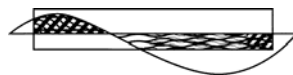




SHIRE OF GNOWANGERUP

LOCAL PLANNING STRATEGY



AYTON TAYLOR BURRELL

Consultants in Urban & Regional Planning

11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

DRAFT FOR ADV
NOVEMBER 2005
97-55-13-ATB

INTRODUCTION AND BACKGROUND

The Local Planning Strategy sets out the planning directions and priorities of the Shire of Gnowangerup as well as the planning context and rationale for the provisions of the Scheme. In addition the Strategy includes the Local Planning Policies required by the Local Planning Strategy to support the provisions of the Scheme.

CONTENTS

1.0 INTRODUCTION

2.0 BACKGROUND

- 2.1 Town Planning Scheme No. 1 (1989)
- 2.2 State Planning Strategy (1997)
- 2.3 Albany Regional Strategy (1994)
- 2.4 Statement of Planning Policy No. 2.5
- 2.5 Community Futures (1992)
- 2.6 Scheme Review Community Workshops
 - 2.6.1 Gnowangerup
 - 2.6.2 Ongerup
 - 2.6.3 Borden
- 2.7 Southern Prospects Regional Strategy (Draft 2000)

3.0 SHIRE OF GNOWANGERUP – DESCRIPTIVE ANALYSIS & KEY ISSUES

- 3.1 Physical
 - 3.1.1 Climate
 - 3.1.2 Topography & Area
 - 3.1.3 Land Degradation Problems
 - 3.1.4 Water & Hydrology
 - 3.1.5 Soils
 - 3.1.6 Vegetation
 - 3.1.7 Natural Environment
 - 3.1.8 Key Issues
- 3.2 Social and Landuse
 - 3.2.1 Population
 - 3.2.2 Housing
 - 3.2.3 Industrial Development
 - 3.2.4 Commercial Development
 - 3.2.5 Community & Recreation
 - 3.2.6 Tourism & Places of Heritage Value
- 3.3 Service Infrastructure
- 3.4 Agricultural Practices & Trends

4.0 RECOMMENDATIONS

- 4.1 Housing
- 4.2 Industrial
- 4.3 Commercial
- 4.4 Tourism & Heritage
- 4.5 Community & Recreation
- 4.6 Servicing & Infrastructure
- 4.7 Agricultural/Rural

4.8 Environment

5.0 IMPLEMENTATION, MONITORING AND REVIEW

5.1 Relationship between State, Regional & Local Strategies

5.2 Implementation, Monitoring & Review

ATTACHMENT A: Scheme Review Workshop Outcomes

ATTACHMENT B: Townsite Residential Land Register

1.0 Introduction

This Local Planning Strategy is to be read in conjunction with the Shire of Gnowangerup Town Planning Scheme No 2. As a result, the Local Planning Strategy applies to the whole Shire including the Gnowangerup, Ongerup and Borden town sites. Figure 1 refers. The provisions of the Local Planning Strategy are made pursuant to the Town Planning Regulations. The provisions of the Local Planning Strategy are not incorporated into the Scheme, but rather determinations of the local government under the Scheme are to be consistent with the Local Planning Strategy, except to the extent of any inconsistency with the Scheme or adopted modification to the Local Planning Strategy.

The Local Planning Strategy is incorporated into the Scheme by reference. The procedure for amending the Local Planning Strategy is set out in clause 2.2 of the scheme and does not require a formal amendment to the Scheme under the procedures set out in the Town Planning Regulations.

The Local Planning Strategy provides the background to the provisions of the Scheme just as Sections 2.0 & 3.0 of this strategy provide the background to the individual Local Planning Strategy measures (recommendations).

The aim of the Local Planning Strategy is to support Town Planning Scheme No. 2 to provide for the fair, orderly, economic and sustainable use and development of land within the shire.

The objectives of the Local Planning Strategy are to:

- i. Provide background to the landuse and development needs of the shire.
- ii. Provide background to the provisions and measures contained within Town Planning Scheme No. 2.
- iii. Assist and promote orderly and proper planning and facilitate effective planning, coordination and management of landuse and development throughout the shire by providing contemporary baseline information and appropriate strategic guidance.
- iv. Assist in the implementation of the State Planning Strategy by:
 - promoting and providing for population growth;
 - promoting the protection and enhancement of important cultural and environmental areas;

- promoting the varied tourist, industrial and residential development opportunities that may present by virtue of the characteristics of the shire;
- preventing landuse conflict between tourist, rural, industrial, conservation and other uses;
- promoting opportunities for value adding;
- promoting measures to work against the decline of the shire's small rural townsites and by promoting the improvement of services, facilities and environmental amenity as a by-product of landuse and/or development in areas of identified need.

2.0 Background

There are numerous existing strategies, guiding documents and other background assisting the identification of Key Issues, Aims, Objectives and Policy Measures.

The State Planning Strategy, Town Planning Scheme No. 1, Albany Regional Strategy, the draft Rural Landuse Planning Policy and the 1992 Community Futures Workshop provide this guidance. In addition, community workshops were held in mid 1998 at each of the town sites to gain additional input on locally important issues.

2.1 Town Planning Scheme No. 1 (1989)

Town Planning Scheme No. 1 was gazetted over ten years ago and consequently is in need of review, at least on an age basis.

Given its age and format, the Scheme has a prescriptive focus (zoning and development standard). This, together with a lack of flexibility can impede potential and/or innovative development.

In common with many other schemes, there is very little strategic guidance provided for both Council and project proponents. From a practical point of view, the current scheme does little more than reflect current uses.

2.2 State Planning Strategy (1997)

The State Planning Strategy sets out the framework for the future growth and development of the state. To achieve this, regional vision statements are identified along with regional strategies and actions. These vision statements reflect the preferred characteristics/qualities of an area toward the end of the planning horizon (2029). The strategies and actions identify avenues to bring the vision to reality.

Relevant Visions Strategies and Actions for the Shire are summarised below.

Vision:

- *Alternative residential and niche business location.*
- *High standard of environmental quality and sustainable resource management including the protection of mountain environments (The Stirling Ranges).*

- *Towns will expand as will tourist experiences and economic opportunities.*
- *Significant innovation will have occurred in agriculture and there will be (a greater range of) downstream processing. There may also be a switch to more intensive forms of production.*
- *Communications and inter regional transport will have strengthened (road, rail and air).*

<i>Strategies</i>	<i>Actions</i>
<i>Provide a Sense of Community</i>	<i>Promote nodal settlement patterns in agricultural areas separated by agriculture/green belts</i>
<i>Protect sensitive and significant environmental areas.</i>	<i>Identify environmentally significant areas that should have restricted surrounding land uses reflected in town planning schemes.</i>
<i>Prevent land use conflict between rural and tourism industries</i>	<i>Recognise tourism as a legitimate land use compatible with a range of existing land uses and incorporate into future regional planning strategies and town planning schemes.</i>
<i>Provide a strategic transport network within and to the Great Southern Region.</i>	<i>Implement transport initiatives such as the Great Southern Province Transport Strategy and the Additional Funding Program for roads.</i>
<i>Plan for value-adding industries based upon regional natural resources.</i>	<i>Monitor the demand for industrial land for value adding projects.</i>
<i>Protect landscape and cultural heritage values.</i>	<i>Prevent subdivision of regionally significant landscapes.</i> <i>Protect culturally significant places through town planning schemes.</i>
<i>Address the concerns arising from the decline of small rural settlements, leading to the loss of services and infrastructure through both government and private companies rationalising services.</i>	<i>Facilitate the development of one-stop shared/common government offices in small centres.</i> <i>Investigate methods to provide service provision to small settlements.</i> <i>Identify essential infrastructure needs and funding options.</i>
<i>Support the continuation of Landcare programs to improve soil salinity and riparian and estuarine water quality.</i>	<i>Promote appropriate land care initiatives to rehabilitate degraded agricultural land to reduce salinity levels and nutrient run-off into waterways.</i> <i>Promote the farmcare program in agricultural areas to ensure more sustainable agricultural practices.</i> <i>Encourage farm forestry where appropriate to improve land and water quality as well as to provide a sustainable crop.</i>
<i>Protect natural resources (especially water</i>	<i>Protect prime agricultural land of State and</i>

<p><i>resources) and prime agricultural land from incompatible development.</i></p>	<p><i>regional importance suitable for intensive and/or irrigated uses.</i></p> <p><i>Ensure that prime agricultural areas are protected from rural residential uses.</i></p> <p><i>Priority ground water and surface catchment areas to be protected by catchment gazettal and if necessary town planning schemes.</i></p> <p><i>Protect in regional and local plans, basic raw materials near regional centres.</i></p> <p><i>Implement the State Salinity Action Plan.</i></p>
---	---

The State Planning Strategy notes that these strategies and actions are not the responsibility of Council alone but the responsibility of the whole community and all tiers of Government. Further, as the State Planning Strategy is framed with long term horizon and as many measures will require significant attitude and/or practice modification, it is noted the objective is to keep moving in the direction of the objectives in an incremental/sustainable manner.

2.3 Albany Regional Strategy (1994)

The study area of the Albany Regional Strategy includes the adjoining Shires of Albany and Plantagenet but not the Shire of Gnowangerup. Even so, many issues are similarly relevant. These issues are reproduced below.

<i>Natural Human Environment</i>	
<ul style="list-style-type: none"> • <i>Sustainability.</i> • <i>Loss of and need for retention of natural vegetation.</i> • <i>An over dependence on the regions agriculture.</i> • <i>The potential for conflict between tourism and rural land uses.</i> • <i>Lack of information about the physical resources.</i> • <i>Protection of natural resources (water, mineral, stone deposits, forests).</i> • <i>Control of dieback and other major threats.</i> 	<ul style="list-style-type: none"> • <i>Protection from hazards.</i> • <i>Protection of landscape values.</i> • <i>Protection of areas of European and Aboriginal cultural and historic significance.</i> • <i>Social infrastructure needs in rural areas.</i> • <i>The need to support and create employment opportunities</i> • <i>The need to sustain the quality of life in the region.</i> • <i>Townscape promotion.</i>

<i>Rural Land</i>	
<ul style="list-style-type: none"> • <i>Land and water degradation.</i> • <i>Loss of and need for retention of natural vegetation.</i> • <i>Cost to rural landowners of landcare programs.</i> • <i>Unpredictable changes in agricultural markets.</i> • <i>Processing of agricultural products is occurring outside the region.</i> 	<ul style="list-style-type: none"> • <i>Protection of productive agricultural land.</i> • <i>Potential conflict between rural and non-rural uses.</i> • <i>Maintenance of farming systems.</i> • <i>Sound land use in rural area.</i>

<i>Housing and Residential Land</i>	
<ul style="list-style-type: none"> • <i>Provision of land for rural living.</i> • <i>Provision of sufficient supply of vacant residential land.</i> 	<ul style="list-style-type: none"> • <i>Variety in lot size and housing infrastructure.</i>

<i>Industry, Transport and Infrastructure</i>	
<ul style="list-style-type: none"> • <i>Supply of serviced industrial land.</i> • <i>Variety in lot size and location.</i> • <i>Adequacy of existing road, rail, sea and air transport.</i> • <i>Conflict between long distance and local road traffic.</i> • <i>Inadequacy of infrastructure in growth areas.</i> • <i>Availability of basic raw materials.</i> • <i>Infrastructure costs.</i> 	<ul style="list-style-type: none"> • <i>Water supply.</i> • <i>Water catchment protection.</i> • <i>Waste management.</i> • <i>Water quality of the rivers.</i> • <i>Provision of adequate buffers for industries.</i> • <i>Arterial drainage.</i>

<i>Commercial and Other Economic Activity</i>	
<ul style="list-style-type: none"> • <i>Expansion/growth of existing commercial centres.</i> • <i>Promotion of townscape improvement programs.</i> 	<ul style="list-style-type: none"> • <i>Employment.</i>

2.4 Statement of Planning Policy No. 2.5

This statement of planning policy outlines the need for and proposed method of identifying areas of agricultural significance as well updating to the state rural landuse planning policy (WAPC DC 3.4).

The primary objectives of the Statement of Planning Policy 2.5 and DC 3.4 are to :

- a) Identify areas of agricultural significance (state, regional and local) taking into account both capability and the finite nature of the land resource.
- b) Protect and buffer these areas as appropriate so as to ensure agricultural production opportunities are maintained.
- c) Provide the framework for the preparation/revision of Local Rural Strategies.
- d) Provide guidance on the use, form and style of Intensive Rural Development.

Of special relevance to Gnowangerup and the review process, the following is noted:

1. The most effective means of protecting valuable farmland from intensive rural development is by a combination of strong urban containment and farmland protection mechanisms.

Comment:

Unlike many areas of the state and contrary to the presumptions of the draft policy, there is very little pressure for Intensive Rural Development within the shire. To counter rural decline and maintain thresholds, the shire needs to vigorously promote growth and development. This can be achieved by promoting Intensive Rural Development and associated landuse in nominated and suitable areas. As a result, the approach to Intensive Rural Development is more of promotion rather than control and restriction.

2. Areas of state agricultural significance need to be protected from Intensive Rural Development and associated pressure for Intensive Rural Development.

Comment:

By virtue of its scale and contribution to the state's export income, the cropping activity within the shire can be seen to be of both state and local significance. However, the lack of Intensive Rural Development pressure means that there is little if anything to protect this agricultural landuse from. Even so, where the scheme proposes to promote Intensive Rural Development as a measure to counter rural decline and increase local

economic activity, this development will need to be responsive to capability and suitability requirements. In addition the externalities of the proposed Intensive Rural Development will need to be appropriately managed so that agricultural production is not disadvantaged.

3. Previous policy required exhaustive study and justification with rural strategies. These requirements worked to put the preparation of such strategies beyond the reach of many rural shires, including Gnowangerup. The new policy direction is that the pressure for Intensive Rural Development will direct the detail required within a Local Planning Strategy whilst also acknowledging potential impacts on areas of agricultural significance and the local development context.

Comment:

This change in policy direction now puts a Local Planning Strategy within reach of the shire as such strategies need no longer justify development per se' and explore development issues alien to the local context. This policy change allows the simple identification of a number of preferred areas of Intensive Rural Development that may or may not be taken up. The lack of development pressure allows the holding/preservation of the rural zone under existing controls without further study/explanation.

4. The new policy makes greater provision for farm rationalisation (retaining the existing number of titles but allowing subdivision responding to landform, management units, etc.) and paddock subdivision so long as controls are introduced to ensure that additional dwelling potential is restricted (memorials on titles). Also facilitated is homestead subdivision that will assist in maintaining viable rural populations and farming practices.

