

# SHIRE OF CARNAMAH

## LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

8 APRIL 2014

### **DISCLAIMER**

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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.



## LOCAL PLANNING STRATEGY

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# **SHIRE OF CARNAMAH LOCAL PLANNING STRATEGY**

## **1 INTRODUCTION**

Regulation 12A(3) of the Town Planning Regulations 1967 (as amended) 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.

## **2 OBJECTIVES**

The objectives of this Local Planning Strategy are to provide:

- a 'leadership' document which provides strategic planning direction for the next 10 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 of Planning, 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 may be reviewed.

## **3 VISION STATEMENT**

The Shire of Carnamah will endeavour to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic sustainability.

The Shire will endeavour to diversify its economic base by establishing rural industries that rely on similar environmental conditions but alternative markets.

The Shire will continue to promote the use of best management practices in all its activities especially in the development of its culture, arts, tourism, hospitality and service sector.

Carnamah will continue to provide modern and efficient services to meet the district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and District.

The Carnamah Townsite will continued to be supported as a town maintaining its role as a residential and business centre servicing important passing trade (both business and tourism). Carnamah and Eneabba will continue to provide for industrial activities to service the surrounding mining operations.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, primary industry, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness.

The Shire will consider rural living proposals in the rural areas in accordance with the relevant local planning framework and WAPC rural planning policies.

The Shire will continue to promote its coastal access, cultural resources and unique landscape without jeopardising the integrity of any of the assets.

#### **4 MAJOR PLANNING ISSUES FACING THE SHIRE**

- Development control
- Rural industry and mining industry
- Population Growth and Settlements
- Land supply
  - Residential (various types)
  - Industrial
  - Commercial
  - Recreation
  - Other (public, civic and community)
  - Reclamation of lots where no rates paid etc
- Heritage
- Environment
  - Vegetation
  - Salinity
  - Coastal
- Employment, Business and Tourism
- Transport and Infrastructure
- Other Reserves
- Buffer Areas

#### **5 INTRODUCTION AND BRIEF DESCRIPTION OF SHIRE**

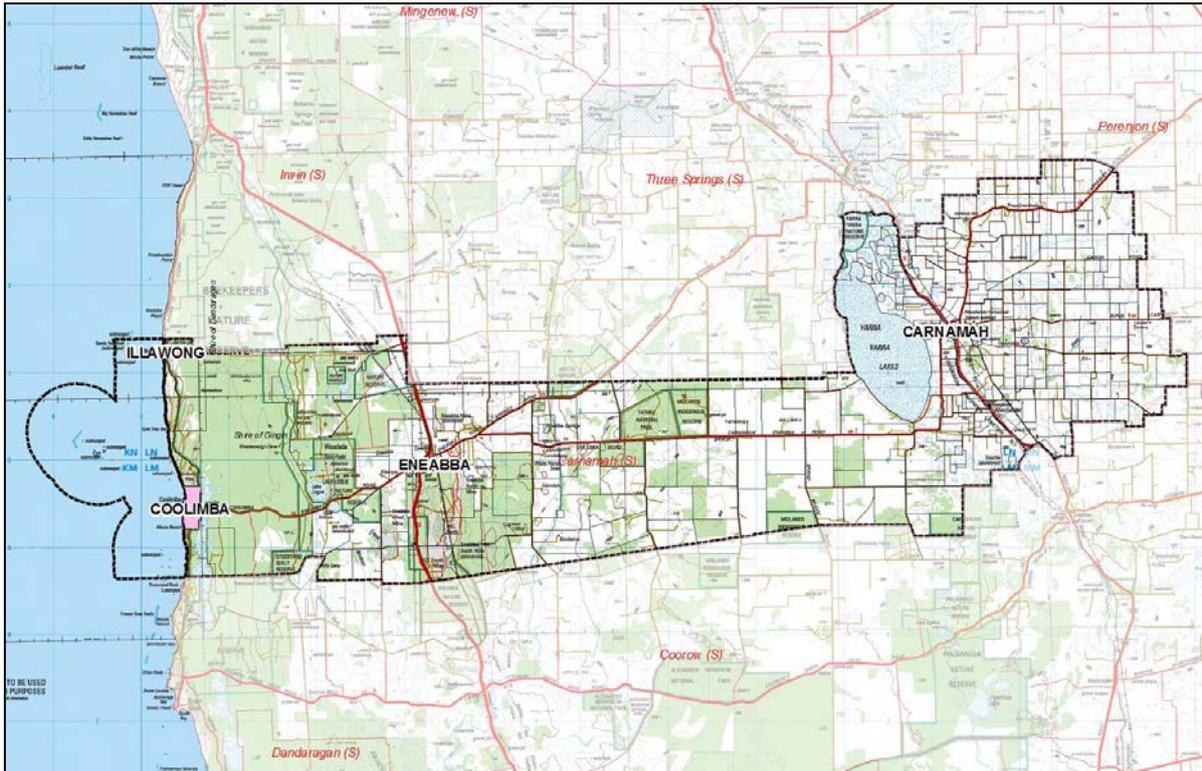
The Shire of Carnamah is located about 300 kilometres north of Perth and extends 116 kilometres from the coast and is about 30 kilometres wide. The Shire, located in the Midwest region of Western Australia, covers approximately 2,834 square kilometres. Carnamah townsite is located about 293 kilometres north northeast of Perth.

**Figure 1** shows the location of the Shire and main townsites, Carnamah and Eneabba, in relation to surrounding Shires.

The Shire of Carnamah is bounded on the north by the Shires of Irwin and Three Springs, on the east by the Shire of Perenjori, and on the south by the Shire of Coorow. There are only two localities within the Shire including Carnamah and Eneabba.

The Shire contains 287.15 kilometres of sealed roads, and 471.75 kilometres of unsealed roads.

