



SHIRE OF CHITTERING

LOCAL PLANNING STRATEGY 2001 – 2015

LAST UPDATED MAY 2009

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1. EXECUTIVE SUMMARY

INTRODUCTION

The Shire of Chittering recognises that it is a potential development area for agriculture and urban purposes on the northern boundary of the Perth metropolitan area and, within its strategic planning a population of 16,000 people has been designated as the maximum manageable within the projected financial service and infrastructure capacity of the region.

A major focus of the Local Planning Strategy is natural resource management. This means the protection and enhancement of the natural environment necessary for the retention of the rural atmosphere.

Bound within the natural resource management tenet is the desire of the council to promote employment opportunities in the region in industry and agriculture as part of the balance between the environment, the economy and the social/cultural aspirations of the existing community.

AIMS OF THE LOCAL PLANNING STRATEGY

To achieve the vision, mission and aims of the Shire of Chittering and use opportunities open to it, which are outlined in the State Government Policies i.e. the State Planning Strategy, the Avon Arc Sub Regional Strategy Plan and the North Eastern Corridor Extension Strategy, and to provide a guide to development for the next fifteen to twenty years.

Local Agenda 21 principles are the basis of council's aspirations in association with the State and Regional Planning initiatives.

REQUIREMENTS FOR A LOCAL PLANNING STRATEGY

The Local Planning Strategy has been prepared to support the Town Planning Scheme and is required under the requirements of the Town Planning Regulations.

This Local Planning Strategy document should be read in conjunction with the Local Planning Strategy Map and Town Planning Scheme No 6.

TIME HORIZON

The Local Planning Strategy is a vision for the shire for the next ten to fifteen years but is required to be reviewed continuously to keep up to date and be flexible to accommodate new and innovative ideas in development, changes in land uses and conservation.

Some of the desired outcomes will reach well beyond the next generation insofar as the natural environment objectives are concerned.

Town Planning Schemes, as regulatory mechanisms, are required to be reviewed every five years and shall follow the guidelines set down in this Local Planning Strategy to reach those long term objectives.

Town Planning Scheme No 6 sets the model for the regulatory control for the next five years at least.

VISION STATEMENT

“By the year 2010 we will achieve:

- *Diverse and cooperative sustainable communities dedicated to protecting and enhancing the rural character and natural attributes of the Shire.” We will do this through the development of*
- *Sustainable economic management*
- *Sustainable rural production*
- *Tourism”*

MISSION OF THE COUNCIL

Our Mission is to work with and for the community to:

- *Protect our natural environment*
- *Enhance our rural lifestyle*
- *Develop quality services and facilities*
- *Facilitate suitable development and employment opportunities.*

FORCES FOR CHANGE

Population and economic growth in the shire are both inevitable and desirable because of the proximity to the Perth metropolitan region.

Growth and a change in culture are essential to provide for the opportunities of employment change in land use for a higher and better agricultural outcome as well as protecting the attractiveness of the landscape and accompanying rural lifestyle.

Council has identified the probable rate of growth to be six percent per annum. The limits to this growth are necessary to sustain our natural capital and be within the scope of the capacity of the shire to maintain lifestyle values.

Increasing traffic movement through the shire along Great Northern and Brand Highways, and eventually on the Perth-Darwin Highway, places pressure on both the planning and service provision for the shire as a whole.

The displacement of some rural land use activities, such as horticulture and poultry farming, from the Perth metropolitan region, provides for considerable opportunities for growth in both fields in the shire.

The preservation of the best soils and water quality together with the supply of both domestic and irrigable water supplies are major limitations to growth.

The growth of local and overseas tourism provides both stresses and opportunities for the shire.

Demand for the supply of basic raw materials such including sand, gravel and clay, are important industries requiring special consideration and protection.

Other unique development opportunities may arise because of strategic reasons and these need to be carefully assessed against the vision of the shire. Pressure for the location of specialised industries, especially those with a low potential for pollution, creates an opportunity for the district as well as being possible threat to both the natural and living environment and demand a balanced approach to location and management.

STRATEGY OBJECTIVES

- Retain the lifestyle in the context of the rural character of the shire
- Facilitate population growth in a managed, cohesive, and environmentally sustainable manner
- Protect prime productive land for agriculture horticulture and viticulture
- Promote value adding to the primary produce to increase wealth and employment
- Promote a range of opportunities for the community for environmentally clean employment opportunities
- Promote and enhance the region as a tourist destination
- Manage basic raw materials resources to ensure supply, but minimise adverse extractive industry impacts on the landform
- Protect the natural environment and landscape qualities from adverse impacts of inappropriate development and exploitation
- Focus urban development on the existing townsite of Bindoon as the commercial and administrative centre of the shire
- Foster best quality rural residential developments in designated areas such as Blue Plains and Maryville Precincts, Reserve Road and the Bindoon Townsite Precinct
- Retain Muchea as a rural village with a mixture of compatible land uses and activities, to retain the unique character of the townsite
- Carefully assess the impact on the social and natural environment of special or unique development opportunities not necessarily related to the primary land uses of agriculture or the rural living
- Promote and enhance the natural environment as part of the ecotourism opportunities of the region

MAXIM

The Strategy reflects the maxim of the council

“Keeping the Balance”

STATE AND REGIONAL CONTEXT

STATE PLANNING STRATEGY

The Local Planning Strategy follows the Regional vision statements of the State Planning Strategy. The relevant points are:

- *Development of a range of expanded and consolidated towns linked by improved infrastructure*
- *Encouragement of innovation in agriculture, environmental management, and downstream processing of agricultural produce*
- *Rehabilitation and protection of productive farmlands*
- *Maintain and enhance vibrant, viable communities*
- *Sustainable management of the natural resources*

RELEVANT STRATEGIES AND POLICIES

Guiding Principles

- *Facilitation of development that improves the regional economy, amenity, and lifestyles*
- *Control and promote settlement growth that is economically, socially, and environmentally sustainable*
- *Coordination of services and infrastructure in an orderly manner*
- *Recognition of agriculture as a major land use and economic activity*
- *Preservation of the cultural heritage of the region*
- *Encourage tourism activities, which provide a net benefit to the region*
- *Facilitation of the efficient and timely extraction of basic raw materials*
- *Conservation and enhancement of the natural environment*
- *Protection and expansion of a regional greenway system*
- *Promotion of employment, training, and research opportunities.*

AVON ARC SUB-REGIONAL STRATEGY

NORTH EASTERN CORRIDOR EXTENSION STRATEGY

The North Eastern Corridor Strategy Plan

The principles of this strategy revolve around the placement of urban nodes or contained villages and an industrial area on the Ellen Brook palusplains in the City of Swan and a further village on the Darling Scarp, in the Shire of Chittering.

Special consideration of the environmental impacts is required for the development due to the adverse impact on the Swan Canning River Systems from the nutrient export management aspects.

Other relevant elements of this Strategy are the preliminary route for the Perth-Darwin Highway

This Strategy Plan was approved by the West Australian Planning Commission in July 2003.

ELLEN BROOK CATCHMENT MANAGEMENT PLAN

The Ellen Brook Catchment Management Plan specifies actions to reduce the export of nutrients into the Swan-Canning River System by the control over excessive phosphates and nitrates entering the surface and sub-surface water regimes.

Consultation is ongoing with EBICG (Ellen Brook Catchment Management Group), of which Council is an active participant. EBICG is a valuable vehicle by which the Council has formed cooperative partnerships with relevant government agencies and community groups. Many projects related to revegetated and streamline rehabilitation have been undertaken to reduce nutrient export into the Swan River.

Changes in land uses and land management practices are urged together with remedial works to arrest nutrients before they enter the watercourses. The Ellen Brook Catchment Management Plan is now adopted by all agencies including the Shire of Chittering council as a guide for the improvement of land uses and improvement of the water quality and agricultural production.

GNANGARA LAND USE AND WATER MANAGEMENT STRATEGY

Gnangara Land Use and Water Management Strategy is a strategy document to protect the underground water supplies, protect the overall environment of the Gnangara Park as well as revegetation, and land use change of Ellen Brook.

The land contained within the Gnangara Mound, within this Shire is reserved under the Scheme.

COMMUNITY CONSULTATION

Throughout the preparation of the Local Planning Strategy and the Town Planning Scheme over the past five years, the community at large and special interest groups have been consulted. These consultations included workshops run by the council and Ministry for Planning and others involving the council in dealing with the communities of Bindoon, Muchea, and business organisations Brockman and Ellen Brook Catchment Groups.

These community workshops have been conducted with the objective of determining the most favourable manner in which the development of the shire should proceed.

This Local Planning Strategy reflects the outcomes of these consultations and intense Council review and determinations have derived the vision and mission statements and aims and objectives.

Special meetings and consultations have been held in the townships of Muchea and Bindoon to assess the manner in which each community envisages its future.

2. LOCATION AND DESCRIPTION

LOCATION (FIGURE 1)

The Shire of Chittering is located on the northern boundary of the Perth metropolitan area and shares a common boundary with the City of Swan.

Bullsbrook townsite lies approximately five kilometres south of the shared municipal boundary. A major land use at Bullsbrook is the RAAF Pearce Airbase.

To the southwest is the City of Wanneroo and the northwest the Shire of Gingin. Approximately half of this boundary comprises the Gnangara Ground Water Reserve.

The northern and eastern boundaries are shared with the Shires of Victoria Plains and Toodyay, respectively. A large portion of the boundary comprises the Julimar State Forest.

Gingin Townsite lies about 35 kilometres west of Bindoon. Toodyay is about 60 kilometres to the east.

The Gnangara Mound, Air Force Base and Julimar State Forest provide a significant barrier to widespread urban land use expansion.

Bindoon, the primary settlement, is approximately 85 kilometres from the Perth Central Business District.

The nearest regional centre is Midland, about 67 kilometres to the south along the Great Northern Highway.

The natural tendency is for residents of the shire to utilise services available in the Perth metropolitan area, due to its closeness to the shire.

Muchea is a rural village in the south-western corner of the shire.

Wannamal is a local community at the northern extremity of the shire near the boundary with the Shire of Victoria Plains.

