

SHIRE OF DALWALLINU

LOCAL PLANNING STRATEGY

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



LOCAL PLANNING STRATEGY

DECEMBER 2013

PLANWEST

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**CONSULTANTS IN PLANNING,
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SHIRE OF DALWALLINU 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 positive document that recognises and builds on the strategic importance of Dalwallinu in the Region.
- 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.

MISSION STATEMENT

The Dalwallinu Shire endeavours to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

The Shire continues to promote Dalwallinu as a location to escape from the stress and noise of city living or just a change of lifestyle with an excellent quality of life promoted by safe, quiet, country surroundings and supported by active community and sporting groups. Residents have easy access to a broad range of quality services, reliable infrastructure - both physical and social - and good employment prospects. Being just three hours from Perth, residents won't be missing out on city conveniences.

The Shire continues to protect its valuable rural based agricultural resources. To this end the Shire promotes continuing cooperation between itself, its constituents and the relevant agencies set up to provide advice and assistance in these land management issues.

Dalwallinu 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;

- Prime agricultural land is not significantly reduced.
- There is no loss of amenity to the rural or townsite areas.
- Water resources, natural vegetation and basic raw materials are not jeopardized.
- The salinity levels are not increased as a result of development or application of inappropriate practices.
- The Shire is not burdened with undue increases in servicing costs.
- The development is sustainable and meets the needs of the present without compromising the ability of future generations to meet their own needs.

Dalwallinu township will continue to provide modern and efficient services and amenities to challenge any larger urban centre.

The Shire continues to promote the creation of new industries, businesses and jobs based on economically sustainable principles.

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

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

STRATEGY

This Strategy should be read in conjunction with the Strategy Maps 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 Mission for the future. Consistent with WA Planning Commission format the specific strategy objectives, strategies and actions follow.

1 POPULATION

Preamble

Although there are a decreasing number of people in the 60-64 year old bracket there is an increasing number of the 70+ age group indicating there will be demands on future aged persons' facilities. One can assume that this 35-59 age bracket may also want to settle in Dalwallinu and as such will be demanding the appropriate services. If these services are not provided in Dalwallinu this population may well seek an alternative town as a location to settle. Dalwallinu may be a favoured location for retiring farmers in the district, but this cannot be confirmed without more detailed data. The implications of an aging population profile include the need to adequately cater for accommodation, medical facilities and support services.

The town caters for aged persons' accommodation units in McNeill Street where there are two units of a group of nine.

These facilities should be well located within walking distance the main commercial and community facilities and are well placed to provide a grouping of facilities serving residents with similar interests and needs.

Objective

To provide for a wide range of residential services to cater for all age groups of the population within the Shire to cater for existing and future generations.

Strategies

- Recognise the existing and forecast social statistics for the population of the Shire.
- Ensure the provision of land and facilities suitable for aged persons' accommodation.
- Ensure the provision of land and buildings to cater for the younger generations.
- Encourage the diversification of town based activities to attract new residents to the Shire.

Actions

- 1.1 Identify land suitable for aged persons' accommodation and other facilities.
- 1.2 Support the development of child care facilities and other activities that may be attractive to younger families.
- 1.3 Actively encourage Government and service agencies to establish regional offices in Dalwallinu.

2 STRATEGIC LOCATION

Preamble

The Council recognises the importance of the Dalwallinu townsite's strategic location in the Region. The townsite is located on the Great Northern Highway and railway about midway between Mount Magnet and Perth. The route recognises Dalwallinu as the gateway to Perenjori, Mullewa and the northwest Region of the State where travellers and freight vehicles can refuel and stock up for the journey northwards.

The location is also on a crossroads to Kalannie to the east and westwards to Moora and the coast beyond via the Miling-Moora Road.

The townsite's role should provide for regional depots, offices, branches, and other operations that need a presence in the Region and a service centre easily accessed from Perth.

Objective

To provide for a strategic location for Government offices, servicing authorities and other businesses to maintain a presence in the Region to service the district and beyond.

Strategies

- To promote the Shire as a strategically located agricultural, mining and essential service provider located on Great Northern Highway.
- Recognise the need for zoned serviced land for offices.
- Ensure general, service and light industries are adequately catered for in Dalwallinu.
- To provide for larger areas to cater for transport depots and the like.