**FIGURE 1 – CARNAMAH LOCATION MAP**



Source: Nat Maps, PLANWEST

The Shire has a population of 763 people (ABS 2009), with approximately 357 living in the main townsite, Carnamah. Approximately 206 residents live in Eneabba.

Carnamah and Eneabba townsites offer a range of services amenities and facilities including all the needed recreation, civic and cultural facilities required by small towns. A number of community groups have been established in the Shire including three church groups, an arts and crafts group, womens' associations, a district agricultural society, and a sports club.

## **6 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.

### **6.1 DEVELOPMENT CONTROL**

#### **Objective**

To provide planning and development control in all areas of the Shire.

#### **Strategies**

- Ensure that the local government has the appropriate level of statutory development control over all development within the Shire.
- Provide an appropriate level of discretion in the approval of certain classes of development.

- Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- Ensure an appropriate level of structure planning is carried out for larger land parcels and/or where co-ordination of land use and infrastructure is required across property boundaries, prior to any subdivision or development approval.

#### **Actions**

- 1 To prepare a new Local Planning Scheme incorporating the provisions of the Model Scheme Text (*Town Planning Regulations 1967 (as amended)*).
- 2 Include broad category zones in the Scheme to ensure a level of flexibility without necessitating excessive Scheme Amendments.
- 3 To develop and adopt a series of Local Planning Policies dealing with specific issues deemed inappropriate to be included in the Scheme.

## **6.2 RURAL INDUSTRY**

### **Objective**

To promote a diversification of economic activities in the rural areas of the Shire whilst also supporting the sustainable continuation of primary industry and agricultural activity as key economic drivers for the Shire.

### **Strategies**

- Encourage the broadening of the agricultural economic base.
- Discourage the reliance of the rural industry on a single crop.
- Promote the research of establishing the most appropriate crop for specific land capability types within the district.
- Support the establishment of Bed and Breakfast type uses in the rural areas to assist in supplementing the farm income and attract visitors to the district.
- Ensure that rural transport routes used to move minerals, grain and fertilisers are appropriately maintained to a safe and responsible standard.
- Support the establishment and operation of mining operations where they benefit the Shire and are managed in a sustainable manner.
- In consultation with DAFWA identify and protect any areas recognised as Priority Agricultural Land and ensure the protection of this land from the impacts of competing land uses.

### **Actions**

1. Program road maintenance projects in areas where the most need dictates.
2. In consultation with DAFWA and DoP prepare and include relevant Local Planning Scheme provisions to protect identified priority agricultural land and ensure the potential for land use conflict is minimised.

## **6.3 POPULATION GROWTH AND SETTLEMENTS**

### **Objective**

Promote and manage a sustainable settlement pattern to avoid unnecessary duplication of resources.

### **Strategies**

- Recognise Carnamah as the Shire's cultural, recreation, business, social and administrative centre.

- Recognise Carnamah and Eneabba as the **key settlements** where urban development would be supported.
- Provide for a revised town expansion plan for the key settlements.
- Provide for the strategic direction for the expansion of the key settlements.
- Ensure adequate accommodation, service infrastructure and social amenities are available to the key settlements.
- Encourage consolidation of aged persons accommodation and relevant backup services in the key settlement to cater for the projected increases in the 50-64 age bracket.
- Promote creation of employment opportunities in the region focussing on culture and tourism near the settlements with other primary industries or energy production elsewhere.
- Consider the potential expansion of the Leeman Townsite into the Shire of Carnamah.

### **Actions**

1. Identify a hierarchy of settlements.
2. Recognise Carnamah as the central location for administration, cultural, business, recreation and social infrastructure.
3. Prepare the townsite expansion plans for Carnamah and Eneabba.
4. Promote the key settlement as the region's centre for aged and frail accommodation and aged care facilities.
5. Establish a working relationship with the essential service agencies.
6. Request assistance for the promotion of employment opportunities in the region.
7. Have regard to the Leeman and Green Head Townsite Local Planning Strategy and liaise with the Shire of Coorow and relevant authorities regarding the potential expansion of Leeman into the Shire of Carnamah.

## **6.4 LAND SUPPLY**

### **Objective**

To provide for an adequate land supply in key townsites and around the district for a variety of land use types.

### **Strategies**

#### ***Residential***

- Ensure that a variety of lifestyles are achievable throughout the Shire by providing a range of different lot sizes and residential uses in suitable locations, including:
  - 1 Smaller residential lots of 300m<sup>2</sup> (R25) in key townsites where a reticulated water and sewer service is available.
  - 2 Residential lots of 1,000m<sup>2</sup> – 2,000m<sup>2</sup> (R10 - R5) where a reticulated water and sewer service is available. Alternatives to reticulated sewer may be considered in accordance with the Government Sewerage Policy.
  - 3 Larger residential lots of 4,000m<sup>2</sup> (R2.5) where reticulated water is available.
  - 4 Rural-residential lots of 2 hectares or more for those requiring even more space for themed estates (eg: equestrian).
  - 5 Accommodation for tourists in caravan parks that may include caravan bays, camping grounds, short term accommodation for visitors in on-site vans or chalet/unit type developments and motel/hotel type units.
  - 6 Accommodation for workers involved in the mining industry including campsite units and associated facilities. Sites may require some separation from residential areas due to the irregular working hours of the industry workers.
- Support subdivision design that:

- 1 Provides lots orientated for dwellings to take advantage of prevailing winds, allowing improved energy efficiency.
  - 2 Allows for high surveillance and increased safety.
  - 3 Incorporates pedestrian links to the town centre.
  - 4 Incorporates water sensitive urban design elements in new development, including recycling and re-use of stormwater and wastewater consistent with Department of Water requirements.
  - 5 Encourages retention of large native trees that provide shade.
  - 6 Promotes residential development that:
    - Identifies a range of building styles and housing types to avoid visually monotonous streetscapes.
    - Encourage a range of housing designs to meet a range of housing needs, with particular focus on cultural, climatic and affordability elements.
- Promote the development of the coastal area northwards of Leeman townsite.