Comment:

When introduced, these controls will greatly assist the viability of agriculture within Gnowangerup by allowing paddock by paddock land transfer and farm boundary rationalisation responsive to management and landform units. No longer will farm build up need to be stymied by the necessity to purchase more land than is required at the nominated build up stage.

2.5 Community Futures (1992)

The Community Futures Workshop was held to identify where the Gnowangerup community saw their future and what they saw as both the opportunities and constraints when focussing specifically on three nominated projects.

Workshop groups were led through five sessions covering:

- i) Strengths of the Gnowangerup District.
- ii) Weaknesses of the Gnowangerup District.
- iii) Project opportunities to improve quality of life whilst maximising strengths and minimising weaknesses.
- iv) Impediments to, threats to and actions to address projects identified.
- v) The selection of one most favoured project and defining individual tasks and a path to completion.

More important in this exercise than the single project identified for action, was the community defined strengths, weaknesses, opportunities and threats. These are identified below along with some of the concluding points.

<i>STRENGTHS IDENTIFIED</i>	<i>WEAKNESSES IDENTIFIED</i>
<ol style="list-style-type: none"> 1. <i>Tourism potential.</i> 2. <i>Good facilities and infrastructure.</i> 3. <i>Capacity for agricultural production.</i> 4. <i>Good living environment.</i> 5. <i>Good business base.</i> 6. <i>Strategic location.</i> 7. <i>People skills and attitude.</i> 8. <i>Local ownership of assets.</i> 	<ol style="list-style-type: none"> 1. <i>Over-reliance on a single industry.</i> 2. <i>Negative community attitudes.</i> 3. <i>Lack of accommodation and promotion for tourism.</i> 4. <i>High cost imposed for development.</i> 5. <i>Insufficient population and housing.</i> 6. <i>Geographic isolation from markets and source of supply/education.</i> 7. <i>Division of Gnowangerup community.</i> 8. <i>Insufficient resources to service three towns.</i>

FINDINGS OF THE SESSION ON OPPORTUNITY AND THREATS

<i>OPPORTUNITIES/PROJECTS</i>	<i>THREATS</i>
<ul style="list-style-type: none"> • <i>To develop and promote tourism.</i> 	<ul style="list-style-type: none"> • <i>Lack of vision.</i> • <i>Lack of expertise.</i> • <i>Lack of finance.</i> • <i>Lack of effective Government support.</i>

<ul style="list-style-type: none">• <i>To diversify primary industry and develop value added agricultural products.</i>	<ul style="list-style-type: none">• <i>Cost of marketing product due to isolation.</i>• <i>Competition between communities for new industries.</i>• <i>Time before a project is viable.</i>• <i>Lack of markets for goods produced.</i>•
---	--

Relevant Conclusions of the Workshop

1. *Gnowangerup is a conventional wheat and sheep farming area, with a proud tradition of fine local stud merino farms. Community economic development could consider initially assisting a community-based enterprise that focuses on local down-stream processing of a single, high quality product, attractive to both a Western Australian and a possible tourist market.*
2. *Fostering tourism has been stressed as a major objective of the Shire. This community futures workshop tended to separate between downstream processing and tourism. It is the opinion of the facilitator, however, that positive cumulative benefits & effects could be achieved – where added production could attract tourists and tourists can help support value added production of agricultural produce – by combining the two into a single project.*
3. *The Shire continues to lose population, particularly young people, who feel they have no future in the community. The economic development that could be considered should be one that offers some form of training for school leavers, and is a labour-intensive, capital-saving form of enterprise. The Shire could consider the experience of the Shires to the south of the Stirling's and in the south west, where rural depopulation was halted in the late 1970's and has been reversed by "re-settlers" engaged in labour-intensive, capital-saving, tourist based enterprises.*

2.6 Scheme Review Community Workshops

Community workshops were held in each of the three townsites during February and March 1998. The aim of the workshops was to enable residents to have an early input into the planning process and to identify key issues. Workshop outcomes are included as Attachment A while a summary of each workshop is provided below.

2.6.1 Gnowangerup Townsite Workshop: Key Issues

Key issues identified by the tables included:

- i) Loss of population
- ii) Loss of services
- iii) Lack of Federal and State Government support
- iv) Need for more land for new businesses at reasonable cost
- v) Need for a heavy haulage bypass route with access to industrial area
- vi) Incompatible industries in residential area.

2.6.2 Ongerup Townsite Workshop: Key Issues

Key issues identified included:

- i) The difficulty of identifying residential land available for acquisition and the time required to acquire the land.
- ii) The lack of fully serviced industrial land.
- iii) The lack of rental accommodation.
- iv) Dust from CBH.
- v) The need for a swimming pool.
- vi) The need for an off road vehicle area.
- vii) The need for larger hobby farm type lots on the periphery of the town.
- viii) Homeswest has been selling their properties consequently there will be no subsidised accommodation available in the town.

2.6.3 Borden Townsite Workshop: Key Issues

Key Issues identified included:

- i) Lack of housing in attractive areas.
- ii) Lack of cheap and readily available industrial land.
- iii) Land release and native title complications.
- iv) Need for developed parkland.
- v) Need for a caravan park.
- vi) Poor infrastructure servicing, particularly potable water, drainage and sewerage.
- vii) Need for a townsite entry statement.

2.7 Southern Prospects Regional Strategy (DRAFT 2000)

The Southern Prospects Regional Strategy is a natural resource management strategy which aims to guide sustainable land use, to protect and conserve natural and cultural values and reinforce and promote the south coast's rural communities. The strategy covers the Shire of Gnowangerup, neighbouring Shires and as far a field as areas of the Shire of Manjimup and the Shire of Esperance.

The strategy does not have a single agency or organisation responsible for implementation but rather, relies on a whole of community approach to achieve implementation.

The Local Planning Strategy can therefore assist implementation by supporting the relevant strategies and programs as follows:

Strategies

Conduct promotional campaigns highlighting the region's natural advantages, the strength of its communities, and the opportunities for new business and employment, including nature based tourism.

Support implementation of programs, which encourage people to live in the region, especially inland parts of the region.

Develop strong links with the regional recreational, tourism and artistic sectors, which draw upon the region's unique features for business viability.

Prepare and promote the contents of oral histories to highlight the significance of indigenous, pioneer and cultural heritage as regional assets.

Encourage local indigenous people, early settlers and pioneers 'Hall of Fame' situated at focal points in the region.

Undertake research and monitoring to understand the values and threatening processes impacting on the natural resources

Programs

- *Integrated web site/promotional brochure - tourism and NRM.*
- *Link with existing strategies eg. tourism, economic and community development, employment.*

- *employment programs.*
- *Rural Plan (ACC).*

- *Tourist offices.*
- *Recreational businesses.*

- *Survey the foreshore and streambeds (project to be established).*
- *Evaluate the loss of soil and/or*

of the region.

sedimentation rates in estuaries (project to be established).

- *Monitor flows and water quality from agricultural tributaries and relate to land use (AGWEST).*
- *Land Monitor Project (CSIRO, AGWEST, etc).*
- *CALM Biological Survey of the South West.*

Continue research and monitoring to ensure the reserve system is comprehensive, adequate and representative of all terrestrial and aquatic systems of the region.

- *Rivercare, Bushcare and Landcare projects (Landholders).*
- *Malleefowl Grid surveys and sighting database.*
- *Corridor monitoring.*

Establish, maintain and provide access to an inventory of natural resources and their threatening processes for the regional community.

- *South Coast RIC (SCRIPT).*
- *Complete the collection of spatial and aspatial data for the coastal zone (SCMG).*

Identify areas of high conservation value not currently included in the reserve system, and identify and implement appropriate protection mechanisms in 'off reserve' areas for formal inclusion in the conservation estate.

- *Land for Purchase funds (CALM).*
- *Macro-Corridor project (CALM).*
- *NOI Database (AGWEST).*

Develop and implement wildlife management plans, weed and pest control plans, threatened species/community recovery plans, and interim recovery plans for on and off reserve areas.

- *CALM.*
- *Special interest community groups (eg. MPG).*
- *Integrated and Co-ordinated Weed and Pest Control Project (SW).*
 - *CALM for its estate*
 - *LGA's and Weed Action Groups for districts.*
- *Threatened Species Recovery Plans (CALM).*

Encourage and support community groups to assist with management of public reserves.

- *CALM Advisory Committees.*

Encourage and support community groups and local governments to implement weed and pest control plans.

- *Integrated and Co-ordinated Weed and Pest Control Project (AGWEST).*

Map, monitor and maintain an inventory of the extent of dryland salinity, groundwater levels, soil and remnant vegetation and other

- *Land Monitor Project.*
- *Update the AgBores and ComBores databases.*

-
- resource threats on a catchment and sub-regional basis.*
- *Integrate AgBores and ComBores databases with Aquabase.*
 - *Estimate the extent of soil acidity soil structure decline and repellence problems in the region.*
- Identify and map remnant vegetation as a basis for profitable enterprises.*
- *Land Monitor Project.*
 - *Albany remnant survey.*
 - *Denmark Greening Plan.*
 - *NOI Database.*
 - *Salt Scenario 2020 Project.*
- Predict the future extent and impact of dryland and other land use threats under different landuse scenarios.*
- *Salt Scenario 2020 Project.*
- Identify and quantify priority land and water resources suitable for rural and industrial uses.*
- *Bushcare to assist with preparing plans.*
- Demonstrate and evaluate best bet systems, including high water use farming systems, on major soil landforms in the region.*
- *High water use farming systems project.*
 - *The effect of lucerne on groundwater levels.*
- Research and develop commercial perennial crops for the medium and low rainfall zones.*
- *Maritime Pine Project (CALM).*
- Stimulate the adoption of high water use and agroforestry systems, including revegetation using native and non native species, into sustainable farming systems in the high, medium and low rainfall areas.*
- *Low Rainfall Agro-forestry Group (CALM and AGWEST).*
 - *CALM, Oil Mallee Association, Timber 2002 and South East Forest Foundation.*
 - *Native Plans to Improve farm Income and Land Reclamation project (Robinson).*
 - *NHT Bushcare Program (SM).*
 - *Great Southern Regional Opportunities Audit project (GSDC).*
- Develop better and quicker methods to enable planning using the latest spatial and aspatial data.*
- *Upper Pallinup Catchment study (Anderson).*
- Promote and incorporate best management practices for sustainable farming systems, including soil, drainage, vegetation, pest and weed management components into farm and*
- *Extension program aimed at all landholders in the region (AgWA Extensions Services, Agricultural Development Officers).*

catchment planning.

- *NHT Bushcare Program.*
- *Drainage evaluation.*
- *Integrated and Co-ordinated Pest and Weed Control project, for 'economic weeds' that affect productive agriculture.*
- *Methods of reducing the competition effects between trees and crops (AGWEST).*
- *Sustainable Grazing Systems Key Program (AGWEST).*

Match land and water resource capacity with use for a range of rural enterprises and extend this information.

- *Natural Resource Management Group surveys and capability mapping.*
- *NHT Bushcare Program.*
- *Mallee Information Exchange.*

Encourage joint public/private sector research and development into potential 'clean and green' private sector enterprise opportunities.

- *Explore and develop compendium of industry options for woolgrowers (NIP, Wool Program,) and beef farmers (NIP, Meat Program) affected by low commodity prices.*

Encourage sustainable value-adding industries in keeping with environmental needs and objectives.

Promote low impact nature based tourism throughout terrestrial, coastal and marine environments.

- *WATC, GSDC & GEDC, CALM.*

Implement actions to re-establish healthy, functioning ecosystems, for high priority areas and resources which are degraded or at risk.

- *NHT Bushcare Program.*
- *Greening Australia Western Australia and CALM.*

3.0 SHIRE OF GNOWANGERUP – Descriptive Analysis & Key Issues

3.1 Physical

3.1.1 Climate

The average annual rainfall for the Shire varies from 360mm in the north east to almost 500mm in the south west. Slightly less than two thirds of the annual rainfall falls in the six months between May and October. Annual average rainfall is shown on Figure 2.

3.1.2 Topography & Area

The Shire of Gnowangerup covers an area of 4268km² stretching from the Stirling Ranges and the City of Albany in the south through to the Shire of Kent in the north. The Shire's eastern and western edges are bounded by the Shire of Jerramungup and the shires of Cranbrook and Tambellup.

The topography of the Shire is dominated by the greater part of the Pallinup River system. The river water is thought to be considerably more saline today than in the past and its salinity is rising steadily. The Pallinup River is the most degraded river system in the south coast region. Nutrient pollution is also widespread and is the consequence of the heavy fertilising of the sandy soils in the region.

Land in Gnowangerup Shire is gently undulating country in the upper basin of the Pallinup River and its tributaries.

The southern boarder of the Gnowangerup Shire includes the northern reaches of the Stirling Range National Park.

Almost all of the Gnowangerup Shire is underlain by the Ulgarn Craton which is composed of granitic and gneissic rock of the Archaean Age (2500–3000mybp) similar to that which underlies the wheat belt. The southern part of the Shire (under the Stirling Range) is underlain by the Albany–Fraser Orogen that is composed of gneissic and granitic rocks of the Proterozoic age (1200–1800 mybp). An east west series of dolerite dykes (the Gnowangerup dyke suite) has intruded into the Archaean Rocks to the north of the contact with the Albany–Fraser Orogen. The southern

part of the Shire slumped and the sea covered the land on the Eocene (50 mybp).

The sub region was laterised in the Tertiary (about 30 mybp) and sandplains were formed where winds deposited coastal sands and reworked sediments. The southerly flowing rivers have etched the laterite and sediments. However, poor drainage after the uplift results in rain born salt accumulating in deep soil profiles. Clearing of the native vegetation has caused ground water levels to rise and mobilise these salts. (RAP, 1997)

Wetland groups and channel wetland evaluation for the Gnowangerup Shire are shown in Figure 3.

3.1.3 Land Degradation Problems

Salinity is the major land degradation problem. Water, which was once consumed by the extensive woodland and heath, is now creeping to the land surface, carrying fossil salt with it. Approximately 69,000 hectares (16% of Shire) is currently believed to be salt affected to some degree. This may increase by over 30,000 hectares in the next 15 years, reaching 120,000 hectares (28% of Shire) when the ground water levels reach equilibrium if nothing is done. The effects on agricultural production, remnant vegetation, wetlands and public lands are likely to be devastating unless the spread to salinity can be halted. This is the major problem in the Shire.

Increased catchment discharge due to clearing and soil compaction and the loss of supporting and protecting riparian vegetation has caused severe erosion and siltation along much of the Pallinup River. Erosion and siltation of the river surrounding countryside is another major problem.

Loss of nutrients and organic matter from farmland also threatens the Pallinup River and its estuary. Eutrophication is another problem.

