



# Shire of Nannup Local Planning Strategy

November 2018



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# SHIRE OF NANNUP LOCAL PLANNING STRATEGY

## 1.0 INTRODUCTION

### 1.1 Background

This Local Planning Strategy applies to the whole of the Shire of Nannup (refer to Figure 1). The Shire of Nannup is located in the South West Region of Western Australia. Its urban centre, Nannup, is located 288 kilometres south of Perth, 60 kilometres from Busselton and 72 kilometres from Margaret River.

### 1.2 Purpose of Local Planning Strategy

Local planning strategies are the main framework for planning at the local level enabling local government to plan for the future. They express the strategic vision, policies and proposals of the local government and reflect local needs and aspirations. They are also the key instrument for translating State and regional strategies, plans and policies to the local level. Further, they provide the rationale for the zonings and other provisions in a Local Planning Scheme.

This Local Planning Strategy (to be called the 'Strategy') is intended to set out the local government's broad vision for the Shire (the district/municipality) and the longer term directions for land use and development. This Strategy will operate for 10 to 15 years in conjunction with the Local Planning Scheme, which is required to be reviewed every five years.

The formulation of this Strategy has considered the relevant State, regional and Shire level strategies, plans and policies in setting out the strategic land use directions and the recommendations for the review of the *Shire of Nannup Local Planning Scheme No. 3 (LPS3)*. The Strategy is driven by concepts such as sustainability, liveability and economic prosperity.

The Strategy contains key elements that set out generalised and principal land uses and strategic issues. For each of these issues, aims, strategies and actions have been prepared to assist with the local government's decision-making and to provide guidance and recommendations for the review of LPS3.

The Strategy is primarily concerned with 'spatial' or 'land use' considerations including the location, distribution and relationship of land uses, subdivision, development, and associated infrastructure. The Strategy considers wide ranging economic, resource management, environmental and social considerations at a strategic level. Various issues are beyond the scope of the Strategy and land use planning e.g. decisions relating to education funding and levels of service.

The Strategy is of particular assistance in:

- applying the *State Planning Strategy*, State Planning Policies (SPP) and interpreting the framework of State and regional strategies, plans and policies for the Shire of Nannup;
- establishing the local government's aims for the Shire and the strategies, policies, actions and general proposals to achieve those aims;
- providing an explanation for the statutory provisions and identifying potential rezonings in the review of LPS3 and to assist the local government in making decisions under the scheme;

- informing and guiding the community, developers and certain State Government agencies; and
- providing a basis for coordinating public and private investment development.

### 1.3 Consistency with Strategy and Interpretations

The local government will require proponents, whose proposals are inconsistent with the content or intent of the Strategy, to provide appropriate justification for the departure or inconsistency to the satisfaction of the local government.

Throughout this Strategy, references to 'proposal' can refer to development application, subdivision application, scheme amendment (rezoning), structure plan and other plans where considered appropriate by the local government. The term 'developer' or 'subdivider' also has the same meaning as 'proponent' or 'applicant'.

### 1.4 Structure of Report

The report structure generally sets out issues that apply across the Shire, issues that apply to urban and rural living areas and issues that apply to rural areas. It is highlighted that there is considerable interrelationship between sections. To avoid repetition, the Strategy should be read as a whole.

The Strategy is set out into the following sections:

- 1.0 Introduction
- 2.0 Vision, Strategy Objectives and Aims, and Strategy Plans
- 3.0 Sustainability
- 4.0 Natural Resources and Environment
- 5.0 Economic Development
- 6.0 Infrastructure, Transportation and Community Services
- 7.0 Settlement Planning
- 8.0 Heritage and Design
- 9.0 Rural
- 10.0 South Coast / Coastal Landscape
- 11.0 Land Locked Lots
- 12.0 Governance, Implementation, Monitoring and Review



Market stalls at the Nannup Flower and Garden Festival

## 2.0 VISION, STRATEGY OBJECTIVES AND AIMS AND STRATEGY PLANS

### 2.1 Vision

The Shire of Nannup Community Strategic Plan 2013 – 2023 sets out the following community statement (vision):

'We are a unique town that role models sustainability, friendliness, taking time to celebrate our heritage and festivals.

We are surrounded by amazing nature, with charming historic and built fabric.

