



Shire of  
**Nannup**  
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# Agenda Attachments

## 28 August 2014

Attachment	Title
9.1	LEMC Minutes February 2014
12.1.1	Draft Shire of Nannup Local Planning Strategy
12.1.2	Draft Background and Context Report
12.1.3	Outcomes Report on Survey to Support the Review of the Shire of Nannup Local Planning Strategy
12.2.1	Delegation 80- Food Act 2008 (Part 5)
12.3.1	Policy HAB3 – Temporary Accommodation
12.4.1	Policy ADM 2 Administration Policy
12.5.1	Privacy Policy
12.6.1	Proposed Dogs Local Law 2014
12.6.2	Department of Local Government comments
12.7.1	Email from Neville Tanner of the Badminton Club
12.7.2	Letter from Freespirit Trapeze
12.8.1	Monthly Financial Statements for the period ending 30 June 2014
12.8.2	Table Showing Detailed Variances for 2013/14
12.9.1	Monthly Financial Statements for the period ending 31 July 2014
12.9.2	Table Showing Detailed Variances for 2014/15
12.10.1	Shire of Nannup Community Bus Feasibility Plan
12.11.1	Schedule of Accounts for Payment

SHIRE OF NANNUP

# NANNUP SHIRE LEMC MINUTES

Meeting held 5 February 2014

## CONFIRMATION OF MINUTES

These minutes comprising pages 1 – 4 were confirmed by Council on 4<sup>th</sup> February 2013 as a true and accurate record.

May 7<sup>th</sup> 2014  
.....  
Cr A. Dean

*Moved - B Longmore*  
*Seconded – L Stokes*

That the meeting minutes of Local Emergency Management Advisory Committee meeting held Monday 4 February 2013 be confirmed as true and correct.

*CARRIED*

## **5. BUSINESS ARISING FROM THE PREVIOUS MINUTES**

### **5.1 Communication Black Spot**

The CESM stated that in the near future, an external 'smart' antennae will be placed on the roof of the Scott River Lake Jasper Fire Shed to assist with mobile communications at the Fire Shed, there is some mobile coverage but this will improve the coverage both inside and outside for approximately 20 metres.

Darradup Fire Shed will evaluate the installation of a YAGI aerial and Smart Antennae to be installed. At this Fire Shed; there is no mobile coverage but there is close by, once again, this will improve communications during an incident.

Action: *R Bootsma to follow up and report at next meeting*

### **5.2 New Emergency Management Act**

- V Cheema provided a presentation to the meeting with the current status with the EM Act. This report is available, for further information contact Mr Vik Cheema.
- Vik also provided information about AWARE funding arrangements.
- From studies/feedback the statistical information indicated more focus on recovery is required. This is variable with the regions and specifically locations, depends on community acceptance and involvement.
- Mr Bob Hay from the Department of Premiers and Cabinet has been appointed as the Recovery Officer with the department.

Action: *V Cheema to provide the committee with updated information with the EM Act review progress.*

## **6. REPORTS**

### **6.1 Executive Officer/CESO**

A report is attached

### **6.2 Community Recovery Coordinator**

A report is attached

### **6.3 DESO/CPFS**

- CPFS conducted its annual welfare field exercise on 31<sup>st</sup> July 2013 and there was good participation from CPFS Staff and local agencies.

## **6. NEXT MEETING**

Wednesday 7<sup>th</sup> May 2014 at 3:00pm (15:00hrs)

## **7. CLOSURE OF MEETING**

There being no further business the meeting was closed at 6:32pm.

- I am currently meeting with all agencies and government department personnel discussing proposed initiatives. They include Shire Fire Management Plans, Community Awareness initiatives, developing additional training packages for emergency volunteers and an all agency approach with exercises and communications.
- The offer for fire appliance replacement for 2014/2015 for two of our aging Heavy Tankers has been received and further discussions regarding suitability and possible build upgrades for the two appliances ongoing. Other fire brigade infrastructure upgrades and additional capital works are being developed and submitted.
- The firebreak compliance this year when compared to previous years has been well managed and property owner's responsibility to comply. Most property owners have been able to perform the revised firebreak notice without any problems. Several variations have been submitted and individually assessed for approval.
- I would like to discuss the number of meetings LEMC meet in general business.
- If there is any matter or issue I can assist you with I'm only a phone call, email away or better still meet face to face over a cupper. I will leave my business card with you.

#### **Recovery Coordinator Report - February 2014**

1. Attended the SWLGEMA Recovery Workshop in October 2013
2. Deputy Recovery Coordinator appointed by SMT (Evelyn Patman)
3. Participated in the DCP&FS field exercise 2013
4. Completed AIIMS 3 training
5. Completed Induction & Introduction to Bushfire Fighting & Bushfire Fire Fighting
6. Undertaken 2 units of Diploma of Emergency Management through AEMI along with Deputy Recovery Coordinator
7. Prepared Consolidated Recovery Plan for Shire of Nannup
8. Ordered Recovery Coordinator tabard through WALGA
9. Commenced documentation for the Shire of Nannup Animal Emergency Plan
  - Discussion document tabled, comment welcomed
  - Need to confirm that HMA who initiates AWT will pay all expenses incurred
  - CESO checking to see possibility of AWT training and PPC for accessing fire ground wildlife rescue once area blocked out.

# **Draft Shire of Nannup Local Planning Strategy**

August 2014

Prepared by



[www.edgeplanning.com.au](http://www.edgeplanning.com.au)

<b>7.0</b>	<b>Settlement Planning</b>	<b>34</b>
7.1	Settlement Strategy – Proposed Approach	34
7.2	Nannup Townsite	35
7.3	Residential Development	37
7.4	Rural Residential	39
7.5	Rural Smallholding	41
7.6	Land Supply	42
<b>8.0</b>	<b>Heritage and Design</b>	<b>44</b>
8.1	Heritage	44
8.2	Design	44
<b>9.0</b>	<b>Agriculture and Rural</b>	<b>46</b>
9.1	Development and Use - General Agriculture, Priority Agriculture 1 – Scott Coastal Plain and Priority Agriculture 2	46
9.2	Dwellings in Rural Areas	47
9.3	Tree Plantations	48
9.4	Priority Agriculture 1 – Scott Coastal Plain	49
9.5	Subdivision in Rural Areas	49
<b>10.0</b>	<b>South Coast/ Coastal Landscape</b>	<b>53</b>
<b>11.0</b>	<b>Land Locked Lots</b>	<b>55</b>
<b>12.0</b>	<b>Governance, Implementation, Monitoring and Review</b>	<b>56</b>
12.1	Section Introduction	56
12.2	Local Planning Scheme No. 4	56
12.3	Special Control Areas	56
12.4	Structure Plan Areas	57
12.5	Developer Contributions / Developer Contribution Plans	58
12.6	Local Planning Policies	58
12.7	Working in Partnership	59
12.8	Governance	59
12.9	Monitoring and Review	59
	<b>Local Planning Strategy endorsements</b>	
<b>Figures</b>		
1	Location Plan	
2	Strategy Plan North	
3	Strategy Plan South	
4	Strategy Plan Nannup Townsite and Surrounds	

- providing an explanation for the statutory provisions 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 Agriculture and Rural
- 10.0 South Coast / Coastal Landscape
- 11.0 Land Locked Lots
- 12.0 Governance, Implementation, Monitoring and Review

An associated Background and Context Report provides background information and the context to support this Strategy.



## 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:

- provide a useable 10 - 15 year guiding land use plan for future subdivision, development, land use and conservation initiatives;
- provide strategic direction for the review of LPS3 and the preparation of LPS4;
- 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;
- provide a framework for local structure plans and scheme amendments (rezoning);
- create a planning and governance framework that facilitates growth in a sustainable and environmentally appropriate manner;
- provide increased certainty for the community, landowners, developers, servicing authorities and other stakeholders as to the expectations of the local government; and
- assist in the effective implementation of State and regional strategies, plans and policies.

### *Deliver Sustainable Development*

The local government aims to:

- promote sustainable development that integrates economic, social (community) and environmental goals for the Shire;
- 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;
- 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;
- 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;
- ensure development appropriately takes account of flooding, fire and other risks;
- protect and enhance the Shire's environmental assets and natural resources by promoting ecologically sustainable land use and development;
- protect public drinking water source protection areas through the land planning process;
- require subdivisions and development to address sustainability including through the delivery of high quality design;
- safeguard and enhance the character and amenity of the Shire's built and natural environment;
- recognise and protect places of natural beauty and places of historic value which are considered to be of importance to the State and Shire's heritage; and
- ensure there is a sufficient supply of serviced and suitable land for housing, rural living (rural residential and rural smallholding), commercial and industrial activities, community facilities, recreation and open space.

## 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 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 definitive in terms of appropriate land uses, but as indicative of the issues and policies set out in this Strategy. It is highlighted that the Strategy Plans are not a zoning map. Greater detail on opportunities, constraints and land use expectations are set out in Local Planning Scheme, Structure Plans and Local Planning Policies.

The land use allocations on the Strategy Plans typically reflect the longer term anticipated zoning for the land where appropriate planning issues relating to the proposal and site are addressed to the satisfaction of the local government and the Western Australian Planning Commission (WAPC). To avoid the new Local Planning Scheme being subject to an environmental review, the local government will require proponents to suitably justify their proposal and meet the costs of planning, servicing and environmental investigations. For instance, where current zoned rural land is allocated as “Residential” or “Rural Residential” on the Strategy Plan, the local government will typically zone this land as “General Agriculture” in the new Local Planning Scheme. The land will need to be rezoned prior to achieving the allocated use on the Strategy Plans.

While the Strategy Plans sets out general land use allocations, 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:

- the settlement strategy with the principal centre (Nannup), existing/proposed rural residential areas and proposed rural smallholding areas;
- 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 non-residential uses are also supported in areas allocated 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 which is outside of the floodplain;
- 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 town site;
- Town Centre - recognises the Nannup town centre and areas for commercial/mixed use expansion;
- Industry - land zoned for Industry and land potentially suitable for industrial development subject to relevant planning 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;
- Tourism – shows key tourism sites. There are also opportunities for low-key tourism in other areas;

- there will be enhanced and increased services, in association with a greater range of housing and lifestyle opportunities. Nannup will become increasingly sustainable, with innovative and environmentally friendly housing and the provision of a greater range of housing; and
- 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 land use expectations are expanded in the following sections.

*Actions*

The local government will:

- prepare a Local Planning Policy or design guidelines to address building materials, landscaping and servicing, and consider issues such as the installation of rainwater tanks and grey water systems;
- consider the development of a Sustainability Framework to provide guidance for developers and the Shire administration in designing and assessing proposals with the objective of seeking environmentally sustainable and innovative development; and
- prepare a Landscaping and Revegetation Local Planning Policy to address landscape, environmental, amenity and management objectives.

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

*Aim*

To minimise future land use impact.

*Strategy*

The local government will seek that land use conflicts will be managed such that:

- the introduction of land uses that may impact existing land uses will generally not be supported;
- new residential, rural residential and rural smallholding uses are only supported where consistent with the Strategy Maps;
- buffers for hazard and amenity are determined by the appropriate licencing authorities for those land uses and 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
- habitable buildings should be setback at least 50 metres and 20 metres for non-habitable buildings from DPaW managed land or other Crown/local government managed land containing native vegetation unless appropriately justified by the proponent to the satisfaction of the local government.

*Actions*

The local government will:

- seek enhanced emergency management infrastructure based in the Shire or able to service the Shire; and
- support the establishment of the Western Australian Emergency Management Institute in Nannup.

- require intensive agricultural and other uses, that rely on a significant water source, to be subject to assessment by the DoW, both in terms of their nutrient input/export regimes and also in relation to groundwater abstraction;
- conserve water courses and wetlands with appropriate development setbacks;
- consider publications such as the DoW's *Operational Policy 4.3 Identifying and Establishing Waterways Foreshore Areas* in the assessment of proposals; and
- leave or re-establish vegetated buffer areas adjoining rivers, watercourses and wetlands.

#### *Actions*

The local government will:

- require proponents, as considered appropriate, to undertake whole of water cycle investigations. This may include outlining how water will be minimised and re-used including the approach to rainwater tanks, grey water recycling (subject to Department of Health approval), water conservation and stormwater management;
- 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
- monitor/lobby that the Yarragardee groundwater resource, within the Shire, is effectively monitored and managed and ideally groundwater is used within the Shire.

## **4.2 Flood Risk**

#### *Aims*

The aims are to:

- 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;
- take a long term strategic perspective relating to flood risks including ensuring that subdivision and more intensive development is not impacted by flooding;
- take a precautionary approach, in order to minimise flood risk to people, property and infrastructure;
- promote the sound use, management and tenure of the floodplain; and
- raise community awareness of areas which are susceptible to flooding and for the local government to impose limitations on development.

#### *Strategy*

The local government's strategy is to:

- adopt a precautionary approach to flooding risk in the floodplain (includes the 100 year ARI and 25 year ARI floodplain) and in other flood affected areas. The "onus of proof" rests with the proponent to justify their proposal and associated flooding risks;
- highlight that subdivision and development in the floodplain is generally not supported and will only be considered in exceptional circumstances, that are appropriately justified by the proponent, which may require the provision of technical details from a suitable professional to the satisfaction of local government;

- Planning Policy, can generally be reduced to 150mm above the flood level). The raising of the floor level can be obtained by earthworks or stumping, or a combination of both;
- earthworks for the purpose of raising the floor level are generally to be restricted to a maximum height of 1.5 metres within the Nannup townsite. Habitable buildings requiring a greater increase of floor level than 1.5 metres within the Nannup townsite will generally have to utilise stumping methods;
  - engineering certification is required to ensure that habitable buildings have been designed to take into account the potential forces of flood waters. Such advice is to include but not be limited to the following:
    - (i) footing and slab design;
    - (ii) stumping and bracing networks;
    - (iii) sand pad, including any erosion protection measures; and
    - (iv) any other matters relevant to the protection of the building against the force of flood waters;
  - where a habitable building is already established within a flood risk area and its floor level is below the identified flood level, additions/extensions may be permitted at the established floor level subject to these additions/extensions having a floor space no greater than 25% of the existing floor space of the habitable building. For additions/extensions greater than 25% of the existing floor space its floor level (additions/extensions only) must be raised to a minimum 500mm above the identified flood level;
  - as a condition of approval for residential development and habitable buildings within a flood risk area, the local government will require a licensed surveyor to confirm the floor level height of the building compared to the identified flood level for the site. This survey is to be carried out and submitted for local government endorsement upon completion of either the sand pad or stumping network. No further works are to be commenced until local government endorsement of the survey information has been given.
  - where development is proposed on land abutting the Blackwood River, but is not within the area covered by the *Blackwood River Flood Study 1983* or any updates, the local government may obtain the 1:100 year flood level from the DoW; and
  - for flood risk land in and near the Nannup townsite which are subject to planning proposals, the local government will consider the tenure of the floodway on its merits, including ceding land to the Crown. The local government will progressively seek to create a foreshore reserve adjoining the Blackwood River to achieve walking and cycling. Unless suitably justified, the local government will seek to provide public access through the provision or widening of a foreshore reserve or creating an easement in favour of the local government to enable public access.

