

# **COUNCIL FORUM**

## **Notes**

**4 April 2017**

## Preface

When the Chief Executive Officer approves these Notes for distribution they are in essence "informal notes."

At the next Ordinary Meeting of Council the Notes will be received, subject to any amendments made by the Council.

The "Received" Notes are then signed off by the Presiding Person.

Attachments that formed part of the Program, in addition to those tabled at the Council Forum are put together as attachments to these Notes with the exception of Confidential Items.

Confidential Items or attachments that are confidential are compiled as a separate Confidential Noted Program Item.

## Unconfirmed Notes

These notes were approved for distribution on 5 April 2017.



Stan Scott  
**CHIEF EXECUTIVE OFFICER**

## Received Notes

These notes were received at an Ordinary Meeting of Council held on 18 April 2017.

Signed: ..... *David R. Dow* .....

*Note: The Presiding Member at the meeting at which the minutes were confirmed is the person who signs above.*

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**ATTACHMENTS** *with separate index follows Item 14.*

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# Shire of Toodyay

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COUNCIL FORUM – 4 APRIL 2017

## NOTES

### 1. DECLARATION OF OPENING

Cr Dow, Shire President, declared the meeting open at 4.05pm.

The Shire President advised those present that all mobile phones and recording devices be switched off and advised that the recording of any part of the meeting was not allowed.

The Shire President advised those present the location of the exit doors in case of an emergency.

### 2. RECORDS OF ATTENDANCE/APOLOGIES

#### Members

Cr D Dow	Shire President
Cr T Chitty	Deputy Shire President
Cr E Twine	
Cr J Dow	
Cr R Welburn	
Cr P Greenway	
Cr B Rayner	

#### Staff

Mr S Scott	Chief Executive Officer
Mrs T Phillips	Acting Manager Corporate Services
Mr G Bissett	Manager Planning & Development
Mr S Patterson	Manager Works and Services
Mrs M Rebane	Executive Assistant

#### Visitors

Nil

#### 2.1 APOLOGIES

Cr S Craddock

Cr K Wood

#### 2.2 LEAVE OF ABSENCE

Nil

**3. DECLARATIONS OF INTERESTS**

The Chairperson advised that no disclosures of interest in the form of a written notice had been received prior to the commencement of the meeting.

**4. PRESENTATIONS**

Nil

**5. PUBLIC QUESTIONS (relating to the contents of the program)**

**5.1 RESPONSES TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

At the Council Forum held on 14 March 2017 there were no questions taken on notice.

**5.2 PUBLIC QUESTION TIME**

Nil

**6. PUBLIC SUBMISSIONS (relating to the contents of the program)**

Nil

**7. AGENDA FORUM MATTERS**

**7.1 Local Planning Strategy**

The Shire President provided an overview, for the benefit of Cr Rayner, in respect to the item.

Points raised as follows:

- Tourism (*as a main driver*) listed under Economic Drivers (2.3) - 2011 statistics in the current section of the document but when the new 2016 statistics come out the Economic Drivers section will be amended accordingly;
- Elements of tourism – food service, accommodation, retail – basis for drawing out to a tourism percentage;
- Agriculture percentage not reflected in the economic drivers;
- *New maps tabled at 4.20pm by the Manager Planning and Development;*
- Page 10 (Point 4): *Minimise the loss of rural land used for agriculture by consolidating development adjacent to existing settlements* – wording to be looked at to make clear and not open to interpretation;
- Page 14 (Point 6.10 – rural living): *It is estimated that 'rural residential' and 'rural living' zones could potentially yield an additional 1,777 and 254 rural living areas have been identified in this LPS, which seeks to consolidate the subject land* - wording to be looked at to make clear and not open to interpretation;

- Page 18 (Point 7.4): At Point (c) under Actions the words “Objectives for the...” be inserted prior to “Introduce new Service.”
- Page 18 (Point 7.4): At Point (d) in copying and pasting, words have been cut out ‘...are as per the model provisions 2015;
- Clarification sought in respect to the maps;
- Land gained between river and road is minimal (at the extracts);
- Is the green striped area larger? No consensus;
- Page 24 (Point 7.9), dot point (e): *With the assistance of DAFWA, identify and protect high quality agricultural land within the Shire* –clarification sought as to why is there a need to differentiate (i.e. ‘high quality’ be removed in order to protect agricultural land);
- Page 23 (Point 7.7), dot point (b) under Actions: clarification sought as to the meaning of “Short-term”. *Is short-term defined anywhere in the document? If not, can it be included into Part 3?*
- Page 23 (Point 7.7), dot point (b): clarification sought regarding ‘buffers’;
- Page 24 (Point 7.8) dot point (d) and (e): clarification sought regarding meaning of DA11 and DA12 Short Term. *Can a definition be included into Part 3?*
- Definitions are on the new maps that have been tabled. ‘DA’ means Development Area;
- The definition of short-term is to be introduced into the scheme review.
- Long-term is towards the end of the planning horizon on this document (5yrs plus) and medium term somewhere in the middle.
- Page 53 (Point 2.4): To the east of the Shire, there is an increase in the proportion of farmland devoted to cropping, mostly wheat – could the words ‘mostly wheat’ be removed as there are several different crops grown in the agricultural arena;

Suggested re-wording as follows:

*‘To the east of the Shire, where rainfall is lower, soils change from gravel to sandy loams and natural vegetation changes from the heavily timbered jarrah and wandoo associations to the York gum and jam associations. There is also an increase in the proportion of farmland devoted to cropping.’*

**Guidance from Elected Members**

That the draft Toodyay Local Planning Strategy (dated 31 March 2017) be presented to the next Ordinary Meeting of Council for endorsement.

**8. CONCEPT FORUM MATTERS**

*The Shire President ruled the meeting go behind closed doors.*

*The Council Chambers were closed to members of the public at 5.07pm.*

*The Concept Forum Matters listed below are minuted in a separate confidential noted program item, indexed separately.*

**8.1 Budget Review**

**9. CHIEF EXECUTIVE OFFICER'S UPDATE**

The CEO provided a verbal update.

**10. CONFIDENTIAL MATTERS**

Nil

**11. SHIRE PRESIDENT'S UPDATE**

The Shire President provided a verbal overview of public engagements, and meetings attended since the last Council Forum.

*The Shire President ruled the meeting come from behind closed doors.*

*The Council Chambers were re-opened to members of the public at 8.30pm.*

**12. REPRESENTATIVE UPDATES**

No updates were provided.

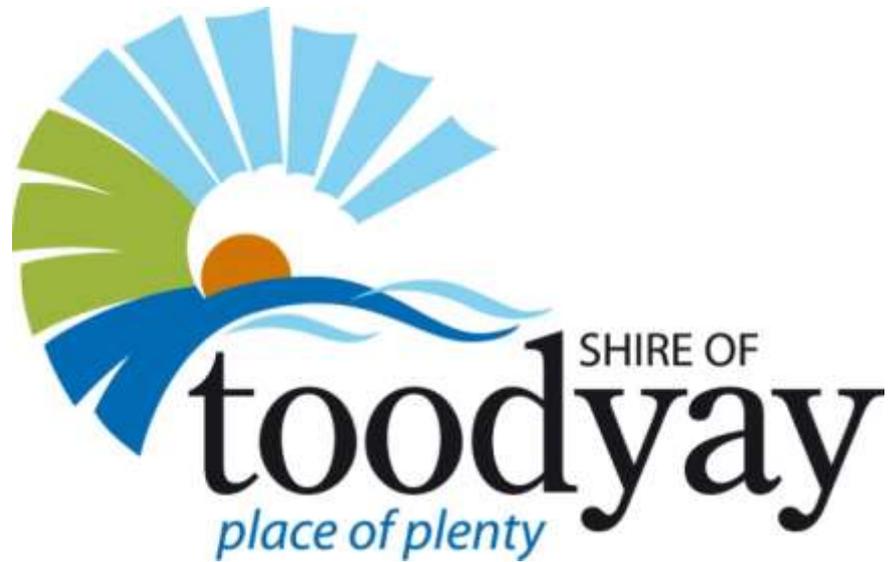
**13. STATUS REPORTS**

**13.1 COMMITTEE MEETING STATUS REPORT**

This report was reviewed.

**14. MEETING CLOSURE**

The Shire President declared the meeting closed at 8.32pm.



# **ATTACHMENTS**

to Notes of

# **COUNCIL FORUM**

**4 April 2017**

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### **COUNCIL FORUM PROGRAM**

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The April 2017 Council Forum Program is attached, containing its own numbering.

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**From:** Merridith Lamb  
**Sent:** Friday, 31 March 2017 3:21 PM  
**To:** Stan Scott; Councillor Rayner; Councillor Dow; Councillor Twine; Councillor Judy Dow; Councillor Wood; Councillor Greenway; Councillor Welburn; Councillor Craddock; Councillor Chitty  
**Cc:** Maria Rebane  
**Subject:** FW: Local Planning Strategy Reports  
**Attachments:** AGENDA forum discussion paper\_Local Planning Strategy\_April 2017.docx; Council Report\_Local Planning Strategy\_April 2017.docx; LPS 2017\_Draft\_310317.pdf; Map1\_ToodyayLPS\_LPStrategy\_Townsite\_A3P.pdf; Map2\_ToodyayLPS\_LPStrategy\_Shire\_A3P.pdf; Map3\_ToodyayLPS\_BasicRawMaterials\_A4.pdf; Map4\_ToodyayLPS\_EuropeanHeritage.pdf; Map5\_ToodyayLPS\_AboriginalHeritage.pdf; Map8\_ToodyayLPS\_VisuallySensitiveAreas\_A3P.pdf; Map9\_ToodyayLPS\_W\_WW\_Infrastructure\_A4.pdf; New Maps 6 and 7\_310317.pdf

Councillors

For information for the upcoming Council Forum to be held on Tuesday 4 April 2017, please find attached:

- Council Forum Report
- Council Report
- Draft Local Planning Strategy

The mapping is still being finalised and hopefully will be available prior to Tuesday, otherwise definitely prior to the Council Meeting. For the purposes of the Forum, the previous mapping can be used substituting the new Map 6 and 7.

These documents have also been uploaded to the Councillor drive (v:drive) and the Councillor hub as well as via this email.

If you have any difficulties accessing this information, please do not hesitate to contact this office.

Kind regards

Merridith Lamb  
**GOVERNANCE OFFICER**

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**AGENDA FORUM DISCUSSION PAPER 1**

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<b>Date of Report:</b>	31 March 2017
<b>Name of Applicant / Proponent/s:</b>	Shire of Toodyay
<b>File Reference No.:</b>	PLS2
<b>Author:</b>	J Jurmann – Planning Consultant
<b>Responsible Officer:</b>	G Bissett – Manager of Planning & Development
<b>Previously Before Council:</b>	March 2017, March Workshop & Multiple Forums from March to October 2016.
<b>Nature of Council's Role in the matter:</b>	Quasi-Judicial
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Council Report;</li><li>2. Strategy; and</li><li>3. Maps.</li></ol>

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**7.1 LOCAL PLANNING STRATEGY**

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**PURPOSE OF THE DISCUSSION PAPER**

The purpose of this discussion paper is for Council to consider the attached Report to be presented to Council for consideration at the next Ordinary Meeting to be held on 18 April 2017.

The Report recommendation is for Council to adopt the draft Strategy, to forward the document to the Western Australian Planning Commission for certification, and to advertise the document to the community and stakeholders.

**BACKGROUND**

A Councillor Workshop was held on 27 March 2017 to discuss the draft Local Planning Strategy as recommended in the March Council Forum. The Shire's Planning Consultant and Officers from the Department of Planning were present.

The main issues discussed in the Workshop related to:

- amendments to the maps relating to flooding and priority species;
- light, general and heavy industrial development; employment lands;
- the role and location of existing businesses;
- merits and objectives of the mixed use zone versus the mixed business zone versus the service commercial zone;
- biodiversity and sustainability;
- representing tourism throughout the whole Shire and aims of the forthcoming Toodyay Tourism Strategy; and

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*7.1 Local Planning Strategy - continued*

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- encouraging not only the Avon Link Train Service but public transport as a whole and catering for a public transport node.

Following the Workshop and discussions with the Manager for Planning and Development and the Department of Planning Officers, amendments have been made to both Parts of the draft Local Planning Strategy as guided.

Amendments to the mapping are required to reflect the most recent textual changes, which are at present being carried out, and will be available to Council at the latest prior to the April Council Meeting.

Additional Background information is provided in the Council Report attached.

**CONSULTATION IMPLICATIONS**

Refer to the Council Report.

**STRATEGIC IMPLICATIONS**

Refer to the Council Report.

**POLICY IMPLICATIONS**

Refer to the Council Report.

**FINANCIAL IMPLICATIONS**

Refer to the Council Report.

**LEGAL AND STATUTORY IMPLICATIONS**

Refer to the Council Report.

**RISK IMPLICATIONS**

Refer to the Council Report.

**SOCIAL IMPLICATIONS**

Refer to the Council Report.

**ENVIRONMENTAL IMPLICATIONS**

Refer to the Council Report.

**ECONOMIC IMPLICATIONS**

Refer to the Council Report.

**OFFICER COMMENT**

The draft Strategy has been developed in close cooperation with Officers from the Department of Planning to facilitate the process of certification and approval.

Advertising of the document will include various methods such as use of social and print media, displays, and conducting community, stakeholder and drop-in sessions.

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*7.1 Local Planning Strategy - continued*

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Following the advertising period, all submissions will be considered and where appropriate, modifications may be made to the document in response to issues raised in the submissions.

The document will then again be presented to Council for final endorsement prior to being forwarded to the Western Australian Planning Commission for final approval.

**OFFICER'S RECOMMENDATION**

That the draft Toodyay Local Planning Strategy (dated 31 March 2017) be presented to the next Ordinary Meeting of Council for endorsement.

## 9.2 PLANNING AND DEVELOPMENT

### 9.2.1 PLS2 / Draft Local Planning Strategy 2017

Date of Report:	31 March 2017
Name of Applicant / Proponent/s:	Shire of Toodyay
File Reference:	PLS2
Author:	Jacky Jurmann – Consultant Planner
Responsible Officer:	Graeme Bissett - Manager Planning & Development
Previously Before Council:	26 May 2015 (Res. No. 99/5/15)
Author's Disclosure of Interest:	Nil
Nature of Council's Role in the matter:	Quasi-Judicial
Attachments:	1. Attachment One 2. Attachment Two
Voting Requirements:	Simple Majority

#### PURPOSE OF THE REPORT

The purpose of this Report is for Council to adopt the draft Toodyay Local Planning Strategy for the purposes of advertising.

#### BACKGROUND

The new local planning strategy will be the framework for local planning and the strategic basis for new local planning scheme. It will provide the interface between regional and local planning.

The strategy sets out the Shire's objectives for future land use planning and development, and includes a broad framework by which to pursue those objectives. The strategy addresses the social, environmental, resource management and economic factors that affect, and are in turn affected by, land use and development.

The preparation and/or review of a local planning strategy is required to be in conjunction with the statutory five-yearly review of local planning schemes. The review of the Scheme is well underway and will be presented mid-year to Council for consideration.

#### CONSULTATION IMPLICATIONS

The draft Strategy will be advertised for a period of 90 days in accordance with the provisions and the Planning and Development (Local Planning Schemes) Regulations 2017. It is proposed to consult with the community by advertising in print and social media and conducting drop-in sessions, stakeholders meetings and general community information sessions.

All submissions received will be considered and where relevant modifications may be made to the document prior to Council endorsement and WAPC approval.

## **STRATEGIC IMPLICATIONS**

The new Local Planning Strategy will become part of the suite of Council's Strategic documents with appropriate actions and linkages. The Strategy has been developed taking into consideration relevant objectives and actions from the Shire's existing Strategic Plans, including the Community Strategic Plan, Corporate Plan, Capital Works Plan, Economic Development Strategy, Environmental Plan, heritage and bushfire policies, and the budget.