Our leaders provide for and listen to all of us.'

Associated strategies from the Community Strategic Plan include:

- a) The Big Picture - we will have a sustainable, innovative and equitable economy.
- b) Tourism/Recreation – working together to attract people to our amazing Shire.
- c) Our Shire and Streetscape – keep the charm and fabric of our unique shire and upgrade the amenity.
- d) Planning and Building – providing a quality planning outcome for community benefit through appropriate consultation.
- e) Our Communication – increased coverage of communication systems.
- f) Our Sanctuary – we will protect our amazing nature, magnificent forests, managed bush land, rivers, waterways and wetlands, agriculture and our pristine coastline.
- g) Our Location – keep our beautiful combination of natural landscapes and built environments to retain our community and amenity.
- h) Our Sustainable Future – to achieve a green clean future.

### 2.2 Objectives

Based on the local government's vision, the objectives with regard to the Strategy are to:

- a) develop a long term land use planning strategy to manage the growth in the Shire that contributes to the lifestyle enjoyed by residents;
- b) encourage the sustainable development and expansion of the Nannup townsit to improve service viability while conserving or enhancing a strong sense of community;
- c) ensure that future subdivision and development within and near the Nannup townsit provide a broad range of housing and lifestyle choices that enhance the environment and character of the townsit;
- d) assist to broaden the economic and employment base of the Shire through greater diversification and promoting a resilient and increasingly robust economy;
- e) promote agricultural activity as the key economic and social driver for the Shire;
- f) provide orderly and coordinated development;
- g) create sustainable communities and sustainable development which aims to:
  - i. manage and conserve key natural resources including land and water resources;
  - ii. attract and retain people and businesses;
  - iii. ensure the community has access to quality facilities and services;

- iv. support the introduction, maintenance and upgrading of assets and infrastructure which meet community needs in a timely and cost effective manner; and
  - v. retain the unique sense of place that values its culture and heritage; and
- h) notwithstanding the development opportunities identified, subdivision and development potential may be limited or unachievable due to unmanageable fire risk. The development opportunities shown in the Strategy are subject to ongoing bushfire risk assessment and compliance with bushfire mitigation and management measures prescribed in SPP3.7 and *Guidelines for Planning in Bushfire Prone Areas*.

## 2.3 Aims of Strategy

Based on the local government's vision for the Shire, the local government's aims with regard to the Strategy are outlined below.

### *Long Term Planning Guidance*

The local government aims to:

- a) provide a useable 10 - 15 year land use plan for future subdivision, development, land use and conservation initiatives;
- b) provide strategic direction for the review of **LPS3** (Local Planning Scheme No. 3) and the preparation of **LPS4** (Local Planning Scheme No. 4);
- c) encourage, direct and control development which promotes and protects the health, safety, and general economic and social well-being of the community, and the amenity of the area;
- d) provide a framework for local structure plans and scheme amendments (rezoning); and
- e) create a planning and governance framework that facilitates growth in a sustainable and environmentally appropriate manner.

### *Deliver Sustainable Development*

The local government aims to:

- a) promote sustainable development that integrates economic, social (community) and environmental goals for the Shire;
- b) set out the most appropriate locations, density, scale and form of townsite growth and other development that delivers a more integrated, sustainable and liveable urban environment, that maximises community benefits, is appropriately serviced and addresses land use compatibility;
- c) provide for the growth of the Nannup townsite in a land use pattern which reduces pressure to convert productive agricultural land to non-agricultural uses;
- d) guide the location of urban, residential, rural residential and rural smallholding development to maximise community benefits, seek appropriate levels of servicing and minimise future land use conflicts including on agricultural land; and
- e) ensure development appropriately takes account of flooding, fire and other risks.

### *Protect and Enhance Environmental Assets*

The local government aims to:

- a) appropriately manage and conserve key natural resources;



- b) assist in conserving and enhancing the area's environmental assets and natural resources and to promote ecologically sustainable land use and development;
- c) protect the ecological and landscape values from the impact of inappropriate development;
- d) protect rivers, watercourses and wetlands from encroachment or indirect detrimental impacts from adjacent uses; and
- e) assist to restore and enhance water quality and not contribute to adverse change in salinity.