On a local scale, many farms and local and communities are achieving much in terms of replanting, drainage, erosion control and the like. There is significant potential for the establishment of oil mallees in the area. The oil mallee is a woody perennial that should both allow lowering of the water table and decrease of erosion hazards whilst at the same time providing a commercial return to the farmers through the newly established Oil Mallee Company of Australia. The Shire should encourage this development in the area. The approach is bifocal. There is a need to re-establish the hydrological balance of the land so that water leaving the system balances water entering the system. There is also a need to revegetate the riparian zones along the minor creeks and major river channels. Healthy fringing vegetation not only supports the bed and banks of rivers against erosion but also filters out nutrients and sediments.

Dieback is a problem in the Stirling Range National Park as are fire events. The regional plan for the management of dieback disease (phytophthora) in reserve areas is being implemented by C.A.L.M.

In December 2000 the Environmental Protection Authority released its Position Statement No. 2 which deals on the clearing of remnant vegetation in agricultural areas which includes the Shire of Gnowangerup.

The general principals behind Position Statement No. 2 include that:

- Significant clearing of native vegetation has already occurred on agricultural land, and this has led to a reduction in biodiversity and increase in land salinisation. Accordingly, from an environmental perspective any further reduction in native vegetation through clearing for agricultural cannot be supported.

- In exceptional circumstances the Environmental Protection Authority could consider supporting clearing in the agricultural area if:
 - The proposed land use addresses alternative mechanisms for protecting biodiversity. Opportunities for addressing biodiversity could include rehabilitation of disturbed areas and/or acquisition of areas containing remnant native vegetation. The Environmental Protection Authority would like to see an overall environmental benefit as a result of the proposal, such as ensuring protection and management of higher quality remnant native vegetation in the general area (not necessarily on the same property).
 - The area proposed for clearing is relatively small, depending on the scale over which significant biodiversity changes occur in the particular area, including the extent of vegetation in the surrounding area, and recognising that the values will vary for different ecosystems.
 - Land degradation, including aquatic environments and threatening processes, such as dieback, salinisation or disruption of catchment processes, on site and off site would not be expected.

3.1.4 Water and Hydrology

Water is a major limiting factor in the Shire. The Pallinup River is very saline and there are no natural potable surface water resources that have been identified in the Shire. All the streams in the Shire are likely to be very brackish to saline with no prospect of development until restored through a process of partial catchment reforestation and rehabilitation of riparian zones.

Borden has two earth dams with roaded and bitumen catchments jointly supplying 15 mega litres annually. Gnowangerup has 2 dams with bitumen catchments, both supplying 38-mega litres annually. Water from these schemes is fully allocated.

Roof top water collection is the main source of water for homesteads away from the townships.

The supply of adequate water is the main limitation to the development of further horticultural pursuits in the Shire.

Hydrological systems in the Gnowangerup Shire are shown in Figure 4. This survey showed that the salinity problems are greatest in the south west of the Shire and the north east of the Shire.

3.1.5 Soils

Sand–plain duplexes (shallow and deep phases) are the dominant soil type in the basin floor, followed by paper–bark swamps and deep sands. Light and heavy grey clays are dominant in broad valley floors in the Shire, followed by crab–hole soils and white–gum/duplex soils. There is a wide range of soils in the granite and laterite hills ranging from grey and red clay soils to white–gum and sand plain duplex soils. The sandstone hills, rock outcrop and stony duplex are dominant followed by sand–plain and white–gum and duplex soils. (RAD 1997)

Gnowangerup has the highest average cereal yields of all south coast Shires reflecting some reasonably fertile soils. Over the last 17 years the rate of increase in Wheat yields in the Gnowangerup Shire has been over 50kg/ha/year. The present stocking rate in the Gnowangerup Shire is about 3.5DSE per W.G. ha, 66% of the potential capacity of 5.3DSE per W.G. ha. The low stocking rate may be caused by pasture growth, poor composition or by poor grazing practices. Poor pasture growth also results in low water use.

3.1.6 Vegetation

The Pallinup Botanical District and the Eyre District as shown on Figure 5 cover most of the Gnowangerup Shire.

The Pallinup & Roe systems occupy lightly dissected gently undulating county in the upper basin of the Pallinup River and its tributaries.

Most of the area is occupied by Mallee but there are patches of Mallee Heath on the rises while major valleys and the numerous small lakes and pans bear patches of Eucalypt woodland.

Yate and York–Gum woodland occurs in the larger valleys along the Pallinup and its tributaries.

In the Eyre botanical district of the Shire most of the vegetation is comprised of Mallee Heaths and Scrub Heaths on sand–plains (52% cleared). The Qualup system covers the sandy, gravely plains north of the Stirlings.

The principal formation is Mallee Heath in which Tallerack is the character species growing on plains of sand over laying clay with iron stone gravel.

The Stirling Range system to the south of the Shire has plant communities including Thickets, Mallee Heath, Low Woodlands (which are predominantly Jarrah Mallee Woodlands) and Woodlands with Jarrah, Mallee, Wandoo, Yate and Flooded Gum. The Stirling Range National Park is a major ecological resource for the Shire and needs to be protected.

Figure 6 is an excerpt from the South Coast Macro Corridor Project showing vegetation cover, protection status within and surrounding the shire.

3.1.7 Natural Environment

The Shire encompasses a variety of landscapes ranging from sandplains in the north through river basins (Pallinup, Gnowangerup, Wapenup, Peenebup and Salt), south to the northern slopes of the Stirling Ranges. As a result, the shire has access to all regionally significant landscapes available within the Great Southern with the exception of those associated with the coast.

Along with this landscape and topographical diversity is a diversity in vegetation types ranging from cleared pasture and croplands (which comprises most of the shire) to large but isolated remnants in the Stirlings, on the Pallinup River and in other locations within the rural area.

As noted previously, projects such as Macro Corridor and the Southern Prospects Regional Strategy are looking at options to try and mitigate some of the environmental losses by linking remnants, providing assistance with protection and management and by providing for strategic revegetation and habitat creation. Not only will these projects improve environmental function and increase landscape diversity but they may also provide for new industry and activity in the shire based around revegetation, landcare and nature based tourism (i.e. activities based on the Stirlings, the Pallinup River, the mallee fowl, etc).

3.1.8 Key Issues

- As rainwater is limited, so is groundwater recharge and opportunities for catchment. Good water management is required for townsite potable supplies and also in agriculture.
- The shire has topographical and landscape diversity which can benefit both agricultural production (niche products) and nature based tourism.
- Salinity is an existing and continuing problem. Existing works to address this issue and to find answers need to be supported.
- Environmental decline linked to over clearing needs to be addressed by equitably protecting remnants and by facilitating replanting with native or other deep rooted vegetation.

3.2 Social and Landuse

3.2.1 Population

- Population numbers in the Shire have steadily declined over the last census years from 2226 in 1986 to 1778 in 1997 (ABS ERP). This is a loss of 448 people or 25% for the period.

Year	Number
1976	3700
1981	3630
1986	2226
1987	2234
1988	2159
1989	2075
1990	2030
1991	1935
1992	1875
1993	1849
1994	1817
1995	1779
1997	1778

(Source: ABS Estimated Resident Population)
(NB: 76–81 figures include the now Shire of Jerramungup)

- Just over half of the Shire’s population live in the three town sites of Gnowangerup, Ongerup and Borden, with the remainder living in surrounding rural areas.
- 43% of the population (760 persons) is located in the Gnowangerup town site, which also lost population between the 1991–1996 Census years.
- While population numbers for Borden and Ongerup are not available, it is estimated that approximately 60 people live in Borden and 119 in Ongerup. While it is likely there has been some loss of population in Ongerup, it was claimed at the Borden workshop that it had increased its population from 30 residents to sixty over the last 10 to 15 years.
- The Western Australian Planning Commission population analysis document titled WA Today (2000) projects a stable population to 2006 at the least.
- It is interesting to note the 2001 census population count was 1521 persons.
- The 2001 census produced the following age sex profile:

	0 - 14 years	15 - 24 years	25 - 44 years	45 - 64 years	65 years and over	Total

Male	247	104	242	181	61	835
Female	167	61	216	151	77	672
Total	414	165	458	332	138	1507
Percent	27.5%	10.9%	30.4%	22.0%	9.2%	100%
Note: Overseas visitors are excluded from these counts						

3.2.2 Housing

- The majority of housing in the Shire (96%) consists of separate houses on large lots. In Gnowangerup the lots sizes generally range from 950 – 1012m² and in Ongerup and Borden the predominant lot size is 1012m². Rear lane ways are common in all three town sites.
- The residential density code in Gnowangerup and Ongerup is R15 and in Borden it is R10. Given prevailing lot sizes, neither of these densities allows for further subdivision or development of more than one dwelling unless it is specifically designed for aged persons or single bedroom accommodation.
- While the population has been decreasing, data from the Estimated Stocks of Dwellings (ABS June 1996) indicates that the number of dwellings has increased between 1991 and 1996 from 754 to 771, an increase of 2.2%. A further five dwellings have been constructed since June 1996, together with accommodation for CBH employees in Borden.
- The demand for housing appears to be generated by decreasing family size, which results in more housing being required despite an overall decline in population. The poor condition of the existing housing stock in some areas also results in a demand for better housing in other areas.
- Within the Gnowangerup town site (refer Figure 7.), there are 48 vacant residential lots, the majority of which are located in the southwest area of the town adjacent to the industrial area and are in private or institutional ownership. Surrounding housing and general amenity is poor in this area, providing little incentive for further housing to be constructed. There is limited choice of vacant lots in the more attractive areas.
- In Ongerup (refer Figure 8.), there are 27 vacant housing lots in mainly private ownership scattered through the town site. Additional land has been zoned in the western portion of the town site for housing and could accommodate a further 35 dwellings.

This land is unserviced and the cost of development is unlikely to be economic. The presence of granite rock on a portion of the area further detracts from the viability of creating new lots.

- In Borden (refer Figure 9.), there are thirteen vacant lots, three of which are zoned Commercial. Eight of these lots are directly opposite the CBH site and consequently suffer from a poor aspect and low amenity. A further two lots front Chester Pass Road immediately to the south of the Church and are not considered desirable sites. Provision has been made for a further eight additional residential lots on John Street. These lots would be relatively economical to create, as all services are readily available. However, the road verge accommodates a number of wild orchids which it is claimed do not grow elsewhere in the town site.

Key Issues

- While population overall appears to be declining, there is a demand for new housing in the town sites. In order to maximise opportunities to attract people to the town sites and reverse the population decline it is necessary to have a stock of vacant, serviced residential lots in a variety of locations.
- A decreasing family/household size allows for the more intense and efficient use of existing serviced land by the construction of smaller dwellings with a lesser need for expansive yard areas.
- Unless services are immediately available, such as roads, power, water and sewerage, the development of new residential areas is likely to be prohibitive in terms of cost. The market value of land is such that it is unlikely that Department of Land Administration will be prepared to develop new lots as its policy is normally to at least recover its costs.

- In Gnowangerup town site there is a need for additional housing lots to be provided in more attractive areas of the townsite as most of the existing vacant lots are located in an area generally considered to be blighted. In addition, Council has been receiving inquiries as the availability and potential to develop a range of larger sized residential lots; up to a rural residential standard.
- In Borden, there is a need to create new lots as existing vacant lots are generally not located in desirable areas.
- In Ongerup, while there is a large stock of serviced vacant lots, the availability of these lots needs to be clarified.

Options

- In terms of providing land for new housing, there are a number of options:
 - identify new areas that can be serviced and pressure Department of Land Administration to develop new lots;
 - Council acquire crown land and develop the lots;
 - identify land set aside as reserves which are no longer required for their original purposes and arrange for them to be released for residential development;
 - encourage existing vacant lots to be made available for development;
 - Increase housing density so that existing lots can be subdivided or developed with more than one dwelling.

Given the cost of developing and servicing new conventional residential lots, it is considered that the most appropriate approach is to initially try and make better use of existing serviced land. Once these options have been fully exploited, it will be easier to make a case for new land to be opened up either by Department of Land Administration, Council or by joint action.

With regard the demand and potential for rural residential development, an area or areas need to be earmarked that accommodates not only conventional capability and suitability considerations but also has a real likelihood of being developed base don a landowner willingness to subdivide.

An area with these qualities has been identified to the south west of town and is shown on the Strategy Plan (Figure 10).

In terms of capability and suitability, the following is noted.

- Proximity to towns and service centres.
Land adjoins town and would be less than 500m from the townsite boundary.
- Service provision
Constructed road access provided.
Scheme water connection is provided to the first block and could be extended.
Electrical power and Telecoms could be extended.
- Road access
Sealed road (Tambellup Road) fronts the land. Clifton Grange Road (Closed from Railway line) could be retained to provide access to house.
- Landscape and conservation qualities
The land is gently undulating. Surrounding land use is grazing and cropping which can coexist with rural living land uses. This land use will be retained and is representative of the surrounding land. Clearing controls could be imposed over the isolated and small pockets of remaining remnant vegetation.
- Fire risk assessment and management
Low Fire Risk under 'Planning for Bush Fire Protection'. The potential lot sizes provide for adequate 'Building Protection Zones' and fire breaks will be provided as required. A fire break already exists along the railway line. The local fire brigade within preferred travel thresholds. Water, available from existing dams.
- Natural resources
There has been investigation into the availability of underground water on the property. This was not successful. No other valuable resources, including minerals or environmental have been found, and the proposed land use would not impact on those resources in any case.
- Environment

Revegetation in the fully along the offsite creekline has been planned as part of the 'Farm Soil Conservation Plan'. None of the current native vegetation is intended to be cleared and clearing controls could enforce this.

- On-site effluent disposal

A preliminary assessment of the soil points to the need to use semi/fully-inverted leach drains, or Aerobic Treatment Units (ATU's) for the development. Suitable horizontal and vertical separations to ground and surface water exist.

- Land capability assessment

The site suitability for effluent disposal, and conventional building practices couples with the clear, flat and stable nature of the land give it a moderate to high capability rating.

- Other Notes

The development will not lead to any adverse impacts in terms of flooding, soil erosion, landslip or any other form of environmental impact.

No drainage works required.

No native title applies to the land. No heritage or ecological issues apply.

Access ways are appropriate to traffic volumes while maintaining rural character and minimising adverse environmental impacts.

Subdivision maintains environmental and landscape diversity.

The surrounding rural land is unaffected. An opportunity for interested parties to comment will be available when the Scheme is advertised.

A Subdivision Guide Plan will be required prior to subdivision as per the Scheme Text.

