

**DRAFT**

**Shire of Dandaragan Local Planning Strategy**

**Part 1: The Strategy**

**December 2016**

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## **EXECUTIVE SUMMARY**

The purpose of the local planning strategy is to outline a 10-15 year planning direction for the whole of the Shire of Dandaragan in the context of State and regional planning policies. It also provides the rationale for land use zoning and planning provisions for amendments to the existing Local Planning Scheme No. 7 or a comprehensive review of the Scheme.

In 2012 the Shire adopted a number of related planning documents which include:

- Local Planning Strategy - Rural Land Use and Rural Settlement, which considered the Coastal Hinterland, Rural areas and Rural towns;
- Jurien Bay Growth Plan;
- Jurien Bay City Centre Strategy Plan; and
- Local Tourism Planning Strategy.

The local planning strategy draws together the planning framework for the whole Shire by considering the coastal settlement area and incorporating the substance of the Rural Land Use and Rural Settlement Strategy into a single document. As such the Local Planning Strategy - Rural Land Use and Rural Settlement (2012) will be superseded.

The Jurien Bay City Centre Strategy Plan (2012) will be retained as a separate document to guide ongoing development of the City Centre area. The planning elements of the Jurien Bay Growth Plan (2012) have been incorporated into the Local Planning Strategy, noting that the purpose of the Growth Plan was to provide an integrated approach to facilitate the development of Jurien Bay as a regional centre.

The Strategic Plan comprises strategies and related actions for:

- The whole of the Shire of Dandaragan;
- Jurien Bay;
- Cervantes;
- Dandaragan; and
- Badgingarra

The strategies and actions are supplemented by maps illustrating key elements and appendices which provide more detailed provisions related to the strategies and/or actions.

The key issues addressed in the strategy document cover the following chapters

1. Settlement pattern
2. Population trends
3. Rural Living
4. Rural land
5. Airport
6. Tourism
7. Protection and use of groundwater

8. Surface Water Protection
9. Coastal processes
10. Biodiversity
11. Landscape protection
12. Townsite consolidation
13. Bushfire risk
14. Local Planning Scheme No.7
15. Conventional oil and unconventional gas prospects

The Dandaragan Local Planning Strategy is to be used as a guide to assist Council and the Western Australian Planning Committee (WAPC) in planning decision making. The Strategy will be used in regard to the amendment of the Scheme or preparation of a new scheme, structure plans, subdivision applications and development proposals.

## 1. INTRODUCTION

The Local Planning Strategy (LPS) for the Shire of Dandaragan (see Figure 1) outlines the Shire's vision for its area. It has been prepared to guide land use planning over the next ten to fifteen years and provides the rationale for land use and development controls in the Shire's Local Planning Scheme.

The LPS comprises two parts. Part One, the *Local Planning Strategy*, sets the vision and objectives for the Shire, and provides longer term direction for land use and development strategies. Part Two, the *Local Planning Strategy - Background Information and Analysis*, includes a profile of the Shire, and data and analysis related to key planning issues.

The LPS is:

- a public document which provides the opportunity for the community and government agencies to have input into the Shire's strategic planning;
- a plan that provides strategies for the future zoning of land for various land uses and guidance for the future subdivision and development of land;
- a dynamic document that can be amended in response to changes in policy and factors influencing the Shire's growth and development.

## 2. STATUTORY CONTEXT

### 2.1 Requirements of a local planning strategy

A Local Planning Strategy is required to be prepared when a local government reviews their planning scheme. Part 3 - Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* require a LPS to:

- (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.

### 2.2 State planning context

#### State Planning Strategy

The WA Planning Commission's State Planning Strategy (SPS, 2014) is identified as the highest order planning document in Western Australia. It provides the basis for the integration and coordination of strategic planning across the metropolitan area and the regions. Strong and resilient regions is a key strategic goal of the SPS with the priorities being a diverse economy, creating places where people want to live and work and inter-regional collaborations to harness the competitive advantage of each region. These key priorities have been developed further in the *Wheatbelt Regional Planning and Infrastructure Framework (2015)* and also guide the LPS.

## Wheatbelt Regional Planning and Infrastructure Framework

The Wheatbelt Regional Planning and Infrastructure Framework (2015) is a regional strategic planning document that provides an overview of regional planning issues and priorities. The key objectives for the Wheatbelt established in the framework are: effective infrastructure and service delivery; a diversified and adaptive economy; and management of natural amenity to support social, cultural and economic development.

The LPS builds on opportunities identified in the framework as being particularly relevant to the Shire, such as:

- A focus on employment growth and regional services and facilities, such as for health and education, in the established activity centre of Jurien Bay;
- Potential opportunities to establish additional horticulture sites on the Dandaragan Plateau and areas west of the Brand Highway, given its soil and water resources and location relative to the metropolitan area;
- The prospectivity for unconventional gas production in the inland areas of the Shire;
- The establishment of 'footloose' knowledge-based and home-based businesses in the coastal towns, given the proximity to Perth and the expected availability of good telecommunications infrastructure and services in the future;
- Sufficient groundwater resources in the coastal towns to accommodate population growth;
- The impact of residential and rural residential development on the supply of basic raw materials and agricultural lime resources;
- Development of the tourism market based on the Shire's landscape and biodiversity values.