Actions

- 2.1 Identify land in the Scheme for commercial purposes (ie offices).
- 2.2 Identify land to be zoned for general, service and light industry to cater for the growing industrial activity in the townsite.
- 2.3 Actively encourage Government and other servicing agencies to maintain a presence in Dalwallinu.
- 2.4 To encourage partnerships with State and Federal governments for the provision of services.

3 TOURISM

Preamble

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.

The Council will encourage the establishment of Bed and Breakfast or 'Farmstay' type accommodation in the rural zone. 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.

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 Council will 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.

Objective

To provide for a wide range of tourist attractions in order that tourists are encouraged to visit the district.

Strategies

- Recognise the existing tourist attractions in the Shire.
- Promote the Mullewa-Wubin Road as a designated tourist route.
- Ensure the tourist attractions are properly maintained and presented in a safe and attractive manner.
- Ensure the provision of land and buildings to cater for tourist accommodation.
- 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

- 3.1 Identify land in the Scheme for tourist facilities.

- 3.2 Support the development of a range of tourist accommodation styles and locations.
- 3.3 Actively encourage Government participation in the promotion of tourism in the district.
- 3.4 Actively market the benefits and opportunities offered by the Discovery Centre.

4 AGRICULTURAL AREAS

Preamble

The Shire will ensure that the value of the agricultural resource of the Shire will not be significantly diminished through any proposal in the Strategy. The Shire is aware of the economic and social importance of the resource and will ensure its continued protection for existing and future generations through the integration of environmental protection, social advancement and economic prosperity.

The Council will encourage the diversification of agricultural uses in the rural areas where it is seen as an endeavour to spread the range of activities and products. Reliance on a narrow range of particular crops or produce is dependant on maintaining good markets, good weather and good transport. Diversification of products will spread the risk over several markets and possibly different weather conditions. More scientific farming information and varieties of crops may assist in establishing the best crop for particular landforms, soil types and environmental conditions.

The Council is aware of the possibility of increasing demand for plantations of woody tree crops. These plantings may include pine, eucalyptus, brushwood, sandalwood and others. Whilst the Council supports these activities as part of the diversification strategy it may require an analysis of the environmental implications and impact of the proposal on the land, services and infrastructure prior to granting such applications approval.

To this end the Council will need to consider the adoption of a **Town Planning Scheme Policy** to outline the conditions and requirements for such plantations. The WA Planning Commission is currently preparing a state-wide policy for these activities that will most likely form the basis of the Council's policy.

Other more intensive rural activities such as aquaculture, vineyards or horticulture will be assessed on their merits. The over-riding considerations will relate to the impact on the rural area, including visual amenity, the use and effect of chemicals or fertilisers, the affect on the soils and water supplies. Visual amenity from major tourist routes through the Shire is seen as a priority.

Objective

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.
- Encourage the diversification of agricultural uses in the rural areas where it is seen as an endeavour to spread the range of activities and products
- Ensure protection of agricultural resources by restricting subdivision of agricultural land.
- Facilitate assistance for land which is affected by salinity.
- Encourage continued use of best practice farming techniques and support innovation where appropriate.

- Encourage the diversification of rural activities to reduce the reliance on a single output.
- Promote the continued contribution of the agricultural sector in Dalwallinu and the surrounding district,
- recognise advances in research and development to address issues of acidity, wind and water erosion.

Actions

- 4.1 Identify land with past or current salinity, acidity and wind and water erosion impacts.
- 4.2 Support the activities of local LandCare officers to assist properties affected by salinity to reduce or mitigate further impacts.
- 4.3 Actively protect prime agricultural land. Subdivision may be considered for lots east of the Rabbit Proof Fence Road, subject to the following;
 - Consideration of the size of rural properties in the locality;
 - The resulting lots have an area of 200 ha or greater;
 - Allows for the continued rural use of the land.
- 4.4 Consider the adoption of a **Town Planning Scheme Policy** to outline the conditions and requirements for such plantations

5 TRANSPORT

Preamble

Due to the town's location on the National Highway it is essential that the roads leading to Dalwallinu are kept as inviting and accessible as possible. This implies that major access roads must be kept in good condition and signposted to invite traffic to Dalwallinu especially, or at least through it for both bus routes and tourist traffic. 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 any town. Input to these proposals must be on-going and active. To attract tourist traffic the road conditions must be made more suitable (i.e. safer).

The railway provides an essential life-blood to the rural economy and must be properly maintained to ensure a continued successful transport of the rural harvest.