3.2.3 Industrial Development

Background

- Approximately 15ha of land has been set aside in the southwest corner of the Gnowangerup townsite for industrial development.
- This area is constrained to a certain extent by the proximity of housing immediately to the north. Access is also limited to streets with residential housing.
- Currently there are four serviced vacant lots, one other lot with only a house on and two unserviced parcels of vacant land available in the townsite.
- The two unserviced parcels of land comprise 7.0ha approximately and could provide at least another 20 lots. Based on current demand this supply of land will be sufficient for the next ten to fifteen years.
- The cost of servicing and subdividing the vacant parcels of land is a deterrent to further development. Costings prepared in 1994 indicated that the cost of servicing the vacant land on the southern side of Quinn Street (Lot 326) would be approximately \$13,000. Subdivision of Lot 348 to the west of the Shire depot site was estimated to be \$38,000 per lot.
- Currently there is no provision for special or extensive industry (eg. Larger industries that may require special buffers, etc) within the shire. The 1995 Industrial Land Study examined a number of options for industrial sites close to the Gnowangerup Townsite and ranked them in order of acceptability for generic special industry.
- The acceptability of any particular site for any proposed special industry will be dependant on the type of industry, the processes carried out, the servicing required and the need and extent of any buffers.
- In Ongerup there is no existing industry apart from the CBH operation. An industrial area consisting of six lots varying in size from 2178m² – 4154m² is located to the south of the town between the Caravan Park and sports oval. The lots are currently unserviced which seems to be impeding development and is contributing to their vacant state.

- There is the opportunity to rezone suitable land for general industry around the existing Ongerup Depot and saleyards sites as this land appears less constrained in terms of servicing and access.
- In Borden an industrial area has been located to the south of the townsite with access off Trappitt Street. 7 lots have been created ranging in size from 2000m² to 7141m². Only one lot has been developed to date.

Key Issues

- Industry is concentrated in Gnowangerup, and given the cost of providing serviced sites it will be more efficient to concentrate provision in this town. Minor expansion/consolidation in the other townsites should be considered where servicing and buffering can be adequately addressed.
- The cost of providing further serviced industrial sites in Gnowangerup is a constraint on further development and Council should explore ways in which these costs can be reduced, either by joint development with Department of Land Administration and/or application for grants/loans via the Department for Commerce and Trade.
- Any proposals for special or extensive industry should be referenced against the 1994 Industrial land Study in terms of site and servicing needs and site acceptability. As site development costings are subject to change, these should be refreshed on the basis of the actual industry's needs.

3.2.4 Commercial Development

Background

- Apart from retail censuses carried out in 1985–86 and 1991–92, the only previous study, which has been carried out in the Region, is the Great Southern Regional Retail Study in 1989. Key findings of the this Study relevant to Gnowangerup are summarised below:
 - Population of inland country towns grew during the 1950 and early 1960's but has generally declined since then. The Shire of Gnowangerup's population grew strongly until 1966 and has gradually decreased ever since.
 - Retailing has tended to concentrate in key regional centres such as Albany and Katanning at the expense of smaller centres.
 - Population growth is the primary generator of retail demand and the future growth prospects of Gnowangerup will have direct bearing on prospects for the growth of retail floorspace in Gnowangerup.

- Population projections for Gnowangerup indicated future population may remain static at around 2200 people to the year 2001.
- Based on the 1985–86 ABS retail expenditure figures, retail expenditure per square metre of floorspace was \$2054, which is 53% of the average annual turnover per square metre of the Perth Metropolitan Region. In terms of the Great Southern Region, Gnowangerup was ranked tenth in terms of turnover per square metre.

- Retail floorspace per head of population is a measure of trading potential and performance of a town. Gnowangerup has 1.68 square metres of retail floorspace per head of population which is about the same as the commonly accepted standard of 1.6 square metre per person.
- In terms of the likelihood of residents within Gnowangerup shopping within Gnowangerup, the study estimated that only 22% were likely to shop in Gnowangerup with the bulk of the remainder likely to shop in Albany (17.2%) and Katanning (18.9%).
- Based on the relatively static future population growth of the Shire, retail floorspace was estimated to decrease to 2001 by between 14 – 21%.
- Gnowangerup has a well-defined and reasonably compact shopping centre, which has a character that has the potential to be substantially enhanced through good townscape and civic pride. Sustained effort and good marketing can increase trade from visitors from adjoining areas and wider tourism.
- Gnowangerup will need to promote itself vigorously if it is to retain the existing level of shopping.
- A review of businesses in Gnowangerup carried out in June 1998, indicates that commercial floorspace has remained relatively static and has not declined to the extent forecasted by the 1989 Study.
- The most recent population predictions provided by the Ministry for Planning suggest Gnowangerup population will decline steadily to the year 2011.
- Existing Commercial zoned land is concentrated in four super lots on either side of Yougenup Road.
- Of the 53 zoned lots, three are occupied only with houses three have vacant buildings and two consist of vacant land, and one is largely vacant with only a very small shop remaining in one corner.
- The majority of the floorspace in the Commercial zone is taken up by space extensive quasi retail uses such as vehicle and machinery businesses and rural traders (63%) as opposed to the more intensive retail businesses. This explains the low turnover per square metre quoted by the ABS.

- It is important to note that 21% of business are now home based. (Mixed Use Developments, 1996). Estimates suggest this could continue to increase. In the USA it is anticipated that almost 50% of business will be home based by the year 2000. In view of this trend, it is appropriate that such business is accommodated wherever possible, providing the amenity of residential areas is protected.

Key Issues

- While there are limited opportunities for new retail businesses to establish in the existing Commercial zone, the current decline in population does not provide a favourable environment for new businesses to start up. The major challenge will be to retain the existing businesses.
- Because the economic climate and cost of establishing alternative sites, it is unlikely that the space extensive retail uses will be prepared to relocate.
- The only practical way of providing additional sites for retail businesses is to rezone the remaining residential properties fronting Yougenup Road opposite the school and/or on the north west corner of Searle Street and Yougenup Road. It is unlikely that retail businesses will survive unless they have frontage to Yougenup Road.
- Continued enhancement of the town centres, based on townscape/mainstreet principles, together with good marketing are required to attract people to the centres.
- Strategies to retain and increase population will be the most effective means to retain and extend town centre uses.
- Current home occupation provisions in the Town Planning Scheme are too restrictive in terms of allowing for the increasing trend for businesses to be run from home. Providing controls remain to ensure the residential amenity is not affected, such businesses should be accommodated wherever possible. This does not suggest uses such as concrete batching plants or those uses that would conflict with the existing industrial and/or commercial zones should be permitted in residential areas.

3.2.5 Community and Recreation

Background

- All three townsites have a reasonable range of community and recreational services which include:

Community Halls St Johns Ambulance

Libraries Fire Stations

Primary Schools Refuse Disposal

Day Care Facilities Sports Oval, Bowling Greens, Netball/Basketball &
Tennis Courts

In addition, Gnowangerup has a hospital, high school, special aboriginal agricultural school, resident general practitioner and dentist, community and infant health centre, swimming pool and airfield.

- Workshops held in each of the three town centres indicated a general level of satisfaction with the level of community and recreational services.
- Such facilities are critical to the health and well being of the population and their continued use and maintenance is required in order to retain and attract people to the Shire.
- Southern portions of Water Reserve 12911 within the Gnowangerup townsite are currently informally used for recreational purposes. In view of this use and the attractive nature of the area, this area could be redeveloped into an attractive treed townsite parkland area.

- Consultation with the Aboriginal Affairs Department regarding use, reservation and development of aboriginal reserves within the Shire has highlighted the following points:
 - i) Federal, Local and state objectives for Aboriginal reserves are to retain current landholdings so as to provide a base for local employment, use and development. As a result, it is appropriate that these landholdings are retained within the Public Purpose Local Reserve so that the vested and reserved purpose can drive development and use.
 - ii) Reserve 23916 (Gnowangerup Townsite) is currently undeveloped and is mainly used for informal camping/meeting purposes. It is currently partly under the Rural zone and partly under the Public Purposes reservation and is within Special Design Area No. 3. To address the zoning anomaly and to maximise use opportunities, it is recommended that the entire area be bought under the Public Purposes reservation. A specific precinct policy will then guide future use and development.
 - iii) Reserve 24189 (Ongerup Townsite) is currently undeveloped with no formal use. In accord with the general objective of maximising use opportunities and opportunities for local aboriginal development it is recommended that this reserve remain under the Public Purposes Reserve.
 - iv) Reserve 21742 (Borden Townsite) is of a similar context to the Ongerup reserve. As such it is to be retained under the Public Purposes Reserve.

Key Issues

- The cost of providing and maintaining facilities in all three townsites is a major concern for Council.
- Declining population, together with government rationalisation, centralisation and user pays philosophies pose a constant threat to continued provision of community services.
- As with almost every other aspect of service provision, arresting the decline in population is a key priority.

- Retain local aboriginal reserves and provide for use and development in accord with Local, State and Federal objectives.

3.2.6 Tourism and Places of Heritage Value

Background

- Tourism potential has previously been identified as one of the key opportunities within the Shire (Community Futures Workshop) and fostering the industry has been stressed as a major objective of the Shire.
- The Stirling Ranges' natural resources, particularly flora and fauna and the Shire's location on through routes to the coast are seen as its main strength.
- Current tourist attractions and infrastructure include:
 - The Stirling Ranges, Campsite, Chalet and Caravan Park, guided walks, bush walks, hang gliding, geology and photography.
 - Maleup Downs Farm Holidays
 - Wildlife Haven
 - Salt Lakes
 - Vineyard "The Lily"
 - Ongerup and Needilup district museum
 - Gnowangerup Hotel/Motel
 - Yardup Cottage Bed and Breakfast
 - Ongerup Caravan Park
 - Borden Tavern and Restaurant
- Suggested opportunities to develop the tourist industry include:
 - a high class motel/hotel at the Stirlings;
 - development of a cable car within the Stirling Range National Park (subject to environmental impact assessment at proponent's expense);
 - tourist information bay on the entrances to Ongerup identifying major attractions and local tourist infrastructure;
 - mineral spring development;
 - tourist centre based on history of wool;
 - bituminise Stirling Range Drive and Salt River Road;
 - heritage tourism;

- Pick up/drop off service for overnight Stirlings walks, possibly with nearby accommodation ventures.
- aboriginal based tourist projects;
- education facility based on local environment;
- adventure tourism.
- The Great Southern Tourism Plan, which was prepared for the Southern Regional Tourism Association, identifies nature-based tourism as the priority focus for tourism development in the region. Cultural tourism, which includes authentic local heritage, wineries, arts and crafts, rural tourism and aboriginal culture, are identified as the next priority. These aspects of tourism are ideally suited for development within Gnowangerup.
- Neither Gnowangerup nor Borden has a caravan park. Given the role of the Shire in providing a gateway to the Stirling's and South Coast, provision of facilities for the travelling public are considered essential components of a tourist strategy.
- There is a lack of quality tourist accommodation, particularly in close proximity to the Stirling Ranges.
- CALM is considering upgrading the tourist service provided at Bluff Knoll to include a visitor centre along with interpretation and information facilities. Estimates point to the potential for around 100 000 visitors per annum. As this project proceeds, the demand for additional tourist accommodation and other services and facilities is expected to increase significantly.
- The existing "Lily" tourist venture just north of the Stirlings is operating successfully and is providing a valued tourist service.
- The Yongergnow subcommittee of the Malleefowl Preservation group is investigating the possibility of establishing an ecocentre in Ongerup based on the Malleefowl and the local natural environment and features.
- A municipal heritage inventory has been completed for the Shire and documents over one hundred places of heritage interest Most of these relate to the early pioneering days of emerging agriculture, and wood cutting and the like. This is a valuable document that can be used to promote heritage tourism in the Shire.
- Subject to funding and technical assistance the Municipal Heritage Inventory could to be further refined by grading the sites in terms of

their significance. Some sites may be worthy of registration on the State Heritage inventory and others worthy of specific protection under the Shire's Town Planning Scheme. Recognition of such sites also provides better opportunities to attract funds to assist with conservation, restoration and reuse.

- The classification of heritage sites for inclusion within the scheme could rank sites in order of their heritage importance, a sliding scale of controls could then apply to the protection of the various places. This may also be accompanied by a sliding scale of concessions to other development standards which can provide additional incentive for the protection of the heritage place. The Heritage Council has experience in this regard and may provide assistance with ranking the respective sites and in preparing details of the concessions which may be able to be applied.
- The shire accommodates numerous known aboriginal sites including burial, camping, ceremonial and quarry sites. The opportunity exists to build these sites into the growing tourist infrastructure along with landscape interpretation and cultural exchange on the basis of support by relevant aboriginal groups
- There are many existing crown reserves within the townsites vested in various authorities for the "use and benefit of aborigines". Subject to the preparation of detailed development plans there is the opportunity for these reserves to be used for cultural tourism and self-employment.
- Neither Ongerup or Borden have structured townsite entry statements. These are considered an essential facility to stop and inform the travelling public of the proximity to and the facilities available in the townsites. Colocation with other tourist services would also enhance effectiveness.
- Council's current Town Planning Scheme does not reflect Council's and the community's wish to promote tourism. Holiday accommodation is not listed as a use in the zoning table and hotels/motels can only be considered in the Commercial zone within the townsites. The establishment of such facilities in key tourist locations such as the Stirling Ranges will require time-consuming rezoning amendments to be processed which will include advertising and consultation processes.

- Environmental repair and the implementation of the Macro Corridor Project may create added opportunities for nature based tourism.

Key Issues

- While establishment costs and viability may be a concern, sites for caravan parks in Gnowangerup and Borden need to be identified.
- Provision of a variety of tourist accommodation (including high quality) needs to be promoted for the travelling public on or close to main tourist routes and at key destinations such as the townsites and the Stirling Ranges.
- Council's Town Planning Scheme needs to be modified to support and guide the provision of tourist infrastructure by providing Council with the discretion to approve a range of tourist accommodation and activities in appropriate locations following appropriate consultation (eg. CALM and the local community) without recourse to time consuming rezoning amendments.
- Provision for the development of Bed and Breakfast/Farm Stay accommodation and holiday chalets are likely to be the most cost-effective way to provide accommodation for the travelling public and will provide an additional source of income for farmers. Council should encourage a high quality of development and utilisation of identified sites of heritage interest.
- Support should be provided for the establishment/expansion of tourist facilities and services that provide unique or localised service or that complement other activities within the shire.
- High quality hotel/motel facilities are more likely to be viable in close proximity to the Stirling Ranges.

3.3 Service Infrastructure

Background

- All three townsites are connected to the Southwest Electricity Grid and have access to three phase high voltage lines.
- Only Ongerup & Gnowangerup townsites have access to a deep sewer system. The Gnowangerup system is managed by the Water Corporation. Ongerup is managed by the Shire. The Ongerup wastewater treatment site consists of a number of detention and evaporation ponds located approximately 350 metres north of residential and commercial areas, north again of the Ongerup Road. The Health Section of the Shire reports

no odour or operational complaints. Due to limited capacities and network coverage the potential for expansion will need to be assessed on a case by case basis.