### ***Commercial***

- Ensure that there is adequate area for commercial development to meet the future needs of the projected population.
- Encourage the consolidation of commercial (shops and offices) uses to create a compact and attractive environment.
- Ensure there is adequate parking provided for the range of uses in the commercial area. This may include off-street and street parking bays.
- Provide for higher density residential development in commercial areas where the residential development does not occupy an area best suited for commercial uses like shops, other retail or offices.

### ***Industrial***

- Provide for a variety of industrial land in and around the key settlements. These types include light industrial areas that are suitable to be in settlements as their activities are not permitted to produce excessive dust, smell, noise etc. A degree of separation may be required on the basis of visual incompatibility.
- Consider supporting the creation of general industrial estates accessible to key settlements.

### ***Recreation, Civic and Cultural***

- Select land for public purposes in key settlements.
- Support the preparation of a recreation strategy to ensure that the provision, development and on-going management of recreation areas will be sustainable in the future. The strategy should ensure that there is an overall design of a pedestrian and cycle network that interconnects strategic recreation areas.
- Examine the multiple use of recreation and other public purpose assets.
- Ensure that new residential subdivisions either incorporate public open space developed to an appropriate standard, or provide cash-in-lieu of open space. This will allow the Council to consolidate its resources in fewer, but better serviced, open space areas.
- Develop public open space areas that are well located, convenient and safe. Such areas should address the needs of a range of local user and age groups in the area. This may include both passive and active open spaces as well as areas that incorporate natural and cultural elements.
- Incorporate stormwater treatment measures into public open space areas, where appropriate.

### **Other**

- Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- Promote the examination of the use of Crown Land in the district and assess if the lands may be excess to their respective vesting authorities. If so, it may be advantageous for the Council to acquire these properties for future uses as determined by the Council.

### **Actions**

1. Classify adequate residential, commercial, industrial and public purpose areas in the Local Planning Scheme.
2. Allocate residential density codings to reflect the desired variety of lifestyle choices.
3. Negotiate with LandCorp, and others, for assistance in creating a variety of lot sizes in and around the key settlements of the Shire.
4. Examine the opportunity for the local government to gain control of Crown land where it is excess to government requirements.
5. Adopt expansion plans for each key settlement.
6. Research opportunities for future industrial areas to service the key settlements.
7. Prepare a recreation strategy.
8. Prepare a Local Planning Policy for Homestead lots.
9. Liaise with the Shire of Coorow in regard to expanding the Leeman urban area northwards.

## **6.5 HERITAGE LAND (SITES AND OTHER AREAS)**

### **Objective**

To recognise and protect heritage sites and places in support of the positive social, environmental and economic value of heritage places.

### **Strategies**

- Support the preparation and maintenance of a Municipal Inventory for the Shire.
- Ensure that the Council's Heritage Register is properly maintained to protect buildings and places recognised as having heritage value.
- 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.

### **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. Prepare a local planning policy relating to the identification and protection of areas included in the Municipal Inventory.
4. Provide standard advice to all developers of their obligations under the Aboriginal Heritage Act 1972.
5. Update the Council's Heritage Register.
6. Include appropriate heritage protection provisions in the Local Planning Scheme.

## 6.6 ENVIRONMENT

### Objective

To recognise and protect areas identified as environmentally significant.

### Strategies

- Identify and protect areas of significant and sensitive flora or fauna.
- Identify areas of wetlands, watercourses and other water surfaces.
- Identify and protect areas of significant agricultural land.
- Ensure appropriate fire management measures are maintained.
- Encourage maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat (*State Planning Policy 2.9 – Water Resources*).
- Ensure activities that may raise salinity levels (that may jeopardise continued vegetation growth) are restricted.
- Encourage planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.
- Support environmental assessment of lands and environment in the Shire.
- Liaise with the Department of Parks and Wildlife to identify land that warrants protection through Scheme provisions.
- Provide for buffers to sensitive uses from impact creating activities.

### Actions

- 1 Protect identified areas of environmentally significant land from adverse development by including such areas in a Local Scheme Reserve of the Local Planning Scheme.
- 2 Require developers to identify, assess and protect designated flora, fauna and remnant vegetation prior to the initiation of Scheme Amendments.
- 3 Protect sensitive areas from development that may be subject to wind or water erosion, land use conflicts or groundwater pollutants.
- 4 Protect wetlands, watercourses and other surface waters from inappropriate uses that may have a detrimental impact on those areas.
- 5 Support the preparation of studies to identify environmentally significant areas.
- 6 Seek the assistance of local environmental officers for measures to reduce or mitigate any further occurrence of any degradation problems in order that they may send out information packages to people in areas that have been identified as having salinity problem areas.
- 7 Resolve to not support activities and practices that are likely to increase the onset of salinity problems or any other degradation of land quality.
- 8 Support 'best practice' management strategies to improve salinity levels; soil acidity levels; soil water repellence levels; and reduce wind erosion susceptibility and subsoil compaction susceptibility.
- 9 The Shire will consider the future of the 'Public Purpose Reserves' identified on the Strategy Map as being suitable for other purposes. A Scheme Amendment may be necessary if this is considered appropriate.
- 10 The Shire may consider the need for the EPA to assess proposals under section 38 of the Environmental Protection Act 1986, including local planning scheme amendments, structure planning, subdivision and/or development applications.

## 6.7 EMPLOYMENT, BUSINESS AND TOURISM

### Objective

To promote employment, business and tourism in the Shire.

### Strategies

1. Generally encourage new employment opportunities within the Shire.
2. Ensure that the Shire can capitalise on the potential visitor economy by providing for a variety of tourism accommodation types including 'Bed and Breakfast' or 'Farmstay'.
3. Ensure that the activities are developed, and sites are appropriately protected and managed, in order to maximise their interest value and tourism appeal.
4. Encourage the development of a range of accommodation types to cater for the range of visitors likely to be attracted to the region.
5. Ensure that the increasingly popular isolated landscapes are appropriately catered for in a sustainable and responsible manner.
6. Where appropriate, ensure that each settlement has serviced land available in an appropriate location for future business activities.