### *Actions*

The local government will:

- show identified flood risk land within a Special Control Area in LP54; and
- seek DoW advice in regard to proposals, as considered appropriate by the local government, where there is flood risk.

- require appropriate buffers for rivers, watercourses and wetlands are 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
- require a foreshore reserve (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 as a condition of approval, where a proposal includes land containing or 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.

#### *Actions*

The local government will:

- seek landowners and agencies to appropriately manage rivers, watercourses and wetlands;
- encourage strategies to protect and revegetate near rivers, watercourses and wetlands through establishing riparian buffers and recommending appropriate land uses and management strategies for adjacent land; and
- support landowners, community groups and other stakeholders to repair and enhance rivers, watercourses, wetlands and adjoining areas.

### **4.5 Native Vegetation**

#### *Aims*

The aims are to:

- minimise clearing of native vegetation and promote biodiversity;
- conserve areas of significant native vegetation and increase the area of re-established local species of vegetation generally within the landscape; and
- support State Government agencies, organisations and landowners to conserve, manage and remediate native vegetation.

#### *Strategy*

The local government's strategy is to:

- 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;
- support restoration and linkages of native vegetation (ecological linkages/biodiversity corridors) to provide connections for a range of fauna species;
- require proponents to submit landscaping and revegetation plans, as required by the local government, including identifying species of vegetation endemic to the Shire;
- 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). Details on subdivision standards are set out in section 9.5;
- support rehabilitation where the native vegetation is degraded or inadequate; and

The local government will:

- support defining the extent and preferred tenure, use and management of the environmental corridors and opportunities for enhancement; and
- support the acquisition by State Government agencies or other organisations for on-going conservation, recreation and landscape protection uses provided there is appropriate on-the-ground management, which includes effectively managing weeds.

#### **4.7 Minerals and Basic Raw Materials**

##### *Aims*

The aims are to:

- 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;
- provide for continued basic raw material extraction in the Shire subject to addressing environmental, landscape and land use compatibility considerations;
- 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;
- protect areas of environmental significance and recognised landscape value; and
- protect and seek to enhance the overall quality of the environment once extraction has ceased, through high standards of restoration, and to safeguard the long-term potential of land for a range of potential post-extraction uses.

##### *Strategy*

The local government's strategy is to:

- 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;
- establish buffers between mining/extraction and dwellings and other sensitive uses;
- encourage the prior extraction of minerals and basic raw materials, where practicable prior to non-mineral development;
- require proponent to address access and egress to the site and address the impact on surrounding roads; and
- require the proponent to prepare and implement a management plan which includes:
  - 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;
  - addressing environmental management controls and rehabilitation programmes; and
  - setting out clean-up and rehabilitation measures.

##### *Actions*

The local government will work with the Department of Mines and Petroleum to identify and safeguard areas of high mineral prospectively.



The local government will:

- retain the Landscape Values Area in LPS4 as a Special Control Area centred on the Blackwood River Valley and the Balingup-Nannup Road; and
- 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 to ensure effective implementation.

#### 4.10 Bushfire Management

##### *Aims*

The aims are to:

- adopt a precautionary approach to bush fire risks;
- seek the protection of life and property and reduce the impacts of bush fires; and
- ensure that environmental assets and landscape qualities are not unnecessarily compromised by fire management measures.

##### *Strategy*

The local government's strategy is to:

- adopt the *Planning for Bush Fire Protection Guidelines* (edition 2), and future updates, in its assessment of planning proposals;
- 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;
- control the location of development and use of land to avoid placing inappropriate developments in areas that have extreme fire risks;
- 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;
- not support proposals in areas classified as "extreme" fire risk without permanent and realistic hazard level reduction measures being implemented; and
- consider fire hazard in the context of other considerations such as environmental impact, vegetation retention and landscape protection.

##### *Actions*

The local government will:

- require the submission of a Fire Management Plan and/or more detailed bushfire hazard analysis in structure plans and other proposals where considered appropriate by the local government; and
- ensure there are appropriate fire management practices and designs for development particularly where land adjoins land managed by the DPaW, other State Government agencies or the local government.

## 5.0 ECONOMIC DEVELOPMENT

### 5.1 Promoting Economic Development

#### *Aims*

The aims are to:

- promote sustainable economic development and encourage local employment opportunities;
- encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire;
- support a diversification of businesses to strengthen employment opportunities;
- increase the level of employment self-sufficiency within the Shire by providing appropriately zoned land for a variety of land uses and businesses; and
- sustain and enhance the vitality and viability of the Nannup town centre.

#### *Strategy*

The local government's strategy is to:

- 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);
- identify areas for employment generation including commercial, tourism and industry;
- support home based businesses subject to complying with the Local Planning Scheme and the business being a "good neighbour" through being appropriately managed; and
- support increased employment self-sufficiency within the Shire by:
  - providing appropriate opportunities for a variety of land uses and businesses;
  - maximising the range of appropriate uses in the town centre; and
  - supporting appropriate uses in non-urban areas which are compatible with environmental, agricultural and landscape values.

#### *Action*

The local government will commission an economic development strategy.

### 5.2 Industry

#### *Aims*

The aims are to:

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

#### *Strategy*

The local government's strategy is to:

- support a wide range of appropriate land uses and mixed use development;
- provide for a consolidated, accessible, safe, attractive and vibrant town centre;
- promote increased integration between the town centre and the Blackwood River;
- protect and enhance the visual and heritage elements of the town centre;
- promote Warren Road as the focus for activity and development;
- 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;
- ensure that development conforms to any Local Planning Policy or Townscape Plan adopted by the local government;
- provide attractive, high-amenity public areas that encourage social interaction;
- support public art and encourage alfresco dining (where relevant issues are addressed); and
- support appropriate signage however not support a proliferation of signs that detract from the area's amenity.

#### *Actions*

The local government will:

- retain the "Town Centre" zone in the review of LPS3;
- review the range of permitted and discretionary uses in the Town Centre Zone generally seeking to accommodate a wide range of appropriate uses;
- delete the "Mixed Use" Zone in the review of LPS3 and generally zone these sites as "Town Centre"; and
- 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:

- 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 environmental assets, landscape qualities and compatibility with adjoining land uses; and
- encourage the establishment of businesses, which attract and promote the Nannup town site and the Shire as a tourist destination.

#### *Strategy*

The local government's strategy is to:

- support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect environmental, landscape, land use compatibility and servicing considerations;
- ensure that tourism/recreation use and development are managed, located, designed and sited which conserves and enhances environmental assets and landscape qualities;
- encourage development which recognises the architectural style and scale of development within the Nannup townsite and the Shire;

## 6.0 INFRASTRUCTURE, TRANSPORTATION AND COMMUNITY SERVICES

### 6.1 Hard Infrastructure

#### *Aim*

The local government will:

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

#### *Strategy*

The local government's strategy is to:

- maximise existing infrastructure through efficient and effective management;
- ensure that essential infrastructure is appropriately maintained and expanded to accommodate timely growth and development;
- ensure all new development is serviced in an appropriate and sustainable manner;
- protect infrastructure corridors and key infrastructure facilities from incompatible development;
- seek increased investment locally in high-speed communications infrastructure;
- support the power supply network being upgraded to improve reliability and provide for future growth;
- support the establishment of a diversified electricity grid and decentralised power generation capacity with an emphasis on increasing the capacity to generate electricity via renewable energy sources;
- support an extension of the underground power program in the Nannup townsite;
- maximise the use of existing sewer infrastructure by encouraging increased residential densities in sewered areas outside of the floodplain;
- promote implementation of the State Government's *Sewerage Policy*;
- require that dwellings which are not connected to reticulated water and where roof collection and a rainwater tank is the sole method of supply that a rainwater tank of at least 120,000 litres of potable water is provided, with an additional 10,000 litres for firefighting. The provision of water supply is to meet the requirements of WAPC Policy DC3.4. The method of calculating the minimum roof collection area to service a rainwater tank is set out in the WAPC's *Rural Planning Guidelines*;
- encourage dwellings being provided with rainwater tanks and encourage the appropriate use of grey water;
- supports the principles of water sensitive urban design to manage stormwater and improve water quality. The local government will generally require that new subdivision and development must compensate its effect by providing attenuation of stormwater runoff to a pre-development level, either at the scale of a lot, the subdivision or the precinct; and
- support the Bunbury-Albany Gas Pipeline including extending the gas pipeline to Nannup or the provision of take-off points/withdrawal points to service Nannup.

- ensure the long term functioning of the WWTP is not compromised;
- protect the WWTP from incompatible land uses; and
- 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:

- incorporate the WWTP buffer as a Special Control Area in LPS4; and
- 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:

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

#### *Strategy*

The local government's strategy is to:

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

#### *Actions*

The local government will:

- develop and/or review townsite footpath/dual use path plans and bicycle plans and seek to progressively implement;
- 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;
- require developers to provide or contribute to dual use paths where their development creates impacts and demands;
- adopt *Liveable Neighbourhoods* in regard to pedestrian, cyclist and vehicular movement to facilitate accessibility and integrate new and existing neighbourhoods;

- ensure adequate and appropriate provision of POS and community facilities via the structure planning and subdivision processes;
- ensure that POS and relevant Crown land are available for active and passive recreational needs and conserves significant landscape and other local features;
- consider and respond to changing community characteristics and needs to support community wellbeing and quality of life;
- monitor the need for land for education, health and other key community services and facilities; and
- outline subdivider requirements and contributions such as POS and/or cash in lieu payments through reference to WAPC policy, Local Planning Policies or in Structure Plans.

### *Actions*

The local government will:

- 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:
  - supporting opportunities for education, training and employment;
  - encouraging and reviewing the range of educational facilities and support the development of enhanced and/or expanded education facilities;
  - supporting the provision of health services that meet community needs;
  - seeking upgraded health facilities including a refurbishment of the Nannup Hospital including the provision of enhanced technology to complement Bunbury and Busselton Regional Health Campuses;
  - identifying and filling gaps in social infrastructure, community facilities and services to improve coordination and provision;
  - identifying appropriate locations for essential community services and setting aside land during the planning stages of development;
  - undertaking community infrastructure planning, early on in the planning process, to ensure there is an appropriate range of services based on a needs assessment;
  - providing places to meet and undertake cultural, religious and recreation activities;
  - reviewing the Sport and Recreation Plan;
  - preparing a POS Strategy for the Nannup townsite;
- support the local government's *Disability Access and Inclusion Plan*; and
- prepare and implement a *Nannup Trails Plan*.

- 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;
- seek appropriate growth of the Nannup townsite through infill development and well located greenfield development;
- support re-subdivision of rural residential areas near the Nannup townsite and appropriate greenfield subdivision near the Nannup townsite where the site's suitability and capability are addressed;
- not support additional expansion of the development footprint or re-subdivision at Jalbarragup and Darradup unless associated with an historic "multiple occupancy" property; and
- achieve a sustainable urban form, through establishing boundaries for the growth of the Nannup townsite and to identify areas to be protected for conservation, agriculture, provision of public services and retaining key landscapes.

#### *Actions*

The local government will in the review of LPS3:

- delete the Special Residential Zone and delete the Cluster Farming Zone; and
- introduce a Rural Smallholding Zone.

## **7.2 Nannup Townsite**

#### *Aims*

The aims are to:

- maintain Nannup's essential village character as a country town through retaining a compact townsite and retaining key environmental and landscape features;
- contain urban sprawl and retain open spaces and native vegetation near the town;
- 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;
- provide for a range of lot sizes and lifestyle opportunities in and near the Nannup townsite;
- recognise the topographic and physical constraints associated with various land within close proximity to the Nannup townsite;
- provide an adequate supply of land for housing, tourism, employment, commercial activities, recreation and community facilities;
- support economic development through identifying areas for employment and industry;
- provide for tourist development within and surrounding the townsite;
- safeguard and enhance the character and amenity of the built environment;
- retain environmental assets and promote sustainable development; and
- assist in the effective implementation of the *State Planning Strategy* and regional strategies.

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

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

- support the consolidation of urban and rural living areas, subject to addressing environmental impact, land capability, land suitability, servicing, heritage and landscape character;

- integrating and connecting to existing urban areas and land uses via safe and convenient vehicular, pedestrian and cyclist linkages;
- requiring that subdivision and relevant intensive development uses are serviced by constructed sealed roads;
- promoting using land efficiently, through infill or redevelopment, especially in areas close to the town centre that are outside of flood risk land;
- retaining the characteristics that make the Nannup townsite and areas unique and give it their sense of place;
- facilitating design that is sensitive to, and enhances the identity and character of the Nannup townsite;
- requiring subdivision designs to demonstrate permeable and connected designs;
- require landowners/developers to commission studies, as relevant to the proposal and the site as determined by the local government, to address matters such as a water management strategy and fire management plan;
- protect key infrastructure, industrial areas and special uses from incompatible uses;
- coordinate subdivision, land use and development and utilise Structure Plans as the basis for the orderly planning;
- require subdivision to have regard to any structure plan adopted by the local government;
- protect future urban areas from inappropriate land uses, subdivision and development;
- ensure that the design of any new subdivision recognises and responds to existing physical, environmental and visual characteristics of the site and surrounding area;
- respect and protect Aboriginal and historic heritage;
- conserve and enhance the landscape; and
- require the provision of public access to the Blackwood River and other tributaries as considered appropriate by the local government through the ceding of foreshore land to a public reserve which includes achieving appropriate walking/riding trails.

### *Actions*

The local government will:

- in the review of LPS3:
  - delete the “Special Residential” zone and replace with the “Residential” zone and allocate an appropriate R-Code (generally R2-R5);
  - identify opportunities for urban consolidation through increased housing densities generally close to the Nannup town centre, for areas that are, or can be, serviced by reticulated sewerage for areas that are outside of flood risk land;
  - not support increased densities and subdivision within flood risk areas;
  - where land is currently zoned “Agriculture” but is identified as Rural Residential or Rural Smallholding on the Strategy Plan, the local government will generally zone this land as “General Agriculture” in LPS4. A scheme amendment, generally associated with a Structure Plan will be required prior to subdivision; and
- seek to protect future residential areas from inappropriate subdivision and development.



- require that proposed non-residential uses should respect Nannup's character, not transform a residential area into a quasi-commercial area, be compatible with the surrounding uses, be of a scale and design that respects the area's amenity and which contains parking on-site; and
- prevent the establishment of commercial or industrial uses which would be more suitably located in the Town Centre or Industry zones.