Figure 1 – Chittering Shire (location)



3. PROFILES AND ISSUES

POPULATION

The population of the shire is, according to official figure (1996) to be approximately 2,600. The estimated number of people permanently resident in the Bindoon Precinct is about 600 and about 350 in Muchea.

Population Structure

The age by sex distribution is traditional for small rural communities with a weighting towards the very young and the mature years of thirty to sixty years. The teenage and early twenty's group is lower than desirable as more of the young people leave the area for employment and higher education opportunities.

Table 2.1 – Current Population

Year Group	Number	Persons %
0-4	190	7.4
5-9	230	8.8
10-14	263	8.7
15-19	194	7.2
20-24	87	3.7
25-29	108	4.8
30-34	179	6.8
35-39	250	8.8
40-44	207	7.2
45-49	205	7.1
50-54	207	7.6
55-59	194	7.4
60-64	178	5.4
65-69	118	4.5
70-74	76	1.9
75-79	40	1.4
80-84	18	0.8
85+	11	0.5
TOTAL	2,755	100.0

Source: Australian Bureau of Statistics 1999

Population Projections

Population projections are speculative and depend upon various elements such as employment opportunities availability of developed land; essential services e.g. water, and changes in lifestyle demand.

Loss of employment on larger agricultural properties is expected as economic viability declines and traditional farming loses the capacity to support higher employment. More intense perennial agriculture is only expected to have a marginal and seasonal impact on employment due to the trend towards higher mechanisation.

Value adding of primary production is in its infancy and has the potential to add significantly to agriculturally related employment.

As at 2001, the shire has no formal industrial or light industrial area. There is an urgent need for a light industrial estate to provide local services as well as accommodating industries relocating from the metropolitan area.

The Australian Bureau of Statistics provides the following estimates:

Table 2.2 – Estimated and Projected Population

Year	Population No	Change No.	Change %
1994	2289	-	-
1999	2594	305	13.3
2001 Aug	2755 (Actual)	161	3.1%
2006	3500	745	5.4%
2011	5000	1,500	8.5%
2016	8000	3,000	12.5%

Source: Australian Bureau of Statistics & Department for Planning and Infrastructure 1999

HOUSING

Standard Housing is predominantly in the two main townships – Bindoon and Muchea. The Country Club, Hidaway and Chittering Heights rural residential subdivisions support Bindoon. The Peters Road development supports Muchea.

Other large housing components are in rural residential areas of Maryville and Wandena Rural Residential Precincts.

Bindoon has the only development for aged persons accommodation.

The remainder of accommodation is in the traditional farming areas.

ISSUES

The relatively low population base means that provision of community services needs to be carefully assessed and limited resources placed in locations where they can be of the most benefit to the majority of the population.

There also needs to be provision of employment opportunities, services and facilities to keep the young people in the district and add to training and value adding.

The Perth metropolitan area forecast of population growth may require the establishment of a new settlement in Chittering (Avon Arc and North East Corridor Strategic Plans) although the Bindoon town precincts can accommodate an additional 2000-3000 people forestalling the new settlement for many decades.

It is preferable to substantially build upon existing settlements as outlined in the Avon Arc Strategy.

There is a growing demand for unit housing for the retired elderly and infirm. Retired country people leaving the agricultural areas do not necessarily desire to reside in the city, preferring the rural township lifestyle.

Aged persons require a sound residence but with little appurtenant area to maintain. Retirement villages for the able bodied is increasingly sought.

Similarly, the infirm requiring attendance are forced into the city. A nursing home with associated community medical facilities is a need.

Unit housing, in the form of freestanding dwellings, retirement villages and nursing care accommodation have been factored into the Bindoon Townsite development plan.

Aims

- *To promote the development of traditional urban housing and townsite development in Bindoon, as well as rural residential where appropriate including unit housing for families and aged persons*
- *To retain Muchea as a rural village with a mixture of compatible uses meeting the objectives of the Ellen Brook Catchment Management Plan and the Swan Canning Clean up Programme*
- *To manage the increasing demand for rural residential opportunities in specific areas where appropriate services can be provided and encourage a sense of community.*

4. ECONOMY AND EMPLOYMENT

OVERVIEW

Agriculture, including horticulture and viticulture, is the strongest contributor to the shire's wealth and is the highest employer class. Building construction and mining are also major contributors in both economic development and employment.

Agricultural Industry employment is mainly resident farmers, orchardists and viticulturists, although there are increasing initiatives for processing and value adding.

Management, small business administration and education have a high input into the employment numbers. The fastest growing employment categories include communications, hospitality and cafes, property and business services, transport and manufacturing.

Tourism is emerging as a strong investor and employer for the locality although there is no single dominant enterprise to act as a catalyst for the supporting small businesses in this field.

Table 3.1 – Employment by class

EMPLOYMENT	1991	1996	Change %
Agriculture	245	264	7.80
Mining	39	42	7.70
Manufacturing	59	81	37.30
Construction	50	65	30.0
Wholesale trade	21	32	52.4
Retail trade	56	77	37.5
Accom. cafés/restaurants	10	20	100.0
Transport and storage	29	54	86.2
Communication services	3	25	733.3
Finance and insurance	11	10	-0.1
Property and business services	23	57	147.8
Government and administration	30	39	30.0
Education	54	78	44.4
Health and community services	37	52	40.5
Cultural and recreation	17	25	47.1
Personal and other services	16	31	93.8
Non-classified services	9	6	-50.8
Not stated	61	30	-50.8
TOTAL EMPLOYED PERSONS	769	988	28.5

Source: Australian Bureau of Statistics

There are numerous family businesses mainly in the service industry sector providing trades support, metal fabrication and farming services.

Although the wealth is generated by primary production there is only marginal increases in employment in that category.

The notable increases in employment lies in the fields of education, personal services, communications and tourism.

There is an increase in home-based occupations providing personal services, some using electronic commuting.

The Tiwest Synthetic Rutile Plant in Muchea generates heavy industry employment.

ISSUES

Over the past five years, the shire has lost opportunities for many industries wanting to either relocate from outside the shire or to establish new industries.

There is no established industrial estate within the shire, in which to accommodate the growing demand for additional services and employment. Most of the trades, personal services and traveller accommodation activities are home based.

Aims

- *To facilitate the establishment of a light industrial area in the shire accessible to both Bindoon and the growing rural residential areas, in the south of the shire*
- *To provide employment opportunities for the residential population*
- *To provide an accessible service location where the residents and farming community can obtain readily available services and supplies.*

5. SETTLEMENT PATTERNS AND INFRASTRUCTURE

OVERVIEW

There are three townsites in the shire: Bindoon, Muchea and Wannamal. The only other community centre, which is likely to develop and act as a community focus will be in Maryville and will provide future minor retail and recreation facilities for the southern part of the shire.

ISSUES

The dominant issues are the provision of residential land, recreation and community services.

A new urban village is planned for Chittering as outlined in the Draft North Eastern Corridor Strategy.

Bindoon is the only existing settlement capable of expansion. For the next ten to fifteen years at least, shopping, employment, industrial and personal services are preferred to be located in and around Bindoon to provide for a more comprehensive range of facilities. Land has been designated for those purposes in both the Local Planning Strategy and the Scheme.

The provision of water, either from potable or non-potable schemes for rural residential and industrial purposes is the essential service still to be resolved.

Environmental and health issues prevent Muchea from being considered appropriate for more dense development.

Aims

- *Promote Bindoon as the primary service centre for administration, retail and community services*
- *To limit development in Muchea and retain its character as a rural village in the highly environmentally sensitive location of the Ellen Brook Catchment*
- *To retain the focus of the Wannamal community to the existing community centre*
- *To promote Maryville as a minor community centre for the southern part of the shire including Lower Chittering*
- *To support the development of a new town site in the short term, subject to the achievement of the Vision and Principles in Section 8.11 and all other planning requirements and processes.*

6. PHYSICAL FEATURES AND CATCHMENT BOUNDARIES

GEOMORPHOLOGY (FIGURE 2)

The landform rises steeply from the coastal sand plains of the Swan Coastal Plain to the Gingin Fault and Dandaragan Plateau. The Swan Coastal Plain comprises Fluvial and Aeolian deep sandy deposits with the former being in the Ellen Brook palusplain.

The Darling Plateau mainly comprises laterite uplands with gentle to moderate valleys and slopes. The more severe slopes are those associated with the Gingin Scarp.

The Darling Plateau consists of both minor and major valleys of combined slopes and valleys in the northern half of the shire floor with some lateritic uplands. The southern part of the shire on this plateau comprises major valleys of combined steep slopes and valleys with some lateritic uplands.

CATCHMENT DESCRIPTION

The shire falls within two main catchments:

- 1 Brockman River
- 2 Ellen Brook (Figure 2)

The south-western area of the shire comprises the Ellen Brook palusplain, which consists of predominantly deep leachable sands of the Bassendean system.

The Gingin Fault separates the palusplain from the Dandaragan Plateau, where the dominant soil types change from deep sands to sands over gravel. Generally, this area contains poor agricultural soils and with limited ground water, supports only light grazing. Success in using the lighter soils for intensive native floriculture is the exception.

The eastern and northern parts of the shire contain the heavier and more productive soils associated with the Darling Plateau and uplands. The main drainage system is the Brockman River.

Removal of the deep-rooted vegetation has caused a rise in the water table with an associated increase in salinity. Erosion is a problem in the more defined gullies.