## **POLICY IMPLICATIONS**

In conjunction with the review of the Local Planning Strategy, the revision of the Local Planning Scheme is well progressed. Following the adoption of these documents, all of the Local Planning Policies will also be revised. Where appropriate some policies or some provisions will be incorporated into the Strategy or Scheme if it is identified that better legislative powers are required to address an issue more effectively.

## **FINANCIAL IMPLICATIONS**

The cost of the review of the Local Planning Strategy and Scheme is in the adopted budget.

## **LEGAL AND STATUTORY IMPLICATIONS**

The *Planning and Development (Local Planning Schemes) Regulations 2015* set out the requirements for a Local Planning Strategy. The draft Strategy will be advertised for a period of 90 days in accordance with the provisions and the Regulations, and any submissions received will be considered and where appropriate modifications may be made to the document.

## **RISK IMPLICATIONS (including DAIP)**

The new Local Planning Strategy will set the framework for land use planning in the Shire for the next 10 to 15 years. It is imperative that the Strategy represents the needs of the community for the sustainable development of Toodyay. Community consultation will play an important role to achieve this goal. Additionally, the Strategy taking into consideration the Shire's Strategic Plans, including the Community Strategic Plan and accordingly, the Strategy does not contain any notable risks.

## **ENVIRONMENTAL IMPLICATIONS**

The Environmental Protection Authority will be consulted during the process to determine if the proposal requires assessment. It is not expected that the new Strategy and Scheme will require assessment by the EPA as they do not contain any notable environmental implications.

## **SOCIAL IMPLICATIONS**

This proposal does not contain any notable social implications.

## **OFFICER COMMENT / DETAILS**

The Strategy has been developed in conjunction with Officers from the Department of Planning and is structured into two parts as recommended in the Western Australian Planning Commission's Planning Manual. Part 1 contains the actual Strategy and Part 2 provides the background information supporting the Strategy.

The key issues identified by Council in a number of Forum sessions conducted throughout 2016 form the basis of the themes in the document as follows:

- Growth & Settlement
- Heritage
- Tourism
- Town Centre & Employment Lands
- Bushfire
- Transport & Infrastructure
- Mining & Extractive Industries
- Waste Management
- Agriculture
- Rural Living
- Biodiversity
- Landscape Protection

An analysis of each issue has been undertaken to provide the background for the strategic objectives and actions.

Population growth has been identified as one of the key issues and has been carefully analysed to determine the current and future residential and rural living land needs. Key to determining the needs is the adoption of a realistic growth rate of 1.8% from the Shire's Economic Development Plan, which predicts a Shire population of 5,035 persons by 2021 with 10,000 persons being reached in 2077.

To determine current and future land needs for living purposes, the current zoned land was examined and the WAPC's calculations indicate that it could potentially yield an additional 9,950 persons. This would mean a total population (current population plus additional population) of 14,493 people is

potentially able to be supported with the current stock of zoned land, which exceeds the estimated population in 2077. Hence, the Strategy does not recommend any additional rezoning of new land for residential or rural living purposes.

To encourage medium density development in the areas located in and around the Toodyay town centre and the railway station, it is proposed to dual code some residential areas. These areas generally have access to reticulated sewerage and do not have any constraints, such as being flood prone or steep topography. This approach aims to promote consolidation of the townsite and increase liveability.

Another key issue is economic development and growth, the Strategy acknowledges the role of the Toodyay Town Centre and the existing businesses, and aims to protect it as the main commercial centre of the Shire. The growth of Toodyay townsite has historically been linear, forming along the Avon River, creating a dispersed development pattern. This Strategy seeks to consolidate growth through the introduction of a Special Control Area, in order to create a more efficient development pattern and to protect the significant heritage assets, which will benefit the community through a simpler land use framework.

Additional land has also been identified on the Strategy maps as a potential area for rural enterprise, a zone that will enable operators of larger home businesses, such as plumbers, concreters, auto electricians, to live and work on their property in a rural environment to increase diversity of employment lands in the Shire.

Another key issue is balancing the protection of agricultural land with enabling landowners to diversify their farming activities with tourism. The Strategy recommends introduction of low-impact tourism on agricultural land where appropriate, such as wineries, short-term accommodation and artisan food production.

Land constraints, including bushfire and flooding, are other key issues examined in the Strategy, particularly relating to suitability of land use and further subdivision of land. The Strategy identifies further studies are required regarding bushfire to provide the Shire and landowners a greater level of information to better inform development decisions.

Biodiversity and landscape protection issues have also been reviewed in this Strategy to provide a better outcomes and for consistency with State directions resulting in the proposed deletion of the special control areas and inclusion of development control measures into the new scheme.

Many of the actions proposed in the Strategy recognise the existing pattern of subdivision and recommends rezoning to more appropriate zones, and if applicable coding for residential properties. For example, the Foggarthorpe Residential Estate which is currently zoned Residential Development as a result

of the original subdivision, is proposed to be rezoned to Residential R10 consistent with the approved Structure Plan and current local planning policy.

Following approval of the new local planning strategy, the strategic directions and actions will be incorporated into the new local planning scheme and associated mapping. The development controls and zoning table will provide an interpretation of the strategic direction for each zone and/or special control area by identifying appropriate land uses and permissibility levels.

The new local planning scheme will require advertising following referral to the Environment Protection Authority similar to the consultation process proposed for the strategy. These processes may overlap depending on the timing for the drafting of the scheme and maps.

#### **OFFICERS RECOMMENDATION**

That Council:

1. Authorise the draft 2017 Shire of Toodyay Local Planning Strategy for submission to the Western Australian Planning Commission for certification to advertise.
2. Following receipt of the Western Australian Planning Commission's certification, without or without modifications, advertise the document in accordance with Regulation 13 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Following the advertising period, receive a further Report including details of consideration of the submissions, to endorse the 2017 Shire of Toodyay Local Planning Strategy, with or without modifications, for submission to the Western Australian Planning Commission for approval.

2017

# Shire of Toodyay Local Planning Strategy



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DRAFT

## **PART 1 – THE STRATEGY**

# 1. Executive Summary

The Shire of Toodyay's Local Planning Strategy (LPS) provides vision, framework for long-term planning and development in the Shire over the next 10-15 years.

The Strategy forms the interface between regional and local planning, and sets out the Shire's long-term planning directions and objectives for future planning and development.

The LPS comprises two parts:

**Part 1 – Local Planning Strategy** summarises the Shire's key planning and development issues, sets the vision and strategic direction for land use and development, and actions required to achieve the vision over the next 10-15 years. Maps 1 and 2 are the Strategy maps.

**Part 2 – Background Information and Analysis** includes background information, analysis and detail required to support the high level strategies and actions in Part 1. Maps 3 to 9 are background information and support Part 2.

It provides the strategic basis and rationale for the land use and development controls in the proposed Local Planning Scheme No. 5.

The key land use planning issues for the Shire addressed in the strategy are:

1. Growth & Settlement
2. Heritage
3. Tourism
4. Town Centre & Employment Lands
5. Bushfire
6. Transport & Infrastructure
7. Mining
8. Waste Management
9. Agriculture
10. Rural Living
11. Biodiversity
12. Landscape Protection

The strategies and actions are supplemented by maps illustrating key elements, strategies and actions. Maps 1 and 2 are the key Strategy maps for the townsite and surrounds depicting land use, special control areas and other key issues.

The LPS will be used as a guide to assist Council and the Western Australian Planning Commission (WAPC) in planning decision making. The LPS will be used to guide the preparation of the new local planning scheme (No. 5) and following its gazettal, in regards to any proposed amendments, structure plans, subdivision applications and development proposals.

## 2. Introduction

### 2.1 Statutory Context

Clause 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* require local governments to prepare a local planning strategy for each local planning scheme that is approved for land within the district.

The LPS must under the Regulations —

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.

The Regulations permit a local planning strategy to be prepared concurrently with the local planning scheme to which it relates.

The Shire of Toodyay's Local Planning Strategy 2017 revokes the Local Planning Strategy dated November 2007 once endorsed by the Western Australian Planning Commission under clause 15 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### 2.2 Planning Principles

The guiding principles for this Local Planning Strategy are:

- To provide a strategic plan that will plan for the future of the Shire in a responsible sustainable manner and reflects the aspirations of the Shire and its community, accommodates future needs and creates opportunities to enhance local attributes.
- To provide a strategic plan that is consistent with state and regional planning policies, strategies, structure plans and strategic development initiatives.
- To provide a strategic plan that is clear, comprehensive, accessible, informative, logical and transparent that provides strategic planning direction for the next 10 to 15 years.
- To provide a strategic plan that is a 'leadership' document that provides the basis for the preparation of the Shire's new Local Planning Scheme No. 5.

## 3. State and Regional Planning Context

### 3.1 State Planning Strategy

The State Planning Strategy establishes the following principles, which will guide the preparation and administration of the new local planning scheme:

- *Environment and resources:* to protect and enhance the key natural and cultural assets of the State and to deliver to all Western Australians a high quality of life which is based on sound environmentally sustainable principles.
- *Community:* to respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities.
- *Economy:* to actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
- *Infrastructure:* to facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.

Each principle is supported by a list of strategies and actions to achieve the desired outcomes. Many of these involve implementation by way of local government planning schemes, and have been considered in the development of this Strategy and any future planning schemes.

### 3.2 Wheatbelt Regional Planning and Infrastructure Framework

The Wheatbelt Regional Planning and Infrastructure Framework (the Framework) is underpinned by a vision of *"The Wheatbelt will have a diverse social and economic base, be a leader in innovation and create new opportunities that confirm it as a key contributor to the State's prosperity."*

It is supported by the following objectives developed around the three principles of the Framework, which address the Strategic Goals of the State Planning Strategy for global competitiveness, strong and resilient regions, sustainable communities, infrastructure planning and conservation.

#### 1. Liveable Communities

Effective infrastructure and service delivery that:

- responds to local knowledge and values;
- accommodates the Wheatbelt's linkages to other regions;
- builds on the interconnectedness of settlements;
- assists and promote sustainable growth and cater for the needs of communities;
- recognises the current and changing demographics of the region; and
- seek to attract and retain a diverse population.

## 2. Vibrant Economy

A diversified and adaptive economy that:

- increases its contribution to the Western Australian economy;
- benefits from innovation in the primary production sector; and
- enables diversification through the establishment and growth of new and innovative industries.

## 3. Valued Natural Amenity

Environmental and landscape values that support the social, cultural and economic development of the region, and are managed for current and future generations.

Many of these involve implementation by way of local government strategic planning and local planning schemes, and have been considered in the development of this Strategy and any future planning schemes.

### 3.3 State Planning Policy

There are a number of State planning policies that have application at a local level, and that will be taken into account in the preparation and application of a new scheme. A full list of these policies is included in State Planning Policy No. 1 – State Planning Framework, but the following are of particular relevance to the Region:

- SPP 2 – Environment and Natural Resources Policy
- SPP 2.4 – Basic Raw Materials
- SPP 2.5 – Rural Planning
- SPP 3.1 – Residential Design Codes
- SPP 3.4 – Natural Hazards and Disasters
- SPP 3.5 – Historic Heritage Conservation
- SPP 3.6 – Developer Contributions for Infrastructure
- SPP 3.7 – Planning in Bushfire Prone Areas
- SPP 4.1 – State Industrial Buffer Policy
- SPP 4.3 – Poultry Farms Policy
- SPP 5.2 – Telecommunications Infrastructure
- SPP 5.4 – Rail and Road Transport Noise and Freight Considerations in Land Use Planning

In addition to the above policies, the Commission has developed a number of operational policies, guidelines and planning bulletins, which are relevant to the development of this Strategy and any new local planning schemes.

## 4. Local Planning Context

### 4.1 Local Planning Strategy

Strategic land use planning in the Shire is guided by the Local Planning Strategy. The previous LPS, adopted in November 2007, aimed to manage growth and development of the Shire and was prepared in conjunction with LPS4.

### 4.2 Local Planning Scheme No. 4

Statutory planning in the Shire is controlled by Local Planning Scheme No. 4 (the Scheme), which was gazetted on 13<sup>th</sup> February 2008. Given that the Scheme is nearly a decade old, the Strategy provides direction for the preparation of LPS5, to ensure that scheme provisions are contemporary and reflect changes to policy and social and economic circumstances.

### 4.3 Other Strategic Plans

The Shire has adopted a number of local and regional strategic planning documents that have informed the preparation, and where applicable, the land use planning elements have been incorporated into the LPS:

- Strategic Community Plan (2013) – primary strategy document that guides community development.
- Economic Development Strategy (2015) – provides guidance on economic development of the Shire and follows on from the WDC's Avon Sub-Regional Economic Development Strategy (2013).
- Heritage Strategy (2014) and Heritage Master Plan (2015) – providing direction on the management of heritage issues.
- Environmental Management Strategy (2014) – guiding management of biodiversity, environmental and natural resources issues.
- Recreation Strategy (2014) and Master Plan (2014) – guiding development of sporting and recreation facilities in the Shire and in particular, the new Precinct located in the Foggarthorpe Estate.
- Wheatbelt Integrated Aged Care Plan (2014) – regional plan to manage an aging population.

These documents are available on the Shire's website at [www.toodyay.wa.gov.au](http://www.toodyay.wa.gov.au).

## 5. Vision & Objectives

### 5.1 Vision

The Shire of Toodyay's Strategic Community Plan (2013) is a key strategic document for the Shire, detailing the vision for the future and encapsulating the ideas of the community. The vision for the LPS is drawn from this plan.

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**“We are a vibrant rural community that celebrates our past and embraces a sustainable future.”**

### 5.2 Objectives

Similar to the vision, the objectives for the LPS align with the goals developed for the Strategic Community Plan. These objectives reflect the economic, developmental, community and environmental aspirations for the Shire. The objectives of the Local Planning Strategy are:

1. Plan for the sustainable provision of land to meet existing and future needs of the community and business.
2. Assist employment and economic growth by providing land suitable for retail, commercial, industrial and tourism uses.
3. Consolidate the Toodyay Town Centre as the commercial centre of the Shire.
4. Minimise the loss of rural land used for agriculture by consolidating development adjacent to existing settlements.
5. Support primary production through the protection of rural land, particularly priority agricultural land.
6. Provide for economic diversification in rural and rural living areas by providing small scale tourism and business opportunities compatible with the surrounding areas.
7. Ensure development appropriately takes account of potential hazards such as flood and bushfire.
8. To retain, enhance, protect and promote the ecological integrity and biological diversity of the Shire.
9. Protect the valued landscape characteristics of the Shire's natural and rural landscapes as assets to be appreciated by residents and tourists.
10. Recognise and encourage protection of places of cultural heritage value.
11. To manage natural environmental resources of particular regional and local significance, and limit the environmental impact associated with the use or development of land.
12. To ensure the development of a safe, efficient and convenient system of movement of both people and goods.
13. To protect the Shire from large scale inappropriate development, such as regional landfills.
14. Ensure the future development takes advantage and makes the most efficient use of infrastructure that is available.

## 6. Key land use and planning issues

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

### 6.1 Growth & Settlement

Historically the Shire had seen many examples of ad hoc development resulting in a lack of appropriate strategic planning, creating poor community outcomes, inadequate connections and integration with the surrounding land uses, assets and facilities. This Strategy builds on an improved strategic planning framework to sustainably develop the Shire to cater for the expected growth, to protect the environment and the agricultural sector.

The current settlement pattern is expected to continue adopting a realistic growth rate of 1.8% and the Strategy sets a focus on the Toodyay townsite. The Toodyay townsite will strengthen its role as the key service centre within the Shire by offering a range of appropriately planned housing, services and facilities which will maximise densities around existing infrastructure, such as water, sewer, main roads, public transport and commercial areas.