#### *Actions*

The local government will:

- develop a *Residential Development and Design Local Planning Policy* to guide development to respect Nannup's character and to promote sustainable development;
- lobby the State Government to extend the infill sewerage program in Nannup;
- review residential densities based on this Strategy; and
- encourage innovative housing options that will more appropriately meet the long-term needs of particular groups within the community.

### **7.4 Rural Residential**

#### *Aims*

The aims are to:

- provide for low density residential lifestyle development in a rural setting which is consistent and compatible with adjacent land use, and the capability, landscape and environmental attributes of the land;
- recognise the existing extent of rural residential development in the Shire and to identify potentially suitable and capable new areas in close proximity to the Nannup townsite; and
- identify sufficient land to enable a variety of lot sizes and lifestyle opportunities.

#### *Strategy*

The local government's strategy is to:

- contain rural residential development to areas allocated for that purpose on the Strategy Plan and which are appropriately zoned;
- ensure that new rural residential areas are planned and developed in an efficient and coordinated manner as logical extensions of the Nannup townsite;
- prevent the creation of new rural residential lots beyond those identified in the Strategy or in an adopted local planning scheme;
- not support additional expansion of the development footprint or the re-subdivision of lots at Jalbarragup and Darradup other than for historic multiple occupancy properties;
- provide for the more efficient use of existing rural-residential areas (increase the density) in close proximity to the Nannup townsite, where essential services are available, fire management and land capability are appropriately addressed, and where environmental assets will not be adversely impacted;
- the provision of onsite water supply for domestic, firefighting and land management purposes consistent with WAPC Policy DC3.4. The local government prefers that rural residential lots are connected to the reticulated water supply. However, where this is not

- change the wording of the “Special Rural” zone to “Rural Residential” zone in LPS4;
- support opportunities for further subdivision of existing rural residential areas near the Nannup townsite to 1 hectare where justified in land suitability and capability terms (including compatibility with adjoining/nearby land uses, servicing, flooding risk and bushfire risk) in the review of LPS3; and
- provide increased consistency of development standards between individual Rural Residential zones. In LPS4, to delete individual provisions for each separate Rural Residential zone, unless there is a unique characteristic relating to that zone.

## 7.5 Rural Smallholdings

### *Aims*

The aims are to:

- 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;
- encourage the opportunity for a range of rural and semi-rural pursuits where part-time or full time income may be generated;
- encourage a variety of lot sizes consistent with the physical, environmental and landscape characteristics of the land which are capable and suitable of sustaining development;
- facilitate the conservation of native vegetation and other environmental assets; and
- support, in appropriate circumstances, 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.

### *Strategy*

The local government’s strategy is to:

- prevent the creation of new rural smallholding lots beyond those identified on the Strategy Plans unless associated with a boundary adjustment;
- require that any new subdivision suitably addresses WAPC SPP 2.5;
- support a request for a scheme amendment where the land is identified as “Rural Smallholding” on the Strategy Plans subject to the proponent appropriately addressing relevant zoning, structure planning, environmental, servicing, fire management, landscape and other planning considerations as relevant to the site’s context and the proposal. In particular, the local government will require the proponent to provide the following prior to possible adoption of the scheme amendment:
  - scheme amendment report;
  - a Structure Plan;
  - a fire management plan;
  - land capability assessment; and
  - Local Water Management Plan (as a minimum addressing key principles and “fatal flaws”);
- provide for non-residential uses that are compatible with the environmental features and landscape character of the area and where impacts are contained on-site;
- minimise the intrusion of land uses that would be more appropriately located in a commercial or industrial area;

### Actions

The local government will:

- maximise the opportunities for variety of lot sizes by establishing appropriate zones, controls and mechanisms in LPS4 to promote sufficient urban land is available to cater for the short to medium term;
- monitor development rates and trends; and
- review the Strategy, should land supply and demand conditions reveal that additional residential, rural residential or other urban lots are required.

## 8.0 HERITAGE AND DESIGN

### 8.1 Heritage

#### Aim

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:

- 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;
- take into account Aboriginal heritage and historic heritage in the preparation of Structure Plans and other proposals;
- consider the principles of *SPP3.5 Historic Heritage Conservation* in determining planning applications on the Heritage List;
- retain the integrity of buildings which are listed on the Heritage List;
- require proponents to appropriately address heritage values;
- require proponents to address the Department of Aboriginal Affairs *Cultural Heritage Due Diligence Guidelines* and meet the provisions of the *Aboriginal Heritage Act 1972*;
- require suitably qualified consultants to conduct ethnographic and archaeological surveys as required in accordance with the provisions of the *Aboriginal Heritage Act 1972*;
- require a suitably qualified consultant to assess sites of historic heritage to determine the appropriateness of conservation, adaptation or demolition; and
- require proponents to appropriately address heritage area requirements as part of development proposals.

### Actions

The local government will:

## 9.0 AGRICULTURE AND RURAL

### 9.1 Development and Use - General Agriculture, Priority Agriculture 1 – Scott Coastal Plain and Priority Agriculture 2

The following aims, strategies and actions apply to the General Agriculture, Priority Agriculture 1 – Scott Coastal Plain and Priority Agriculture 2 unless otherwise stated.

#### *Aims*

The aims are to:

- protect rural land from incompatible uses by:
  - making land-use decisions for rural land that support existing and future primary production;
  - minimising the fragmentation of rural land;
  - providing investment security for the existing and future primary production sector; and
  - minimising land use conflicts that compromise agricultural land uses;
- preserve the productivity of agricultural land and water resources to maximise economic advantages to the Shire and ensure long-term food security;
- 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;
- retain farming land in large landholdings to support primary production and generally limit the creation of additional lots;
- provide opportunities for compatible non-rural uses which are not detrimental to primary production activity or the environment;
- provide for the sustainable use of high quality agricultural land, particularly where water resources exist, preserving existing agricultural production and allowing for new agricultural production by securing suitable land and water resources;
- provide for intensive agricultural activities particularly where sustainable water resources exist and land management issues are appropriately addressed;
- regulate the subdivision of rural land to ensure the potential for agricultural land to be productive is not diminished; and
- seek land use compatibility at the interface between rural and urban/rural living areas.

#### *Strategy*

The local government's strategy is to:

- conserve the productive potential of agricultural land, support existing agriculture pursuits including preventing adverse effects on the operation of established uses and encourage new farming practices;
- 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;
- protect the rural character and environmental and visual qualities of the area;
- promote a range of rural uses compatible with the capability of the land;
- promote compliance with Codes of Practice for various rural and forestry pursuits;
- consider Animal Husbandry – Intensive applications on their merits with proponents required to appropriately address matters including buffers, environmental impacts and land, water and fire management;

- avoid future subdivision pressure and minimise constraints on adjoining uses;
  - the additional dwelling is to be positioned on-site to avoid conflict with existing or permissible adjoining land uses;
    - all services to the dwellings from the lot boundary (including access roads) should be shared where practical; and
    - the lot is above 40 hectares;
- consider more than two dwellings (classified as a group dwelling) on land zoned Priority Agriculture 1 – Scott Coastal Plain;
- consider three dwellings on a lot where a dwelling is included on the local government's adopted Heritage List and/or on the Heritage Council's State Heritage Register and where there is a suitable 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;
- highlight that approval for 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*; and
- require all dwellings to be provided with a sustainable water supply for domestic, fire fighting and land management purposes consistent with WAPC Policy DC3.4.

### 9.3 Tree Plantations

#### Strategy

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

- support the establishment of plantations and farm forestry on land zoned General Agriculture, and consider on its merits plantations and farm forestry on land zoned Priority Agriculture 1 – Scott Coastal Plain and Priority Agriculture 2;
- consider the potential environmental, landscape, fire management and transport impacts of tree farming;
- require a Planning Application, in LPS4 where the tree farm has a minimum aggregate planted area of 20 hectares;
- not require a Planning Application, in LPS4, where the total planted area for the title and the plantation is below 20 hectares; and
- require relevant planning considerations to be met including fire 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:

- rename "Agriculture" to "General Agriculture", rename "Agricultural Priority 1 – Scott Coastal Plain" to "Priority Agriculture 1 – Scott Coastal Plain" and "Agricultural Priority 2" to "Priority Agriculture 2" zone in accordance with SPP2.5;
- delete "Cluster Farming" zone and include a Rural Smallholding zone that strategically identifies suitable areas in close proximity to the Nannup townsite;
- identify appropriate non-rural land uses in LPS4 that can be considered in the General Agriculture, Priority Agriculture 1 - Scott Coastal Plain and Priority Agriculture 2 zones;
- provide provisions in LPS4 to control the development of two or more dwellings per lot; and

- practices, where the applicant can demonstrate that the subdivision will be beneficial to sustainable agricultural production and land management on the subject land;
- a minimum lot size of 40 hectares (except in Priority Agriculture 1 – Scott Coastal Plain) to create sustainable agricultural lots where all of the following criteria are met:
    - (i) an agronomist's report or similar which demonstrates that each new lot will contain a minimum of 30 hectares of land with a high-capability rating (class 1 or 2) for annual or perennial horticultural production;
    - (ii) a hydrologist's report or similar which demonstrates that each new lot has the capacity to capture and store water of a sufficient quantity and quality as applicable to the potential agricultural production on that lot and the State water management agency is prepared to agree that the capture of that water is within the limits of an endorsed Water Allocation Management Plan or is within the sustainable yield for that sub-catchment;
    - (iii) the total lot area incorporates the minimum area of 30 hectares of high capability land, plus the water capture and storage area, plus an area for farm infrastructure and buildings with sufficient setback from adjacent properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourses and wetlands, plus the retention of any native vegetation that should be protected from clearing; and
    - (iv) that the remaining rural holding is a minimum of 40 hectares, is considered suitable for continued agricultural production based on lot size, land capability, land suitability, water availability and has appropriate fire protection measures in place;
  - significant physical divisions;
  - to allow for the provision of public utilities and infrastructure;
  - conservation of biodiversity (conservation lots);
  - to protect and actively conserve places of cultural heritage;
  - tied lots; and
  - 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;
  - not recommend subdivision approval to the WAPC for the following:
    - no additional lots on the Scott Coastal Plain, unless associated with a conservation lot;
    - the creation of residential or rural residential lots on land allocated as General Agriculture, Priority Agriculture 1 – Scott Coastal Plain or Priority Agriculture 2 on the Strategy Plan;
    - the creation of rural smallholding lots on land allocated as General Agriculture or Priority Agriculture 2 on the Strategy Plan unless no additional lots are created, or it is associated with the conservation of biodiversity or cultural heritage;
    - the creation of lots for management investment schemes and strata titling unless consistent with Strategy requirements;
    - where the application represents ad-hoc unplanned subdivision which is inconsistent with this Strategy; and
    - request the WAPC to impose conditions, as considered appropriate, which will alert prospective purchasers through memorials or notifications lodged on titles, of the types of agricultural activities that are or likely to be undertaken in the area, e.g. spraying, pesticide use, noise, odours, dust and that these have potential amenity and land use impacts.

#### Boundary Adjustments and Property Rationalisation

#### *Strategy*

*Strategy*

The local government's strategy is to consider supporting lots to facilitate the conservation of a heritage building or place in accordance with WAPC Policy DC3.4.

Conservation of Biodiversity and Natural Heritage*Strategy*

The local government's strategy is to:

- consider supporting lots to facilitate the creation of a conservation lot generally in accordance with WAPC Policy DC3.4;
- require a conservation lot to be generally at least 40 hectares, however the local government will consider supporting to a minimum of 25 hectares where appropriately justified, and where the balance of title is at least 40 hectares (except on land allocated Priority Agriculture 2 - Scott Coastal Plain and Coastal Landscape);
- require a minimum 20 hectares of native vegetation (other than on areas allocated as Priority Agriculture 2 - Scott Coastal Plain and Coastal Landscape) is required with an additional area to locate a dwelling, outbuilding, infrastructure and associated bushfire protection with the balance lot to be a minimum of 40 hectares;
- require a minimum area of 100 hectares of native vegetation on the Scott Coastal Plain, along with an additional area to locate a dwelling, outbuilding and infrastructure with the indicative building site providing a minimum 300 metre setback from adjoining lots, with the balance lot being at least 200 hectares; and
- not support the creation of more than one additional conservation lot per landholding on the Scott Coastal Plain, given it is inconsistent with the objectives of this Strategy and the settlement strategy.

Tied Lots*Strategy*

The local government's strategy is to consider supporting lots for tied lots in accordance with the *Planning and Development Act 2005* and WAPC Policy DC3.4.

Multiple Occupancy*Strategy*

The local government's strategy is to support the strata subdivision of multiple occupancy properties on the basis of the number of permitted lots being linked to the number of registered owners under the respective Certificate of Title, as at February 2000. This is subject to the proponent appropriately addressing bush fire management, legal and practical vehicular access from a suitably constructed public road and the approach to managing any common property. A minimum lot size of 5 hectares is recommended per strata lot.

- support low-key tourist development in a form which does not detract from the visual amenity of the locality. All buildings should harmonise with the landscape in siting and design with particular regard to scale, height, colours and materials;
- require that no tourist development is to be sited on exposed dunes or in visually prominent areas which can be viewed from public roads;
- require the submission and approval of a schedule of materials and finishes for any proposed building as considered necessary by the local government as part of an application for development;
- require that buildings and effluent disposal systems are generally setback 100 metres from watercourses unless appropriately justified by the proponent, although an increased setback distance may be required based on soil type and other site features;
- note there is a presumption against coastal engineering structures;
- not support a marina or canal development in the area;
- improve public access to the coast and ensure that public access is designed and maintained in appropriate locations to the coast;
- support access to the coast generally via minor spur tracks/roads which lead to controlled stopping areas/car parks which are linked to the beach by fenced walkways; and
- support the vesting of coastal vacant Crown land to the local government where it adjoins freehold land and to accept additional land required to be vested in a coastal foreshore reserve where it adjoins freehold land which is subject to subdivision.

#### *Actions*

The local government will:

- 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
- seek the management responsibility for a portion of the Quannup Pastoral Lease with the land to be potentially managed in partnership with community groups or DPaW for tourism, recreation and conservation purposes.

## **11.0 LAND LOCKED LOTS**

### *Strategy*

The local government’s strategy is to:

- seek the support of DPaW and other State Government agencies to:
  - not create any additional land locked lots;
  - not release DPaW or any other government owned/controlled land until issues such as gazetted and suitably constructed public road access, lot suitability (including bush fire risk), lot capability and landscape impacts are appropriately addressed to the satisfaction of the local government and WAPC;
  - progressively address historical anomalies, where possible, including providing a letter of support guaranteeing legal and practical vehicular access to existing land locked lots;
- require that any upgrading of a gazetted road to facilitate practical vehicular access to an ex-DPaW owned or other State Government land is provided at the full cost of the land owner;



## 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:

- Residential;
- Rural Residential;
- Rural Smallholdings;
- General Agriculture;
- Priority Agriculture 1 - Scott Coastal Plain;
- Priority Agriculture 2;
- Town Centre;
- Industry;
- Tourism;
- Coastal Landscape;
- Bushland Protection; 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:

- guide development and subdivision in an orderly manner;
- protect key public infrastructure and facilities;
- support the natural resource management provisions of the Scheme;
- address public health and safety requirements; and
- 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. Details relating to SCAs are separately outlined in the Strategy.