## State Planning Policies

A number of State Planning Policies are particularly relevant to the Shire and have been applied in preparation of the LPS. These include:

SPP 2	Environmental and Natural Resources Policy
SPP 2.5	Rural Planning
SPP 2.6	State Coastal Planning Policy
SPP 2.7	Public Drinking Water Source Policy
SPP 2.9	Water Resources
SPP 3	Urban Growth and Settlement
SPP 3.4	Natural Hazards and Disasters
SPP 3.6	Development Contributions for Infrastructure
SPP 3.7	Planning in Bushfire Prone Areas
SPP 5.2	Telecommunications Infrastructure

### **2.3 Local planning context**

## Local Planning Strategy - Rural Land Use and Rural Settlement

A local planning strategy for the inland areas of the Shire, *Local Planning Strategy - Rural Land Use and Rural Settlement* was approved by the Shire and endorsed by the WAPC in 2012. When this strategy, commonly termed the 'Inland Strategy', was approved, the WAPC reaffirmed the need to prepare a single consolidated local planning strategy for the whole Shire. The vision and strategies reflected in the Inland Strategy are therefore incorporated into the LPS, as Part Two: Background Information and Analysis. The Inland Strategy will be superseded once the LPS is approved by the WAPC.

## Local Planning Scheme No.7

Statutory planning in the Shire is controlled by Local Planning Scheme No.7 (the Scheme), which was gazetted on 24th October 2006. Given that the Scheme is more than a decade old, the LPS will provide direction for amendments to the Scheme or for the preparation of a new scheme, to ensure that scheme provisions are contemporary and reflect changes to policy and social and economic circumstances.

## Other strategic plans

In 2012 the Shire adopted a number of planning documents which provide guidance on land use and development in the Shire:

- Jurien Bay Growth Plan (2012) provided an integrated approach to facilitate the development of Jurien Bay as a regional centre.
- Jurien Bay City Centre Plan Strategy Plan (2012) provided a detailed plan for the City Centre area.
- Local Tourism Planning Strategy (2012) provided a strategic direction for tourism planning in the area.
- Strategic Community Plan 2011-2021(2012) guided community development.
- Cervantes Town Centre Future Land Use Plan (2012) provided a framework for future planning in the town.

These documents are available on the Shire's website. The *Jurien Bay City Centre Strategy Plan* will be retained as a separate document to guide the ongoing development of the city centre. The planning elements of the *Jurien Bay Growth Plan*, the *Local Tourism Planning Strategy*, *Strategic Community Plan 2015* and *Cervantes Town Centre Future Land Use Plan*, have been incorporated into the LPS.

### **3. VISION AND OBJECTIVES**

The Shire of Dandaragan's *Strategic Community Plan* is a key strategic document for the Shire, detailing the vision for the future and encapsulating the ideas of the community. The vision for the LPS is drawn from this plan.

#### **3.1 Vision**

*The Shire will be a dynamic and vibrant lifestyle hub to the north of Perth, built on the stunning natural assets of the region and developed sustainably to deliver enduring quality growth for healthy strong socially connected communities within a diverse economy.*

Similarly the objectives for the LPS align with the goals developed for the *Strategic Community Plan*. These objectives reflect the economic, community and environmental aspirations for the Shire.

### **3.2 Objectives**

#### **1. Strong Economic Base and Enabling Infrastructure**

To pursue a growth plan that will deliver sustainable and enduring growth that builds a regional community where employment growth matches population growth. The Shire will foster the ongoing economic, social and cultural growth of the region, facilitating and catalyzing investment, business and industry growth within a sustainability framework.

#### **2. Amenity and Lifestyle**

To actively build and sustain livable communities with a high level of amenity from the perspective of community, investors, and visitors to the Shire. The Shire will develop a level of amenity and lifestyle that attracts people and organizations to become part of its future.

#### **3. Focus on Community**

To support already strong and committed communities to provide ongoing opportunities for people to be part of a place that has strong community spirit, is connected to nature and is a safe and secure place to live and work. The Shire will build on the distinctive characteristics of each community whilst building an overall Shire identity that includes the human, cultural, and historical context of the region.

#### **4. Healthy Natural Environment**

A healthy natural environment is a key asset of the Shire of Dandaragan and is a primary asset that will be managed sustainably to achieve balance economic, lifestyle and environmental goals. The intrinsic values of the significant biodiversity (land and marine) and natural ecosystem assets of the Shire will be protected, restored and used sustainably.

## **4. KEY LAND USE AND PLANNING ISSUES**

The key land use and planning issues provide the background and context for the formulation of strategies that will guide land use change and development in the Shire over the next ten to fifteen years. Some of the key issues are highlighted below and a more comprehensive assessment of the key issues can be found in Part Two of this document.

#### **1. Settlement pattern**

The current settlement pattern is expected to continue with the growth of Jurien Bay strengthening its role as a regional centre that offers a range of housing, services and facilities. There is a desire to retain the distinct, village feel of Cervantes, while recognising its physical and service links with Jurien Bay. The towns of Badgingarra and Dandaragan will continue to support the agricultural sectors in the inland areas with limited growth anticipated. Rural living development will be located adjacent to the existing towns with access to their services, facilities and amenities.

## 2. Population trends

The Shire's population is projected to reach 4,200 persons by 2026 (WA Tomorrow, Band C). A population of 20,000+ persons is a long term target and would require strategic interventions to achieve this vision. The Shire has a lower than average percentage of people in the 15-24 age group and a higher than average percentage of people 55 and older compared to State averages. Forecasts suggest that this profile will continue. This will have an impact on housing needs and a range of facilities and services including health and aged care, and education and training.

## 3. Rural Living

There is vacant or undeveloped rural residential zoned and subdivided land, particularly in the Jurien Bay locality. Consideration of any new proposals should be guided by the extent of existing land supply, take-up and population projections. Given that rural living is residential in nature, new areas should be located: adjacent to an existing townsite; have appropriate access to services, facilities and amenities; be outside extreme bushfire areas; and protect environmental and natural landscape values.

New rural living precincts should not compromise high quality agricultural land or conflict with near-by rural land uses. Modest additional demand for rural residential land near the coast is expected and can be accommodated within existing areas. Limited rural residential development may be needed in areas surrounding the inland towns, to meet demand from local farmers who wish to remain in the district once retired and others seeking a rural lifestyle.