### 6.2 Heritage

Toodyay is one of the oldest inland towns in Western Australia and much of its heritage is preserved. A key objective of the LPS is to recognise and encourage the protection of places of cultural heritage value and to achieve this objective it will be important to ensure the new local planning scheme is flexible to encourage utilisation and revitalisation of local heritage places that will contribute to the economy through employment and tourism opportunities.

### 6.3 Tourism

Tourism is a major contributor to the economy of the Shire and growth in the sector is expected in all areas. In order to accommodate this growth and to encourage the creation of tourism related business, flexibility for usage in rural land use zones is encouraged. The Scheme has recently been amended to provide additional development provisions and land use definitions for the assessment of tourism to encourage and enable diversification of activities on rural land. It is important that the new scheme promotes flexibility and diversification in commercial and rural areas, including heritage places, to facilitate the growth of the tourism sector.

## 6.4 Town Centre & Employment Lands

Growth of Toodyay townsite has historically been linear, forming along the Avon River, creating a dispersed development pattern.

This LPS seeks to consolidate growth, in order to create a more efficient development pattern which could lead to further economic advantages. This LPS reconfirms that a second centre is not desirable or required over the 15 year planning period but rather proposes maximising existing services within the town, including the railway and opportunities for public transport.

To cater for the expected population growth and the consequent commercial and industrial growth, the Strategy acknowledges the important role of existing businesses and aims to ensure appropriate zoning and by identifying land for mixed uses, such as professional offices and consulting rooms to accommodate the future expansion of the Toodyay townsite to encompass the existing Civic area and to create a public transport node.

Additional employment land has also been identified as a new rural enterprise zone to provide suitably zoned land for larger home businesses and occupations, such as plumbers and concreters, to reside and work.

## 6.5 Bushfire

The whole of the local government area covered by this LPS is mapped within the Department of Fire and Emergency Services' Map of Bush Fire Prone Areas as bushfire prone due to the level of vegetation coverage (DFES, 2017). There were a number of areas identified in the previous LPS for future rural-residential and residential development that have been reassessed for their suitability as a result of the introduction of the bushfire legislation.

## 6.6 Transport & Infrastructure

A key component of the LPS is to identify and address development and capacity constraints resulting from a lack of infrastructure. The LPS recommends maximising the use of existing transport and infrastructure in around the townsite of Toodyay through appropriate development to cater for residential diversity and the potential increase in population.

Main Roads continue to plan for a heavy vehicle bypass of the Town Centre with the route of the bypass and Special Control Area identified on the mapping. When the bypass is constructed, opportunities to increase pedestrian accessibility and commercial activity may arise. It is proposed to establish a Town Centre Special Control Area to enable development controls and policies to be tailored to meet the needs of the area.

The actions within the LPS will provide support to public transport services, including the Avon Link passenger train service by maximising opportunities within the walking catchment of the railway station and creating pedestrian links to the town centre.

## 6.7 Mining & Extractive Industries

The Shire has some significant geological assets such as bauxite, the extraction of which has been the cause of contention and division within the community in the past. Mining and extractive industries are important to the growth and economy of Toodyay, however appropriate strategic planning and management in regards to these activities is essential, such as providing buffers to separate sensitive land uses, in order to minimise impacts on the community.

Although exempt from planning approval, including 'Industry – Mining' uses in the Zoning Table can act as a trigger for s120(2)(b) of the Mining Act and provide Council with an avenue to be consulted when the granting of a lease or authorisation of mining operations is being considered by the Minister for Mines. Mining can contribute positively to the economy if managed correctly and is recommended that mining be a 'D' use in the new scheme.

## 6.8 Waste Management

With the prohibition of landfills from the Swan Coastal Plain, it is likely that the Avon Valley will be investigated for potential sites for new landfills, as has been seen recently with the Opal Vale proposal in Toodyay and the Allawuna proposal in York. The WAPC recommends that landfills are a 'X' use in schemes and that proposals be subject to a comprehensive rezoning process. Currently landfills are a 'X' use in LPS4 and this position will be carried forward in this LPS and the new scheme to ensure that the planning process is thorough with community involvement. Adequate buffers to industrial areas, servicing infrastructure and waste disposal sites need to be defined and will be included in LPS5.

## 6.9 Agriculture

Agriculture was and continues to be a foundation industry of the Toodyay economy therefore it is important to protect productive agricultural land. As in the previous LPS and consistent with State planning policies, the primary objective is to protect productive agricultural land from fragmentation and land use conflict, whilst enabling landowners to diversify activities, such as including tourism. The actions of the LPS also aim to provide appropriate mechanisms to protect areas of environmental significance, including the introduction of a conservation zone.

## 6.10 Rural Living

This LPS recognises there is a market for rural living development and that it provides for a range of housing and lifestyle opportunities. However, rural living estates must be carefully planned, as they can be an inefficient means of accommodating people. Once rezoned, rural living

estates consume and sterilise what was rural land, and may have unintended or adverse social, environmental, servicing or management impacts.

The LPS seeks to consolidate the extensive supply of land supply already zoned for rural living. No additional rural living areas have been identified in this LPS. Rezoning identified in the Strategy are those that will better reflect the existing on-ground subdivision pattern and usage.

It is estimated that 'rural residential' and 'rural living' zones could potentially yield an additional 1,777 and 254 rural living areas have been identified in this LPS, which seeks to consolidate the subject land. These additional lots could support an additional population of approximately 5,077 people (Average household size – 2.5 ABS). Factors such as bushfire risk, sustainable water supply and land use conflict will affect suitability of this land when considering subdivision and development. It is a primary objective of this LPS to protect agricultural land from development pressures and fragmentation as a result of rural living subdivisions.

## 6.11 Biodiversity

The Shire is within the Southwest Australia Ecoregion, a biodiversity hotspot, with approximately 48% of the Shire's area covered by relatively intact remnant vegetation. However a significant proportion of these areas are under pressure due to clearing for agricultural activities, mining, rural living and rural residential development, subdivision and other developmental activities. The challenge is to manage the important biodiversity assets of the Shire as early as possible within the planning process through identification, preservation, conservation and protection measures. Further issues such as bushfire risk, overstocking of animals and on-site sewerage management, particularly on rural living type proposals need to be balanced with biodiversity conservation and environmental impact.

## 6.12 Landscape Protection

The Shire has diverse landscape features including areas of undeveloped natural and rural character, diverse wildflower display, prominent ridges, hills and ranges as well as the Avon River and its major tributaries. As well as being of aesthetic value, the Shire's landscape is an attraction for tourists, adding value to the local economy. The key issue for landscape is to protect visually sensitive locations from changes that will detract from the Shire's valued character as it continues to develop.

## 7. Strategic Directions, Strategies & Actions

### 7.1 Growth & Settlement

#### Strategic Directions & Strategies

- a. Provide for a range of residential densities in the Toodyay townsite to facilitate development of a variety of housing types.
- b. Promote the consolidation of the townsite with a view of reducing development costs, improving access to and viability of services and limiting the impact on natural environmental resources associated with urban expansion.
- c. Use appropriate dual density coding to promote infill development and to maximise use of existing and future infrastructure.
- d. Work collaboratively with service providers to expand the provision of essential infrastructure in the townsite.
- e. Investigate the land use needs to accommodate additional aged care and retirement village developments.
- f. Ensure development adequately considers and addresses natural constraints including bushfire and flooding.

#### Actions

- a. Align zone names to the 2015 Model Scheme Provisions as follows:
  - i. Residential Development to Urban Development. (SHORT TERM)
- b. Introduce a new Private Clubs, Institutions and Places of Worship zone from the 2015 Model Scheme Text in lieu of using Special Use zones to introduce appropriate development controls, including permissibility within the Zoning Table. (SHORT TERM)
- c. Review the residential density codes and insert according provisions into LPS5 regarding the utilisation of the dual coding to a maximum density of R40 to better utilise existing infrastructure and to encourage medium density development, including aged and affordable housing where the development meets one or more of the specified conditions, such as:
  - i. reticulated sewerage is available in the Toodyay townsite.
  - ii. dedication of land for identified linkages to expand the Avon River foreshore reserve .
  - iii. adaptive sustainable reuse of heritage buildings. (SHORT-TERM)
- d. Recognise the existing pattern of subdivision by rezoning:
  - i. Foggarthorpe Estate encompassing Lots 291 to 322 Tompkins Bend; Lots 275 to 285 and 286 to 299 Weedon Crescent; Lots 234, 235, 255 to 260, 261 to 271, 9013 and 9500 Rayner Loop; Lots 272 to 274 and 9009 Drummond Street; Lots 226 to 233, 236 to 242 and 9006 Gadsdon Pass, Nunile from Residential Development to Residential R10 to provide a more appropriate zoning and to enable application of the R-Codes through the Scheme. Note: Lots that are within the SCA2 – Toodyay Bypass area will remain in the SCA. (DA1 – SHORT TERM)
  - ii. Lots 1, 2, 3, 17, 18, 25, 26, 29, 30 33, 34, 37, 38, 41, 42, 45, 46, 49, 50, 53, 54, 100, 101, 200, 201, 502 Julimar Road and Lots 3, 4, 5 Lukin Street, Toodyay from Residential

- Development to Residential R2.5 to provide a more appropriate zoning and to enable application of the R-Codes. (DA2 – SHORT TERM)
- iii. Lot 10 Northam-Toodyay Road, Dumbarton from Special Residential to Residential R2.5 to provide more appropriate zoning and to enable application of the R-Codes. (DA3 – SHORT TERM)
- iv. Lots 13 and 50 Northam-Toodyay Road, Dumbarton from Special Residential to Residential R2.5 to provide more appropriate zoning and to enable application of the R-Codes. (DA4 – SHORT TERM)
- v. Glencoe Estate comprising of Lots 107 to 117 Macdonald Retreat and Lots 101 to 106 Campbell Chase, Dumbarton from Special Residential to Residential R2.5 to provide more appropriate zoning and to enable application of the R-Codes. (DA5 – SHORT TERM)
- vi. Lots 3, 4, 29, 33, 34, 43, 45, 50-54, 56, 75, 88-89 Julimar Road, Lots 3 and 54 Baring Street, Lot 37 River Road, Lots 47-48 Clarkson Street, Lot 38 Grey Street, Lots 1-2 and 39 Wellington Street and Lots 44, 46 and 49 Beaufort Street, West Toodyay from Reserve – Recreation and Conservation to Residential R2.5 to a more appropriate zoning in lieu of a reserve. (DA6 – SHORT TERM)
- vii. Portions of Lots 30 to 35 and 129 and 130 Leeder Road, Toodyay located outside the floodway from Reserve – Recreation and Conservation to Residential R2.5 to a more appropriate zoning in lieu of a reserve. (DA7 – SHORT TERM)
- e. Areas currently zoned as 'Residential Development' (to be renamed 'Urban Development') are not be developed until a structure plan has been prepared and there is adequate connection to water, power and sewerage services. The structure plan must be prepared in accordance with Part 4 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and must specifically provide for the staging of subdivision and development of the area and the provision of community infrastructure.
- f. Delete the current Wetland/River Channel Special Control Area and insert a new Avon River Special Control Area to ensure that any development takes place in such a manner so as to safeguard the welfare of people in the area. (SHORT TERM)

## 7.2 Heritage

### Strategic Directions & Strategies

- a. Establish a list of places and areas of cultural heritage significance in which development will be subject to assessment in terms of its impact on the particular heritage values of the place or area.
- b. Recognise and take into account sites of Aboriginal heritage significance in the consideration of rezoning, subdivision and development in both the urban and rural sectors.
- c. Apply design standards and guidelines to encourage retention and enhancement of local character that will contribute to a sense of place and community identity.

- d. Review relevant policies to ensure that they encourage appropriate, complementary and sustainable development.

#### Actions

- a. Review the existing Heritage List as per S.61 of the deemed provisions, to incorporate as the Heritage List for the purposes of LPS5. (SHORT TERM)
- b. Review the current local planning policies and design guidelines for heritage places, including determining if the heritage precincts should be converted to designated heritage areas in LPS5. (SHORT TERM)
- c. Develop a local planning policy containing heritage controls for the proposed Town Centre Special Control Area and another policy the rest of the Shire. (SHORT TERM)
- d. Introduce exempt development and supplemental provisions for places and areas listed on the Shire's Heritage List, excluding those listed under the Heritage Act as follows:
  - i. Building maintenance that does not involve the removal of, or damage to, the existing fabric of the building or the use of different materials. (SHORT TERM)
  - ii. Repairs, including replacing missing or deteriorated fabric with like-for-like fabric, that does not involve the removal of, or damage to, the significant fabric of the building. (SHORT TERM)
  - iii. Repainting of the surface of a building in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers and without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling. (SHORT TERM)

## **7.3 Tourism**

### Strategic Directions & Strategies

- a. Encourage diversification of agricultural activities by permitting ancillary use, such as home businesses and tourism.
- b. Encourage appropriate service, transport and logistic industries on agricultural land where there are no amenity or local impacts consistent with State Planning Policy 2.5.

#### Actions

- a. The General Agriculture zone should be flexible to accommodate appropriate tourism uses to enable farmers to diversify their activities to ensure sustainable development of the Shire. (ONGOING)
- b. Identify appropriate tourist land uses to be included in LPS5. The use classes, in most cases, should be a 'D' or 'A' use in zones considered acceptable for each specific tourist land use. (SHORT TERM)

## 7.4 Town Centre & Employment Lands

### Strategic Directions & Strategies

- a. Strengthen the Toodyay Town Centre's role as the main commercial area of the Shire.
- b. Facilitate the incorporation of small scale, low intensity commercial activity within mixed use areas, and as home-based business within rural enterprise areas, subject to suitable controls to ensure compatibility and preservation of the amenity.
- c. Identify areas appropriate for a rural enterprise zone to accommodate people living or working on the same property.
- d. Protect existing employment lands and seek to expand the provision of employment lands (particularly light industrial land) in line with market demand.
- e. Ensure that the zones reflect the existing and future uses in the Town Centre, periphery and industrial areas and that the level of land use permissibility is consistent with the zone objectives and location to avoid amenity and land use conflict impacts.

