

Shire of Wongan-Ballidu

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

25 August 2015

Disclaimer

This is a copy of the Local Planning Strategy at the date of endorsement produced from an electronic version of the Strategy held by the Department of Planning. Whilst all care has been taken to accurately portray the current Strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a current legal version of the Strategy.

Please advise the Department of Planning of any errors or omissions in this document.

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**SHIRE OF WONGAN-BALLIDU
LOCAL PLANNING STRATEGY**



February 2014

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1.0 Vision

In 2023 the Shire of Wongan-Ballidu will build on the 2005 "Community of the Year" by aspiring to be a sustainable community that continues to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

Wongan-Ballidu will continue to protect its valuable agricultural resources and rural hinterland through cooperation between the Shire, its constituents and the relevant agencies set up to advise and assist with natural resource management and infrastructure delivery. There will be a wide choice of living styles that are sympathetic to the amenity of the countryside, protection of the environment and the principles of sustainability including the reduction of salinity levels.

The town of Wongan Hills will develop as a vibrant urban centre for the Shire. It will provide modern and efficient services and remain the focus for the development of recreation, administration, cultural, commercial, rural industry and residential activity in the Shire, planned in a manner that protects the integrity of the town and the amenity of its residents.

The town of Ballidu will continue to provide a rural servicing role for the northern part of the Shire and modest growth in the town will be managed to ensure that this role can continue into the future.

The vision provides the context for the implementation of the strategy's objectives, strategies and actions as they apply to:

- Wongan Hills Townsite
- Ballidu and other Town sites
- The Agricultural Hinterland

2.0 Planning 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.

2.1 Wongan Hills Town Site

Objectives

- Ensure that the Wongan Hills town site is the primary living, business and community settlement in the Shire and that its development is sustainable and well planned with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- Ensure that Wongan Hills maintains efficient and safe transport networks and infrastructure facilities;
- To encourage development through the provision of incentives and enticements to attract new residents and commercial investors;
- Encourage the development and diversification of businesses that will strengthen and broaden the economic base of the town, providing employment opportunities for the community;
- Coordinate development in appropriate locations with efficient, timely and economically sustainable provision of infrastructure and services;
- Manage any development on the fringe of the town to be sympathetic to existing adjacent agricultural uses; and
- Protect and promote objects and places of outstanding natural, historical, architectural, scientific, indigenous and cultural significance, in consultation with the local community, state and federal governments.

Strategies and Actions

Strategy One

Encourage townsite consolidation by prioritising development on land already subdivided within the townsite and investigating opportunities for grouped dwelling development.

Actions

- 1a) Initiate an amendment to the town planning scheme to include Structure Plan provisions to apply to all zones.
- 1b) Continue to acquire and develop the Crown lots in Korralling Way, Shields Crescent and Lot 747 Airport Road, to provide Council with a suitable residential land bank.
- 1c) Identify and acquire vacant lots for non payment of rates, to facilitate further subdivision and development.
- 1d) Continue to work with LandCorp and the Department for Education to acquire the recently reclassified School Oval land for subdivision.

- 1e) Investigate opportunities for aged persons accommodation and grouped dwelling sites within the existing Residential zoned land then prepare a structure plan and subdivision/amalgamation applications for suitable sites
- 1f) Investigate opportunities for tourist accommodation within the existing townsite and then prepare a scheme amendment to implement zones and land uses to enable the development of appropriate types of accommodation as per the Tourism WA, Tourism Taskforce Report (2006) report recommendations.
- 1g) Continue to encourage and support applications for grouped dwellings in accordance with the scheme provisions that enable an increase of density from R10 to R25 (Clause 5.3).
- 1h) Require Structure Plans where significant development or subdivision is proposed in areas marked DA (Development Area) on the Local Planning Strategy maps.

Strategy Two

Promote the protection of endemic vegetation within or close to the townsite.

Actions

- 2a) Consult with the Department of Parks and Wildlife to establish the value of endemic vegetation on the following parcels of land:
 - Lot 503 Quinlan Road;
 - Vacant Crown Land bounded by Pioneer Road, Manmanning Road, Quinlan Street and the hospital;
 - Vacant Crown Land bounded by Quinlan Street, Wandoo Crescent and Ray Street; and
 - Reserve 29068 on Wongan Road.
- 2b) Investigate the potential to retain areas of existing vegetation on the subject lots for the purposes of protecting environmental values.
- 2c) Subject to investigations, prepare and initiate a scheme amendment to reclassify the identified land from Residential to Conservation Reserve.
- 2d) In accordance with Action 1a and Action 6a prepare a structure plan to guide development on land identified for residential uses that is not considered to have significant environmental values.