#### *Economic Development, Infrastructure and Community Services*

The local government aims to:

- a) attract and retain people and businesses;
- b) support and promote a resilient local economy;
- c) make the most of economic development opportunities by capitalising on the Shire's competitive advantages;
- d) conserve land required for agricultural production and support opportunities for agricultural diversification and value adding;
- e) assist employment and economic growth in traditional as well as knowledge-based and emerging industries by providing suitable land for retail, commercial, industrial and tourism developments, as well as opportunities for home-based employment;
- f) support and provide for tourism activity and establish the conditions under which such uses may be developed and maintained;
- g) reaffirm the primacy of the Nannup town centre as the commercial and cultural centre of the Shire; and
- h) improve public access to the south coast and seek appropriate low-key development.

#### *Agricultural Land and Basic Raw Materials*

The local government aims to:

- a) maintain and protect areas of agricultural production and conserve their non-urban character whilst accommodating other complementary rural activities;
- b) ensure the extraction of basic raw materials occurs in accordance with best practice and addressing environmental and landscape considerations; and
- c) avoid or minimise land use conflicts due to the extraction of mining and basic raw materials, addressing water resource, environmental and landscape considerations.

## **2.4 Strategy Plans**

The Strategy Plans are set out on Figure 2 Strategy Plan North, Figure 3 Strategy Plan South, and Figure 4 Strategy Plan Nannup Townsite and Surrounds. The Strategy Plans are complemented with the Precinct Plan in Figure 5. The Precinct Plan links to the precincts outlined in the *Nannup Townsite Bushfire Hazard Level Assessment*.

The Strategy Plans show key elements of the Strategy and they provide a broad overview of intended land use, the major transport networks and key planning constraints. The Strategy Plans should not be seen as determining land use permissibility, but as broad land use areas relating to planning opportunities and constraints, issues and policies set out in this Strategy.



The Strategy Plans are not a zoning map, as zoning and land use permissibility's are set out in the Local Planning Scheme, Structure Plans and Local Planning Policies.

The Land Use Areas on the Strategy Plans typically reflect the longer term anticipated zoning for the land. Land use areas have also been identified on the Strategy Plans and Actions where land use expectations and site specific planning issues are identified. Rezoning of land will only be considered where the proposal is consistent with the Strategy and Strategy Plan requirements to the satisfaction of the local government and the Western Australian Planning Commission (WAPC).

Where the Strategy identifies rezoning opportunities, proponents will be responsible for justifying any rezoning proposal, including any associated planning and environmental investigations. For instance, where currently zoned rural land is shown as 'Residential' or 'Rural Residential' on the Strategy Plan, the local government will typically zone this land as 'Rural' with a suitable 'Development Investigation Area' designation in the new Local Planning Scheme. The land will subsequently need to be rezoned prior to achieving the land use outcome shown on the Strategy Plans.

While the Strategy Plans set out general land use areas, they also seek to embrace the concepts of sustainability and place making.

## 2.5 Key Elements of Strategy Plans

The key elements of the Strategy Plans are set out below:

- a) Settlement - with the principal centre (Nannup), existing/proposed rural residential areas and proposed rural smallholding areas;
- b) Residential – shows existing residential areas along with land which appears to be suitable for future residential subdivision/development. Future residential subdivision/development needs to be assessed against relevant environmental, servicing, land use compatibility, landscape and other planning considerations. Appropriate and compatible non-residential uses are also supported in areas shown as Residential. Opportunities for infill development and consolidation of the Nannup townsite are supported with indicative residential densities shown. Increased densities will only be applicable to land connected to reticulated sewerage and which is outside of the floodplain;
- c) Rural Residential - shows the existing rural residential areas and land potentially suitable for rural residential subdivision/development but where relevant planning considerations need to be appropriately addressed. There are opportunities for re-subdivision of some existing rural residential areas close to the Nannup townsite;
- d) Town Centre - recognises the Nannup town centre and areas for commercial/mixed use expansion;
- e) Industry - land currently zoned for Industry and land potentially suitable for industrial development subject to relevant planning and environmental considerations being appropriately addressed. There are opportunities for different forms of industry on the Nannup mill site. Expansion opportunities have also been identified to the east of the industrial estate in Sexton Way;
- f) Tourism – shows key tourism sites. There are also opportunities for low-key tourism in other areas;
- g) Activity Node – indicative areas which offer opportunities for low key tourism and recreation uses subject to detailed assessment as defined by the Augusta-Walpole Coastal Strategy under 'Activity Nodes';
- h) Coastal Access Point – indicative areas which offer opportunities for coastal access subject to detailed assessment as defined by the Augusta-Walpole Coastal Strategy under 'Potential Coastal Access Points';

