

- 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.



Nannup Hotel

Actions

The local government will:

- C81) review its Local Heritage Inventory;
- C82) maintain and review as required the Heritage List which identifies those places within the Shire which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme;
- C83) retain the Heritage Area in and near the Nannup town centre in LPS4; and
- C84) develop and review design guidelines to promote sound heritage planning outcomes.

8.2 Design

Aim

The aim is to provide sustainable, well designed and liveable communities and development that:

- A85) retain and enhance the area's amenity, built form and natural character;
- A86) ensure safe and convenient access;
- A87) use water resources, energy and other resources efficiently; and
- A88) adopt designs that are sensitive to and enhance the Shire's identity and character.

Strategy

The local government's strategy is to:

- S134) utilise *Liveable Neighbourhoods* and WAPC/Office of Crime Prevention *Designing Out Crime Planning Guidelines* in assessing proposals;
- S135) require proponents to meet the general principles and neighbourhood amenity, urban design and access provisions of *Liveable Neighbourhoods* in the preparation of structure plans and subdivision applications;
- S136) ensure new development reflects the area's climate and incorporates climate design principles, including orientation and siting;

- S137) support proposals, subject to addressing other planning considerations, that:
 - i. incorporate innovative building styles which enhance the area's character;
 - ii. reinforce agreed townscape principles;
 - iii. reinforce local character and a sense of place;
 - iv. respect topography including protecting the integrity and character of ridgelines;
 - v. implement best practice urban design to create built environments that enable walking and cycling, support community safety and provide adequate shade;
- S138) require subdivision designs to demonstrate inclusive and connected principles;
- S139) support proposals that provide an accessible and high-quality public realm;
- S140) support the use of appropriate vegetation in private and public spaces;
- S141) support the preparation of Building and Landscaping Guidelines to promote higher levels of sustainability, a sense of place and agreed design standards which are appropriately supported by restrictive covenants, a local planning policy or Local Planning Scheme provisions to ensure effective implementation; and
- S142) not support a proliferation of signage which will detract from the character of the Shire.

Actions

The local government will:

- C85) introduce a Special Control Area (SCA) designation, in either an amendment to LPS3 or in LPS4 generally over the Nannup townsite area relating to design; and
- C86) as required, develop, fund, implement and review townscape plans for Nannup.

9.0 RURAL

9.1 Development and Use - Rural and Priority Agriculture

The following aims, strategies and actions apply to the Strategy Plan areas shown as:

- a) Rural;
- b) Priority Agriculture;
- c) Scott Coastal Plain Special Control Area

unless otherwise stated.

Aims

The aims are to:

- A89) protect rural land from incompatible uses by:
 - i. making land-use decisions for rural land that support existing and future primary production;
 - ii. minimising the fragmentation of rural land;
 - iii. providing investment security for the existing and future primary production sector; and
 - iv. minimising land use conflicts that compromise agricultural land uses;

- A90) preserve the productivity of agricultural land and water resources to maximise economic advantages to the Shire and ensure long-term food security;
- A91) provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality; and
- A92) retain farming land in large landholdings to support primary production and generally limit the creation of additional lots.



Sheep and vines at Hillbillé Vineyard

Strategy

The local government's strategy is to:

- S143) acknowledge that the primary function of cleared land is agriculture and this should be managed to ensure its long term use for sustainable agricultural activities;
- S144) protect the rural character and environmental and visual qualities of the area;
- S145) promote a range of rural uses compatible with the capability of the land;
- S146) provide for the development of land for alternative and complementary non-agricultural uses including tourism, where the applicant can demonstrate:
 - i. suitable land or buildings are not available elsewhere or the proponent suitably demonstrates there are exceptional circumstances to the satisfaction of the local government;
 - ii. the use will not detrimentally affect on-going agricultural operations and that it will not result in the removal of productive agricultural land;
 - iii. adequate separation distance between potential conflicting land uses; and
- S147) not support scheme amendment requests to Residential, Rural Residential or Rural Smallholding for land shown as Rural or Priority Agriculture on the Strategy Plans;
- S148) encourage the establishment of value-adding industries in appropriate locations to maximise economic advantages to the Shire;
- S149) consider Animal Husbandry – Intensive applications on their merits with proponents required to appropriately address matters including buffers, environmental impacts and land, water and bushfire management; and
- S150) acknowledge and encourage implementation of the Hardy Inlet water quality improvement plan, August 2012 (WQIP).