Objective

To recognise, promote and protect the transport facilities in the Shire.

Strategies

- Encourage the existing bus service through Dalwallinu to be maintained.
- Encourage the continued maintenance of the rail system.
- Promote the use of Dalwallinu airstrip for commercial, tourist, business, Royal Flying Doctor and local use.
- Maintain pressure on service agencies to ensure roads are properly maintained and Roads 2020 proposals are implemented through the district.
- Protect the function and safety of the Great Northern Highway route by ensuring minimal additional access, in recognition of the importance of Great Northern Highway.

Actions

- 5.1 Actively participate in planning projects with the transport agencies including rail and road.

- 5.2 Promote the Dalwallinu airstrip for a wide variety of users.
- 5.3 Provide for safe access and abutting uses on major traffic routes.
- 5.4 Maintain the quality of major roads especially where different traffic types share the facility.
- 5.5 The Great Northern Highway is under the care, control and management of Main Roads WA, approval for new or upgraded access to this road needs to be sought from Main Roads WA.

6 NATURAL RESOURCE MANAGEMENT

Preamble

The Council does not support clearing of vegetation in the Shire where it would lead to increased salinity levels or erosion, or where it would diminish to visual amenity of the rural or urban environments.

The Strategy acknowledges areas where natural vegetation exists. Although there has been a clearing ban for over 15 years, the Council will remind owners of properties containing this vegetation of the restrictions to clearing and measures to enhance or protect the plant life.

The Council will refer interested parties to LandCare officers for a list of species considered appropriate for specific plantings. These may include broad-acre saline areas, revegetation areas, street trees, local town parks, wind rows, amenity planting and buffer screens.

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 suggest 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.

A better understanding of the conditions that give rise to salinity problems provides a better opportunity to put in place 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels. The Council will continue to recognise work of Landcare and other environmental groups, and the Department of Water on the use of arterial drainage as one of the possible solutions to management salinity.

The Council will not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.

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.
- Support the protection of sites with environmental value.
- Not to support activities and practices likely to increase the onset of salinity problems, or the conditions that cause salinity problems.

Actions

- 6.1 Identify areas where natural vegetation and woody vegetation exists.
- 6.2 Encourage landowners with natural vegetation of land-clearing restrictions to seek advice from Landcare on measures to enhance and protect natural vegetation.
- 6.3 Encourage landowners of the land areas affected by **high salinity** to seek advice about remedial measures that can be put in place to mitigate further increases in salinity levels and areas.
- 6.4 Investigate 'Other Reserves' in the Shire to determine their conservation value.
- 6.5 Put in place 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels.
- 6.6 Provide a facility to demonstrate Natural Resource Management issues and solutions.

7 MOVEABLE BUILDINGS

Preamble

As already mentioned, the rural local government areas are experiencing an increase in the demand for more affordable housing types. These 'affordable' housing types are often in the form of moveable, recycled and converted shed type structures.

The Council will not support these types of dwellings amongst the existing residential areas as they are considered inappropriate to the standard of existing housing stock and the expectations of residents, or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

Objective

To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.

Strategy

- Ensure the Council has the appropriate controls to manage the use of moveable buildings.
- Provide locations and conditions where moveable buildings may be permitted.
- Develop a policy to define, identify and control the introduction of moveable type buildings.
- To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos).
- To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of '**containers**' within the non-industrial areas of the townsite.

Actions

- 7.1 Prepare a Local Planning Scheme Policy to control moveable buildings.

8 DALWALLINU 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 Dalwallinu 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 Shire has been proactive in the past by ensuring that there is an adequate supply of vacant serviced residential blocks in town at any one time. Nearly every time the Shire creates new lots they are taken up with development. It is clear, at this stage, that all future residential areas will be contained on the land west of the Highway and railway. In the past the land to the east has been used for industry, public utilities and services.

The **hospital site** development (**Figure 1**) was to satisfy the demand for new blocks for quite some time with the creation of 34 new lots varying in size from about 600 to 1,140m². However there have been delays experienced in the release of the lots due to the presence and protection issues associated with Rare Declared Flora found on the site. This specific area was identified and set aside for a reserve for recreation in the plan. The DoE has required that the recreation reserve be set aside for protection rather than recreation.

Under normal circumstances an area of open space this large (5,232 m²) would not have been located in this position. In rural centres, like Dalwallinu, it has been seen as preferable to consolidate facilities (like recreation facilities) in a single location. To spread recreation areas and facilities around the town is seen as unnecessary as facilities are duplicated and on-going maintenance costs are unsustainable.

