

- 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.

### Strategy

The local government's strategy is to:

- S50) encourage the establishment of businesses in appropriate locations throughout the Shire provided relevant planning issues are addressed for the business (including addressing off-site impacts, appropriate servicing and environmental considerations);
- S51) support home based businesses subject to complying with the Local Planning Scheme and the business being a 'good neighbour' through being appropriately managed; and
- S52) support increased employment self-sufficiency within the Shire through:
  - i. providing appropriate opportunities for a variety of land uses and businesses;
  - ii. maximising the range of appropriate uses in the town centre; and
  - iii. supporting appropriate uses in non-urban areas which are compatible with environmental, agricultural and landscape values.

### Action

- C32) The local government will commission an economic development strategy.

## 5.2 Industry

### Aims

The aims are to:

- A39) provide for the community's economic well-being through the provision of appropriate and sufficient industrial land for a range of industrial activity; and
- A40) provide for a range of industrial and ancillary activities where the amenity of adjacent neighbourhoods/uses will not be adversely affected.



Nannup Timber Processing

### Strategy

The local government's strategy is to:

- S53) ensure sufficient land is allocated to meet current and future demand for industrial development;
- S54) encourage development and diversification of existing industrial areas that will strengthen and broaden the economic base of the Shire and provide employment opportunities whilst minimising impacts on surrounding areas;
- S55) encourage the on-going operation of the Nannup timber mill;
- S56) encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire; and
- S57) minimise land use conflict between industrial and sensitive land uses and ensure that there are adequate buffers. Where appropriate, provide for the establishment of appropriate landscaping and screening buffers.

### Actions

The local government will:

- C33) rename the 'Industry' Zone as 'General Industry' in LPS4;
- C34) recognise the land to the east of the existing industrial estate on Sexton Way is required for future industry (General and Light Industry). A structure plan and amendment to the Local Planning Scheme will be required prior to industrial subdivision and development that addresses matters including:
  - i. impacts/emissions (including noise, dust and other impacts) meeting relevant environmental standards, to the satisfaction of EPA Guidelines;
  - ii. vehicle movement, off-street car parking, stormwater management, wastewater disposal and other servicing;
  - iii. bushfire planning, hazard separation and management;
  - iv. effluent disposal capability; and
  - v. consideration of the suitability of rural enterprise (composite residential/light industrial) within the light industrial area, which addresses the requirements of section 6.2 of the *Rural Planning Guidelines* and serves as an interface to the adjacent future residential.
- C35) consider caretaker dwellings subject to adequate separation and amenity between dwelling and business activities;
- C36) protect the Nannup timber mill having regard to its economic significance and to allow a range of compatible uses and value adding timber/associated industries that provide increased employment opportunities and activity; and
- C37) require further detailed investigations and a structure plan in the event that the Nannup timber mill has surplus land, relocates or closes.

## 5.3 Town Centre

### Aims

The aims are to:

- A41) ensure the Nannup town centre remains the principal commercial/retail centre for the Shire;

- A42) provide for wide ranging uses including shopping, office and commercial development together with social, recreational, community, tourist, entertainment and residential activities to service the Shire along with visitors and tourists;
- A43) require a high standard of design which is sympathetic to its historic qualities; and
- A44) support and enhance the town centre as a well-designed local activity centre.



Nannup Main Street

### Strategy

The local government's strategy is to:

- S58) support a wide range of appropriate land uses and mixed use development;
- S59) provide for a consolidated, accessible, safe, attractive and vibrant town centre;
- S60) promote increased integration between the town centre and the Blackwood River;
- S61) protect and enhance the visual and heritage elements of the town centre;
- S62) promote Warren Road as the focus for activity and development;
- S63) ensure that development and open areas are of high quality, achieve a unified theme and promote the retention of features which enhance its appearance and sense of identity;
- S64) ensure that development conforms to any Local Planning Policy or Townscape Plan adopted by the local government; and
- S65) support appropriate signage; however not support a proliferation of signs that detract from the area's amenity.

