



SHIRE OF VICTORIA PLAINS

LOCAL PLANNING STRATEGY

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of the Local Planning Strategy

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PLANWEST

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SHIRE OF VICTORIA PLAINS LOCAL PLANNING STRATEGY

INTRODUCTION

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

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

OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

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

VISION STATEMENT

The Shire of Victoria Plains endeavours at all times to provide quality services in developing and maintaining the lifestyle for residents and visitors and ensuring that the Shire is a safe and desirable place to live, enjoy, work and visit.

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

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

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

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

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

Calingiri and Bolgart townsites will continue to provide modern and efficient services and amenities to challenge any larger urban centre.

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

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

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

Development in the New Norcia settlement will be supported so long as it relates to cultural and tourism activities, however the Council may not support development that is seen to compete with the continued viability of Calingiri or Bolgart.

STRATEGY

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

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

1 AGRICULTURAL AREAS

Preamble

The analysis above shows the dominance of wheat ahead all other agricultural production. The Shire's prosperity is obviously reliant on the continued protection of this economic base and as such planning decisions should be cognisant of the importance of protecting Prime Agricultural Land.

Maintaining an efficient structure of routes for fertiliser, hay and grain cartage through the Shire will assist in keeping the district in the activity network (eg. lime-sand route).

Intensive Agriculture

The Council may support the rezoning and subdivision of rural land for intensive agriculture where it can be demonstrated that the proposal; is sustainable, is not to the detriment of the environment, does not detract from the amenity of the immediate locality, will not affect neighbouring uses or amenity or will not detrimentally affect groundwater quality or supplies.

Homesteads Lots

The Council may support the creation of a homestead lot where the homestead is required to be subdivided from the main property to allow the farm to be sold or managed by other parties. The Council may favourably consider a lot size of around

20 hectares; however consideration will be given to an alternative size where special circumstances warrant a variation.

The Council will only support the creation of a homestead lot in a rural area where the subdivision involves boundary realignment. Support will not be given for the creation of an additional lot to accommodate the homestead. The Council may not support the creation of additional lots in the rural area as it will increase demand for services in the rural areas that may be unsustainable in the long term.

Objective

- To allow the continued use of homestead dwellings by supporting the excision of the homestead on a land area of between 4 and 10 hectares. The Council may support an alternative lot size under special circumstances.
- To provide for sustainable use of agricultural land within the Shire for existing and future generations.

Strategies

- Recognise the agricultural industry as having economic and social significance to the Shire.
- Support the rezoning and subdivision of rural land for intensive agriculture where it can be demonstrated that the proposal is sustainable.
- Ensure the protection of agricultural resources by restricting indiscriminate subdivision of agricultural land.
- Facilitate assistance for land which is affected by salinity.
- Encourage the diversification of rural activities to reduce the reliance on a single output.
- Identify existing rural industry sites and support the establishment of new rural industries to complement the existing agricultural uses
- Under an investigation, in conjunction with the Department of Agriculture and Food, to determine the areas of State or Regional agricultural significance in the Shire, in accordance with Statement of Planning Policy 2.5 – Agricultural and Rural Land Use Planning.
- Where the farm has more than one lot or location, the Council may request that the new homestead lot be created by a boundary adjustment rather than the creation of a new lot;
- The lot must have an area of between 4 and 10 has, with lots up to 20ha considered upon consideration of special circumstances;
- The population of the locality is declining or relatively static;
- There is adequate water supply for domestic, land management and fire management purposes;
- The lot fronts a constructed public road and is located on an existing school bus route;
- The lot contains an existing residence;
- A homestead lot has not been excised from the farm in the past.

Actions

- 1.1 Identify land with past or current salinity impacts.
- 1.2 Support the activities of local LandCare officers to assist properties affected by salinity to reduce or mitigate further impacts.
- 1.3 Actively protect prime agricultural land by not supporting indiscriminate subdivision unless the subdivision is intended to support more intensive agricultural uses.
- 1.4 Adopt a local planning policy to guide the creation of homestead lots.

2 TOURISM

Preamble

Tourism includes a variety of scales and types including camping, bed and breakfast, chalets, caravan parks, eco-tourism resorts, and the like. The Council is generally in favour of these types of developments as they tend to attract visitors to the region. The greater the exposure of a locality, the better the chance of attracting future investments in permanent residents or business opportunities.

Tourism proposals will be favourably considered provided a demand can be demonstrated to the Council's satisfaction and the project does not detrimentally affect the environment, the continued agricultural use of the land and the viability of any other existing commercial enterprise.

This is conditional on the size and impact of any proposal, but generally a maximum of three chalets may be supported on any one farming property where it has minimal impact on services and the visual amenity of the area.

These enterprises are generally seen to be low impact and may assist in supplementing rural sector income and exposing the merits of the countryside to additional visitors and capturing some of the increasing expenditure on tourism in the region.

The protection and the development of tourist attractions and sites of interest will be supported by the Council.