Outlined below are Structure Plan Areas and Developer Contribution Areas.

*Actions*

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*

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

*Strategy*

The local government's strategy is to:

- 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
- consider whether it is cost effective to establish and maintain developer contributions plans.

*Actions*

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.

## Local Planning Strategy Endorsements

### Local Planning Strategy Initiation

Prepared and adopted by the Council of the Shire of .....at the meeting of the Council held on ....., pursuant to Regulation 12A(1) of the Town Planning Regulations 1967, for the Western Australian Planning Commission's certification consideration.

.....  
Shire President

.....  
Chief Executive Officer

### WAPC Public Advertising Certification

Certified for public advertising by the Western Australian Planning Commission on ....., pursuant to Regulation 12B(1) of the Town Planning Regulations 1967.

.....  
Delegated officer under Section 16  
of the Planning and Development Act 2005

### Local Government Final Adoption

Adopted for final endorsement by the Council of the Shire of ..... at the meeting of the Council held on ....., pursuant to Regulation 12B(3)(b) of the Town Planning Regulations 1967.

.....  
Shire President

.....  
Chief Executive Officer

### WAPC Endorsement

Endorsed by the Western Australian Planning Commission at the meeting of the Commission on ....., pursuant to Regulation 12B(4).

.....  
Delegated officer under Section 16  
of the Planning and Development Act 2005

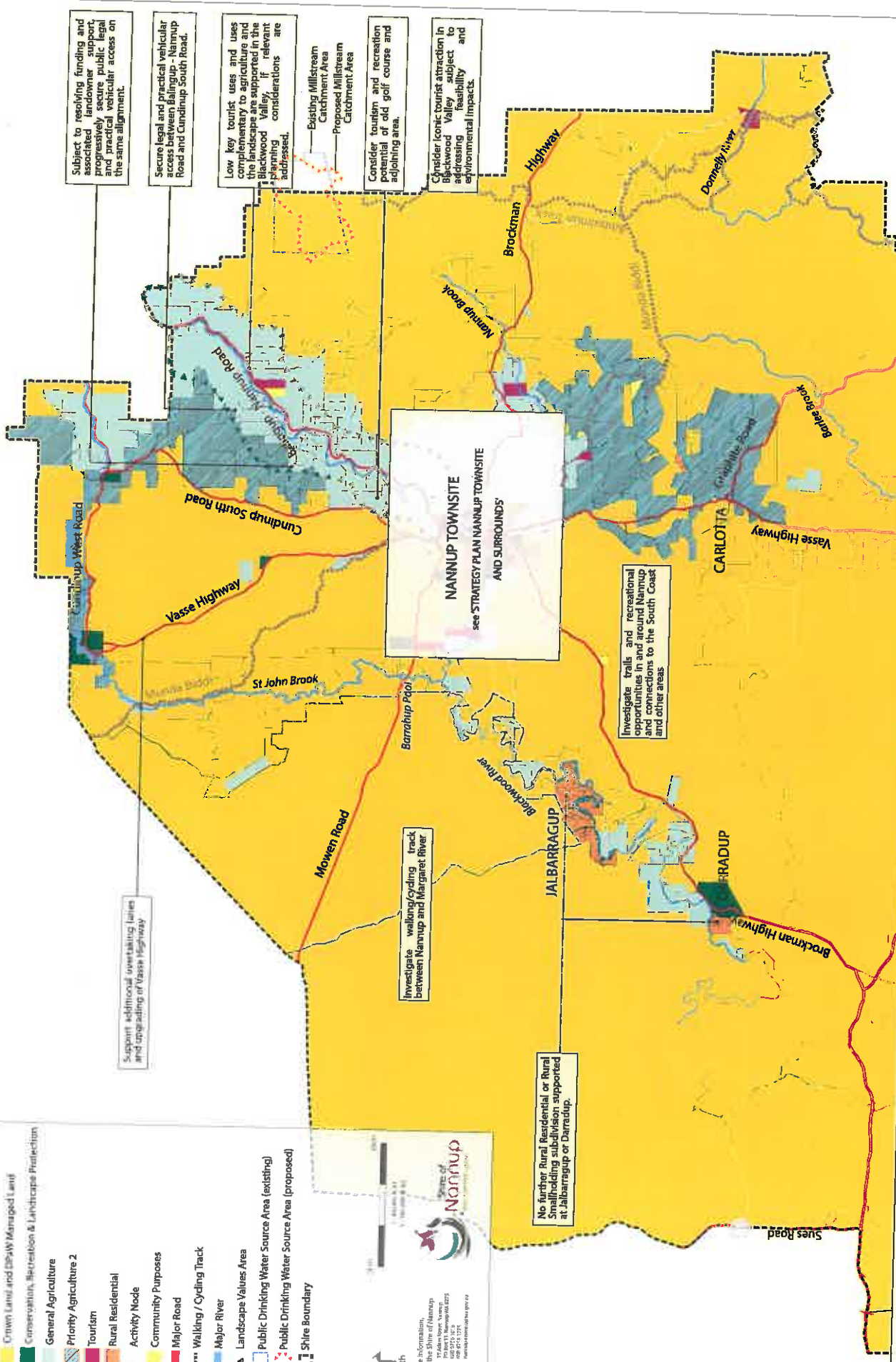


### Legend

- Crown Land and DPAW Managed Land
- Conservation, Recreation & Landscape Protection
- General Agriculture
- Priority Agriculture 2
- Tourism
- Rural Residential
- Activity Node
- Community Purposes
- Major Road
- Walking / Cycling Track
- Major River
- Landscape Values Area
- Public Drinking Water Source Area (existing)
- Public Drinking Water Source Area (proposed)
- Shire Boundary

For more information, contact the Shire of Nannup

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Subject to resolving funding and associated landowner support, progressively secure public legal and practical vehicular access on the same alignment.

Secure legal and practical vehicular access between Balingup - Nannup Road and Cundinup South Road.

Low key tourist uses and uses complementary to agriculture and the landscape are supported in the Blackwood Valley, if relevant planning considerations are addressed.

Existing Millstream Catchment Area  
Proposed Millstream Catchment Area

Consider tourism and recreation potential of old golf course and adjoining area.

Consider iconic tourist attraction in Blackwood Valley subject to addressing feasibility and environmental impacts.

**NANNUP TOWNSITE AND SURROUNDS**  
see STRATEGY PLAN NANNUP TOWNSITE

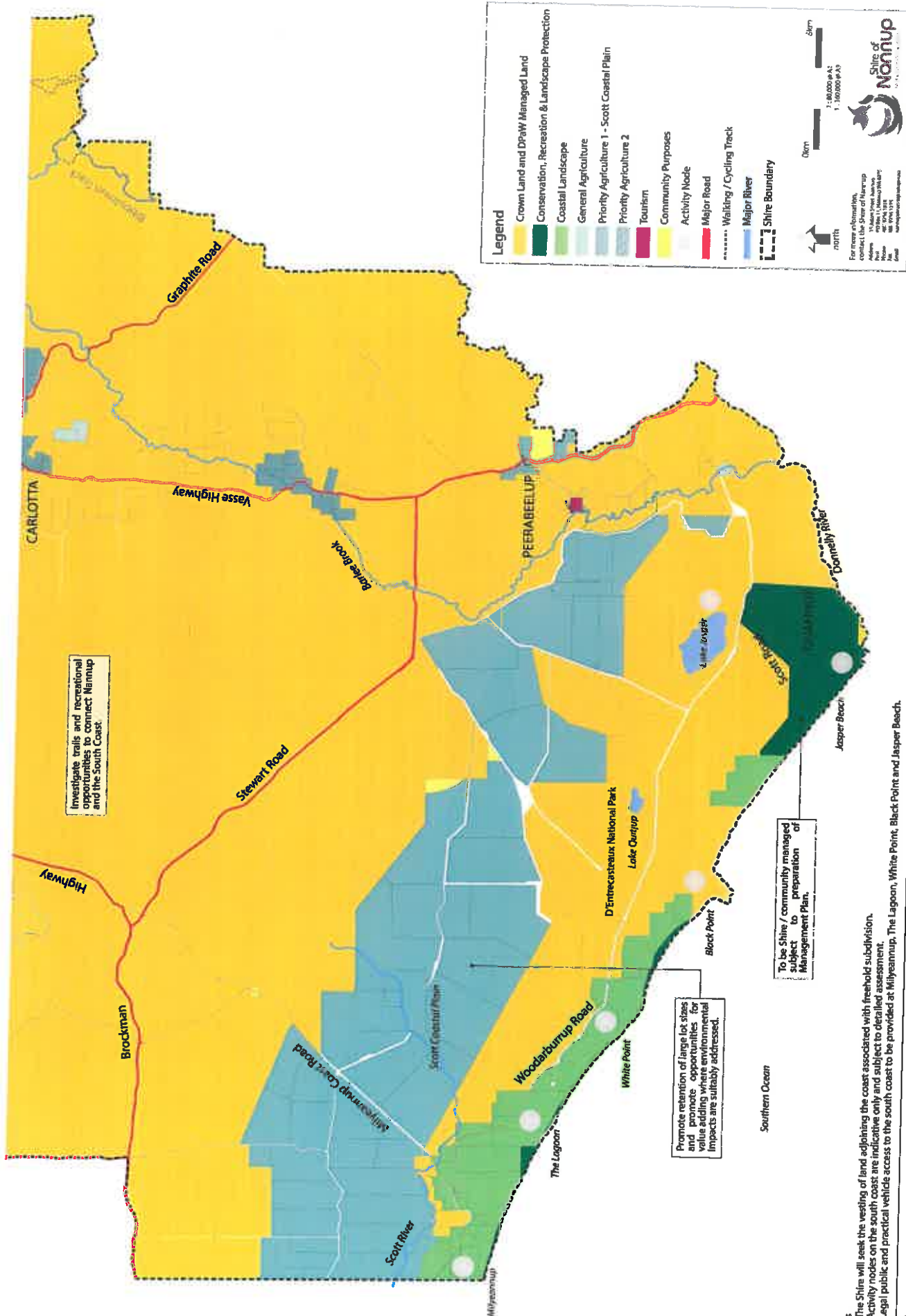
Support additional overhailing lanes and upgrading of Vasse Highway

Investigate walking/cycling track between Nannup and Margaret River

Investigate trails and recreational opportunities in and around Nannup and connections to the South Coast and other areas

No further Rural Residential or Rural Smallholding subdivision supported at Jalbarragup or Darradup.



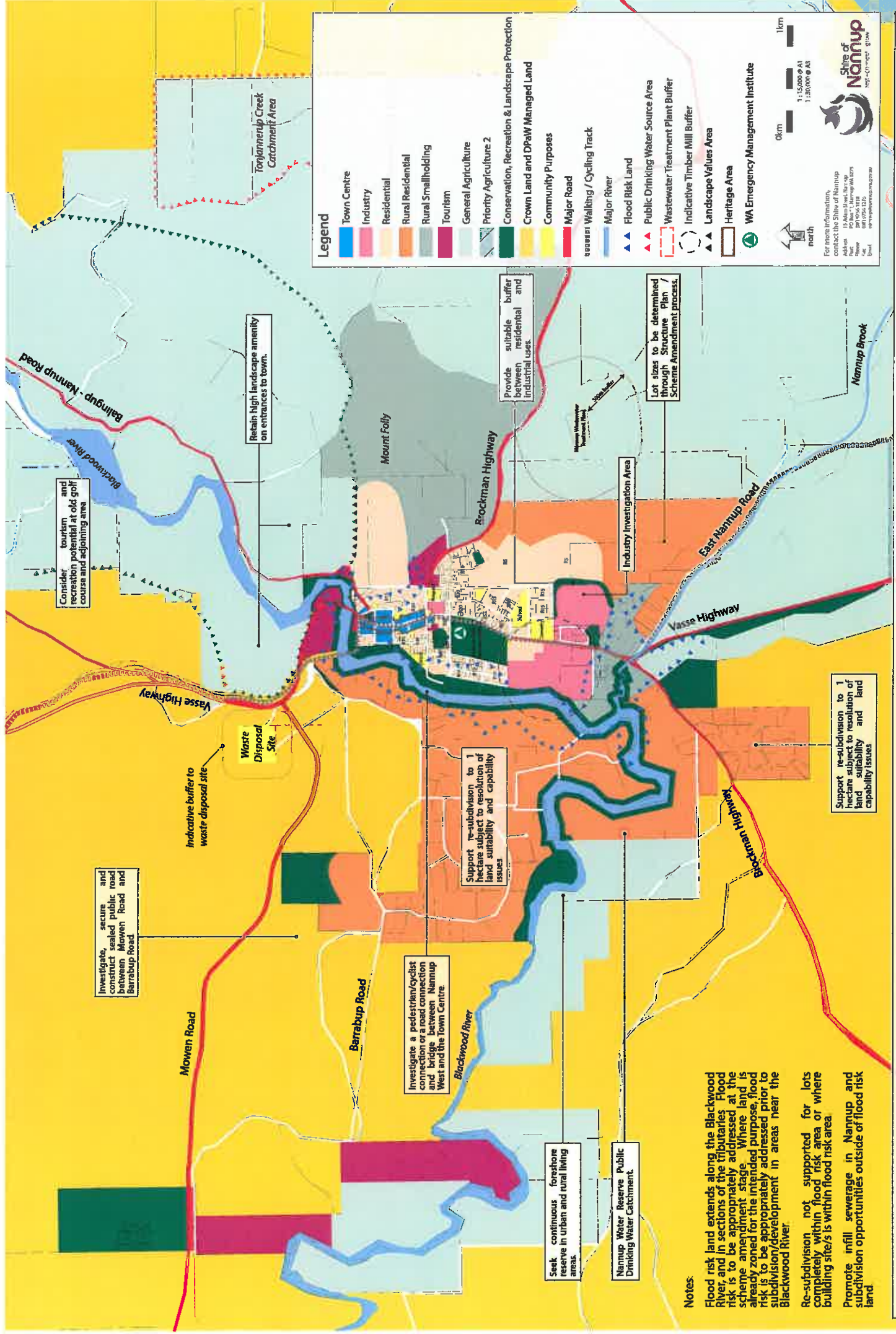


Investigate trails and recreational opportunities to connect Nannup and the South Coast.

To be Shire / community managed subject to preparation of Management Plan.

Promote retention of large lot sizes and provide opportunities for value adding where environmental impacts are suitably addressed.