### Actions

The local government will:

- C38) delete the 'Mixed Use' Zone in the preparation of LPS4 and zone these sites as 'Commercial';
- C39) retain the 'Commercial' zone in the preparation of LPS4;
- C40) review the range of permitted and discretionary uses in the Commercial Zone generally seeking to accommodate a wide range of appropriate uses; and
- C41) continue to implement, and seek to appropriately fund the implementation of adopted townscape and master plans for the town centre.

## 5.4 Tourism

### Aims

The aims are to:

- A45) encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities for visitors in appropriate locations within and near the Nannup townsite and in the rural areas of the Shire that appropriately address bushfire planning, environmental assets, landscape qualities and compatibility with adjoining land uses; and
- A46) encourage the establishment of businesses, which attract and promote the Nannup townsite and the Shire as a tourist destination.

### Strategy

The local government's strategy is to:

- S66) support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect to bushfire and flood risk, land use compatibility and servicing considerations;
- S67) ensure that tourism/recreation use and development are managed, located, designed and sited which conserves and enhances environmental assets and landscape qualities;
- S68) encourage development which recognises the architectural style and scale of development within the Nannup townsite and the Shire;
- S69) support the development of tourist attractions on Crown land where appropriate;
- S70) support low-key tourist and recreational uses in areas classified as 'Activity Node' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Activity Node';
- S71) support public coastal access in areas classified as 'Coastal Access Point' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Coastal Access Point';
- S72) require major tourist accommodation proposals in rural areas (in excess of six chalets or occupancy of 24 or more people) other than for camping, to be subject to an amendment to the scheme;
- S73) not support tourist and recreational development, beyond low-key activities such as bed and breakfast establishments, for lots that do not have direct access to a constructed public road e.g. forestry track; and
- S74) develop a Tourism Strategy for the Shire.





Foreshore Park Totems

### Actions

The local government will:

- C42) introduce a 'Tourism' Zone into LPS4 with relevant sites currently zoned as 'Special Use' changed to 'Tourism';
- C43) seek a 'Special Use' zoning for caravan park sites where the predominant use is for caravanning and camping;
- C44) have regard to the definitions and recommendations of the *Tourism Planning Taskforce Report 2006* and *Planning Bulletin No. 83/2011 Planning for Tourism* in preparing LPS4;
- C45) support a Blackwood River Valley iconic tourist attraction including supporting the feasibility of an iconic tourist attraction (possibly adventure based);
- C46) maintain and develop high quality tourist related facilities including public toilets, foreshores, parks and reserves and streetscapes; and
- C47) examine opportunities for the development of trails in and around Nannup.

## 6.0 INFRASTRUCTURE, TRANSPORTATION AND COMMUNITY SERVICES

### 6.1 Hard Infrastructure

#### Aims

The aims are to:

- A47) seek the timely provision of infrastructure to service the demands of growing communities and to facilitate planned growth;
- A48) seek increased energy security and diversification in order for the Shire and the local economy to be more resilient; and
- A49) seek to address environmental and public health through the extension of the infill sewerage program.

#### Strategy

The local government's strategy is to:

- S75) maximise existing infrastructure through efficient and effective management;

- S76) ensure that essential infrastructure is appropriately maintained and expanded to accommodate timely growth and development;
- S77) ensure all new development is serviced in an appropriate and sustainable manner;
- S78) protect infrastructure corridors and key infrastructure facilities from incompatible development;
- S79) promote implementation of the *Government Sewerage Policy*;
- S80) seek increased investment locally in high-speed communications infrastructure;
- S81) maximise the use of existing sewer infrastructure by encouraging increased residential densities in seweraged areas outside of the flood risk areas;
- S82) support the review of water and wastewater infrastructure planning by Water Corporation to ascertain their capability and capacity to cope with future development;
- S83) support Water Corporation and the DWER in identifying, securing and funding additional water supplies for requirements within the Shire;
- S84) consult with the Department of Health and DWER regarding alternative arrangements in treating effluent and possible exemptions in relation to the State Government's *Sewerage Policy*, where a reticulated sewerage system cannot be reasonably provided; and
- S85) prepare a Local Infrastructure Strategy which addresses required standards/outcomes, key infrastructure funding (including the role of the local government and the State Government), setting out anticipated or agreed timing and support for innovative servicing solutions.

