issues which has led to overflows.

The Shire of West Arthur does not have a reticulated sewerage service. Wastewater is disposed using septic tanks and Aerobic Treatment Units (ATUs) in Darkan and the Shire's rural surrounds.

Strategy Implications

The continued uptake of reticulated sewer in Wagin and Williams should be encouraged, recognising the benefits to public health and the environment. WWTPs will require ongoing protection from encroachment by sensitive land uses. Special Control Areas represent suitable mechanisms to formalise land use controls to achieve an appropriate buffer area to wastewater sites.

In both Wagin and Williams wastewater treatment infrastructure may require capacity upgrades should there be significant uptake of new services. Accordingly, the Water Corporation may need to undertake detailed engineering investigations to provide for the construction of additional treated waste water storage. Capital works funding is not currently available.

The Shire of West Arthur, along with those areas outside of the Wagin and Williams townsites, which do not benefit from reticulated sewer are required to manage wastewater in accordance with Government policy and prescribed Australian Standards. This may have implications for planning proposals, particularly in the Darkan townsite, which seek to increase the density of residential land uses. Minimum requirements for lot sizes and wastewater apparatus shall apply to ensure effluent disposal does not present risks to human health or the environment.

Throughout the Strategy Area industrial proposals without reticulated sewer shall be limited to dry industry only, with effluent disposal systems to be provided consistent with Government policy and Australian Standards.

2.7.6 Electricity

The Strategy Area is supplied electricity by the South West Interconnected System (SWIS) managed by Western Power. As depicted on Figure 9, several electricity transmission lines

traverse the three Shires, currently supplying electricity to the locality from the Muja Power Station in Collie. A 220 kilovolt (kV) transmission line traverses the Shires of West Arthur and Willaims to the Narrogin South Substation, while a 66 kV transmission line goes from this substation to supply the Wagin Substation. The Shire of West Arthur is also traversed by two 132 kV transmission lines from the Muja Power Station to Kojonup, and a 66 kV transmission line from Kojonup is roughly aligned with the Albany Highway and Arthur River Road, to also supply the Wagin Substation.

The State government has made significant commitments to transforming the state's electricity generation, energy storage and transmission infrastructure. This will include upgrading the SWIS with new transmission infrastructure that will connect to renewable energy sources such as wind and solar.

The installation and use of 'off-grid' power systems based on renewable energy sources, particularly in rural areas, is also increasing due to the expense and challenges of connecting to a reticulated supply and is likely to become more prevalent in future years.

Strategy Implications

The transition of the State's energy generation system to reduce greenhouse gas emissions will see interest increase from renewable energy proponents seeking opportunities in the Strategy Area. To address this planning frameworks should provide flexibility for these proposals to be contemplated in suitable locations, subject to stringent development requirements that reflect community aspirations.

Broadly, the development of renewable energy facilities in areas with high environmental and landscape values should be avoided. Areas of land with high agricultural value should also be avoided, or otherwise developed to enable the ongoing use of the land for agricultural purposes.

For Rural, Rural Residential and Rural Smallholdings zones local planning frameworks may be prepared to outline the circumstances where 'off-grid' electricity supplies will be contemplated to support development. Consistent with the intent of State Planning Policy 2.5 - Rural Planning, proposals should demonstrate that a network electricity connection is not available or an electricity infrastructure upgrade is not commensurate with the scale of a proposal. In these circumstances the local government may determine that 'off-grid' power systems are acceptable to service development where the energy generated is via a renewable energy source and is sufficient for the intended land use. Subdivision and new development in all other zones shall normally require a reticulated underground electricity supply.

2.7.7 Telecommunications

Access to modern telecommunications is becoming ever more important for regional locations as it supports the connectivity and social mobility of communities. Reliable internet is necessary to attract new or relocating businesses which will facilitate growth in employment and flow on opportunities. It is also critical to the delivery of modern social services, online education, and health support.

The Strategy Area is currently serviced by a range of telecommunication means including fixed line and mobile telephone. The National Broadband Network (NBN) is accessible to the Shire by fixed line, fixed wireless and satellite means. Fixed line provides the best internet service speeds, utilising a physical line running to the premises for the delivery of broadband data. The next best means is fixed wireless which delivers broadband data by a transmission tower to a receiver attached to the premises. Satellite, while still providing serviceable

download speeds, is the least capable delivery means of broadband data, using a satellite to send radio waves which are received by a small receiver attached to premises.