### Actions

- a. Align zone names to the 2015 Model Provisions as follows:
  - i. Town Centre to Commercial.
  - ii. Mixed Business to Mixed Use. (SHORT TERM)
- b. Objectives for the Mixed Use zone are to:
  - i. Provide a diversity of land use and housing types;
  - ii. To allow appropriate businesses to locate and develop in close proximity to residential areas;
  - iii. To allow for services to be provided locally;
  - iv. To provide high level of amenity; to accommodate a mixture of residential development with small scale businesses in a primarily residential scale environment with the predominant uses being residential, office, consulting, dining and limited retail uses occupying the street frontage of lots; and
  - v. To provide an intermediate stage between Residential and Commercial zones. (SHORT TERM)
- c. Introduce new Service Commercial and Industrial Development zones from the 2015 Model Provisions and a new Rural Enterprise zone. (SHORT TERM)
- d. Objectives for the Service Commercial and Industrial Development zones are as per the Model Provisions (2015).
- e. Objectives for the Rural Enterprise zone are to:
  - i. Provide a range of lots in a rural environment where people live and may also work on the same property.
  - ii. A range of uses that may be considered include light industrial, cottage and rural industries and home businesses that are of a scale compatible with maintaining the amenity of a rural environment.
  - iii. Lot sizes shall range from 1ha to 4ha. (SHORT TERM)

- f. Establish a Town Centre Special Control Area to:
  - i. Protect the heritage significance of the area.
  - ii. Encourage higher density housing in conjunction with suitable commercial development to a maximum R40 density coding.
  - iii. Higher density development only permitted where it meets pre-specified conditions that will benefit the area.
  - iv. Regulate an appropriate level and type of advertising signage.
  - v. Ensure no adverse impacts on the amenity or locality from development. (SHORT TERM)
- g. Insert provisions to require approval for development within the Town Centre Special Control area of application that would normally be permitted under clause 61 of the deemed provisions of the Scheme, including development subject to the R-Codes. (SHORT TERM)
- h. Adopt a Local Planning Policy to support the Town Centre Special Control area to provide guidance on development, heritage and advertising requirements. (SHORT TERM)
- i. Introduce additional supplemental provisions relating to minor advertisements in the Town Centre Special Control Area where they do not obstruct the footpath or obstruct traffic and are only displayed during operating hours. (SHORT TERM)
- j. Rezone Lots 2-6 and 325 Clinton St; Lots 23-24 Fiennes St; Lots 50, 500-501 Duke St; and Lots 176-177 Hammersley St, Toodyay from Residential R30 to Mixed Use to provide additional employment and commercial land as a logical expansion to the Toodyay townsite. Residential development to meet the requirements of R10/40 R-Coding. (DA8 – SHORT TERM)
- k. Investigate rezoning a portion of Lot 567 Goomalling-Toodyay Rd, Toodyay from Rural to Rural Enterprise to provide additional employment land in close proximity to the Toodyay townsite to enable larger home businesses to operate and reside. (DA9 – MEDIUM TERM)
- l. Rezone Lots 20, 44, 45, 46, 67, 300 Stirling Terrace, Toodyay from Mixed Business to Mixed Use. (DA 17 – SHORT TERM)
- m. Rezone Lots 17, 18, 19, 24, 31, 42, 100, 150, 267, 270, 271 and 272 Stirling Terrace, Toodyay from Mixed Business to Service Commercial. (DA 18 – SHORT TERM)
- n. Review the permitted uses and development controls, including policy provisions in the Light Industrial zone to ensure consistency with zone objectives and to prevent land use conflict and amenity impacts. (SHORT TERM)
- o. Require structure planning for lots with subdivision potential that adjoin the Avon River. (SHORT TERM)
- p. Where ad-hoc rezoning proposals for industry are made, or in considering proposals for subdivisions of industrial land, Council will consider whether the proposal:
  - i. Is consistent with the objectives and intent of State Planning Policy;

- ii. Is located on a main road or on a road that is of a suitable standard and treatment, to accommodate significant increase in traffic volumes and freight tasks which may be generated by the development;
- iii. Contains or satisfactorily manages potential environmental (including water resources), noise, amenity and air quality impacts on the landholding without affecting nearby land uses.
- iv. Is not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and development;
- v. Is provided with essential services commensurate with the intended land use.
- vi. Complies with State policy for separation distances, buffers, and any other relevant provisions.

## 7.5 Bushfire

### Strategic Directions & Strategies

- a. Control rezoning, subdivision and development in bushfire prone areas to minimise risk to life and property in accordance with SPP3.7.
- b. Identify areas of high to extreme bushfire risk that are unsuitable for development.
- c. Improve access and essential infrastructure in bushfire prone areas.
- d. Ensure that strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures in accordance with SPP3.7.
- e. Achieve an appropriate balance between bushfire risk management measures and biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

### Actions

- a. Consistent with SPP3.7, in instances where biodiversity values conflict with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk, Council will generally not support the proposal. (ONGOING)
- b. Investigate the need for additional bushfire risk data, such as contour mapping, to better identify areas of high risk that are potentially unsuitable for development. (MEDIUM TERM)
- c. Investigate the need for bushfire controls in addition to the State policies and need for incentives or other provisions to facilitate the implementation of strategic fire breaks and the like. (MEDIUM TERM)

## 7.6 Transport & Infrastructure

### Strategic Directions & Strategies

- a. Promote the integration of land use and transport infrastructure designed to minimise impacts on the local community, vehicular travel demand and to facilitate convenient access to facilities by foot, cycle and public transport.
- b. Promote the development of safe and efficient local transport networks comprising roads, pedestrian cycle routes and public transport, which allows convenient access to the town centre and community services.
- c. Support the provision of public transport services, including the continuation of the Avon Link rail service through the designation of appropriate land uses.
- d. Control the location and design of noise sensitive development in areas affected by significant levels of road or rail noise to minimise the impact of current and/or future road and rail noise.

### Actions

- a. Facilitate the extension of infill sewerage within the Toodyay townsite. (ONGOING)
- b. Seek innovative and sustainable alternatives to deep sewerage to support development in the unsewered areas of Toodyay, consistent with State policy. (ONGOING)
- c. The provision of a water supply to service subdivision for rural living must be consistent with the provisions of SPP 2.5. (ONGOING)
- d. Seek improvement to the quality of telecommunications and technology infrastructure throughout the Shire, in consultation with network providers. (ONGOING)
- e. Introduce an additional supplemental provision as follows:
  - i. Public works undertaken by a State or local government and are consistent with the objectives of the zone or ultimate purpose of the reserve.
- f. Review the residential density codes and introduce dual coding where reticulated sewerage is available in the Toodyay townsite to maximise use of infrastructure and to encourage medium density development, including aged and affordable housing (subject to appropriate planning being undertaken). Insert provisions into LPS5 regarding utilisation of the dual coding and requirements prior to development. (DA10 – SHORT-TERM)

## 7.7 Mining & Extractive Industries

### Strategic Directions & Strategies

- a. Facilitate the extraction of basic raw materials, subject to appropriate safeguards to minimise any adverse impact on adjacent property or on the natural environmental resources.
- b. Encourage the definition of suitable buffers within LPS5 to limit the impact on adjacent property, and to avoid encroachment of sensitive development into areas subject to reduce air quality, noise or risk.
- c. Identify and protect basic raw materials including gravel and sand resources from inappropriate developments that would prevent their future use.
- d. Identify natural resource priority areas and significant geological supplies and buffers to avoid encroachment of sensitive development into areas subject to reduced air quality, noise or other risks.
- e. Establish appropriate controls for extractive industries to minimise impacts on the environmental and local amenity, including roads.

### Actions

- a. Insert 'Industry – Mining' as a use within the use class table (Table 1) and list it as a 'D' use within the 'General Farming' zone and an 'X' use for all other zones. Include the following footnote to Table 1 – Zoning Table: *'Mining' covered by the Mining Act 1978 is exempt from the requirement for planning approval and will be determined in accordance with the Mining Act 1978.* (SHORT TERM)
- b. Insert the following clause into Part 6 – Development and Use of Land:  
Requirement for consultation to commence mining  
In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy. (SHORT TERM)

## 7.8 Waste Management

### Strategic Directions & Strategies

- a. Consistent with the strategic intent of the strategy, only allow for large infrastructure sites, such as landfills, where that are suitably sites, zoned and do not result in conflicting land uses.

### Actions

- a. Use of standard definitions, permissibility and guiding information in local planning instruments to achieve a consistent and co-ordinated approach to waste management facilities. (ONGOING)
- b. Continue to identify waste disposal facilities as a 'X' use in LPS5. (ONGOING)
- c. Require applicants or landowners to apply for a rezoning for waste disposal facilities. (ONGOING)
- d. Identify a buffer of 500 metres (or less if justified) around the Opal Vale landfill site at Lot 11 Chitty Road, Toodyay to ensure sufficient separation from sensitive and/or incompatible uses. (DA11 – SHORT TERM)
- e. Rezone the Shire's Transfer Station located at Lot 105 Railway Road, Toodyay from Recreation and Conservation: Parks and Recreation to Public Purposes. (DA12 – SHORT TERM)

## 7.9 Agriculture

### Strategic Directions & Strategies

- a. Protect agricultural land consistent with State Planning Policy 2.5, whilst having a general presumption against the creation of new or smaller rural lots on an unplanned or ad hoc basis.
- b. Strongly discourage fragmentation of existing productive farm land, except where it can be demonstrated there is a strategic need for alternative use of the land.
- c. Support for subdivision resulting in new rural lots will only be given in accordance with the circumstances under which rural subdivision is intended in *Development Control Policy 3.4: Subdivision of rural land*.
- d. Control the location and design of development in rural areas to protect the amenity of the locality, enhance the rural character and minimise any adverse impact.
- e. With the assistance of DAFWA, identify and protect high quality agricultural land within the Shire.

### Actions

- a. Rezoning and subdivision of rural land holdings will be guided by the principles of State Planning Policy 2.5 – Rural Planning, Development Control Policy 3.4 – Subdivision of Rural Land and the Rural Planning Guidelines. (ONGOING)
- b. The General Agriculture zone should be flexible to accommodate appropriate tourism uses to enable farmers to diversify their activities to ensure sustainable development of the Shire. (ONGOING)
- c. Identify high quality agricultural land for inclusion in Strategy mapping. (MEDIUM TERM)

- d. Investigate the need to establish Special Control Areas to control development in priority agricultural areas to provide protection from fragmentation and land use conflict. (LONG TERM)

## 7.10 Rural Living

### Strategic Directions & Strategies

- a. Council will not support proposals for further rural living areas apart from those identified within this strategy whereby the rezoning will reflect the current on ground subdivision layout and usage.
- b. Control the expansion of existing rural settlements based on the availability of service infrastructure, environmental constraints, bushfire risk and employment opportunities.
- c. Apply appropriate zones to reflect current and/or intended land use.

### Actions

- a. Align zone names to the 2015 Model Provisions as follows:
  - i. Rural Living to Rural Smallholdings. (SHORT TERM)
- b. Subdivision of already zoned rural living areas will be guided by the principles of State Planning Policy 2.5 – Rural Planning, Development Control Policy 3.4 – Subdivision of Rural Land and the Rural Planning Guidelines. (ONGOING)
- c. Develop rural strategies for those rural areas identified as being suitable for subdivision to establish of an integrated access network comprising roads, service corridors, fire access corridors, recreational pathways and ecological linkages. (MEDIUM TERM)
- d. Recognise the existing subdivision pattern and land use by rezoning:
  - i. Lots 1, 2, 7 Julimar Road; Lots 7 to 20 Plunkett Road; and Lots 463, 500, 503 to 508, 511 to 518, 520 to 535 Timberden Drive, Julimar from Rural to Rural Smallholdings. Schedule to contain provisions to restrict any further subdivision. (DA13 – SHORT TERM)
  - ii. Rugged Hills Estate comprising of Lots 46 to 51, 99 and 201 Wilkerson Road; Lots 207 to 233 Ridley Circle; Lots 33-34 Kane Road; Lots 11-23 Julimar Road, West Toodyay from Rural to Rural Residential . Schedule to contain provisions to restrict any further subdivision. (DA14 – SHORT TERM)
  - iii. Lots 2, 5, 6, 7 and 108 Fitzgerald Terrace, West Toodyay from Rural to Rural Residential. Schedule to contain provisions to restrict any further subdivision. (DA15 – SHORT TERM)
- e. Where ad-hoc rezoning proposals for rural living or rural smallholdings are made, or in considering proposals for subdivision of rural land, Council will consider whether the proposal:
  - i. is consistent with the objectives and intent of State Planning Policy;
  - ii. is identified in this Strategy as being suitable for rural smallholdings or more intensive subdivision;

- iii. represents a logical extension of an existing rural living area with similar lot sizes;
- iv. is supported by demonstrated demand and justified in terms of achieving productive use of rural land and/or net environmental benefit;
- v. has the ability to provide necessary services to the development cost-effectively;
- vi. is supported by a Structure Plan which satisfactorily resolves issues relevant to the site, including (but not limited to), the following:
  - i. context considerations including any connectivity or interface requirements
  - ii. waterway, drainage and floodway matters
  - iii. areas required for conservation or vegetation protection
  - iv. bush fire risk and the implications of bushfire hazard reduction measures on vegetation
  - v. landscape value protection
  - vi. access to community facilities
  - vii. demonstrated access to servicing, including the availability of a feasible potable water supply
  - viii. impact of, or on, adjoining uses such as basic raw material sites, agricultural activities, conservation reserves, scenic tourist routes and any associated buffers
  - ix. the identification of any development and management controls which may include minimum building standards, stocking rate limits or other site specific considerations.

## 7.11 Biodiversity

### Strategic Directions & Strategies

- a. Identify significant biodiversity assets within the Shire including Threatened ecological communities, declared rare flora/fauna and important ecological linkages, with the aim to achieve protection of these assets to maintain ecological values.
- b. Promote the sustainable management of water resources, including public water supply catchments, surface water supply systems and groundwater aquifers, through the application of appropriate land use management and development controls consistent with State policy.
- c. Encourage the preservation of remnant vegetation and promote revegetation of existing cleared areas where there are opportunities to enhance landscape amenities, promote biodiversity and/or reduce the degradation of soil and water.
- d. Identify mechanisms, such as rate relief, grants and subdivision incentives, to encourage and support biodiversity conservation and high conservation value bushland on privately owned land to cater for possible future development into State nature reserves.
- e. Incorporate natural resource management and environmental conservation into the Shire's planning processes.

- f. Protect areas of biodiversity significance from inappropriate development.
- g. Avoid development that would negatively impact upon the ecological values and landscape qualities of the area.
- h. As opportunities arise through subdivision and development, increase the foreshore reserve along the Avon River.

#### Actions

- a. Introduce a new Environmental Conservation zone from the 2015 Model Scheme Text to enable appropriate subdivision and formal protection of areas of high biodiversity significance. (SHORT TERM)
- b. Rezone Lots 10 and M1989 Clackline-Toodyay Road, Hoddys Well from Rural to Environmental Conservation to reflect the purposes of subdivision approval. (DA16 – SHORT TERM)
- c. Request WALGA and the Department of Planning, to undertake local biodiversity planning for the Shire with a view of developing a Local Biodiversity Strategy, to identify, retain, protect and manage significant remnant vegetation on public (including Crown reserves) and private land. Local biodiversity planning should consider:
  - i. methods to mitigate against threats (including unregulated public access, weeds, plant diseases, and feral animals) to maintain the biodiversity values of the Shire's reserves and open spaces;
  - ii. methods to facilitate greater public awareness of the Shire's biodiversity values through increased interpretive measures that are aimed at both residents and tourists; and
  - iii. potential assistance, including incentives, that may be provided to private landowners for biodiversity conservation. (MEDIUM TERM)
- d. Ensure clauses in the Scheme are adequate to request information on vegetation, flora and fauna is provided to support proposals for rezoning, subdivision and development of land that have the potential to impact on biodiversity. (SHORT TERM)
- e. Introduce tree preservation provisions into the scheme to protect significant trees from development and clearing and to protect the landscape of Toodyay. (SHORT TERM)
- f. Delete the Avon River Valley Special Control Area and insert a new Avon River Special Control Area to ensure development does not impact on the role of the river during flood events. (SHORT TERM)

## 7.12 Landscape Protection

#### Strategic Directions & Strategies

- a. Avoid visually sensitive locations when siting development that may impact on prominent areas and entrance routes into Toodyay, valued rural land and the Shire's natural landscape character.

- b. Review current special controls areas against the objectives of the LPS.
- c. Identify any new areas of significance and ensure the appropriate level of protection through special control areas.

Actions

- a. Identify horizons lines or focal points, prominent landform features and areas of the Avon River in views from key vantage points such as lookouts, roads, tourist routes, walking trails, passenger rail and the Avon River. (MEDIUM TERM)
- b. Delete the Avon River Valley and the Landscape Control Special Control Areas from the local planning scheme. (SHORT TERM)
- c. Introduce development provisions into LPS5 to protect the natural landscape and view sheds, particularly along the Avon River and tourist routes, that will achieve the objectives of the Strategy. (SHORT TERM)

DRAFT

## **PART 2 – BACKGROUND INFORMATION & ANALYSIS**

# 1. Introduction

## 1.1 Purpose of the Strategy

A Local Planning Strategy is the framework for local planning and the strategic basis for local planning schemes. It provides the interface between regional and local planning and is increasingly being seen as the means to address economic, resource management, environmental and social issues at a strategic level.