### Actions

1. Cooperate with the appropriate tourism planners to facilitate the outcome for tourism in the region.
2. Allocate adequate land in the key settlements for employment and business purposes.

## 6.8 MINING

### Objective

To encourage exploratory work and mining operations of the natural resources of the Shire. Natural resource mapping is provided in the strategy background report, sourced from the Department of Mines and Petroleum.

### Strategies

- Support the setting up and establishment of mining operations in the Shire.
- Where appropriate, encourage co-operation between the mining operations and the Traditional Owners of the land.
- Ensure that mining transport routes used to move minerals are appropriately maintained to a safe and responsible standard.
- Ensure that any mining activities have no detrimental social impacts on the residents of the established settlements.
- Only support the use of a fly in/fly out operation as a last option to the establishment of a permanent workforce.
- Support the provision of industrial mining services within mining leases where they **only** service the mining activity. Where the mining service industry services mainstream clients as well, the use shall only be permitted on freehold land with an appropriate zoning and public access.
- Ensure that any mining camp sites are established within easy access to services and supply outlets of an established settlement.
- Ensure that any mining camp does not detrimentally impact on the essential services, residential environment or amenity of the established settlement.

### Actions

1. Facilitate negotiations between Traditional Owners and mining operators.
2. Maintain a close working relationship with mining operators to ensure that their planning takes due consideration of existing settlement environments.
3. Prepare a Local Planning Policy relating to how the Council will consider mining exploratory work, mining operations and mining camps.

## 6.9 TRANSPORT AND INFRASTRUCTURE

### Objective

To improve the Shire's system of transport and service infrastructure.

### Strategies

- To facilitate on-going negotiations and co-operation between the Shire and the essential service agencies.
- Support the forward planning of essential services to ensure land in settlements can be properly serviced when required.
- Promote the integration of land and water planning in accordance with the framework identified in *Better Urban Water Management (WAPC 2008)*, *Liveable Neighbourhoods* and *Stormwater Management Manual for Western Australia (Department of Water, 2007)*.
- Protect sensitive land uses from undesirable impacts from specific activities like rubbish tips, chlorine stores and the like.
- Protect the Department of Water's Public Drinking Water Source Protection Areas.
- Require that new development proposals demonstrate adequate provision of: vehicle access, electricity, potable water and solid and waste water disposal.
- Ensure that the existing and proposed road networks are safe for all users.
- Encourage the provision of underground power and telecommunications infrastructure for new subdivisions.
- Promote re-use and recycling of water, particularly stormwater and wastewater.

### Actions

1. Setup service liaison relationships with relevant service agencies.
2. Provide for appropriate separation distances between uses with environmental impacts and sensitive uses.
3. Avoid wherever possible access arrangements that provide direct lot access on to any major road or highway.

## 7 STRATEGY MAPS

### 7.1 SHIRE STRATEGY MAP

The Shire Strategy Map (**Figure 2**) provides an overview of the strategy proposals following the preceding analysis of the district.

The over-arching objective of the strategy is to achieve the Shire's Vision for the future as outlined at the beginning of the Strategy Report.

The main components of the Strategy Map include the identification of;

- Existing Conservation tenures (Reserves),
- Other existing Reserves and VCL,
- Existing townsites,
- Drinking Water Protection Areas
- Areas of Aboriginal Interest
- Major Roads that are the responsibility of Main Roads WA.

**SEE**

**FIGURE 2 - CARNAMAH SHIRE STRATEGY MAP**

## **7.2 CARNAMAH (TOWNSITE) STRATEGY MAP**

**Figure 3** shows the future land use allocation for Carnamah Townsite. These proposals are put forward for discussion at this stage. The strategy puts forward the following proposals.

### **7.2.1 Residential**

There are in excess of 29 privately owned vacant residential lots in Carnamah. A few of these may not be immediately available however the demand is not expected to be high. The Council has already earmarked the old drive-in site for future residential development. It is likely that this site will yield enough new lots to satisfy the demand over the next few years.

Also the supply of undeveloped lots is considered to be adequate for the foreseeable future. A site on the corner of Lang Street and the recreation centre has been earmarked for aged persons' accommodation. This site is close to facilities and amenities.

A logical extension of Rural Residential area could cater for addition 'lifestyle' lots - should the demand dictate.

In the longer term, if the Council considers there to be a demand, residential development could be considered southwards from the existing school, or west of the recreation centre.

Both these locations are very close to all facilities and amenities and service extensions are minimal. The development of these areas would need to be the subject of structure planning (in accordance with the new Scheme provisions). This process will ensure that all the relevant factors are appropriately considered including; the availability of services; flooding/drainage issues; environmental aspects; and other urban design matters.

The density will depend on the availability of sewerage. Where off-site sewerage is available densities could be R30.

### **7.2.2 Commercial**

The commercial area of Carnamah is mostly developed – but not all occupied. Again a strong demand for commercial properties is not expected. There are several vacant lots in the main commercial strip in Carnamah. This commercial area should be consolidated before any consideration is given to expansion.

### **7.2.3 Industry**

The existing industrial areas in Carnamah are extensive. There are three main areas including the CBH area to the north of the townsite. This industrial area should remain as a rural industry based activity section.

The area southwest of the town remains undeveloped and will need to be the subject of a structure plan prior to subdivision or development.

The main existing industrial area is located on the main southern entry into the town. This area, although well developed, still has some vacant properties. The designated area extends over the railway area and will need to be the subject of a closer examination prior to further development. All these areas should be considered as light industrial areas due to their proximity to sensitive uses. If the town (or Shire) was to see a demand for general industries in the District, a new strategic general industrial estate should be considered. The process of creating an estate is significant as it would service an area greater than the Shire. Servicing, access, environment and location would be the major factors affecting the setting up of such an estate.