## 6.2 Waste Water Treatment Plant

### Aim

- A50) The aim of the waste water treatment plant (WWTP) buffer is to ensure that land use and development within the buffer is compatible with the protection and long-term management of the WWTP.

### Strategy

The local government's strategy is to:

- S86) ensure the long term functioning of the WWTP is not compromised;
- S87) protect the WWTP from incompatible land uses; and
- S88) not support rezoning, subdivision or development that may lead to increased density or intensity of development within the buffer, except industrial or compatible uses.

### Actions

The local government will:

- C48) incorporate the WWTP buffer as a Special Control Area in LPS4; and
- C49) seek the advice of Water Corporation regarding WWTP buffer requirements to accommodate long term development and growth of Nannup.

## 6.3 Transport

### Aims

The aims are to:

- A51) provide a transport network which is safe, convenient, efficient and accessible;
- A52) integrate transport and land use planning;
- A53) identify, protect and manage key existing and future transport corridors;
- A54) improve safety for all road users;
- A55) incorporate streetscape and landscaping treatments to enhance visual amenity;
- A56) integrate cycling and walking paths with the road network; and
- A57) encourage the extension and increased usage of public transport/community transport.



*Mowen Road construction project*

### Strategy

The local government's strategy is to:

- S89) seek on-going improvements and upgrading of Vasse Highway, Brockman Highway, Balingup-Nannup Road, Stewart Road, Mowen Road, Cundinup Road and Graphite Road; and
- S90) support the *Roads 2025 Regional Road Development Strategy (2007)*, for the South West Region, including any updates.

### Actions

The local government will:

- C50) review, develop and implement townsite footpath/dual use path plans and bicycle plans and seek to progressively implement;
- C51) investigate opportunities to improve pedestrian and cycle access within and around the townsite which focus on connections to the town centre and recreation/community facilities;
- C52) require developers to provide or contribute to dual use paths where their development creates impacts and demands;



- C53) adopt *Liveable Neighbourhoods* in regard to pedestrian, cyclist and vehicular movement to facilitate accessibility and integrate new and existing neighbourhoods;
- C54) support initiatives relating to the Bibbulmun Track and the Mundi Biddi Trail and seek to maximise opportunities to the Shire including co-ordinating with local walking and cycling facilities;
- C55) restrict and or minimise direct vehicular access onto the Vasse Highway and Brockman Highway in and near the Nannup townsite; and
- C56) support the upgrading and extension of public transport services to connect Nannup to adjoining towns.

#### 6.4 Public Open Space, Recreation and Community Facilities

##### *Aims*

The aims are to:

- A58) support the development or establishment of facilities/uses to satisfy the cultural, religious, education, health, recreational and associated needs of the community;
- A59) provide sufficient, well-planned, located and designed public open space (POS), sports and recreation facilities; and
- A60) assist in creating healthier communities.

##### *Strategy*

The local government's strategy is to:

- S91) provide a diverse, accessible and appropriate range of POS and recreation facilities;
- S92) seek POS provision within subdivisions and/or cash-in-lieu payments in keeping with local requirements and WAPC policy;
- S93) ensure adequate and appropriate provision of POS and community facilities via the structure planning and subdivision processes; and
- S94) ensure that POS and relevant Crown land are available for active and passive recreational needs and conserves significant landscape and other local features.