Objective

To recognise and promote the growth of the tourism profile of the region.

Strategies

- Identify tourism sites, areas and events.
- Encourage establishment of Bed and Breakfast or 'Farmstay' type accommodation in the rural zone.
- Support low impact, small scale chalet developments in rural areas where they can provide a supplementary income for the agricultural operation.
- Ensure that tourist developments are appropriately zoned in the Local Planning scheme.
- Encourage the development of a structure plan for the New Norcia settlement.
- Consider applications for other tourist oriented facilities like caravan parks, camping grounds, youth camps, chalet developments and other accommodation according to;
 - ❖ the merits of each application;
 - ❖ the impact on other commercial enterprises in the Shire;
 - ❖ the visual impact on the amenity;
 - ❖ the availability of services and amenities, and
 - ❖ the ability of the existing infrastructure to adequately cater for the increased activity associated with the proposal.

Actions

- 2.1 Protect and manage tourism sites, areas and events in order to maximise their interest value and tourism appeal.
- 2.2 Zone sites identified for tourist developments.
- 2.3 Periodically review and update both the Municipal Inventory and Trails Master Plans subject to funding availability.
- 2.4 Develop a policy relating to tourist oriented facilities throughout the Shire.

3 NATURAL RESOURCE MANAGEMENT

Preamble

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

The Shire will facilitate (through Landcare District Committee) a listing of species considered appropriate for specific plantings. These may include broad-acre saline areas, revegetation areas, street trees, local town parks, and other areas where local species are seen to be the most sustainable and appropriate like wind rows, amenity planting and buffer screens.

Local species are the type that will require minimal maintenance and negligible watering – an important criteria in a region where water is a valued resource.

In terms of **woody vegetation** a strategy should be put in place to promote the identification and acquisition of such areas in order to protect areas of viable vegetation that cannot be cleared. The purchase cost of these holdings should be minimal due to the limited use and restrictive clearing practices established in wooded areas of the State.

The owners of the land areas affected by **high salinity** (shown in **Figure 21** of the Background Report), should be advised of these findings with information about remedial measures that can be put in place to mitigate further increases in salinity levels and areas.

The mapping provides a useful tool for Landcare projects to target most susceptible or delicate areas in most need of treatment.

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

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

There are several land areas identified on the Strategy Map as 'Other Reserves' as being suitable as Conservation areas. These reserves have been identified by CALM (now DEC) as being not of conservation value and possibly available for other uses. Where not already allocated as a public activity a Scheme Amendment may be necessary if this is considered appropriate.

Objective

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

Strategies

- Ensure the protection of natural vegetation in the Shire through appropriate zoning and management including the use of incentive programs, conservation covenants and other support programs.
- Support the protection of sites with environmental value.

- Support the Northern Agricultural Catchment Council activities in developing better land management strategies.
- Not to support development activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.
- Subdivision of land subject to salinity and /or containing remnant vegetation will not be supported for development / subdivision prior to appropriate land management plans being developed, outlining how the development / subdivision will assist in land management.
- Ensure that areas subject to flooding are identified and development does not occur in these areas.
- Identify, and protect as appropriate, Basic Raw Materials sites within the Shire.

Actions

- 3.1 Identify areas where natural vegetation and woody vegetation exists.
- 3.2 Advise landowners with natural vegetation of land-clearing restrictions and provide advise on measures to enhance and protect natural vegetation.
- 3.3 Advise owners of the land areas affected by *high salinity* of these findings with information about remedial measures that can be put in place to mitigate further increases in salinity levels and areas.
- 3.4 Investigate 'Other Reserves' in the Shire to determine their conservation value.
- 3.5 Put in place 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels
- 3.6 Identify, investigate and map any areas within the Shire that area subject to flooding or inundation in conjunction with the Department of Water.
- 3.7 Provide continued support and involvement to the Northern Agricultural Catchments Council in pursuit of developing better land management strategies.

4 CATCHMENT AND WATER MANAGEMENT

Preamble

The Background Report identifies catchment areas and public drinking water supply areas throughout the Shire. These areas will be protected by avoiding development that may have a detrimental impact on the catchment and water supply areas.

The protection of catchment areas will assist in the success of the Western Swamp Tortoise Recovery Plan and protection of groundwater reserves.

Some areas of the Shire are subject to flooding in extreme events. Previous records of such events need to be better mapped for advice to owners and developers.

Objectives

- To protect the catchment areas from undesirable activities that may impact groundwater reserves and consequential impacts on flora and fauna.
- To support the priority areas established around public drinking water supply areas to protect groundwater potable water supplies.
- Protect areas of the Shire from the impacts of flooding.

Strategies

- Ensure development in the Shire does not detrimentally impact the groundwater reserves.
- Protect public drinking water supply areas by ensuring that the development restrictions outlined for priority areas are adhered to.
- Ensure the necessary information is made available to owners and developers in flood prone areas.