- i) Conservation, Recreation & Landscape Protection – shows conservation, key recreation, important landscape areas and public open space;
- j) Community Purposes – shows key community facilities;
- k) Rural Smallholding – designates land which is potentially suitable for Rural Smallholdings subject to addressing relevant planning issues;
- l) Rural – agricultural and non-urban land where a range of rural pursuits are supported provided the rural character and amenity are retained;
- m) Priority Agriculture – land which generally has a higher capability and is of State or regional significance which can support a range of agricultural operations and limited compatible non-agricultural development. Additionally, the plans identify the Scott Coastal Plain Special Control Area;
- n) Coastal Landscape – predominantly freehold land adjoining or near the south coast with significant landscape and environmental values;
- o) Crown Land and DBCA Managed Land - includes Crown land, land managed by the Department of Biodiversity, Conservation and Attractions (DBCA) including State Forest, National Parks, Conservation Parks, Unallocated Crown Land and other reserves;
- p) Special Control Areas - for Flood Risk Land, Public Drinking Water Source Areas, Wastewater Treatment Plant Buffer, Landscape Values Area and Scott Coastal Plain;
- q) Major Road – shows the existing State and regional road network;
- r) Walking/Cycling Tracks – shows the Bibbulmun Track and Munda Biddi Trail; and
- s) other features including the heritage area and indicative buffers to the timber mill and waste disposal site.

## 2.6 Key Strategy Expectations

During the Strategy period, the local government's vision will be to work towards the following on-the-ground land use, environmental, economic and community outcomes:

- a) the Nannup townsite will be a thriving community hub supporting an increased population;
- b) Nannup will be a community in which people want to live, work, play, visit and invest;
- c) the Shire economy will be expanded and increasingly diversified with Nannup providing a range of businesses and community services;
- d) the local government will put in place appropriate planning mechanisms to guide development;
- e) urban and rural residential development will be appropriately staged and managed providing for logical development fronts and the timely release of land to meet anticipated population growth;
- f) agricultural areas will continue to be effectively conserved and managed for agricultural and rural uses;
- g) there will be an increased environmental focus which will result in the conservation and enhancement of environmental assets, the protection and sustainable use of water resources and increased public recreation areas for community interaction;
- h) the Blackwood River will be increasingly seen as a key recreation and conservation asset which positively supports the townsite and Shire character;
- i) subdivision and development will avoid areas of flood risk and areas of extreme bushfire risk;

- j) the Nannup townsite will be well connected and will provide for safe and convenient access for pedestrians, cyclists and motorists. Increasingly, residents will make more journeys by walking and cycling; and
- k) rural residential and rural smallholding areas identified in this Strategy will support the Nannup townsite and provide attractive lifestyle opportunities by virtue of these areas being located in close proximity to the Nannup townsite and its services.

The local government's vision and expectations are reflected and expanded upon in the following sections.



Nannup Community Food Garden

## 3.0 SUSTAINABILITY

### 3.1 Striving for a More Sustainable Shire

#### Aims

To provide sustainable, well designed and liveable communities that:

- A1) promote safe and convenient access to employment, health, education, shopping, leisure, social and community facilities for residents;
- A2) use water, energy and other resources more effectively and efficiently;
- A3) protect and enhance environmental assets that support biodiversity and the health and lifestyle of the community; and
- A4) minimise the reliance on private motor vehicles and reduce energy use through encouraging non-motorised transport.

#### Strategy

The local government's strategy is to:

- S1) support proposals, subject to addressing other planning considerations, that:
  - i. adopt water-sensitive urban design and generally reduce water use;
  - ii. reduce waste, and increase re-use and recycling;
  - iii. reduce energy consumption;

- iv. prevent disturbance of acid sulfate soils; and
  - v. integrate with its local environment;
- S2) require proponents to demonstrate the method of conserving native vegetation and ongoing rehabilitation of riparian zones or other areas; and
- S3) require proponents to demonstrate best practice principles in sustainable design and meeting statutory environmental requirements.