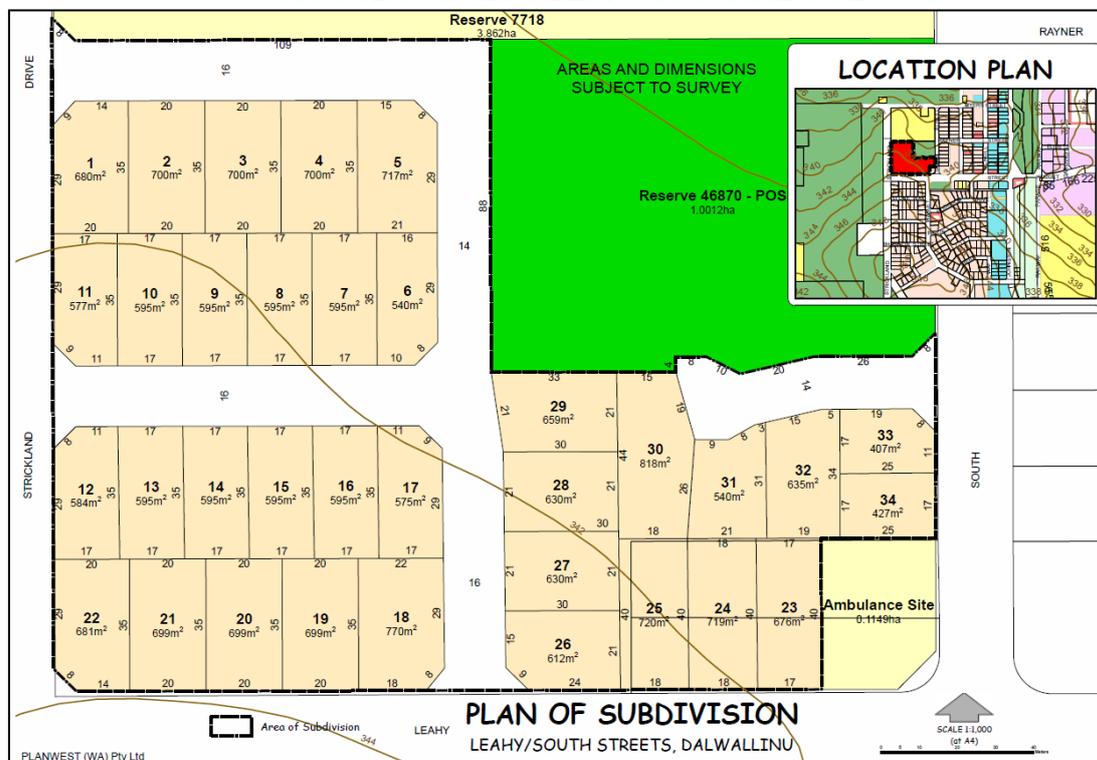
Other available areas include undeveloped land in Wilson Street in the north east of the townsite, however this area is about 1.3 kilometres from the town centre.

The logical best physical location for the next residential development is the area located in **South Dalwallinu**, west of the highway, north of Dalwallinu West Road, east of Wasley Street and south of Leahy Street. The availability of this area is uncertain, but the land is already zoned as residential, lots and dedicated roads were created many years ago, and the area is very close to the town centre.

The status of the land needs to be confirmed in terms of two aspects. The first is the suitability of the ground for housing. Advice indicates that a full report on the area was prepared some time ago based on Lot 349 Bell Street. Subject to confirmation by further geotechnical investigations, this land may be suitable for development.

The second aspect involves the presence of RDF in the area. A request has been made for DEC to extend its RDF survey of the proposed FESA site in Leahy Street to include this whole area. DEC's advice has not been received at the time of writing. If both of these outcomes are favourable (in terms of housing) then this area will be considered for the town's future living area.

FIGURE 1 - DALWALLINU HOSPITAL SITE



Source: PLANWEST, 2008

The Shire will need to decide whether it proceeds to create the lots as shown, which are all based on a 1,000m² design module, or re-subdivide the area into smaller land parcels to ensure a more effective yield and more efficient use of the location. All essential services are available to the land.

Land to the south of Dalwallinu West Road to be rezoned to cater for the expansion of industrial development in Dalwallinu (adjacent to existing commercial development) and to provide a buffer between agricultural and residential land uses.