The Strategy sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives.

The Local Planning Strategy (LPS) is the key strategic urban planning document for the Shire of Toodyay and will be read in conjunction with the Shire of Toodyay Local Planning Scheme No. 5 (LPS5). It is closely linked to the Shire of Toodyay Strategic Community Plan and defines the future intent of land uses and activities within the Shire. It provides a broad statement of intent to guide integrated and sustainable planning and development in the Shire of Toodyay over the period 2017 – 2030 and beyond.

The Strategy is of particular assistance in:

- Applying the State Planning Strategy, State Planning Policies and interpreting the framework of state and regional strategies, plans and policies for the Shire;
- Establishing the local government's aims for the Shire and the strategies, policies and general proposals for urban growth, population change and biodiversity protection over the next 15 year period;
- Providing an explanation for the statutory provisions of the future LPS5 and to assist the local government in making decisions under the Scheme;
- Informing and guiding the community, developers and state agencies; and
- Providing a basis for coordinating public and private development.

The general concepts within the Local Planning Strategy aim to encourage increased density in and around transport nodes and along transport corridors in order to provide a greater housing choice, improve employment and encourage sustainable transport options. This strategy will enable the Shire to accommodate the expected growth in population without change to the character of the Shire.

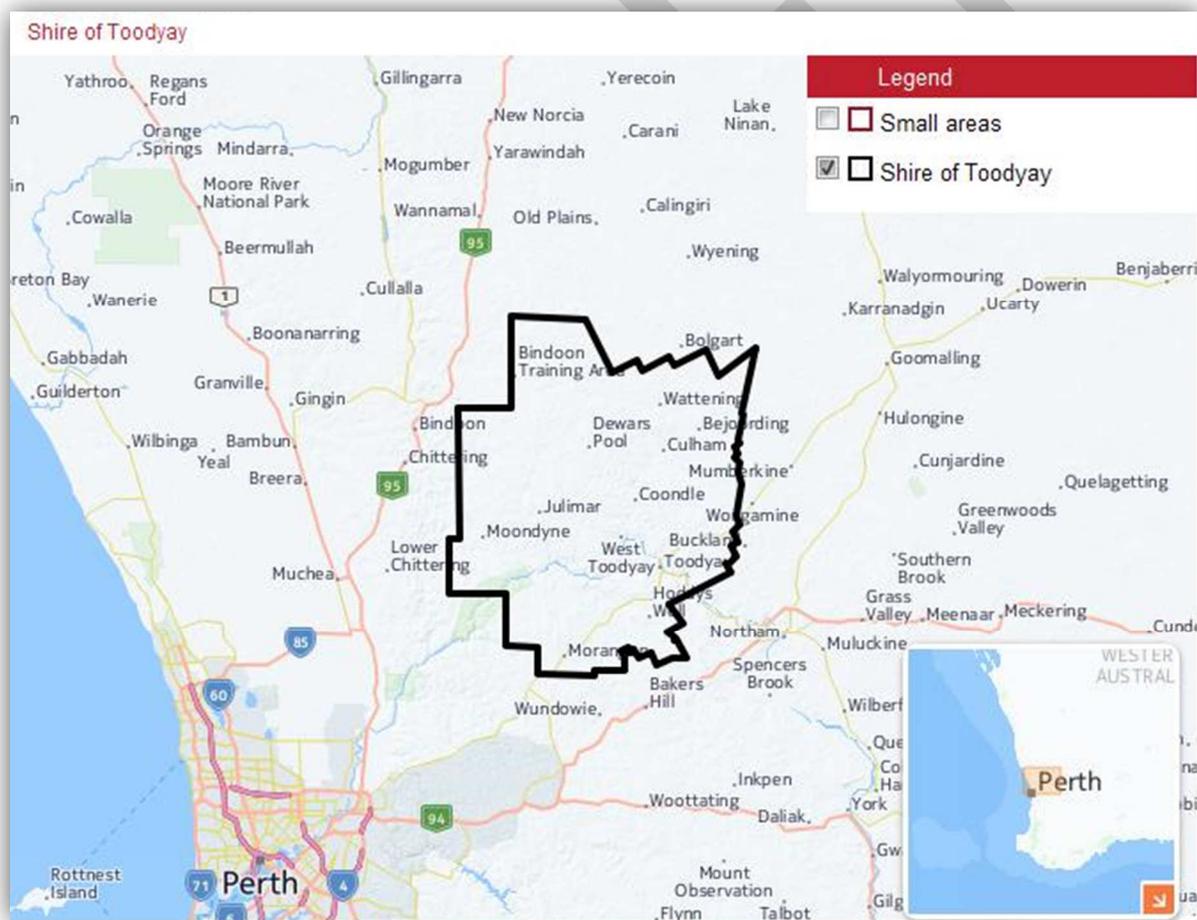
## 2. Overview of Region

### 2.1 General

The Shire of Toodyay borders the north-eastern edge of the Perth Metropolitan Region, adjoining the City of Swan and Shire of Mundaring to the south, the Shires of Northam and Goomalling to the east, the Shire of Victoria Plains to the north and the Shire of Chittering to the west. The Shire, which covers an area of 1,683 square kilometres, has at its heart the Avon Valley – the catchment for a major agricultural area in Western Australia’s early development.

The Toodyay townsite is located 80 kilometres northeast of central Perth, approximately a 45 minute drive from Midland (refer to Figure 1). The majority of development within the Shire is consolidated around the Toodyay townsite, Bejoording, Julimar and Morangup and West Toodyay.

Figure 1 Location Map

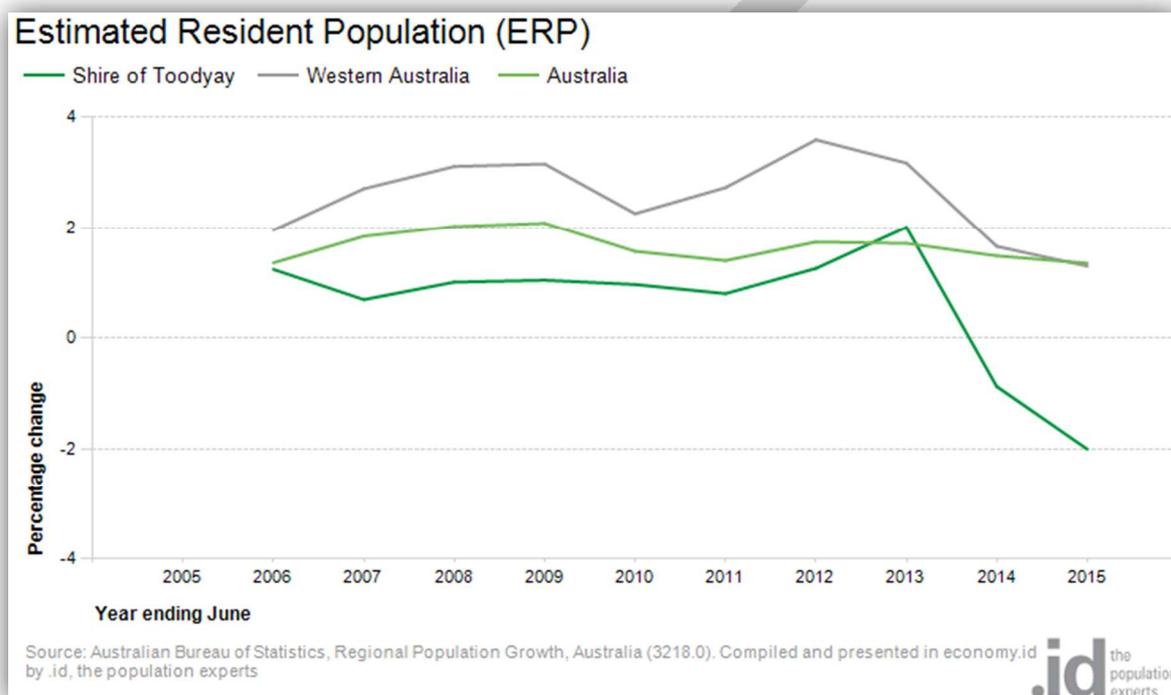


## 2.2 Population, Housing and Land Supply

### 2.2.1 Population

The estimated resident population as of 30 June 2015 for the Shire of Toodyay was 4,544 equating to a population density of 0.03 persons per hectare, which as can be seen in the following graph and table<sup>1</sup>.

Figure 2 Estimated Resident Population (percentage change per year)



The following table shows the change in estimated resident population over the past 10 years.

Table 1 - Estimated Resident Population<sup>2</sup>

Year (ending June 30)	Number	Change in number	Change in percent
2005	4,277		
2006	4,330	+53	+1.24
2007	4,360	+30	+0.69
2008	4,404	+44	+1.01
2009	4,450	+46	+1.04
2010	4,493	+43	+0.97

<sup>1</sup> Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in economy.id by .id, the population experts

<sup>2</sup> Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in profile.id by .id, the population experts.

Year (ending June 30)	Number	Change in number	Change in percent
2011	4,529	+36	+0.80
2012	4,586	+57	+1.26
2013	4,678	+92	+2.01
2014	4,637	-41	-0.88
2015	4,544	-93	-2.01

The size of the residential population of a community is a critical factor in the viability of service delivery. Health, education, retail, public transport and other community and commercial services are delivered using different models and to varying levels of comprehensiveness depending on whether certain population – and therefore demand thresholds – are met. Traditionally, for regional and rural communities, a residential population of 10,000 people is regarded by service delivery agencies and organisations as a critical threshold to support a level of service quality and scope that meets the general needs of the community.

A review of population projections for the Shire of Toodyay indicates that this 10,000 person threshold will likely be met anywhere between 2039 and 2077, depending on growth rates, which is illustrated in the following table.

Table 2 Population Growth Scenarios<sup>3</sup>

Indicator	2021	2031	Year 10,000 Reached
WAPC WA Tomorrow Projections	5,329	6,266	2061
Trend Population Growth	5,412	6,482	2056
3% Population Growth (LPS previous)	5,936	7,997	2039
1.8% Population Growth (EDP 2015)	5,035	5,853	2077

This analysis reveals that the projections from the WAPC indicate a slowing of the growth of the population compared to a continuation of recent trend growth over the next 10 years, and this would result in the 10,000 residential population threshold being met 5 years later. Additionally, the growth from the WAPC is significantly slower than the 3% growth rate identified in the previous Local Planning Strategy.

The WA Tomorrow (WAPC 2015) media forecast (B and C) for the Shire of Toodyay is 5,280 people by 2026, which represents an increase of approximately 750 people (or 14%) from the 2011 Census. The highest population projections by WA Tomorrow (B and E) would see 5,650 people in the Shire of Toodyay by 2026.

The Toodyay Economic Development Plan (2015) adopts a 1.8% growth rate, which would see 5,035 persons by 2021 and 5,853 persons by 2031. The Shire's current estimated resident population is 4,544 (ABS 2015), and the average number of people per household in the Shire is 2.4 (ABS 2011), then approximately 545 additional dwellings would be required to

<sup>3</sup> SoT (2015), Toodyay Economic Development Plan, Shire of Toodyay, Toodyay

accommodate the projected population growth in the next fifteen years (the timeframe of the LPS).<sup>4</sup>

The use of a slower growth rate in the Toodyay Economic Development Plan reflects an objective of the Plan to foster a dynamic, responsible, innovative and knowledge-intensive economy that is not contingent on rapid population growth. By adopting this approach in this Strategy, and the current and future quality of life can be improved through effective development of the Toodyay economy, which will occur regardless of the population scenario that eventuates.

## 2.2.2 Demographics

Toodyay has an aging population. Over the last 10 years there has been a relative increase in the percentage of people aged 55 to 74 years and a decline in the percentage of young people under 15 years (Census 2011). The median age has also increased from 39 years to 47 years (Census 2011). This trend, of an aging population will continue, according to the Western Australian Planning Commission's forecasts for population growth to 2026 (SCP 2013).

In 2012, Toodyay had an older age structure, with an above average share of people aged 65+ (16.3% compared to 12.4% for Western Australia<sup>5</sup>). The Shire is also ageing rapidly, with the share of population 65+ increasing from 10% in 2011 and is projected to increase to 26.5% in 2031. In other words, more than one in four Toodyay residents are expected to be of retirement age within 20 years.

Figure 3 is indicative of the Shire's projected age profiles from 2011 to 2026. The graph illustrates a noticeable increase in the age cohorts from 55 to 85 years of age and older. The largest difference is expected to occur in the cohort of 75 to 84 years of age. The number of persons in 2011 was recorded as 170 and is expected to rise to 630 in 2026. This accounts for a 270% increase of this age cohort. The amount of 65 to 74 year olds will also see a large increase. The recorded number of this age cohort was recorded as 490 in 2011 and is projected to reach 940 in 2026, accounting for a 92% increase in population size. The population of 85 years and over will increase from 40 residents in 2011 to a projected 100 residents in 2026, or a 150% increase in size. This ageing population will place significant pressure on existing services in the Shire of Toodyay unless they are accounted for.<sup>6</sup>

Taking these statistics into consideration it is proposed to review the density coding in the townsite to enable development of residential land for the purposes of medium density housing appropriate for aged and dependent persons.

### 2.2.2.1 Dominant groups

Analysis of the service age groups of the Shire of Toodyay in 2011 compared to Regional WA shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).

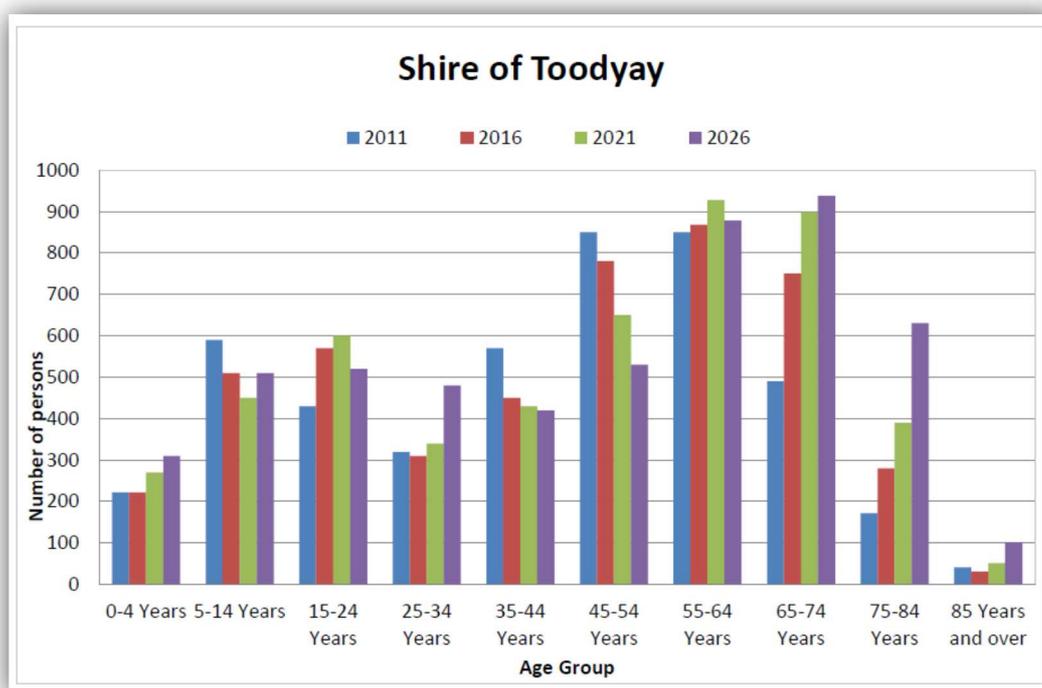
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<sup>4</sup> WAPC (2015), Perth.