#### **Actions**

The local government will:

- C1) consider the development of a Sustainability Framework to provide guidance for developers and the local government in assessing and designing proposals, with the objective of seeking environmentally sustainable and innovative development; and
- C2) prepare a Landscaping and Revegetation Local Planning Policy to address landscape, environmental, amenity and water management objectives.

## **3.2 Land Use Management / Avoiding Land Use Conflicts**

#### **Aim**

- A5) To minimise future land use impact and subsequent conflicts.

#### **Strategy**

The local government's strategy is to:

- S4) generally not support the introduction of land uses that may adversely impact upon existing land uses;
- S5) support land uses where consistent with the Land Use areas shown on the Strategy Maps and supported by the Scheme;
- S6) require appropriate buffers for hazard and amenity as determined by the appropriate authorities for those land uses. Buffer distances are guided by the standards recommended by the Environmental Protection Authority (EPA) unless appropriately justified by the proponent to the satisfaction of the local government; and
- S7) require habitable buildings to be setback from DBCA managed land or other Crown/local government managed land in accordance with applicable Bushfire Risk Management policy standards and generally be based on advice from DBCA.

#### **Action**

- C3) The local government will seek enhanced emergency management infrastructure based in the Shire or able to service the Shire.



Water tank painted by Nannup District High School students

## 4.0 NATURAL RESOURCES AND ENVIRONMENT

### 4.1 Water

#### Aims

The aims are to:

- A6) assist in ensuring that water is used in a sustainable manner;
- A7) address the threats to water quality and quantity for surface and groundwater resources;
- A8) protect water quality and quantities required to maintain healthy ecosystem functions; and
- A9) protect, manage and rehabilitate riparian areas to maintain and enhance water quality and their scenic, biodiversity, ecological and recreational values.

#### Strategy

The local government's strategy is to:

- S8) require water management strategies, Local Planning Scheme amendments, local structure plans, subdivisions and developments to demonstrate best practice water management to the satisfaction of the local government and, as required, to the satisfaction of Department of Water and Environmental Regulation (DWER);
- S9) promote and enhance water management and conservation through requiring implementation of best practice stormwater solutions including the *Stormwater Management Manual for Western Australia* and *Better Urban Water Management Framework* (WAPC 2008) including future updates;
- S10) effectively manage surface water and ground water in order to support agriculture, urban development, environmental values and recreation opportunities;
- S11) consider publications such as the DWER's *Operational Policy 4.3 Identifying and Establishing Waterways Foreshore Areas* in the assessment of proposals; and
- S12) leave or re-establish vegetated buffer areas adjoining rivers, watercourses and wetlands.

## Actions

The local government will:

- C4) prepare a Nannup townsite water management strategy to ensure future development can be effectively accommodated and stormwater systems can accommodate safe, increasingly sustainable and cost effective water management; and
- C5) refer proposals to the DWER for comment that rely upon access to significant water sources and/or have the potential to export nutrients to these sources and give due regard to those comments.

## 4.2 Flood Risk

### Aims

The aims are to:

- A10) preserve the natural ecological and drainage function of rivers, watercourses, drainage systems and floodplains and limit the potential for damage to buildings caused by flooding and/or inundation;
- A11) take a long term strategic perspective relating to flood risks including ensuring that subdivision and more intensive development is not impacted by flooding; and
- A12) take a precautionary approach, in order to minimise flood risk to people, property and infrastructure.

### Strategy

The local government's strategy is to:

- S13) prohibit and/or restrict further buildings, structures, development, site works, fencing and landfill which will adversely affect the flow of floodwaters, should it be anticipated that it will create impacts on upstream, adjoining and nearby land and flood levels will increase, or where the risk to people and property are expected to increase;
- S14) require that scheme amendment requests, subdivision applications or development applications, to facilitate urban, rural residential or rural smallholding uses within flood risk areas, are to comply with the outcomes of the applicable flood study. If a flood study is not available, the local government will require the proponent to commission a hydrological assessment;
- S15) consider on its merits subdivision/amalgamation applications (boundary adjustments) or some minor development applications (e.g. change of use to an existing building) where the flood risks are considered acceptable by the local government;
- S16) consider the suitability of proposals by ensuring that an assessment is made of:
  - i. the effect of the proposed development on the efficiency and capacity of the floodplain to carry and discharge water;
  - ii. the safety of the proposed development in time of flood;
  - iii. whether the proposed development involves any possible risk to life, human safety or private property in time of flood; and
- S17) require that new buildings achieve a finished floor level suitable to prevent water from flooding and/or a storm event having an average recurrence interval of 1 in 100 years ARI (average recurrence interval) from entering the building. The floor

levels for habitable buildings are to be at least 0.5 metre above the 100 year ARI flood level unless justified by the proponent to the satisfaction of the DWER.