- The Gnowangerup water supply is almost solely supplied from the Great Southern Water Supply Scheme. As this is based on a supply from three different sources and is impacted upon by upstream consumers, the Water Corporation is not able to advise whether it has the capacity to accommodate any large increase in water demand until a current review has been completed. Two surface catchment and storage areas back up the system.

- The Borden and Ongerup water supply systems are based on surface catchment and storage systems. The Water Corporation advises that the current capacity of each system cannot accommodate any unexpected large increase in water demand and that both systems are vulnerable to adverse climate changes.
- Soil types and the topography of each townsite do not facilitate good drainage, particularly in major storm events. In addition, historical lot layouts do not provide for efficient stormwater management. Dissatisfaction was expressed with drainage provision in each town site at the community workshops.

Issues

- While each townsite is provided with basic service infrastructure, the cost of extension to provide additional sites for residential, commercial or industrial development is prohibitive given current land values and ability to pay.
- Water quality and supply is a concern in Borden and Ongerup, particularly in drier years.
- A 500 metre buffer area is required around the Gnowangerup wastewater treatment plant, and is shown on Figure 10. New zoning proposals within this buffer need to be compatible with the operation of a wastewater treatment plant; additional residences are incompatible. The buffer area includes a portion of the town's existing residential area, within which no increase in residential density should occur. The Water Corporation will be reviewing wastewater services within the town to explore alternative wastewater reuse schemes.
- Drainage is an on-going concern given the poor infiltration characteristics of local soils. As further development occurs, existing problems will be exacerbated unless appropriate management and improvements are implemented.

3.4 Agricultural Practices and Trends

Table 1. Trends in farm numbers and farm size in the Shire of Gnowangerup.

Year	Number of Farms	Farm Area (ha)
1982/83	204	397
1983/84	205	404

1984/85	202	404
1985/86	197	399
1986/87	203	404
1987/88	206	412
1988/89	196	406
1989/90	197	406
1990/91	187	384
1991/92	183	384
1992/93	181	385
1993/94	180	394
1994/95	176	399
1995/96	175	389

Note:

- i. No. of farms is the population of farmers according to ABS figures.
 - ii. Farm size is simply total area of holding divided by number of farmers.
 - iii. The above figures should be treated as estimates only.
- In the ten years from 1986/87 to 1995/96 the number of farms in the Shire has decreased by 13.8%. The decrease in farm size (3.7%) is not considered statistically significant given the acknowledged data reporting vagaries inherent in the census process.
 - 26% of farmers in the South Coast Region own more than 1 farm in the region (Curnow, 1997)
 - There is clearly a longer trend towards fewer farms in the Shire.

Table 2. Showing Number of Farms and Farm Size per farming Activity in the Gnowangerup Shire in 1995/96

Farm Activity	Area of Farm (ha)								Total No Farms
	0-49	50-99	100-499	500-999	1000-2499	2500-4900	5000-9999	10000-24999	
Grain Growing	0	1	3	5	19	9	2	0	39
Grain Sheep/beef cattle Farming	0	0	2	17	68	29	11	1	128
Sheep Farming	0	1	1	3	1				6
Pig Farming	0	1	0	0	0	0	0	0	1

Services to agriculture; hunting and trapping	0	0	0	0	1	0	0	0	1
Total	0	3	6	25	89	38	13	1	175

(Source: ABS 1995/96)

Table 3. Historical Estimated Residential Population in the Shire of Gnowangerup

Year	Number
1976	3700
1981	3630
1986	2226
1987	2234
1988	2159
1989	2075
1990	2030
1991	1935
1992	1875
1993	1849
1994	1817
1995	1779
1997	1778

(Source: ABS Estimated Resident Population)

- Prior to 1983 the Shire of Gnowangerup contained the area which now forms the Shire of Jerramungup.
- Tambellup and Gnowangerup Shires have recorded the greatest losses in terms of population in the South Coast Region over recent years.
- In the ten years since 1986 the population in the Shire has fallen by 20% or 447 people.
- The migration of people 15–24 years of age out of the region is of great concern to the residents (Curnow, 1997).
- The majority of farmers in the South Coast region (59%) have been farming in the region for less than 20 years. (Curnow, 1997)
- The average age of farmers in a survey across the Kent, Gnowangerup and Jerramungup Catchments was 47.6 years and only 42% of farmers had achieved a formal education beyond secondary level (Robinson et al, 1996).

- 57% of farmers in the South Coast Region have taken initiatives to diversify over recent years and of these 66% believed they had been successful (Curnow et al,1997)

Table 4. The Value of Agricultural Pursuits in the Gnowangerup Shire.

Product	1986/97 \$'000	1990/91 \$'000	1994/95 \$'000
Wool	18,667	21,353	17,240
Total Crops	24,734	23,896	57,961
Wheat	16,965	13,847	35,315
Barley	4,966	5,839	11,315
Oats	691	897	1,065
Other Cereals	39	5	25
Canola	47	66	3,755
Hay	1,152	842	1,411
Vegetables	-	110	-
Cattle Slaughtering	352	262	1,572
Sheep Slaughtering	3,354	2,004	3,658
Pig Slaughtering	480	96	235

(Source: ABS. Values are \$'000 in nominal terms (i.e. not adjusted for inflation))

- The contribution of wool to gross farm income has declined in nominal (and real) terms since 1986/87 whilst the contribution of crops to gross farm income has increased substantially. Furthermore there has been a significant increase in Canola production.
- The value of pig slaughtering in the shire in 1994/95 was 51% lower than in 1986/87.
- There has only been a marginal rise in the value of sheep slaughtering in the nine years to 1994/95.
- The wool, cattle and pork industries remain depressed and there has been a significant fall in coarse grain prices. Canola prices are holding.
- There is a trend towards diversification and the agricultural environment is in a period of rapid change. However, the opportunities to diversify into horticulture in the Gnowangerup Shire are limited, principally by lack of water.

- There has been a trend for increasing crop yields (50kg/ha/year) and Gnowangerup has the highest average cereal yields of all the South Coast Shires.

Table 5. Gnowangerup Shire Production Statistics for 1995/96

Type of Production	Total Amount	Unit
Breeding ewes, 1 year and over	299043.0	Number
Lambs and hoggets under 1 year	188556.0	Number
Sheep and Lambs (at 31 March)	646494.0	Number
Ewes (to be) mated to Merino rams	240744.0	Number
Ewes (to be) mated to other rams	30937.0	Number
Beef cows and heifers, 1 year and older	2047.0	Number
Meat cattle at 31 March	5762.0	Number
Pigs Total	573.0	Number
Sales of Sheep	160405.0	Number
Sales of Lambs	46361.0	Number
Sales of Sheep and lambs total	206766.0	Number
Sales of cattle and calves, total	3574.0	Number
Sales of pigs	862.0	Number
Eggs produced for human consumption	12160.0	Dozen
Wheat for grain - area	65147.5	Ha
Wheat for grain - production	154384.8	T
Oats for grain - area	5597.0	Ha
Oats for grain - production	9741.8	T
Oats for hay - area	1612.5	Ha
Oats for hay - production	6764.2	T
Barley for grain - area	38288.5	Ha
Barley for grain - production	83073.6	T
Triticale for grain - area	169.0	Ha
Triticale for grain - production	231.0	T
Cereal crops cut for hay - area	2286.8	Ha
Cereal crops cut for hay - production	9773.8	T

Other cereals nec (for all purposes)	166.0	Ha
Lupins (white or yellow) for grain	17121.5	Ha
Lupins (white or yellow) for grain	21378.3	T
Field peas for grain - area	231.0	Ha
Field peas for grain - production	143.0	T
Chick peas - area	472.0	Ha
Chick peas - production	403.0	T
Canola - area	9118.0	Ha
Canola - production (clean seed)	10613.7	T
Faba beans (incl tick and horse)	1113.0	Ha
Faba beans (incl tick and horse)	859.0	T
Mainly nitrogenous fertilisers - area	69017.0	Ha
Nitrogenous fertilisers - total weight	5940.9	T
Phosphatic fertilisers - area treated	106413.0	Ha
Phosphatic fertilisers - total weight	11223.8	Ha
Potassium fertilisers - area treated	13809.0	Ha
Potassium fertilisers - total weight	1159.6	T
Compound and blended fertilisers - area treated	72345.0	Ha
Compound and blended fertilisers - total weight	9411.6	T
Total area fertilised	261584.0	Ha
Total amount of fertiliser used	27735.9	T
Lime used to correct or stabilise	882.0	Ha
Lime used to correct or stabilise	729.0	T
Gypsum used to correct physical soil	5336.5	Ha
Gypsum used to correct physical soil	8626.0	T
Total area of holding	389191.1	Ha
Crops (excluding pastures and grasses)	139908.3	Ha
Area fenced - protected remnant native	7805.5	Ha
Trees & shrubs planted or shown	1036.5	Ha
Lucerne & other species - area	974.0	Ha
Lucerne pure - area at 31 March	1132.0	Ha
Native or naturalised pastures at 31 March	31938.5	Ha
Sown pastures at 31 March 1996	148288.4	Ha
Pasture seed - area	242.0	Ha

Issues

The challenge for Shire of Gnowangerup will be; to put the land to its highest and best use, to assist in measures that will reduce the salinity and erosion of the landscape, to minimise land use conflict and ensure that the actions of one enterprise does no “damage” to neighbouring enterprises and to facilitate the

development of highly productive and profitable enterprises in a sustainable environment for future generations.

Other issues are:

- Salinity. The area affected could increase by 30,000 ha to 99,000 ha over the next 15 years. There needs to be a common approach to halt and reverse this trend.
- Wind erosion, river siltation and eutrophication.
- Sustainable farming systems with crop rotation of cereals, canola and grain legumes followed by a period of lucerne to use up the water that accumulates in the soil profile.
- Development of an oil mallee industry or alternative woody perennials e.g. Sandalwood for low rainfall environments.
- Declining terms of trade and declining profitability of agriculture. The following indicative Gross Margin indicates the relative current enterprise profitability (broad estimates only).

Cereals, legume and Canola Crops	\$200–\$250/ha (GM)
Sheep (5 D.S.E./ha)	\$ 40/ha
Cattle (5 D.S.E./ha)	\$ 35/ha

- Shortage of skilled labour.
- Time / Distance from markets and services.
- Transport costs.
- Limited social opportunities.
- Replacing aging machinery.
- Isolation.
- Availability of finance for diversification.
- Declining rural population and depressed condition.
- Business succession.
- Young people leaving the Region.
- Growth of ecotourism and especially in and around the Stirling Range.
- Management of Riparian Zones. The Strategy should encourage the development of healthy fringing vegetation that not only supports riverbeds and banks but also filters out nutrients and sediments.
- Control of dieback disease in the Stirling National Park and minimisation of fire events.

- Maintenance of remnant vegetation and "conservation subdivision" where areas of remnant vegetation are subdivided from actively farmed area whilst applying a "conservation covenant" to the new lot which restricts landuse to residential and the maintenance and protection of the remnant vegetation.

Homestead Lots and Other forms of Rural Subdivision

The excision of homestead lots can allow the retention and continued use of existing farm residences in rural areas suffering a decline in population due to rural restructuring and increasing farm size.

Accordingly, the Commission's Policy DC 3.4 Subdivision of Rural Land allows for the creation of homestead lots where:

- a) There has been a declining population over two intercensal periods (for a specific Census Collection District);
- b) The Local Planning Strategy and the Town Planning Scheme provide guidance on acceptable lot sizes and servicing requirements; and
- c) The creation of homestead lots will not generate any additional needs for the provision of government and community services.

The creation of homestead lots is appropriate within the rural areas of the Shire, where such a population decline has occurred. Lot sizes for homestead lots should be between 4ha and 10ha, excluding any battleaxe leg. This should provide sufficient area for separation from the adjacent rural use, while minimising loss of land to agricultural use. Connection to reticulated water will not be required. Each homestead lot is to have its own frontage, with constructed vehicular access, to a constructed road. Battleaxe lots may be required to achieve this, and are acceptable. The Shire accepts no obligation to provide townsite services such as sealed roads or rubbish collection to such homestead lots.

DC 3.4 also includes criteria for conservation subdivision for the exclusion and protection of remnant vegetation and criteria for the support of special purpose rural zoned subdivision. The creation of conservation and special purpose lots will assist rural enterprises and will be supported by Council in accordance with established Western Australian Planning Commission policy.

4.0 RECOMMEDATIONS

Refer to Figure 10.

The following strategies have been drawn from the analysis and key issues discussed in preceding sections. The strategies are broken down into two categories: General and Specific.

The general strategies are those which will take ongoing consultation and work to achieve whilst specific strategies are those for which it is possible to implement through the working of this strategy and the Town Planning Scheme.

4.1 Housing

General

- i) Consolidate residential areas where possible in all townsites.
- ii) Liaise with the landowners on the western side of Borden regarding the possibility of rezoning a portion of the property for special residential/rural development.
- iii) Provide for limited Special Rural (hobby farms) on the periphery of Gnowangerup where conflict with future Special Industrial and general farming can be minimised.
- iv) Consider the application of onsite environmental repair controls for new developments.

Specific

- v) Establish a land register for each town site, which identifies all vacant land, land with derelict buildings, ownership and whether the land is or can be made available for sale. Update the register regularly, make it readily available for inspection in all town sites and publicise it both locally and throughout the region (see Attachment B).
- vi) Increase density codes generally in Gnowangerup Townsite to R20 with a pocket of R25, to enable lots to be further subdivided or developed with more than one dwelling.
- vii) Identify all crown reserves, which are no longer needed for the original specified purposes and liaise with Department of Land Administration for them to be released for residential development. Land reserved in the Gnowangerup and Ongerup town sites that should be investigated is shown in the figures.

- viii) Liaise with relevant authorities to improve the image of the Porteus Street/Wood Street locality and consider options for upgrading the appearance and amenity of the area.
- ix) Liaise with the Water Corporation to make a portion of Reserve 12911 in Gnowangerup available for future housing.
- x) Rezone surplus Westrail land in Gnowangerup for housing and other purposes.
- xi) In Borden, liaise with CALM regarding the need to conserve orchids in John Street and determine whether additional lots can be created.
- i) The proposed Borden Residential (R 2.5) zone to be retained for lots around 4000m² in size.

4.2 Industrial

General

- i) Industrial development, particularly special industry be concentrated in Gnowangerup.
- ii) Consolidate industrial areas in all townsites.
- iii) Consider the application of onsite environmental repair controls for new developments.
- iv) Scheme text provisions be amended in accordance with model scheme text proposals to allow greater scope for the establishment of Home Businesses.