## 4. Rural land

Agriculture remains the principal activity in the Shire. There is a desire to introduce greater flexibility into the rural zone so that a wide range of land uses associated with primary production, and intensified rural uses such as food production and/or manufacturing, are possible and can assist in improving the viability of rural enterprises.

The availability of groundwater in conjunction with high quality agricultural land may provide opportunities to support food production and manufacturing in localities with existing services and good transport connections to the metropolitan area. In addition, issues including boundary realignments to promote farming efficiencies and the creation of homestead lots to accommodate retiring farmers need to be addressed.

5. Airport

The existing airport within Jurien Bay has capacity constraints and a suitable site for a new regional airport has been identified. The location of the existing airport will influence land use planning in the locality, given noise impacts on sensitive land uses.

6. Tourism

Tourism is a major contributor to the economy of the Shire and is expected to grow. The Scheme currently provides limited development provisions and land use definitions for the assessment of tourism. In addition it does not protect tourism sites through zoning and site requirements that limit the length of occupancy and the proportion of the residential component of tourism developments.

Existing caravan and camping sites should be protected and there is a need to plan for growth in caravan and camping accommodation along the coast.

7. Protection and use of groundwater

There are two proclaimed groundwater areas within the Shire; the Jurien and Gingin groundwater areas. The protection and sustainable use of these groundwater areas is critical for supporting the growth of Jurien Bay as a regional centre and for attracting new agri-industry that may be displaced from locations closer to the metropolitan area and require relatively large water allocations. Given the limited and declining rainfall throughout the Shire, groundwater use needs to balance the needs of a range of uses.

8. Surface Water Protection

The Shire has two proclaimed Surface Water Areas; the Hill River and Tributaries, and the Moore River and Tributaries. The protection of the Hill River and the associated riverine environment is particularly important and any planning proposals that may impact on the river should reflect this.

9. Coastal processes

Offshore reefs run parallel to much of the Shire's coastline, creating a diverse marine environment and providing shelter for the primarily sandy coast. However, several sections of the shoreline are highly vulnerable to climate and sea level change. Parts of the coastline earmarked for future development are highly susceptible to long term change due to geological characteristics and instability of the coastal dunes. Appropriate coastal setbacks are important and engineering solutions to protect coastal infrastructure or residential/tourist development may be required. The Shire is undertaking Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) for the coastline, focusing on areas that have community and infrastructure assets such as the Jurien Bay and Cervantes town sites considered to be at risk from coastal erosion and inundation. The CHRMAP shall over time be modified as more detailed and updated scientific information is made available on the climate change and coastal impacts.

10. Biodiversity

The Shire is located within the Mount Lesueur-Eneabba region biodiversity hotspot, reflecting the diversity and uniqueness of the flora, as well as the threats to its continued existence. The challenge is to manage the important biodiversity assets outside reserves when changes to current land uses and development are proposed so as to avoid the risk of rare and priority species becoming threatened and to protect locally significant species.

The clearing of native vegetation as a result of land use change and development pressure in the western portion of the Shire needs to be carefully managed. In the eastern portion of the Shire where native vegetation has been extensively cleared, there is a need to retain remaining vegetation, restore ecological function and reduce the impacts of fragmentation of remnant natural areas.

11. Landscape protection

With its areas of undeveloped natural character, dramatic mobile dunes and limestone pinnacles, and diverse wildflower display, the Shire's landscape is an attraction for tourists. However, the low height of vegetation results in an open landscape in which development is highly visible. The key issue for landscape is to protect it from changes that will detract from its valued character as the Shire continues to develop.

12. Townsite consolidation

Large areas of land, including Crown land, that lie adjacent to Jurien Bay and Cervantes provide opportunities for consolidation or expansion of the towns.

13. Bushfire risk

Those parts of the Shire that are vegetated are vulnerable to bushfires. The drying climate and settlement expansion into some of these areas increases the risks to life and property associated with bushfires.

14. Local Planning Scheme No.7

Local Planning Scheme No.7 (the Scheme) was gazetted in 2006 and has been amended fifteen times. The Scheme is due for review. Specific aspects of the Scheme that require review include: provisions and guidance for rural living proposals; land use permissibility in the Residential and Rural Residential zones; definitions and controls for the Tourism and Commercial zones, controls for public drinking water source areas; provisions relating to biodiversity protection; and the insertion of new zones, reserves and Special Control Areas as applicable.

## **5. PLANNING DIRECTION AND ACTIONS**

The long-term planning direction for the Shire, and strategies to achieve the vision and objectives, are found in this section. The strategies are based on the findings of an analysis of key issues contained in Part Two of this document. A reference to the relevant section in

Part Two is provided for each strategy. A particular strategy may relate to more than one issue or locality and may therefore be reflected more than once in this section of the document.

Some strategies provide direction for land use change and future Scheme amendments. Other strategies may indicate a change in the Shire's policy position or the need for further information or assessment prior to a change in the Scheme being proposed.

## **5.1 Settlement**

The settlement hierarchy is illustrated in Figure 1.

### **Strategic direction**

#### **General**

- Promote and support urban growth and infill in a manner that concentrates settlement and growth in and around the four existing towns.
- Maximise utilisation of existing community facilities and utility infrastructure through urban consolidation.
- Minimise conflict between urban growth and rural land use through the establishment of sufficient buffers.

#### **Jurien Bay**

- Recognise Jurien Bay as the regional centre providing services and facilities to serve the wider regional community.
- Plan for an ultimate population of 20,000+.
- Provide diversity of housing in response to demographic trends.
- Increase employment opportunities based on the competitive opportunities identified for the Shire, particularly in the tourism sector.
- Plan for aged care in response to demographic trends and recognise the role it plays in employment growth.
- Consolidate urban areas and support mixed use sites.
- Acknowledge that there are sufficient vacant lots and land zoned for residential use to satisfy demand beyond 15 years.

