

SHIRE OF DOWERIN

Local Planning Strategy

Endorsed by the
Western Australian Planning Commission

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Department of **Planning,
Lands and Heritage**



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SHIRE OF DOWERIN LOCAL PLANNING STRATEGY

1 INTRODUCTION

Regulation 12A(3) of the Town Planning Amendment Regulations 1999 requires that a Local Planning Strategy shall:

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

2 OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

- a 'leadership' document which provides strategic planning direction for the next 15 years or longer as distinct from the Local Planning Scheme, which manages that growth within a statutory framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction both to local government, the Department of Planning, the Western Australian Planning Commission and the Minister in assessment of amendments, subdivision, development and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- a document which explains/justifies the strategic direction for growth and development to all stakeholders, and;
- a basis on which the Local Planning Scheme is reviewed.

3 VISION STATEMENT

Dowerin will endeavour to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

Dowerin will continue to protect its valuable rural based agricultural resources. To this end the Council will promote continuing cooperation between itself, its constituents and the relevant agencies set up to provide advice and assistance in these land management issues.

Dowerin will continue to promote the use of best management practices in all its activities especially in the rural industry sector.

The Shire will promote and support a wide choice of living styles within a country based environment so long as;

- There is no loss of amenity to the countryside.
- Water resources, natural vegetation and basic raw materials are not jeopardized.
- The salinity levels are not increased as a result of development.

- The Council is not burdened with undue increases in servicing costs.
- The development meets the needs of the present without compromising the ability of future generations to meet their own needs.
- Prime agricultural land is not lost.

Dowerin town will continue to provide modern and efficient services and amenities to challenge any larger urban centre.

The Council will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles.

The town will remain the focus of recreation, administration, cultural, commercial and residential development for the Shire and District.

The Council will continue to promote its assets and lifestyle advantages in a proactive manner using calculated incentives and enticements to attract new residents, investors and workforce.

4 STRATEGY

This Strategy should be read in conjunction with the Strategy Map that provides an overview of the strategy proposals following the detailed analysis of the district as contained in the **Background Report**.

The over-arching objective of the strategy is to achieve the Council's Vision for the future. Specific strategy objectives, strategies and actions follow.

4.1 POPULATION

Preamble

The Shire's distance from Perth and its climate will remain an obstacle to the lack of growth in the population projections. The townsites location away from the major Highway network contributes to the reduced passing trade and exposure of most of the tourist traffic. However this safer, quieter lifestyle could become an attractor in itself and lead to increased development in the future.

Growth population projections for the Shire (Department of Planning, 2000) suggest that, of the 44 LGAs within the Wheatbelt Planning Region, 35 recorded declining populations. During the 1981-96 period most of the growth occurred in the LGAs adjacent to the Perth Metropolitan Region. The projections suggest that the Shire of Dowerin's population will decline by more than 10%.

As with many Wheatbelt communities, the number and dispersed locations of the other townsites throughout the District present a problem for servicing. Whilst these settlements may have been important during the days when the rail sidings were operational, many are now bypassed by the rail system and therefore perform no useful function in the current system. The townsites that have no development at all should be reclaimed by the Council to ensure that development does not take place. The Council should also review those townsites that are partly developed in order to minimise future development. Although the Council has little obligation to provide normal town services to these remote areas there may

be an increased demand for services like school buses, rubbish collection etc that will inevitably stretch the Council's resources.

There has been a decline of students attending the Dowerin DHS. The reasons include the maturing of the stable population, the rural economy, the migration of people towards the larger centres and general technology advances in the primary industry sector that reduce the need for manpower. The Department of Education and Training has indicated that the current school facilities are adequate enough to cater for increased student numbers without the need for significant additional land or facilities for the foreseeable future. There are no plans to establish any new schools, nor to close the existing school.

Objective

To provide for a wide range of sustainable residential services to cater for all sectors of the population within the Shire to cater for existing and future generations.

Strategies

- Ensure the provision of land and facilities suitable for aged persons' accommodation.
- Ensure the provision of land and buildings to cater for the younger generations.
- Encourage the diversification of town based activities to attract new residents to the Shire in a new rural residential environment.
- Secure more funds to ensure the current pool remains viable. A 25 metre pool and associated sporting complex would service the school and the community.
- Encourage and facilitate the establishment of a complex of housing units for single accommodation would be of great benefit to non-permanent single people or couples.
- Minimise development opportunities in the townsites that have no development.
- Actively encourage Government and service agencies to establish regional offices in Dowerin.

Actions

- 4.1.1 Identify land suitable for aged persons' accommodation and other facilities.
- 4.1.2 Support the development of child care facilities and other activities that may be attractive to younger families.
- 4.1.3 Make submissions for additional funding for on-going pool maintenance.
- 4.1.4 Identify areas suitable for single persons' accommodation.
- 4.1.5 Acquire lots where rates remain unpaid with a view to reduce the opportunity for new development in smaller townsites.
- 4.1.6 The townsites that have no development at all should be designated for Conservation to ensure that development does not take place.