*Old Railway Bridge over the Blackwood River*

### Actions

The local government will:

- C57) work in partnership with relevant agencies, groups, State Government agencies, Commonwealth Government agencies and the community to plan for the needs of the local community (including youth, families and older people) through:
  - i. supporting opportunities for education, training and employment;
  - ii. encouraging and reviewing the range of educational facilities and support the development of enhanced and/or expanded education facilities;
  - iii. providing places to meet and undertake cultural, religious and recreation activities;
  - iv. reviewing the Sport and Recreation Plan;
  - v. preparing a POS Strategy for the Nannup townsite;
- C58) support the local government's *Disability Access and Inclusion Plan*; and
- C59) prepare and implement a *Nannup Trails Plan*.

## 7.0 SETTLEMENT PLANNING

### 7.1 Settlement Strategy - Proposed Approach

#### Aims

The aims are to:

- A61) accommodate a forecasted population of approximately 1550 people to 2030 based on a current Shire population of 1300 people as per *WA Tomorrow 2015* projections;
- A62) provide for lot supply to meet a projected increase in demand to 2030 (accounting for a 1% annual average growth rate and, on average, 2.3 persons per dwelling);
- A63) promote residential settlement growth in and near the Nannup townsite to support an increased range and level of service provision and economic activity;
- A64) support the consolidation of the Nannup townsite subject to addressing relevant planning considerations;
- A65) encourage the efficient use of existing rural residential areas subject to addressing land suitability and land capability considerations;
- A66) ensure that future residential, rural residential and rural smallholding subdivisions are planned as logical extensions of the Nannup townsite along with appropriate services and infrastructure; and
- A67) ensure that future residential, rural residential and smallholding subdivisions address land suitability and land capability considerations including bushfire risk management.

#### Strategy

The local government's strategy is to:

- S95) adopt the following settlement hierarchy:
  - i. Principal Centre – Nannup;
  - ii. existing and proposed rural residential and rural smallholding areas adjacent to the Nannup townsite;

- iii. rural residential areas at Jalbarragup and Darradup where no further subdivision will be supported;
- S96) no new settlement areas are supported within the Strategy timeframe;
- S97) strategically identify where residential, rural residential and rural smallholding subdivision/development is supported subject to resolution of appropriate planning considerations;
- S98) promote concentration of new lots and population in and around the Nannup townsite with associated concentration of investment in the provision of services and infrastructure; and
- S99) seek appropriate growth of the Nannup townsite through infill development, re-subdivision of rural residential areas near the Nannup townsite and well located greenfield development.

#### *Actions*

The local government will, in the preparation of LPS4:

- C60) delete the 'Special Residential' Zone, the 'Future Development' Zone and the 'Cluster Farming' Zone;
- C61) introduce a 'Rural Smallholding' Zone where the site's suitability and capability are addressed as detailed further below; and
- C62) remove the 'Special Rural Policy Area' designation.

## **7.2 Nannup Townsite and Surrounds**

#### *Aims*

The aims are to:

- A68) maintain Nannup's essential village character as a country town through retaining a compact townsite and retaining key environmental and landscape features;
- A69) identify and protect opportunities for townsite expansion and minimise the potential for inappropriate development/land use which may prevent the coordinated and progressive expansion of the townsite or areas within close proximity to the townsite;
- A70) provide for a range of lot sizes and lifestyle opportunities in and near the Nannup townsite;
- A71) recognise the topographic and physical constraints associated with various land within close proximity to the Nannup townsite;
- A72) provide an adequate supply of land for housing, tourism, employment, commercial activities, recreation and community facilities; and
- A73) retain environmental assets and promote sustainable development.



Character residence in the Nannup townsite

### Strategy – applying to Urban and Rural Living Areas

The local government's strategy for urban and rural living subdivision/development is to:

- S100) provide for an appropriate lot supply to meet an anticipated increase in demand over the 15 years between 2015 and 2030 which can broadly relate to required lot demand;
- S101) support the consolidation of urban and rural living areas, subject to addressing environmental impact, land capability, land suitability, servicing, heritage and landscape character;
- S102) promote *Liveable Neighbourhood* principles for development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access;
- S103) provide sufficient and suitable land for housing, employment and open space and provide an efficient and safe transport network;
- S104) provide for a range of lot sizes and housing types to accommodate a range of demographics and socio-economic groups;
- S105) support the development of retirement homes, lifestyle villages and other forms of accommodation suited to aged persons that are appropriately located within urban zoned areas including the Residential Zone and Commercial Zone. These forms of accommodation are not supported in rural areas;
- S106) ensure that the design of subdivision/development is responsive to the site capabilities addressing flood risk, stormwater treatment, wastewater disposal, building construction and road/vehicular access; and
- S107) support urban expansion and infill development but only where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the land use classifications and development opportunities identified in this Strategy, development potential maybe limited or unachievable due to unmanageable fire risk.