#### Actions

The local government will:

- C6) show identified flood risk land within a Special Control Area in LPS4; and
- C7) seek DWER advice in regard to proposals, as considered appropriate by the local government, where there is flood risk.

### 4.3 Public Drinking Water Source Protection Areas

#### Aim

- A13) To ensure that land use and development within the Public Drinking Water Source Protection Areas (PDWSPA) are compatible with the protection and long-term management of water resources for public water supply and water catchment areas designated under the Country Areas Water Supply Act 1947 or any updates.

#### Strategy

The local government's strategy is to:

- S18) ensure that PDWSPA are protected from inappropriate land uses and development;
- S19) endorse the Water Source Protection Plans for Tanjannerup Creek Dam, Millstream Dam and the Nannup Water Reserve and any additional plans having due regard to Water Quality Note No.25 *Land use compatibility tables for public drinking water source areas*; and
- S20) require and promote catchment management principles to minimise nutrient export and pollution.

#### Actions

The local government will:

- C8) show PDWSPA as a Special Control Area in LPS4;
- C9) include provisions relating to minimising the potential for pollution and land degradation within the PDWSPA in LPS4; and
- C10) refer proposals to the DWER where the local government considers that a proposal would impact on catchment area management.

### 4.4 Rivers, Watercourses and Wetlands

#### Aims

The aims are to:

- A14) conserve ecological values and the associated water quality of the rivers, watercourse and wetlands in the Shire;
- A15) protect rivers, watercourses and wetlands from incompatible development; and
- A16) encourage restoration and repair of rivers, watercourses and wetlands and associated riparian areas.



## Strategy

The local government's strategy is to:

- S21) assess scheme amendment, subdivision, development and other proposals against their compatibility with the conservation of rivers, watercourses and wetlands; and
- S22) retain or establish buffer strips of native vegetation adjoining and near rivers, watercourses and wetlands to act as nutrient and sediment filters and promote ecological function.

## Actions

The local government will:

- C11) require appropriate buffers for rivers, watercourses and wetlands in LPS4, which will be determined based on the values of the environmental assets and proposed land uses. As a guide, the development setback from rivers, watercourses and wetlands is 100 metres which can be reduced to 50 metres based on the proposed development and a consideration of existing soil, landform and vegetation conditions; and
- C12) require within LPS4 a foreshore reserve or appropriate setback/development control mechanism (as considered appropriate by the local government and/or WAPC) within and near the Nannup townsite or for urban, residential, rural residential/rural smallholding and tourism proposals, adjoining a river, watercourse or wetland, and the reserve ceded to the Crown. The width of the foreshore reserve should reflect the natural topographical or other environmental features and biophysical characteristics.



Blackwood River

## 4.5 Native Vegetation, Conservation & Environmental Corridors

### Aims

The aims are to:

- A17) minimise clearing of native vegetation and promote biodiversity;

- A18) conserve areas of significant native vegetation and increase the area of re-established local species of vegetation generally within the landscape; and
- A19) improve ecological connectivity and rehabilitate degraded areas.

#### Strategy

The local government's strategy is to:

- S23) encourage the retention of native vegetation and correspondingly restrict inappropriate clearing of native vegetation on privately owned land so that the biodiversity and landscape values of the Shire are maintained and enhanced;
- S24) support restoration and linkages of native vegetation (ecological linkages/biodiversity corridors) to provide connections for a range of fauna species;
- S25) require proponents to submit landscaping and revegetation plans, as required by the local government, including identifying species of vegetation endemic to the Shire;
- S26) support the creation of conservation lots where the conservation values of the native vegetation can be justified and where other key planning considerations are suitably addressed (including bushfire management, land use compatibility and landscape protection);
- S27) support rehabilitation where the native vegetation is degraded or inadequate;
- S28) utilise the *South West Regional Linkages Project* (or any updates) in assessing proposals;
- S29) support the retention and enhancement of environmental corridors especially where they link existing areas of native vegetation and other environmental assets; and
- S30) require the provision of appropriate development buffers for land adjacent to DBCA managed lands.