The three primary townsites are all provided NBN service via a different means. Wagin benefits from a fixed line service, while Williams is serviced by fixed wireless and Darkan satellite.

Strategy Implications

Government recognises the importance of providing quality, high speed digital access in regional areas to support connectedness and technological transition in the rural economy.

Each local government will need to ensure its planning framework is flexible to allow for the continued development and improvement of telecommunications infrastructure to service the Strategy Area.

2.7.8 Drainage

Drainage in the Strategy Area's townsites broadly comprises of subsurface in-road drainage systems, with outflows to open drains, detention basins and waterways.

In agricultural areas drainage is typically characterised by natural drainage lines utilising the natural topography of the land. There are some manmade rural drains present in the Strategy Area, constructed in some cases to manage salinity and underlying water table levels.

Strategy Implications

The State seeks to encourage drainage in settlement areas consistent with the principles of 'Better Urban Water Management' and 'water sensitive urban design'. Broadly, urban drainage should seek to maintain pre-development water flow rates; improve water quality through soil and vegetation filtration; protect ecological values; and maintain hydrological regimes. Each shires local planning framework should seek to ensure drainage outcomes in settlements align with best practices in urban water management.

In agricultural areas, manmade drainage interventions may occur for environmental and land management purposes. Generally, planning proposals which modify natural drainage regimes should consider the upstream or downstream impacts. Drainage in rural zones should maintain environmental flows; avoid vegetation clearing; be suitably setback from property boundaries; protect water quality and water resources; and limit nutrient export.

The construction of dams, crossings and rural drains should not adversely affect the environment, visual amenity, public health or other users (upstream or downstream) of water resources. Each local government may seek to specify instances where the construction of dams, crossings and rural drains are exempt from development approval.

2.7.9 Waste Management

Wagin

The Shire of Wagin's waste services are managed by Great Southern Waste Disposal which provides a household waste collection service and operates the Shire's landfill site. The landfill facility is located approximately three kilometres south of Wagin off Tudor Street.

Concerns about the ongoing capacity of the landfill site resulted in the Shire moving to a three bin system to provide for better reuse of some wastes. The three bin system supports the collection and composting of garden organics; the collection of recyclable products; and the collection of other general waste.

West Arthur

The Shire of West Arthur is provided waste services by Warren Blackwood Waste which provides a household waste collection service to Darkan, Duranillin and Arthur River, along with properties along the collection route.

The Shire operates two waste facilities being the Darkan Refuse Site on Coalfields Road west of Darkan and the Duranillin Refuse Site located on Bowelling–Duranillin Road, Duranillin. The Darkan Refuse Site receives the bulk of the Shire's waste.

Williams

The Shire of Williams waste services are managed by Avon Waste Management which provides for household waste collection. Since 2020 the Shire has operated a transfer station at its former landfill site located off Narrogin Road approximately two kilometres east of the Williams townsite.

Strategy Implications

Existing waste management facilities are likely to meet the needs of all three Shires over the life of the Strategy. Local planning frameworks should ensure the continued operation of existing sites is not limited by the development of conflicting land uses, including the identification and long term protection of suitable buffer areas consistent with the Environmental Protection Authority's Guidance Statement on separation distances between industrial and sensitive land uses.

Despite the above, the Wheatbelt Development Commission recognises there may be opportunities to improve efficiency in waste management in the broader region through the development of a regional waste facility. Accordingly, planning frameworks should provide flexibility to accommodate such a facility should, in the future, it be seen by the Shires of Wagin, West Arthur and Williams as beneficial to waste management outcomes.

Planning for such a facility would need to account for the surrounding local context, with refuse sites to be selected to limit impact on sensitive land uses. The selection of new refuse sites should also be consistent with the Environmental Protection Authority's Guidance Statement on separation distances between industrial and sensitive land uses.