### Action

The local government will:

- C63) in the preparation of LPS4:

- i. delete the 'Special Residential' zone and replace with the 'Residential' zone and allocate these areas with a R2 or R5 density coding as appropriate;
- ii. identify opportunities for urban consolidation through increased housing densities generally close to the Nannup town centre (including Precinct A – Figure 5), for areas that are, or can be, serviced by reticulated sewerage for areas that are outside of flood risk land;
- iii. not support increased densities and subdivision within flood risk areas; and
- iv. in these instances a scheme amendment, generally associated with a Structure Plan, will be required prior to subdivision.

### 7.3 Residential Development

#### Aims

The aims are to:

- A74) provide strategic direction to the location of residential development;
- A75) ensure the Nannup townsite grows in a manner that is sustainable and retains and enhances its built form and natural character attributes;
- A76) ensure new residential subdivision/development addresses relevant planning considerations and is appropriately coordinated with existing development;
- A77) provide a range of lot sizes and housing types to provide for a range of lifestyle opportunities, to account for changing demographic profiles, increasing sustainability (including walking/cycling opportunities) and assisting to address housing affordability; and
- A78) provide for the adequate supply of residential land to meet the ongoing residential needs of the community consistent with the *Residential Design Codes*.

#### Strategy

The local government's strategy is to:

- S108) encourage a mix of lot sizes in new subdivisions in accordance with *Liveable Neighbourhoods*;
- S109) provide for a high level of residential amenity which reflects a non-metropolitan lifestyle and rural character;
- S110) incorporate the general principles of *Liveable Neighbourhoods* in the preparation of structure plans;
- S111) prevent the establishment of commercial or industrial uses within residential areas which would be more suitably located in the Commercial or General Industry zones;
- S112) support residential expansion and infill development only where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the development opportunities identified in this Strategy, subdivision and development potential may be limited or unachievable due to unmanageable fire risk; and
- S113) preserve and respect Nannup's evolved built character within the Nannup townsite.



## Actions

The local government will:

- C64) support infill development and increases in housing density generally to R20 where the proposal:
  - i. is outside of flood risk areas;
  - ii. can be connected to reticulated sewerage;
  - iii. addresses heritage and design considerations;
  - iv. addresses amenity of the neighbourhood that is not prejudiced and there is capacity in existing infrastructure and services;
- C65) support medium density development in and near the town centre to R30 or R40 subject to connection to reticulated sewerage, addressing heritage considerations and adopting high design standards;
- C66) support low residential densities (R2 – R5) in areas that are not expected to be connected to reticulated sewerage during the Strategy period subject to Department of Health and relevant State policies and guidelines and the relevant flood prone status of the land;
- C67) in LPS4, retain the 'Rural' zone over land shown as 'Residential' on the Strategy Plan and support a Scheme Amendment/rezoning from 'Rural' to 'Urban Development' in LPS4 (i.e. portion of Precinct D on Figure 5) subject to the proponent providing a Scheme Amendment report and Structure Plan prior to adoption that addresses the following:
  - i. logical coordination with existing and planned/anticipated development;
  - ii. bushfire management planning and hazard separation;
  - iii. land capability assessment for waste water management;
  - iv. visual impact assessment and management;
  - v. buffers to agricultural land to protect against noise, odours and spray drift;
  - vi. environmental impact; and
  - vii. local water management planning;
- C68) replace the 'Future Development' zone with 'Urban Development' zone in LPS4 over the area of Precinct B (Figure 5). Retain the 'Rural' zone over the northern portion of Precinct B. Support rezoning proposals of this northern portion to 'Urban Development' and subsequent subdivision/development subject to structure planning that addresses environmental, servicing, landscape and other planning considerations as relevant to the site's context and the proposal;
- C69) introduce a Special Control Area (SCA) designation, in the LPS4 Scheme map, generally over the Nannup townsite area relating to design;
- C70) prepare associated SCA objectives and assessment provisions within LPS4 to require development approvals for single houses to regulate residential design to protect and enhance Nannup's built character;
- C71) introduce an SCA for the residential land immediately to the east of the Cemetery (i.e. Area 9 in the *Nannup Townsite Bushfire Hazard Level Assessment*) to address outstanding bushfire management issues by requiring the preparation and implementation of a comprehensive Bushfire Management Plan prior to the construction of roads, subdivision and/or development of any of the existing lots; and
- C72) give detailed consideration to the bushfire management planning requirements associated with vegetated areas within the Nannup Townsite (i.e. Areas 1, 5 & 6 in the *Nannup Townsite Bushfire Hazard Level Assessment*) to ensure an appropriate level of bushfire protection is achieved at the time of development/subdivision.