#### **Cervantes**

- Recognise the role of Cervantes as a small discrete town with a distinct coastal character and a focus on tourism.
- Recognise the complementary relationship between Cervantes and the regional centre of Jurien Bay.
- Concentrate on development and intensification of existing zoned land.
- Prevent ad-hoc or fragmented development of land to provide for long term consolidation of Cervantes.

#### **Badgingarra and Dandaragan**

- Retain Badgingarra and Dandaragan as rural communities providing for the needs of the rural hinterland.
- Recognise Badgingarra's role as a tourist and highway service centre for Brand Highway.
- Permit development opportunities that meet the needs of small diverse settlements.

**Other**

- Recognise Cataby and Regans Ford as highway service centres for Brand Highway and surrounding rural based communities.

**Table 1: Actions - Settlement**

*Actions with \*\* also appear in Table 8: Schedule of changes to local planning scheme.*

<b>Actions</b>	<b>Part Two references</b>
<b>Jurien Bay</b>	
Support staged development of identified residential expansion areas in accordance with the Turquoise Coast and North Head structure plans, subject to availability of utility infrastructure.	5.1.1
** Increase residential densities in areas that are conducive to redevelopment and have adequate utility services, such as the area north of Hasting Street.	5.1.1 Table 23
Initiate planning for the Community Uses Precinct (land bounded by Bashford, Bayliss and Hammersley streets adjacent to the Council Administration Office and District High School) to provide a new and expanded community facilities and services to reinforce Jurien Bay's regional role.	5.1.1 Figure 6
** Rezone the land adjacent to Bashford Street between Hasting Street, Seaward Drive and Aquilla Street, for mixed use or more intensive residential development, subject to infrastructure availability.	5.1.1 Table 22
Stage residential rezoning in accordance with market demand and an assessment of the exiting supply of zoned land and undeveloped lots.	5.1.1 Tables 19 and 22
Encourage the development of lots within reasonable periods of time through the developers offering time-based incentives.	5.1.1
** Provide variations to standards for aged or dependent living, allowing for such dwellings to be developed at higher densities than permissible for a specific lot under the Residential Design Codes.	5.1.1 Tables 16 and 17
Pursue the provision of appropriate community infrastructure to facilitate staged growth as set out in the Jurien Bay Growth Plan (2012).	5.1.1 Figures 6 and 7
Pursue the provision of appropriate staged service infrastructure to facilitate growth to ultimate capacity as set out in the Jurien Bay Growth Plan (2012).	5.1.1
Prepare a comprehensive plan to guide the future development of the Health Precinct to include a wide range of complementary uses.	5.1.1 Figure 6
Consider the long term use of the current Jurien Bay Airport land in the context of the regional airport study and identification of a proposed alternative site.	5.4.8
Prepare a strategic plan for land situated between Jurien Road, Indian Ocean Drive, Hill River, Alta Mare and Jurien Heights identified as "Subject to long term strategic planning in Figure 3", that addresses buffers, public purpose, extractive industry, servicing, landscape, flooding, biodiversity protection, and other environmental matters.	Figure 3
Prepare a strategic plan for Crown land north-east of the boat harbour and west of Indian Ocean Drive identified as "Subject to long term strategic planning in Figure 3", that addresses coastal vulnerability, flooding, mineral leases, servicing, recreation and tourism, landscape, biodiversity protection and environmental matters.	Figure 3
<b>Cervantes</b>	
Support proposals that are consistent with the endorsed Cervantes Town Centre Future Land Use Plan.	5.1.2 Figure 8
Prepare a strategic plan for land north of the Cervantes townsite identified as "Subject to long term strategic planning in Figure 3" that addresses coastal	Figure 3

<b>Actions</b>	<b>Part Two references</b>
vulnerability, ground and surface water, servicing and infrastructure, conservation, fire management and linkages to the rural residential land (Marine Fields) to the north.	
Pursue the finalisation of land exchanges between the Shire and DPaW around Cervantes and Hill River (including Reserve 19206), to support potential expansion of Cervantes to the north.	5.1.2 Figure 3
** Increase residential densities in areas that are conducive to redevelopment and have adequate utility services, to provide opportunities for greater housing choice.	5.1.1
<b>Badgingarra and Dandaragan</b>	
Support development opportunities within or immediately adjacent to the townsites of Badgingarra and Dandaragan, to encourage a more compact settlement form and utilise existing infrastructure.	5.1.3 5.1.4 Figures 4 and 5
Progress the development of land zoned Residential in Badgingarra and Dandaragan, with the State Government and land developers.	5.1.3 Figure 5
** Support rezoning and subdivision for residential and rural living uses, highway-related services and industry, composite mixed business or industry with residential uses, within or adjacent to the townsite; subject to land suitability assessment; logical extension of existing development; landscape protection adjacent to Brand Highway; and minimising access points from Brand Highway.	5.1.3 5.6.2 Figure 5
<b>Other</b>	
Retain Regans Ford and Cataby as service centres with no planned additional residential and rural living Any proposal for upgrading or expansion to be considered on its merits.	5.1.5 5.1.6 Figure 2
Permanent residential uses will not be supported in the Wedge and Grey tourist nodes.	5.6.3

## 5.2 Rural living

### Strategic direction

- Provide for rural living opportunities in areas adjacent to existing settlements that can be appropriately serviced, are compatible with near-by land use activity and which protect important biodiversity and landscape values.
- Recognise rural residential development as a residential land use that is generally provided with scheme water and power supply. Where an alternative to a reticulated water supply be proposed, it must be demonstrated that a reticulated water supply is not available.
- Provide for rural residential and special residential opportunities in the corridor between Jurien Bay and Cervantes and west of Indian Ocean Drive.
- Cater for limited rural living expansion in the vicinity of inland towns, subject to further investigation and demonstrated demand.
- Provide greater flexibility for rural enterprise in rural living areas close to inland towns.