ISSUES

The main issues are:

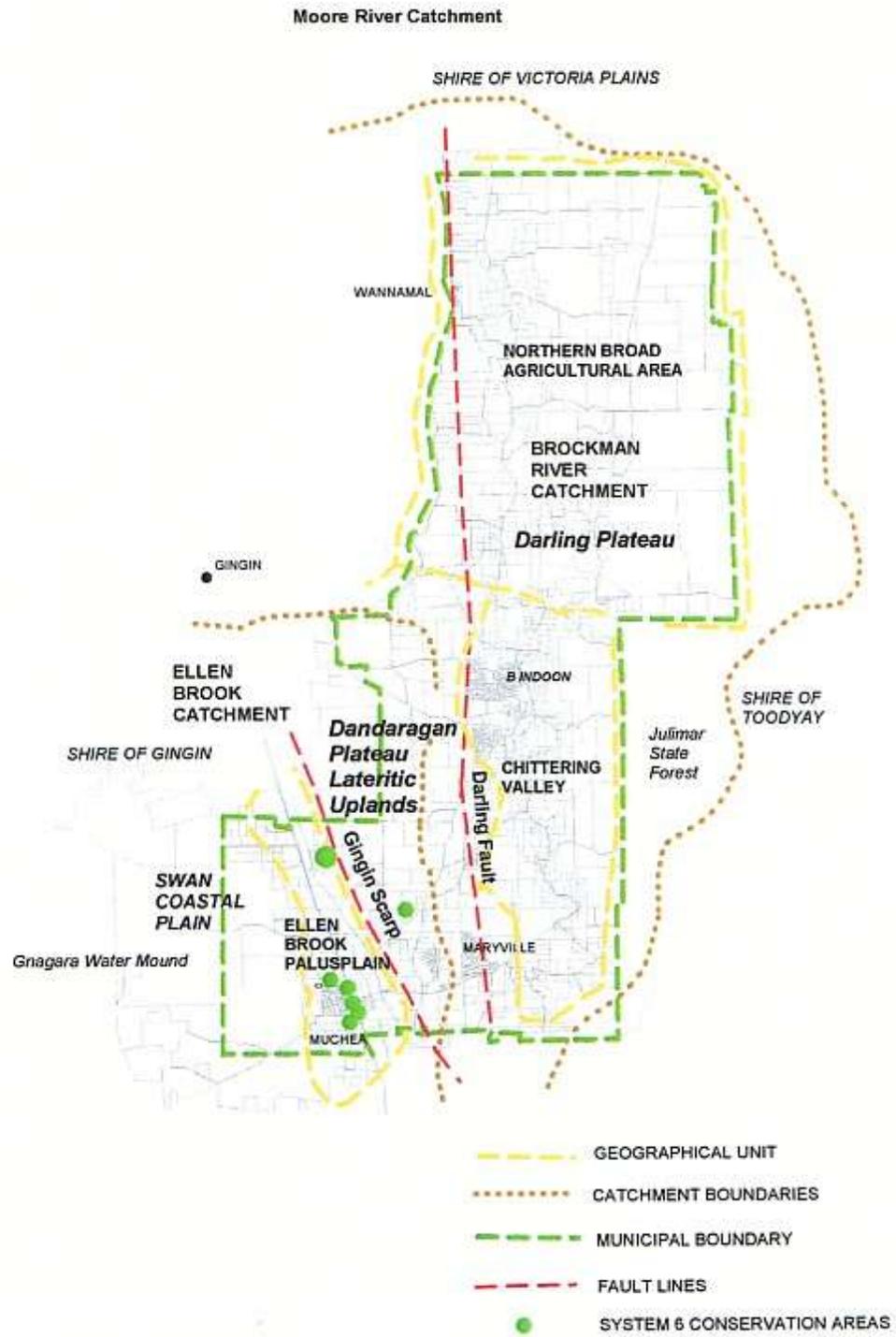
- Loss of remnant vegetation and biodiversity – extensive clearing of native vegetation has led to increasing salinity and erosion.
- Nearly all of the natural streamlines are saline because of clearing in the uplands. This is particularly so in the Brockman Catchment.
- Nutrient export in the Ellen Brook Catchment is a major contributor to algal blooms in the Swan River from excessive phosphate and nitrate loadings.
- The Swan River Trust, Waters and Rivers Commission, Ellen Brook Integrated Catchment Group and the local authorities in Swan and Chittering are addressing this issue.
- Weed infestations are an increasing problem and will continue to be a costly burden for primary producers and degradation of the natural bushland and wetlands.

- Land degradation generally from inappropriate land use practices, overgrazing and sub-standard land management.

Aims

- *Encourage and enforce best management agricultural practices to arrest land degradation*
- *Apply the principles of the Ellen Brook Catchment Management Plan to reduce nutrient export into the Swan River*
- *Prohibit any development, which may contribute to pollutants into the ground water regimes of the Ellen Brook*
- *Protect productive soils for agriculture, horticulture, and viticulture and promote value adding of primary produce.*

Figure 2 – Local Geographical Elements



7. LOCAL GEOGRAPHICAL UNITS

There are several broad land use units each with their objectives for future development. These are illustrated previously in Figure 2.

Reference should also be made to the Local Planning Strategy Plan for details illustrating the growth pattern and types of land uses.

There are four broad land units each with their objectives for future development.

NORTHERN BROAD AGRICULTURAL AREA

Description/Location

This area covers that part of the Shire north of Mooliabeenee Road and Bindoon Dewars-Pool Road.

Generally, the land is used for agriculture and horticulture as it includes productive soils with a moderate water supply.

With a reticulated water supply for more intensive agriculture, the economic productivity of the area could be greatly increased and more employment opportunities would arise, particularly with value adding.

Aims

- *To retain the productive land for broad acre farming but accommodate conversion to intensive horticulture where the landform, soils and water supplies permit*
- *To support subdivision and development only where there is demonstrable evidence of suitable soils and water supply(s) to sustain productive agriculture, horticulture and viticulture*
- *To retain existing natural vegetation and connecting areas to provide for biodiversity corridors*
- *To protect and enhance the rivers, lesser flow lines and wetlands as a measure to arrest land degradation and improve water quality with appropriate buffer widths determined using biophysical criteria*
- *To prevent the intrusion of land uses not compatible with primary agricultural activities*
- *To restrict subdivision of productive land beyond viable lot sizes for production*
- *To prevent structural development in the path of the Perth Darwin Highway*
- *To prevent development that may detract from the landscape quality of the area.*

CHITTERING VALLEY

Description/Location

The valley landform follows the Brockman River at Bindoon to the southern boundary of the shire.

The arable land is mainly used for grazing and horticulture with large areas of steep gradients remaining covered by remnant vegetation. Other land uses include some basic raw material extraction and tourist facilities.

Aims

- *To retain the productive land for broad acre farming but accommodate conversion to intensive horticulture where the landform, soils and water supplies permit*
- *To retain existing natural vegetation and connecting areas to provide for biodiversity corridors*
- *To protect the Brockman River and its tributaries*
- *To protect and enhance the rivers, lesser flow lines and wetlands as a measure to arrest land degradation and improve water quality with appropriate buffer widths determined using biophysical criteria*
- *To retain the productive land for broad acre farming, however, encourage conversion to intensive horticulture where the landform and water supplies permit*
- *To protect the landscape values of the valley landforms from visually intrusive development or inappropriate land uses*
- *To protect the environment from further land degradation*
- *To limit subdivisions to ensure the viability of the land holdings is maintained*
- *To permit discrete development for eco-tourist and agro tourist purposes.*

DANDARAGAN PLATEAU

Description/Location

Major highways and rural living precincts in the central and lower part of the shire fragment these landforms.

The arable land is generally of poor quality and mainly used for grazing with some isolated pockets of horticulture. There are extensive areas of remnant vegetation, which require consideration when assessing any application for development.

Other land uses includes floriculture, basic raw material extraction (predominantly clay and gravel) and industrial land uses including Tiwest.

Aims

- *To retain the productive land for broad acre farming but accommodate conversion to intensive horticulture where the landform, soils and water supplies permit*
- *To retain existing natural vegetation and connecting areas to provide for biodiversity corridors*
- *To protect and enhance the rivers, lesser flow lines and wetlands as a measure to arrest land degradation and improve water quality with appropriate buffer widths determined using biophysical criteria*
- *To retain the productive land for broad acre farming but support horticulture where the soils and water supplies permit*
- *To protect the landscape values of the valley landforms from visually intrusive development or inappropriate land uses*
- *To create biodiversity corridors contiguous to Ellen Brook, Yal Yal Brook and Rocky Creek and from the Brockman River through to Julimar State Forest*
- *To conserve an adequate area on the Dandaragan Plateau between the current Great Northern Highway and the future Perth-Darwin highway for a future settlement area*
- *To prevent development within the path of the Perth-Darwin Highway*
- *To protect the basic raw materials precincts from development that may compromise its operations.*

ELLEN BROOK PALLUS PLAIN

Description/Location

The Ellen Brook palusplain, located west of the Gingin Fault, is one of the most environmentally sensitive areas in the shire.

Ellen Brook is part of the Swan Canning Catchment well documented as a source of nutrient export and contributes heavily to the eutrophication of streamlines and wetlands, as well as to algal blooms in the Swan River.

Land uses in grazing and some horticulture are suspected to be the main contributors to the heavy loadings of phosphates and nitrates and these problems are being addressed by the Swan River Trust, Waters and Rivers Commission, Ellen Brook Integrated Catchment Group.

Muchea Townsite is located on the south-western corner of the area.

Aims

- *To retain the productive land for broad acre farming but accommodate conversion to intensive horticulture where the landform, soils and water supplies permit*
- *To retain existing natural vegetation and connecting areas to provide for biodiversity corridors*
- *To protect and enhance the rivers, lesser flow lines and wetlands as a measure to arrest land degradation and improve water quality with appropriate buffer widths determined using biophysical criteria*
- *To retain the productive land for broad acre farming but support limited horticulture where the soils and water supplies permit*
- *To encourage the change in agricultural practices to reduce phosphates and nitrate fertiliser applications*
- *To include the recommendations of the Ellen Brook Integrated Catchment Plan as to land uses and nutrient control by encouraging improved land management practices*
- *To protect and enhance the Chandalla wetlands from further degradation*
- *To encourage and support change of land uses to agro forestry and alley farming*
- *To prohibit any non-agricultural development which may contribute to pollution of the surface water or sub-surface water regimes?*
- *To apply the recommendations for the Ellen Brook Catchment Management Plan to achieve the objectives and liaise with relevant agencies for any applications for development or change of land use*
- *To limit subdivision and development in the Muchea Townsite to retain low occupation density*
- *To ensure the System 6 – Darling Range lands are protected from inappropriate development and land uses unless specific approval is obtained from the Department of Environment.*

8. LOCAL PLANNING STRATEGY – BROAD ISSUES

ENVIRONMENTAL ISSUES

The main environmental problems are increasing salinity, nutrient export, and erosion. Over clearing of natural vegetation, particularly on the ridgelines and uplands, has caused land degradation from severe to manageable.