*Rural residential living*

## **7.4 Rural Residential**

### *Aims*

The aims are to:

- A79) limit low density rural residential development to those areas already zoned for this purpose compatible with adjacent land use, and the capability, landscape and environmental attributes of the land;
- A80) identify limited areas in close proximity to the Nannup townsite for investigation for new rural residential development; and
- A81) identify sufficient land to enable a variety of lot sizes and lifestyle opportunities.

### *Strategy*

The local government's strategy is to:

- S114) contain rural residential development to areas allocated for that purpose on the Strategy Plan and which are appropriately zoned;
- S115) ensure that new rural residential areas are planned and developed in an efficient and coordinated manner as logical extensions of the Nannup townsite;
- S116) prevent the creation of new rural residential lots beyond those identified in the Strategy or in an adopted local planning scheme;
- S117) not support additional expansion of the development footprint and not support the re-subdivision of lots at Jalbarragup and Darradup;
- S118) provide for the more efficient use of existing rural residential areas (increase the density/rural residential infill) in close proximity to the Nannup townsite, where essential services are available, bushfire management and land capability are appropriately addressed, and where environmental assets will not be adversely impacted;
- S119) require that any proposed scheme amendment or subdivision application suitably addresses WAPC SPP 2.5 and SPP 3.0; and
- S120) support rural residential expansion and infill only where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the development

opportunities identified, development and subdivision potential maybe limited or unachievable due to unmanageable fire risk.

### Actions

The local government will:

- C73) change the wording of the 'Special Rural' zone to 'Rural Residential' zone in LPS4;
- C74) introduce into LPS4, subdivision controls to the rural residential area west of the Nannup townsite (i.e. Precinct G see Figure 5) that prohibit:
  - i. further rural residential subdivision of Lots 4027, 6790 and 6130; and
  - ii. rural residential infill due to bushfire risk and limited road access.

Review of the above subdivision controls will be subject to consideration of the following:

- i. provision of secondary road access into this precinct;
- ii. the secondary road access and bushfire management arrangements complying with relevant bushfire planning policy and guidelines to the satisfaction of the Local Government and Department of Fire and Emergency Services; and
- iii. resolution of any other planning and environmental matters.