Specific

- v) Council consult with Department of Land Administration with a view to servicing lots on the southern side of Quinn Street. These lots should be extended through to Richardson Street and the land rezoned from Residential to Industry.
- vi) If and when special or extensive industry is proposed within the Shire, use the 1995 Industrial Land Study as background information towards the identification of an appropriate location.
- vii) Land between Porteus and Wood Street be rezoned with light industrial uses permitted fronting Wood Street and residential (including Home Businesses) fronting Porteus Street.
- viii) Minor consolidation/rationalisation of industrial area within Ongerup & Borden to be supported subject to suitability, buffering and service capacity considerations.
- ix) Rezone the Borden CBH facilities from Rural to Industry to more appropriately reflect usage. Rezoning will require referral to the Environmental Protection Authority and environmental assessment accordingly.

4.3 Commercial

General

- i) Develop and support strategies to retain and increase population in the shire.
- ii) Support townscape/mainstreet strategies.

- iii) Consider the application of onsite environmental repair controls for new developments.

Specific

- iv) Residential land on the eastern side of Yougenup Road, opposite the school to be rezoned to the Commercial zone to consolidate the town centre and provide further options for new retail businesses to establish.
- v) Consolidate the Ongerup and Borden town centres.

4.4 Tourism & Heritage

General

- i) The Town Planning Scheme be modified to promote tourism and provide Council with the discretion to approve a range of accommodation in appropriate areas within the Shire.
- ii) A tourism town planning policy be prepared to provide Council and applicants with guidelines for locating and assessing tourist proposals for townsite areas, the Stirlings and in general rural areas.
- iii) Consider the application of onsite environmental repair controls for new developments.
- iv) Key components of the Great Southern Region Tourism Plan (1996) be reviewed and an implementation program be prepared.
- v) Subject to funding and the availability of expertise, assess places within municipal inventory and where appropriate refer highest order places to the Heritage Council for consideration for inclusion. Places not entered on the State Register but still considered worthy of some form of protection by Council may be protected by specific scheme provisions and potentially, concessions to some development standards.
- vi) Consider opportunities for heritage tourism and adaptive reuse on development proposals.

Specific

- vii) Caravan park sites be identified for Gnowangerup and Borden in strategic sites with good exposure to the travelling public.
- viii) The establishment of townsite entry statements/facilities to be investigated for Ongerup and Borden, preferably relocated with supporting tourist infrastructure/facilities.
- ix) Incorporate "The Lily" in a special Use zone and provide for medium range expansion.
- x) Support the establishment of the Yongergnow Ecocentre in Ongerup.
- xi) Provide for the establishment/expansion of tourist facilities and services connected with the Stirling Ranges Tourist Node.

4.5 Community & Recreation

General

- i) Develop and support strategies to retain/enhance the availability of community and recreation services in each townsite.
- ii) Strategies for retaining and increasing population in the town sites and Shire are required to support retention of facilities.
- iii) Revegetate and protect creeklines and create/extend dual use paths within townsites.
- iv) Retain/protect remnant vegetation surrounding, buffering and/or screening existing CBH facilities within townsites.
- v) Support the implementation of both the Southern Prospects Regional Strategy and the South Coast Macro Corridor Project.

Specific

- vi) Bring the entirety of Gnowangerup Townsite Reserve 23916 under the Public Purposes Reserve and incorporate a precinct policy to guide future development.
- vii) Pursue the development of a town park within the southern portions of Reserve 12911 and revegetate and landscape waterbodies whilst retaining remnant tree cover.
- viii) Consolidate Parks and Recreation buffers within the Borden Townsite by supporting reservation proposals for crown land not required for alternate use.
- ix) Consolidate existing health, welfare and education facilities within Gnowangerup by supporting multi agency location proposals.
- x) Extend school site in Borden.

4.6 Servicing & Infrastructure

General

- i) Designation of new sites for residential, commercial or industrial development to take into account the availability of existing services and their capacity to be extended economically.
- ii) Utilise existing vacant lots and provide for subdivision and development of existing lots to make better use of existing serviced sites.
- iii) Encourage development proposals to manage drainage on site and dispose of it via appropriately located compensating basins so as not to exacerbate any current downstream problems in accordance with Water Sensitive Design principals and the Water & Rivers Commission Stormwater Management Manual.

Specific

- iv) Investigate a southern heavy vehicle bypass to the Gnowangerup Industrial Area and improve the intersection of Yougenup Road, Richardson Street and Gnowangerup–Jerramungup Road.
- v) Council liaise with the Water Corporation to ensure appropriate management of waste water treatment in Gnowangerup and that a buffer area be defined around the treatment plant to facilitate planning in the area.

- vi) Council liaise with the Water Corporation to improve water supplies in Borden and Ongerup.
- vii) Within the Borden Townsite, close Farrant Street and include the land within the school precinct.
- viii) Overall drainage plan for Gnowangerup Town site to be prepared to identify floodways, compensating/nutrient stripping requirements and integrate these requirements with Parks and Recreation provision. Subject to resource availability, undertake overall drainage planning for Ongerup and Borden townsites.

4.7 Agricultural/Rural

General

- i) Apply sustainable use and best practice principles to agricultural landuses.
- ii) Support measures/activities that serve to control/reduce salinity and/or rehabilitate salt affected land such as rotations with legumes and strategic or farm scale oil mallee plantation.
- iii) Support conservation subdivision in accordance with Western Australian Planning Commission policy to protect areas of remnant vegetation particularly in environmentally sensitive areas and in potential Macro Corridor areas.
- iv) Ensure compatibility between adjoining rural and associated uses unless adequate buffers/protection is (or can be) provided.
- v) Encourage and facilitate alternative rural and associated uses keeping in mind issues of sustainability and compatibility.
- vi) Support measures to minimise wind erosion and siltation.
- vii) Where suitable and capable land exists, provide for rural living in close proximity (5km) to all townsites.
- viii) Consider the application of onsite environmental repair controls for new developments.
- ix) Approval of Rural Residential Zones to be tied to environmental betterment such as protection of remnant vegetation, replanting, creekline protection, etc.
- x) Support landcare groups and activities focussing on the rehabilitation of degraded agricultural land, protection of remnant vegetation and investigation of alternative rural use and farm management.
- xi) Encourage the development of healthy fringing vegetation that not only supports riverbeds and banks but also filters out nutrients and sediments.
- xii) The creation of homestead lots, containing an existing farm residence, is supported in areas within the General Agricultural Zone that have experienced population decline over two intercensal periods, subject to those lots being between 4ha and 10ha and having their own frontage and constructed vehicular access to a constructed road.

- xiii) Support creation special purpose lots per Western Australian Planning Commission Policy DC 3.4.

Specific

- xiv) In response to changing landuse in the rural area, it is suggested specific uses such as vineyards, horticulture, feedlots and piggeries be included in the zoning table. Codes of practice for such uses are being or have been developed by the Environmental Protection Authority and approval by Council will provide an opportunity for such development to be assessed in relation to catchment management plans which are being prepared by LCDC's. Referral to such groups will enable any feedback to be considered by Council in its assessment of such proposals.
- xv) Consideration to be given to a new Rural Residential Zone for the area bounded by Stutley Street, Walsh Street and Yougenup Road. Home Occupations and Home Businesses should be permissible in this zone.
- xvi) It is recommended that Rural Living development be restricted to the immediate environs of the three townsites. Lot sizes ranging from 1.0 ha are recommended with connection to scheme water being required. Where Scheme water is not available and/or hobby farm uses are envisaged, minimum lot sizes of 4 ha are normally required.
- xvii) Rural Residential Zone Support conservation subdivision and subdivision for special purposes in accordance with Western Australian Planning Commission policy.

4.8 Environment

General

- i) Support where possible initiatives dealing with salinity issues, erosion, siltation and land degradation generally.
- ii) Support State Government initiatives linked to measures for the equitable protection of remnant vegetation on private land.
- iii) Support conservation lot subdivision proposals in accordance with established policy.
- iv) Support whole of catchment management measures.

- v) Within the constraints of farming and continued agricultural production and allowing new development, where appropriate, protect important landscapes of the Stirlings, the river basins and the like.

5.0 IMPLEMENTATION, MONITORING AND REVIEW

5.1 Relationship between State, Regional & Local Strategies

This Local Planning Strategy is the final component in the implementation of both state and regional strategies. The relationship between the different levels of strategic guidance is summarised in the following table.

State Planning Strategy Strategies	Albany Regional Strategy Issues	Local Planning Strategy Recommendations
<ul style="list-style-type: none"> ▪ Plan for population growth. 	<ul style="list-style-type: none"> ▪ Supply sufficient zoned land. ▪ Provide variety in housing types. ▪ Provide land for rural living. 	<ul style="list-style-type: none"> ▪ Increase density codes. ▪ Rezone additional land. ▪ Introduce the Rural Residential Zone and zone appropriate land.
<ul style="list-style-type: none"> ▪ Protect sensitive environmental areas. 	<ul style="list-style-type: none"> ▪ Protect natural resources. ▪ Need for retention of natural resources. ▪ Protect landscape values. 	<ul style="list-style-type: none"> ▪ Support LCDCs, salinity control & land rehabilitation. ▪ Support the Natural Resource Adjustment Scheme the Southern prospects Regional Strategy and the South Coast Macro Corridor Project. ▪ Tie the subdivision and development of Rural Residential Zones to environmental betterment. ▪ Prepare then apply tourist landuse policies consistently. ▪ Acknowledge the impact of landscape issues and sympathetic development in the Town Planning Scheme and in Town Planning Policies.
<ul style="list-style-type: none"> ▪ Prevent conflict between rural and tourist landuses 	<ul style="list-style-type: none"> ▪ Potential conflict between rural and non rural uses. ▪ Protection of productive agricultural land. ▪ Protection of landscape values. 	<ul style="list-style-type: none"> ▪ Introduce policies covering tourist development in Rural and other zones to cover design, landscaping, environmental and other issues. ▪ Introduce detailed rural use classes more appropriately reflecting changes in rural production/activities. ▪ Recognise local importance of sustainable agricultural systems.
<ul style="list-style-type: none"> ▪ Plan for value adding industries. 	<ul style="list-style-type: none"> ▪ Supply adequate zoned land. ▪ Provision of adequate buffers. 	<ul style="list-style-type: none"> ▪ Provide for Special Industrial development based on detailed studies. ▪ Provide for industrial buffers and buffer protection. ▪ Allow for the establishment/expansion of rural industries.

<ul style="list-style-type: none"> ▪ Address the decline of small rural settlements. 	<ul style="list-style-type: none"> ▪ Provision of sufficient residential and rural living land. ▪ Provide for the growth of existing commercial centres. ▪ Need to support and create employment opportunities. 	<ul style="list-style-type: none"> ▪ Support and provide for residential, commercial and tourism expansion. ▪ Support and provide for alternative rural production. ▪ Support and provide for Home Based Businesses. ▪ Support and provide for various industrial activities in appropriate areas.
<ul style="list-style-type: none"> ▪ Protect natural resources and prime agricultural land from incompatible development. 	<ul style="list-style-type: none"> ▪ Loss of and need for the retention of natural vegetation. ▪ Cost to rural landowners of landcare. ▪ Protection of productive agricultural land. ▪ Potential conflict between rural and non rural uses. 	<ul style="list-style-type: none"> ▪ Provide guidance on compatible rural landuses in rural areas. ▪ Support landcare initiatives and support the NRAS. ▪ Tie subdivision and development in Rural Residential Zones to environmental betterment. <p>Provide additional rural landuse guidance in the Scheme.</p>

5.2 Implementation, Monitoring & Review

- The Local Planning Strategy will be used to guide development in the following manner:
- The Western Australian Planning Commission will use the strategy as a framework for its decision making.
- By virtue of the Local Planning Strategy being given statutory backing within Town Planning Scheme No. 2 through Part II, implementation will follow by Council consideration of applications for Rezoning/Scheme Amendment, use and/or development.
- As a guide to individual landowners/development proponents in the preparation of Rezoning/Scheme Amendment, use and/or development applications.

The Local Planning Strategy will also provide direction for further study and research on matters identified within the strategy and will provide direction for further negotiations with state and federal agencies in relation to a number of important issues within the shire.

To ensure the successful implementation of the Local Planning Strategy and to provide within it the flexibility to deal with emerging and changing social, economic and environmental issues, the Strategy should be kept under continual review. The process and requirements for review and modification are detailed in Part II of the Scheme.

Of particular importance in any future review will be consideration of the success or otherwise of Councils' policies and the degree to which the nominated Key Issues can be/have been addressed.

ATTACHMENT A

SHIRE OF GNOWANGERUP OUTCOMES OF SCHEME REVIEW WORKSHOPS (1998)

**SHIRE OF GNOWANGERUP
OUTCOMES OF SCHEME REVIEW WORKSHOPS (1998)**

Community workshops were held in each of the three townsites during February and March 1998. The aim of the workshops was to enable residents to have an early input into the planning process and to identify key issues. A summary of each workshop is provided below.

Gnowangerup Townsite

The Gnowangerup workshop was held on the 16 February 1998 and was attended by approximately twenty people. Those attending were split into five tables and asked to address a number of issues. The issues and the response from each table are illustrated in Table Two below.

Table Two: Gnowangerup Workshop Responses

WORKSHOP TASKS

Overall Aim of Workshop, "To identify key issues that should be addressed in the Town Planning Scheme Review". Suggested topics for discussion/consideration.

1. Housing	Table One	Table Two	Table Three	Table Four	Table Five
Is there sufficient land available for housing within Gnowangerup?	Yes	Yes	No	No	Not in long term
Is there sufficient choice of housing land in terms of location, size & cost?	No	No	No	No	No
Is there a need for rental housing and if so, is there enough?	No	Yes	Barely enough	Barely enough	Yes
Is there a need for aged person housing?	Sufficient	Yes	Yes	Yes	Yes
Do people want to retire in Gnowangerup?	Sufficient	Yes	Yes	Maybe	Some
Is there suitable housing available?	Sufficient	No			No
2. Shops	Table One	Table Two	Table Three	Table Four	Table Five
Given Gnowangerup's size, is there a sufficient range of shops and services provided?	No	No	Yes	No	No

Is there sufficient land available to accommodate new enterprises or to allow existing businesses to expand?	Yes	No	No	No	No
3. Light & Service Industry	Table One	Table Two	Table Three	Table Four	Table Five
Is there sufficient land to cater for existing businesses and potential new businesses?	No	No	No	No	No
Is the land in the right location with appropriate services available?	No	No	NA	NA	No
Do existing businesses create problems for surrounding landuse because of their location?	Yes	Yes	Yes	Yes	Some
What would the preferred location be for a new industrial area?	Wood St, & Cecil St	Near existing area		Welsh Rd & Welland Church depot	Next to Shire Depot
4. Recreation & Community Services	Table One	Table Two	Table Three	Table Four	Table Five
Given Gnowangerup's size, is there a sufficient range of recreational facilities i.e.:					
• Playgrounds close to residential areas;	Yes	Room	Yes	Yes	No
• Larger open space for active recreational pursuits.	Yes	For	Yes	Yes	Yes
• Tennis courts, basketball, netball, squash and other facilities?		Improve ment	Yes	Yes	Some
Is there a need for particular community services (for different age groups) and where can they be located?	No	Yes, for Youth		Yes, for Youth	Cautious Yes
5. Services/Infrastructure	Table One	Table Two	Table Three	Table Four	Table Five
Are existing roads, sewerage, drainage, water, and telecommunications adequate to cater for existing and possible future development in Gnowangerup?	No	No	No	No	No
Does the existing town planning scheme facilitate or impede	Impedes			Impedes	Impedes

development in Gnowangerup?					
6. Rural Area	Table One	Table Two	Table Three	Table Four	Table Five
What are the main changes occurring in the rural areas that may have an impact in Gnowangerup?	Loss of population Spraying Methods	Loss of population	Loss of Population	Loss of population	Transport Feed lots Loss of Population
What actions are required to manage these changes?				Establish new businesses	

Key issues identified by the tables included:

- i. Loss of population
- ii. Loss of services
- iii. Lack of Federal and State Government support
- iv. Need for more land for new businesses at reasonable cost
- v. Need for a heavy haulage bypass route with access to industrial area
- vi. Incompatible industries in residential area.