Action

The local government will:

- C87) in the preparation of LPS4 make the following zoning name changes in accordance with SPP2.5 and *Planning and Development (Local Planning Schemes) Regulations 2015*:
- i. rename 'Agriculture' to 'Rural';
 - ii. rename 'Agricultural Priority 1 – Scott Coastal Plain' to 'Priority Agriculture' and include a Scott Coastal Plain Special Control Area to carry over specific controls; and
 - iii. rename 'Agricultural Priority 2' to 'Priority Agriculture'; and
 - iv. delete 'Cluster Farming' zone.

9.2 Dwellings in Rural Areas

Strategy

The local government's strategy is to:

- S151) support only one dwelling per lot except as where justified by the proponent to manage the land for sustainable agricultural use or Heritage Protection purposes; and
- S152) require all dwellings to be provided with a sustainable water supply for domestic, firefighting and land management purposes consistent with WAPC Policy DC3.4.



Rural farmhouse - Wadi Farm, East Nannup

Action

- C88) In addition to existing criteria in LPS3 for workers accommodation in the Rural and Priority Agriculture zones, it is proposed to include the following considerations in LPS4:
- i. a minimum lot size of 40 hectares for workers accommodation;
 - ii. consideration of up to three dwellings (consisting of a single house, workers accommodation and heritage dwelling) where a dwelling is listed on the Shire's adopted Heritage List and/or on the Heritage Council's State Heritage Register with agreement, to the satisfaction of the local government (in

consultation if appropriate with the State Heritage Office), to conserve and appropriately maintain the heritage significance of the dwelling; and

- iii. provide that approval of, or the existence of two or more dwellings, on one Title is not to be construed as justification for the subdivision whether under the *Planning and Development Act 2005* or the *Strata Titles Act 1985*.

9.3 Tree Plantations

Strategy

The local government's strategy in regard to tree plantations is to:

- S153) support the establishment of plantations and farm forestry on land zoned Rural, and consider on its merits plantations and farm forestry on land zoned Priority Agriculture; and
- S154) require relevant planning considerations to be met including bushfire management, vermin management, identification of a suitable harvesting route and appropriate arrangements to ensure the local government roads are in a similar condition post harvesting as pre-harvesting.

Actions

The local government will:

- C89) review definitions associated with tree farms and integrated tree farming based on SPP 2.5 and the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- C90) consider preparing a Local Planning Policy on tree farming and where the planting is for natural resource management purposes;
- C91) require a Development Application for any plantings of trees above 1 hectare on land zoned 'Priority Agriculture' in LPS4 unless the purpose is for natural resource management purposes and not for tree crop purposes;
- C92) require a Development Application for land zoned 'Rural' in LPS4 where the tree farm, for tree crop purposes, has a minimum aggregate planted area of 10 hectares subject to the assessment in accordance with:
 - i. WAPC policies and guidelines;
 - ii. 'Guidelines for Plantation Fire Protection'; and
 - iii. 'Code of Practice for Timber Plantations in Western Australia (2006)';
- C93) not require a Development Application for land zoned 'Rural' in LPS4, where the total planted area is below 10 hectares.

9.4 Scott Coastal Plain Special Control Area

Strategy

The local government's strategy is to:

- S155) provide for the continued establishment of large-scale agricultural enterprises;
- S156) accommodate growth and diversification in agriculture on the Scott Coastal Plain subject to addressing environmental impacts;
- S157) maintain the productive capacity of the land and operational economy of scale, along with reducing the potential impacts of competing or conflicting land uses. Accordingly, there is a presumption against the creation of additional lots regardless of their current size; and

- S158) recognise the potential for complementary diversification such as through tourism, agro-forestry and extracting basic raw materials.