The above mentioned secondary road access is envisaged to be via either Lot 4027, Lot 6790, or via the provision of a road from the existing sealed portion of Barrabup Road (adjacent to Lot 4027) to Mowen Road. Notwithstanding the above, the land at the southern end of Dean Road will not be supported for additional infill subdivision given its lack of secondary road access at the southern end of this road;

- C75) introduce subdivision controls into LPS4 for the Rural Residential area to the south of the Nannup townsite (i.e. Precinct F see Figure 5) that only allow further rural residential lots to be created on the northern side of Brockman Highway and where the existing lots have a direct road frontage to Brockman Highway; and
- C76) support a Scheme Amendment where the land is shown as Rural Residential on the Strategy Plan (and zoned 'Rural' in LPS4 i.e. Precinct E) subject to the proponent providing a Scheme Amendment report and Structure Plan prior to adoption that addresses the following:
  - i. coordination with existing and planned/anticipated development;
  - ii. bushfire management planning, secondary access and sufficient separation to bushfire hazards e.g. plantation forest;
  - iii. land capability assessment for waste water management having due regard to the *Government Sewerage Policy*;
  - iv. visual impact assessment and management;
  - v. buffers to agricultural land to protect against noise, odours and spray drift;
  - vi. environmental impact;
  - vii. access servicing by an appropriately sealed and drained public road; and
  - viii. local water management planning.

## 7.5 Rural Smallholdings

### Aims

The aims are to:

- A82) provide for rural lifestyle and/or agricultural opportunities in strategic locations near the Nannup townsite which are compatible with nearby land uses and the environmental and landscape attributes of the land; and
- A83) encourage the opportunity for a range of rural and semi-rural pursuits consistent with the physical, environmental and landscape characteristics of the land which are capable and suitable for sustaining development where part-time or full time income may be generated.



*Agricultural land outside Nannup townsite*

### Strategy

The local government's strategy is to:

- S121) establish minimum development standards in LPS4 to ensure subdivision/development is consistent with the rural character landscape qualities and amenity;
- S122) facilitate the conservation of native vegetation and other environmental assets including groundwater and surface water resources;
- S123) support innovative design and clustering of houses and other structures to minimise the impacts on adjacent land (including agriculture), to provide for on-going use of land for rural pursuits and protect landscape and environmental values; and
- S124) support rural small holding development where the proposal complies with bushfire mitigation and management measures prescribed in SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas*. Notwithstanding the development opportunities identified, development and subdivision potential maybe limited or unachievable due to unmanageable fire risk.

### Actions

The local government will:

- C77) introduce a 'Rural Smallholding' zone in LPS4;

- C78) designate land at Mount Folly as 'Rural' on the Strategy Plans (Precinct C in Figure 5) and to zone this land as 'Rural' in LPS4 due to significant bushfire risk and management issues identified by the Department of Fire and Emergency Services via the Shire's *Nannup Townsite Bushfire Hazard Level Assessment (August 2016)*;
- C79) review the subdivision and development potential of Precinct C (Figure 5) during subsequent reviews of the Local Planning Strategy; and
- C80) zone land shown as 'Rural Smallholding' on the Strategy Plans, near the confluence of Nannup Brook and Blackwood River, as 'Rural Smallholding' in LPS4 and introduce provisions into LPS4 that do not support further subdivision of this land.

## 8.0 HERITAGE AND DESIGN

### 8.1 Heritage

#### Aim

- A84) To protect and promote areas and places of heritage importance including significant sites, buildings, structures and landscapes.

#### Strategy

The local government's strategy is to:

- S125) protect and value the significant Aboriginal and historic heritage and cultural values of the Shire and promote new development that respects and enhances these values;
- S126) take into account Aboriginal heritage and historic heritage in the preparation of Structure Plans and other proposals;
- S127) consider the principles of *SPP3.5 Historic Heritage Conservation* in determining development applications on the Heritage List;
- S128) retain the integrity of buildings which are listed on the Heritage List;
- S129) require proponents to appropriately address heritage values;
- S130) require proponents to address the Department of Aboriginal Affairs *Cultural Heritage Due Diligence Guidelines* and meet the provisions of the *Aboriginal Heritage Act 1972*;
- S131) require suitably qualified consultants to conduct ethnographic and archaeological surveys as required in accordance with the provisions of the *Aboriginal Heritage Act 1972*;
- S132) require a suitably qualified consultant to assess sites of historic heritage to determine the appropriateness of conservation, adaptation or demolition; and
- S133) require proponents to appropriately address heritage area requirements as part of development proposals.