The main issues are:

- Nutrient export from the Ellen Brook Catchment into the Swan-Canning river system;
 - a) Erosion and salinity in the Brockman River Catchment
 - b) Loss of remnant vegetation and biodiversity
 - c) Weed invasion
 - d) The spread of dieback
 - e) Waterlogging

Aims

- *To reduce the export of phosphates and nitrates from the Ellen Brook Catchment into the Swan Canning River systems*
- *To include the recommendations of the Ellen Brook Catchment Plan into the Planning Scheme and Local Planning Policies*
- *To require remediation measures where land degradation needs to be applied to development in susceptible areas*
- *To protect and enhance the remnant vegetation of the shire and encourage linkages for biodiversity corridors*
- *To require higher standards of information and environmental consideration for each application for subdivision and development*
- *To promote the inclusion of biodiversity corridors along Ellen Brook and across the shire*
- *To protect and enhance Threatened Ecological Communities and to ensure no net loss of vegetation within the shire where appropriate*
- *To ensure responsible protection of watercourses*
- *To adhere to the provisions of the State Planning Bulletin relating to Acid Sulphate Soils with specific regard to Figure 1 of the Bulletin, which identifies risk areas in the Gingin region.*

RETENTION OF PRODUCTIVE SOILS FOR HORTICULTURE AND AGRICULTURE

The loss of productive soils to non-agricultural uses has occurred, but is to be curtailed to avoid further loss in the interests of improved land management practices and an increase in agricultural productivity.

Aims

- *To prevent inappropriate development on or near areas of productive soils which may result in the loss of agricultural production opportunities*
- *To permit discreet developments in the Rural Zones for agro- tourism where such developments are complementary to the primary production potential of the land*
- *Require land to be appropriately rezoned prior to the shire supporting subdivision and development for intensive agriculture (to ensure consistency with the requirements of Statement of Planning Policy No. 2.5)*
- *The proposed lots must be demonstrated to be of a sufficient size to be environmentally and economically sustainable in the long term as an agricultural enterprise*
- *Each lot must contain sufficient usable/tillable land of 'High' to 'Very High' capability for intensive agriculture and be suited to the intended intensive agricultural purpose (an absolute minimum area of 25ha may be suggested, however the shire and the Commission should be guided by advice from the Department of Agriculture)*
- *Clarify that each lot must have a proven sustainable water supply (in terms of both quality and quantity) for domestic, fire management, agricultural/irrigation purposes and environmental uses*
- *Land to be excluded from this category shall include:*
 - a. *Areas requiring clearing of remnant vegetation*
 - b. *Gradients of 15% or more*
 - c. *Prominent ridge lines*
 - d. *Watercourses or wetlands requiring protection and rehabilitation*
 - e. *Areas of rock or unsuitable soils*
 - f. *Areas subject to seasonal inundation*
 - g. *Lands required for erosion, arrest and rehabilitation*
 - h. *Salt affected land*
 - i. *Lands affected by major infrastructure requirements.*

LANDSCAPE PROTECTION

The Chittering Valley in particular, and the majority of the rural areas of shire, has been assessed as of highest landscape value, because of the natural landform attributes.

The Gingin Scarp is also recognised as a feature of landscape sensitivity particularly as viewed from the Ellen Brook palusplain.

The intent is to retain the rural character and natural features of the landform.

Aims

- *To retain the high landscape values of the shire by prohibiting inappropriate development and land uses in prominent locations*
- *To enhance the landform by the application of rehabilitation measures where land degradation is evident*
- *To prohibit the development or placement of structures along prominent ridgelines*
- *To apply appropriate setbacks from major and local distributor roads for all structures*
- *To restrict roadside advertisements in the form of billboards and permanent and temporary advertising signs*
- *To designate and protect local roads for roadside conservation*
- *To ensure all extractive industries apply “end use” plans for rehabilitation upon decommission*
- *To apply additional planting for screening purposes for any structure or land use which may detract from landscape values.*

ROADS AND TRANSPORT LINKS (FIGURE 3)

Major Road Links

The major highways include Brand and Great Northern Highways, with a future highway – Perth-Darwin Highway to be constructed to replace Great Northern Highway, as the primary heavy haulage route from the Perth Metropolitan Area and the north west of the state.

Regional roads include:

- Bindoon-Moora Road – connecting Bindoon and Great Northern Highway with Moora;
- Julimar Road and Bindoon Dewars Pool Road connecting Bindoon to Toodyay
- Mooliabeenee Road – connecting Bindoon to Gingin
- Muchea South Road – connecting Brand Highway to Neaves Road and Wanneroo/Joondalup
- Gray Road and Teatree Road to provide connection between Great Northern and Perth-Darwin Highways.

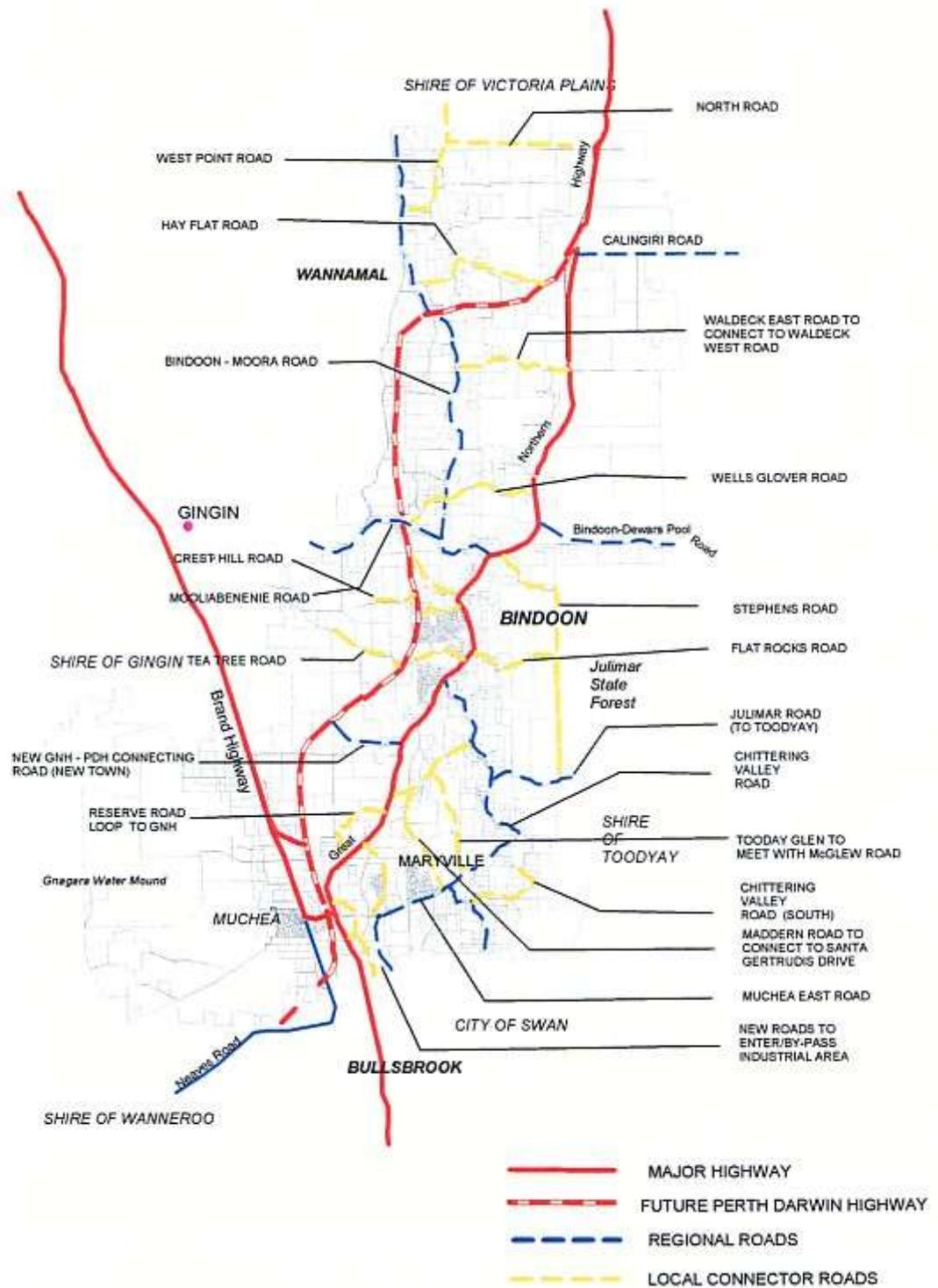
A future main connecting road to link the existing Great Northern Highway and Perth-Darwin Highway, should the proposed new urban settlement proceed.

Chittering Road will remain as an important tourist route as well as a link between Bindoon and Toodyay via Julimar Road, and to Bullsbrook and the Perth metropolitan area.

Aims

- *To pursue the early construction of the Perth-Darwin Highway to alleviate the heavy haulage traffic on Great Northern Highway and divert through traffic away from Bindoon*
- *To press for urgent improvements to Great Northern Highway to reduce traffic problems and accidents*
- *To improve the standard of the roads used for the lime sands cartage route*
- *To ensure all future developments follow the nominated routes to allow for a cohesive road network throughout the shire.*

Figure 3 – Roads Network



WATER SUPPLIES

Protection of Public Water Supply

Overview

The Shire of Chittering's existing and future population and its economic growth and development are to a large extent dependent on local surface and groundwater supplies.

Pollution and unplanned use of this resource have the potential to limit its availability, thereby adversely affecting the Shire's population and economic growth.

The whole of the Shire forms part of the 'Swan River and Tributaries Catchment Surface Water Area' proclaimed under the Rights in *Water and Irrigation Act (1914)*, which was gazetted on 3 October 1970.

The government and private sector organisations are currently conducting feasibility studies towards utilising the available water resource and reticulating this in potable and non-potable forms to both domestic and commercial users in some parts of the shire. Various bores and water allocations have already been approved for this purpose and planning is currently underway to determine appropriate methods of reticulation, reservoir sites and other infrastructure needs.