Ongerup Townsite

The Ongerup Townsite workshop was held on the 23rd February 1998 and was attended by five representatives from the community.

Key issues identified included:

- i. The difficulty of identifying residential land available for acquisition and the time required to acquire the land.
- ii. The lack of fully serviced industrial land.
- iii. The lack of rental accommodation.
- iv. Dust from CBH.
- v. The need for a swimming pool.
- vi. The need for an off road vehicle area.
- vii. The need for larger hobby farm type lots on the periphery of the town.
- viii. Homeswest have been selling their properties consequently there will be no subsidised accommodation available in the town.

Borden Townsite

Overall Aim of Workshop, “To identify key issues that should be addressed in the Town Planning Scheme Review”. Suggested topics for discussion/comments.

1. List the things that you like about Borden as a place to live.

• Quietness/peacefulness.	• Good school facilities.
• Safety for children.	• Lack of heavy traffic.
• Clean air.	• Good farming area.
• Location.	• Weekly medical service.
• Climate.	• Strong sporting interest.
• Close knit community.	• Areas of natural bushland.

2. List the things that you dislike about Borden or feel could be improved.

• Need for a central-park near the shops.	• Poor water supply, quality, quantity and pressure.
• Lack of facilities for the travelling public.	• Lack of tip at entrance to town.

<ul style="list-style-type: none">• No after hours fuel.	<ul style="list-style-type: none">• Mosquito problem.
<ul style="list-style-type: none">• Recreation/community facilities could be improved.	<ul style="list-style-type: none">• Speeding traffic.
<ul style="list-style-type: none">• Lack of footpaths.	<ul style="list-style-type: none">• CBH dust.
<ul style="list-style-type: none">• Inadequate sewage system.	

3. Is there sufficient land available in the right location for:

- Housing: – no, not in the right location.
- Light and general industry: – Too costly/native title.
- Shops: – Yes.
- Recreation, community facilities: – No developed park and caravan park.

4. Are existing roads, sewerage, drainage, water, and telecommunication adequate for existing and possible future development.

- Roads OK.
- Sewerage inadequate.
- Drainage inadequate.
- Water particularly poor.
- Telecommunications OK.

5. Are there any particular buildings, places or landscapes that should be conserved/protected?

- CWA rooms.
- RSL Hall.
- Church.
- Bush area between industrial area and John Street.
- Tree in car park opposite shop.
- Retain bush on caravan park site.
- Crane near CBH.

6. What are the main issues of concern within the surrounding rural area and can you suggest any actions that can be taken to address these issues.

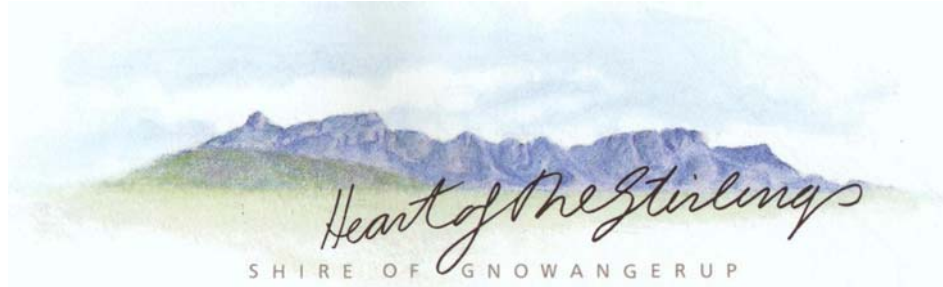
- Water shortages results in farmers drawing on limited town supplies.
- Chemical spraying.
- Heavy traffic on Chester Pass Road.

7. Does the existing Town Planning Scheme impede development in Borden and the surrounding area? (If so, provide examples.)

- Yes (No examples given)

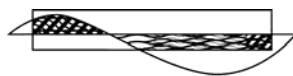
8. Other Issues or Comments.

- Need for combined CBH and public toilets.
- Park facilities.
- Relocate caravan park site to more appropriate location.
- Improve sewerage and water service.
- Need entry statement.



SHIRE OF GNOWANGERUP

LOCAL PLANNING POLICIES



AYTON TAYLOR BURRELL
Consultants in Urban & Regional Planning

11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

DRAFT FOR ADV
FEBRUARY 2004
97-55-13-ATB

CONTENTS

- 1.0 Policy: Rural Living Subdivision and Development
- 2.0 Policy: Tourist & Tourism Based Landuses
- 3.0 Policy: Home Occupations and Home Businesses
- 4.0 Policy: Bed and Breakfast Accommodation
- 5.0 Policy: Development and Site Requirements
- 6.0 Policy: Development Zone Areas
- 7.0 Policy: Walsh Street, Bell Street & Glengarry Road Precinct
- 8.0 Policy: Grouped Dwellings in the Rural Zone

1.0 Policy: Rural Residential Subdivision and Development

This policy applies generally to all land included within the Rural Residential Zone in addition to any other policies applicable to such land.

The objective of this policy is to facilitate the subdivision and development of land included within the Rural Residential Zone subject to capability and suitability considerations as well as longer term land management requirements.

Councils support for the subdivision of the Rural Residential Zone land shall be contingent on the submission of, and adoption as a policy by Council, of a comprehensive report detailing:

- The purpose and intent of the subdivision in terms of the style of lots and development to be created/facilitated.
- The reasons for selecting the particular form of subdivision with particular reference to how this relates to the Council's Local Planning Strategy.
- Information regarding the method whereby it is proposed to provide a potable water supply to each lot having regard to the requirements of the Health Department of WA, Water Corporation and Western Australian Planning Commission Development Control Policy.
- Information regarding the method whereby it is proposed to require/provide acceptable on site effluent disposal for each lot having regard to the requirements of Council, Health Department of WA and Environmental Protection Authority.
- A plan of proposed subdivision for the entire zone showing proposed road reserve widths, approximate lot areas and dimensions, together with the proposed staging of the subdivision and of any development, including the criteria to be met before successive stages are implemented.
- Other subdivision and design issues such as public open space and its management, tree/shrub planting and maintenance, subdivisional fencing, road construction standards, bush fire safety and other issues as directed by Council.

- Other development issues such as permissible uses, setbacks, protection and management of environmentally important/sensitive areas, building and access design and other issues as directed by Council.
- The services, facilities and activities required of future landowners and the manner in which these will be required, provided and/or maintained into the long term.

2.0 Policy: Tourist and Tourism Based Landuses

This policy applies to all proposals for tourist and tourism based landuses within the Shire.

The objective of this policy is to encourage and facilitate tourism development that meets tourism needs and that is sympathetic to community and environmental considerations.

Tourist development proposals may be supported by Council where:

- The proposal is in conformity with the requirements of Table 1 (following).
- The issues listed in Table 2 (following) are addressed to Councils satisfaction.
- Other policy requirements are met to Councils satisfaction.
- The proposal would not have an adverse impact on the amenity of the locality.

TABLE 1.

Use	Definition	Processing	Other Requirements
Chalets	Short stay holiday accommodation units each designed to accommodate a single family.	<p>Four or less chalets permitted in the General Agricultural Zone only with the approval of Council following advertising and referral to relevant authorities.</p> <p>More than four chalets not permitted unless a location specific Town Planning Policy is prepared and adopted by Council which includes:</p> <p>a) An assessment of the existing situation in regard to;</p> <ul style="list-style-type: none"> - The type, quality and quantity of existing vegetation; - The depth and nature of the soils, including rock; - The existing contour information adequate to depict the landform; - Any existing structures or improvements on the land; - Any other features the council considers relevant in terms of the land in question. <p>b) Information concerning the proposal for the land including;</p> <ul style="list-style-type: none"> - The proposed and ultimate development of the land; - New contours of the site; - Services and facilities for the development; - The trees and areas of vegetation to be preserved; - New tree planting, landscape and proposed open space areas; - The nature, form, scale and proposed use of the development on the land; - An assessment of the proposal against the objective of the policy. <p>And where applicable,</p> <ul style="list-style-type: none"> - The staging of the proposal, and - The maintenance strategy for the development; - An assessment of the proposal against any other noted provision/policy for the zone. 	<ul style="list-style-type: none"> - Refer to Part 9 of Town Planning Scheme No. 2. - Council shall determine access standards and external road upgrading/construction requirements on application. - Sealed road access may be required for proposals creating more than four chalets. - Council shall determine setbacks, effluent disposal, landscaping, parking and other development components on application.
Country Kitchen	Where light refreshments/lu	Permitted only in the Town Centre, General Rural and Rural Residential Zones with the approval of Council following advertising and referral.	<ul style="list-style-type: none"> - Refer to Part 9 of Town Planning Scheme No. 2.

	nches are served predominantly to tourists during daylight hours for consumption within the premises.		– Need to ensure use caters to tourists, is established in attractive settings and/or in association with other tourist uses and does not prejudice restaurants within established commercial orientated zones.
Use	Definition	Processing`	Other Requirements
Craft Studio & Sales	Where arts and/or crafts predominantly produced on the same site are displayed for sale.	Permitted only in the Town Centre, General Rural and Rural Residential Zones with the approval of Council.	– Refer to Part 9 of Town Planning Scheme No. 2.
Farm Stay/ Bed & Breakfast	Where a maximum of 4 rooms of a dwelling house are made available for short stay holiday accommodation.	May be considered in the Residential, Town Centre, General Rural or Rural Residential Zones.	– Refer to Part 9 of Town Planning Scheme No. 2. – Refer to detailed Planning Policy.
Guest House/	Where a building or	Four or less guest rooms permitted only in the Town Centre and General Agricultural Zones with the approval of Council following advertising and referral.	– Refer to Part 9 of Town Planning Scheme No. 2.

Lodge	buildings comprised of guest rooms/suites each designed to accommodate a single family are used for short stay holiday accommodation .	<p>More than four rooms not permitted unless within the Town Centre and General Agricultural Zones and a location specific Town Planning Policy is prepared and adopted by Council which includes:</p> <p>a) An assessment of the existing situation in regard to;</p> <ul style="list-style-type: none"> - The type, quality and quantity of existing vegetation; - The depth and nature of the soils, including rock; - The existing contour information adequate to depict the landform; - Any existing structures or improvements on the land; - Any other features the council considers relevant in terms of the land in question. <p>b) Information concerning the proposal for the land including;</p> <ul style="list-style-type: none"> - The proposed and ultimate development of the land; - New contours of the site; - Services and facilities for the development; - The trees and areas of vegetation to be preserved; - New tree planting, landscape and proposed open space areas; - The nature, form, scale and proposed use of the development on the land; - An assessment of the proposal against the objective of the policy. <p>And where applicable,</p> <ul style="list-style-type: none"> - The staging of the proposal, and - The maintenance strategy for the development; - An assessment of the proposal against any other noted provision/policy for the zone. 	<ul style="list-style-type: none"> - Council shall determine access standards and external road upgrading/construction requirements on application. - Sealed road access may be required for proposals proposing more than four rooms. - Council shall determine setbacks, effluent disposal, landscaping, parking and other development components on application.
Use	Definition	Processing	Other Requirements
Hotel/Motel	Where a building or buildings are designed predominantly	<p>Only permitted in the Town Centre and General Agricultural Zones with the approval of Council following advertising, referral and the adoption of a location specific Town Planning Policy which includes:</p> <p>a) An assessment of the existing situation in regard to;</p> <ul style="list-style-type: none"> - The type, quality and quantity of existing vegetation; 	<ul style="list-style-type: none"> - Refer to Part 9 of Town Planning Scheme No. 2. - Council shall determine access standards and external road

	<p>for short stay holiday accommodation and in the case of a hotel, where a hotel license has been issued under the provisions of the Liquor Act (1970).</p>	<ul style="list-style-type: none"> - The depth and nature of the soils, including rock; - The existing contour information adequate to depict the landform; - Any existing structures or improvements on the land; - Any other features the council considers relevant in terms of the land in question. <p>b) Information concerning the proposal for the land including;</p> <ul style="list-style-type: none"> - The proposed and ultimate development of the land; - New contours of the site; - Services and facilities for the development; - The trees and areas of vegetation to be preserved; - New tree planting, landscape and proposed open space areas; - The nature, form, scale and proposed use of the development on the land; - An assessment of the proposal against the objective of the policy. <p>And where applicable,</p> <ul style="list-style-type: none"> - The staging of the proposal, and - The maintenance strategy for the development; - An assessment of the proposal against any other noted provision/policy for the zone. 	<p>upgrading/construction requirements on application.</p> <ul style="list-style-type: none"> - Sealed road access shall be required. - Council shall determine setbacks, effluent disposal, landscaping, parking and other development components on application.
<p>Park Home Park</p>	<p>Caravan Park partly or wholly for permanent and/or semi permanent residence (>3 months from any 12 month period).</p>	<p>Only permitted in the Town Centre & General Agricultural Zones. Other processing as per Hotel/Motel.</p>	<ul style="list-style-type: none"> - Refer to Part 9 of Town Planning Scheme No. 2. - Sealed road access shall be required. - Only in or adjacent to existing urban areas. - Strata titling will not be supported. - Council shall determine setbacks, effluent disposal, landscaping, parking and other development

Use	Definition	Processing	Other Requirements
Restaurant	Where meals are served during the day or night for consumption within the establishment.	Permitted only in the Town Centre, General Rural and Rural Residential Zones with the approval of Council following advertising and referral where applicable.	<ul style="list-style-type: none"> - components on application. - Need to ensure use is established in attractive settings.
Tourist Park (e.g. animal park, flora park, etc)	Where non-accommodation attractions/facilities are provided for tourists.	<p>If small scale as defined by Council, permitted only in the Town Centre, General Rural and Rural Residential Zones with the approval of Council following advertising and referral.</p> <p>If large scale as defined by Council, permitted only in the General Agricultural Zone with the approval of Council following advertising and referral and the adoption of a location specific Town Planning Policy which includes:</p>	<ul style="list-style-type: none"> - Refer to Part 9 of Town Planning Scheme No. 2. - Council shall determine access standards and external road upgrading/construction requirements on application. - Sealed road access may be required. - Council shall determine setbacks, effluent disposal, landscaping, parking and other development components on application. - Need to ensure use is established in attractive settings.