Actions

- 4.1 Refer any development proposals to the DEC for assessment where they have the potential to impact groundwater reserves and water supply areas.
- 4.2 Assemble mapping data relating to flood areas of the Shire and make this information available.

5 CALINGIRI TOWNSITE

Preamble

It is important that this Strategy identifies the need for additional land releases around the Shire. These releases must be sensitive to demand, but also they must provide a supply adequate to offer a choice of size, configuration, location and type of use permitted. This is considered most important in Calingiri townsite.

The supply of residential, industrial, rural residential, commercial and other land must be monitored by the Shire on an on-going basis.

Any shortfall of supply will either mean prices will rise unrealistically and detract from developers, and developers will establish in another district. Alternatively, some enterprises will just not happen. A glut, or over-supply, can have equally serious results by flooding the market and reducing prices whereby developers take a loss and will not invest in the Shire in the future.

The Background Report establishes that the town has an adequate supply of residential land for the near future - providing the region is not affected by a significant development (for example an influx of people related to a mining project). The Council will be progressing with a new residential subdivision in the area north of Lambert Court with an anticipated yield 13-16 lots.

The Council has no available commercial lots and there are only two vacant privately owned lots in Calingiri. There appears to be adequate industrial land zoned to cater for future demands within the next 10-15 years at the rate of take-up

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

The presence of all of the listed clubs, amenities and interest groups in Calingiri emphasises the importance of consolidating development within a single townsite, or sharing the facilities with Bolgart. The policy of the Department of Sports and Recreation of allowing a fair distribution of facilities in other towns needs to be assessed in terms of on-going sustainability. Allowing development to be distributed around the Shire may weaken its effectiveness.

The lack of information regarding the provision of water within the Shire makes planning difficult and reactive rather than planning within capacities. Whether in townsites or in rural

areas, the location of future areas for development will need to be assessed on a case by case basis. The Council will encourage individual developments to provide their own water supply where scheme water is not adequate or available..

Urban development generally will be supported where it occurs in a settlement or townsite area where the proposals are consistent with the strategy plans for Calingiri and Bolgart. Where development is proposed in other settlements and townsites the Council will require the applicant to submit a proposal that shows how the development fits into the future planning of the locality. Where no Structure Plan exists the Council will require the applicant to prepare such a plan. This plan will need to address sustainability issues and what impact the proposal(s) will have on the future potential demand (from the Council) for additional services and amenities.

Whilst the Council is in favour of attracting new development to the Shire it is conscious of the possible future impacts on its current funding structure and will need to be convinced that the proposals will benefit the Shire and community rather than just the individual developer.

The recent rise in housing prices has seen an increased demand for the Shire to approve moveable buildings within the District. Whilst the Shire supports additional dwellings within the Shire it will require a planning approval for all residential development. The Council may delegate the authority to its staff to exempt this requirement under certain conditions. Where the development involves the establishment of a relocated building the Council will impose a condition requiring a bond to ensure that the building may satisfactorily completed or removed as determined by the Council.

The Strategy proposals for **Calingiri** townsite include the following (as shown on **Figure 31** – an extract from the Background Report). These proposals are aimed at allowing each main use category to expand without being hemmed in by other use categories, but these changes will require review of the townsite boundary extent some time in the future.

Objective

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

Strategies

General

- Consolidate development within Calingiri.
- Acquire information regarding the provision of water (capacities) within the Shire to assist in determining forward planning.
- Ensure that any new regional transport initiative or strategy does not bypass the town and ensure on-going and active participation in the planning process.
- Ensure that major access roads to Calingiri are kept in good condition and signposted to invite traffic to the town
- Treat entry statements and verge planting (including wildflowers) along major town entry roads.

Residential

- Allow for opportunities to increase residential densities to capitalise on existing infrastructure.
- Actively promote Lambert Crescent area for residential development.
- Allow for residential expansion on vacant land between Yulgering Road, Cemetery Road and Kurrali St.
- Allow for longer term residential expansion north of Lambert Crescent between the existing oval and golf course. As this area is currently Crown land action for Native Title clearance should be contemplated well before demand.

Future detailed planning should seek to retain pedestrian and cycle links between the oval and golf course.

- Earmark an area for Aged Persons Accommodation.
- Better use residential land where Council rates remain unpaid by acquiring the properties.
- To ensure that developments are serviced with an internal road system that permits access to lots of independent of main roads and highways, where possible. Connection to main roads should be minimised, and where possible limited to one local road / main road intersection.

Industrial

- Allow future industrial areas to expand east and south-east (beyond the townsite boundary). As mentioned, this like other strategies that venture beyond the townsite boundary, will require the Council to review (and modify) the townsite boundary.
- Allow future industrial areas to extend from the south east side of Yulgering Road and Mofflin Street.

Service Industry

- Allow home business light/service uses on larger lots around townsite. The Council should further investigate this concept for larger rural-residential sized blocks (say 2-4 hectares) for lifestyle OR larger residential blocks (say 2,000m²) to allow for trades person's shed and house.