Issues

The surface and groundwater resource across the shire is threatened by past land clearing practices and potential inappropriate land uses in some locations. Some streams in the shire have evidence of salinity.

Groundwater in the shire is limited, sporadic and of generally poor quality.

The heavier, more productive soils in the shire occur in the eastern parts where water resources are limited. The expansion of horticulture and other intensive agricultural activities in these areas is limited by the competing demands being placed on the available water resources.

Expanding rural residential developments in the shire, more specifically the southern and eastern parts, place additional demands on the ground water for secondary domestic and fire fighting purposes. Existing and planned rural residential developments in the area could benefit from a planned/coordinated water supply system.

Similarly, the shire's horticultural and agricultural industry could continue to expand, particularly in the Chittering Valley area, if a planned water supply system is introduced in the area.

Objectives

- To have regard to the need to protect surface water and ground water resources against threats of pollution.
- To encourage and facilitate the planned utilisation of surface and ground water resources in conjunction with relevant government agencies.
- To encourage the balanced and efficient utilisation of the shire's water resources for the benefit of the local population and economic growth and development.

Strategies

When considering applications for rezoning, subdivision and development, the council will have regard to the need to prevent any increased risk of surface or groundwater pollution.

The council will encourage cooperation between relevant service agencies and private operators towards:

- The development of policy and provision of infrastructure
- The utilisation of the available water resources in a sustainable manner
- The distribution of potable and non-potable water supplies to the local community.

Investigate, identify and introduce policies to protect areas within the shire considered suitable for future water infrastructure and reservoir sites to support a gravity feed water supply system.

Scheme Water

Potable Scheme Water is only available to the Bindoon Town and adjacent Country Club Rural Residential Estate. All other rural residential estates rely on self-sustaining roof catchment or shallow bores. Residents of Muchea townsite, similarly, are reliant on water from private bores.

The Water Corporation is proposing to provide a reticulated water scheme to all rural residential areas in the southern part of the shire.

At present, there is no scheme for reticulation of irrigation water; however, there are proposals to provide this service in the near future by private licensed providers.

Any reticulation system for horticultural purposes should also utilise surface catchment and wherever possible 'grey water', to make use of this valuable and scarce resource.

There is no deep sewerage scheme in the shire.

Aims

- *To pursue the provision of a scheme water supply to all rural residential precincts to augment supply from roof catchments.*

GENERAL AND NOXIOUS INDUSTRY

To protect the urban settlements, agricultural and horticultural activities, as well maintaining a clean living and natural environment, council will not support the establishment of industries or toxic or dangerous material dumping, which may present an undue threat of pollutant discharge into the soil, waterways, or air.

9. DEVELOPMENT AREAS AND STRATEGIES (FIGURE 4)

The settlement pattern for the shire is illustrated in Figure 4. The various development precincts follow in order of density of development and specific development considerations and requirements.

BINDOON TOWNSITE (FIGURE 5)

Townsite Area Definition

The townsite extension area is confined by Teatree Road to the south, Perth-Darwin Highway to the west, Crest Hill Road to the north and the hill range to the east of the existing townsite.

Aims

- *To retain the rural character of the settlement and its precincts*
- *To confine standard residential, commercial, educational and associated community uses to the immediate Bindoon town centre area along Great Northern Highway*
- *To facilitate rural residential and mixed tourist and recreation uses east of the Bindoon town centre*
- *To maintain adequate setbacks from the Perth-Darwin Highway route*
- *To preserve and enhance the natural features of the bushland backdrop to the town and the foreshore of Lake Needoonga*
- *To protect the catchment area of the town water supply*
- *To facilitate a variety of tourist, rural residential and recreational uses to the west of the town, abutting the Perth-Darwin Highway alignment.*

Figure 4 – Settlement Pattern

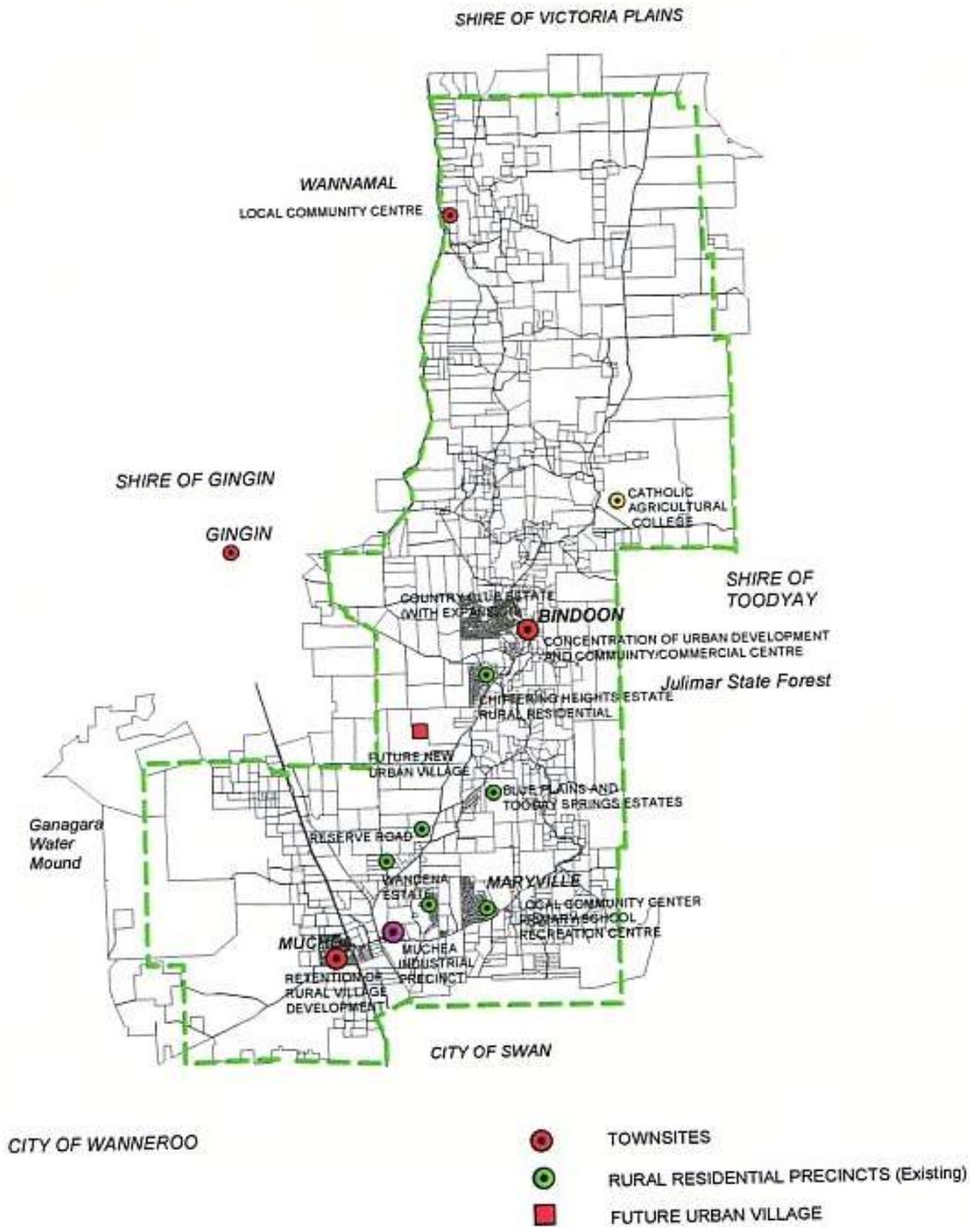


Figure 5 – Bindoon Development Precincts



MUCHEA VILLAGE

Townsite and Peters Road

The townsite area is confined by the existing townsite boundaries on the Brand Highway and includes the Peters Road subdivision.

Aims

- *To retain the rural living character of the town*
- *To restrict subdivision and development to its current form until reticulated water and deep sewerage systems are provided*
- *To contain land use activities in accordance with the recommendations of the Ellen Brook Catchment Management Plan*
- *To permit a range of compatible land uses befitting the image and function of the village without compromising the rural village living environment*
- *To protect and revegetate streamlines to provide for biodiversity corridors.*

WANNAMAL

Existing Townsite

Wannamal is a gazetted townsite located on the Bindoon-Moora Road in the northern part of the shire. The town comprises a local community and recreation centre. Town lots for residential purposes has never been constructed or occupied and is unlikely to eventuate as a local township.

Aims

- *To maintain the community centre as the focus for local and district affairs*
- *To consolidate the unused townsite lots into a single holding and reserve the area for the protection of native vegetation.*

MARYVILLE – LOWER CHITTERING

Location

Maryville is the centre of the rural living areas in the southern part of the shire being strategically located on the junction of local distributor roads (Mucnea East Road, Chittering Road). In the future there is to be a main collector road connecting Maryville to the northern rural residential areas along Maddern Road.