Objective

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

Strategies

General

- Consolidate development within Dalwallinu.
- Ensure that major access roads to Dalwallinu are kept in good condition and signposted to invite traffic to the town
- Improve entry statements and verge planting (including wildflowers) along major town entry roads.
- To provide for a high quality short term accommodation adequate to meet anticipated future demands.

Residential

- Allow for opportunities to increase residential densities to capitalise on existing infrastructure.
- Progress with the 'Hospital' subdivision.
- Further investigate the potential of **South Dalwallinu**, west of the highway, north of Dalwallinu West Road, east of Wasley Street and south of Leahy Street.
- Prohibit any further residential development east of the Highway and oppose the continued use of land for residential purposes in the area northeast of Deacon and Garland Streets.
- Earmark area for Aged Persons Accommodation.
- Better use residential land where rates remain unpaid.

Industrial

- Allow future industrial areas to expand east and south-east (beyond the townsite boundary in the longer term). As mentioned, this like other strategies that venture beyond the townsite boundary, may require the Council to review (and modify) the townsite boundary.
- Encourage future industrial development south of Hugget Drive in conjunction with LandCorp.
- Provide for water harvesting over the Hugget Road south industrial area.
- Allow for future industrial and commercial development south of Dalwallinu West Road on the northern portion of Lot 29 and on Lot 30.

Service Industry

- Consider concept of home business light/service industrial area south or east of the townsite. This concept could include 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, Civic and Cultural

- In the longer term the land on the east side of the highway, south of Leahy Street could also be considered for commercial, civic and cultural development. This is considered longer term as the land is Crown land and would presumably be subject to lengthy Native Title clearances.

Actions

- 8.1 Acquire and dispose of residential land where rates remain unpaid.
- 8.2 Upgrade and improve the treatment of entry statements and verge planting (including wildflowers).
- 8.3 Contact both Water Corporation and Main Roads WA with a view to participating in the planning process on an active and on-going basis.
- 8.4 Zone land appropriately in the Local Planning Scheme.
- 8.5 Expand and upgrade the existing caravan park area.

9 OTHER TOWNSITES AND SETTLEMENTS

Preamble

The Strategy seeks to consolidate existing residential services, community facilities and amenities, and cultural venues in the Dalwallinu and Kalannie townsites. To this end the Council will seek to reclaim all lots in Nugadong, and 'de-gazette' the townsite.

The Council will support development in Kalannie recognising its role as a service centre to the eastern part of the Shire.

The Council will support development in Wubin recognising its role as a transport service centre to the eastern part of the Shire.

The Council will support development in Buntine and Pithara where this does not create a demand for additional infrastructure and services.

The Council will not support the development of any facility or amenity in any other townsite that it considers to be a duplication of resources. Replicating facilities and amenities unnecessarily increases management and maintenance costs to an unsustainable level.

Before the expansion of industrial land can be considered for the area south of Dodd Street (Lot 316), in Kalannie, further investigation will be necessary to assess its impact on the existing vegetation.

Objectives

- To ensure that any major development in a townsite or settlement is carried out in accordance with an Structure Plan as approved by the Council.
- To avoid any additional development in undeveloped townsites that may stretch the Council's servicing resources.
- Maximise water harvesting from Council's drainage systems.

Strategies

- Require the preparation of an Structure Plan prior to approving any major development in an Other Townsite or settlement.
- Reclaim unused land in undeveloped townsites where possible.

Actions

- 9.1 The Council will advise all major developers in other townsites and settlements of the need to prepare an Structure Plan (to the Council's satisfaction) prior to the consideration of any development proposals.
- 9.2 The Council will seek to reclaim all lots in townsites and settlements where rates remain unpaid.

10 OTHER RESIDENTIAL DEVELOPMENT IN THE SHIRE

Preamble

For the purposes of this section, *rural-residential* refers to the closer development and/or subdivision of land that would otherwise remain rural. Development types may be themed (eg equestrian) and include concepts called, hobby farms, cluster farms, special rural, lifestyle blocks, rural living, landscape interest, conservation lots or rural small holdings. Without the appropriate zoning the Council would not support the subdivision of rural land, unless otherwise provided for in this strategy.

This Strategy does not allocate specific areas for rural-residential development but rather it outlines the criteria under which such developments may be supported. The Council is not prepared to allocate areas in this Strategy for rural-residential development as it may not suit the specific owner's intentions for the property.