Actions

The local government will:

- C94) in the preparation of LPS4, introduce a Special Control Area (SCA) over the Scott Coastal Plain area as identified within LPS3; and
- C95) carry over, from LPS3, relevant provisions for inclusion within LPS4, relating to the Scott Coastal Plain area. These provisions relate to maintenance of large scale agricultural establishment, dwelling development and building setbacks.

9.5 Subdivision in Rural Areas

Strategy

The local government's strategy is to:

- S159) support rural land being retained for primary production and highlight there is a general presumption against the subdivision of rural land to create additional lots;
- S160) retain existing planning controls whereby subdivision of land in the Scott Coastal Plain Special Control Area will not be supported except when associated with a conservation lot; and
- S161) facilitate subdivision in the following circumstances in accordance with WAPC Development Control Policy 3.4 'Subdivision of Rural Land':
- i. property consolidation and/or boundary realignments where no additional titles are created;
 - ii. significant physical divisions;
 - iii. to allow for the provision of public utilities and infrastructure;
 - iv. conservation of biodiversity (conservation lots);
 - v. protection of water resources;
 - vi. to protect and actively conserve places of cultural heritage;
 - vii. tied lots;
 - viii. for other unusual or unanticipated purposes which, in the opinion of the local government, does not conflict with this Strategy and are necessary in the public interest; and
 - ix. conservation of biodiversity and natural heritage.

Actions

The local government will:

- C96) in the preparation of LPS4, remove rural subdivision criteria which allows for intensive agricultural subdivision subject to 40ha minimum lots sizes and land capability criteria to ensure consistency with SPP 2.5 and DC 3.4.

10.0 SOUTH COAST / COASTAL LANDSCAPE

Aims

The aims are to:

- A93) seek to conserve and enhance the values of the area including the foreshore, dunes, wetlands and other environmental assets; and
- A94) ensure that development, access and usage of the south coast is compatible with the retention of the area's environmental, visual landscape and recreation values.



Stepping Stones picnic area, Black Point

Strategy

The local government's strategy is to:

- S162) consider the *Augusta-Walpole Coastal Strategy 2009*, the *Shire of Nannup Coastal Management Plan*, SPP 2.6, other relevant State Planning Policies and this Strategy in determining proposals;
- S163) endorse the approach to subdivision for areas allocated as 'Rural Conservation' as set out in the *Augusta-Walpole Coastal Strategy*;
- S164) require that development is suitably located, designed and managed which does not detrimentally impact environmental assets;
- S165) ensure that development maintains natural physical coastal processes and ensures that there is no increased risk of shoreline erosion to the coast;
- S166) require tourism and other development to be low-key which is consistent with retaining the wilderness character of the area;
- S167) support the feasibility and development of a 'South Coast Centre' which incorporates scientific research, community, Aboriginal heritage and visitor centre near Lake Jasper/Quannup; and
- S168) explore management responsibilities for a portion of the Quannup Pastoral Lease with the land to be potentially managed in partnership with community groups and DBCA for tourism, recreation and conservation purposes.

Actions

The local government will:

- C97) maintain the 'Coastal Landscape' zone in LPS4, whilst noting that the name of the zone may need to change to 'Environmental Conservation' zone to be consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- C98) introduce to LPS4, provisions for subdivision and development proposals to be assessed against the requirements of the Rural Conservation zones (A, B & C), and Coastal Access Nodes, as set out in the *Augusta-Walpole Coastal Strategy 2009*, for areas shown as Coastal Landscape on the Strategy Plan.