**SEE**

**FIGURE 3 – CARNAMAH TOWNSITE STRATEGY MAP**

#### **7.2.4 Public purposes and recreation**

The Carnamah townsite has adequate public purpose facilities and amenities – and the sites that go with them. Barring a relocation of a major activity, the land supply for public purposes is considered adequate.

The location and impact of two facilities need to be considered in the expansion of any parts of the town. These facilities include;

##### **The town's wastewater treatment plant (WWTP).**

Most WWTPs need a 500 metre buffer from sensitive uses. The strategy map clearly shows the impact of this buffer on the residential areas of the town. There are two options; either make design changes to minimise the impact of the facility - or relocate the plant.

More work may be necessary to assess these options.

##### **The town's airstrip**

The existing airstrip is located in the north east part of town. As with many smaller settlements these facilities were built as an integral part of the settlement. The convenience of location was more important than any nuisance factor. The noise of flight activity was an indication of prosperity and almost 'enjoyed'.

There is no doubt that residents of the town would be aware of the presence of the facility and have the option of living elsewhere, however if the facility were to become too busy there may be a case for relocating the airstrip before too much investment is based in the existing area.

There appears to be a trend for private hangers to be built near smaller airstrips. Any relocation of the facility would need to bear this in mind.

#### **7.2.5 Other Factors**

Other factors include the development of attractive entry points to the townsite. Entry statements help add to the sense of arrival and should not be underestimated as being indicative of a community that is keen for visitors. Planting and signage can enhance arrival experiences.

Drainage needs to be considered in any structure planning of new areas.

### **7.3 ENEABBA STRATEGY MAP**

**Figure 4** provides a strategy map for the townsite of Eneabba. The town has had a patchy past with development occurring in bursts coordinated with the development of the resources of the district.

Generally the townsite is hidden from the main road. Whilst this encourages the heavy haulage traffic to avoid the town it does also hide the town from other travellers. Convenience of entry and visibility are essential to encouraging traffic to stop. Given the existing road structure it will be necessary to clearly signpost the presence of the town at both entry points.

Again, like Carnamah, entry statements should be considered.

**SEE**

**FIGURE 4 – ENEABBA TOWNSITE STRATEGY**

### **7.3.1 Residential**

Although Eneabba townsite has only 9 privately owned vacant residential lots, there are nearly 40 others either Crown Reserves or Vacant Crown Land. This also applies to the industrial and commercial land. These lots will need to be made available for development before the demand urgently requires land. Notwithstanding the untapped lots already zoned in the town, further expansion areas could be considered on the main entry road (Eneabba Drive) as shown in **Figure 4**.

The workers' accommodation complex and caravan park are located close to the town centre and recreation area, but separated enough not to impact residential areas. Any new sites should try and replicate this separation but maintain the proximity to facilities.

There are two main areas suggested for consideration, these include an area on the main road (Brand Highway) and another on Eneabba Drive. The latter is more convenient to the town centre and recreation area.

### **7.3.2 Commercial**

The commercial area of Eneabba is mostly undeveloped. The development that does exist is dispersed and hard to read. This does not tend to create an attraction for visitors. It is recommended that a design study be carried out to suggest some improvements to enhance the viability of existing and new development in the centre.

The presence of the store in King Street does not help the consolidation of a commercial centre.

Passing trade should never be underestimated for attracting business.

### **7.3.3 Industry**

The existing industrial area in Eneabba is minimal. The majority of lots designated as industrial are either Crown Reserves or Vacant Crown Land. This needs to be fixed to allow the appropriate level of private investment. If additional demand can be demonstrated for new industrial lots they could be located southwards on the same road as the existing lots. The designation of this road would need to be confirmed.

### **7.3.4 Public purposes and recreation**

The Eneabba townsite has adequate public purpose facilities and amenities – and the sites that go with them. Barring a relocation of a major activity, the land supply for public purposes is considered adequate.

The location and impact of three facilities are considered to be adequate. These facilities include;

#### **The town's airstrip**

The existing airstrip is located in the west part of the town and well clear of any sensitive development.

As mentioned for Carnamah, the concept of allowing for private hangers to be built near smaller airstrips should be considered.

#### **The wastewater treatment plant (WWTP)**

This site is located about 1.5 kilometres north of the town and well clear of any sensitive uses. A Special Control Area will be part of the Scheme.

### **Eneabba Water Reserve**

There are two existing bores located in the Eneabba Water Reserve. These bores are located in close proximity to the existing chlorine store used for the town's water supply. A Special Control Area around the chlorine store is not necessary as the 100m buffer does not impact any privately owned land. The Priority 1-3 areas have been incorporated in a Special Control Area.

### **Dathagnoorara Water Reserve**

There are two bores located in the Dathagnoorara Water Reserve that serve Carnamah with potable water. This Reserve is located about 20 kilometres south west of Carnamah on the corner of Carnamah-Eneabba Road and Brand Mudge Roads. The area within 300 metres of these bores is included in a Special Control Area.

#### **7.3.5 Other Factors**

As with Carnamah, drainage needs to be considered in any structure planning of new areas.

#### **7.4 OTHER TOWNSITE PROPOSALS**

The other townships in the Shire include Coolimba and Illawong. These remain undeveloped and are either Crown Reserves or Vacant Crown Land. These areas will remain reserved until such time as State policy is reviewed in terms of creating new settlements.

#### **7.5 OTHER STRATEGY COMPONENTS**

The policies, views and positions put forward in this Local Planning Strategy are deemed to form part of the Shire's strategy for the Local Government Area.

### **8 IMPLEMENTATION, MONITORING AND REVIEW**

#### **8.1 WAYS OF IMPLEMENTING THIS STRATEGY**

##### **8.1.1 Local Planning Scheme**

The Local Planning Strategy for the Shire of Carnamah is to be used as a strategic planning tool to assist Council, the State Government and the community in their respective roles of decision making. Many of the objectives of the Local Planning Strategy will be achieved through adoption of Local Planning Policies, Council Policies, rezonings and reviews of the Local Planning Scheme.