4.2 TOURISM AND SHIRE FACILITIES

Preamble

Due to the town's location away from a major Highway it is essential that the roads leading to Dowerin are as inviting and accessible as possible. This implies that major access roads must be kept in good condition and signposted to invite traffic to the town, or at least through it. The treatment of entry statements and verge planting (including wildflowers) may add to the attraction to the district. Exposure to traffic is an essential ingredient in increasing trade. Every effort must be sustained to ensure that any new regional transport initiative or strategy does not bypass the town. Input to these proposals must be on-going and active. To attract tourist traffic the road conditions must be made more suitable (ie safer).

Tourist accommodation including short-stay accommodation, chalets, caravan parks, camping areas, bed and breakfast, motels and hotels need to be encouraged. Bed and

breakfast accommodation type facilities should be encourage in the rural areas to help augment the income of the rural sector and at the same time showcase the rural environment of the Shire.

The presence of all of the listed clubs, amenities and interest groups in Dowerin emphasises the importance of consolidating development within a single townsite (see Background Report). Allowing development to be distributed around the Shire will weaken its effectiveness.

Objective

To provide for a wide range of tourist attractions in order that tourists are encouraged to visit the district.

Strategies

- Ensure listed clubs, amenities and interest groups remain in Dowerin.
- Recognise the existing tourist attractions in the Shire.
- Ensure the tourist attractions are properly maintained and presented in a safe and attractive manner.
- Ensure the provision of land and buildings to cater for tourist accommodation.
- Consider applications for other tourist oriented facilities like caravan parks, camping grounds, youth camps, chalet developments and other accommodation according to;
 - ❖ the merits of each application;
 - ❖ the impact on other commercial enterprises in the Shire;
 - ❖ the visual impact on the amenity;
 - ❖ the availability of services and amenities, and
 - ❖ the ability of the existing infrastructure to adequately cater for the increased activity associated with the proposal.

Actions

- 4.2.1** Identify land in Dowerin for clubs, amenities and facilities.
- 4.2.2** Identify land in the Scheme for tourist facilities and include appropriate land uses and development standards to facilitate tourist development.
- 4.2.3** Support the development of a range of tourist accommodation styles and locations.
- 4.2.4** Actively encourage Government participation in the promotion of tourism in the district.

4.3 AGRICULTURAL AREAS

Preamble

The Council will ensure that the value of the agricultural resource of the Shire will not be diminished through any proposal in the Strategy. The Council is aware of the economic and social importance of the resource and will ensure its continued protection for existing and future generations through the integration of environmental protection, social advancement and economic prosperity.

The Council will encourage the diversification of agricultural uses in the rural areas where it is seen as an endeavour to spread the range of activities and products. Reliance on a narrow range of particular crops or produce is dependant on maintaining good markets, good weather and good transport. Diversification of products will spread the risk over several markets and possibly different weather conditions. More scientific farming information and varieties of crops may assist in establishing the best crop for particular landforms, soil types and environmental conditions.

The Council is aware of the increasing demand for plantation type rural uses. These plantations may include pine, eucalyptus, brushwood, sandalwood and others. Whilst the Council supports these activities as part of the diversification strategy it will require a comprehensive analysis of the environmental implications and impact of the proposal on the land, services and infrastructure prior to granting such applications approval.

To this end the Council will need to consider the adoption of a Local Planning Scheme **Policy** to outline the conditions and requirements for such plantations. The WA Planning Commission is currently preparing a state-wide policy for these activities that will most likely form the basis of the Council's policy.

Other more intensive rural activities such as aquaculture, vineyards or horticulture will be assessed on their merits. The over-riding considerations will relate to the impact on the rural area, including visual amenity, the use and effect of chemicals or fertilisers, the affect on the soils and water supplies. Visual amenity from major tourist routes through the Shire is seen as priority.

Objective

To provide for sustainable use of agricultural land within the Shire.

Strategies

- Recognise the agricultural industry as having economic and social significance to the Shire.
- Encourage the diversification of agricultural uses in the rural areas where it is seen as an endeavour to spread the range of activities and products
- Ensure the protection of agricultural resources by restricting subdivision of agricultural land that would remove it from being used for agricultural purposes.
- Facilitate assistance for land which is affected by salinity.
- Encourage the diversification of rural activities to reduce the reliance on a single output.
- Encourage establishment of Bed and Breakfast or 'Farmstay' type accommodation in the rural zone.

Actions

- 4.3.1** Identify land with past or current salinity impacts.
- 4.3.2** Support the activities of local LandCare officers to assist properties affected by salinity to reduce or mitigate further impacts.
- 4.3.3** Actively protect prime agricultural land by not supporting indiscriminate subdivision.
- 4.3.4** Consider the adoption of a Local Planning Scheme Policy to outline the conditions and requirements for such plantations.
- 4.3.5** Permit additional visitor accommodation in the rural areas of the Shire
- 4.3.6** Identify and appropriately zone CBH facilities and establish any buffer requirements.
- 4.3.7** Do not support inappropriate subdivision of land that will remove it from agricultural use.