11.0 LAND LOCKED LOTS

Strategy

The local government's strategy is to:

- S169) facilitate limited development of land that is without constructed/dedicated road frontage or access;
- S170) require that the local government's planning approval is required for any development on land abutting an un-constructed road or a lot or location which does not have frontage to a dedicated road;
- S171) require memorials or notifications, as appropriate, to be lodged on titles to notify prospective purchasers of relevant land use conflicts;
- S172) require a Development Application for development where a lots only constructed access is via a forestry track or other non-gazetted access; and
- S173) require appropriate legal, practical and permanent vehicular access, to the satisfaction of the local government, prior to any site works or development occurring.

Actions

The local government will:

- C99) introduce provisions into LPS4 relating to lots without public road frontage or where a public road is not constructed; and
- C100) require planning approval for any development on land abutting an un-constructed road or a lot or location which does not have frontage to a dedicated road. In considering applications, the local government may:
 - i. refuse the application until the road has been constructed and access by means of a dedicated road is provided; or
 - ii. require other legal arrangements to be made for permanent legal access, to the satisfaction of the local government; or
 - iii. where dedicated road access is available grant approval to the application subject to a condition requiring the applicant to pay a sum of money in whole or in part towards the cost of constructing the road or part thereof and any other condition it considers fit to impose.

12.0 GOVERNANCE, IMPLEMENTATION, MONITORING AND REVIEW

12.1 Section Introduction

The Strategy sets out the local government's vision and land use expectations and will provide guidance on land use in the Shire over a 10 – 15 year period. The identification of land and associated infrastructure locations identifies areas where the planning, investment and development of land is either encouraged or discouraged. The local government, WAPC and relevant servicing agencies will give due regard to, and be guided by, the Strategy in their decision making processes.

Implementation of the Strategy will progressively occur using various tools including the Local Planning Scheme, local planning policies, working in partnership and effective governance. In addition to matters that the local government is able to directly influence, there are also various other factors including associated demands, financial feasibility and securing funding.

12.2 Local Planning Scheme No. 4

A key component of implementing the Strategy is through the local government's Local Planning Scheme. The review of LPS3 and producing LPS4 presents a significant opportunity to achieve effective implementation.

A Local Planning Scheme is the principal statutory tool for implementing the Strategy and achieving the local government's aims and objectives with respect to development and land use. While Local Planning Schemes mainly address land use, development control and infrastructure coordination, this should be seen in the context of broader environmental, social and economic objectives. Following gazettal (finalisation) of the new Local Planning Scheme, it will direct the local government's 'day to day' statutory planning.

To assist in implementing the Strategy, the local government proposes the following zones in LPS4 to address the model zones set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* along with 'Priority Agriculture' Zone as supported by SPP 2.5:

- Residential;
- Rural Residential;
- Rural Smallholdings;
- Rural;
- Priority Agriculture;
- Commercial;
- General Industry;
- Tourism;
- Environmental Conservation; and
- Special Use.

Other land, generally managed by the State Government or local government, will be reserved which reflects the predominant land use or tenure.

12.3 Special Control Areas

Special Control Areas (SCA) are implemented through Local Planning Schemes. The SCA provisions apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme. The aims are to:

- a) guide development and subdivision in an orderly manner;

- b) protect key public infrastructure and facilities;
- c) support the natural resource management provisions of the Scheme;
- d) address public health and safety requirements; and
- e) provide for appropriate planning for areas where future subdivision and development is contemplated.

LPS3 contains SCAs for Flood Risk Land, Landscape Values Area, Heritage Area, Public Drinking Water Source Area and a Special Rural Policy Area. The Strategy supports these with the exception of the Special Rural Policy Area. The Strategy introduces the Wastewater Treatment Plant Buffer, the Scott Coastal Plain Special Control Area and a Special Control Area to regulate residential design to protect and enhance Nannup's built character. Details relating to SCAs are separately outlined in the Strategy.

Outlined below are Structure Plan Areas and Developer Contribution Areas.