Strategy Three

Support and enhance town centre business, commercial, tourism and community service activities.

Actions

- 3a) Recognise the core town centre to be the Wongan Road 'Main Street' between Elphin Crescent and Quinlan Street.
- 3b) Implement the recommendations of the Wongan Hills Main Street study (2004) through:

- i) the development of a local planning policy provides clear design guidelines for future developments in the town centre and policies that ensures new development enhances the urban fabric of the town centre;
 - ii) identification and protection of significant buildings or groups of building through heritage provisions in the planning scheme;
 - iii) concentrating new development in the core area;
 - iv) encouraging tourism related businesses and activities in the town centre; and
 - v) implementing a incentives program to encourage building owners to improve the appearance and functionality of buildings.
- 3c) Continue to liaise with CBH and other stakeholders in relation to the timeframe for the removal of the rail line from the town centre. Once the removal of the rail line is confirmed:
- i) investigate potential uses for the surplus land that creates links between existing uses (i.e. former railways station) and the town centre; and
 - ii) initiate a scheme amendment to reclassify the land from railway to an appropriate zone based on the investigation into possible uses.

Strategy Four

Provide land to meet the demand for service industry adjacent to the town centre and in the Ninghan Road area.

Actions

- 4a) Initiate an amendment to rezone the lots in Commercial Road from Industrial to Light Industry and review the permitted uses in the zone to encourage the development of service industries close to the town centre;
- 4b) Investigate the need to rezone lots in the Wongan Road industrial area from Industrial to Service Industrial/Composite to rationalise and consolidate the area.
- 4c) Continue to implement the Danubin Rise light industrial and composite lot subdivision in accordance with Council's financial forward planning.

Strategy Five

Provide land to meet demand for general industrial uses in a new location to the south of the town site on the Northam-Pithara Road.

Actions

- 5a) Recognise Lot 4 (DP 24873) Northam-Pithara Road as a General Industry investigation area subject to detailed site investigations and environmental studies.
- 5b) Work with stakeholders including LandCorp to acquire the identified land.
- 5c) Initiate a scheme amendment to reclassify the site to the 'Industrial' zone.
- 5d) Prepare and submit an structure plan to WAPC (in accordance with action 1a) to show how the existing land will be developed in the context of the surrounding land and road network.
- 5e) Apply for subdivision and development of the subject land for industrial purposes.

Strategy Six

Encourage residential expansion in areas that are already zoned residential and that can easily connect to existing infrastructure whilst being economically viable and meeting demand.

Actions

6a) Facilitate the subdivision and development in Wongan Hills via the preparation of structure plans and subsequent subdivision and development of the land not considered to be environmentally valuable (as per strategy two) on:

- Lot 503 Quinlan Street;
- Vacant Crown Land bounded by Pioneer Road, Manmanning Road, Quinlan Street and the hospital;
- Vacant Crown Land bounded by Quinlan Street, Wandoo Crescent and Ray Street; and
- Reserve 29068.

The preparation of ODP's should also consider if this land is suitable for community facilities and aged person's accommodation in accordance with strategies one and seven.

6b) Recognise Lot 3628 Calingiri-Wongan Hills Road as a long term urban development investigation area, which should only be considered for development following the implementations of actions 1 and 6a.

Strategy Seven

Work with state government agencies to attract community facilities and services to enhance the attractiveness of living in Wongan Hills.

Actions

7a) Continue to apply to appropriate funding bodies for access to funds for improving and developing community facilities.

7b) Investigate opportunities for child care facilities within the existing Residential zoned land.

Strategy Eight

Provide appropriate buffers from settlement areas.

Actions

8a) in addition to the buffers recognised by the Scheme and Strategy, in consultation with the Environmental Protection Agency (including Guidance Statement No. 3), establish appropriate buffers for the following activities:

- i) 500m for the CBH facility at Lot 1 Commercial Road
- ii) 500m from the boundary of the site for the Waste Water Treatment Plant at Lot 2 Depot Road; and
- iii) 300m for the Rubbish Tip on Reserve 41244.