4.4 TRANSPORT

Preamble

Due to the town's location on the National Highway it is essential that the roads leading to Dowerin are kept as inviting and accessible as possible. This implies that major access roads must be kept in good condition and signposted to invite traffic to Dowerin especially, or at least through it for both bus routes and tourist traffic. Consistent with the strategy for tourism routes, the treatment of entry statements and verge planting (including wildflowers) may add to the attraction to the district. Exposure to traffic is an essential ingredient in increasing trade. Every effort must be sustained to ensure that any new regional transport initiative or strategy does not bypass any town. Input to these proposals must be on-going and active. To attract tourist traffic the road conditions must be made more suitable (i.e. safer).

The railway provides an essential life-blood to the rural economy and must be properly maintained to ensure a continued successful transport of the rural harvest.

The Council's airstrip is located less than 3 kilometres north east of the main street in Dowerin townsite. The facility is located between the railway and the Dowerin-Kalannie Road.

Objective

To recognise, promote and protect the transport facilities in the Shire.

Strategies

- Encourage the existing bus service through Dowerin to be maintained.
- Promote the use of Dowerin airstrip for commercial, tourist, business, Royal Flying Doctor and local use.
- Maintain pressure on service agencies to ensure roads are properly maintained and Roads 2020 proposals are implemented through the district.

Actions

- 4.4.1 Actively participate in planning projects with the transport agencies.
- 4.4.2 Promote the Dowerin airstrip for a wide variety of users.
- 4.4.3 Provide for safe access and abutting uses on major traffic routes.
- 4.4.4 Maintain the quality of major roads especially where different traffic types share the facility.
- 4.4.5 Protect the function and safety of the Goomalling-Merredin route by ensuring minimal additional access.

4.5 NATURAL RESOURCE MANAGEMENT

Preamble

The Council does not support clearing of vegetation in the Shire where it would lead to increased salinity levels or erosion, or where it would diminish to visual amenity of the rural or urban environments.

The Strategy identifies areas where natural vegetation exists. Although there has been a clearing ban for over 15 years, the Council will remind owners of properties containing this vegetation of the restrictions to clearing (except for fire breaks) and measures to enhance or protect the plant life.

The Council will refer interested parties to LandCare officers for a list of species considered appropriate for specific plantings. These may include broad-acre saline areas, revegetation areas, street trees, local town parks, wind rows, amenity planting and buffer screens.

The Council is aware of the implications of clearing rural areas, rising water tables and increasing areas affected by saline soils. The Council is also aware of the vital significance of the economic and social fabric of the Shire and its reliance on the rural produce.

The Strategy identifies areas where salinity has been a problem in the past or is currently a problem. The Council will advise owners of this history and request that they seek the assistance of local LandCare officers for measures to reduce or mitigate any further occurrence of the problem. LandCare officers will also be notified of this advice with a view to allowing them to send out information packages to owners that have been identified as having salinity problem areas.

A better understanding of the conditions that give rise to salinity problems provides a better opportunity to put in place 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels.

The Council will not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.

Objective

To protect and enhance the Shire's natural resources through responsible management.

Strategies

- Ensure the protection of natural vegetation in the Shire through appropriate zoning and management.
- Support the protection of sites with environmental value.
- Not to support activities, development and practices likely to increase the onset of salinity problems, or the conditions that cause salinity problems.
- Identify, and protect as appropriate, Basic Raw Materials sites within the Shire.

Actions

- 4.5.1** Identify areas where natural vegetation and woody vegetation exists.
- 4.5.2** Advise landowners with natural vegetation of land-clearing restrictions and provide advice on measures to enhance and protect natural vegetation.
- 4.5.3** Advise owners of the land areas affected by **high salinity** of these findings with information about remedial measures that can be put in place to mitigate further increases in salinity levels and areas.
- 4.5.4** Investigate 'Other Reserves' in the Shire to determine their conservation value.
- 4.5.5** Put in place 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels.
- 4.5.6** Identify and map the location of Basic Raw Materials and incorporate provisions into the Scheme, as appropriate, in conjunction with the Department of Mines and Petroleum and Main Roads WA.

4.6 MOVEABLE BUILDINGS

Preamble

As already mentioned, the rural local government areas are experiencing an increase in the demand for more affordable housing types. These 'affordable' housing types are often in the form of moveable, recycled and converted shed type structures.

The Council will only support these types of dwellings amongst the existing residential areas where it considers that they are appropriate and compatible with the standard of existing housing stock and the expectations of residents, or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

Objective

To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.

Strategy

- To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of '**containers**' within the non-industrial areas of the townsite.

Actions

- 4.6.1** Prepare a Local Planning Scheme Policy to control moveable buildings.
- 4.6.2** Include appropriate provisions in the Scheme to require planning approval for transportable, relocated and second hand dwellings.