- Notes**
- The Shire will seek the vesting of land adjoining the coast associated with freehold subdivision.
  - Activity nodes on the south coast are indicative only and subject to detailed assessment.
  - Legal public and practical vehicle access to the south coast to be provided at Milyearnup, The Lagoon, White Point, Black Point and Jasper Beach.



**Notes**

Flood risk land extends along the Blackwood River, and in sections of the tributaries. Flood risk is to be appropriately addressed at the scheme amendment stage. Where land is already zoned for the intended purpose, flood risk is to be appropriately addressed prior to subdivision/development in areas near the Blackwood River.

Re-subdivision not supported for lots completely within flood risk area or where building site/s is within flood risk area.

Promote in-fill sewerage in Nannup and subdivision opportunities outside of flood risk land.

# **Background and Context Report**

## **to support the Shire of Nannup Local Planning Strategy**

August 2014



[www.edgeplanning.com.au](http://www.edgeplanning.com.au)



<b>6.0</b>	<b>Economic Development</b>	<b>21</b>
6.1	Section Introduction	21
6.2	Industry	22
6.3	Town Centre	24
6.4	Tourism	25
<b>7.0</b>	<b>Infrastructure, Transportation and Community Services</b>	<b>26</b>
7.1	Section Introduction	26
7.2	Waste Treatment Plant	26
7.3	Transport	26
7.4	Public Open Space, Recreation and Community Facilities	26
<b>8.0</b>	<b>Settlement Planning</b>	<b>28</b>
8.1	Section Introduction	28
8.2	Settlement Strategy	28
8.3	Nannup Townsite	30
8.4	Residential Development	32
8.5	Rural Living – Rural Residential and Rural Smallholding	33
8.6	Land Supply and Demand	34
<b>9.0</b>	<b>Heritage and Design</b>	<b>37</b>
<b>10.0</b>	<b>Agriculture and Rural</b>	<b>38</b>
10.1	Section Introduction	38
10.2	Context	38
10.3	General Agriculture, Priority Agriculture	39
10.4	Scott Coastal Plain	40
10.5	Tree Plantations	40
10.6	Workers Accommodation	41
10.7	Rural – Multiple Occupancies	41
<b>11.0</b>	<b>South Coast/Coastal Landscape</b>	<b>42</b>
11.1	Section Introduction	42
11.2	Management of the Coastal Foreshore	42
<b>12.0</b>	<b>Land Locked Lots</b>	<b>42</b>
	<b>Attachments</b>	
1	State, Regional and Local Planning Context	
2	Summary Analysis Plan	
3	Extract of Shire of Nannup Rural Planning and Land Use Management Addendum to Local Planning Strategy (2002)	
4	2011 Census Quickstats: Shire of Nannup	
5	Land Supply and Demand	
6	Abbreviations	
7	References	

## **2.0 KEY PLANNING CONSIDERATIONS**

### **2.1 Section Introduction**

There are a number of key issues that face the Shire or are expected during the Strategy period. Many of these issues have a spatial or land use planning component. Some of these issues are outlined in this section and are further considered in other sections of this report. The Strategy seeks to address the key planning considerations to the extent possible through the land use planning system and available local government resources.

### **2.2 Implications of the State, Regional and Local Policy Context**

Attachment 1 sets out the State, regional and local policy context. This policy context provides a sound basis for the Strategy and has guided its preparation and the strategic direction for land use allocation, growth and development in the Shire. A common theme of the policy context is striving for a more sustainable Shire and sustainable communities. Seeking increasingly sustainable development will require the simultaneous improvement in the state of the economy, the environment and society - which requires integration of competing demands. The local government recognises that there will be a need to find creative ways to address sustainability challenges which balance social, economic and environmental outcomes.

Other key implications include building onto existing settlements (most new subdivision will be in and around the Nannup townsite), managing the location of rural residential and rural smallholding subdivision, protecting agricultural land, addressing visual impact, the need for appropriate servicing, seeking appropriate developer contributions, managing natural resources and addressing the impacts on environmental assets.

### **2.3 External Pressures Influencing Growth and Development**

There are a number of factors and external pressures associated with the future development of the Shire along with conserving environmental assets and managing natural resources. These include:

- the continued growth of the Western Australian population and in particular, the impact of increased population in “tree change” areas;
- anticipated on-going mining and resource sector investment levels;
- opportunities for fly-in/fly-out employment from Busselton;
- day trippers and tourist visitation to the South West Region;
- increasing interest and focus on Nannup as a place to live and visit;
- climate change, including the impact of a drying climate on established and new industries;
- water availability (quantity and quality) for domestic, agricultural, commercial and industrial uses along with water for the environment;
- protection of agricultural land and avoiding land use conflicts;
- protection of minerals and basic raw materials from incompatible development; and
- supporting a more robust economy, including providing a more diverse economic and employment options, to address changing economic adjustments (globally and locally) which retain current residents/businesses and attract future residents/businesses.

### **2.4 Opportunities and Challenges**

The Shire is a valued part of Western Australia. Some of its key attributes (opportunities) which are valued by residents, tourists and visitors include:

The Blackwood River traverses the Shire and other important watercourses include the Scott River and Donnelly River. Significant water bodies include Lake Jasper in the south of the Shire which has national significance. These key assets have environmental, community, heritage, recreational and tourism values which need to be effectively managed.

Further background information is set out in Attachment 3 which is *Shire of Nannup Rural Planning and Land Use Management Addendum to Local Planning Strategy* (2002) prepared by Land Assessment Pty Ltd.

## 2.6 Water Management

Groundwater and surface water are finite resources, which have limits to their availability and suitability for use. There is a requirement to ensure there is appropriate water allocated to sustain the environment. Demand for water resources is increasing as the population and economy of the Shire and the South West Region expand. Corresponding, there has been a trend of declining rainfall. One of the major challenges for the Shire is sustainably managing its water resources.

Land Assessment Pty Ltd (2002) outline in Attachment 3 that the occurrence of groundwater relates to the major geomorphic units and geology. On the Darling Plateau, groundwater is generally limited and the quality is variable. On the Blackwood Plateau and the Scott Coastal Plain, there are three groundwater aquifers; the Superficial (nearest the surface), Leederville and the Yarragadee. The Yarragadee is a major confined aquifer and its thickness varies between 600 - 1600m thick. Extraction of the Yarragadee to supply water to neighbouring towns and areas further afield is a matter of concern to the community. The effect on water levels by such extraction may have far-reaching consequences.

The Shire contains three main watercourses being the Blackwood, Donnelly and Scott Rivers.

The Shire has water supplies of varying quality. Water availability is a major consideration for land use, including the availability of drinking water to support development and new growth. Water for industry and business use is also critical to the emergence of new industries. Various industries require water of differing quantities and qualities. Significant issues include the potential for increased salinity of the Blackwood River and consequences of upstream agricultural and water management practices.

Effectively managing water will, in part, require a coordinated approach with land use planning consistent with *Better Urban Water Management* (WAPC 2008). This includes ensuring that new development/subdivision is appropriately located and serviced, and supporting best practice water sensitive urban design.

Parts of the Shire are subject to flooding. The Department of Water (DoW) has undertaken an assessment of flooding risk on part of the Blackwood River within the Shire.

## 2.7 Natural Resources

The Shire has approximately 80% of its land area occupied by State Forest, National Parks and other reserves that are largely managed by the Department of Parks and Wildlife (DPaW). The majority of this land consists of Jarrah/Marri forest which presents a considerable resource for both conservation and tourism/recreation as well as appropriately managed timber harvesting.

Effective planning seeks to pre-empt anticipated key changes and better assist communities to adapt to changing circumstances, including anticipated changes in the area's climate. Potential symptoms of climate change within the Shire may include, but not be limited to, increased temperatures, reduced annual rainfall and increased frequency and intensity of bush fires and storm events. Appropriate management of the risks, associated with these anticipated changes, is critical throughout the design and development process.

## **2.10 Bushfire Management**

The Shire's topography and vegetation create bushfire risks and bushfires represent a major hazard in the Shire. Fire management strategies are accordingly essential to protecting both the built and natural environment from uncontrolled fires which can be assisted by effective land use planning.

## **2.11 Salinity**

Salinisation has sterilised some land and water resources in the Shire. Salinity impacts agricultural productivity, degrades water resources and native vegetation, can damage buildings and infrastructure and is detrimental to landscape qualities. Addressing salinity cannot be resolved by isolated actions, however positive actions at the regional, Shire and local scale can be undertaken.

## **2.12 Acid Sulfate Soils**

Acid sulfate soils are naturally occurring soils and sediments containing sulphide minerals, predominantly pyrite (an iron sulphide). In an undisturbed state, below the watertable, these soils are benign and not acidic. Inappropriate disturbance of these soils, causing oxidation of the pyrites, can however generate large amounts of sulphuric acid and leaching of contaminants naturally occurring in soils. The release of these reaction products can be detrimental to ecosystems, human health and built infrastructure.

The *WAPC Planning Bulletin 64 Acid Sulfate Soils* indicates that dampland and wetland areas have a high risk of having acid sulfate soils. Development of these areas should be avoided wherever possible. If excavations do occur in these areas, detailed investigations and associated management plans are required in accordance with State Government guidelines.

## **2.13 Changing Community**

The Shire has experienced change to the make-up of its community in recent decades and the process of change is expected to continue throughout the Strategy period. There are a number of established and emerging trends including:

- an ageing community;
- young people leaving the Shire;
- changes in the "traditional" family structure;
- people becoming more transient;
- lifetime careers are reducing and there is an increase in and a need for part-time work;
- changes in education including alternative methods and availability; and
- increased community expectations.

As set out in Attachment 4, some of the key differences between the Shire's population compared to the average Western Australian (WA) population include:

The South West Region of WA and the Shire are popular tourist destinations for visitors from the metropolitan area, interstate and overseas. Tourism is a majority industry sector in the Shire and it provides a diversity of tourist facilities including visitor accommodation establishments, restaurants and wineries. Much of the Shire's appeal is attributed to its natural and scenic qualities, its premium wines and gourmet food, the range of tourist and recreational activities offered and the attractive Nannup townsite. Forested areas are popular with people interested in "environmental experiences" such as bush walking and mountain biking. Proposals to increase the number of mountain biking locations will have a beneficial impact in the area. There are considered to be opportunities for increased recreational angling locations near to Nannup whether "natural" or commercial enterprises.

The recent completion of sealing Mowen Road should facilitate increased tourism as it improves linkages between Nannup and Margaret River and the attractions associated with the Leeuwin-Naturaliste area.

While tourism and recreation facilities are significant in the Shire, these facilities should be compatible and integrated with surrounding land uses and the natural and built environment. The challenge is to achieve (and maintain) a delicate balance between tourism/recreation, the environment, and protecting the amenity of residents.

Nannup is the service centre for the Shire and contains an industrial estate. The Nannup timber mill is a major local employer. Future industrial areas and uses need appropriate buffers, good transportation access and the appropriate provision of services.

## **2.16 Servicing**

### **2.16.1 Potable Water**

No reticulated water services are provided outside of the Nannup townsite. Most properties are dependent on water sources such as groundwater, surface water and roof catchment. These water sources face a number of vulnerabilities and constraints in their capacity.

The water supply for the Nannup townsite is supplied from the Tanjannerup Creek Dam (approximately 5 kilometres east of Nannup). This has been proclaimed under the *Country Areas Water Supply Act 1947* to protect its use for public drinking water purposes. Water is treated at the Dunnet Road Treatment Plant. Reticulated water is supplied to most of the Nannup townsite.

The current water supply capacity will allow for the future expansion of the Nannup townsite in the foreseeable future. Any major increase in demand requires increase of source works and tank sizes. Any increased development in the high level service area will require additional high level storage. Major subdivision remote from the core of the town will require major mains upgrades.

The Millstream Dam (in the Shire's north east) along with the Nannup Water Reserve, 3 kilometres south-west of the Nannup townsite, service the Bridgetown Regional Water Supply Scheme. The Bridgetown Regional Water Supply Scheme is operated by the Water Corporation and it supplies drinking water to various towns outside the Shire of Nannup. The Nannup Water Reserve consists of one production bore which draws water from the Yarragadee aquifer which is locally confined. Water from this bore is pumped to Millstream Dam to supplement the surface water sources. Increased extraction from the Yarragadee to supply neighbouring towns and areas further afield is a matter of some concern to the local community.

The Shire is not serviced by reticulated gas; instead it is supplied with bottled gas. The State Government in October 2012 agreed that the gas pipeline, between Bunbury and Albany, will follow a similar route as the Southern Western Highway between Bunbury and Manjimup. It is expected that the pipeline will be designed for the provision of take-off points/withdrawal points that can service Nannup.

#### *2.16.4 Telecommunications*

Effective telecommunications infrastructure including phone and internet services, are essential for social connectivity and for the Shire economy.

Shire communications infrastructure includes a post office and a telephone system of varying levels of sophistication. Radio and television services, in some form are available throughout the Shire. There is an optical fibre ADSL mobile telephone system; however it is in need of upgrading.

Existing telephone services are provided to Nannup and throughout parts of the Shire with no constraints to the expansion of services identified. There is, however, a need to address faster internet speeds and mobile phone "black spots". The identification of "black spots" and planning for greater coverage are essential.

The National Broadband Network offers significant benefits to local residents including for business, education, health and personal use. Data communications need to improve to accommodate information sharing and effective communication to grow.

It is imperative that planning for telecommunications/broadband and the digital economy, and the infrastructure that will deliver it, be incorporated into planning considerations. The provision of telecommunications/broadband services is an integral driving force which can provide opportunities for the development of the Shire. Quality telecommunications/broadband infrastructure (the "communications highway") can, for instance, assist in the implementation, coordination and sharing of service delivery in the Shire.

#### *2.16.5 Stormwater Management (drainage)*

Traditional approaches to drainage are common through the Shire. The local government stormwater infrastructure is typically limited to a pit/pipe or open channel system with limited stormwater detention. New subdivisions and developments are required to incorporate water sensitive urban design features in response to soil, slope and other drainage considerations.

#### *2.16.6 Community Infrastructure*

The availability and access to community infrastructure plays a critical role in the Shire. There is a range of community infrastructure including a school, hospital, telecentre, recreational facilities, sporting and community groups, churches and facilities for youth, families and seniors. Nannup relies on nearby towns for various services.

Education and health services are critical in country towns and this is equally true for Nannup. The local government will seek to ensure education and health services are maintained or ideally enhanced.

## **2.19 Land Tenure**

Approximately 80% of the Shire is under the control of the Crown which is contained in a variety of reserves including State Forest, National Park and vacant Crown land. Much of the Crown land is managed by DPaW and the Forest Products Commission. The 20% of freehold land is dispersed throughout the Shire and provides unique challenges to the local government including equitable servicing of landowners, economies of scale, road maintenance, rural population dispersion, low rating levels and land use conflict between freehold land activities and Crown land usage.