- 8b) prepare a scheme amendment to formally establish these buffers through Special Control Areas that restrict inappropriate development.
- 8c) until such time as the Special Control Areas are established in the Scheme, do not support the development of any residential uses proposed within the buffer areas shown on the strategy maps.
- 8d) Apply appropriate separation distances where health and/or amenity impacts on residential or other sensitive land uses are identified.

Strategy Nine

Support the rationalisation of open space and recreation facilities and their co-location on the Wongan Hills oval site.

Actions

- 9a) Investigate opportunities for relevant sporting clubs to relocate to multi user facilities on Lot 100 Ninan Road and investigate and facilitate funding opportunities to provide infrastructure and facilities at this site.
- 9b) Investigate opportunities for the development or alternate use of sites no longer required for recreation and initiate a scheme amendment to reflect these investigations.

Strategy Ten

Support the investigation of a "sky park" (fly in) estate adjacent to the airport.

Actions

- 10a) Investigate the viability of establishing a large lot residential estate with access to the airport for private aircraft on Lots 4163 and 4164 (Reserve 29590) including detailed site investigations and environmental studies including the ability to meet the Environmental Protection Authority requirements for development near airports.
- 10b) Work with stakeholders including LandCorp to acquire the identified land.
- 10c) If determined to be viable and the proposed site is suitable initiate a scheme amendment to rezone the site including any required noise amelioration requirements.
- 10d) Prepare and submit an structure plan to WAPC (in accordance with action 1a) show how the existing land will be developed in the context of the surrounding land and road network.
- 10e) Apply for subdivision and development of the subject land for in accordance with the adopted ODP.

Strategy Eleven

Promote a small amount of rural residential lots in a location that will not impact on the long term expansion of the town site or the adjacent agriculturally productive land.

Actions

- 11a) Facilitate the development of the areas recognised in the Scheme for Rural Residential via the preparation of an structure plan submitted to the Western Australian Planning Commission followed, upon approval, by an application of subdivision.
- 11b) Following the identification of a suitable industrial area (strategy five) initiate a scheme amendment to change the zoning of Lots 166 and 167 Dunubin Street from Industrial to Rural Residential and prepare an structure plan submitted to the Western Australian Planning Commission followed, upon approval, by an application of subdivision.
- 11c) Further expansion of rural residential activity will not be considered in areas adjacent to the townsite.

2.2 Other Town Sites

Objectives

- Ensure that the existing settlements of Ballidu, Cadoux, Kondut and Burakin are retained and consolidated to promote sustainable development that does not compromise agricultural activity.
- Recognise other gazetted townsites within the Shire as predominantly rural areas.

Strategies and Actions

Strategy Twelve

Support modest development in Ballidu recognising its role as a service centre to the northern part of the Shire.

Actions

- 12a) Identify and acquire vacant lots for non payment of rates, to provide a land bank for release as the market demands.
- 12b) Support modest expansion of the town on lots already subdivided and on the school oval should it become surplus to the needs of the education department.
- 12c) Investigate land surplus to the golf course on Reserve 20462 as potential future rural residential land following the occupation of adjacent rural residential land, subject to further studies to ensure the land is capable of development.
- 12d) Rationalise the zones to exclude areas identified for conservation and recreation.
- 12e) Support the investigation of a “sky park” (fly in) estate adjacent to the airport.
- 12f) Investigate the viability of establishing a large lot residential estate with access to the airport for private aircraft on Lot 3000 (Reserve 48920) Ballidu including detailed site investigations and environmental studies including the ability to meet the Environmental Protection Agency requirements for development near airports.
- 12g) Work with stakeholders including LandCorp to acquire the land identified in Action 12f).
- 12h) If determined to be viable and the proposed site is suitable initiate a scheme amendment to rezone the site including any required noise amelioration requirements.
- 12i) Once the land has been appropriately zoned prepare and submit a structure plan to WAPC (in accordance with action 1a) showing how the existing land will be developed in the context of the surrounding land and road network.
- 12j) Apply for subdivision and development of the subject land for in accordance with the adopted ODP.

Strategy Thirteen

Support limited development in Cadoux, Kondut and Burakin where this does not create a demand for additional infrastructure or services.