4.7 DOWERIN TOWNSITE

Preamble

The Strategy proposals for Dowerin townsite include the following components (as shown on the Strategy Map).

Residential

DOWERIN

Future residential lots in Dowerin townsite will be located in the area immediately west of Jones Street, and north and south of Goldfields Roads in Dowerin. This land is substantially undeveloped apart from occasional dwellings that could be incorporated into a future design.

The density code for residential areas will be R5/R35. Conditions attached to this split coding require that effluent must be disposed off-site prior to the higher density (R35) being permitted. Therefore, any development greater than R5 density is required to connect to deep sewerage. Where no deep sewerage is available densities must remain at R10 (1,000m²) for existing lot sizes, and R5 (2,000m² lots) for new subdivisions. This latter requirement is consistent with the minimum lot size determined by the Department of Health (WA) for effective on-site disposal.

The majority of lot sizes in country towns throughout the State are 1,000m² – or a quarter acre lot in the old measurement. A code of R35 will permit the development of three dwellings on a lot of 1,000m². Allowing the addition of two dwellings per lot (as

opposed to only one additional dwelling by using R30) will encourage the replacement of an existing dwelling at the street frontage. Much of the existing residential development in the town of Dowerin is in need of repair and replacement.

In most cases, where three dwellings were permitted on a 1,000m² lot, the existing street front house would be demolished to make more room for two additional dwellings due to a more generous setback of the existing dwelling (usually 7.5m as opposed to 6m in the Residential Design Codes).

The Council will support grouped residential development at these densities provided it can be satisfied that the amenity of the area will be preserved.

In an endeavour to provide a range of residential environments, the Council may support proposals to create Rural Residential developments provided they are appropriately serviced. For the purposes of this Strategy Rural Residential means residential lots of over 1 hectare and essential services may include constructed roads, power, water (where feasible) and telephone.

Once these areas are taken up with residential development, long term options for future rural residential areas may include areas immediately south of the townsite boundary.

The Council will support the grouping of accommodation to cater for the aged. An area already earmarked for grouped dwellings is located on the corner of Goldfields and Hilder Streets. This accommodation needs to be handy to the commercial area, clinic, sporting facilities and major transport route.

OTHER RESIDENTIAL AREAS

The Council will not support the creation of additional residential areas elsewhere in the Shire. The Council will continue to support existing development in townsites within the Shire but will not encourage further development in townsites except in the townsite of Minnivale. No new subdivisions will be supported except as a rationalisation of lot boundaries.

Industrial

The Council is keen to ensure that a variety of industrial land is provided for 'would be' business people to establish in Dowerin. The Council is eager to ensure that adequate land is allocated for light industries, service industries and general industries. These areas should be located within easy reach of essential services, on a major transport route and in locations commensurate to their impact and use.

A new industrial estate is located on the Goomalling-Merredin Road about 1.2 kilometres south west of Dowerin. To date this area has not been developed due to excessive servicing costs.

The Council is aware of a demand for additional light and service industries in Dowerin, however much of the land that may be suitable is set aside for the Dowerin Field Day.

Examples of this demand include a local road transport contractor who has been trying to expand his business in the past five years. He needs more land for the larger truck combinations that they are now able to use the road system. As a stop gap they are using one of the Field Day parking areas.

The Shire has also had many enquiries from numerous Dowerin field day exhibitors (farming manufacturers) that are being squeezed out of the Metro Area due to increasing leasing costs and are looking to locate within a reasonable distance of Perth. An interested field bin manufacturer moved from Midland to Northam (would have considered Dowerin but there was nowhere to locate to).

Figure 21 of the Background Report shows the location of the Dowerin Field Days land.

The Field Day attracts a State-wide interest and has become the benchmark of such activities. The Council will preserve the area exclusively for these activities even though the land remains unused for majority of the year. The land used for the field Days is owned by Dowerin WA Machinery Field Days Inc and occupies 11 lots totalling about 44 hectares.

The Council will further examine the use of the land located immediately north of the Dowerin Field Days site for future general, light or service industries.

The Council is aware of the financial pressures placed on tradespeople and self employed worker that are required to secure a dwelling and a workplace. In this regard it is prepared to examine the introduction of 'home business' type lots. These lots will be designed to cater for residents that need larger than normal sheds or workshops as well as a dwelling. The co-location of these uses will be permitted providing the activities carried out do not create any undue nuisance for abutting neighbours.

Subject to more detail, it is expected that these lots may be at least 2,000m² in size with special Scheme provisions dictating the restrictions to the types of uses to be permitted. The dwelling will have the street frontage, with the shed at the rear. The dwelling may not be subdivided and sold and the people employed shall be residents in the dwelling. Employment of persons other than the residents on the property shall be restricted or prohibited.

Commercial

The Council will ensure that there are adequate commercial premises in Dowerin available for occupancy, or vacant land available for construction. The supply of vacant commercial land is currently restricted, but vacant commercial premises are still available.