## **2.20 Aboriginal and Historic Heritage**

The Shire is rich in cultural heritage including places, buildings and precincts. The heritage of the Shire contributes to the sense of place, amenity, ambience and local identity.

Various sites throughout the Shire are identified as having heritage value, either by the Department of Aboriginal Affairs, Heritage Council of Western Australia or by the local government. Properly managed and developed heritage assets assist with economic development through the attraction of visitors and tourists. Accordingly, new development should respect Aboriginal cultural heritage and historic heritage.

The South West Boorah native title claim group have a registered native title claim in the Shire that extends to adjoining local government authorities.

## **2.21 Contaminated Sites**

A search of the Department of Environmental Regulation's Contaminated Sites database revealed there are only limited contaminated or potentially contaminated sites in the Shire. The local government recognises that redevelopment of some sites may require the applicant to appropriately remediate contamination from past and/or existing activities.

## **2.22 Peak Oil**

Most of the world, including Australia, is now dependent on a diminishing number of oil-producing countries for their oil needs. Most commentators advise that current rates of global oil production are predicted to decline in the medium term. This puts the Shire, along with much of the world, at risk from changes in the supply and price of oil. This, in time, is expected to have increasing economic and social implications for individuals, communities and nations.

There is no easy solution to replacing oil-based fuel and products with other energy sources for transportation, although bio-fuels are expected to assist. A number of opportunities are supported through the Strategy to assist in building a Shire that is more resilient to oil supply vulnerability. This includes adopting patterns of settlement planning that reduce the need to travel and the distance travelled and by increasing the provision of cycling and walking. The provision of a community bus can reduce the individual cost of travel to neighbouring towns for shopping, recreation and other purposes.

## **2.23 Summary of Key Issues and Implications for the Strategy**

From the preceding section, the key issues facing the preparation of the Strategy include:

- there is a need to strive for a more sustainable Shire and sustainable communities;

### **3.0 VISION AND KEY OUTCOMES**

#### **3.1 Establishing a Vision**

In creating a vision for the district, town or area, there is a need to consider a number of matters including: How does the place work? What is valued by the community and others? What is good about it? What is not as good as it could be? What needs changing? How can we plan for a sustainable future? What is required to work towards and achieve the vision?

The Council's vision for the district, set out in the Strategy vision, has been formed through considering the attributes of the district along with the local and broader community values and requires. The vision for Nannup was previously established through the Council's Strategic Plan.

#### **3.2 Key Outcomes - What is the Council Seeking to Accomplish?**

In establishing a vision for the district and the Nannup townsite, the Council seeks to accomplish this in part through the Strategy, other land use planning tools, along with other initiatives and working in partnership. Key outcomes which the Council is seeking to include:

- vibrant townsite – people live and work in a vibrant community where they can choose to walk for pleasure and to meet their everyday needs;
- economic prosperity – current and future residents benefit from the district's sustained economic competitiveness and prosperity;
- clean air and water – current and future generations enjoy clean air, clean water and healthy ecosystems;
- environmental leadership – the district is a leader in restoring land and soil and effectively minimising impacts on a changing climate;
- appropriate servicing – including power, telephone and IT provision;
- safe and reliable transportation – people have safe and reliable transportation choices that enhance their quality of life; and
- equity – the benefits and burdens of growth and change are distributed equitably.

#### **3.3 Role of the Strategy**

Good planning assists to ensure that the district gets the right development, in the right place and at the right time. It makes a positive difference to people's lives. The Strategy, in association with the new Local Planning Scheme, can assist to deliver homes, jobs, and better opportunities for all, whilst conserving and enhancing the natural environment, and conserving agricultural areas and resources. However, poor planning can result in a legacy for current and future generations such as the loss of biodiversity, a sense of place, valuable natural resources and productive agricultural areas.

The Strategy sets out a vision for the district and a more sustainable future for its communities and translating this into aims, strategies (policies) and actions. This includes in relation to environmental enhancement, economic development opportunities and enhancing community assets. Fundamental to the Strategy, is determining the conditions under which members of the community wish to live, work and recreate.

The Strategy supports the sustainable use of natural resources to maintain or enhance the environment and to consider valued landscapes. It seeks to maintain the best of the area's assets and attractions, whilst encouraging innovation in the design and development of future buildings and neighbourhoods to meet future needs.



## 5.0 NATURAL RESOURCES AND ENVIRONMENT

### 5.1 Section Introduction

This section considers the state of the environment and the main planning implications which are then used to inform the aims, strategies (policies) and actions for the Strategy. There are a number of natural resource and environmental issues including water quality and quantity, salinity, land degradation, loss and retention of native vegetation, loss and threat to fauna, weeds and protection of public drinking water catchments.

Attachment 3 sets out the *Shire of Nannup Rural Planning and Land Use Management Addendum to Local Planning Strategy* (2002) prepared by Land Assessment Pty Ltd. This provides more detailed information to that set out in this section.

### 5.2 Flood Risk

The Department of Water (DoW) has identified land within the Nannup townsite and other parts of the Shire that are subject to flooding. The *Blackwood River Flood Study 1983* identifies the 1:100 year and 1:25 year flood levels within its study area (Nannup townsite and surrounds). In rural areas, the flood heights for specific sites can be calculated on an “as-required” basis by the DoW. There is other land in the Shire which has not been formally mapped by DoW that also has potential flood risk.

There is a need to restrict the amount and type of development within flood risk land. The key reasons include that flooding has safety, health, environmental and legal implications to affected and surrounding landowners, and the surrounding environment. Further, additional development within a floodplain can increase the flood implications to the surrounding area by creating an additional obstruction to the flow of flood waters.

Due to the historic development pattern and prior to flood mapping, various dwellings and other buildings were constructed within the flood risk areas and below the recommended floor levels.

### 5.3 Public Drinking Water Source Protection Areas

The protection of both surface and groundwater resources is an important environmental principle for the Strategy. Within the Shire, there are Public Drinking Water Source Protection Areas (PDWSPA) at the Tanjannerup Creek Dam, Millstream Dam and the Nannup Water Reserve. Land use planning will seek to ensure that land use within each PDWSPA is consistent with best management practices to minimise contamination risks. The PDWSPA have restrictions on land uses that are permitted in them which are set out in the relevant Water Source Protection Plan.

### 5.4 Native Vegetation

The local government considers that conserving native vegetation and the retention of biodiversity is a high priority. Although many environmental assets are contained in conservation reserves, others are located on private land and may be subject to future clearing or degradation. Biodiversity conservation involves a cooperative approach between State Government agencies, local government, landowners, and non-government organisations involved in land management and land use planning.

## 6.0 ECONOMIC DEVELOPMENT

### 6.1 Section Introduction

The local government values traditional parts of the economy e.g. agriculture along with seeking new employment opportunities. The local government values and seeks to protect agriculture which will remain the key local industry into the foreseeable future. There is also community support for economic development and job creation.

The local government supports local job creation and encourages greater diversification of the local economy to make it more “robust” and “resilient”. This includes supporting value adding of agricultural production, along with tourism, recreation and home based employment. It is noted that an increasingly more diversified Shire economy has a greater capacity to withstand fluctuations in the agricultural commodity markets along with seasonal factors.

In itself, the Strategy is not able to drive economic development although it does provide for development opportunities. The Strategy can also assist to accommodate future needs and minimise conflict between land uses. Sound planning practice can positively influence conditions required for investment and economic growth. Efficient settlement patterns, better resource management and improved governance for development assessment and infrastructure provision can assist in contributing to economic growth.

There are various challenges associated with creating local jobs and diversifying the Shire and regional economy. Land use planning and the local government can contribute, however it requires a holistic approach between the business sector, the community, stakeholders, service authorities, the State Government (including support through infrastructure provision) and the local government. Many key decisions that impact the economy and the labour market are made outside the Shire including global markets, exchange rates, interest rates, industrial relations tribunals, Commonwealth and State policies and on-going efforts of businesses to manage costs.

While noting this, the local government and the local community can assist in supporting and creating job creation and diversifying the economy. This includes promoting and supporting population growth/development, working in partnership and adopting sound governance and business promotion through various mediums.

There are a number of opportunities to create local jobs and diversify the Shire economy including:

- affordable land and its strategic location in the South West;
- highlighting that Nannup represents what most country towns aspire to be, with a strong sense of community, good facilities and well-connected transport networks;
- building on the history and cultural heritage of Nannup.

The local government considers that to achieve sustained employment, that there is a need to respect and take account of factors including the Shire’s cultural, scenic and environmental assets. It is also noted that growth in jobs can take considerable effort over the long term which can lag behind population growth. Lifestyle-based population growth, such as through the tree-change movement, can however stimulate jobs growth.

Home based businesses are a legitimate form of economic activity and should be encouraged if they comply with the Local Planning Scheme and are appropriately managed. Some people may use a

### Industrial Development in Rural Areas

It is not possible that all future industrial development is located on Industry zoned land. Different industrial uses have different site and locational criteria, including lot size, proximity to population, services, transport routes and resources. Large-scale industrial uses may not be suitable for location within or adjacent to the Nannup townsite due to site and buffer requirements. Greenfield (rural) sites may be more appropriate for the location of such uses. Therefore the local government is prepared to consider the approval of industrial uses in rural areas, where discretion rests with the local government, or rezoning of the site to the Industry Zone or Special Use Zone to facilitate such development.

### Future Industrial Areas

A growing population will need a growing economy along with increased employment opportunities, including industrial development, to secure a prosperous future. The ability for industry to operate and locate in the Shire is an important factor in maintaining and increasing population. The provision of a suitable area for additional light and general industrial activity to service Nannup will be required to provide local support and convenience to the Shire's population. Accordingly, there is a need to provide additional industrial land to service Nannup.

It is difficult to gauge the demand for industrial land in the Shire over 10 – 15 years, especially given the changing nature of industrial development over a 15 year timeframe. The Strategy does however seek to identify sufficient land to service Nannup for the foreseeable future for a range of industrial uses. The Strategy seeks to provide opportunities for the growth of existing industries, along with the development of new industries and the attraction of firms from elsewhere.

The Nannup timber mill site forms the most suitable area for future industrial development to service Nannup given:

- it builds onto the existing industrial area which increases certainty to the community;
- the site has excellent accessibility via the major road system;
- it is conveniently located near the Nannup townsite;
- it is in close proximity to existing infrastructure thereby minimising the potential to duplicate services and infrastructure; and
- has the ability to be appropriately serviced.

As mentioned earlier, there are however various unknowns including its timing for possible industrial uses. Accordingly, the Strategy also identifies opportunities to expand the existing light industrial area to the east. While recognising the area's slopes, it is noted the existing light industrial area is also on moderately sloping land. Any expansion is required to provide buffers to residential areas thus reducing possible land use conflicts. It is suggested there is a need to ensure opportunities for industrial expansion are not lost and taken up only by residential or rural residential development. The land is also strategically important to the longer term development of Nannup.

For both the Nannup timber mill site and the area to the east of the existing light industrial area, there are various environmental, servicing, landscape and other planning considerations that need to be suitably addressed to the satisfaction of the local government, the WAPC and possibly the EPA. These include the provision of appropriate buffers to existing dwellings, addressing landscape impact and ensuring an appropriate water management plan is prepared, approved and implemented.

also maintain the amenity and character of the town centre. To achieve this, the local government seeks that new building footprints should be situated at the front of the lots to provide enough room at the rear for car parking off the laneways. This could be incorporated into car parking requirements for new developments with rear laneway access.

#### 6.4 Tourism

The local government supports a growing tourism industry being an increasingly important contributor to local employment creation and generating important income for the Shire. This includes the growth or establishment of new tourist accommodation, facilities and support services such as food establishments, wineries and art and craft galleries. The local government appreciates that successful tourism is based on multiple interrelated considerations that will require a partnership approach with tourist operators, businesses, education and training providers, the community and other stakeholders.

*Planning Bulletin 83/2011 Planning for Tourism* sets out the WAPC's policy position to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes. The Bulletin builds on and reviews the *Report of the Ministerial Taskforce to the Minister for Planning and Infrastructure on Tourist and Permanent Residential Accommodation on Tourist Zoned Land 2006*.

The local government seeks to assist in promoting tourism and attracting additional visitors which can assist to strengthen the Shire economy. To attract tourists, a number of matters need to be considered including visual amenity, urban design and heritage values and appropriate planning controls. The conservation and enhancement of the environment and landscape is essential. Accordingly, the local government will require tourism development and its design to be sympathetic to the local environment and its setting.

Experiences that allow visitors to immerse themselves in nature are encouraged, such as walking, cycling and fishing. There are opportunities for trail enhancement and expansion and the development of sustainable nature based accommodation experiences.

The land classified as Tourism on the Strategy Plans shows larger tourism sites. It is highlighted there are also opportunities for tourism in the Nannup townsite, in rural living and rural areas.

Access to education plays an important role in the social and economic development of the community. Nannup would in time be considerably enhanced with the provision of a senior high school or using technology to attract and retain students and their families.

Health services will need to adapt in the future having regard to the changing demographics of the Shire. With a growing and aging population, additional health services for the aged and others need to be considered and provided. The role of the local government is to be aware of the quantity and quality of services and to lobby relevant government departments to ensure the best quality and range of services are provided. The local government seeks to ensure the Shire has services that are generally equal to that enjoyed by residents in other parts of Western Australia.

The provision of health services and associated infrastructure is major issues for the Shire. Without adequate services, especially general practitioners, potential residents will not be attracted to the Shire with the possibility of these services being decreased. Prevention of physical and mental health issues is critical, with planning for health and related services needing to be long-term rather than reactive.

In determining preferred locations for the future expansion of the Nannup townsite and rural residential and rural smallholding (rural living) development, considerations included an assessment of opportunities and constraints, existing development, available servicing and seeking a more sustainable urban form. Key considerations that have guided the Strategy Plans include:

- recognising existing subdivision/development and zoned land;
- the planning context;
- ensuring that townsite expansion occurs in a compact manner;
- the context analysis for the Nannup townsite and surrounds (Attachment 2);
- a preference for land within, adjacent or near the Nannup townsite;
- avoiding known or likely flood risk areas and addressing water management;
- avoiding extreme bushfire risk areas;
- avoiding productive agricultural land;
- conserving key environmental assets e.g. native vegetation;
- minimising or avoiding land use impacts e.g. future residential and rural living areas should contain suitable buffers to agricultural operations, existing/proposed industrial areas and key infrastructure such as the wastewater treatment plant;
- protecting minerals and basic raw materials;
- land capability, including appropriateness for wastewater disposal, building construction and road/vehicular access construction;
- topography and landscape features including minimising visual impacts from the Vasse Highway and the Balingup-Nannup Road and conserving views to hills and ridges;
- existing and proposed infrastructure including sewerage, reticulated water and power;
- whether the area can integrate and connect to existing urban areas and development via safe and convenient vehicular, pedestrian and cyclist linkages;
- respecting Aboriginal and historic heritage; and
- using “defensible” boundaries where possible – boundaries which are clearly defined, using readily recognisable features such as the Blackwood River, major roads, ridges and areas of native vegetation along with changes in land tenure e.g. State Forest.