As a planning tool, the Local Planning Strategy must be used in conjunction with the statutory planning framework and the Local Planning Scheme in particular. The Local Planning Strategy sets out the general aims and intentions for future long term growth and identifies where change can be accommodated. Where changes to zones or land uses are contemplated, the objectives, strategies and actions of the Local Planning Strategy shall guide decision makers.

##### **8.1.2 Local Planning Policies**

The Shire has a position on the following topics and has prepared local planning policies;

1. The Council's position on moveable buildings.
2. The Council's position on homestead lots.
3. The delegated authority to the CEO to determine certain planning approvals.

4. The Council's position on bed & breakfast, and tourism developments.
5. The Council's requirements for Plantations.
6. The Council's criteria for selecting future Rural Residential areas.

The Council will consider the amendment of existing policies or adoption of additional policies as and when it considers there to be a need.

## **8.2 MONITORING AND REVIEW OF THE STRATEGY**

This Strategy will be monitored and reviewed when either;

- New data becomes available or,
- When the Council considers an issue requires review due to a change of circumstances or,
- When the Local Planning Scheme is reviewed.

Proposals set out in this Strategy will be incorporated into the Shire's new Local Planning Scheme as considered appropriate.

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

New opportunities and challenges may arise during this time and some of the changes may not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy, new crop species and also changing community needs and aspirations.

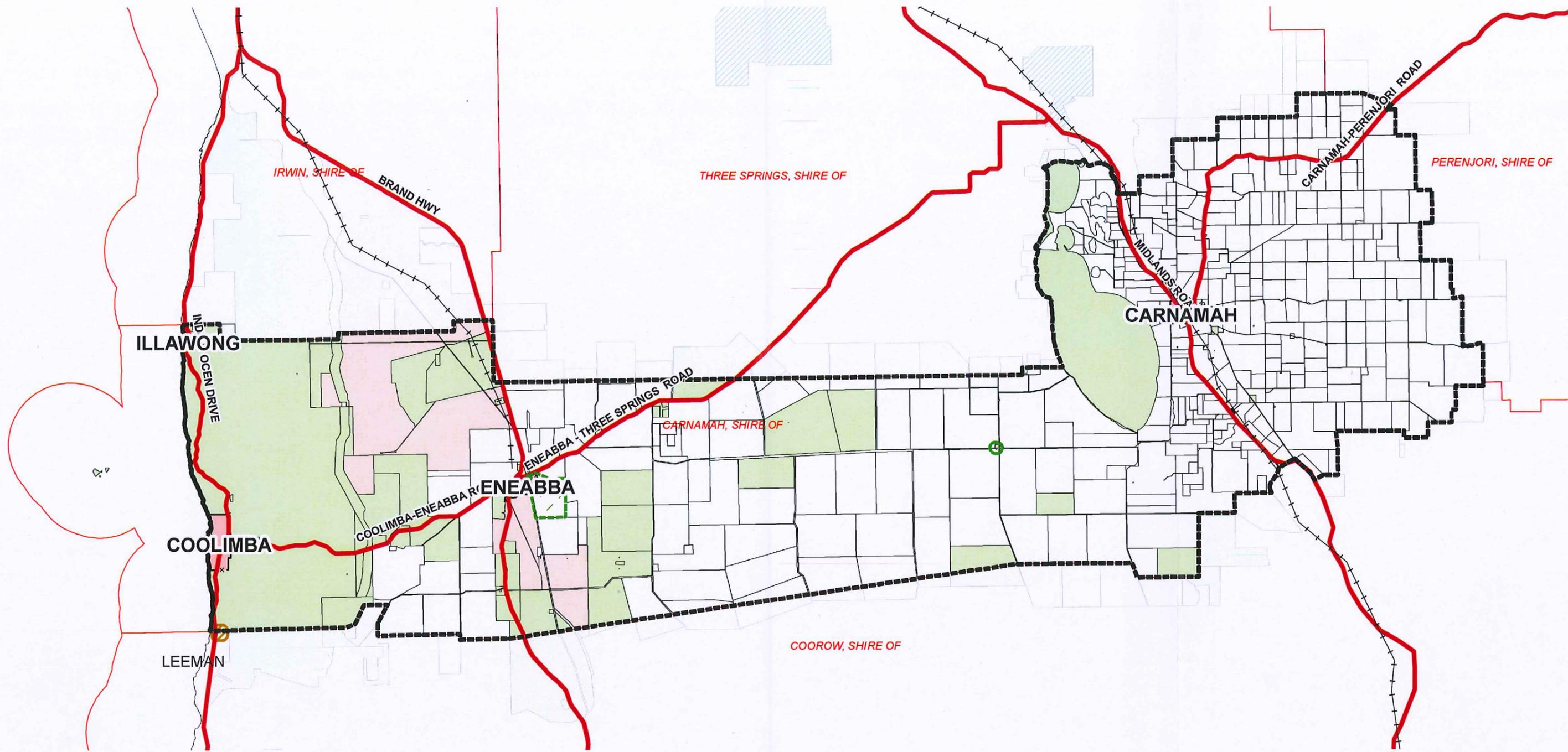
It is essential that Council responds to change in a planned manner to ensure that benefits to the Shire's community are maximised. This should reduce ad hoc approaches, and in turn, reduce any potential negative impacts on the community.

This local planning strategy should not be viewed as a fixed plan. Rather it will require continual review. On this basis it is suggested that the strategy be reviewed every five years, coinciding with a review of the local planning scheme. Any review should measure how successful the strategy has been in terms of:

- Achieving the stated land use and development objectives.
- The level of guidance provided by the strategies to assist in land use and development decision making and the extent to which this results in achieving the land use and development objectives.
- The extent to which the stated actions have been undertaken and achieved.