The Council will support the addition of future commercial areas in one of two places, depending on demand and availability.

Both options need to be contiguous to the existing commercial main street to help consolidate the heart of the town. The options include an extension of the main street (Stewart Street) southwards from Goldfields Road, or eastwards along, and abutting, Goldfields Road.

Objective

To promote Dowerin as the prime living, business and community centre for the Shire.

Strategies

General

- Consolidate development within Dowerin.

- Ensure that major access roads to Dowerin are kept in good condition and signposted to invite traffic to the town
- Treat entry statements and verge planting (including wildflowers) along major town entry roads.

Residential

- Allow for opportunities to increase residential densities to capitalise on existing infrastructure.
- Earmark area for Aged Persons Accommodation.
- Better use residential land where rates remain unpaid.

Industrial

- Continue support for the establishment of the zoned industrial estate on the Goomalling-Merredin Road.

Commercial

- Support the addition of future commercial areas in one of two places; an extension of the main street (Stewart Street) southwards from Goldfields Road, or eastwards along, and abutting, Goldfields Road - depending on demand and availability.

Actions

- 4.7.1** Upgrade and improve the treatment of entry statements and verge planting (including wildflowers).
- 4.7.2** Zone land on the Goomalling-Merredin Road for general industry in the Local Planning Scheme.
- 4.7.3** Investigate the area north of Metcalf Street for a future light or general industrial estate.
- 4.7.4** Consider concept of home business light/service industrial area north of the townsite. This concept could include larger rural-residential sized blocks (say 2-4 hectares) for lifestyle OR larger residential blocks (say 2,000m²) to allow for trades person's shed and house.

4.8 OTHER TOWNSITES AND SETTLEMENTS

Preamble

The Strategy seeks to consolidate residential services, community facilities and amenities, cultural venues, commercial development and jobs in Dowerin townsite. To this end the Council will seek to reclaim all lots in other townsites, other than Minnivale, where rates remain unpaid, these undeveloped areas will remain as remnant bushland.

The Council will maintain its current level of support to existing residents in the Shire's townsites but will not promote further expansion of development within any townsite other than Dowerin, or residential development in Minnivale.

The Council will not support the development of any facility or amenity in Minnivale (or any other townsite) that it considers to be a duplication of resources. Replicating facilities and amenities unnecessarily increases management and maintenance costs to an unsustainable level.

Objectives

- To ensure that any major development in a townsite or settlement is carried out in accordance with an Outline Development Plan as approved by the Council.
- To avoid any additional development in undeveloped townsites that may stretch the Council's servicing resources.

Strategies

- Require the preparation of an Outline Development Plan prior to approving any major development in an Other Townsite or settlement.
- Reclaim unused land in undeveloped townsites where possible.

Actions

- 4.8.1** The Council will advise all major developers in other townsites and settlements of the need to prepare an Outline Development Plan (to the Council's satisfaction) prior to the consideration of any development proposals.
- 4.8.2** The Council will seek to reclaim all lots in townsites and settlements where rates remain unpaid.
- 4.8.3** Acquire and dispose of residential land where rates remain unpaid.
- 4.8.4** Include scheme provisions to facilitate the requirement of Outline Development Plans in the Local Planning Scheme.

4.9 RESIDENTIAL DEVELOPMENT IN THE RURAL AREAS

Preamble

For the purposes of this section Rural Residential refers to the development and/or subdivision of land that would otherwise remain rural. Development types may include concepts called, hobby farms, cluster farms, rural-residential, lifestyle blocks, rural living, landscape interest, conservation lots or rural small holdings. Without the appropriate zoning the Council would not support the subdivision of rural land, unless otherwise provided for in this strategy.

This Strategy does not allocate specific areas for closer rural development but rather it outlines the criteria under which such developments may be supported. The Council is not prepared to allocate areas for rural residential development that may not suit the specific owner's intentions for the property.

The Council's objective is to provide a wide choice of living styles in the Dowerin Shire therefore the Council would be prepared to initiate a Scheme Amendment to create a Rural Residential zone providing the proposals are consistent with the Council's vision statement and provided the proposal fulfils the criteria outlined in the following strategy.

It is preferable that any rural residential development be located within close proximity to Dowerin in order that the amenities and facilities in town can be easily accessed without the need for duplication.

Wherever possible Rural Residential areas should use existing local roads and not create additional direct access to the Goomalling-Merredin route in order to protect the function and safety of the route.

Rural residential development will not be supported where it is located too close to Dowerin. Where rural residential development is located too close to the townsite it may necessitate (in the long term) single residential development to leap-frog the estate thus losing continuity of the residential amenity.

The Council will only be prepared to support further (additional) Scheme amendments for Rural Residential development when it can be satisfied that either the new proposal is targeting a substantially different market, or that the majority of lots in the previous release are sold. These alternative markets may include rural small holdings with an agricultural

and/or conservation component, agricultural investment (multi ownership) or investment in vineyards or farm forestry where dwellings are not permitted or are clustered, or any combination of these or similar uses.