2.8 Planning context maps

Wagin, West Arthur and Williams Local Planning Strategy

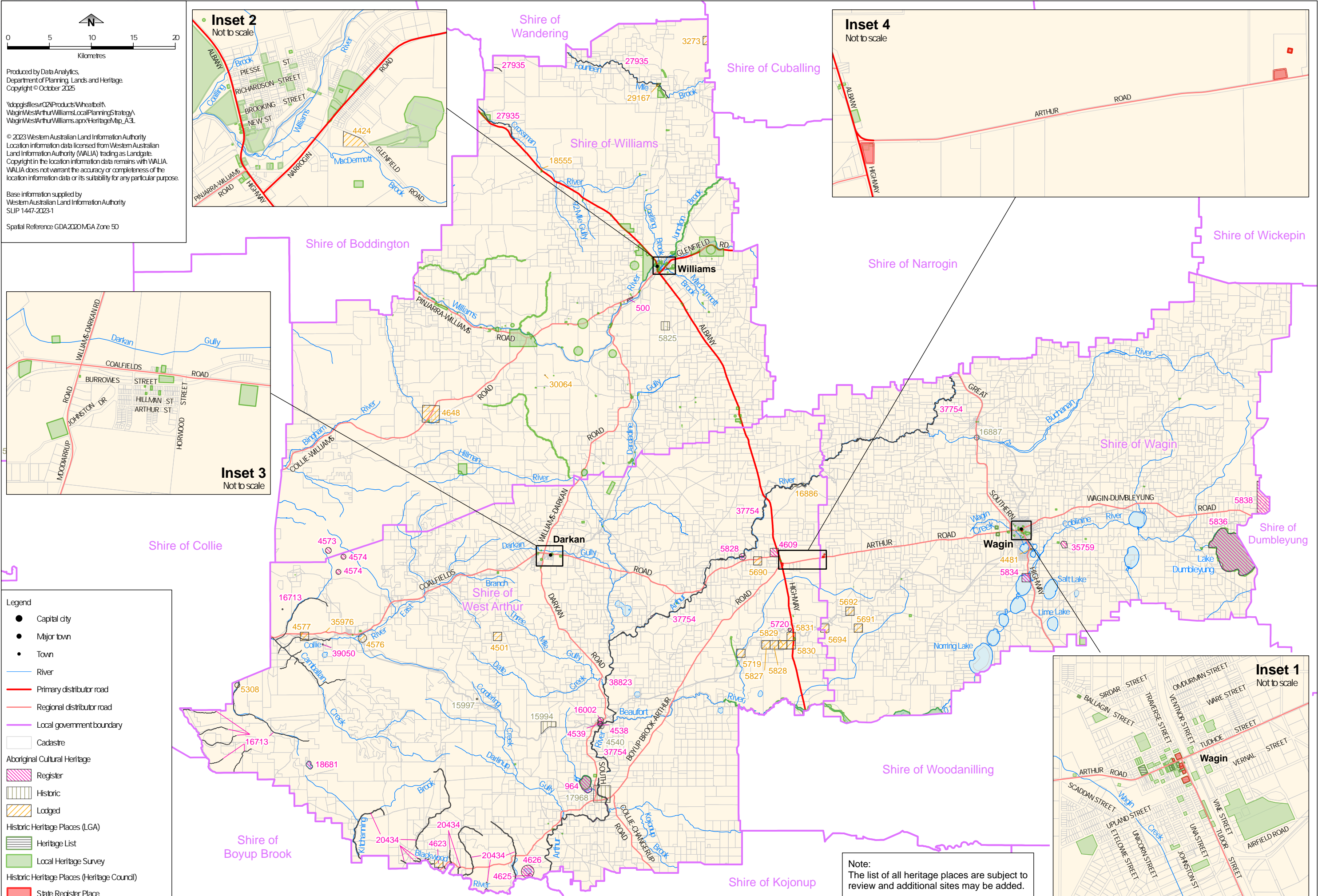


Figure 5 - Heritage map

Wagin, West Arthur and Williams Local Planning Strategy

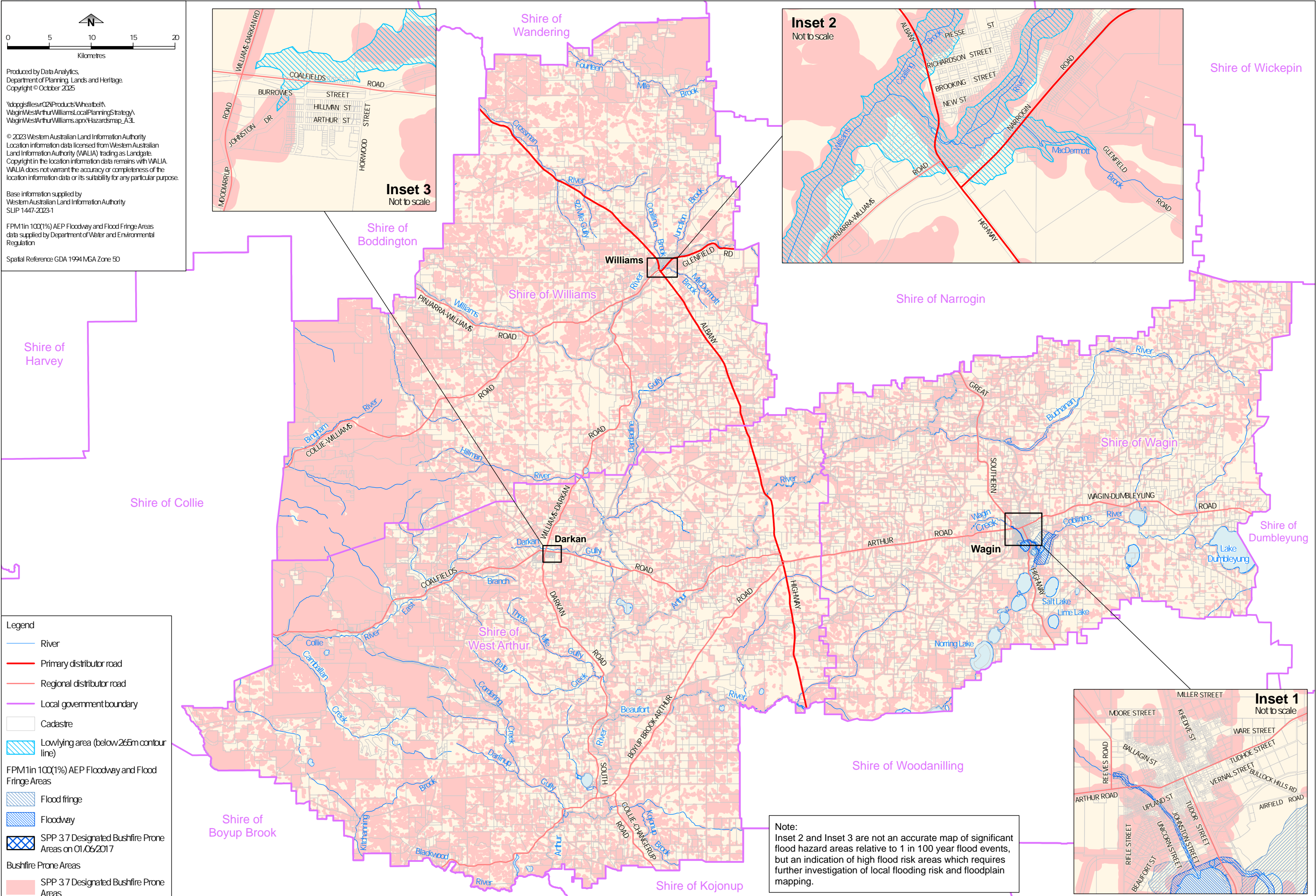


Figure 6 - Hazards map

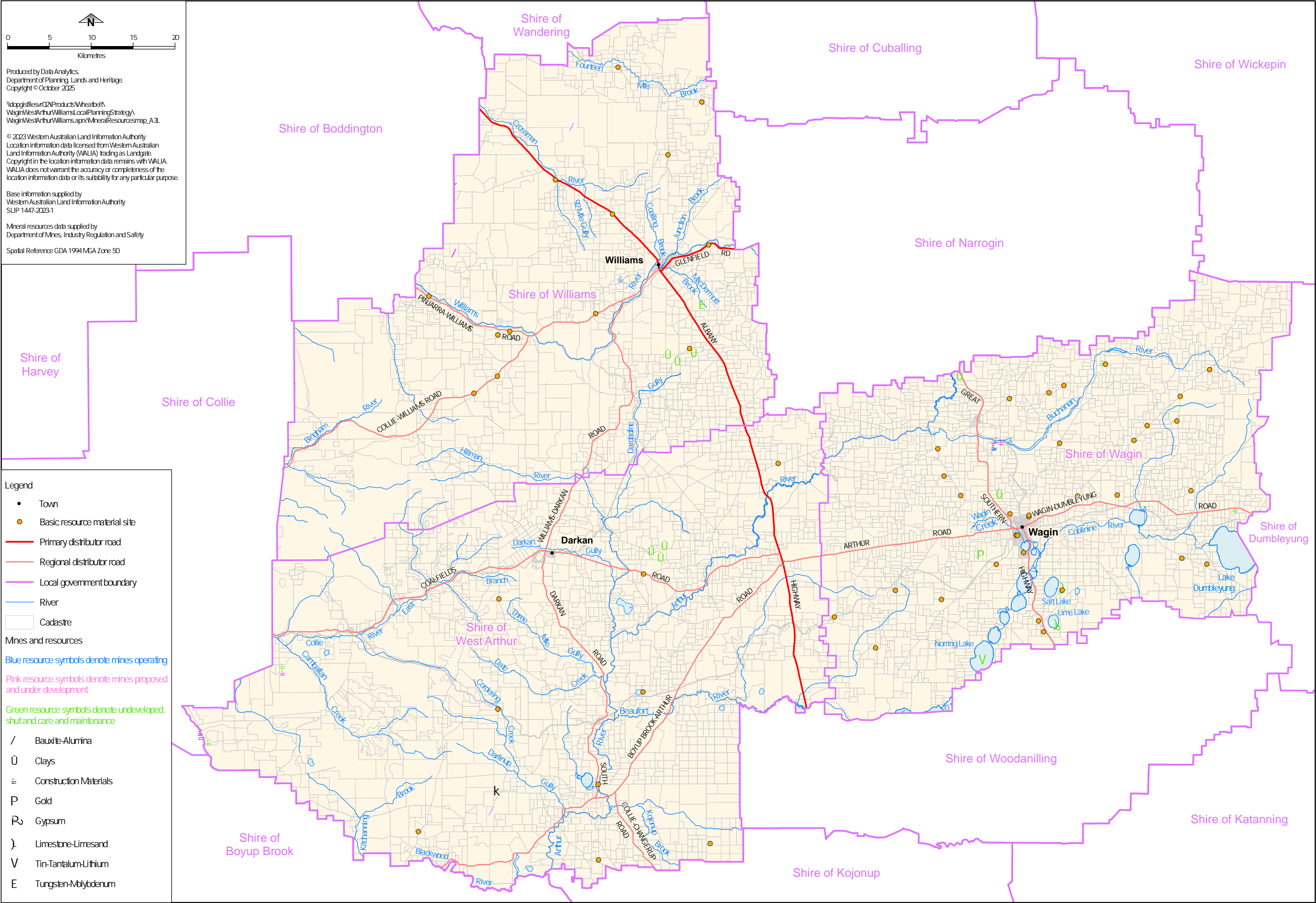


Figure 7 - Mineral resources

