

# SHIRE OF WAROONA

## LOCAL PLANNING STRATEGY

Endorsed By The Western Australian Planning Commission  
24 March 2009

### **disclaimer**

This is a copy of the local planning strategy at the date of endorsement produced from an electronic version of the strategy held by the Department of Planning. Whilst all care has been taken to accurately portray the current strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective local government authority should be made to view a current legal version of the strategy.

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

## CONTENTS

<b>SECTION 1 - STRATEGY CONTEXT</b> .....	<b>3</b>
1 INTRODUCTION.....	3
2 STATE & REGIONAL PLANNING CONTEXT.....	6
3 LOCAL PLANNING CONTEXT.....	19
4 PHYSICAL CONTEXT.....	24
5 SOCIO-ECONOMIC CONTEXT.....	31
<b>SECTION 2 - THE STRATEGY</b> .....	<b>33</b>
6 GUIDING PRINCIPLES.....	33
7 AGRICULTURE.....	34
8 RESIDENTIAL LOT SUPPLY & DEMAND.....	38
9 COMMERCIAL.....	48
<b>10 INDUSTRIAL.....</b>	<b>50</b>
11 COMMUNITY & RECREATION.....	52
12 TOURISM.....	54
13 TRANSPORT.....	56
14 MINERALS AND BASIC RAW MATERIALS.....	57
15 SPECIAL LAND USE CONTROLS.....	59
<b>SECTION 3 - STRATEGY PRECINCTS</b> .....	<b>60</b>

## FIGURES

Figure 1 - Location Plan.....	5
Figure 2 - SPP2.1 Peel-Harvey Coastal Plain Catchment.....	13
Figure 3 - Public Drinking Water Sources Areas.....	14
Figure 4 - Inner Peel Region Structure Plan (1997).....	15
Figure 5 - Coastal & Lakelands Planning Strategy (1999).....	16
Figure 6 - Peel Region Scheme.....	17
Figure 7 - PRS Policy - Strategic Agricultural Resource Areas and Minerals and BRM Policy Areas.....	18
Figure 8 - Lake Clifton - Herron Structure Plan.....	21
Figure 9 - Waroona North Structure Plan.....	22
Figure 10 - Waroona Town Centre Strategy Master Plan.....	23
Figure 11 - Soil Landscape Systems.....	28
Figure 12 - Acid Sulphate Soils.....	29
Figure 13 - Remnant Vegetation, EPP Wetlands & Watercourses.....	30
Figure 14 - Waroona Irrigation District Lot Sizes.....	35
Figure 15 - Population 1981-2001.....	38
Figure 16 - Precinct boundaries.....	62
Figure 16a - Coastal Precinct.....	63
Figure 16b - Lake Clifton Precinct.....	67
Figure 16c - Agricultural Precinct.....	72
Figure 16d - Industrial Precinct.....	76
Figure 16e - Town Precinct.....	79
Figure 16g - Scarp & Darling Range Precinct.....	88
Appendix 1 - Strategy Map 1.....	91
Appendix 2 - Strategy Map 2 - Waroona & Hamel.....	92
Appendix 3 - Strategy Map 3 - Preston Beach.....	93

# SECTION 1 - STRATEGY CONTEXT

## 1 INTRODUCTION

The Town Planning Regulations require that if a local government "envisages the zoning or classification of land" then it shall prepare a Local Planning Strategy.

The Town Planning Regulations require that a Strategy shall:

- a. set out the long-term planning directions for the local government.
- b. apply State and regional planning policies.
- c. provide the rationale for the zones and other provisions of the Scheme.

### 1.1 *Nature of the Strategy*

The Strategy is a vehicle for:

- a. collating information that addresses the land use matters within the Shire for the next ten to twelve years; and
- b. formulating strategies to address land use matters.

The Strategy is a working document for all interested parties but particularly the Shire of Waroona. It is intended that it would be subject to review.

### 1.2 *Target Length of Strategy*

The target timeline of the Strategy is 15 years (2021), with consideration given to the longer term needs of the Shire (2025-2035).

### 1.3 *Strategy Area*

The Strategy area is the whole of the municipal district of the Shire of Waroona. The Shire of Waroona is located in the Peel Region of Western Australia and is bound to the west by the Indian Ocean, to the north by the City of Mandurah and Shire of Murray, to the east by the Shire of Boddington and the south by the Shire of Harvey. The Shire extends in an east-west direction 50 kilometres and 20-25 kilometres from north to south. The Shire has a physical area of approximately 835km<sup>2</sup> and includes the townsites of Waroona, Hamel and Preston Beach plus the concentration of rural-residential or 'hobby farm' development in Lake Clifton.