Actions

- 13a) Promote development in these townsites through favourable assessment of development applications consistent with the general permissibility requirements of the appropriate Zone, including tourist and commercial activity.
- 13b) Establish appropriate buffers and establish Special Control Areas between any industrial activity and townsite areas.
- 13c) Support small scale Rural Residential subdivision and development within the Rural Townsite Zone.
- 13d) Rationalise the existing lot configuration via:
 - i) the local government reclaiming vacant or unused land where rates remain unpaid; and
 - ii) submitting an application for amalgamation to the Western Australian Planning Commission.
- 13e) Establish a local government heritage inventory and recognise any existing structures of heritage value within the townsites.
- 13f) Rationalise the zones to exclude areas identified for conservation and recreation.

Strategy Fourteen

Recognise previously existing settlements as rural and rationalise existing cadastre and protect any buildings or sites of heritage value

Actions

- 14a) Ensure that only those uses permissible within the Rural zone are permitted in these Settlements.
- 14b) Establish a local government heritage inventory and recognise any existing structures of heritage value within the townsites.
- 14c) Rationalise the existing lot configuration via:
 - i) the local government reclaiming vacant or unused land where rates remain unpaid; and
 - ii) submitting an application for amalgamation to the Western Australian Planning Commission.

2.3 The Agricultural Hinterland

Objectives

- To support the sustainable continuation of primary industry and agricultural activity as the key economic activity in the Shire
- To protect the Shires natural resources through the responsible management of the land and addressing issues such as endemic vegetation, salinity and water management
- Protect areas of Aboriginal and European heritage;
- Encourage the development of tourism and tourism related industries throughout the Shire;
- Support the development of the mining and mineral extraction industries to encourage economic diversification in the Shire.
- Encourage the development of a transport network that provides efficient and effective access in and around the town sites and adjoining Shires.

Strategies and Actions

Strategy Fifteen

Facilitate the continuing operation and expansion of agricultural activity and rural industries within the Rural zone.

Actions

- 15a) Initiate an amendment to recognise the buffers of existing CBH facilities zoned Industrial with a restricted use 'Rural Industry', as a Special Control Area in consultation with the Environmental Protection Authority.
- 15b) Do not support the subdivision of Rural zoned land except under exceptional circumstances as provided for in WAPC Development Control Policy 3.4 - Subdivision of Rural Land.
- 15c) Support the agriculture industry in it's attempts to farm the land in a manner that protects the environmental values of the natural vegetation and the soil including:
 - i) promote farm diversification including sustainable agriculture and strategic tree farming;
 - ii) encourage community organisations that promote natural resource management such as catchment groups and land management associations; and
 - iii) encourage and seek funding for land care management programs.
- 15d) In consultation with the Department for Agriculture and Food identify and protect any areas recognised as Priority Agricultural Land and ensure the protection of this land from the impacts of competing land uses.

Strategy Sixteen

Protect and provide management incentives for land and waterways affected by salinity

Actions

- 16a) Implement scheme objectives that encourage the appropriate land practices to ensure that rehabilitation requirements and agricultural activity restrictions are occurring to manage salinity.
- 16b) Recognise the land shown on the Strategy Map as 'Salinity Affected Land' and promote the rehabilitation of this land.
- 16c) Promote and assist with the existing land care groups in the Shire to deliver rehabilitation outcomes for salinity affected land and assist the agriculture industry to reduce the impacts of salinity.
- 16d) Develop a strategic framework for coordinating surface and sub-surface water management in the Shire in consultation with the Department of Water and the Department of Agriculture and Food.

Strategy Seventeen

Protect and manage all areas containing significant natural vegetation.

- 17a) Ensure vegetation protection by:
 - i) Investigating the potential for the areas containing native vegetation recognised on the Strategy map to be Reserved for Conservation (and ceded to the appropriate state government agency) or Reserved for Parks and Recreation (and ceded to the local government) in the Shire's Scheme;
 - ii) Where areas have been identified under 17a)i initiating an amendment to Reserve the recognised areas of significant vegetation; and
 - iii) Preparing a Local Biodiversity Strategy to protect areas of native vegetation proposing actions including: roadside vegetation protection, fencing, protecting areas that have an ecological linkage value, weed control, fox control and revegetation/restoration of impacted sites.

Strategy Eighteen

Recognise and facilitate the protection of areas of Aboriginal and European heritage.

- 18a) Protection of Aboriginal heritage interests by:
- i) liaising with the Department of Aboriginal Affairs with respect to the formal protection of aboriginal heritage sites including Woodalls Farm, Craigs Farm and other identified sites and the impacts of native title decisions on the future use of Crown land.
 - ii) favourably consider requests received from aboriginal organisations to formally Reserve any sites of aboriginal interest that are currently not reserved, via a scheme amendment as either Parks and Recreation or Conservation
- 18b) Review the local heritage inventory and implement provisions to protect built heritage in accordance with Planning Bulletin 88 *Heritage Conservation*..