The local government seeks to ensure that land use planning in the Shire encourages growth in appropriate locations and in increasingly sustainable forms. Accordingly, the local government will seek to influence the development of the Nannup townsite and surrounding rural living areas.

By strategically identifying land for residential, rural residential and rural smallholding subdivision/development and restricting the fragmentation of rural land in the Shire, the Strategy makes a strong statement about protecting the future of agricultural/rural land. The Strategy also seeks to minimise the potential for land use impacts between urban and agricultural uses. If this did not occur, it is likely to result in farming operations being increasingly curtailed through dwellings encroaching into agricultural areas.

The settlement strategy provides a sound framework for the expansion and long term sustainable growth of the Shire and the Nannup townsite. The settlement strategy is considered consistent with SPP3 given the Strategy directs subdivision and development towards the most liveable and sustainable locations. The location and extent of development envisaged for the Nannup townsite should also enable it to retain its “village” character within a rural environment.

expansion. The identified land will provide sufficient supply to accommodate demands over the next 10-15 years.

There are opportunities for existing larger residential lots to be subdivided if infill sewerage is expanded. Infill development provides a more sustainable form of development and is generally encouraged. Consolidation of the Nannup townsite is considered to have economic, social and environmental benefits. Not only is this a more efficient use of natural resources such as land, infrastructure and energy, but it also assists in supporting community services along with commercial enterprises. While noting this, it is important that future development respects the area's character.

The Strategy Plan sets out the proposed form for the Nannup townsite which includes:

- planned urban and rural living expansion (residential, rural residential and rural smallholding);
- existing and proposed industrial areas;
- the town centre;
- key existing and proposed POS along with key community facilities; and
- the transportation network including major roads and pedestrian/cyclist tracks.

Demand for additional residential and rural living lots and housing in and around the Nannup townsite will be met by urban infill and greenfield subdivision/development. To accommodate projected long term population growth of the Nannup townsite, areas have been designated on the Strategy Plan as "Residential" and "Rural Residential" which are complemented with areas designated "Rural Smallholding". These areas have been identified to take advantage of the proposed and existing zoning, infrastructure, topography and efficient utilisation of existing social services. Many of these areas require development investigations and detailed planning prior to possible subdivision.

The Strategy Plans identify new areas to accommodate the future long term residential and rural living growth of the Shire, which is expected to cater for population growth beyond the Strategy period. The Strategy however seeks to provide a long term positive outlook and better anticipate unforeseen population growth scenarios. There is a need to ensure that there is a coordinated and long term approach to the future strategic direction of growth in the Shire. Identification of the long term future urban and rural living areas in the Strategy provides direction to the community, government departments and servicing agencies as to the future of the Nannup townsite.

The Strategy proposes to extend the "development footprint" for residential, rural residential and rural smallholding subdivision within and near the Nannup townsite. The identified expansion areas provide logical extensions to the Nannup townsite. The identified land appears to be broadly suitable for future subdivision/development, however there is a need for various investigations to determine whether environmental, servicing, landscape and other planning considerations can be appropriately met. Accordingly, the local government will expect that the proponent will suitably justify land suitability and land capability of their proposal and demonstrate how it coordinates with existing and planned/anticipated development.

Structure planning and associated design need to be crafted to site conditions to ensure relevant environmental, servicing, landscape and planning issues are suitably addressed.

As set out in LPS3, the current Future Development zone at Mount Folly, to the east of the townsite, provides significant opportunities for expansion to potentially suit a range of residential, rural

The Strategy provides opportunities for a wide range of lots sizes, typically between 200m<sup>2</sup> and 10 hectares, in and around the Nannup townsite. The Strategy also supports an associated range of housing to accommodate diverse community needs. The local government supports assisting in the provision of a diversity of lots and housing to provide for the needs of the community and demographic changes over time. Proposed subdivision/development needs to suitably address environmental, servicing, heritage, landscape and other planning issues. Various areas require more detailed investigations including the preparation of structure plans.

## **8.5 Rural Living - Rural Residential and Rural Smallholding**

### Context

SPP2.5 and SPP3 provide strategic direction for agricultural/rural development and settlement planning and these policies provide guidance in relation to establishing rural living precincts.

SPP 2.5 sets out that Rural Residential lots are lots between 1 – 4 hectares. These estates provide an appealing alternate lifestyle choice for people who want to live in a low density residential area within a rural setting and help to provide a population base close to townsites. There is a trend for “lifestyle lots” in the 1 - 2 hectare range. These lot sizes allow for easier property management with retention of rural character and amenity.

SPP 2.5 sets out that Rural Smallholding lots are lots between 4 - 40 hectares. They provide opportunities for small scale rural and agricultural uses on a “hobby farm” basis. Rural smallholdings lots provide a legitimate form of lifestyle living as they enable people to enjoy a rural type environment and allow additional uses to be undertaken. There is no land zoned Rural Smallholding within LPS3. LPS4 will introduce the Rural Smallholding Zone.

There is a demand for rural residential and rural smallholding lots in the Shire. The local government recognises there is a market for this form of development and it assists in providing for a range of lifestyle opportunities. However, rural living precincts need to be carefully planned, as they are not an efficient means of housing people, consume and sterilise rural land and can have unintended social, environmental, servicing and management impacts.

Land that is designated as “Rural Residential” and “Rural Smallholding” on the Strategy Plans reflects existing areas and areas which are potentially suitable for future subdivision/development. The Strategy Plan identifies rural living precincts where:

- the precinct is adjacent or in close proximity to the Nannup townsite where it appears key constraints can be addressed;
- the land is not classified as Priority Agriculture or within a Landscape Value area;
- the precinct will not conflict or reduce the primary production potential of adjoining land. Future dwellings should be at least 100 metres from farming areas with the buffer contained on the Rural Residential or Rural Smallholding land. Additionally, it is preferable that a portion of the buffer is vegetated or is revegetated;
- areas required for urban expansion are avoided;
- it will promote good environmental and landscape outcomes and soil and water management are addressed, which may include rehabilitation as appropriate;
- the land is capable of supporting the development of housing; and
- it can be demonstrated that bushfire risks are not extreme, and that bushfire risk can be minimised without adversely affecting the natural environment.



into the future. The Strategy seeks to ensure the planning system is as pro-active as possible in directing growth to appropriate locations. The local government is also mindful of the changeable nature of the market to deliver development.

Given the proposed increase in the “development footprint” on the Strategy Plans, there is limited planning justification to further extend the development footprint in the foreseeable future. Any proposal to extend the development footprint is most appropriately addressed through reviewing the Strategy.

It is noted that having too much land allocated on the Strategy Plan does not mean that all land will be subdivided/developed. This is, in part, an economic decision based on market forces. For land identified as Residential, Rural Residential and Rural Smallholding on the Strategy Plan, the local government considers that the management of land release within the development footprint should be managed by market forces rather than by the local government or the WAPC. Accordingly, within the development footprint, the market should make decisions on land supply.

Attachment 5 shows potential land supply in and around the Nannup townsite based on infill subdivision/development opportunities and greenfield subdivision/development based on the Strategy Plans. There is the potential for approximately 900 residential and rural living lots. Should the above land supply be fully developed, assuming an average of 2.2 persons for household, Nannup would have approximately an additional 2000 people. Combined with the existing population, the population of the Nannup townsite and nearby rural living areas would be around 3000.

While noting Attachment 5, it is highly unlikely that the actual development of residential and rural living land would approach this number of lots in the foreseeable future. There are various obstacles that prevent subdivision/development in Nannup including:

- servicing constraints and feasibility including to connect to the reticulated sewerage system;
- most properties are small and are generally separately owned. Combined with servicing agency policies which include “user pay principles”, most landowners are unable or reluctant to meet upfront infrastructure upgrades that benefit other landowners. This includes when the original subdivider may not receive a financial return, or there may be a long delay in obtaining a financial return from the servicing agency through subsequent landowners subdividing;
- environmental and landform constraints e.g. native vegetation, topography and flooding;
- existing residential development;
- fragmented land ownership; and
- lack of owner intent.

It is highlighted that a considerable proportion of land supply for Nannup is contained in the Mount Folly area. Accordingly, care should be taken on assuming that this area is practically available for subdivision in the foreseeable future.

#### Land Demand

The Shire’s population has been relatively steady for a number of years, with a fairly consistent number of building permits for dwellings averaging 10 per year.

There are various scenarios for future population and housing needs in the Shire including:

- population decline - this is predicated by the WAPC (2012) in *WA Tomorrow* forecasts, however the local government considers this is unlikely but will monitor population and its distribution;
- static population - considered unlikely with the growth of Western Australia, the demand for a “peri-urban” lifestyle and Nannup’s strategic location in the South-West;
- moderate population growth - considered the most realistic scenario; or
- high to significant population growth - it is suggested that many factors would need to come together including active State Government support.

Factors influencing population and development scenarios in the coming years include housing affordability (compared to the Perth metropolitan region), infrastructure provision and land release etc. The availability of affordable land on its own is not enough to attract growth to the Shire. The provision of appropriate services and facilities as well as access to employment is also required, combined with community vision and enabling governance arrangements to work towards population growth.

While there is sufficient zoned and allocated residential zoned land in Nannup, the range of lot sizes and lot types are limited and may not meet market demands (including changing demographics).

There is limited rural residential and no zoned rural smallholding land in the Shire. People seeking a rural living lifestyle are instead required to seek a property in rural areas which can create land use impacts and may be of a size that exceeds what they want or can effectively manage. To address the supply of rural residential and rural smallholding land, the Strategy Plan identifies opportunities for additional rural living subdivision/development to meet expected medium to longer term demand.

The Shire has and will experience demands for rural residential and rural smallholding lots to assist in servicing the tree change phenomenon. Rural-living subdivisions/development can positively complement the Nannup townsite if appropriately located, designed and managed.

## 9.0 HERITAGE AND DESIGN

The Shire is an attractive place to live and visit. There is clear civic pride in the Shire including valuing heritage. It is also noted that a high level of amenity and liveability is crucial for creating attractive environments and attracting/retaining people necessary to support a productive, sustainable and flexible Shire economy.

A sense of place is found in the distinctive features of the Shire's landscape, heritage and built environment. It is also based upon the relationships, connections and networks between the people who live and work in a community. Importantly, a sense of belonging to and identifying with a place is an essential part of building a community.

In addition to adopting the principle of sustainability, development in the Shire should have a high quality design that creates a real sense of place with a strong identity and distinctive character. Promoting good design assists to create attractive, high-quality living environments in which people will choose to live, work and visit and which provides a secure and positive future for local residents. Good design should contribute positively to making places better for people. This includes encouraging appropriately located, orientated and designed buildings and spaces that promote opportunities for increased social interaction and supporting sustainable building design features, maximising opportunities for sustainable energy creation and stormwater management and re-use.

Public spaces and places, which are available for a diverse range of community uses, are also essential in community building. Accessible and informal public space enables people to interact, connect and participate in community activity. Development should include a vital public domain that welcomes and accommodates diverse users and uses.

The rural areas of the Shire:

- contain areas of highly productive agricultural land used for horticulture, vineyards, grazing and other uses which continue to be of major significance to the Shire's economy;
- support a range of land uses, including intensive and broad-scale farming activities, forestry, recreation and tourism activities;
- provide a range of tourism, industrial and mining opportunities;
- play an important role in managing water resources, native vegetation and other environmental assets; and
- contain some of the most visually attractive landscapes in the Shire comprising an intricate mix of open valleys, rolling hills and steep forested land.

### 10.3 General Agriculture, Priority Agriculture

The distinction between General Agricultural and Priority Agricultural land is set out in the *State Planning Policy 2.5* and the *Rural Planning Guidelines* which are reflected in LPS3. "Priority Agricultural" areas are those of State, regional and local significance that are to be retained and protected as a finite resource. These areas contain land suitable for traditional agriculture activities plus irrigated annual horticulture, irrigated perennial horticulture and other irrigated crops and pasture and should be avoided for residential and rural living subdivision.

Two Priority Agriculture Zones are contained in the Strategy, LPS3 and in proposed LPS4. The Priority Agriculture 1 – Scott Coastal Plain Zone which is land within the Scott Coastal Plain, generally north of Scott River, whilst the Priority Agriculture 2 Zone contains land within the Cundinup and Carlotta localities. The local government separated these zones as the characteristics of the land within the Scott Coastal Plain and the Cundinup and Carlotta localities are very different. Agricultural types/production and lot sizes in the Scott Coastal Plain area are vastly different than the other areas therefore land use and subdivision criteria need to be different.

Farming is the core business of the Shire and will be into the foreseeable future. Accordingly, farming areas must be protected to conduct normal operations. Due to the importance of agricultural land to the Shire economy, the local government considers it necessary to protect these areas from incompatible subdivision/development. The Strategy seeks to reduce or where possible remove speculation about the potential locations for future residential, rural residential and rural smallholding subdivision. Subdivision for these uses are not supported outside of identified areas on the Strategy Plans. There is ample evidence that these uses are incompatible with agricultural activities. Further breakdown of existing lots will almost certainly diminish the viability/sustainability of the Shire as a secure base for agriculture.

There is a general presumption against subdivision of rural land which is in accordance with WAPC SPP2.5 and DC3.4 with subdivision only considered in exceptional circumstances. The reasons include the settlement strategy, the potential for land use conflicts, reduced land use options for surrounding lots, encouragement of significant long-term agricultural investment, and the potential increases in the need for further infrastructure and service provisions. This presumption against subdivision is an important measure in the local government's objective of retaining productive agricultural land and improving resource management and investment security for agricultural and allied industries.

Restrictions on the subdivision of agricultural land, particularly for non-agricultural activities, are a major component of the Strategy. Minimum lot sizes have been identified for the rural based zones, based on the capability of the land for agriculture. If a prospective subdivider wishes to subdivide

Harvesting of trees places pressure on the road system. All levels of government and the plantation industry will need to continue open dialogue to address any issues on a case by case basis.

The local government considers there is need for the planning system to provide guidance and in some instances control tree farming operations. Tree plantations are encouraged where relevant requirements are met. A planning application is expected for plantings over 20 hectares with details to be addressed in LPS4. The application is required to address issues including fire management, environmental issues, management and harvesting.

#### **10.6 Workers Accommodation**

Workers accommodation refers to premises used for accommodation of farm workers or extended family necessary to assist in the operation of an agricultural establishment. The intent of workers accommodation is to allow for a mix of shorter to longer term accommodation necessary to cater for the diverse range of persons attracted to, and required for farm work. It is recognised that for intensive agricultural practices, such as horticulture/viticulture, that farm work is seasonal and requires fluctuating volumes of workers. One of the main sources of such workers is via the tourism market, particularly backpackers.