Aims

- *To establish a minor centre for recreation, community and retail purposes at Maryville*
- *To permit a range of rural residential lot sizes where scheme water is provided*
- *To promote the use of appropriate suitable and capable land for small rural holdings and agro-tourism.*

RURAL LIVING PRECINCTS (FIGURE 6)

Description/Location

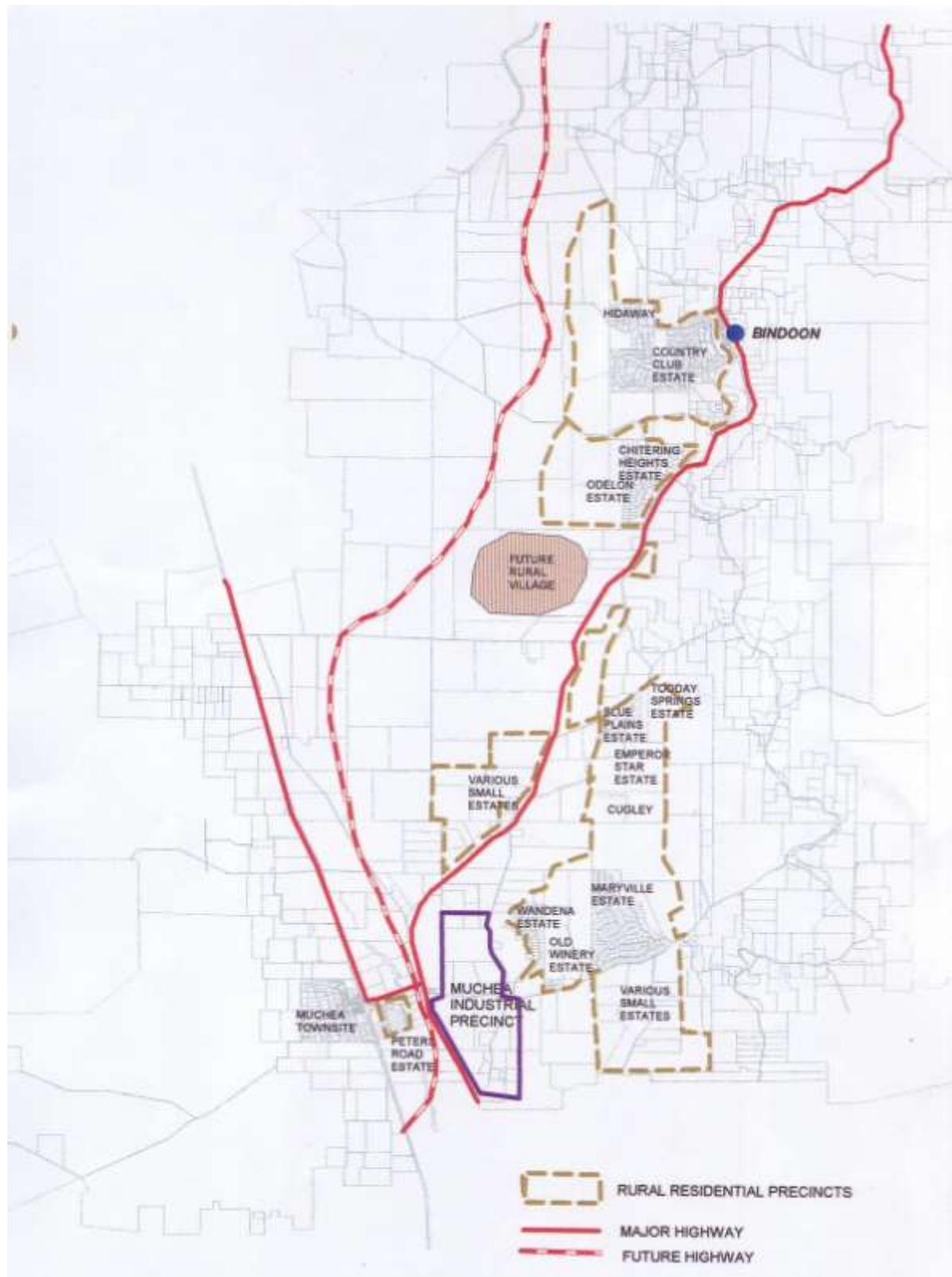
The rural residential precincts fall within the central southern parts to the shire and range from the southern boundary to Bindoon. These areas are connected to allow for the provision and continuity of services-particularly for roads and water.

The dominant areas are around Maryville and Bindoon south and west.

Aims

- *To provide a safe and pleasant rural living environment in a cohesive development pattern*
- *To provide for adequate community facilities*
- *To require all lots to be provided with scheme water wherever possible*
- *To provide for a range of lot sizes to match landform capabilities*
- *To provide for biodiversity corridors in association with conservation of natural vegetation and watercourses*
- *To facilitate the development of cohesive road pattern to serve the community needs*
- *To ensure catchment management principals are applied to all development proposals*
- *To provide for adequate road structures for convenience, fire management and escape, emergency vehicles, and community service traffic movement*
- *To stage development in a coordinated manner to suit the servicing need of the communities.*

Figure 6 – Rural Residential Precincts



SMALL RURAL HOLDINGS PRECINCTS (FIGURE 7)

Description/Location

The main areas are located around Bindoon townsite and adjacent to Maryville where there are appropriate soil types for productive hobby farms and opportunities for conservation, along important streamlines and wetlands. Much of the land in these areas has already been subdivided in the past and little additional subdivision is anticipated.

Aims

- *To maximise the productive capacity of good soils*
- *To allow for rural environment around nominated service centres*
- *To include stringent conditions for protection and reparation of watercourses and wetlands*
- *To provide a working rural living presentation around the centres*
- *To allow for eco tourism and agro tourism and special developments appropriate to rural production*
- *To allow for a range of lot sizes befitting the landform constraints with an average minimum lot size of 10 hectares and an absolute minimum lot area of 5 hectares*
- *All subdivision and development shall complement land capability analysis, protection of natural streamlines and remnant vegetation and clearly demonstrate the availability of water*
- *To minimise vehicular access to highways or regional roads*
- *Prior to rezoning of land for Small Rural Holdings the following matters shall be addressed:*
 - *Access to Great Northern Highway and the management of increased traffic*
 - *The potential conflict between agricultural production and Rural Smallholdings*
 - *The 'Linear Valley Greenway' in the Avon Arc Sub-Regional strategy, the general presumption against closer rural subdivision in this vicinity and the need to consider protection of land along the river if subdivision is supported*
 - *Land capability and water availability to sustain intensive agriculture on Rural Smallholdings.*

Figure 7 – Small Rural Holdings Precincts



RURAL RETREAT PRECINCTS (FIGURE 8)

Description/Location

There are five separate areas for development of rural retreats. They are:

- 1 Reserve Road area above the Gingin Scarp
- 2 Western Shire margin – Breera and Lennard Brook
- 3 Between Crest Hill Road and Mooliabeenee Road
- 4 Eastern margins abutting Julimar State Forest
- 5 North and south east of Bindoon.

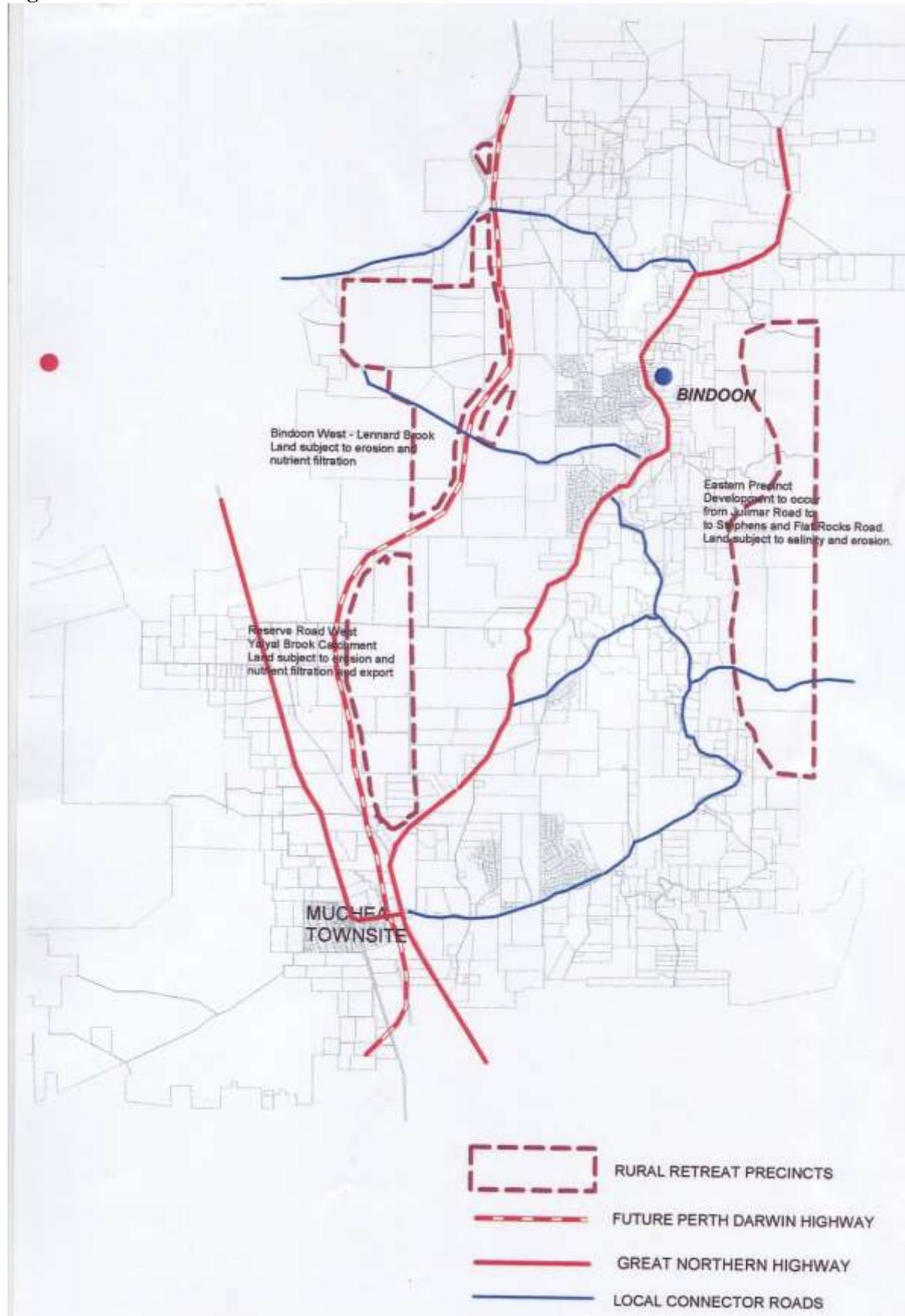
The intent is to permit development on a range of lot sizes for rural occupancy, where there may be land uses, not allowed for in the rural living precincts.

Inherent in this category of land use and development is land remediation to address the issues of erosion, salinity, nutrient export, and natural vegetation protection.

In all four sub-areas, there are serious environmental problems emanating from these areas adversely affecting downstream landforms and land uses particularly by erosion and salinity.

Apart from the standard assessment requirements of land assessment and capability, Council will require a survey to be undertaken in order to protect Declared Rare Flora and Priority Fauna Species, particularly in the western areas of these precincts.