Table 2: Actions - Rural living

<b>Actions</b>	<b>Part Two references</b>
** Amend the Scheme to include provisions that outline matters to be considered in assessing any planning application for rural living, and ensure consistency with SPP 2.5.	5.2 Annexure 4
When assessing a proposal for rezoning, subdivision or development in a Rural Residential or Rural Smallholdings zone, Council to take account of matters set out in Section 5.2.	5.2 Annexures 4 and 5
When considering a Rural Living rezoning, subdivision or development proposal in a Priority 2 Public Drinking Water Source Area, Council to impose conditions to address matters referred to in Section 5.7.4.	5.4.1 Annexure 2
Provide a graduation of lot sizes from 1-40 ha in the vicinity of the townsites of Dandaragan and Badgingarra, to progressively develop away from the town centers while having due regard to the provisions of SPP 2.5.	5.1.3 Figures 4 and 5
** Identify precincts in Dandaragan and Badgingarra where rural enterprise would not conflict with surrounding land uses and would have limited impact on remnant vegetation and other environmental and landscape attributes.	5.1.3 5.1.4 5.2 Figures 4 and 5
Insert an Environmental Conservation zone into the Scheme where the objective is to protect native vegetation in a rural living area.	5.2
When assessing rural residential proposals ensure all lots are connected to a reticulated potable water supply or a sustainable alternative.	5.4.1
** Prepare a local planning policy that sets out the matters to be considered when assessing applications for the temporary use of sheds or onsite caravans for a 12 month period during construction of dwellings.	5.2
Prevent use of sheds in rural residential areas for unauthorised residential purposes.	5.2

### 5.3 Rural land

#### Strategic direction

- Retain rural land for agricultural production and the protection of biodiversity.
- Support subdivision only where it provides for improved agricultural outcomes and land management, such as boundary realignments, homestead lots, environmental and landscape enhancement.
- Facilitate more intensive and diverse use of rural land for higher value agricultural products which are compatible with land capability attributes and surrounding farming practises, subject to availability of adequate water supply.
- Support non-rural uses that are compatible with and complement the primary use of the land.

Table 3: Actions - Rural land

<b>Actions</b>	<b>Part Two references</b>
Department of Agriculture and Food WA (DAFWA) in consultation with the Shire identify and map 'high quality agricultural land': land with suitable soils, climate, water and access to services that is most productive for agriculture.	5.3
** Develop a local planning policy that sets out the objectives for 'high quality agricultural land', the land uses that may be considered, minimum lot sizes and other relevant provisions ((subject to DAFWA providing mapping data).	5.3
** Include a Priority Agriculture zone in the Scheme to retain land identified by DAFWA as high quality agricultural land for agricultural purposes and protect it from competing land uses (subject to DAFWA providing mapping data).	5.3
Council to support applications for the subdivision of rural land that are consistent with state policies for rural land (SPP2.5 and DC3.4) and where the minimum lot size would be 300 ha or greater.	5.3
Council to support the realignment and relocation of boundaries for land parcels that are consistent with state policies for rural land (SPP2.5 and DC3.4) and where the criteria set out in Section 5.3 are met.	5.3
When assessing a proposal for intensive agriculture, agroforestry, intensive animal husbandry or aquaculture on Rural zoned land, Council to take into account matters set out in Section 5.3.4.	5.3 Annexure 3
Council to facilitate the establishment of additional horticulture sites on the Dandaragan Plateau and areas west of the Brand Highway, where water is available and soils are suitable.	5.3.3
Minimise land use conflicts between rural industries, (including intense agricultural use and rural living), and residential areas through the establishment of adequate separation distances and improved management practices.	5.3
When assessing a proposal for the approval of dwellings in the Rural zone, Council to take into account matters set out in Section 5.3.	5.3
Applications for additional dwellings on rural land will be considered on their individual merits. The existence of more than one dwelling on a rural property that may comprise a number of separate lots cannot be used as justification for future subdivision.	5.3.8
** Develop a local planning policy that sets out the locational and servicing requirements for multiple dwellings on rural properties comprising multiple lots.	5.3.8
Assess applications for workers' accommodation on Rural zoned land on their individual merits, taking into account matters set out in Section 5.3.	5.3
Develop information for and circulate the information to landowners seeking to develop tree plantations, to explain the requirement for development approval under the Scheme.	5.3.11
** Amend the Scheme to introduce an appropriate clause to more effectively manage the potential impacts that intensification of rural land use may have on surface water.	5.3.3

#### 5.4 Service infrastructure

##### Strategic direction

- Provide sufficient potable water to facilitate growth of residential areas, including rural living areas, in and around Jurien Bay and Cervantes.

- Provide reticulated sewer or suitable alternative technologies to facilitate the growth of settlements within the Shire.
- Upgrade telecommunication networks and services to support the role of Jurien Bay as a regional centre and the development of other settlements and the rural hinterland.
- Encourage alternative energy generation to support the growth of energy intensive agricultural activities where compatible with other rural uses and character.
- Establish a regional airport facility to serve Jurien Bay, as a regional centre, and the surrounding hinterland.
- Utilise stormwater systems that are technologically sound and environmentally sustainable.
- Establish a new landfill for Jurien Bay that is located to service a wider area.

