

SHIRE OF WAROONA DRAFT LOCAL PLANNING STRATEGY

SCHEDULE OF MODIFICATIONS

N ^o .	Section	Modification
1.	Strategy Map	Lots 402-404 James Road Hamel be removed from the 'Priority Agriculture' area and included in the 'Rural Smallholdings' area.
2.	Clause 4.2 'Geology' (Page 19)	Delete all the wording in the Clause and replace with the wording in Appendix 1 of this Schedule.
3.	Clause 14.1 'Minerals and Basic Raw Materials Considerations' (Page 49)	Delete the wording in the Clause and replace with the wording in Appendix 2 of this Schedule.
4.	Clause 4.3 'Landform & Soils' (Page 19), subsection headed 'Quindalup Dune System'	The following statement to be added at the end of the paragraph: " <i>The dunes in the Waroona area act as barrier dunes that filter rain to replenish the underground water lens and to protect the Yalgorup Lakes.</i> "
5.	Clause 4.3 'Landform & Soils' (Page 20)	Reinstate 'Acid Sulphate Soils' as a separate heading.
6.	Clause 16.1 'Coastal Precinct' under Considerations in the 'Residential' section (Page 51)	Add the following statement: " <i>Any development to consider the impact on the Yalgorup National Park, including water balance, domestic pets and increased human use.</i> "
7.	Clause 5.2 'Economy' subsection headed 'Future Economic Opportunities' (Page 25)	To be amended to include reference to the possible reopening of the Waroona abattoirs.
8.	Clause 7.2.3 'Hills Landscape Protection Area' (Page 29) & Clause 16.6 'Scarp & Darling Range' (Page 74)	The following wording at the end of Clause 7.2.3 and in the 'Hills Landscape Protection' table in Clause 16.6 to be removed: " <i>...and should not be within the area covered by the Waroona North Structure Plan.</i> "
9.	Clause 8.1.1 'Population – 1981 to 2001' (Page 30)	Delete 'the' from the second line of point 1 which reads " <i>... The deregulation of the dairying industry forced most the dairy farmers in the district...</i> "
10.	Clause 8.1.3 (Page 31) subheading 'Past Lot Preferences' & Clause 12.1 'Tourism Considerations' (Page 46)	Under the 'Hamel' heading, delete the sentence that starts: " <i>The nursery still operates...</i> " and under the 'Preston Beach' heading change the reference to the caravan park to a " <i>tourist resort</i> ". Change reference to caravan park in Clause 12.1 to a resort.
11.	Clause 8.2.1 'Population increases to 2016 and 2021' (Page 33)	Remove the word "promising" from the statement in the third paragraph which reads: " <i>The most promising long-term population additions.</i> "
12.	Clause 8.2.3 'Lot allocation for Waroona' subheading 'Residential' (Page 35)	In the tables headed 'North of existing townsite' and 'North east of the existing townsite' add the following at the end of the sentence that states Nanga Brook runs through a portion of the sites: " <i>and riparian habitat and water quality should be protected</i> ".