The Council's objective is to provide a wide choice of living styles in the Dalwallinu Shire therefore the Council would 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 the following criteria;

- Convenient access to a main road, while minimising additional access points to Main Roads WA controlled roads.
- Avoids areas that may be required for future townsite expansion
- Address the provision of water supply to an appropriate standard in accordance with government policy and in consultation with the Water Corporation. In most instances, proposals will require connection to a reticulated water supply.
- Avoids conflict with existing or potential agricultural activities
- On a known bus, or school bus, route
- Not to affect Aboriginal site
- Not to affect existing or potential conservation area
- Does not compromise scenic landscape attributes
- Suitable management of bush fire risk
- Avoids flood prone land
- Perennial vegetation to be protected.

It is preferable that any rural-residential development be located within close proximity to Dalwallinu or Kalannie in order that the amenities and facilities in town can be easily accessed without the need for duplication.

Rural-residential development will not be supported where it deemed not to be in close proximity to Dalwallinu or Kalannie townsites. Where rural-residential development is located too close to the townsite it may necessitate (in the long term) single residential development to leap-frog the estate thus losing continuity of the residential amenity.

This does not preclude support for rural-residential development in or near other towns.

The Council will only be prepared to support further (additional) Scheme amendments for rural-residential development when it can be satisfied that either the new proposal is targeting a substantially different market, or that the majority of lots in the previous release are sold. These alternative markets may include rural small holdings with an agricultural and/or conservation component, agricultural investment (multi ownership) or investment in vineyards or farm forestry where dwellings are not permitted or are clustered, or any combination of these or similar uses.

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 as listed in Part 6 of the WA Planning Commission's Policy No DC 3.4 – Subdivision of Rural Land for assessment of Scheme Amendments as well as subdivision applications.

The Council will encourage **mining developments** within the Shire provided the activities are not to the detriment of the environment, the residents' and ratepayers' investments or the general amenity of the rural or townsite living areas.

Where a mining activity anticipates a resident workforce the Council will not support camp sites or fly in/fly out operations. Where a resident workforce is necessary it shall be located in or near an existing townsite – preferably Dalwallinu or Kalannie. The Council is keen to ensure that the operation and expenditure of a workforce will benefit local businesses in the district.

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 and development types considered appropriate to the landform, capability and provision of services.

Strategy

- Encourage a variety of residential lifestyles in and around the major townsites where services and amenities are available.
- Support mining accommodation in certain circumstances.
- Support rural residential development where development complies with a set of criteria including the following;
 - Within easy reach of Dalwallinu or Kalannie townsites offering services and amenities.
 - Compatible with State policy requirements in terms of minimum lot sizes, and the provision of potable water and other servicing requirements.
 - The development will not restrict the future urban expansion of that settlement.
 - The development is not too close to any other major infrastructure where it may restrict the continued use of that facility.
 - There is no loss of amenity to the countryside and nature reserves.
 - Water resources, natural vegetation and basic raw materials are not jeopardised.
 - The salinity levels are not increased as a result of development.
 - The Shire is not burdened with undue increases in servicing costs.
 - The proposal avoids areas of high groundwater levels, waterlogging, flooding, remnant vegetation, rare and endangered flora and fauna, high acidity areas and other areas considered appropriate by the Council.
 - The development avoids areas where there is a very high land capability for agricultural uses.

Actions

- 10.1 Develop a policy to guide rural residential development within the Shire.
- 10.2 Prepare a Local Planning Policy relating to mining camps and accommodation.
- 10.3 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.

11 HOMESTEADS LOTS

Preamble

The Shire has adopted this policy as an integral part of this Local Planning Strategy to provide a clear picture of the Council's position on the creation of homestead lots. For the purpose of this policy a homestead is an established dwelling on a rural lot that has been established for no less than 15 years.

Much of the Wheatbelt region of Western Australia was established in the 1890s. The heirs of the original settlers (farmers) are now at, or near, retirement age. Many of these farmers wish to stay on the land in their homesteads but are no longer able or prepared to continue farming. ABS data shows an increased average age of people living in rural WA.

The Council acknowledges that many residences associated with farming properties have been vacated over the last 30 years due to modernisation, mechanisation and the need to sow larger farm areas to maximise economies of scale. In the late 70s Dalwallinu had many more farms compared with today (2006).