12.4 Structure Plan Areas

As a means of implementing orderly planning, the local government will identify a number of Structure Plan Areas (SPA) in the review of LPS3 as Special Controls Areas, where a structure plan will be required prior to subdivision and development (unless the development is low-key and will not prejudice future planning). Each SPA will require a structure plan in accordance with the scheme and WAPC requirements. The local government can also require the preparation of structure plans in other areas not identified on the scheme maps. All structure plans should accord with the Strategy, the Local Planning Scheme as well as other relevant State and local government requirements. A range of site-specific studies/investigations are usually required to support the preparation of structure plans.

Aim

- A95) To ensure that future subdivision and development is appropriately coordinated and proposed development is 'fit for purpose'.

Strategy

The local government's strategy is to:

- S174) require proponents to prepare a structure plan where considered appropriate and for an area as determined by the local government and WAPC, including for areas not identified on the scheme maps;
- S175) the Structure Plan is to be prepared by the proponent unless otherwise agreed to by the local government; and
- S176) no subdivision or development (unless the development does not prejudice the future intended land use or structure planning for the locality) will be permitted until the structure plan has been approved by the WAPC and the land has been appropriately zoned.

Actions

- C101) The local government will incorporate provisions relating to Structure Plan/Special Control Areas in the review of LPS3.

12.5 Developer Contributions/Developer Contribution Plans

Various proposals in the Strategy will require contributions from subdividers/developers to assist the local government in providing necessary infrastructure for the public domain arising

to meet the demands of the proposed development. Developer contributions may be required, as appropriate to the application, which may include the provision of POS and infrastructure upgrades/extensions.

Aim

- A96) Seek developer and subdivider contributions in accordance with WAPC and local government policies.

Strategy

The local government's strategy is to:

- S177) seek equitable contributions from developers in accordance with WAPC SPP 3.6 and the Council's *Local Planning Policy 20 Developer and Subdivider Contributions*; and
- S178) consider whether it is cost effective to establish and maintain developer contributions plans.

Action

- C102) The local government will introduce provisions into LPS4 on development contribution plans and development contribution areas based on the Model Scheme Text.

12.6 Local Planning Policies

Local Planning Policies are an important adjunct to this Strategy and the Local Planning Scheme as they can set out planning requirements and can efficiently respond to changing circumstances.

The review of existing, and the formulation of relevant additional Local Planning Policies, will be required in preparing LPS4 to assist in effective implementation. Following gazettal of LPS4, policies should be reviewed, amended and formulated as required to ensure consistency with LPS4.

12.7 Working in Partnership

There is a growing appreciation that a cooperative and proactive approach to managing and supporting growth is necessary across a wide range of stakeholders. This is even more critical as the financial, environmental, social and political forces that shape urban growth, urban form and management of rural land becomes more complex.

A key component of implementing this Strategy is through effective partnerships with the community, landowners, the business sector, the public sector and not-for-profit organisations. Accordingly, the local government seeks to work in partnership, wherever possible and practical, to achieve effective implementation of the local government's vision and this Strategy.

The local government will support efforts to work in close collaboration with State Government agencies and service providers. This will preferably include an alignment of the construction and development programs and budgets by the local government and relevant State Government agencies for the various works.

12.8 Governance

Implementation of the Strategy will require effective governance. In particular, it will require a commitment on the part of the local government and State Government agencies and the Commonwealth Government to effectively work together. Effective implementation will depend on the local government and the State Government's collective leadership which is supported by necessary budget allocation and other resourcing.

12.9 Monitoring and Review

The timeframe of the Strategy extends to between 10 and 15 years. Many changes can occur during this time including some unforeseen matters. The local government consider it is important that the Strategy remains relevant. Accordingly, it will be regularly monitored and reviewed to reflect the ever-changing State, regional and local objectives.

The Strategy will be reviewed at least every five years in keeping with reviews of the Local Planning Scheme. The review will take into account changes in development trends, community aspirations and any modifications to the State Planning Framework. Additionally, the Strategy can be reviewed and revised as required. Any proposed changes will be subject to community and stakeholder consultation.



Nannup Music Festival, Nannup Amphitheatre