<sup>5</sup> ABS (2013), Population by Age and Sex, Regions of Australia, Cat No 3235.0, Australian Bureau of Statistics, Canberra

<sup>6</sup> SoT (2016), Draft Age Friendly Community Plan, Shire of Toodyay, Toodyay

Figure 3 Projected age profiles<sup>7</sup>



Overall, 22.0% of the population was aged between 0 and 17, and 26.5% were aged 60 years and over, compared with 25.2% and 17.1% respectively for Regional WA.

The major differences between the age structure of the Shire of Toodyay and Regional WA were:

- A larger percentage of 'Empty nesters and retirees' (16.9% compared to 9.5%)
- A larger percentage of 'Older workers & pre-retirees' (18.0% compared to 13.7%)
- A smaller percentage of 'Young workforce' (6.6% compared to 13.7%)
- A smaller percentage of 'Babies and pre-schoolers' (4.8% compared to 7.2%)

#### 2.2.2.2 Emerging groups

The largest changes in the age structure in this area between 2006 and 2011 were in the age groups:

- Empty nesters and retirees (60 to 69) (+221 people)
- Seniors (70 to 84) (+123 people)
- Parents and homebuilders (35 to 49) (-73 people)
- Primary schoolers (5 to 11) (-62 people)

The number of households in the Shire of Toodyay increased by 143 between 2006 and 2011 with the largest change in family/household types in the Shire of Toodyay between 2006 and 2011 being couples without children (+83 households).

<sup>7</sup> <http://www.planning.wa.gov.au/publications/6196.asp>

## 2.2.3 Dwellings

The following table provides the number of dwellings in 2011 compared to 2006<sup>8</sup>:

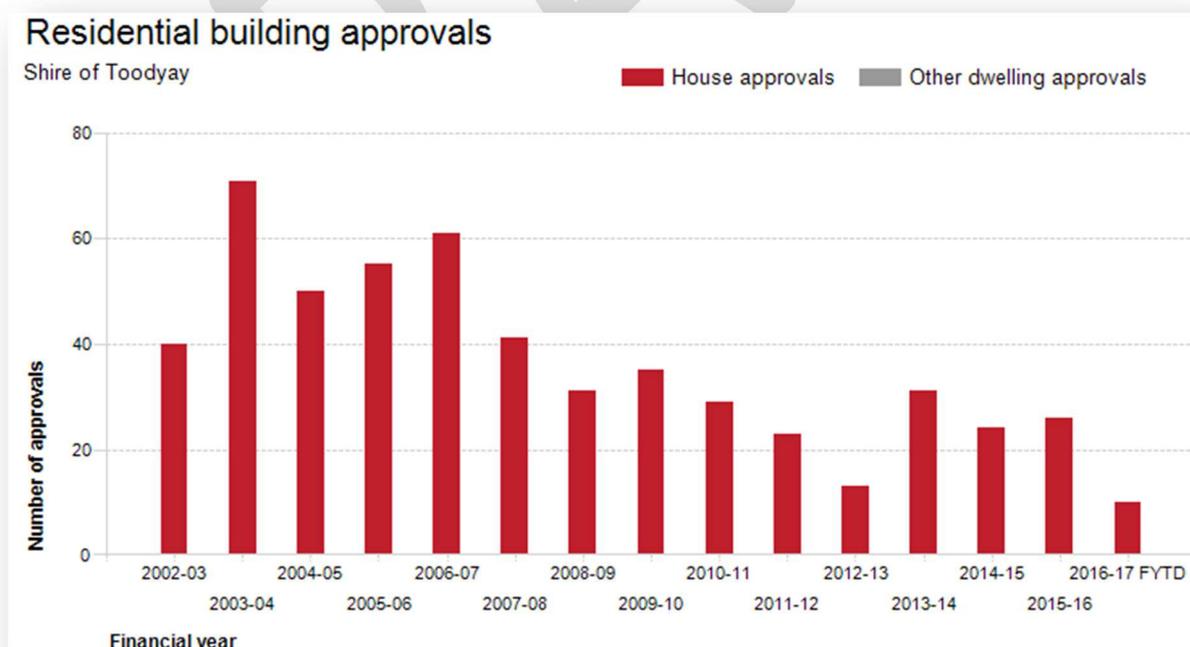
Table 3 Number of Dwellings

Dwellings	2011			2006			Change 2006 to 2011
	No.	Toodyay %	Regional WA %	No.	Toodyay %	Regional WA %	
Total dwellings	2,275	100.0	100.0	2,015	100.0	100.0	+260
Occupied private dwellings	1,772	77.9	81.1	1,629	80.8	82.3	+143
Population in non-private dwellings	61	-	-	39	-	-	+22
Average household size (persons per dwelling)	2.37	-	2.50	2.42	-	2.54	-0.05

Source: Australian Bureau of Statistics, Census of Population & Housing 2006 and 2011 (usual residence). Compiled by profile .id.

Total residential building approvals in the Shire of Toodyay decreased by almost half (48%) between 2001/02 to 2011/12<sup>9</sup>. Between 2007 and 2009, there was a downtrend in building approvals. The increase in 2010 was in response to the fires which occurred the preceding year. In 2015/16, building approvals showed a slight increase, which is illustrated in Figure 4<sup>10</sup>:

Figure 4 Total building approvals



<sup>8</sup> Profile ID (2016), Community Profile for the Shire of Toodyay.

<sup>9</sup> ABS (2013), Building Approvals, Australia, Cat No 3235.0, Australian Bureau of Statistics, Canberra

<sup>10</sup> Profile ID (2017), Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id, the population experts.

### 2.2.3.1 Dominant groups

Analysis of the types of dwellings in the Shire of Toodyay in 2011 shows that 95.9% of all dwellings were separate houses; 1.6% were medium density dwellings, and 0% were high density dwellings, compared with 82.3%, 9.9% and 0.3% in regional WA respectively. Therefore there would seem to be significant room to increase medium density dwellings within the Shire in order to achieve the regional WA average.

In 2011, a total of 77.9% of the dwellings in the Shire of Toodyay were occupied on Census night, compared to 81.1% in Regional WA. The proportion of unoccupied dwellings was 21.7%, which is larger compared to that found in Regional WA (18.2%).<sup>11</sup>

### 2.2.3.2 Emerging groups

The total number of dwellings in the Shire of Toodyay increased by 260 between 2006 and 2011 which are all considered to be separate houses.

These statistics show that residents in Toodyay still prefer to occupy a single dwelling with a small minority occupying medium density dwellings, such as villas or townhouses<sup>12</sup>. With an aging population however, there is likely to be a higher demand in the future for medium to higher density low maintenance housing options within the Shire.

## 2.2.4 Household Composition

Table 4 Household types<sup>13</sup>

Shire of Toodyay – Total households (Enumerated)	2011			2006			Change
	No.	%	Regional WA %	No.	%	Regional WA %	2006 to 2011
Couples with children	434	24.5	27.3	429	26.3	28.5	+5
Couples without children	653	36.8	26.5	570	35.0	26.2	+83
One parent families	151	8.5	8.8	144	8.8	8.6	+7
Other families	10	0.6	0.8	10	0.6	0.8	0
Group household	29	1.6	2.6	41	2.5	2.5	-12
Lone person	364	20.5	21.3	333	20.4	20.8	+31
Other not classifiable household	92	5.2	4.6	69	4.2	5.9	+23
Visitor only households	40	2.3	8.2	34	2.1	6.7	+6
<b>Total</b>	<b>1,773</b>	<b>100.0</b>	<b>100.0</b>	<b>1,630</b>	<b>100.0</b>	<b>100.0</b>	<b>+143</b>

<sup>11</sup> Profile ID (2016), Community Profile for the Shire of Toodyay.

<sup>12</sup> Profile ID (2016), Community Profile for the Shire of Toodyay.

<sup>13</sup> Source: Australian Bureau of Statistics 2011 Census QuickStats: Toodyay

The following table is the WAPC's household forecasts for Toodyay between 2006 and 2026 with 'A' being the most conservation forecast and 'E' being the highest forecast<sup>14</sup>. As can be seen in the forecasts, household sizes are projected to be smaller in the future.

Table 5 Household forecasts

Household Forecasts for Toodyay (S) 2006 to 2026										
	Households					Household Size				
	A	B	C	D	E	A	B	C	D	E
<b>2006</b>	1800	1800	1800	1800	1800	2.5	2.5	2.5	2.5	2.5
<b>2011</b>	1900	2000	2000	2100	2100	2.42	2.43	2.44	2.44	2.45
<b>2016</b>	2100	2200	2200	2300	2400	2.36	2.38	2.39	2.4	2.41
<b>2021</b>	2300	2400	2500	2500	2600	2.34	2.35	2.36	2.37	2.38
<b>2026</b>	2400	2600	2700	2800	2900	2.32	2.33	2.34	2.34	2.36

By year and Band

## 2.2.5 Land Supply

A broad assessment of land supply has been undertaken for 'residential' (including 'special residential' and 'residential development'), rural living (including 'rural residential' and 'rural living'), 'mixed business' and 'industrial' zoned land within the Shire. The areas and future lot yields given are approximations at this point in time; based on a broad analysis. Future planning and approvals, as well as constraints such as environmental and infrastructure provision could may result in modifications to the amount of land available for future development. That said, the results of the analysis give a broad indication of the current state of land supply as well as its implications for future planning.

### 2.2.5.1 Residential Land Supply

The 'residential' land use category is generally intended for residential land uses in the urban setting, and is almost entirely concentrated around the Toodyay town centre, close to higher order services and functions. Within the Shire of Toodyay there are 'residential', 'special residential' and 'residential development' zones.

There is approximately 95 ha of 'residential' zoned land within the Shire, found concentrated in a linear pattern following the Avon River from West Toodyay to the Toodyay town site. There is currently 74.75 ha of land considered to be developed, and 19.84 (21%) of the residential zoned land considered to either be undeveloped or unrated.

Within the Shire there are currently 97 'residential' lots with an area greater than 2000m<sup>2</sup>, which have potential for subdivision using an average lot size of 1000m<sup>2</sup>. When considering lots over 2000m<sup>2</sup>, 29 ha is developed land, 4ha is undeveloped and 3.4 ha is unrated land. Using an average lot size of 1000m<sup>2</sup> this gives an estimated lot yield of 390 lots within the 'developed' areas, 40 lots within the 'undeveloped' and 34 lots within the 'unrated'. Therefore land

<sup>14</sup> WAPC (2012), WA Tomorrow Series Population Report No. 8, Western Australian Planning Commission, Perth

currently zoned 'residential' has the capacity, using 1000m<sup>2</sup> average lot size to yield 464 lots, which is an addition of 367 new lots from the current 97.

The 'special residential' zone currently contains 97 lots over 1 ha in area. When considering these lots, there is 83.57 ha of developed land, 39.36ha of undeveloped land and 132.17 ha of land considered to be unrated. When using a lot size of 2,000m<sup>2</sup> this gives an estimated lot yield of 459 within the 'developed' areas, 222 lots within 'undeveloped' areas, and 769 lots within the 'unrated' areas. Therefore land currently zoned as 'special residential' has the capacity, using a 2,000m<sup>2</sup> average lot size, to yield 1,450 lots, which is an addition of 1,353 new lots from the current 97.

The 'residential development' zone currently contains 226 ha of 'undeveloped' and 'unrated' land over 2,000m<sup>2</sup> in area. When considering the potential ultimate development of these areas, using an average lot size of 1,000m<sup>2</sup> there is potential to add an additional 2,260 lots.

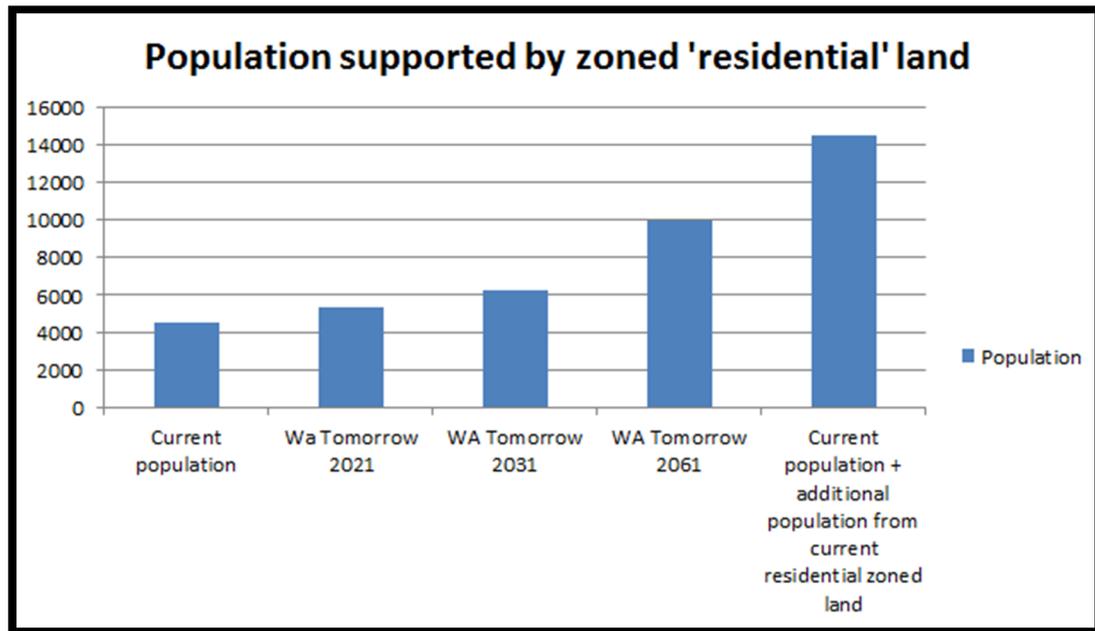
Table 6 Potential lot yield for residential zoned land

Zoning	Calculation	Lot No.
Residential zoned land	Estimated lot yield for developed land	390
	Estimated lot yield for undeveloped and unrated land	74
	Total estimated lot yield for developed, undeveloped and unrated land	464
	<b>Total additional lots</b>	<b>367</b>
Special residential zoned land	Estimated lot yield for developed land	459
	Estimated lot yield for undeveloped and unrated land	991
	Total estimated lot yield for developed, undeveloped and unrated land	1450
	<b>Total additional lots</b>	<b>1,353</b>
Residential development zoned land	<b>Total estimated additional lot yield for undeveloped and unrated land</b>	<b>2,260</b>
<b>Total additional lots</b>		<b>3,980</b>

#### Future Residential Needs

Generally there is sufficient residential and future residential zoned land within the shire of Toodyay to cater for existing and future demand. As noted above, current zoned land could potentially yield an additional 3,980 lots, which could support an additional population of approximately 9,950 people (average household size – 2.5 ABS). This would mean a total population (current population + additional population) of 14,493 people is potentially able to be supported with the current stock of zoned land. WA Tomorrow population statistics note that the Shires population will reach 10,000 people by 2061, or 2077 using a 1.8% population growth rate (refer Figure 3).

Figure 3 Implications of residential zoned land development



Diversity within the residential stock should still be planned for; including providing increased densities at appropriately planned locations in order to restrict sprawl and make efficient use of existing infrastructure.

A review of the residential density codes in the town site is recommended in this Strategy to ensure that opportunities to utilise essential infrastructure are maximised whilst encouraging an increase in medium density housing where it is appropriate and has been appropriately planned for. Ad hoc increases in density should not be supported.

Further, the Strategy identified some areas close to West Toodyay and Toodyay town as 'future urban', it is considered that future rezoning of these areas is justified as the proposed zoning will adequately reflect the existing level of subdivision and urban form.

Any identification of further land for future residential will need to be sufficiently justified given the supply of existing land zoned for residential purposes within the Shire.

#### 2.2.5.2 Rural Living Land Supply

Rural living in the context of this Strategy includes land zoned as 'Rural Residential' and 'Rural Living' within the Shire of Toodyay's local planning Scheme.