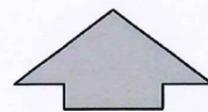
## **8.3 ENDORSEMENT PAGES**

The Strategy is adopted when signed by the President and Chief Executive Officer on behalf of the Shire Council. The Strategy will become a recognised strategic document once endorsed by the WA Planning Commission.



**Legend**

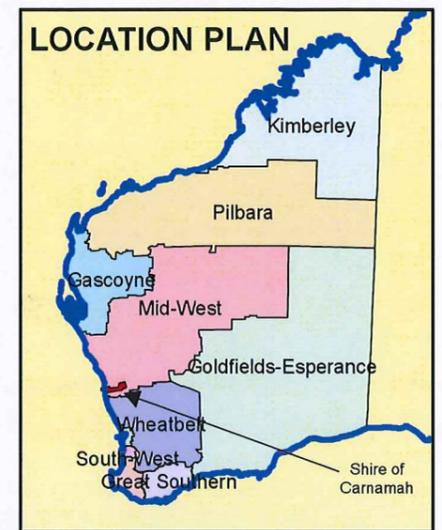
- +---+ Railway
- Major Roads
- - - - LPS Area
- ▨ Public Drinking Water Areas
- ▤ Aboriginal Interest Areas
- ▥ Townsite Boundary
- +---+ Railway
- ~ Water Features
- ▭ Special Control Area
- ▭ Local government boundary



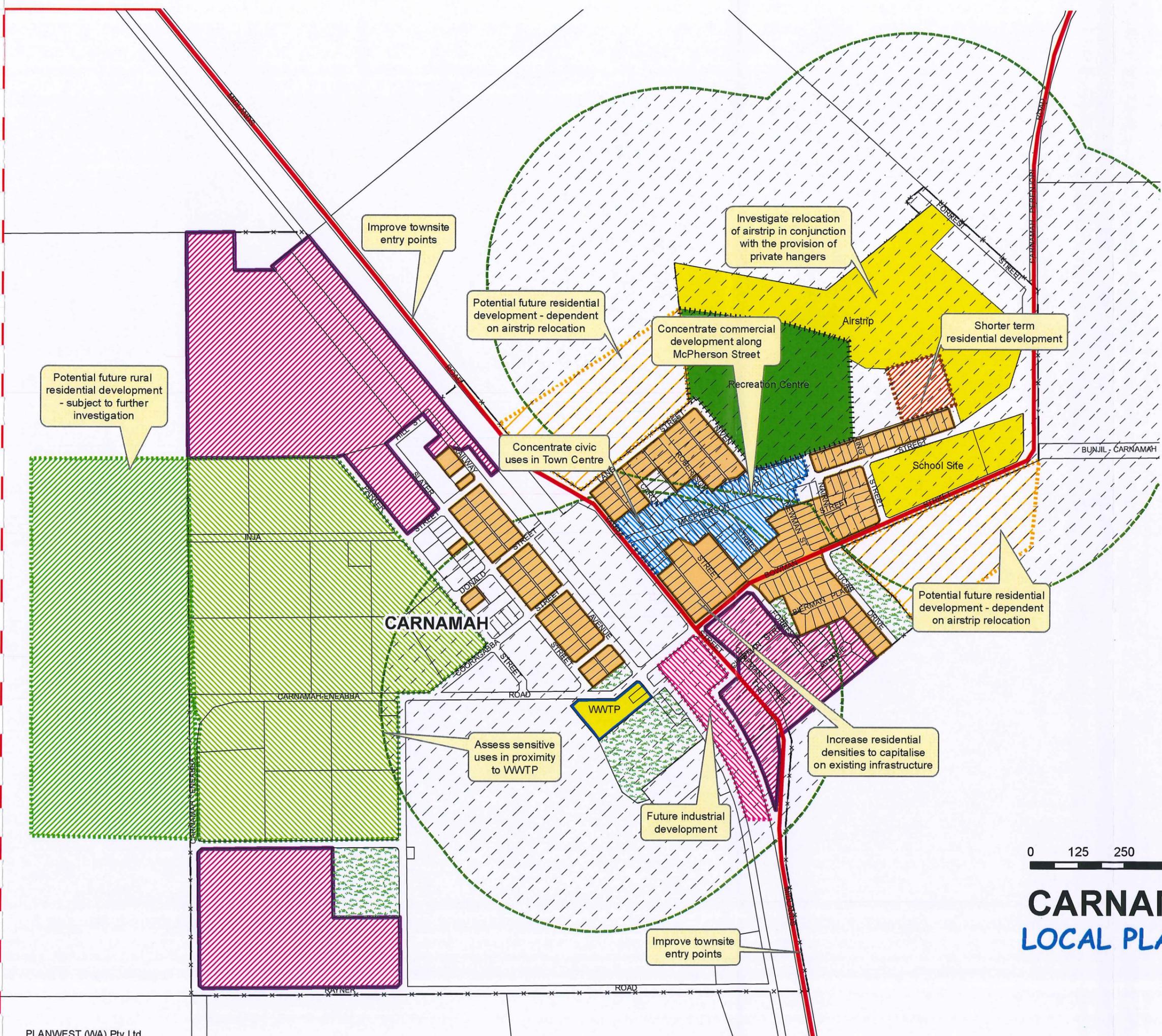
Scale 1: 350,000  
(at A3)



**SHIRE OF CARNAMAH  
LOCAL PLANNING STRATEGY**

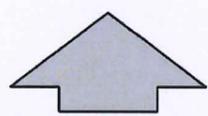


**FIGURE 2**



- Legend**
- Current Potential Urban
  - Potential Long Term Urban
  - Existing Urban
  - Existing Rural-Residential
  - Potential Future Rural Residential
  - Commercial Centre
  - Recreation, Civic & Cultural Complex
  - Existing Light Industry
  - Future Light Industry
  - Future Recreation
  - Wastewater Treatment Plant
  - Public Purposes
  - Buffer areas (WWTP and Airstrip)
  - Major Roads