Figure 8 – Rural Retreat Precincts



Aims

- *To provide for alternate lifestyles in a rural environment in locations suitable to the landform where agricultural and recreations practices may be carried out in limited areas*
- *To ensure all possible measures are taken to apply remedies to the forms of land degradation as part of the development process including the protection and revegetation of streamlines and provide for biodiversity corridors*
- *To ensure appropriate soils are used for productive purposes*
- *To protect all remnant vegetation and require additional planting to achieve bio-diversity corridors*
- *To provide for a road network that will complement the Perth-Darwin Highway Route*
- *To allow land uses that takes advantage of appropriate soils for horticulture*
- *Prior to rezoning of land to Rural Retreat Zone the following matters shall be addressed and considered on individual merit:*
 - *The prevailing lot size in the locality*
 - *Environmental assessment and vegetation protection*
 - *Land capability*
 - *Fire hazard considerations*
 - *Whether subdivision in the area west of the Perth-Darwin Highway alignment represents efficient use of existing infrastructure and services available at the time and whether it should be preceded by rezoning, subdivision and development of the Rural Retreat land to the east of the highway alignment, which is closer to Bindoon for the provision of services and facilities*
 - *Detailed structure planning and the staging of development for the wider area.*

AGRICULTURAL RESOURCE AREA

Description/Location

The majority of the agricultural land falls into this category with the more productive areas being in the eastern and northern parts of the shire. Land to the west, mainly on the Dandaragan Plateau and Ellen Brook palusplain are less productive where there are the deeper leachable sands. On the lower plains, waterlogging constricts the full capacity of the land for pasture.

The heavier soils are associated with the better class of grazing, cropping and horticulture activities.

Lack of water prevents the better land for more intensive and profitable agriculture. When irrigable water becomes available, the land has a high capacity to convert to intensive agriculture.

Aims

- *To maintain agricultural lands for primary productive purposes*
- *To protect and improve the natural environment, including the landscape quality of the land*
- *To facilitate the conversion of suitable land, to intensive agriculture based upon appropriate soils and irrigable water supplies*
- *To prevent the loss of productive land to non agricultural purposes*
- *To allow agro-tourism and eco-tourism to develop in the rural areas*
- *To allow for the subdivision of non-productive land or areas of vegetation worthy of preservation in sustainable lot sizes under conservation covenants in accordance with WAPC Policy*
- *To protect and revegetate streamlines to provide for biodiversity corridors.*

PRIMARY BASIC RAW MATERIALS AREAS (FIGURE 9)

Description/Location

The main area for basic raw materials is the lower part of the shire although there are numerous small pits for gravel and sand throughout the rest of the shire.

Extraction of essential materials for roads and construction are to be permitted in areas where they will not adversely affect living environments, tourism, and the landscape quality or contribute to land degradation problems during and after operations.

Aims

- *To manage the extraction of basic raw materials within the rural zones in accordance with best industry practices including consideration of end use and rehabilitation at time of decommission*
- *To ensure appropriate buffer areas are applied to protect the extractive operations as well as the living or agricultural environment in nearby areas.*

Figure 9 – Basic Raw Materials Resources



INDUSTRIAL DEVELOPMENT (FIGURE 10)

Description/Location

The primary heavy industrial activity is restricted to Tiwest. The most immediate prospects for catalysts to promote industrial development are the State Livestock Centre at Muchea and the endeavours of the shire to develop a light industrial area.

The State Livestock Centre relocated from Midland will attract associated stock industry business and provide additional employment opportunities.

Two sites are designated for industrial/light industrial development:

- 1 Chittering – Great Northern Highway (light industrial)
- 2 Bindoon – Bindoon-Dewars Pool Road (light industrial)

Note: The Muchea Employment Node is designated as an Investigation Area only. The boundaries depicted on Figure 10 and the LPS map, are indicative only and subject to change following detailed investigation of all constraints.

Note: The Muchea Employment Node, as depicted on the North Eastern Corridor Extension Strategy and on Figure 10 and the LPS map, is subject to detailed assessment prior to any scheme amendment being supported by Council.

Council in supporting a scheme amendment, shall consult with all relevant government authorities and community groups.

Council may adopt a Development Plan outlining the various permissible land uses and environmental considerations, road access and traffic management of the precinct and clearly state on that plan the considerations and conditions for development.

Aims

- *To provide for local centres of service and employment*
- *Actively encourage the relocation of businesses to the light industrial area*
- *To ensure that all industrial/light industrial activities conform to best practice in environmental terms.*

Council shall require confirmation of the ability of the land to be properly serviced with water and electricity, prior to supporting any applications for rezoning, subdivision and development.

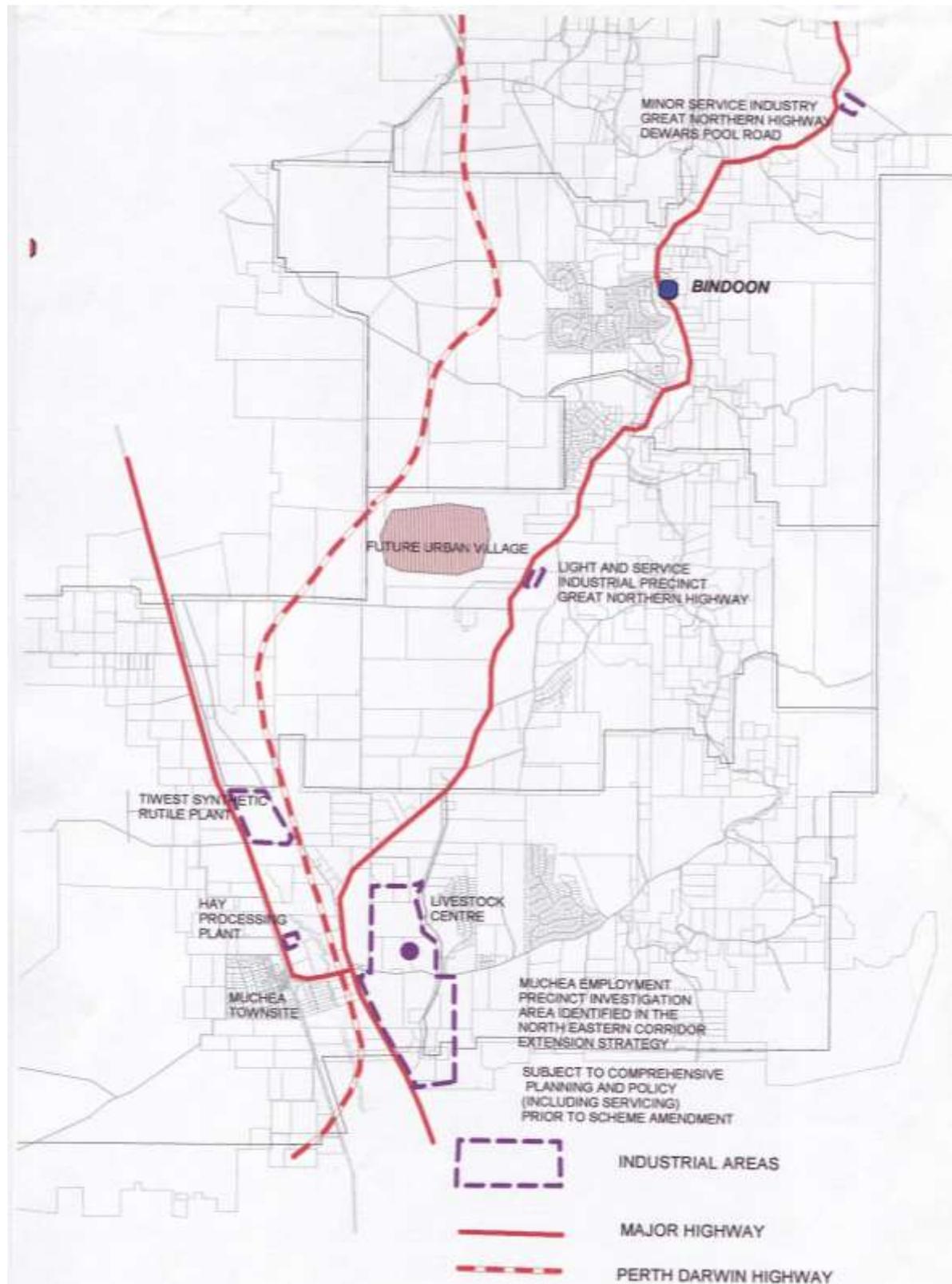
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Council in supporting a scheme amendment, shall consult with all relevant government authorities and community groups.

Council may adopt a Development Plan outlining the various land uses and environmental considerations, road access and traffic management of the precinct and clearly state on that plan the considerations and conditions of development.

Figure 10 – Industrial Employment Nodes



10. STRATEGIES FOR PROGRESSIVE DEVELOPMENT

BINDOON

Bindoon is the only designated centre for urban expansion within the existing townsite. Land adjacent to Bindoon is set aside for additional rural living and small rural holdings as well as tourist facilities.

The development structure for this expansion is subject to the detailed specific Local Planning Policy - Bindoon.

Strategies and Actions

- Prepare and Implement a comprehensive Development Plan for the enlarged townsite, located between the Great Northern Highway and the Perth-Darwin Highway alignment, to allow for a range of land uses for residential, tourist facilities, community and recreation facilities and other town centre functions.
- To appropriately zone land and with development guidelines to encourage the development of Bindoon as the commercial and community centre of the shire located between Lake Needoonga and the eastern margins of the existing town.
- To coordinate the relevant agencies into providing a deep sewerage system for the town centre.
- To ensure the rural character of the development is maintained through appropriate Scheme provisions and supporting Local Planning Policies.

MUCHEA

Muchea has strict limitations to any additional subdivision and development due to the absence of essential services.

Strategies and Actions

- To zone the townsite as Rural Townsite Zone with the emphasis on low-density development area with specific provisions for land uses to arrest nutrient export into the Ellen Brook Catchment.
- Prepare and Implement a detailed Development Plan and Local Planning Policy for the townsite including Peters Road with the intent of retaining the existing rural village character.
- To restrict further subdivision until such time as the provisions of services (water supply and sewerage scheme) are installed.