13.	Clause 8.2.5 'Lot Allocation for Preston Beach' (Page 38)	Delete the two paragraphs with their reference for the need for a larger settlement at Preston Beach and the need for 3000 lots and replace with the paragraphs contained in Appendix Nine.
14.	Clause 9.1 'Commercial Consideration' (Page 41).	Remove reference to the Hamel Nursery in the 'Hamel' subheading.
15.	Clause 10.1 'Industrial Considerations' (Page 42) and Section 15 (Page 50)	Remove word " <i>decommissioned</i> " from in front of " <i>abattoir</i> ".
16.	Clause 11.1 'Community & Recreation Considerations' (Page 44)	Under the heading 'Waroona' remove reference to the old primary school at Centennial Park.
17.	Clause 11.1 'Community & Recreation Considerations' (Page 44)	Under the heading 'Preston Beach' remove the words " <i>sand green</i> " from in front of the words " <i>golf course</i> ".
18.	Clause 11.2 'Commercial & Recreation Strategy' (Page 45) Fourth Point	Change " <i>to rehabilitation to site</i> " to " <i>to rehabilitate the site</i> ".
19.	Clause 16.6 'Scarp & Darling Range' (Page 74)	Change the sentence in the second paragraph to: " <i>The majority of the Precinct is State Forest, National Park and Conservation Reserve.</i> "
20.	Clause 8.2.3 'Lot Allocation for Waroona' (Page 35)	The tables in the 'Residential' and 'Special Residential' sections headed 'North of existing townsite' and 'Various lots north of surrounding the sand mining pits' to be updated to include the correct title, areas and approximate yield.
21.	Clause 16.2 'Lake Clifton Precinct' (Page 56) and Clause 16.6 'Scarp & Darling Range' (Page 74)	All 'Rural Residential' tables to state: " <i>Alternative Treatment Units to be provided where the setback is less than 100 metres...</i> "
22.	Clause 8.2.3 'Lot Allocation for Waroona' (Page 33) and Clause 16.5 'Town Precinct' (Page 69)	The 'Special Residential' tables and the 'Special Residential' be amended to delete the mandatory requirement of reticulated sewerage and replace with the following statement: " <i>All lots shall be connect to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.</i> "
23.	Clause 12.1 'Tourism Considerations' 12 (Page 46)	Under the heading 'Visitor Information' add the annualised visitor numbers of domestic visitors over the period 2003-2007 as follows: A total of 26,200 visitors per annum, 71,000 visitor nights and an average length of stay of 2.7 nights.
24.	Clause 12.2 'Tourism Strategy' (Page 47)	An eighth dot point be added highlighting the importance of protecting caravan parks and to consider in the new Scheme specific zonings for them.
25.	Chapter 15 'Special Land Use Controls' (Page 50) and the Strategy Maps.	Special Control Area No.6 – 'Bancell Brook Public Drinking Water Source Protection Area' be deleted from the list in Chapter 15 and removed from the Strategy Maps.

26.	Clause 4.5 'Wetlands and Waterways' (Page 20)	The following sentence to be amended as follows: " <i>Lake Clifton has national and international significance, including listing under the Ramsar Convention and is part of the Peel-Yalgorup Ramsar site which includes the land and 10 lakes of the Yalgorup National Park as well as the Harvey Estuary and lower reaches of the Harvey River.</i> "
27.	Clause 4.4 'Remnant Native Vegetation' (Page 20)	Remove reference to Figure 11 showing " <i>declared rare flora and priority flora</i> ".
28.	Clause 4.5 'Wetlands and Waterways' (Page 20)	Add the paragraphs contained in Appendix Three.
29.	Figure 11 (Page 23)	Modified to specify the category of each wetland displayed on the map. The legend to be modified to reflect this change.
30.	Chapter 4 'Physical Context' (Page 19)	Add a new Clause 4.6 'Fauna' as contained in Appendix Four.
31.	Strategy Maps	Remove the Waterous Road Industrial Estate (with the exception of the abattoir site) from the 'General Industry' area and include in the 'General Agriculture' area and remove all references from the Strategy to the Waterous Road Industrial Estate and its buffer.
32.	Section 10 'Industrial' (Page 42)	The statement that states Alcoa " <i>has not indicated the need to zone any further land industrial for their operations.</i> " to be deleted and replaced with: " <i>The Long Term Residue Management Strategy for Alcoa's Wagerup operations indicates that expansion of the residue footprint will be required in the future outside the 'Industry' zone. The Shire will determine this expansion on its merits at the time taking into consideration the impact on the amenity of the area.</i> "
33.	Section 10 'Industrial' (Page 42)	Amend by deleting the words " <i>by the operator</i> " from the end of the sentence starting " <i>Council gave broad support to this process...</i> "
34.	Strategy Maps	Amend to change the lots south of McClure Road in Hamel from 'Priority Agriculture' to 'General Agriculture'.
35.	Clause 5.2 'Employment by Industry' (Page 25)	The first sentence under heading 'Future Economic Opportunities' be deleted and replaced with the following: " <i>Alcoa has applied for and received environmental approval to expand the Wagerup Refinery with a third production unit. At this point there has not been an announcement from the operation on whether or when the expansion will occur.</i> "
36.	Clause 4.4 'Remnant Native Vegetation' (Page 20)	The following be added after the second sentence: " <i>These areas are home to three commonwealth listed Threatened Ecological Communities (TECs), six listed plant species and numerous faunal species.</i> "
37.	Figure 11 (Page 23)	Amend by the inclusion of new mapping of remnant vegetation.
38.	Clause 16.1 'Coastal Precinct' (Page 51)	The following sentence be added to the 'Considerations' section of the 'Residential' table: " <i>Planning for this area to consider the fragile environment surrounding it, including remnant vegetation, Lake Preston and the coastal environment.</i> "
39.	Chapter 16 'The Precincts' (Page 51)	The following sentence be added to the 'Considerations' section of all of the 'General Agriculture' tables: " <i>Ecologically viable areas of priority vegetation are to be considered for protection.</i> "