Table 4: Actions - Service infrastructure

<b>Actions</b>	<b>Part Two references</b>
<b>General</b>	
Pursue the provision of appropriate service infrastructure to facilitate growth based on the Jurien Bay Growth Plan 2012.	5.4.1 5.4.10 Figure 7
<b>Water</b>	
The provision of a water supply to service subdivision for rural living must be consistent with the provisions of SPP 2.5.	5.4.1 5.4.10
Council to only support the commercial use of groundwater (other than in the Rural zone) when the application or proposal includes a groundwater use allocation and licensing strategy acceptable to the State agencies responsible for water and the environment.	5.7.4 Figure 12 Table 30
Council to consider means to minimise potable water use, when assessing structure plans, development applications and building permits.	5.7.4 Table 28
<b>Energy</b>	
Encourage the provision of improved power supply to facilitate the growth of Jurien Bay and Cervantes as set out in the Jurien Bay Growth Plan 2012.	5.4.3 5.4.10
Assess applications for wind farms and other alternative energy infrastructure, having regard to visual landscape issues and other relevant matters set out in <i>Planning Bulletin 67 - Guidelines for Wind Farm Development</i> .	5.4.3 5.7.3
<b>Wastewater</b>	
Facilitate the provision of infill sewerage to the Jurien Bay City Centre and unsewered parts of Cervantes.	5.4.2 5.4.10
Seek innovative and sustainable alternatives to deep sewerage to support development in the unsewered areas of Jurien Bay, Cervantes, Dandaragan and Badgingarra.	5.4.2
** Create a Special Control Area in the Scheme for the existing waste water treatment plant in Jurien Bay, and for the proposed site south of the town for a new waste water treatment plant (once confirmed through structure planning).	5.1.2 5.4.2 Figure 3
<b>Stormwater</b>	
Council to consider the use of vegetated swale drains and other environmentally sensitive stormwater management systems when assessing applications.	5.4.4 5.4.10

<b>Actions</b>	<b>Part Two references</b>
<b>Telecommunications</b>	
Seek improvement to the quality of telecommunications and technology infrastructure throughout the Shire, in consultation with network providers.	5.4.6 5.4.10
<b>Waste</b>	
** Identify a site for a new landfill for Jurien Bay that can accommodate waste from Cervantes in the longer-term and has the potential to accept regional waste.	5.4.5
<b>Transport</b>	
Provide infrastructure in Jurien Bay and Cervantes to encourage walking and cycling and ensure that structure planning incorporates an integrated and safe network of paths.	5.4.7 5.4.10
** Protect noise buffers to the proposed site for a regional airport from encroachment by sensitive land uses.	5.4.8 5.4.10

## 5.5 Mining, oil and gas and basic raw materials

### Strategic direction

- Recognise the contribution that mining and basic raw materials make to the local economy and the potential for oil and gas to make a contribution to growth.
- Protect regionally and locally important basic raw materials from incompatible uses.

Table 5: Actions - mining, oil and gas and basic raw materials

<b>Actions</b>	<b>Part Two references</b>
<b>Oil and gas</b>	
Support shale and tight gas exploration and development, subject to detailed analysis of potential impacts (including impacts on high quality or priority agricultural land and groundwater resources) that demonstrate an acceptable outcome.	5.5.2
<b>Basic raw materials</b>	
** Protect regionally and locally important basic raw materials sites (as identified in Figure 13) from encroachment by incompatible land uses and insert criteria into the Scheme to guide the assessment of BRM proposals.	5.5.3 Figure 13
Council to take account of matters set out in the Section 5.5.3 when considering an application for the extraction of basic raw materials.	5.5.3

## 5.6 Commerce, industry and tourism

### Strategic direction

- Provide for the growth of industry based on the Shire's key economic drivers: agriculture, mining, fishing and tourism.
- Support growth of commercial and industrial activity in Jurien Bay based on the town's regional function.
- Support growth of the tourism sector by identifying and retaining sites for the future development of a range of tourist accommodation.
- Increase the number of caravan and camping sites within the Shire.

Table 6: Actions - commerce, industry and tourism

Actions	Part Two references
<b>Commerce and industry</b>	
Facilitate the growth of the Jurien Bay City Centre based on the Jurien Bay City Centre Strategy Plan (2012)	5.6.1 Figure 6
Support retail development in Jurien Bay based on the City Centre having no retail floor space limit, the Booka Valley being a district centre to be developed at a population threshold of about 10,000, and all other centres being smaller scale local centres.	5.6.1 Figure 7  Table 29
** Provide for industry growth through the expansion of the Coalseam Road Industrial Area in Jurien Bay.	5.6.2 Figure 7
In conjunction with the Department of Transport develop a strategic plan for the Jurien Bay Boat Harbour Precinct to capitalise on increased opportunities for tourism in the region.	5.6.2 5.6.3 Figure 7
** Investigate potential sites for a food processing cluster in the Shire if studies demonstrate market and site opportunities for this activity.	5.6.1 5.6.2
Support commercial development provided for in the <i>Cervantes Town Centre Future Land Use Plan</i>	5.1.2 Figure 8
Consolidate industrial land uses within the existing Cervantes Industrial Area.	5.6.2
Permit small-scale commercial operations, composite mixed business, or industry with associated residential development, within Dandaragan and Badgingarra, subject to adequate servicing and maintenance of the amenity of the surrounding area.	5.1.3 5.1.4 Figures 4 and 5
Permit mixed use development in Badgingarra adjacent to Brand Highway, combining residential and small scale commercial enterprises, particularly those associated with servicing travellers, and transport operations, subject to adequate servicing and suitable access to Brand Highway being established.	5.1.4  Figure 5
** Amend the Scheme to insert 'home business' into the zoning table as a discretionary use in the Residential and Rural Residential zones.	5.6.1
<b>Tourism</b>	
** Include provisions in the Scheme, in accordance with state policy and the recommendations of the <i>Local Tourism Planning Strategy</i> (2012), to provide occupancy and residential unit restrictions within the Tourist zone.	5.2.1
** Include provisions in, or amend, the Scheme in accordance with the recommendations of the <i>Local Tourism Planning Strategy</i> (2012) for Jurien Bay and Cervantes by: <ul style="list-style-type: none"> <li>• applying a height restriction for the Tourist and Commercial zones; and</li> <li>• rezoning Lot 861 Seville Street from Tourist to Special Use, including additional site and development requirements. The predominant use should however remain for tourist uses.</li> </ul>	5.6.3 Figure 3
** Rezone the lots bounded by Madrid, Catalonia and Biscay streets, Cervantes, from Industrial and Residential R12.5 to Special Use or Tourist zone, to recognise the tourism value of this area which is based on existing use and the ocean-front location.	5.6.3 1.2