WANNAMAL

Strategies and Actions

- To restrict non-agricultural development to the community centre and immediate environs.

MARYVILLE AND LOWER CHITTERING

Strategies and Actions

- To facilitate Maryville as the locality's centre for minor commercial and community and recreational purposes.
- To continue the subdivision and development for rural residential and other compatible uses.
- To ensure that the road network proceeds to provide essential linkages with other subdivisional areas.
- To facilitate the inclusion of Marbling Brook as a main biodiversity corridor and protected waterway.

FUTURE URBAN NODE

Strategies and Actions

- To support the development of a new town in the short-term, subject to the achievement of the Vision and Principles in Section 9.11 and all other planning requirements and processes.
- Retain adequate land for a future new town and prevent subdivision and development that may adversely affect proper and orderly planning of a new urban centre.
- To discourage inappropriate subdivision and development in the areas, that may compromise future planning and of the area.

AGRICULTURE RESOURCES AREAS - HORTICULTURE AND VITICULTURE

Strategies and Actions

Subdivision of Agricultural Resources zoned land will only be supported where:

- The usable or tillable land area is 25ha or more. Such areas not included in such calculation comprise, land of substantial remnant vegetation; land required for rehabilitation such as along streamlines and prominent ridge lines, areas of rock or other soils not appropriate for horticulture, land gradients exceeding 15%.
- Require land to be appropriately rezoned prior to the Shire supporting subdivision and development for intensive agriculture (to ensure consistency with the requirements of Statement of Planning Policy No. 2.5).
- The proposed lots must be demonstrated to be of a sufficient size to be environmentally and economically sustainable in the long term as a agricultural enterprise.
- Each lot must contain sufficient usable/tillable land of 'High' to 'Very High' capability for intensive agriculture and be suited to the intended intensive agricultural purpose (an absolute minimum area of 25ha may be suggested, however the shire and the Commission should be guided by advice from the Department of Agriculture).
- Clarify that each lot must have a proven sustainable water supply (in terms of both quality and quantity) for domestic, fire management, agricultural/irrigation purposes and environmental uses.

RURAL RESIDENTIAL Strategies and Actions

- To contain the spread of rural residential development and contain it within specific areas which do not detract from the overall rural character of the shire, and which do not result in the loss of productive land or impact on the natural environment.
- To stage development in a cohesive manner in predetermined locations best fitting the landform and environmental constraints.
- To require the provision of adequate services including a cohesive road pattern and the provision of scheme water supply to sustain those rural residential communities.
- To provide a focus for the rural residential communities for essential and community cohesion and provision of human services.
- To limit the rezoning of land for rural residential to specified locations in the southern part of the Shire and around Bindoon, in a staged manner and as associated with provision of essential services.
- To provide for a range of lot sizes in the rural residential areas, appropriate to the level of services and landform constraints and opportunities, to satisfy the various requirements of the residents.
- Preference for rezonings shall be given to locations where there is the continuation or provision of local connecting roads and services.

SMALL RURAL HOLDINGS

Only localised areas are nominated- around Bindoon and adjacent to Maryville.

In both cases, the opportunities are limited and it is irrelevant which precedes the other because of the separation between them and the proximity to existing similar styles of development.

Prior to rezoning of land for Small Rural Holdings the following matters shall be addressed:-

- Access to Great Northern Highway and the management of increased traffic
- The potential conflict between agricultural production and Rural Smallholdings
- The ‘Linear Greenway’ in the Avon Arc Sub-Regional Strategy, the general presumption against closer rural subdivision in this vicinity, and the need to consider protection of land along the river if subdivision is supported.
- Land capability and water availability to sustain intensive agriculture on Rural Smallholdings.

Strategies and Actions

- Rezoning shall only occur after a comprehensive analysis of the land has been undertaken to ensure suitability of the proposed land uses, and acknowledging the surrounding land uses.
- The designated areas adjacent to Bindoon, Blue Plains Road and Maryville shall be the limit of this development.
- To permit a limited range of land uses including horticulture, tourist facilities and passive recreation.
- Lot sizes shall not be less than 5 hectares with an average lot area of 10 hectares.

RURAL RETREATS

Strategies and Actions

- Preference for rezoning shall be given where the land is abutting an existing road and where there is the likelihood of rational extension of services.
- Rezoning shall only occur after a comprehensive analysis of the land has been undertaken to ensure suitability of the proposed land uses, and acknowledging the surrounding land uses.
- Apart from standard assessment requirements of land assessment and capability, Council will require a survey to be undertaken in order to protect Declared Rare Flora and Priority Fauna Species, particularly in the western areas of these precincts.
- Any development shall require the methodology by which land degradation shall be remedied and shall take into consideration the sub-catchment issues of land repair, protection of remnant vegetation and streamline rehabilitation.
- The keeping of animals shall be limited to the carrying capacity of the land and shall exclude feed lotting and other forms of animal husbandry.
- Development may include special uses allied to single residential, communal living/institutional establishments and the like, limited horticulture where water and cleared land are available, limited recreation and other uses compatible with the environmental and its constraints.
- Prior to rezoning of land to Rural Retreat Zone the following matters shall be addressed:
 - The prevailing lot size in the locality
 - Environmental assessment and vegetation protection
 - Land capability
 - Fire hazard considerations
 - Whether subdivision in the area west of the Perth-Darwin Highway alignment represents efficient use of existing infrastructure and services available at the time and whether it should be preceded by rezoning, subdivision and development of the rural retreat land to the east of the highway alignment, which is closer to Bindoon for the provision of services and facilities
 - Detailed structure planning and the staging of development for the wider area.

LIGHT INDUSTRIAL DEVELOPMENT

Strategies and Actions

- Rezone land to establish light industrial areas near Bindoon and Muchea to provide services to the local community and places for employment in accordance with the recommendations of the North East Corridor Extension Strategy for an Employment Node Investigation Area.
- The Muchea Employment Node is designated as an 'investigation area' only. The boundaries depicted in Figure 10 are indicative only and subject to change following detailed investigation of all constraints.
- Carefully consider special or unique developments to provide for employment.

Aims

- *Require comprehensive landform analysis to accommodate any land degradation and provide for remedial action to improve the environment*
- *Consult with Main Roads WA as to transport requirement for access and safety.*

11. SPECIAL CONTROL AREAS

There are five Special Control Areas, which overlap the zonings on the Scheme Maps. These Special Control Areas are:

1. Landscape Protection
2. Water Prone Areas
3. Basic Raw Materials Extraction Areas
4. Military Considerations
5. Land Refuse (Rubbish Disposal Sites).

These are imposed to provide for special considerations when dealing with developments and the conditions applied to them because of the relevant land characteristics of the activities carried out on the designated land holdings.

LANDSCAPE PROTECTION AREAS

This category applies to the Chittering Valley from the southern part of the shire to the northern extremity and to the Gingin Scarp as viewed from Ellen Brook.

The intent is to preserve the rural character of the visual aspects of the landscape from undue subdivision and development that may depreciate the scenic value of the Chittering natural environment.

In addition, the protection of remnant vegetation is the first phase in establishing biodiversity corridors.

WATER PRONE AREAS

This control refers specifically to the Ellen Brook palusplain where seasonal flooding or waterlogging occurs and incidentally to the minor flood plains of the Brockman River System.

The intent is to protect people from the risk to health because of flooding, high water tables and their association with septic disposal systems and to manage the susceptible areas from undue discharge of excess nutrients into the drainage systems.

BASIC RAW MATERIALS EXTRACTION AREAS

There are several Basic Raw Material sites in the shire. These are primarily between Bindoon-Dewars Pool Road (north) and the southern part of the Shire and are generally on the eastern side of Great Northern Highway.

The intent is:

- To provide appropriate buffer areas in accordance with state government and local policies and legislation to both protect the workings of extractive industry sites and protect any residences, agricultural development and tourism from adverse effects of noise and dust emissions.
- Not to support new development within any identified buffer areas which may be detrimental to the efficiency of the industries and the issues of basic raw material requirements at the local, regional and state levels.
- In relation to greenfields site applications for extractive industries, to protect existing residences and approved developments by ensuring that all buffer areas are designated so as not to encroach detrimentally on existing authorised developments.

MILITARY CONSIDERATIONS

The location of RAAF Base at Pearce means that parts of the shire are exposed to noise from low flying aircraft. The Control Area alerts land owners within it of the prospect of some noise emissions.

Height restrictions accompany the noise exposure areas, however, they are so extreme that only an exceptional structure is likely to be affected.

Residential buildings are permitted within the Control Area but homeowners are advised that it would be prudent to install insulation to mitigate the impact of the noise.

Council will also apply a condition on developments requiring roofing materials on any structure to have a non-reflecting character. This is for the benefit of the pilots avoiding solar ‘flash’ from highly reflective surfaces.

LAND REFUSE (SITES)

There are two waste management sites in the shire – one in Bindoon on Crest Hill Road and the other in Muchea on Wandena Road.

Both sites require buffer areas to provide adequate setbacks because of dust and odour problems.

In both cases there is a shared buffer with nearby extractive industries.

12. MONITORING AND REVIEW

The Local Planning Strategy will be reviewed to be responsive to innovative and new development opportunities and to determine the effectiveness of the policies for development control and environmental management.

Amendments to the Local Planning Strategy will be undertaken to continually bring the Strategy objectives, policies, and their implementation up to date.

All modifications or amendments are to advertised and subject to community consultation.

ADOPTION

Adopted by resolution of the Council of the **SHIRE OF CHITTERING** at the meeting of the Council held on the 26 May 2004.

PRESIDENT – Jan Stagbouer _____

CHIEF EXECUTIVE OFFICER – R Hooper _____

FINAL APPROVAL

Adopted by resolution of the Council of the SHIRE OF CHITTERING at the meeting of the Council held on the2004 and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

PRESIDENT – J Stagbouer _____

DATE: _____

CHIEF EXECUTIVE OFFICER – K Donohoe _____

DATE: _____

RECOMMENDATE FOR APPROVAL

FOR CHAIRMAN OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION

SIGNED: _____

DATE: _____

FINAL APPROVAL

MINISTER FOR PLANNING AND INFRASTRUCTURE

DATE: _____