40.	Chapter 3 'Local Planning Context' (Page 16)	Add a new Clause 3.6 'Preston Beach Townsite Strategy' as contained in Appendix 5.
41.	Chapter 4 'Physical Context' (Page 19)	Insert a new figure titled 'Acid Sulfate Soils' after Figure No.11 and use the risk mapping contained in WAPC Bulletin No.64 as the basis for the mapping of the Shire.
42.	Clause 13.2 'Transport Strategy' (Page 48)	Remove the word " <i>Williamson</i> " from Point 2.
43.	Clause 9.1 'Commercial Considerations' (Page 40)	The last paragraph on Page 40 to be deleted and replaced with the following: " <i>Element 1 has been completed and the Shire has made progress towards completing all three of the Elements. Works are expected to be completed in June 2009.</i> "
44.	Clause 11.1 'Community & Recreation Consideration' (Page 44)	The sentence on Page 45 under the 'Preston Beach' heading of commencing " <i>This area is being redeveloped...</i> " to be deleted.
45.	Chapter 2 'State & Regional Planning Context' (Page 3)	A new Clause 2.2 'Statement of Planning Policy No.2.0 – Environment and Natural Resources Policy' be insert with the wording as contained in Appendix Six.
46.	Clause 16.6 'Scarp & Darling Range' (Page 74)	The 'Rural Residential' and 'Hills Landscape Protection' tables to include the words " <i>a risk assessment and</i> " after the words " <i>Rezoning to be accompanied by...</i> "
47.	Clause 16.6 'Scarp & Darling Range' (Page 74)	The following sentence be added to the 'Considerations' in the 'Rural Residential' table: " <i>Tourist Accommodation may be considered on appropriate sites within this area, subject to a rezoning addressing all of the relevant considerations.</i> "
48.	Clause 9.2 'Commercial Strategy' (Page 41)	Point 2 to be deleted and replaced with the following: " <i>Maintain the extent of commercially zoned land within the current Waroona townsite under the Strategy. Commercial zoned land may be considered within the Waroona North area provided it compliments the existing town centre and is adequately justified.</i> "
49.	Clause 16.5 'Town Precinct' (Page 67)	Insert in a new table titled 'Future Residential' as contained in Appendix Seven.
50.	Clause 11.1 'Community and Recreation Considerations' and Clause 11.2 'Community and Recreation Strategy' (Pages 44 & 45)	Amend as contained in Appendix Eight.
51.	Clause 7.1 'Agricultural Considerations' (Page 27)	Add the words " <i>the purchasing of significant landholdings in Wagerup for the Wagerup Refinery and...</i> " following the words " <i>The number of dairy farmers has been significantly reduced since</i> ":
52.	Chapter 16 'The Precincts' (Page 51)	In all the Agricultural tables, change reference to referral of applications for Intensive Agriculture from " <i>Department of Environment and Conservation</i> " to " <i>Department of Water</i> ".
53.	Chapter 3 'Local Planning Context' (Page 16)	Insert a new Figure after Figure 8 titled 'Waroona North Structure Plan' based on the adopted Structure Plan.
54.	Strategy Maps	Remove the red dotted line heading north along the Scarp from Nanga Brook Road to the Shire boundary (presumed mapping error).

55.	Strategy Maps	Change the green colour of the 'Mixed Use' along South Western Highway between McDowell & Wass Streets to purple to match the Map Legend.
56.	Clause 16.1 'Coastal Precinct' (Page 51)	After the sentence commencing " <i>The proposed Land Use Categories are...</i> " add the following sentence: " <i>There is also an area that has been left blank pending the outcome of the Preston Beach Townsite Strategy.</i> " Change the 'Residential' table as contained in Appendix Ten.
57.	Clause 2.9 'Coastal & Lakelands Planning Strategy' (Page 7)	Delete the words at the commencement of the last paragraph: " <i>Another variation in</i> " to return to the intended meaning that the lot sizes discussed are not a variation to the 'Coastal and Lakelands Planning Strategy' but are consistent with those contained in that Planning Strategy.
58.	Strategy Maps	Change Lot 203 Nanga Brook Road from 'Hills Landscape Protection' to 'Rural Residential'. (Lots either side are 'Rural Residential').