Wagin, West Arthur and Williams Local Planning Strategy

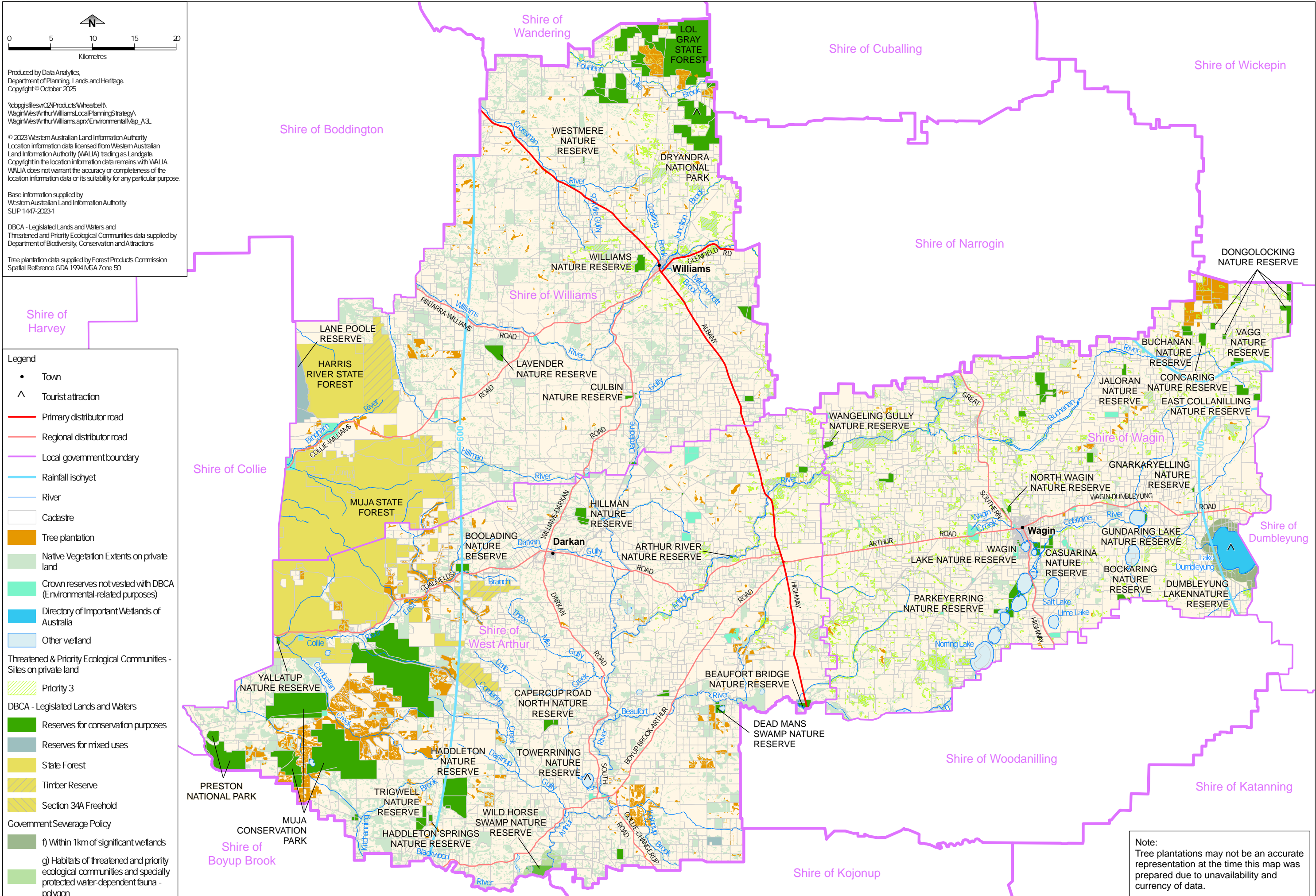


Figure 8 - Environmental map

Endorsement

SHIRES OF WAGIN, WEST ARTHUR AND WILLIAMS JOINT LOCAL PLANNING STRATEGY


CERTIFICATION FOR ADVERTISING


Certified for advertising by the Western Australian Planning Commission on 30 October 2024.

COUNCIL RECOMMENDED/ SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian planning Commission for endorsement by resolution of the Shires of Wagin, West Arthur and Williams at:

The Ordinary Council Meeting of the Shire of Wagin held on 27 May 2025.




Shire President

Chief Executive Officer

The Ordinary Council Meeting of the Shire of West Arthur held on 22 May 2025.



Shire President

Chief Executive Officer

OFFICIAL

The Ordinary Council Meeting of the Shire of Williams held on 18 June 2025.



Shire President

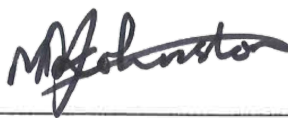


Chief Executive Officer

ENDORSEMENT OF THE LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission.

Dated: 23 October 2025



Officer duly authorised by the Commission
(pursuant to the *Planning and Development Act*
2005)