It is the Council's expectation that the conservation of special site features, landform or natural vegetation will form part of any more intensive rural development or subdivision.

The Council will require the provision of a full assessment of additional information as listed in Part 6 of the WA Planning Commission's Policy No DC 3.4 – Subdivision of Rural Land (and extract is included in **Appendix 1**) for assessment of Scheme Amendments as well as subdivision applications.

Objective

- To support sustainable development that does not compromise agricultural activity by providing for a variety of living environments within the townsites and environs by providing a range of lot sizes and development types considered appropriate to the landform, capability and provision of services.

Strategy

- Encourage a variety of residential lifestyles in and around the townsites of the major townsites where services and amenities are available.
- Support mining accommodation in certain circumstances.
- Support rural residential development where development complies with a set of criteria including the following;
 - Proximity to services, amenities and facilities of Dowerin townsite.
 - Avoids areas required for the future expansion of Dowerin townsite.
 - Assessment of land capability demonstrates that land is of fair to high capability of sustaining residential development.
 - Where an appropriate potable water supply can be provided, either via reticulated water or water tank.
 - Where bushfire risk can be appropriately managed.
 - Where land is not located within a flood plain.
 - Where the risk to land and water degradation is minimal and the development will not lead to any environmental impacts, and environmental protection and repair are encouraged.
 - Where it will not conflict or reduce the agricultural potential of adjoining land.
 - Where the land is not subject to a buffer from an adjoining use.
 - There is a demand for lots and the proposed development adds to the diversity of residential development in the Shire.

Actions

- 4.9.1** Prepare a Local Planning Policy relating to mining camps and accommodation.
- 4.9.2** Set up a rural residential monitoring system to gauge supply and demand for such lots. Monitoring may include the number of lots created by size and type and the number of lots sold and developed.

4.10 HOMESTEADS LOTS

Preamble

The Shire has adopted this policy as an integral part of this Local Planning Strategy to provide a clear picture of the Council's position on the creation of homestead lots. For the purpose of this policy a homestead is an established dwelling on a rural lot that has been established for no less than 15 years.

Much of the Wheatbelt region of Western Australia was established in the 1890s. The heirs of the original settlers (farmers) are now at, or near, retirement age. Many of these farmers wish to stay on the land in their homesteads but are no longer able or prepared to continue farming. ABS data shows an increased average age of people living in rural WA.

The Council acknowledges that many residences associated with farming properties have been vacated over the last 30 years due to modernisation, mechanisation and the need to sow larger farm areas to maximise economies of scale. In the late 70s Dowerin had many more farms compared with today (2006).

Two situations exist. The **first** is where some homesteads have been vacated as they are no longer required by the farmers. These dwellings already exist but cannot be purchased by others without clear title for the prospective purchaser. This is a clear waste of the already established infrastructure as it could well be used by others seeking a rural lifestyle but with work in town. ABS statistics (2001) indicate that 14% (or 94) of the Shire's dwellings were vacant.

The **second** is where the farmer wishes to stay in the homestead but wishes his farm to be managed by either his heirs or a third party. In either case the new farm managers may need to build a new dwelling, but cannot do so without the security of Title to the land. The creation of a separate lot is necessary to do this.

Experience shows that excisions of homestead lots do not necessarily lead to the construction of an additional dwelling. Often the original lot is usually part of a larger farm that already has an alternative existing dwelling.

Objective

To allow the continued use of homestead dwellings by supporting the excision of the homestead on a land area of between 4 and 10 hectares. The Council may support an alternative lot size under special circumstances.

For the purposes of this objective the Council will only consider a dwelling of more than 15 years old to be a valid homestead.

This strategy is consistent with the WA Planning Commission's Development Control Policy relating to homestead lots (DC 3.4 - Part 4.9)

Strategy

Support the WA Planning Commission Development Control Policy 3.4 Part 4.9.

Actions

4.10.1 Homestead lots may be created to enable an existing house on a farm to continue to be occupied provided that:

- (a) the population in the locality is declining or relatively static;

- (b) the homestead lot has an area between 1 and 4 ha, or up to 20 ha where it is desirable to respond to the landform or to include existing outbuildings or water sources;
- (c) there is an adequate water supply for domestic, land management and fire management purposes;
- (d) the homestead lot fronts a constructed public road;
- (e) the homestead lot contains an existing residence; and
- (f) a homestead lot has not been excised from the farm in the past.

4.11 BUFFER AREAS

Preamble

There are several activities throughout the Shire that require a buffer to sensitive uses. Sensitive uses include mainly residences. The activities requiring buffers include a quarry, a rubbish tip, sewerage treatment plant, industrial and rural industry uses or recycling plant and a chlorine store.

Objectives

- To protect various operations including rubbish tips (and the like), sewerage treatment plant, industrial and rural industry uses, quarries and chlorine stores from the encroachment of sensitive land uses.