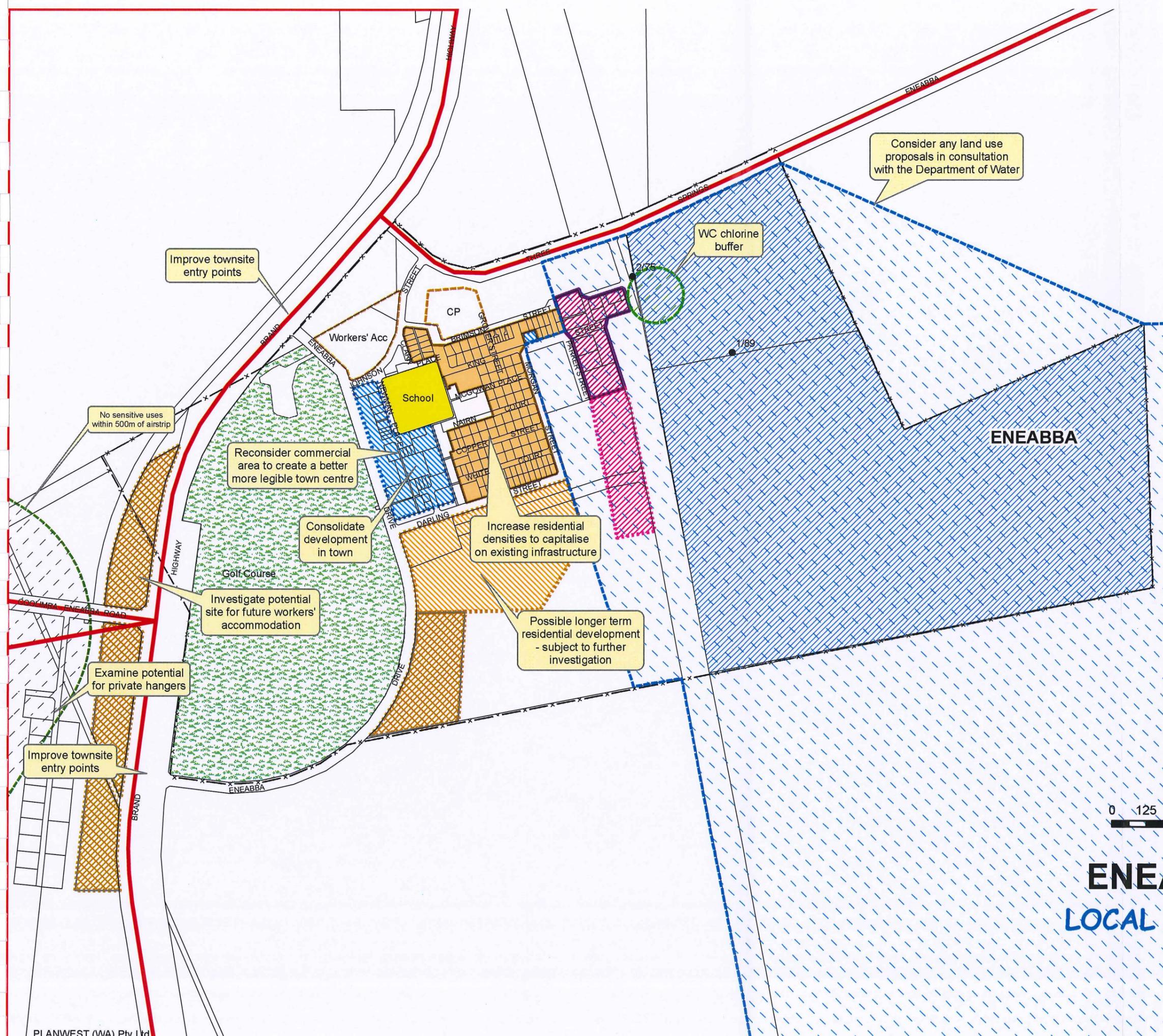
**NOTE**  
All buffer areas are subject to further investigations



Scale 1: 9,500 (at A3)

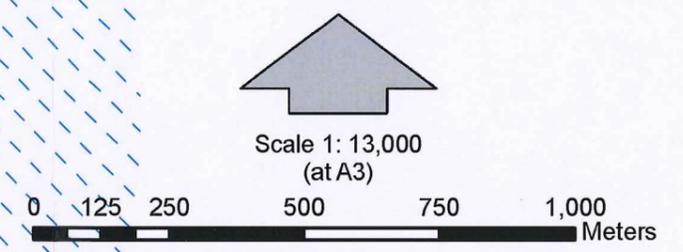
# CARNAMAH TOWNSITE LOCAL PLANNING STRATEGY

**FIGURE 3**



- Legend**
- Potential Future Urban
  - Workers Accom /Caravan Park
  - Potential Workers Accommodation
  - Existing Urban
  - Commercial Centre
  - Existing Light Industry
  - Future Light Industry
  - Recreation
  - School Site
  - Chlorine and Airstrip buffer area
  - Public Drinking Water Source Area
  - Priority 1 Public Drinking Water Source Area
  - Aboriginal Interest Areas
  - Townsite Boundary
  - Major Roads

**NOTE**  
All buffer areas are subject to further investigations



# ENEABBA TOWNSITE LOCAL PLANNING STRATEGY

**FIGURE 4**

**ADVERTISING**

The Shire of Carnamah 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 Carnamah 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 \_\_\_\_\_

\_\_\_\_\_

**ADVERTISING**

The Shire of Carnamah Local Planning Strategy certified for advertising on 26 MARCH 2013.

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 29 JUL 2014

**ADOPTED**

The Shire of Carnamah hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 15 day of AUGUST 2012.



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

**ENDORSEMENT**

Endorsed by the Western Australian Planning Commission on 8 APRIL 2014.



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

Date 29 JUL 2014