4.2 Geology

The Darling Fault divides the geology into two parts:

1. Phanerozoic (540 to 2 million years old) sedimentary rocks of the Perth Basin to the west. These are overlain by younger sedimentary rocks consisting mainly of sands, limestones, clays and gravels that form the surface landforms of the Swan coastal Plain.
2. The much older, Archean (over 2500 million years old) granites and gneisses of the Yilgarn Craton to the east which form the Darling Plateau.

Millions of years of weathering of the granitic rocks of the Yilgarn Craton have produced an aluminium-rich or bauxitic laterite caprock that covers most of the Darling Plateau. The bauxite is processed to form alumina at Wagerup. The laterite is also a source of gravel for road construction. Granite can be crushed to form aggregate for building construction, or used as armour rock for sea wall or marina construction.

Former coastal shorelines along the Darling Scarp have concentrated heavy titanium-zircon bearing minerals along the foothills at Waroona and north of Wagerup. Sediments along the Swan Coastal Plain also provide a source of sand, limestone and clay.

The Perth Basin sedimentary rocks are many kilometres thick, contain large volumes of groundwater, have potential for petroleum, and may possibly provide a geothermal energy source.

Implications:

1. Bauxite deposits are primarily within Crown land where they are being mined under a State Agreement Act.
2. Some limestone deposits are protected under provisions of the Peel Region Scheme. Other potential deposits are primarily on Crown land.
3. Sand resources for use in the construction industry, whilst comparatively plentiful on the Swan Coastal Plain, are increasingly being constrained by conflicting land uses, particularly south of Perth. Due regard should be given to ensuring that adequate areas remain available for sand extraction.
4. Identified titanium-zircon mineralisation occurs in areas where there could be long term urban development, but are protected under the provisions of the Peel Region Scheme until they have been mined. There is potential for new deposits on the Swan Coastal Plain.

14.1 Minerals and Basic Raw Materials Considerations

Within the Shire the following minerals and raw materials are extracted:

Bauxite. Mined in State Forest in the Darling Range and conveyed to the Wagerup refinery. The mining is carried out under a State Agreement Act and limited Shire control exists over its operations.

Titanium-zircon mineralisation (mineral sands). There are numerous mining tenements for titanium-zircon exploration and mining within the Shire, concentrated on the Swan Coastal Plain, particularly along the foothills. Mining is currently occurring in Wagerup and north of Waroona. The Shire is supportive of these operations, but the impacts, particularly of the Waroona North mine, need to be sensitively managed.

Gravel. There is one remaining gravel pit in the Darling Range. Other reserves exist and may be extracted in the future. Providing that an appropriate setback to sensitive land uses is maintained and the sites are not visible from the coastal plain, this form of extraction is supported.

Sand. There are a number of sand extraction licences in a sand ridge centred on Buller and Old Bunbury Roads. The most significant issue associated with this use is the presence of remnant vegetation. Sites should be chosen that do not contain significant areas of remnant vegetation. Extensive rehabilitation of existing sites is required.

Limestone. There are significant reserves of limestone on either side of the Old Coast Road in Lake Clifton. Where these resources are on private property, extraction is encouraged prior to subdivision for rural smallholdings. Clearing of the tuart forest should be given careful consideration given the significance of this vegetation system.

4.5 Wetlands and Waterways

Following the paragraph on Page 21 ending:

d. numerous Environmental Protection Policy (EPP) wetlands (Figure 11).

Add a new paragraph as follows:

“Wetlands on the Swan Coastal Plain have been evaluated and assigned an appropriate management category, providing guidance on the nature of the management and the protection the wetland should be afforded. ‘Conservation’ category and ‘Resource Enhancement’ category wetlands are recognised as priority wetlands which should be protected and conserved. ‘Multiple Use’ category wetlands should be considered in the context of ecologically sustainable development.”

Following the sentence on Page 21:

The protection and management of wetlands shall be taken into consideration when making future zoning and land use decisions.

Add the following sentences:

“Part of the consideration is the determination of an appropriate buffer to the wetland. Wetlands require a buffer to protect them from potential adverse impacts and maintain ecological processes and functions within the wetland. Buffers also act to protect the community from potential impacts such as nuisance midge and mosquito problems. In determining an appropriate wetland buffer distance, the values of the wetland and the threats associated with the surrounding or proposed land use requires consideration.”