A map detailing the locality of the Shire of Waroona in relation to its surrounding region is at Figure 1.

### 1.4 *Structure of the Strategy*

The structure of the Strategy is as follows.

Section 1 outlines the context to the Strategy. This includes the Regional Planning Context, the Local Planning Context, the Physical Context and the Socio-Economic Context.

Section 2 contains the Strategy. Chapter 6 contains the principles to guide the Strategy. Chapters 7-15 detail the issues and solutions to the major land use considerations. The final chapter is a precinct by precinct detailing of the Land Use Categories and the major considerations for each land use.

The Strategy Map is attached at the rear of the Strategy. (Appendix 1) The proposed arrangement of Land Use Categories is displayed, plus other significant land use features.

### **1.5 Nomenclature**

This Local Planning Strategy shall be referred to herein as 'the Strategy'.

The Strategy uses the word 'Waroona' for the town of Waroona. Where the information applies to the Shire of Waroona, then 'Shire' is used.

### **1.6 Monitoring and Review**

The Strategy shall be monitored to ensure it is still reflective of the needs of the Shire and shall be reviewed if necessary, but not greater than five years after it is first effected.

## 10 INDUSTRIAL

### 10.1 Industrial Considerations

There are five zoned industrial areas in the Shire. They are:

1. Wagerup alumina refinery and residue disposal area.
2. North Waroona between the South Western Highway and the railway.
3. McLarty Road East.
4. McLarty Road West.
5. the abattoir site.

These industrial areas accommodate a range of uses from the heavy industry of the Wagerup alumina refinery to earthmoving and stock transport businesses and light and service industries including automotive repairs, household and agricultural services, general hire, engineering and plumbing services.

A Peel Development Commission study commissioned in 2004 found that, similar to the Peel region as a whole, there was a lack of zoned industrial land in the Shire. There are 23 industrial zoned development sites in Waroona. Only two (2) of those sites were vacant. (Demand for Industrial Land in the Peel Region', Worley, 2004) Further, none of the industrial land has reticulated sewerage and it is all in close proximity to residential uses. The Shire does not have industrial land suitable for general industry.

The Shire, in conjunction with the Western Australian Planning Commission commissioned a study in 2003 ('Waroona Industrial Site Evaluation Study', BSD Consultants Pty Ltd, 2003) to investigate the need for and identify areas for general industry. A new industrial site was proposed at the corner of Waterous Road and South Western Highway, Waroona. However, the landowner has advised that they are unwilling to provide the site for this purpose.

#### Buffers

Buffer areas are required around industrial areas in order to protect industry where there is the likelihood of off-site emissions that could adversely affect sensitive premises and/or activities located in the surrounding area (Statement of Planning Policy 4.1 - State Industrial Buffer).

Buffers take the form of areas where sensitive land uses and developments are prohibited under the provisions of a town planning scheme. The Wagerup refinery site and the Waterous Road Abattoir site require appropriate buffers.

The refinery operators own a substantial area of land around the refinery but a formal buffer has still to be determined and incorporated in the town planning scheme. The land is predominantly used by the operator for beef cattle production.

In late 2001 it was proposed that the land surrounding the refinery be managed as a buffer. In late 2002 Council's endorsement of the following process was sought:

1. The preparation by Alcoa of a draft 'Strategic Land Use Plan' in consultation with the Shires of Harvey and Waroona and with the assistance of the Departments of Environment and Planning and Infrastructure.
2. Community consultation regarding the strategic document.
3. The initiation of a scheme amendment creating a buffer.

Council gave broad support to this process and a draft document was prepared but the matter has not been progressed further.

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.

## **10.2 Industrial Strategy**

A buffer area is proposed around the Waterous Road Abattoir site to prevent dwellings and other sensitive premises being built in close proximity to the general industrial area. The width of the buffer will need to be determined from studies undertaken in accordance with the requirements of Statement of Planning Policy No.4.1.

1. Investigate new locations for a 'General Industry' Estate and permit appropriate industrial uses such as General Industry, Light Industry, Depot etc.
2. Upon establishment of a General Industry Estate, rezone the existing industrial areas surrounding the Waroona townsite to either Light Industry or Mixed Use to recognise their proximity to residential areas. These areas are depicted as Light Industry or Mixed Use in this Strategy to indicate their future zoning. Such zoning is not to occur until the alternative General Industry land is available.
4. In the Mixed Use zone permit a range of service and light industries in conjunction with residential uses. Both the areas indicated as Mixed Use in the Strategy Map already contain a mix of residential and industrial uses.
5. Encourage the formalisation of the Wagerup alumina refinery buffer based on scientific data and community expectations.