#### Actions

The local government will:

- C13) insert provisions into LPS4 relating to tree preservation and vegetation corridors as per the development controls for the respective land classifications;
- C14) introduce an 'Environmental Conservation' Zone into LPS4;
- C15) review the zoning and planning controls in LPS4 for freehold lots surrounded by DBCA managed land. If the freehold lot is primarily vegetated and the main use is rural living, then generally zone the lot as 'Environmental Conservation'; and
- C16) encourage the use of management plans, creation of conservation lots and the provision of development exclusion areas in scheme amendments and subdivisions to protect significant native vegetation not in public ownership.

## 4.6 Minerals and Basic Raw Materials

#### Aims

The aims are to:

- A20) secure adequate supplies of minerals and basic raw materials needed by society and the economy within the limits set by the environment without causing irreversible damage;

- A21) provide for continued basic raw material extraction in the Shire subject to addressing environmental, landscape and land use compatibility considerations;
- A22) prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals and basic raw materials; and
- A23) protect water sources.

#### *Strategy*

The local government's strategy is to:

- S31) support the sustainable extraction of minerals and basic raw materials provided the proposal suitably addresses environmental, land use compatibility, access, landscape and other relevant planning considerations;
- S32) establish buffers between mining/extraction and dwellings and other sensitive uses including retained native vegetation, watercourses and wetlands;
- S33) encourage the prior extraction of minerals and basic raw materials, where practicable prior to non-mineral development;
- S34) require proponents to address access and egress to the site and address the impact on surrounding roads; and
- S35) require proponents to prepare and implement a management plan which includes:
  - i. setting out sound working practices to prevent or minimise environmental impacts to acceptable levels during the preparation, working and restoration stages, including the provision of appropriate transportation within and from the sites;
  - ii. addressing environmental management controls and rehabilitation programmes; and
  - iii. setting out clean-up and rehabilitation measures.

#### *Actions*

The local government will:

- C17) work with the Department of Mines, Industry Regulation and Safety to identify and safeguard areas of high mineral prospectivity; and
- C18) ensure known resources and areas of identified high resource potential are not unnecessarily sterilised by inappropriate zoning or development.

## **4.7 Acid Sulfate Soils**

#### *Aim*

- A24) Require development to be suitably located and managed to prevent disturbance of acid sulfate soils.

#### *Strategy*

- S36) The local government will require proponents to prepare or commission site investigations to assess the occurrence of and possible management of acid sulfate soils in accordance with State Government guidelines.

Action

- C19) The local government will, where appropriate, require developers to follow a management strategy in order to reduce the impact of acid sulfate soils on land, buildings and infrastructure.

## 4.8 Landscape Protection

Aims

The aims are to:

- A25) maintain the outstanding visual amenity of the Shire, its key landscapes and key vistas;
- A26) require development to be designed and located so that it does not detrimentally impact on the landscape values of the area; and
- A27) ensure that the landscape and scenic quality is protected through the use of appropriate development criteria and controls for development.



Surfers Cove, Black Point

Strategy

The local government's strategy is to:

- S37) ensure that development reflects and enhances the natural, cultural, visual and built character of the Shire's landscape;
- S38) protect and enhance landscapes and associated visual amenity and character of 'viewsheds' associated with major roads and tourist routes;
- S39) protect Special Category Lands within the Shire, specifically the Geoheritage site of Black Point;
- S40) not support development and intensification of land use that will unacceptably impact the views from major roads and tourist routes; and
- S41) require, as considered appropriate, proponents to prepare a visual impact assessment in accordance with the *Visual Landscape Planning Manual*.