Strategy

- The Council will not permit dwellings within 500 metres of the Council's rubbish tips, quarries, sewerage treatment plant, industrial and rural industry uses, chlorine stores or any other activity that is determined to be a potential danger or nuisance to a sensitive land use.
- The Council will not permit dwellings within 500 metres of Reserve 30710 (Amery rubbish tip) located off Dowerin-Kalannie Road.
- In assessing development applications for dwellings and other sensitive uses, in proximity to industrial uses (including grain storage and handling facilities) the Council will give consideration to the required buffers from the industrial use, and the impact the establish of the dwelling (or other sensitive use) may have on the ongoing operation of the industrial use.
- In assessing development applications for new industrial uses, the Council will give consideration to the required buffers from sensitive uses, and shall ensure that the industrial development does not impact on adjoining sensitive uses.
- The Council will not permit the development of any sensitive land uses within 1000 metres of any industry which involves blasting.
- The Council will not permit the development of any sensitive land uses within 500m of the gemstone mine granted under Mining Lease M70/956 located on Lot 41 off Meckering Road.

Actions

- 4.11.1 Identify these sites on the Scheme Map with the appropriate provisions to prevent the development of sensitive uses within the specified buffer.

5 PROCESS AND CONSULTATION

On adoption, the Local Planning Strategy will be submitted to the EPA for environmental clearance, WA Planning Commission will be requested for its approval to advertise the LPS.

Consultation with the community will be determined in accordance with the Council's requirements. A copy of the documents will be made available at the Council office for perusal during the advertising period. Possibly copies could be made available on CD.

Following advertising the Council will prepare a Schedule of Submissions. Against each submission the Council will decide what action to take.

The Council's Schedule will be forwarded to the WAPC for its endorsement of the LPS. The Council will then determine whether it will review its Town Planning Scheme.

ADVERTISING

The Shire of Dowerin Local Planning Strategy certified for advertising on
20.....

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

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

Date _____

ADOPTED

The Shire of Dowerin hereby adopts the Local Planning Strategy, at the Ordinary meeting of
the Council held on the day of 20 .