Within the recently released SPP2.5 Rural Planning, the Western Australian Planning Commission recognises there is a market for rural living development and that it provides for a range of housing and lifestyle opportunities. However rural living estates must be carefully planned, as they can be an inefficient means of accommodating people. Once rezoned rural living estates can consume and sterilise what was rural land, and may have unintended or adverse social, environmental, servicing and management impacts. The 'rural living' land use category essentially forms a zone of transition between urban and rural areas. Within SPP2.5 Rural Planning decision in regards to rural living proposals need to be guided by existing land supply and take-up, dwelling commencements and population projections.

The 'rural residential' zone primarily offers an alternative lifestyle from conventional residential subdivision. The zoning provides for residential purposes in a rural setting for an alternative rural-residential lifestyle while preserving the amenity of such areas. Generally land parcels range from 1-4 ha in size and in most cases are provided with reticulated power, but often are not connected to reticulated water and sewerage. Within the Shire, the 'rural residential' zone contains the largest amount of lots of all zones specially 1,555 lots.

Approximately 6,850ha of land zoned as 'rural residential' is identified within the Shire of Toodyay. Of this, 682 lots (totalling approximately 4,910ha) have an area of 4 ha or greater and have potential for future subdivision. Using an average lot size of 2 ha, this would result in a potential lot yield of an additional 1,777 lots.

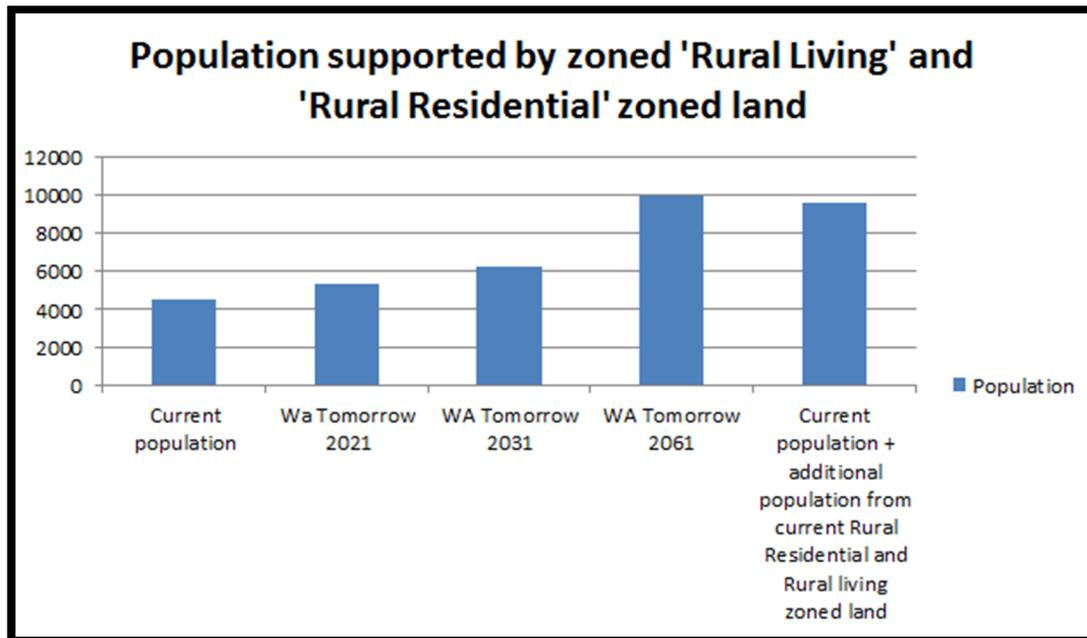
Additionally there is a total of 5,847 ha of land zoned as 'rural living'. The zoning refers to areas with convenient access to town site services and relates to a range of lots sizes between 5 ha to 40 ha. The zone also allows for lifestyle opportunities, whilst also providing for tourism related accommodation and protection and conservation of native vegetation. Of the area zoned as 'rural living' approximately 135 ha is considered to be developed, 890ha is undeveloped and 4,820 ha is unrated. Within this zone there are currently 30 lots (total area of 4,260 ha) that have potential for future subdivision as they have an area of greater than 40ha. Using an average lot size of 15ha those 30 lots would have a potential lot yield of an additional 254 lots.

#### *2.2.5.3 Future Rural Living Needs*

It is expected the demand for rural lifestyle lots will continue and there will be demand for a further supply of lots between 15 and 40 ha to accommodate rural smallholdings or alternative farming uses within the Shire. There is also likely to be continued demand for smaller lots between 2 and 5 ha for Rural Residential developments. It is noted that the size of lots created will be influenced by the Western Australian Planning Commission's State Planning Policy No. 2.5 that requires a minimum lot size of 4 ha for properties not able to be connected to reticulated water services.

Generally there is sufficient 'rural residential' and 'rural living' zoned land within the shire of Toodyay to cater for existing and future demand. As noted above, the 'rural residential' and 'rural living' zones could potentially yield an additional 1,777 and 254 lots respectively, depending on any constraints across the subject land. These additional lots could support an additional population of approximately 5,077 people (average household size – 2.5 ABS). With the addition of the 'residential' zoned land there is currently a large oversupply of all residential/rural living land types to support the future population in the long term. Subsequently future designation of land for rezoning to these purposes will need to be highly justified in the context of demand and existing supply. This strategy identifies no new areas of rural residential or rural living land apart from where rezoning will reflect the existing on-ground lots sizes and usage.

Figure 4 Implications of 'Rural Residential' and 'Rural Living' zoned land development



#### 2.2.5.4 Town Centre

The Toodyay Town Centre is currently focused on Stirling Terrace, with scattered facilities and services surrounding this core area. Currently there are 77 lots within the 'Town Centre' zoning, of these, 12.47 ha is considered developed, 0.2 ha undeveloped and 2.33 ha unrated.

The Local Planning Strategy maintains and promotes the Toodyay townsite as the District Service Centre of the Shire and to continue to develop the area as the principle centre for retail and commercial development, whilst maintaining a residential population in a variety of housing types to encourage activity and vibrancy within the town.

The previous Strategy indicated an expansion of the Town Centre to include Charcoal Lane through to the railway line, consolidating the existing townsite. It also extended south of the railway line to include the land surrounding the train station and the Shire's Administration Centre and eastwards to Herbert Street.

The Strategy continues to encourage a mix of land uses within the Town Centre with residential development occurring consistent with the R10/40 density coding, depending on the availability of reticulated sewerage. New provisions will be included in LPS5 regarding utilisation of the higher density code.

Land designated for Town Centre purposes in part reflects current land use within the townsite with the majority of businesses fronting Stirling Terrace. In recent years development has commenced on land in Charcoal Lane, Piesse Street and Duke Street.

The Strategy recognises that the Town Centre is constrained by the Avon River to the north and the natural extension of the business areas will occur southwards towards and across the railway line. While the river acts as a constraint, it also provides an opportunity to promote interaction with an attractive natural environment. The previous Strategy proposed a series of walking paths along the Avon River to improve access and interaction through the commercial area that will be the subject of further investigation to ensure community safety.

Heritage is an important issue when considering the development and use of the Town Centre and accordingly, current policies are being reviewed to ensure that they encourage appropriate development that respects and complements the history of Toodyay.

#### *2.2.5.5 Future Commercial Needs*

To cater for expected population growth and therefore commercial growth, land has been identified in the Strategy to accommodate the future expansion of the Toodyay townsite to provide additional commercial land.

The future Town Centre will encompass the land south of the railway line. At present, the railway line provides a physical barrier to the Town Centre and a psychological barrier for the community.

The Shire's key civic functions occur south of the railway line, remote from the existing Town Centre. In addition, the residential land south of the railway line is currently underutilised, some of the housing stock is in poor condition and land use is not supportive of the Town Centre or existing public transportation services.

It is important to delineate the core of the town centre to protect and retain it as the main commercial centre of the Shire through the introduction of a Special Control Area. This area will have unique development controls to facilitate its role and to protect the heritage significance of the area.

The existing residential development in this area is not reflective of State government policies to encourage higher density development near key transport nodes. An objective of this Strategy is to encourage the use of public transport by the community, including continuing to support a regular rail commuter service and/or public bus services. The previous Strategy suggested a mix of land uses, inventive design, an improved pedestrian environment and railway crossing features may encourage the merging of the town centre and civic functions and opportunities for higher density residential development south of the railway line.

LPS4 did not zone the land south of the railway line as Town Centre as it was felt that further research was required. However, it is now felt that this approach is a barrier to development and it is proposed to zone this area Commercial in LPS5 and for development to be the subject of an approved Structure Plan and if required, design guidelines.

This Strategy reconfirms that a second centre outside Toodyay/West Toodyay will not be required over the 15 year planning period but rather proposes maximum utilisation of existing services within the town, including the railway station.

In the longer term, Council must determine if the current area of land designated for Town Centre is sufficient to meet the long term demand for additional facilities and services. It is considered that the land identified within the Strategy will be sufficient to meet the Shire's need until 2033, though a long term vision should be considered. Much of the Toodyay townsite is suitable for redevelopment and any works in the next 15 years should not be at the detriment of any future expansion of the town centre beyond the timeframe of this Strategy.

#### *2.2.5.6 Mixed Use*

The 'Mixed Business' zone refers to land which will provide for commercial, light and service industrial, wholesaling, showrooms and professional services which, by reason of their scale, character and operational land requirements are not generally appropriate to, or cannot

conveniently or economically be accommodated within the 'Town Centre' or 'Industrial' zone.

Currently the majority of the mixed use zoned land is located south east of the Toodyay townsite. Currently there is a total of approximately 6ha of land zoned as 'Mixed Business' within the Shire, of this 3.13 ha is considered to be developed, with 0.75 undeveloped and 2.17 unrated.

#### *2.2.5.7 Future Mixed Use Needs*

In the Model Provisions (2015) the equivalent zone to the existing Mixed Business is Mixed Use. The standard objectives of the Mixed Use zone have been customised to meet the specific needs of the area and ensure that development does not impact on nearby residential premises.

As there is only a small amount of currently land zoned 'mixed business' (new label 'mixed use') that is either undeveloped or unrated therefore there is a justification for provision of some additional areas to address future needs.

A new 'mixed use' zone is proposed for an area bounded by Clinton and Fiennes St and Railway reserve east of Anzac park, including the old Shire parks and garden depot, which will develop the area to support the existing town centre and to provide diversity in housing options. This area will be adjacent to the Civic Precinct and be subject to relevant development and heritage controls. It is considered that this zoning complements the surrounding land use context, as well as being close to the nearby train station.

#### *2.2.5.8 Light Industrial*

The 'Light Industrial' zone provided for rural, service, light and general industrial activities. An objective of the zone is to provide appropriate buffers between adjacent land uses to avoid land use conflicts, whilst avoiding conflicting uses from being established in the zone.

Currently there is a total of 10.96 ha of land zoned as 'Light Industrial', of this only 0.86 ha is considered to be developed, whilst 2.43 ha is undeveloped and 7.66 ha is unrated. Based on area only, it could be concluded that there is sufficient supply of 'light industrial' land within the Shire, however locational constraints are an issue.

The majority of the land zoned as 'Light Industrial' is located on Toodyay-Northam Road, a major entry to town from Northam. Whilst this location provides sufficient distance from town, there is only a narrow buffer between the Estate and the residential area of Glencoe Estate, and being situated on the Avon River it has little capacity for expansion. Although the area is zoned Light Industrial, some uses are more general industrial in nature, a discretionary use in LPS4. These discretionary uses have the potential to cause land use conflict and impacts on the Glencoe Estate.

It is recommended in the short term that the uses in the Zoning Table be reviewed to ensure that the uses are light industrial in nature as originally intended. Long term this area should be transitioned to a traditional light industrial area, service commercial or technology park.

#### *2.2.5.9 Future Industrial Needs*

Whilst the current location of the light industrial land provides sufficient distance from town, there is only a narrow buffer between the estate and the residential area of Glencoe Estate.

The currently location is also within close proximity to the Avon River, which will limit further expansion.

To cater for the future industrial needs of Toodyay it is important to consider the current and growing industry trends as identified in the Toodyay Economic Development Strategy (2015) and as described above.

There are opportunities to encourage and cater for service industries to support local agriculture, including transport and logistics, together with some minor manufacturing, construction and food production.

The previous local planning strategy designated a future industrial area east of the proposed heavy haulage bypass that will provide capacity to accommodate the future long term industrial needs of the Shire. A review of this area has been undertaken, and given that there is still currently a large amount of undeveloped land zoned 'light industrial' it is considered that a composite zone, 'rural enterprise' may be more appropriate, which would enable landowners to live and work on site. A composite zoning would allow for local home businesses and home occupations, such as plumbers and electricians, to expand appropriately and relocate to a purposely zoned area. Whilst a detailed site capability assessment has not been carried out, the location of the estate adjoining major transport routes will be an advantage in terms of access and buffers.

Prior to rezoning of this area, a number of investigations will be required to ensure the land can be developed for this purpose and in particular can be serviced, these investigations would include:

- Determining the site capability of the land for intended purpose;
- Following a positive site capability report, consider matters including lot layout and design controls, infrastructure and servicing, and protection of Boyagerring Brook; and
- Preparation of a structure plan to guide the development of the estate.

The Landcorp Regional Development Assistance Program may be an appropriate avenue for development of this land to provide affordable industrial land.

## 2.3 Economic Drivers

According to the Australian Bureau of Statistics (ABS, 2011) the Shire of Toodyay's gross regional product was \$142m as of the 30 June 2015. Agriculture was and continues to be a foundation industry of the Toodyay economy, contributing 14% to Gross Regional Product in 2010/11. This is supported by transport and logistics activities (6.9%) as well as some minor manufacturing (5.8%). However, the economic structure of Toodyay continues to change. Strong population growth and growing tourism visitation are both underpinned by Toodyay's lifestyle and amenity characteristics. This is reflected in the role of construction (25.8%) and real estate (7.2%) as the Shire's largest and third largest industries and retail trade as the fifth largest contributor (6.9%).<sup>15</sup>

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<sup>15</sup> Toodyay Economic Development Plan, 2015, pg20-21

The Toodyay Economic Development Plan (2015) indicates that the Toodyay economy has the potential to leverage its competitiveness and comparative advantages in premium food production and experiential tourism to drive local business growth and the quality of life of residents and the community. Opportunities also exist in providing for ageing of the local population and the broader need for a diverse range of services and facilities to cater to the needs to new and existing residents.<sup>16</sup>

Current and future industrial areas need to be zoned appropriately to ensure that the activities are suitable for their location and Toodyay. Heavy and some general industry are better suited to larger industrial sites, such as Northam or Muchea. Four Local Imperatives have been identified in the Toodyay Economic Development Plan (2015) as central to the future economic development and prosperity of Toodyay. These include:

- Premium Food Production;
- Overnight Experiential Tourism;
- Community and Aged Services; and
- Knowledge Intensive Professional and Creative Services.

These Imperatives represent those broad areas or sectors of the economy to which economic development actions and initiatives should focus. They represent the greatest potential for the prosperity, dynamism and sustainability of the Toodyay economy to be fostered in the medium term and facilitate the transition of Toodyay along the economic development lifecycle.

This Strategy, and the forthcoming LPS5, encapsulate these Imperatives through the development of Strategies and provisions in the documents.