#### Actions

The local government will:

- C20) retain the 'Landscape Values Area' in LPS4 as a Special Control Area centred on the Blackwood River Valley and the Balingup-Nannup Road;
- C21) apply *Visual Landscape Planning Manual* (WAPC 2008) criteria to Coastal Landscape areas in accordance with the *Augusta-Walpole Coastal Strategy*; and
- C22) require subdividers, as considered appropriate, to prepare Building and Landscaping Guidelines to promote higher levels of sustainability, a sense of place and higher design standards which are appropriately supported by restrictive covenants, a local planning policy or Local Planning Scheme provision consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* to ensure effective implementation.

### 4.9 Bushfire Management

#### Aims

The aims are to:

- A28) adopt a precautionary approach to bush fire risks;
- A29) seek the protection of life and property and reduce the impacts of bush fires;
- A30) ensure that environmental assets and landscape qualities are not unnecessarily compromised by bushfire management measures; and
- A31) implement the outcomes and recommendations of the *Nannup Townsite Bushfire Hazard Level Assessment (August 2016)*, which has necessitated the removal of some previously identified subdivision and development opportunities due to inability to manage the bushfire risk identified, as recommended by the Department of Fire and Emergency Services.

#### Strategy

The local government's strategy is to:

- S42) apply State Planning Policy 3.7 *Planning in Bushfire Prone Areas* and the *Guidelines for Planning in Bushfire Prone Areas* (WAPC) in its assessment of planning proposals;
- S43) control the location of development and use of land to avoid placing development in areas that have extreme fire risks;
- S44) require proponents to implement approvals in accordance with the Guidelines that can be sustained in the opinion of local government to reduce the hazard level to moderate or low;
- S45) require intensification of land use and development to only be located in areas where the performance criteria and acceptable solutions set out in the Guidelines can be achieved; and
- S46) consider fire hazard in the context of other considerations such as environmental impact, vegetation retention and landscape protection.

#### Actions

The local government will:

- C23) have regard to the conclusions and recommendations of the *Nannup Townsite Bushfire Hazard Level Assessment (2016)* when considering planning proposals, including the site issues and additional requirements specified in Table 8;

- C24) require the submission of Bushfire Management Plans, Bushfire Hazard Level Assessments or other assessments for Scheme Amendments, Structure Plans, Subdivision and Development Applications as required by the *Guidelines for Planning in Bushfire Prone Areas*;
- C25) require Bushfire Management Plans to have regard to or be prepared concurrently with Foreshore Management Plans;
- C26) ensure there are appropriate bushfire management practices and designs for development particularly where proposals adjoin land managed by DBCA, other State Government agencies or the local government; and
- C27) within bushfire prone areas, give detailed consideration to ensuring that secondary road access is provided, at every stage of development, to the residential and rural residential growth and infill areas surrounding the Nannup townsite to ensure an appropriate level of access is provided consistent with the *Guidelines for Planning in Bushfire Prone Areas*.



Bushfire in the Shire of Nannup

## 4.10 Adapting to a Changing Climate and Reducing Reliance on Fossil Fuels

### Aims

The aims are to:

- A32) increase the resilience of communities, development, infrastructure and the natural environment to the projected effects of climate change;
- A33) promote adaptation as a way of preparing for a changing climate to manage risks and to maximise opportunities; and
- A34) manage risks and reduce impacts on people and the economy from the effects of oil supply vulnerability.

### Strategy

The local government's strategy is to:

- S47) conserve natural bushland and promote natural corridor linkages as a way to enhance the potential for species to adjust to the impacts of climate change;
- S48) support the development of compact communities to reduce demand for private motor vehicles and encourage walking and cycling; and

- S49) require proponents, for larger scale developments or in higher risks areas in the opinion of the local government to suitably demonstrate that the potential impact of climate change has been considered.

*Actions*

The local government will:

- C28) encourage energy efficiency through influencing siting/orientation, design and construction;
- C29) adopt best practice stormwater management and water recycling and reuse;
- C30) seek and promote energy efficiency and solar passive design principles; and
- C31) support the development of renewable power sources and sustainable power generation.



Warren Road businesses

## 5.0 ECONOMIC DEVELOPMENT

### 5.1 Promoting Economic Development

*Aims*

The aims are to:

- A35) promote sustainable economic development and encourage local employment opportunities;
- A36) encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire;
- A37) support a diversification of businesses to strengthen employment opportunities; and
- A38) increase the level of employment self-sufficiency within the Shire by providing appropriately zoned land for a variety of land uses and businesses.