Due to the distances of some of the rural areas from the Nannup townsite, it is not practical for these workers to stay overnight in the specialist tourist facilities. The use of workers accommodation allows farmers to provide appropriate facilities for farm workers during the high season whilst also offering an alternative source of income (tourism/holiday accommodation) during the other periods of the year.

It is proposed that LPS4 review the number of dwellings that can be provided per rural lot especially for the Scott Coastal Plain.

#### **10.7 Rural-Multiple Occupancies**

There are a small number of rural properties that historically contain multiple dwellings on a single title. These properties maintain the right to support multiple dwellings which is recognised in LPS3. Proposed LPS4 will continue to recognise this right by providing these properties with "additional use" rights. Such rights permit more than one dwelling on the title, notwithstanding that an additional dwelling is generally only permitted for bona-fide agricultural purposes. The maximum number of dwellings will be restricted to the number of separate landowners registered on the Certificate of Title for the land as at February 2000. This reflects the approach in the LPS (2007).

The local government, in recognising the problems associated with multiple occupancy tenure, believes that some entitlement for subdivision should be provided to the existing land holdings. Although such subdivision may not be considered appropriate having regard to the agricultural type zoning of the various land holdings, the local government considers that allowing subdivision should remove various problems of multiple property ownership. However the local government acknowledges that the decision-making responsibility for subdivision rests with the WAPC and that it may not support the recommendations of the Strategy for properties containing multiple occupancies.

with the Shire of Augusta-Margaret River and DPAW to establish protocols for appropriate management across boundaries and land tenure.

Freehold land in the vicinity of the south coast is likely to come under some form of development pressure in the future. The remoteness of the area coupled with its environmental and landscape values will likely prove an attraction for the development of low key tourist accommodation and facilities. This development will bring increased pressures to the coast via increased access to and recreational use. Accordingly, there is a need for site specific coastal management plans to be prepared by proponent to better manage people and address issues.

Provision of controlled access to the coast is a key principle of coastal management. Where there is a demand for access, it should be catered for through the establishment of well-managed and suitably located routes. The alternative is often a myriad of uncontrolled tracks which can lead to dune blowouts.

## **12.0 LAND LOCKED LOTS**

There are a number of historic titles created without frontage to a gazetted public road and/or a constructed public road. Instead, these lots generally rely on DPaW forestry tracks or easements over private property for vehicular access. The local government has concerns about the expectations that some landowners or purchasers may have about the level of services including road access that will be provided to "land locked lots". It is highlighted that there is a need for "buyer beware". The local government is not able to address the historical issues unless there is an overriding and clear community benefit and landowner's appropriately contribute to costs.

Many of the land locked lots are adjacent to either DPaW managed land or tree plantations. This, combined with the generally steep nature of the land, highlights the need for careful assessment of the land for the identification of a suitable building site. Issues that need to be addressed in any site assessment include fire risk, land stability, access and landscape protection.







# Outcomes Report

on Survey to Support the  
Review of the Shire of Nannup  
Local Planning Strategy

17<sup>th</sup> March 2014



## Summary of Survey Responses

**Q1. Why do you live in the Shire of Nannup? Alternatively, if you are a visitor, why do you visit the Shire of Nannup?**

**A** Location, Lifestyle, People and community, Environment, Village atmosphere, Forest/bush, Peace and quiet

**Q2. What do you like about the Shire of Nannup?**

**A** Same as above, Quiet, Heritage town/ambience

**Q3. In your opinion, what is your greatest wish for the Shire of Nannup in the next 10-15 years?**

**A** More or less stay the same.  
Maintain the environment and unique character, Increase in population without compromising its character.

**Q4. What sort of facilities and services for community wellbeing would you like there to be 10-15 years.**

**A** Resident doctor, Aged care, Hospital upgrade, Dentist, Affordable housing and more rentals, Bus service, Swimming pool, Higher level of schooling etc.

**Q5. Thinking about the future, how would you like the environment to be in 10-15 years?**

**A** River to be maintained and more accessible, Buildings and town site to be upgraded/renovated/maintained, Active weed programs, Develop foreshore, More walkways, parks and trees, Weir, Remain the same

**Q6. Thinking about the future, how would you like the economy to be in 10-15 years?**

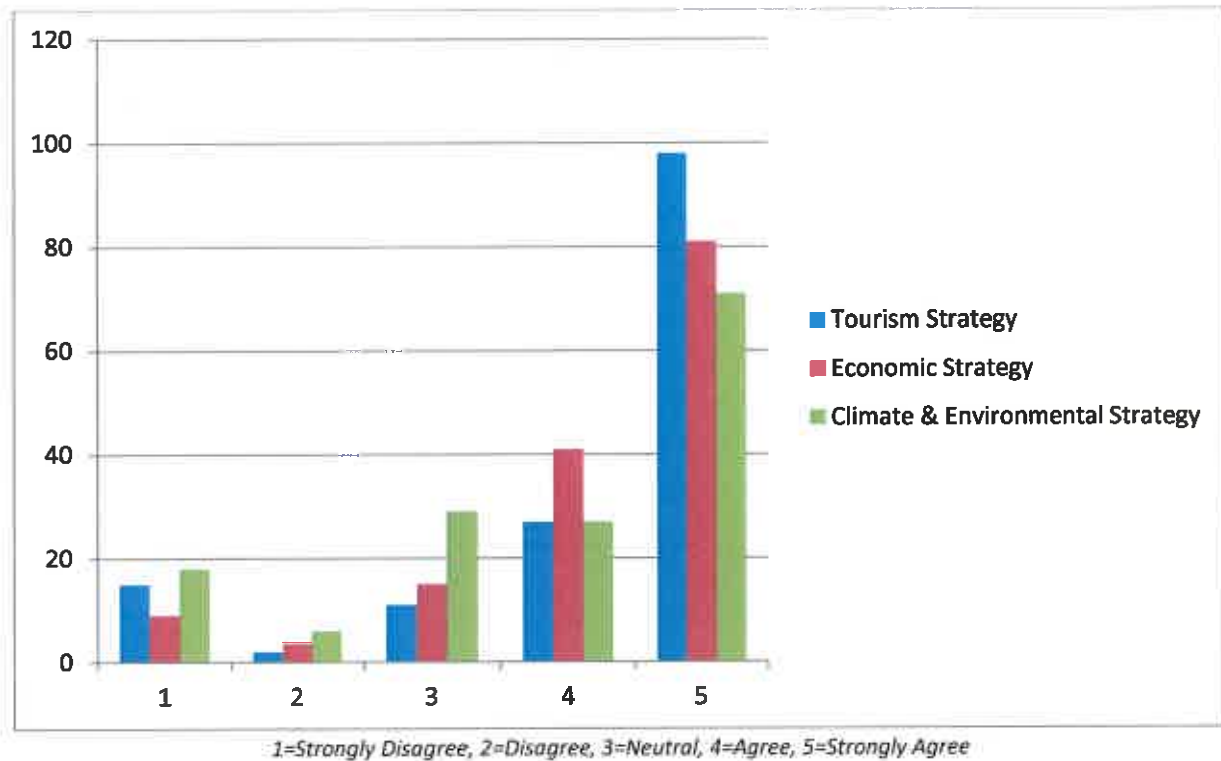
**A** Sustainable jobs and more employment, Promote tourism/nature-based, Promote the river, More shops/businesses



**Q14a.** The Shire should have a Tourism Strategy: 156 people responded.

**Q14b.** The Shire should have an Economic Development Strategy: 156 people responded.

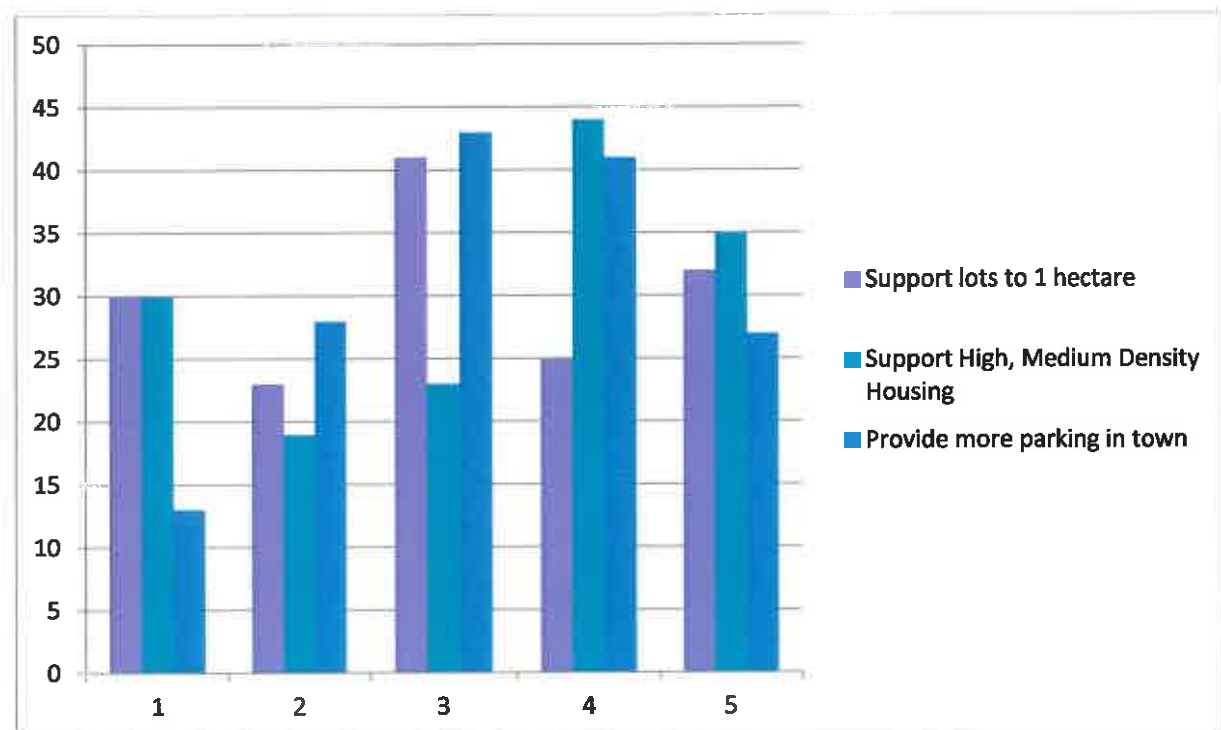
**Q14c.** The Shire should have an Environmental and Climate Change Strategy: 156 people responded.



**Q14d.** Council should support the re-subdivision of existing rural residential (special rural) lots to 1 hectare: 152 people responded.

**Q14e.** Council should support medium and higher density development (or smaller lots) within portions of the Nannup townsite: 153 people responded.

**Q14k.** Council should provide more parking in the town centre: 154 people responded.



**Q15.** Are there any other planning issues that the Council should address or promote?

Maintenance of empty shops, Maintain/upgrade Main Street, Swimming pool,  
Maintain and promote the river, Tourism

**Q16.** I am a resident of the Shire of Nannup

**137** Yes

**23** No

**Q17.** I live in (listed in order of highest response):

**53** Special Rural/Rural residential areas

**48** Rural areas

**44** The Nannup townsite

**26** Outside the Shire (some said Jalbarragup was not Nannup)

**Q18.** My property in the Shire is (listed in order of highest response):

**128** Owner and occupied by me

**11** Is unoccupied

**10** Is rented out

**6** I am a tenant

**7** Other (not explained)

**Q19.** How long have you lived in the Shire(listed in order of highest response):

**74** 10+ years

**33** 6-10 years

**24** 3-5 years

**21** Less than 2 years

### **What happens next?**

These survey results will now be used to inform the review of the LPS. A finalised LPS will influence the direction and type of development/subdivision in the Nannup townsite and throughout the Shire of Nannup. It will set out longer term directions for land use and development including the growth of the Nannup townsite and other forms of subdivision/development including rural-residential and rural small holding areas. It will influence the review of the Town Planning Scheme (now called Local Planning Schemes) and, in-time, have implications on property values.

The Council has and will be considering implications of these survey results and importantly, their relationship to existing approved/zoned land, State Government policy requirements and other Shire strategies.

In time, the draft LPS will be formally presented to the Council seeking adoption (support in principle) with a view to seeking Western Australian Planning Commission (WAPC) certification and consent to publicly advertise for comment. Should the WAPC certify the draft LPS, the community and anyone with an interest in the matter will be invited to make submissions. It is expected that the comment period will be for 3 months.

## Shire of Nannup Delegations of Authority Register

<b>DELEGATION NUMBER</b>	<b>- 80</b>
<b>LEGISLATIVE POWER</b>	<b>- Food Act 2008 (Part 5)</b>
<b>DELEGATION SUBJECT</b>	<b>- Food Act 2008 (Part 5)</b>
<b>DELEGATE</b>	<b>- Chief Executive Officer</b>
<b>COUNCIL POLICY</b>	<b>-</b>
<b>RECORDING REQUIREMENT</b>	<b>- Relevant Property Assessment File</b>

Council delegates to the Chief Executive Officer, or any appropriately qualified person appointed by the Chief Executive Officer, the authority to exercise and discharge all or any of the powers and functions as set out in Part 5 of the Food Act 2008.

<b>Policy Number:</b>	HAB 3
<b>Policy Type:</b>	Health and Building
<b>Policy Name:</b>	<b>Temporary Accommodation</b>
<b>Policy Owner:</b>	Chief Executive Officer

Authority     Shire of Nannup

## **POLICY**

For those people desiring to build in the Shire of Nannup the following conditions apply for Council to approve temporary occupation of sheds or other dwellings while a permanent residence is being constructed.

Please note any violation of the following conditions may lead to the withdrawal of approval to occupy the temporary accommodation.

### **Conditions Applicable To Temporary Accommodation**

1. ~~Planning Approval for Temporary Accommodation being granted by Council for a period of 12 months.~~
2. The issuing of a Building Licence for the shed or other dwelling proposed to be occupied for temporary accommodation. The issuing of a building licence for the proposed permanent residence to be constructed on the same lot as the Temporary Accommodation.
3. The residence must be constructed to top plate height within 6 months of the issuing of the Building Licence.
4. The residence must be completed within 12 months of the issuing of the building licence.
5. Minimum health amenities to be provided for the Temporary Accommodation shall be:
  - (a) A toilet, kitchen sink, laundry trough, bath and/or shower all supplied with hot and cold water.
  - (b) All fixtures to be trapped and plumbing installed to flow into a 9 metre leach drain or a system approved by Council's Environment Officer.
6. An inspection by Council's Environmental Officer must be made prior to occupancy of the Temporary Accommodation.
7. No approval for Temporary Accommodation will be granted for lots in the Nannup townsite.

Related Policies	
Related Procedures/Documents	
Delegated Level	Surveyor
Adopted	22/3/2012
Reviewed	