		<p>a) An assessment of the existing situation in regard to;</p> <ul style="list-style-type: none"> - The type, quality and quantity of existing vegetation; - The depth and nature of the soils, including rock; - The existing contour information adequate to depict the landform; - Any existing structures or improvements on the land; - Any other features the council considers relevant in terms of the land in question. <p>b) Information concerning the proposal for the land including;</p> <ul style="list-style-type: none"> - The proposed and ultimate development of the land; - New contours of the site; - Services and facilities for the development; - The trees and areas of vegetation to be preserved; - New tree planting, landscape and proposed open space areas; - The nature, form, scale and proposed use of the development on the land; - An assessment of the proposal against the objective of the policy. <p>And where applicable,</p> <ul style="list-style-type: none"> - The staging of the proposal, and - The maintenance strategy for the development; - An assessment of the proposal against any other noted provision/policy for the zone. 	<p>requirements on application.</p> <ul style="list-style-type: none"> - Sealed road access shall be required for large-scale proposals. - Council shall determine setbacks, effluent disposal, landscaping, parking and other development components on application. - Need to ensure use is established in attractive settings.
Use	Definition	Processing	Other Requirements
Wine Tasting/ Sales	Where wines are offered for tasting and sale when associated with a winery on the same or nearby property.	Only permitted only in the Town Centre, General Rural and Rural Residential Zones with the approval of Council	<ul style="list-style-type: none"> - Refer to Part 9 of Town Planning Scheme No. 2. - Council shall determine access standards and external road upgrading/construction requirements on application. - Council shall determine setbacks, effluent disposal, landscaping, parking and

			other development components on application.
--	--	--	--

TABLE 2.

Issues to be Considered for Tourism Based Landuses.

Factor	Constraints
Slope/Erosion	Steeper slopes require sensitive building design and environmental management.
Protection of Vegetation	Minimise and control clearing, maximise rehabilitation, revegetation and replanting.
Protection of Water Resources	<ul style="list-style-type: none"> • Adequate setbacks between effluent disposal systems and waterways need to be provided. • Site sensitive stormwater disposal.
Protection of Agriculture/Industry	Not within any required agricultural/industrial buffer areas (review adjoining uses).
Minimise Fire Risk	Adequate fire protection/safety measures to be included.
Visual Issues	<ul style="list-style-type: none"> • In visually sensitive areas design responses to be included to address visual impacts. • Preferably attractive sites with views. • Not on cleared pasture unless significant revegetation, planting and/or landscaping is undertaken.
Water Supply	Potable water supplies to be provided to minimum health standards.

3.0 Policy: Home Occupations and Home Businesses

The objective of this policy is to allow for home occupations and home businesses in residential areas where such occupations/businesses will not create unmanageable offsite impacts in accord with the objective of maintaining residential amenity.

Definitions of Home Occupations and Home Businesses are included within Schedule No. 1 of Town Planning Scheme No. 2.

Council may consider Home Occupations on any lot within the Town Centre, Residential, General Rural and Rural Residential Zones.

Home Businesses may only be considered by Council within the Town Centre, Industry, Light & Service Industry, General Rural and Rural Residential Zones. Home Businesses may be considered by Council within the Residential zone only on lots sharing a boundary (either directly or across a ROW/rear lane) with land under the Light and Service Industry and/or Industry zones.

Subject to the scale and nature of the Home Occupation/ Home Business, Council may determine that advertising and referral of the proposal is necessary in order to assist in quantifying potential amenity impacts and therefore, the acceptability of the proposal and/or any design responses required.

4.0 Policy: Bed and Breakfast Accommodation

4.1 Objectives

- To encourage the provision of a high standard of short stay, home-style accommodation located in or close to tourist routes and attractions.
- To maintain the amenity of adjoining residential uses.

4.2 Definition

As per definition contained in the Scheme Text.

4.3 Location/Zones

Applications for bed and breakfast accommodation require Council planning approval and may be considered in appropriate locations within the Residential, Town Centre, General Rural or Rural Residential Zones.

4.4 Public Consultation

The comments of nearby landowners will be sought by the Shire prior to consideration of the application.

4.5 Development Standards/Conditions

- a) Maximum of 4 guest bedrooms for guest purposes.
- b) Off street car parking shall be provided at the ratio of one car bay for each guestroom. The car bays to be located and designed to Council's satisfaction.
- c) The building must be of a standard acceptable to the Shire for tourist use and deemed to be of safe construction and in compliance with the Building Code of Australia.
- d) Separate guestrooms conforming to size, light and ventilation requirements as per the Health Local Laws relating to Lodging Houses.
- e) Separate toilet, shower or bath and hand basin is to be supplied, where practical as determined by the Shire.
- f) An acceptable standard of hygiene, especially in areas for food preparation, to be determined prior to approval and at any subsequent inspections by the Shire.
- g) Clean linen is to be provided for every new guest and at least once per week if no change of guest.

- h) An adequate potable water supply to the satisfaction of the Principal Environmental Health Officer.
- i) All waste water to be directed to an efficient and Environmentally acceptable septic tank system to the satisfaction of the Environmental Health Officer.
- j) Bed and Breakfast permit is valid for twelve (12) months from issue of the Planning Scheme Consent and renewable annually by the Shire subsequent to no complaints being received by the Shire.
- k) Adequate fire fighting equipment is recommended ie. 1kg BE Extinguisher and 1 x 1m fire blanket, close to kitchen or power board, hose for external use.

5.0 Policy: Development and Site Requirements

All use and/or development that is permitted under the provisions of the Scheme will comply with the requirements for that use and/or development as specified in the following table.

CONTROLS USE	Minimum Boundary Setback (metres)			Maximum Plot Ratio	Minimum Landscaped Area %	Minimum Number of Car Parking Bays
	Front	Rear Average	Side			
Club Premises	*	*	*	0.5	*	1 for every 45m ² of gross floor area
Consulting Rooms	*	*	*	0.4 in Res zone 0.5 Other	30 in Res zone	1 for every 30m ² of gross floor area, plus 1 for each person employed
Day Care Centre	7.5	7.5	*	*	*	1 for every employee
Educational Establishment	9.0	7.5	5.0	*	30	1 per full time employee, plus bays for students as determined by the Council
Funeral Parlour	*	*	*	*	10	As determined by the Council (minimum 6)
Hall	*	*	*	*	10	1 to every 4 persons whom the building is designed to accommodate.
Hospital	9.0	7.5	5.0	0.4 in Res zone 0.5 Other	20	1 per 4 beds and 1 per employee
Hotel/Tavern	*	*	*	*	10	1 per every bedroom plus 1 per 2m ² of bar and lounge area.
Industry – Service	7.5	7.5	*	*	10	1 per 2 employees
Industry – Light	7.5	7.5	*	*	10	1 per 2 employees
Industry – General	7.5	7.5	*	*	15	1 per 2 employees
Motel		7.5	3 per storey	1.0	30	1 per unit, plus 1 space per 25m ² of service area
Office	*	*	*	*	*	1 for every 30m ² plot ratio area
Professional Office	*	*	*	0.5	*	1 for every 30m ² plot ratio area
Restaurant	*	*	*	*	*	1 for every 10m ² of gross floor area or 1 for every 4 seats provided, whichever is the greater
Service Station	7.5	7.5	*	*	5	1 for every working bay, plus 1 for each person employed on site

Shop	*	*	*	*	*	1 for every 15m ² of gross floor area
Showroom	*	*	*	*	10	1 for every 100m ² of gross floor area
Car Sales Premises	*	*	*	*	5	1 for every 250m ² of sales area, plus 1 for every person employed on site.

Notes: i) * means 'to be determined by the Council' in each particular case having due regard to streetscape, amenity and the merit of the proposal.
ii) Landscaping to be generally at street frontage.

Where requirements for a particular use are not noted within this policy, the development is to conform to the requirements for the predominant use of the zone in which it is situated as determined by Council. Where Council considers such requirements are inappropriate Council may determine other requirements having due regard to streetscape, amenity and the merit of the proposal.

Where two or more uses are combined in a single development, the development is to conform to the requirements for each use respectively. In the case where Council considers such requirements inappropriate, Council may determine other requirements having due regard to streetscape amenity and the merit of the proposal.

6.0 Policy: Development Zone Areas

Four Development Zone Areas have been identified within the Gnowangerup Townsite. Each of these Development Zone Areas are numbered on the Scheme maps and clause 5.8 identifies the approval requirements for proposals within these areas.

This policy identified those specific objectives and issues which are to be considered when the development plan required by clause 5.8 is being prepared for each individual Development Zone Area.

Development Zone Area No. 1: Gnowangerup Townsite.

Objective:

To permit development and/or subdivision once the nominated issues have been explored and addressed within the framework of clause 5.8 of Town Planning Scheme No. 2.

Issues:

- i) Prominent location on a main entry into town and the consequential need for development to be sensitive to this prominent location.
- ii) Need for protection and replanting on creekline/s and need to maximise the retention of remnant vegetation/tree cover.
- iii) Need to address any proposals for the rationalisation of the intersection of Yougenup Road and Gnowangerup–Jerramungup Road intersection and/or proposed townsite bypass.
- iv) Need to address impacts of/on adjoining and nearby landuses such as the waste water treatment plant (and its buffer), nearby rural and residential pursuits.
- v) Need to address the suitability and future of those small lots bisected/affected by Gnowangerup Creek and its foreshore.

Landuses/Development:

A range of landuses should be considered which may include but not be limited to:

- i) Public purposes.
- ii) Residential.
- iii) Rural Living (possibly with residential overlay plans).

- iv) Parks and Recreation.
- v) Tourist Based Landuses.
- vi) Private Recreation.

Development Zone Area No. 2: Gnowangerup Townsite.

Objective:

To permit development and/or subdivision once the nominated issues have been explored and addressed within the framework of clause 5.8 of Town Planning Scheme No. 2.

Issues:

- i) Prominent location on a main entry into town and the consequential need for development to be sensitive to this prominent location.
- ii) Need for protection and replanting on creekline/s and need to maximise the retention of remnant vegetation/tree cover.
- iii) Need to address impacts of/on adjoining and nearby landuses such as the mineral springs, swimming pool, surrounding Rural and Rural Residential Zones and the hospital.

Landuses/Development:

A range of landuses should be considered which may include but not be limited to:

- i) Public purposes.
- ii) Rural Living.
- iii) Parks and Recreation.
- iv) Tourist Based Landuses.

Development Zone Area No. 3: Gnowangerup Townsite.

Objective:

To permit development and/or subdivision once the nominated issues have been explored and addressed within the framework of clause 5.8 of Town Planning Scheme No. 2.

Issues:

- i) Prominent location on a main entry into town and the consequential need for development to be sensitive to this prominent location.

- ii) Need for protection and replanting on creekline/s and need to maximise the retention of remnant vegetation/tree cover.
- iii) Need to address any proposals for the rationalisation of the intersection of Yougenup Road and Gnowangerup-Jerramungup Road intersection and/or proposed townsite bypass.
- iv) Need to address impacts of/on adjoining and nearby landuses such as the waste water treatment plant (and its buffer), playing fields, nearby industry and residential pursuits.

Landuses/Development:

A range of landuses should be considered which may include but not be limited to:

- i) Public purposes.
- ii) Residential.
- iii) Rural Living (possibly with residential overlay plans).
- iv) Caravan Park.
- v) Tourist Based Landuses.
- vi) Parks and Recreation.

Development Zone Area No. 4:Gnowangerup Townsite (South).

Objective:

To permit coordinated development and/or subdivision once the nominated issues have been explored and addressed within the framework of clause 5.8 of Town Planning Scheme No. 2.

Issues:

- i) Need for protection and replanting on creekline/s and need to maximise the retention of remnant vegetation/tree cover.
- ii) Need to address impacts of/on adjoining and nearby landuses such as the Recreation Grounds, Parks & recreation reserves, rural pursuits/activities and Public Purposes reservations.
- iii) Need to consider the sites' relationship to the townsite and the opportunities provided by its proximity.

Landuses/Development:

A range of landuses should be considered which may include but not be limited to:

- i) Rural Living
- ii) Industrial development
- iii) Tourist Based Landuses.
- iv) Parks and Recreation.
- v) Public Purposes/Community.

7.0 Policy: Walsh Street, Bell Street & Glengarry Road Precinct

Application Area:

This policy applies to that land bounded by Walsh Street, Bell Street & Glengarry Road Gnowangerup.

Objective:

To permit coordinated development and/or subdivision once the nominated issues have been adequately explored and addressed.

Issues:

- i) Prominent location on a main entry into town and the consequential need for development to be sensitive to this exposure.
- ii) Need to maximise retention and long term protection of existing remnant vegetation and tree cover.
- iii) Need to address impacts of/on adjoining and nearby landuses such as the saleyards, CBH operations, railway, proposed lakelands open space, Rural Living, General Rural and Residential.

Landuses/Development:

A range of landuses should be considered which may include:

- i) Public Purposes.
- ii) Community provided and managed residential development.
- iii) Rural Living (possibly with residential overlay plans).
- iv) Aboriginal Economic Development Projects.
- v) Culturally based tourist landuses.
- vi) Civic & Cultural.
- vii) Parks & Recreation.

8.0 Policy: Grouped Dwellings in the Rural Zone

Application Area: All the Rural zoned land within the Shire.

Grouped Dwelling Definition:

A dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.

Policy Means:

- a) A group dwelling comprising a maximum of two dwelling units will only be approved on a rural zoned lot where:
 1. The dwellings are to be used for farm management or private residential purposes.
 2. The development does not adversely affect rural character, landscape, agriculture, groundwater resources or future urban development.

- b) A group dwelling comprising more than 2 dwelling units will only be approved on a Rural zoned lot where the applicant can:
 1. Provide justification that the dwellings are needed for farm management purposes.
 2. Demonstrate the suitability of the site for the intended development in respect to land capability (on site effluent disposal).
 3. Ensure the development does not adversely impact on the rural amenity of the area.