Strategy Nineteen

Facilitate the development of tourism and tourism related activities throughout the Shire.

Actions

- 19a) Review the current zones and permitted uses in the Rural zone to facilitate the development of small scale tourism uses including Farm Stay as per Tourism WA, Tourism Taskforce Report (2006) recommendations and amend the scheme as needed.
- 19b) Review Clause 5.5 of the scheme and prepare a complementary Local Planning Policy to encourage the development of tourism facilities in appropriate locations that is of an appropriate scale and character.

Strategy Twenty

Facilitate the extraction of basic raw materials in sites throughout the Shire.

Actions

- 20a) Support the extraction of basic raw materials in areas that are suitable in terms of existing land use and environmental considerations.
- 20b) Ensure appropriate buffer distances between proposed development and existing or future basic raw materials sites.
- 20c) Consider the preparation of a Local Planning Policy to provide guidance for basic raw material extraction proposals.

Strategy Twenty-one

Encourage mining activities in areas throughout the Shire.

Actions

- 21a) Support the development of mining activities in the Shire where they will not have a significant impact on any townsite or important agricultural activity.
- 21b) Encourage the location of workforces and associated facilities within the townsites of Wongan Hills, Ballidu, Cadoux, Kondut and Burakin.

Strategy Twenty-two

Ensure the provision of adequate road, rail and aviation infrastructure and bus services to enable the efficient movement of people and goods throughout the Shire.

Actions

- 22a) Encourage the implementation of the 2020 road plan and continue to seek funding from appropriate sources.
- 22b) Acknowledge the changing practices for grain handling and work with CBH and other stakeholders to ensure upgrading of road infrastructure as rail infrastructure is removed.

3.0 Implementation, Review and Monitoring

This Local Planning Strategy - sets out the shire's general intentions for future long-term growth and change. It has been developed from analysis of current key issues and those likely to have impact in the future. The time period envisaged by this strategy is between 10 to 15 years.

New land use and development opportunities and challenges however, will arise during this time and some of the changes will not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy and the workforce, outcomes of Native Title applications and diverse and changing community needs and aspirations.

It is essential that Council and this strategy respond to change in a planned manner to ensure that benefits to the shires community are maximised. This should reduce ad hoc approaches and in turn potential negative impacts on the community.

This local planning strategy should not be viewed as a fixed plan, but a living document that will require continual review and it is recommended that the entire strategy be reviewed every five years, coinciding with the review of the local planning scheme.

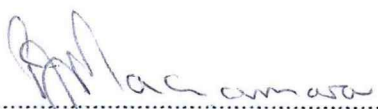
4.0 Strategy Maps

- Map 1 - Shire of Wongan - Ballidu Local Planning Strategy - Shire Map
- Map 2 - Shire of Wongan - Ballidu Local Planning Strategy - Wongan Hills
Townsite Map
- Map 3 - Shire of Wongan - Ballidu Local Planning Strategy - Ballidu Townsite
Map

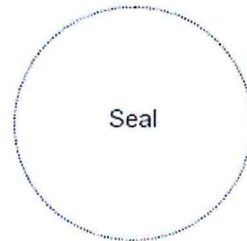
5.0 Adoption

This Local Planning Strategy is hereby adopted by resolution of the Shire of Wongan-Ballidu at the ORDINARY meeting of the Council held on the 26

day of FEBRUARY 2014 and the Seal of the Municipality was pursuant to that resolution herewith affixed in the presence of


SHIRE PRESIDENT

7.5.2015
DATE





CHIEF EXECUTIVE OFFICER

8.5.2015
DATE

ENDORSEMENT

This Local Planning Strategy is hereby endorsed by the WA Planning Commission.


Delegated Under S.16 of the PD Act 2005

25-8-15
DATE

Attachment One - Rationale

At the present time there are no strategic planning documents to provide the rationale for the future planning of the Shire of Wongan-Ballidu. This justifies the need for a comprehensive local planning strategy as an instrument to manage of land uses and facilitate development in the Shire. The Shire reference document entitled *Shire of Wongan-Ballidu Background Information and Reference Document 2007* provides detailed background information and that has been used to generate the objectives, strategies and actions proposed by this local planning strategy.