Commercial

- Commercial area to be allowed to expand south and northwards on Railway Road, and perhaps along Yulgering Road.

Civic and Cultural

- To be promoted along Yulgering Road and Cavell Street axis.

Heavy Haulage Traffic

- Encourage Main Roads to complete planning for a heavy haulage route around the town to avoid unnecessary conflict with town operations. This planning should be carried out in consultation with the Shire, ratepayers and residents.
- Promote the continued access for residential, service and visitor traffic through the town to capture passing trade.

Actions

- 5.1 Acquire and dispose of residential land where rates remain unpaid.
- 5.2 Upgrade and improve the treatment of entry statements and verge planting (including wildflowers).
- 5.3 Determine, in consultation with the Water Corporation and the Department of Water, the capacity of existing reticulated water services and the need for any future upgrades / expansions.
- 5.4 In consultation with Main Roads WA, update and undertake appropriate road planning to ensure traffic conflict within Calingiri is managed.
- 5.5 Rezone land for residential and industrial purposes as demand requires for future town expansion, prior to subdivision or development.
- 5.6 Allow home businesses to establish on larger lots where they do not detract from the amenity of the area.
- 5.7 Promote the closer examination and discussion of establishing a suitable heavy haulage route.

- 5.8 Identify and appropriately zone CBH facility and establish any buffer requirements.
- 5.9 Determine, in consultation with Western Power, the capacity of the existing power supply system and the need for any future upgrades / expansions.
- 5.10 Require the preparation of Structure Plans and urban water management plans for new urban development as appropriate.
- 5.11 Develop guidelines / policy to outline criteria to guide their decision making in regard to home businesses.

6 BOLGART TOWNSITE

Preamble

Bolgart is the Shire's second town and has many of the amenities and facilities that are provided in Calingiri. The Shire is keen on maintaining the viability of Bolgart by encouraging further development where possible.

Objective

The Strategy proposals for Bolgart townsite include the following (as shown on **Figure 32** of the Background Report). As with Calingiri, these proposals are aimed at allowing each main use category to expand without being hemmed in by other use categories, but these changes may require review of the townsite boundary extent some time in the future.

Strategies

General

- Consolidate development within Bolgart.
- Acquire information regarding the provision of water (capacities) within the Shire to assist in determining forward planning.
- Ensure that major access roads to Bolgart are kept in good condition and signposted to invite traffic to the town
- Treat entry statements and verge planting (including wildflowers) along major town entry roads.

Residential

- Development in the southern portion of the Bolgart townsite (as illustrated in **Figure 32**) will not be supported due to land being flood prone.
- Secure south east corner of George and Nicholas Streets area for residential.
- Allow for residential expansion on vacant land Poincaire Street.
- Allow for residential expansion between the school site and Macpherson Street.
- To ensure that developments are serviced with an internal road system that permits access to lots of independent of main roads and highways, where possible. Connection to main roads should be minimised, and where possible limited to one local road / main road intersection.

Industrial

- Allow future industrial area to expand north-east of the townsite. Where possible industrial traffic should be discouraged from entering the residential and other areas where pedestrians are likely to frequent.

Commercial

- Commercial area to be allowed to consolidate George Street and Albert Streets intersection.

Civic and Cultural

- To be promoted at the George and Emmanuel Street axis.

Heavy Haulage Traffic

- Encourage Main Roads to complete planning for a heavy haulage route around the town to avoid unnecessary conflict with town operations. This planning should be carried out in consultation with the Shire, ratepayers and residents.
- Promote the continued access for residential, service and visitor traffic through the town to capture passing trade.

Actions

- 6.1 Acquire and dispose of residential land where rates remain unpaid.
- 6.2 Determine, in consultation with the Water Corporation and the Department of Water, the capacity of existing reticulated water services and the need for any future upgrades / expansions.
- 6.3 In consultation with Main Roads WA, update and undertake appropriate road planning to ensure traffic conflict within Calingiri is managed.5.2 Identify and appropriately zone CBH facility and establish any buffer requirements.
- 6.4 Determine, in consultation with Western Power, the capacity of the existing power supply system and the need for any future upgrades / expansions.
- 6.5 Require the preparation of Structure Plans and urban water management plans for new urban development as appropriate.
- 6.6 Develop guidelines / policy to outline criteria to guide their decision making in regard to home businesses.
- 6.7 Identify, investigate and map any areas within Bolgart that are subject to flooding or inundation in conjunction with the Department of Water.

7 OTHER TOWNSITES AND SETTLEMENTS

Preamble

Other than Calingiri and Bolgart, the Shire has several other townsites. These include Piawaning, Yerecoin, Gillingarra and Wyening. In addition there are the settlements of New Norcia and Mogumber (which are not townsites). Development within or adjacent to the towns and settlements is to be of a scale that is within the capacity of the existing infrastructure and in keeping with the existing nature of the town.