<b>Actions</b>	<b>Part Two references</b>
** Prepare a local planning policy for Holiday Homes in residential areas within Jurien Bay and Cervantes, to address issues related to management and maintaining residential amenity.	5.6.3
Prepare a long-term caravan park and camping site strategy, identifying key existing and new sites, to address increasing demand in Jurien Bay, Cervantes and for nature-based locations such as Sandy Cape.	5.6.3
Investigate the need for additional nature-based camping areas with specific focus on the possible expansion of the Sandy Cape camping area and potential establishment of new camping areas elsewhere.	5.6.3 Figure 3
In conjunction with the Department of Transport prepare a strategic plan for the Jurien Bay Boat Harbour Precinct to capitalise on increased opportunities for tourism in the region.	Figure 3
Only support those plans by DPaW for tourist nodes at Wedge and Grey which include the removal of squatter shacks.	5.6.3
Council will not support permanent residential uses at the Wedge and Grey tourist nodes.	5.6.3

## 5.7 Environment and natural resources

### Strategic direction

- Maintain the quantity and quality of surface water and groundwater, as assets for biodiversity, agriculture and drinking water.
- Protect public drinking water source areas from contamination.
- Protect the coast and adjoining marine areas as assets for biodiversity, and recreational, tourism, residential and commercial uses.
- New development and coastal facilities to be within areas that can be protected from coastal processes and hazards.
- Protect the Shire's high land and marine biodiversity values, as assets for their own sake and for their role in underpinning a range of economic-based activities, including tourism.
- Protect the valued landscape characteristics of the Shire's natural and rural landscapes, as assets to be appreciated by residents and tourists.
- Ensure that settlements have well-designed streetscapes and open spaces that reflect the Shire's natural and cultural heritage characteristics.
- Preclude placing people and property in areas of extreme bushfire risk.
- Reduce vulnerability to bushfire through management of risks.
- Achieve balance between bushfire risk mitigation and biodiversity conservation objectives.

Table 7: Actions - environment and natural resources

<b>Actions</b>	<b>Part Two references</b>
<b>Water</b>	

Actions	Part Two references
** Amend the Scheme to remove the Bassendean Precinct Special Control Area, subject to the inclusion in the Scheme of a Special Control Area in accordance with State Planning Policy 2.7 for the Jurien and Gingin Public Drinking Water Source Areas as per Section 5.7.4.	5.7.4 Figure 12
** Protect other Public Drinking Water Source Areas (PDWSA) in the Scheme through similar mechanisms to that adopted for the Jurien Water Reserve.	5.7.4 Figure 12
In new rural living estates where private unlicensed bores are proposed, their cumulative impacts on the groundwater resource should be determined and, if appropriate, on-going monitoring should be required.	5.2.1 Table 30
When assessing a proposal for the approval of land use change, subdivision or development within areas proclaimed under the Rights in Water and Irrigation (RIWI) Act, Council is to take into account matters set out in Section 5.7.4.	5.7.4 Table 30
When assessing a proposal for the approval of land use change, subdivision or development within sewage sensitive areas, Council is to take into account the draft Government Sewerage Policy (2016).	
<b>Coastal</b>	
Identify areas in which a detailed Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) needs to be undertaken before rezoning, subdivision or development occur, such as areas that may be subject to coastal inundation and long term erosion over the planning timeframe.	5.7.2
Undertake coastal adaptation planning to identify assets, including infrastructure that may be at risk from coastal processes over the planning timeframe, and develop strategies to mitigate or manage risks where appropriate.	5.7.2
<b>Biodiversity</b>	
Request WALGA and the Department of Planning, to undertake local biodiversity planning for the Shire, to identify, retain, protect and manage significant remnant vegetation on public (including Crown reserves) and private land. Local biodiversity planning should consider: <ul style="list-style-type: none"> <li>• methods to mitigate against threats (including unregulated public access, weeds, plant diseases, and feral animals) to maintain the biodiversity values of the Shire’s reserves and open spaces;</li> <li>• methods to facilitate greater public awareness of the Shire’s biodiversity values through increased interpretive measures that are aimed at both residents and tourists; and</li> <li>• potential assistance that may be provided to private landowners for biodiversity conservation.</li> </ul>	5.7.1 Figures 9 and 10
** Introduce mechanisms into the Scheme to improve the protection of natural areas, including an Environmental Conservation reservation.	5.2.1 Annexure 6
** Strengthen clauses in the Scheme to ensure that adequate information on vegetation, flora and fauna is provided to support proposals for rezoning, subdivision and development of land that have the potential to impact on biodiversity.	5.7.1
** Progress the re-classification of Lot 208 Badgingarra from Rural to Reserve for Environmental Conservation.	5.1.4 Figure 5

<b>Actions</b>	<b>Part Two references</b>
<b>Landscape resource</b>	
The location, siting and design of land use or development proposals along Indian Ocean Drive to be guided by the Indian Ocean Drive Planning Guideline (WAPC, 2014).	5.7.3 Figure 3
** Insert a provision into the Scheme to require approval for development within the Indian Ocean Drive Planning Guideline's area of application that would normally be permitted under clause 61 of the deemed provisions of the Scheme.	5.7.3
** Prepare and adopt an Indian Ocean Drive local planning policy under clause 2.2 of the Scheme, consistent with similar policies for the four other local governments with frontage to the road.	5.7.3
Request the Department of Planning, to assist the Shire to identify significant natural and rural landscape characteristics and views, and measures to protect these, focussing on areas that are prominently visible or accessible from main travel routes including Indian Ocean Drive, Brand Highway and other major roads connecting to coastal settlements.	5.7.3
Create further opportunities for the public to experience the landscape, through additional lookouts, trails, roadside pullover locations and other means.	5.7.3
Promote an improved quality of public spaces within settlements, highlighting each settlement's individual identity.	5.7.3
<b>Bushfire risk</b>	
When assessing an application for rezoning, subdivision or development, Council will not support the clearing of local natural areas for bushfire management purposes and will have particular regard to matters set out in Section 5.7.5.	5.7.5 Figure 10

## 6. IMPLEMENTATION AND REVIEW

### 6.1 Implementation

The Dandaragan Local Planning Strategy is to be used as a guide to assist Council and the WAPC in planning decision making. The Strategy will be used in regard to the amendment of the Scheme or preparation of a new scheme, structure plans, subdivision applications and development proposals.