Two situations exist. The **first** is where some homesteads have been vacated as they are no longer required by the farmers. These dwellings already exist but cannot be purchased by others without clear title for the prospective purchaser. This is a clear waste of the already established infrastructure as it could well be used by others seeking a rural lifestyle but with work in town. ABS statistics (2001) indicate that 14% (or 94) of the Shire's dwellings were vacant.

The **second** is where the farmer wishes to stay in the homestead but wishes his farm to be managed by either his heirs or a third party. In either case the new farm managers may need to build a new dwelling, but cannot do so without the security of Title to the land. The creation of a separate lot is necessary to do this.

Experience shows that excisions of homestead lots do not necessarily lead to the construction of an additional dwelling. Often the original lot is usually part of a larger farm that already has an alternative existing dwelling.

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.

For the purposes of this objective the Council will only consider a dwelling of more than 15 years old to be a valid homestead.

Strategy

- Where the farm has more than one lot or location, the Council may request that the homestead lot be created by a boundary adjustment rather than the creation of a new lot.
- Where the farm consists of only a single lot or location the policies relating to each of the services (detailed in the Local Planning Policy) shall apply.
- The Council will only support the creation of one homestead lot from an original farming location or lot.
- Support the creation of a homestead lot where the homestead is located on an existing school bus route.

Actions

- 11.1 Adopt a local planning policy to guide the creation of homestead lots within the Shire.

12 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 a quarry, a rubbish tip or recycling plant and a chlorine store.

- The Shire will not permit dwellings within 500 metres of the Shire's rubbish tip.

- The Shire will not permit dwellings within 500 metres of active Shire quarry/gravel pits.
- The Shire will not permit dwellings within 100 metres of the WA WaterCorp's chlorine store(s).
- The Shire will not permit dwellings within 500 metres of the Shire's Waste Water Treatment Plant.

Following instruction from DPI officers these areas are not to be included in Special Control Areas of the Scheme.

Objectives

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

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Strategy

- The Council will not permit dwellings within 500 metres of the Council's rubbish tips, quarries, 100 metres from chlorine stores or any other activity that is determined to be a potential danger or nuisance to a sensitive land use.

Actions

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

13 HERITAGE

Preamble

Dalwallinu has been a focal point for development over the past century due to its strategic location along the major road and rail route. As a consequence there are many old and valued mementos including places and buildings that serve as treasured reminders of yesteryear.

The Council in preparing its Municipal Inventory will identify, recognise and protect those buildings and places considered worthy of preservation and provide this information for the State Heritage Register.

Objective

To recognise and protect heritage sites and places in the district.

Strategies

- Ensure that a schedule of culturally significant sites is appropriately recorded with the Department of Indigenous Affairs.
- Ensure that these sites are recognised with the relevant level of protection.
- Provide advice to developers of their obligations under Section 17 of the Aboriginal Heritage Act 1972 regarding sites protected by this Act whether they are known to the Department of Indigenous Affairs or not.
- Ensure that the Council's Municipal Inventory is properly maintained.
- To protect buildings and places recognised as having heritage value.

Actions

1. Setup and maintain a close liaison with the Department of Indigenous Affairs to ensure the continued currency of the Schedule of heritage sites.
2. Insert Local Planning Scheme provisions to reinforce compliance with reporting and protection of sites.

3. Provide standard advice to all developers of their obligations under the Aboriginal Heritage Act 1972.
4. Update the Council's Municipal Inventory.
5. Identify buildings and places of Heritage Value in the Local Planning Scheme.
6. Include appropriate heritage protection provisions in the Local Planning Scheme.

PROCESS AND CONSULTATION

On adoption, the Local Planning Strategy will be submitted to the EPA for environmental clearance, WA Planning Commission will be requested for its approval to advertise the LPS.

Consultation with the community will be determined in accordance with the Council's requirements. A copy of the documents will be made available at the Council office for perusal during the advertising period. Possibly copies could be made available on CD.

Following advertising the Council will prepare a Schedule of Submissions. Against each submission the Council will decide what action to take.

The Council's Schedule will be forwarded to the WAPC for its endorsement of the LPS. The Council will then determine whether it will review its Town Planning Scheme.

ADVERTISING

The Shire of Dalwallinu 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 Dalwallinu hereby adopts the Local Planning Strategy, at the Ordinary
meeting of the Council held on the day of 201 .

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 _____