An amendment to rezone land in Mogumber to rural residential was refused in 2011, on the basis that a residential estate (albeit large lots) was not sustainable and could not be serviced in a small settlement such as Mogumber.

In order to support the existing settlement, a development that would provide employment opportunities combined with residential development is more consistent with state policy for urban growth and settlement.

Development of small scale Rural Home Industry zone may be considered in Mogumber. Any such development would require a scheme amendment to insert Rural Home Industry provisions into the scheme and rezone the land. The zone would be limited to facilitate service, light and cottage industries as predominant use, with associated caretakers dwellings, with lots to be in the range of 1 to 4ha.

Any amendment would need to address the following:

- Incorporate provisions to allow for development of small scale industrial uses as the primary use of the land;
- Ensure caretakers' dwellings are the secondary use of the site, and they cannot be established prior to the industrial use being established;
- Suitable community facilities, services and amenities available in the locality;
- Demonstrate the ability to provide a domestic water supply in accordance with WA Planning Commission policy;
- Address buffers between the proposed land uses and adjoining land, including rural land uses;
- Investigations into water management issues, including drainage and the interaction with the Moore River, and the preparation of a water management strategy;
- Address noise associated with the railway line and Bindoon-Moora Road.

Objectives

- To ensure any development within the townsites of Piawaning, Yerecoin, Gillingarra and Wyening, and the settlement of Mogumber, is within the capacity of existing infrastructure and facilities.
- To provide for the further development of New Norcia as a tourist destination.

Strategies

- Require the preparation of a Structure Plan prior to approving any major development in a townsite.
- Require the preparation of a Structure Plan for any development in Mogumber.
- Reclaim unused land in undeveloped townsites where possible.
- To encourage the preparation of a Structure Plan for New Norcia to allow the Council to ensure development accords with an overall plan.

Actions

- 7.1 The Council will advise all major developers in other townsites and settlements of the need to prepare a Structure Plan (to the Council's satisfaction) prior to the consideration of any development proposals.
- 7.2 The Council will seek to reclaim all lots in townsites and settlements where rates remain unpaid.
- 7.3 Facilitate the preparation of a Structure Plan for New Norcia.
- 7.4 Work with the service authorities to determine the capacity of infrastructure and any other factors such as flooding, within Piawaning, Yerecoin, Gillingarra, and Wyening to assist in determining the potential to accommodate additional development within the towns. Upon determination of this capacity, update the Local Planning Strategy with this information and provide strategies and actions to provide guidance on the level of development that will be acceptable in each town.

8 RURAL RESIDENTIAL DEVELOPMENT IN RURAL AREAS

Preamble

Development types may include concepts called hobby farms, rural-residential, special rural, cluster farms, lifestyle blocks, rural living, landscape interest, conservation lots or rural small holdings.

This Strategy does not allocate extensive areas for closer development but rather it outlines the criteria under which such developments may be supported. The Council is not prepared

to allocate areas for residential development that may not suit the specific owners' intentions for the property.

The Council's objective is to provide a wide choice of living styles in the Shire. The Council would therefore be prepared to initiate a Scheme Amendment to create a rural residential development providing the proposals are consistent with the Council's vision statement and provided the proposal fulfils certain criteria.

It is preferable that any rural residential development be located within close proximity to a townsite in order that the amenities and facilities in town can be easily accessed without the need for duplication. There should, however, be a sufficient separation between the proposed development and the townsite, to ensure that the rural residential development does not prevent the townsite from expanding.

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

The Council will require the provision of a full assessment of additional information in accordance with the WA Planning Commission's rural policies for assessment of Scheme Amendments as well as subdivision applications. Alternative tenure arrangements may include strata proposals and rural multiple ownership.

Objective

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

Strategy

- Encourage a variety of residential lifestyles in and around Calingiri and Bolgart where services and amenities are available.
- Support rural residential development where development complies with a set of criteria including the following;
 - Proximity to services, amenities and facilities of either Calingiri or Bolgart.
 - Avoids areas required for the future expansion of either Calingiri or Bolgart townsites.
 - Assessment of land capability demonstrates that land is of fair to high capability of sustaining residential development.
 - Where an appropriate potable water supply can be provided in accordance with WA Planning Commission policies.
 - Where bushfire risk can be appropriately managed.
 - Where land is not located within a flood plain.
 - Where the risk to land and water degradation is minimal and the development will not lead to any environmental impacts, and environmental protection and repair are encouraged.
 - Where it will not conflict or reduce the agricultural potential of adjoining land.
 - There is a demand for lots and the proposed development adds to the diversity of residential development in the Shire.
 - Where the land is not identified in SPP 2.5 as Agricultural Priority Land.
 - Where the proposal accords with the WA Planning Commission's rural policies.

Actions

- 8.1 Develop a policy to guide rural residential development within the Shire.