#### **Table 8: Proposed amendments to the local planning scheme**

*These actions are indicated with \*\* where they appear in Tables 1-7*

<b>New zone</b>
<ul style="list-style-type: none"> <li>• Council to consider the inclusion of a Priority Agriculture zone in the Scheme when high quality agricultural land data is available from DAFWA.</li> <li>• Introduce mechanisms in the Scheme to improve the protection of natural areas such as an Environmental conservation reservation and an Environmental Conservation zone.</li> </ul>
<b>New or amended provisions</b>

- Include provisions that outline matters to be considered in assessing an application for rural living, and ensure consistency with SPP 2.5.
- Include provisions in accordance with state policy and the recommendations of the *Local Tourism Planning Strategy (2012)*, to provide occupancy and residential unit restrictions within the Tourist zone.
- Include provisions in accordance with the recommendations of the *Local Tourism Planning Strategy (2012)* for Jurien Bay and Cervantes, for a height restriction for the Tourist and Commercial zones.
- Insert a provision to require approval for development within the Indian Ocean Drive Planning Guideline's area of application that would normally be permitted under clause 61 of the deemed provisions of the Scheme.

- Amend the Scheme to introduce an appropriate clause to more effectively manage the potential impacts that intensification of rural land use may have on surface water.
- Strengthen clauses to ensure that adequate information on vegetation, flora and fauna is provided to support proposals for rezoning, subdivision and development of land that have the potential to impact on biodiversity.
- Insert criteria into the Scheme to guide the assessment of BRM proposals.

#### **Re-zoning of specified lots**

- Rezone the land adjacent to Bashford Street between Hasting Street, Seaward Drive and Aquilla Street, Jurien Bay, for mixed use or more intensive residential development, subject to infrastructure availability.
- Rezone the lots bounded by Madrid, Catalonia and Biscay streets, Cervantes, from Industrial and Residential R12.5 to Special Use or Tourist zone, to recognise the tourism value of this area which is based on existing use and the ocean-front location.
- Rezone Lot 861 Seville Street from Tourist to Special Use, including additional site and development requirements. The Scheme should specify a predominant tourism use be retained.
- Rezone Lot 208 Badgingarra from Rural to Reserve for Conservation.

#### **Rezoning opportunities**

- Support rezoning and subdivision for residential and rural living uses, highway-related services and industry, composite mixed business or industry with residential uses, within or adjacent to the townsite; subject to land suitability assessment; logical extension of existing development; landscape protection adjacent to Brand Highway; and minimising access points from Brand Highway.
- Identify precincts in Dandaragan and Badgingarra where rural enterprise would not conflict with surrounding land uses and would have limited impact on remnant vegetation and other environmental and landscape attributes.

- Identify a site for a new landfill for Jurien Bay that can accommodate waste from Cervantes in the longer-term and has the potential to accept regional waste.
- Secure a site for a regional airport.
- Provide for industry growth through the expansion of the Coalseam Road Industrial Area in Jurien Bay.
- Investigate potential sites for a food processing cluster in the Shire if studies demonstrate market and site opportunities for this activity.

#### **Changes to Zoning Table**

- Amend the Scheme to insert 'home business' into the Zoning Table as a discretionary use in the Residential and Rural Living zones.

#### **Changes to residential densities**

- Increase residential densities in Jurien Bay, in areas that are conducive to redevelopment and have adequate utility services, such as the area north of Hasting Street.
- Provide variations to standards for aged or dependent living at Jurien Bay, allowing for such dwellings to be developed at higher densities than permissible for a specific lot under the Residential Design Codes.
- Increase residential densities in Cervantes, in areas that are conducive to redevelopment and have adequate utility services, to provide opportunities for greater housing choice.

#### **Changes to Special Control Areas**

- Create a Special Control Area in the Scheme for the proposed site south of the Jurien Bay town site for a new waste water treatment plant (once confirmed through structure planning).
- Remove the Bassendean Precinct Special Control Area, subject to the inclusion in the Scheme of a Special Control Area in accordance with State Planning Policy 2.7 for the Jurien and Gingin Public Drinking Water Source Areas as per Section 5.7.4.
- Protect other Public Drinking Water Source Areas (PDWSA) in the Scheme through similar mechanisms to that adopted for the Jurien Water Reserve.

#### **New local planning policy**

- Develop a local planning policy to ensure that land identified by DAFWA as high quality or priority agricultural land is protected from uses other than agriculture once DAFWA identify and provide mapping of these areas.
- Develop a local planning policy that sets out the locational and servicing requirements for multiple dwellings on rural properties comprising multiple lots.

- Prepare a local planning policy for Holiday Homes in residential areas within Jurien Bay and Cervantes, to address issues related to management and maintaining residential amenity.
- Prepare an Indian Ocean Drive local planning policy under Clause 2.2 of the Scheme, consistent with similar policies for the four other local governments with frontage to the road.

## **6.2 Review and amendment**

The Strategy is designed to provide a vision for anticipated land use and development in the Shire over the next 10 to 15 years. However, new information is likely to come to hand, or land use issues and pressures affecting the Shire will change over time, in which case the Strategy can be reviewed or amended.