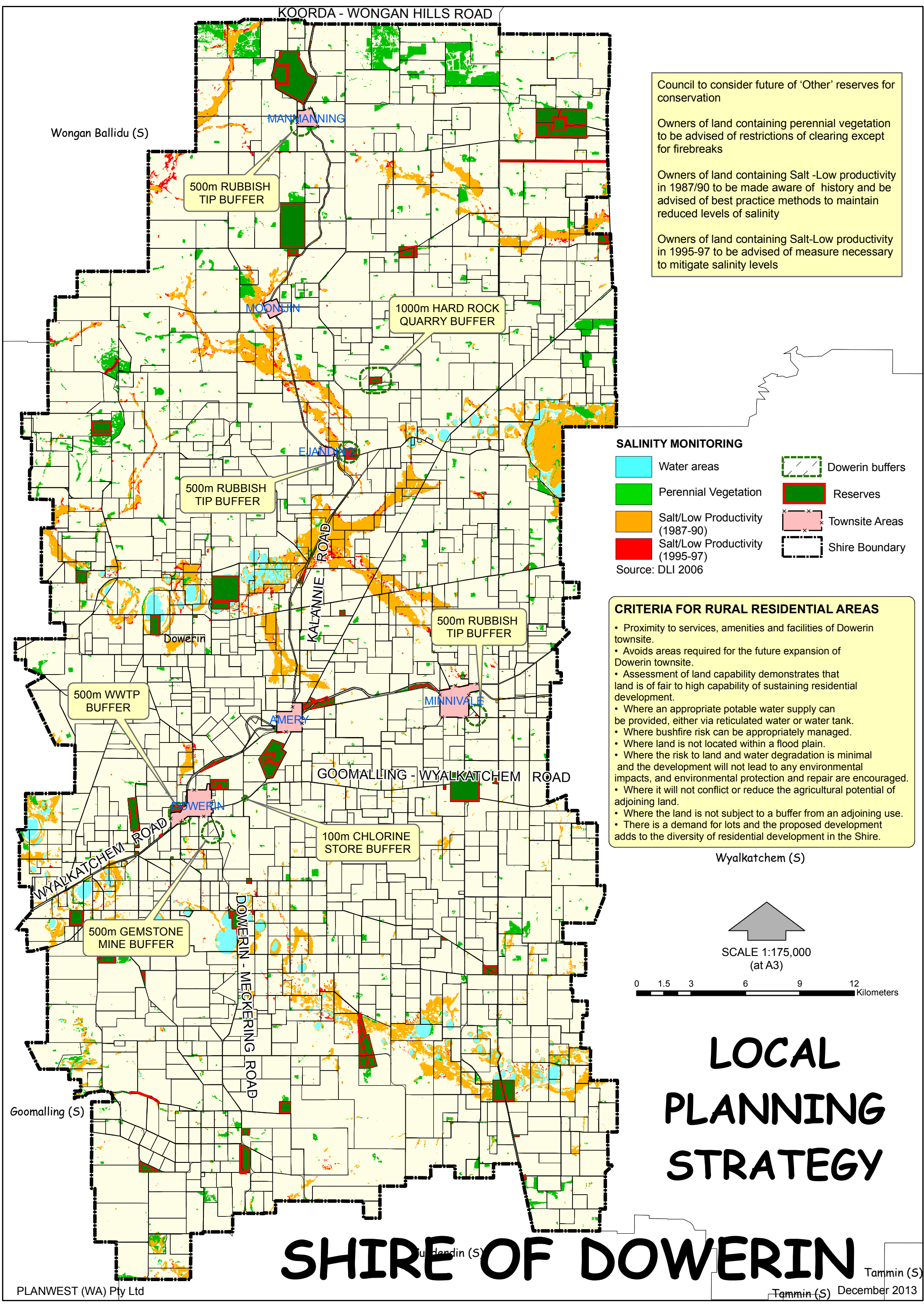
SHIRE PRESIDENT

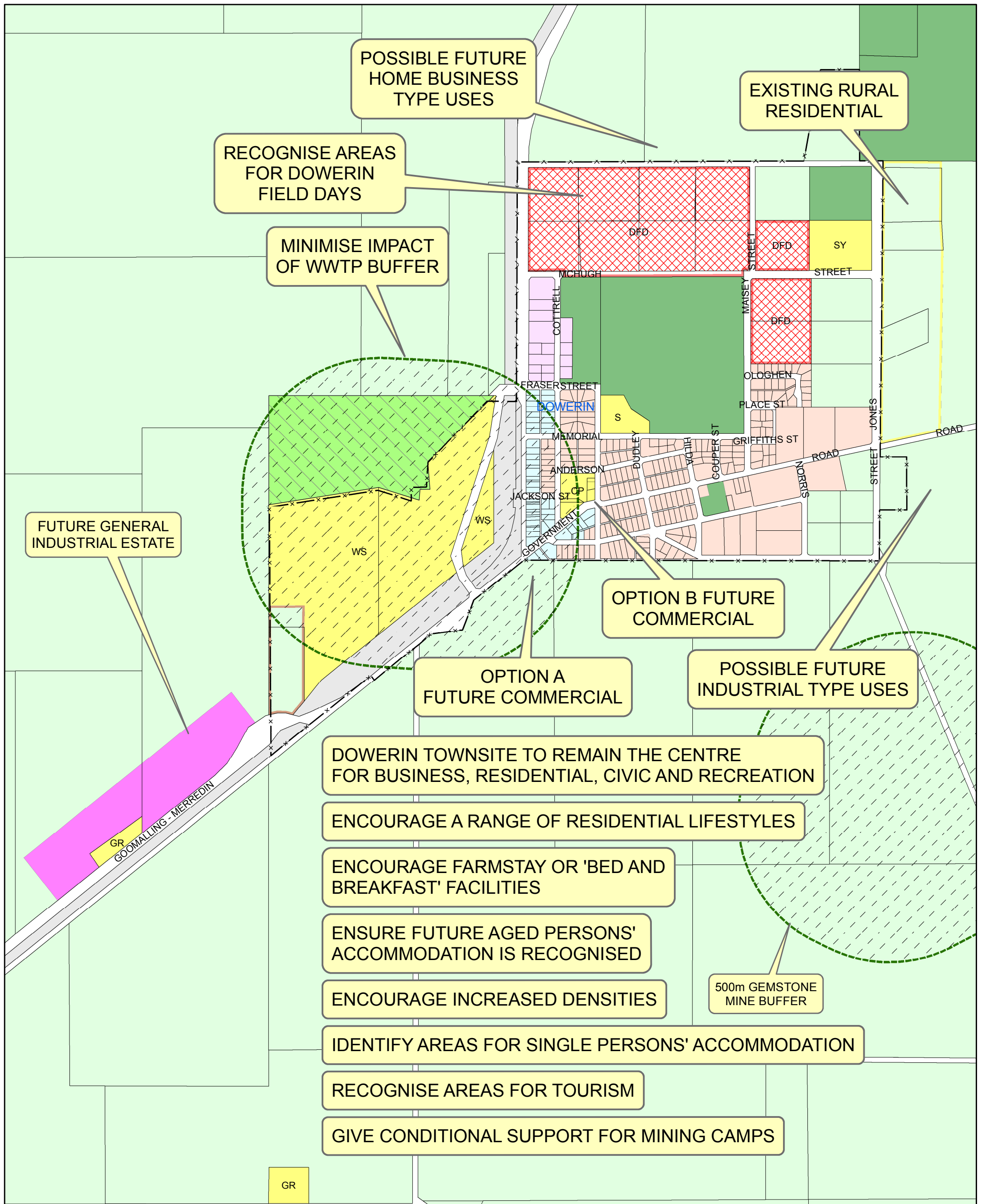
CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

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





LOCAL PLANNING STRATEGY

SHIRE OF DOWERIN