- 8.2 Set up a rural residential monitoring system to gauge supply and demand for such lots. Monitoring may include the number of lots created by size and type and the number of lots sold and developed.
- 8.3 The Shire, in consultation with the Department of Water and the Bureau of Meteorology determine the appropriate rainfall levels for the localities within the Shire of Victoria Plains that are likely to be developed for rural residential purposes, including Calingiri and Bolgart.

(Where rainfall is to be used as the predominant source for a water tank, a minimum collection area is to be provided in accordance with the following calculation:

¹ Collection area (m²) = 120,000 divided by 0.85 x (local rainfall – 24mm)

9 WASTE MANAGEMENT SERVICES

Preamble

The Shire currently has four active waste management sites (landfill / recycling plants) and one inactive site at the following locations:

- Calingiri - Crown Reserve 34141 - Calingiri Goomalling Road - currently in use
- Bolgart - Lot 1 Diag 16424 - Bolgart East Road - currently in use
- Mogumber - Crown Reserve 8588 - Bindoon Moora Road - currently in use
- Piawaning - Lot 50 - Toodyay Bindi Bindi Road - closed
- New Norcia - Just off Great Northern Highway (in townsite).

A new regional land fill site is currently being investigated.

Objective

- To identify and protect sites used by Council for waste management.

Strategy

- Ensure operations of waste management services are separated from sensitive uses.

Action

- 9.1 Identify an appropriate location for a new regional land fill site.
- 9.2 Identify and map appropriate buffers from landfill and recycling plant sites.

10 BUFFER AREAS

Preamble

There are several activities throughout the Shire that require a buffer to sensitive uses. Sensitive uses include mainly residences. The activities requiring buffers include quarries, rubbish tips, recycling plants, chlorine stores, wellheads of drinking water source protection areas, sewerage treatment plants, common septic tank areas, and specific industrial and rural industrial uses.

Objectives

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

Strategy

- The Council will not permit dwellings within 500 metres of the Council's rubbish tips, quarries, chlorine stores, sewerage treatment plants, common septic tanks or any

other activity that is determined to be a potential danger or nuisance to a sensitive land use.

- The Council will not permit dwellings within 500 metres of the Council's quarry.
- The Council will not permit dwellings within 100 metres of the WA WaterCorp's chlorine store on Reserve.
- The Council will restrict development within proximity to wellheads of the drinking water source protection areas in accordance with DEC requirements.
- In assessing development applications for dwellings and other sensitive uses, in proximity to industrial uses (including grain storage and handling facilities) the Council will give consideration to the required buffers from the industrial use, and the impact the establish of the dwelling (or other sensitive use) may have on the ongoing operation of the industrial use.
- In assessing development applications for new industrial uses, the Council will give consideration to the required buffers from sensitive uses, and shall ensure that the industrial development does not impact on adjoining sensitive uses.