4.6 Fauna

“The native fauna in the Shire is dependent on the native vegetation that once covered the area. The populations of many species have declined significantly since European settlement. However, there are numerous of mammals, birds, reptiles, amphibians, inland fish, invertebrates and subterranean fauna within the Shire.

Implications

There is a strong link between the health of remaining vegetation and waterways, which provide the habitats, and the maintenance of a wide variety of fauna species. Measures outlined in this Strategy to preserve the vegetation and waterways will have a positive impact on fauna retention. A further measure for consideration is the use of ecological linkages, in particular vegetation sequences or corridors, within appropriate developments.”

3.5 Preston Beach Townsite Strategy

“In 2006 the Shire commenced the preparation of a broad structure plan for Preston Beach Areas to the north and south of the existing settlement of Preston Beach have been identified for possible urban expansion. Prior to the consideration of rezoning of such land under the Peel Region Scheme and Local Authority Scheme, a broad land use strategy is required to ensure orderly and co-ordinated subdivision of the area. The Objectives of the Strategy are:

To deliver a land use structure plan that:

- Provides an agreed context for Government decision-making on amendments to the Shire of Waroona TPS No. 7 and the Peel Region Scheme (PRS).*
- Allows the existing community to articulate aspirations and a vision for their community.*
- Ensures that development of the settlement occurs in a coordinated and sustainable manner.*
- Allows major land owners/developers to proceed with confidence.*

This Strategy has left areas blank subject to the outcome of the Townsite Strategy.”

Clause 2.2 ‘Statement of Planning Policy No.2.0 – Environment and Natural Resources Policy’

“This policy sets out the principles and considerations that will be applied by the Shire of Waroona to integrate environment and natural resource management within broader land use planning and decision making to protect, conserve and enhance the Shire’s natural environment and promote and assist in the sustainable use and management of the Shire’s natural resources.”

Appendix Seven – Modification No.49

Future Residential	
Objective	To provide for the long term expansion of the Waroona townsite with a variety of lot sizes consistent with the rural character of the existing town.
Uses	Subject to an Outline Development Plan for the area.
Lot sizes	Subject to an Outline Development Plan for the area.
Setbacks	As per the Residential Design Codes.
<p><u>Considerations</u></p> <p>Future development will be consistent with a detailed outline development plan to be adopted by the Shire and the WAPC.</p> <p>Rezoning, subdivision and development will not be supported until such time as the outline development plan has been adopted and other townsite development areas that are already zoned 'Residential' have been suitably developed.</p> <p>Open Space to be provided in accordance with WAPC guidelines.</p>	

Clause 11.1 ‘Community & Recreation Considerations’

The three sentences at the end of the second paragraph under the ‘Waroona’ heading be deleted and replaced with the following:

“New recreation areas are indicatively proposed on the pits of the sand mining in Waroona North, however the specific location and extent of open space will be informed through the outline development plan for the area.”

Clause 11.2 ‘Community & Recreation Strategy’

Point 4 to be deleted and replaced with the following:

“4. Indicate an area around the old Waroona speedway site as Open Space on the Strategy Map. The specific location and extent of the open space and the form of the development of the open space, however, is to be determined through the outline development plan for the area.”

Clause 8.2.5 ‘Lot Allocation for Preston Beach’

The ‘Coastal and Lakelands Planning Strategy’ (WAPC, 1999) details some expansion of Preston Beach to the north (400 lots) and to the south (800 lots). The extent of urban expansion at Preston Beach will be determined through structure planning for the area, in particular the ‘Preston Beach Townsite Strategy’. The Strategy will determine the location of commercial and community services, service infrastructure, a road hierarchy and dwelling density. The areas covered by the Strategy (plus the existing townsite) are indicated on the Strategy Map in Appendix 1 as “Area Subject to Preston Beach Townsite Strategy”.

Appendix Ten – Modification No.56

Residential	
Objective	To provide for the enhancement of the Preston Beach townsite.
Uses	Primary
	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office
	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m ² (R12.5), though areas of medium density (R30) may be indicated on a future Structure Plan for the townsite.
Setbacks	As per the Residential Design Codes.
<p><u>Considerations</u></p> <p>Residential development to comply with the Residential Design Codes.</p> <p>Consideration to be given to the preparation of design guidelines for the townsite.</p> <p>Open Space to be provided in accordance with WAPC guidelines.</p>	