Actions

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

FIGURE 1 - DISTRICT STRATEGY MAP

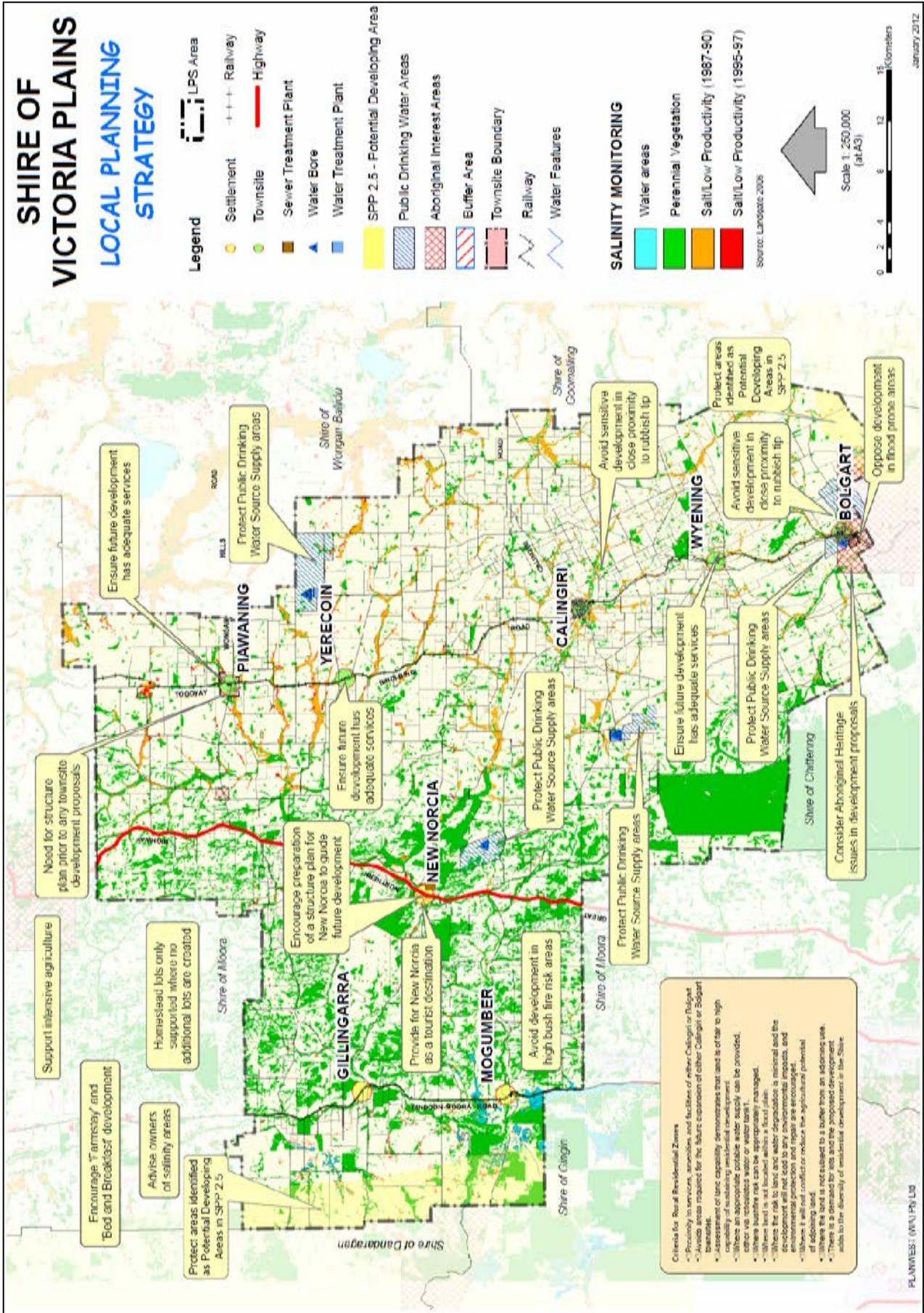


FIGURE 2 - CALINGIRI STRATEGY MAP

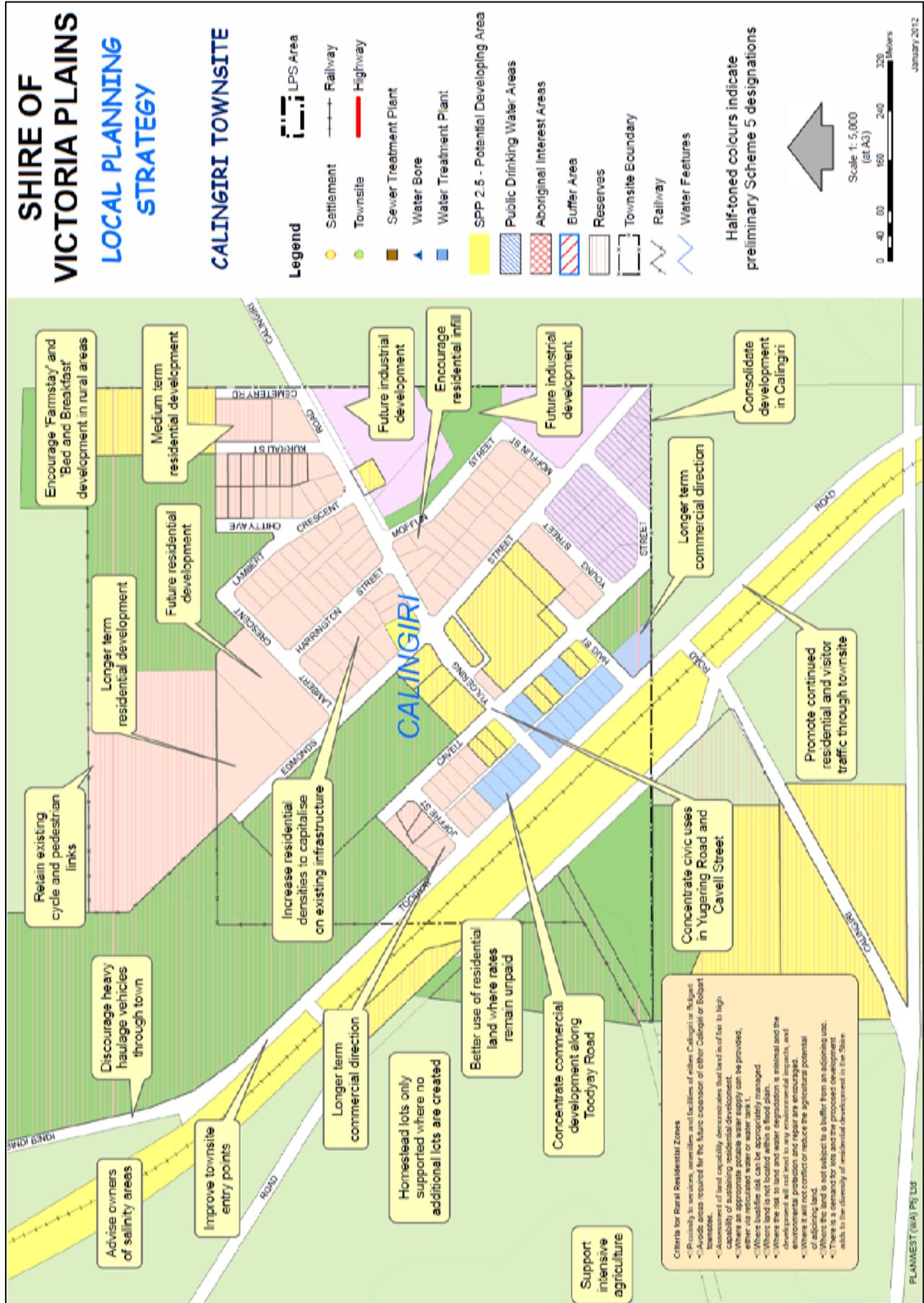
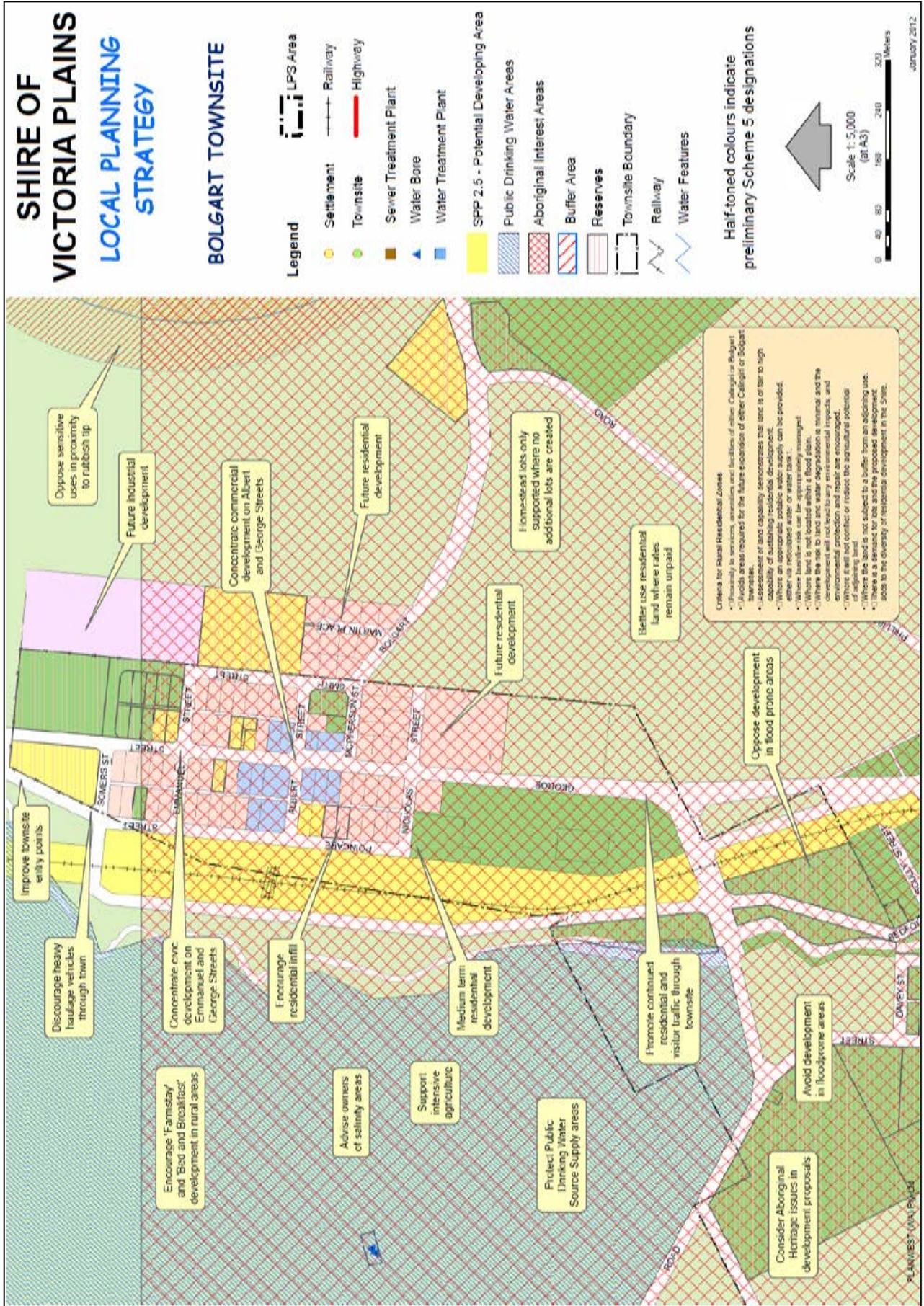


FIGURE 3 - BOLGART STRATEGY MAP



ADVERTISING

The Shire of Victoria Plains Local Planning Strategy certified for advertising on
.....201....

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

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

Date _____

ADOPTED

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

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on _____.

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

Date _____