### 2.3.1 Employment

In 2011, there were a total of 784 jobs in the Shire of Toodyay, an increase from 741 in 2006, representing growth of 43 jobs at a rate of 1.1% per annum. Analysis of the number of jobs per 100 residents reveals a slight increase over the 5 years to 2011 – from 17.1 to 17.3 – suggesting the older age profile of new residents (and decreased demand for employment) is resulting in slower demand for employment over this period.<sup>17</sup>

Agriculture represented the largest employing sector in 2011 with 127 jobs, which is a decrease from 2006 (154 jobs) mirroring the long-term job loss trends in Agriculture nationally in response to increased adoption of technology and other productivity measures.<sup>18</sup> Falls were also experienced in Rental, Hiring and Real Estate Services and Wholesale Trade. These declines were more than offset by increases in:

- Health Care of Social Assistance;
- Transport, Postal and Warehousing;
- Retail Trade;
- Other Services; and
- Professional, Scientific and Technical services.

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<sup>16</sup> Toodyay Economic Development Plan, 2015, pg20-21

<sup>17</sup> SoT (2015), Toodyay Economic Development Plan, Shire of Toodyay, Toodyay

<sup>18</sup> SoT (2015), Toodyay Economic Development Plan, Shire of Toodyay, Toodyay

The change in employment structure indicates the Toodyay employment base has diversified in recent years with greater levels of population and professional service employment, in response to increased population growth and ageing.

An important measure of the level of employment generation in a local economy is Employment Self-Sufficiency. Employment Self-Sufficiency (ESS) is a measure of the number of jobs in a local economy as a ratio of the number of workers who live there.

In 2011, Toodyay had an ESS of 41.3%, which is low by national standards, with a rate above 60% the norm. However, lower rates are more common in lifestyle and peri-urban locations, which tend to have a more residential character.

As expected, Agriculture had the highest ESS at over 95% (i.e. there are 95 Agricultural jobs in Toodyay for every 100 Agricultural workers living here). This is followed by Arts and Recreation Services (69.2%), Accommodation and Food Services (65.0%) and Rental, Hiring and Real Estate Services (60%). All of these sectors are linked primarily to the local community and tend to be local. In contrast, the ESS for mining, wholesale trade, utilities are low, reflect the general absence of these industries within the Toodyay economic structure.<sup>19</sup>

A review of the journey to work patterns of Toodyay residents reveals a significant share of workers travel outside of the Shire for employment. In 2011, approximately 630 Toodyay residents also worked in the Shire, with a further 1,004 having their fixed place of work outside of the Shire. Northam (296 Toodyay workers), Swan (158) and Perth (63) are the most common places of work with a further 122 workers having no fixed address (e.g. construction workers). This reinforces the findings of the Employment Self-Sufficiency rates and reveals a highly mobile workforce in Toodyay with strong dependence on employment opportunities in other parts of the Wheatbelt, Greater Perth and regional Western Australia.<sup>20</sup>

### 2.3.2 Tourism

The focus of tourism activity in the Shire has been traditionally in the Toodyay townsite, which contains a number of visitor attractions and accommodation options. However, more recently many new tourism initiatives are being conducted alongside traditional farming activities.

Part of the appeal of the Shire is the historic and rural setting as much of the land is used for rural-living and farming purposes. Connecting these assets are several walking and hiking tracks, with potential to highlight and enhance connections and access along the Avon River. The Shire has large areas of scenic beauty that tourists can take advantage of when visiting the Shire and the Avon Valley.

Environmental-based attractions are also featured throughout the Shire, including the Avon Valley National Park, Morangup Nature Reserve, Julimar Conservation Park and Flat Rock Gully Nature Reserve. Non-environmental public attractions include Nardie Cemetery and the Windmill Hill cutting, which was at one time the longest and deepest in the southern hemisphere. (THMP 2014)

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<sup>19</sup> SoT (2015), Toodyay Economic Development Plan, Shire of Toodyay, Toodyay

<sup>20</sup> SoT (2015), Toodyay Economic Development Plan, Shire of Toodyay, Toodyay

Planning Bulletin 83 *Planning for Tourism* (WAPC 2013) and the *Tourism Planning Guidelines* (WAPC 2014) provide guidance in planning for tourism development for local governments in Western Australia to achieve a balance that is required to facilitate the growth of tourism, whilst ensuring that the community and traditional agriculture practices are not compromised as a result.

The Toodyay Economic Development Strategy (2015) identifies the need for a coordinated approach to tourism within the Shire and with other parts of the broader Avon and Wheatbelt regions as being essential due to the small size of the Toodyay market.

In terms of tourism events, the main festivals in Toodyay include the Moondyne Festival (historic re-enactment), Avon Descent and Toodyay International Food Festival, Quit Targa West Tarmac Rally, Toodyay Picnic Races and the Toodyay Agricultural Show. These festivals span from May through to October each year, and are designed to take advantage of Toodyay's peak tourism season.

A monthly Farmer's Market is also held to provide the opportunity to showcase local produce and wares.

#### 2.3.2.1 Rural Tourism

This Strategy recognises the importance of tourism to the local economy and consistent with the objective to encourage farm diversification, acknowledges that tourism may, where appropriate, form part of farm diversification activities. These activities may include short-term accommodation, cafes and restaurants, and recreation facilities.

Some land uses are already included in the Local Planning Scheme as discretionary permissible uses, whereas large scale tourism proposals that will become the predominant use of land zoned General Agriculture will require rezoning by seeking an amendment to the Local Planning Scheme.

This strategy encourages private tourism businesses outside of the Toodyay townsite, including wineries, cafés, private gardens, artisan crafts, public farms, golfing and an archery park.

#### 2.3.2.2 Heritage Tourism

Within the town site, the main public heritage based attractions are Duidgee Park, Connor's Mill Museum, Newcastle Gaol Museum, Newcastle Police Stables and Pelham Reserve. Other public areas that are of public interest are the Church grounds (both Anglican and Catholic) and the Toodyay Cemetery. (THMP 2014)

The Newcastle Gaol Museum and the Newcastle Police Stables (which includes the Museum Workshops, Wicklow Shearing Shed/Machinery display and Police Lock-up) currently display aspects of life in early Toodyay, with an added focus on World War II and the life of Moondyne Joe. The Newcastle Gaol has also developed a dedicated Exhibitions Gallery to present travelling exhibitions or in-house exhibitions on various historical themes. (THMP 2014)

#### 2.3.2.3 Toodyay Tourism Strategy

The previous Local Planning Strategy identified the need for a Tourism Strategy for the Shire of Toodyay.

Planning for a Toodyay Tourism Strategy has commenced and will build on the Avon Tourism Strategic Plan 2016-2019, which aims to develop a framework to bolster the visitor economy of

the Avon Valley region for the overall benefit of the supporting LGAs, their residents and businesses, including tourism industry operators.<sup>21</sup>

Once complete, the Toodyay Tourism Strategy will better inform the approach to tourism as a land use issue.

#### *2.3.2.4 Future Tourism Needs*

The implementation of the Toodyay Tourism Strategy by all sectors to cater for the future tourism needs of the Shire, including building on the existing tourism initiatives, heritage, events and encouraging diversification of agricultural activities to build on the growing trend of boutique wineries and food production.

### 2.3.3 Agriculture and Rural Land Use

#### *2.3.3.1 Agriculture*

Agriculture remains the dominant component of the Toodyay economy and therefore needs to be protected. High quality, productive agricultural land is a limited resource in the Shire. The landholdings to the east of the Toodyay townsite are part of the traditional broad acre farming area of Western Australia.

There is 97,897.64 ha of land zoned Rural in the Shire of Toodyay, which totals 88% of all land forming the dominant land use zone.<sup>22</sup> In all areas, dry land agriculture is the predominant use of agricultural land. The major produce is wheat and other cereals, including more recently, lupins. Sheep is the major livestock, for wool and meat, although cattle and pigs are also produced to a lesser extent.

Fluctuations in economic returns from wheat and wool are encouraging farmers to diversify land uses into other activities, including cattle, pigs, tourism (e.g. farm stays and B&Bs), horticulture and absentee farming (farmers receiving a wage from off farm work). Agricultural industries have expressed concern that agricultural land is being adversely impacted or replaced by Rural Residential and other less compatible land uses.

#### *2.3.3.2 Rural Development Strategy*

Morangup and Bejoording (21 km to the north of the Toodyay townsite) are the most remote existing Rural Residential communities in the Shire.

Morangup, located approximately 26km to the south of the Toodyay townsite near the boundary shared with the City of Swan and Shire of Mundaring, has 364 lots. This area is the largest Rural Residential development in the Shire and is the only Rural Residential area with a Community Hall.

Julimar and the old townsite of Bejoording are dormitory settlements, and much like Morangup offer limited services for local residents. However, compared with Morangup, these settlements are more dependent on Toodyay as it is the closest service centre. Due to the limited facilities

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<sup>21</sup> Avon Tourism Strategic Plan 2016-2019 v2.0, pg 14

<sup>22</sup> 2016, WA Department of Planning

in these areas, including emergency services, and land use constraints, including bushfire, this Strategy does not recommend any further development.

As noted earlier in this Strategy, there is currently a large supply of 'rural residential' and 'rural living' zoned land within the Shire. This current supply of zoned land is likely to meet demand in the medium to long term. Consequently, no additional areas have been identified in this LPS for the purposes of Rural Residential and Rural Living development due to the extensive current available land supply, bushfire risk and lack of services, including a sustainable water supply as can be seen on the Strategy mapping.

### 2.3.3.3 Extractive Industries & Mining

Most of the agricultural region of Western Australia is underlain by rocks of the Yilgarn Craton. This has been a relatively stable part of the earth's crust for 2400 million years (Geological Survey 1990). The rocks of the Yilgarn Craton within the study area are predominantly gneisses, granites and migmatites. An important geological feature is the Jimperding Gneiss Complex (Geological Survey 1990) which crosses the district from north of Toodyay to east of Beverley. This zone is about 40km wide and coincides with the Avon Valley.<sup>23</sup>

The area contains two broad physiographic regions, the Zone of Rejuvenated Drainage and the Darling Range Zone. Each zone has a characteristic suite of landforms, soils and vegetation. Climatic changes combined with soil and landform differences result in a different land use pattern across these zones.

Extraction of basic raw materials from the Shire will increase resulting from pressure for the relocation of extractive industries from Perth requires operators to explore new resources. Basic raw materials that are currently extracted within the Shire include sand and gravel general for road and domestic construction purposes.

Planning for the rural areas of the Shire must have regard to the potential for extraction of basic raw materials and accommodate suitable buffer areas between sensitive land uses and extraction sites in accordance with the provision of the WAPC's State Planning Policy No. 2.5 – Rural Planning. The priority resource and extraction sites identified in SPP 2.5 are shown on the Local Planning Strategy Map No. 3. Further, Section 6.4 of SPP2.5 guides the implementation of the provisions of the policy into local planning schemes, which has been taken into account in this Strategy and will be implemented into LPS5.

Extractive industries are a discretionary land use in the Local Planning Scheme No. 4 and this Strategy proposes to maintain this level of permissibility.

Recently the Shire has been the subject of bauxite mining proposals and therefore it is appropriate for the Local Planning Strategy to address mining as a land use issue. Although, it is worthwhile noting that mining is the subject of State legislation and cannot be prohibited in a local government planning scheme. The WAPC recommends that local government insert mining as a land use into a planning scheme as a discretionary use, which will then trigger consultation requirements.

The WAPC's Wheatbelt Regional Planning and Infrastructure Framework (the Framework) identifies the location of valuable mineral resources and this mapping has been transposed

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<sup>23</sup> Land Resources of the Northam Region, pg 13

onto the Local Planning Strategy Map No. 3 to provide the community a sufficient level of information regarding mining.

The WAPC's position on the extraction of mineral resources conveyed in the Framework is to:

- Support mining in the Wheatbelt, acknowledging its significant and important contribution to the region's economy and the energy security of the State;
- ensure that where the mining occurs its impacts are carefully managed and the land is restored appropriately;
- restrict incompatible land uses or consider sequential uses in identified mineral resource areas so as not to jeopardise future mining proposals; and
- acknowledge and support the local government's opportunity to form a position on the planning implications of mining in their local area through the local planning strategy and scheme. Matters to consider may include those related to environmental, impacts on amenity, land use conflict, loss of productive agricultural land, landscape protection and heritage and cultural significance.

#### 2.3.3.4 Bauxite

As depicted on Map 3, the Shire is home to a regionally significant bauxite deposit, referred to as the Felicitas deposit. There are many leases held in the Darling Ranges with sizes ranging from 100 million tonnes to over 220 million tonnes, which is located 5km from rail which provides direct access to Kwinana Port.

The Felicitas deposit currently extends across approximately 4,800 ha (48 km<sup>2</sup>) of private landholding though this is expected to increase in the future based on resource upgrades. This is mostly comprised of a small number of larger landholdings. The flat lying sub-surface nature of the Felicitas resource band is approximately 1 metre below the surface and averaging 4.5 metres thick (up to 18 metres).

#### 2.3.3.5 Future Rural Land Use Needs

Issues associated with adjoining incompatible land uses remain. Buffers between uses, awareness campaigns, signage and memorials on titles may ameliorate conflicts, however these are all reactive measures only and do not provide long term solutions.

The Local Planning Strategy recognises the value of the productive agricultural land/sector and the increasing trend towards diversification. It seeks to protect the larger productive agricultural landholdings and traditional broad acre agricultural activities from incompatible uses and further fragmentation, whilst recognising the need to designate areas where fragmentation of rural land for intensified and non-traditional rural activities would be considered.

Diversification of farming activities is also recognised in the Strategy. Over the past decade, many innovative developments have been progressed in the Shire and it is expected that this trend will continue due to Toodyay's close proximity to Perth.

Similarly, there has been an increase in the use of farming land for extraction of natural resources, mining and waste management. It is important that the Strategy is consistent with State policy and community views whilst balancing the needs of the landowners.

## 2.3.4 Heritage

### 2.3.4.1 European Heritage

LPS4 includes provisions that enable Council to identify places and precincts of heritage significance on a Heritage List and to promote the conservation of these places. The Heritage List is to be reviewed on a regular basis to enable additional sites of significance to be added when identified.

At present, the Shire of Toodyay's Municipal Inventory (December 2012) forms the basis of the Heritage List included in LPS4. The main groupings of heritage places are Newcastle (Toodyay Townsite), North Newcastle (Toodyay Townsite), Toodyay (West Toodyay Townsite) and Rural. There are 153 sites identified as having cultural heritage significance within the Shire. Ten (10) of these sites are also included on the State Register of Heritage Places maintained by the Heritage Council of Western Australia. The State Register comprises sites deemed to be of heritage significance at a state level and affords these sites with a higher level of protection under the *Heritage of Western Australia Act 1990*. Refer to Map 4 for the location of these sites.

Soon after the gazettal of LPS5, the Council needs to determine which of the 147 sites should be included on the Heritage List. A succinct Heritage List will afford the appropriate level of protection to these sites with the Municipal Heritage Inventory remaining an important community resource.

A review of the current Central Toodyay Heritage Area that covers a significant proportion of the Toodyay townsite with a view to creating a Toodyay Town Centre Precinct that will not only include heritage controls, but other development controls such as signage and car parking. This approach will provide a 'one-stop shop' for landowners and developers.

Applications to develop, subdivide or change the use of places included on the Heritage List or located within a Heritage Precinct will be required to demonstrate respect and sensitivity to ensure that the heritage values attributed to a place of cultural heritage significance are not compromised by the proposal.

### 2.3.4.2 Aboriginal Heritage

The *Aboriginal Heritage Act 1972* provides for the identification, registration and protection of Aboriginal sites throughout Western Australia.

There are 22 registered Aboriginal sites within the Shire of Toodyay on the Department of Aboriginal Affairs (DAA) register located within the Shire. The *Aboriginal Heritage Act 1972* (the Act) aims to appropriately protect and preserve Aboriginal heritage and land users are obliged to comply with the provisions of the Act. The DAA has published the 'Aboriginal Heritage Due Diligence Guidelines' to assist land users in fulfilling their obligations under the Act. Refer to Map 5 for the location of these sites.

The Act requires that development, management or research of Aboriginal sites be subject to permission under section 18 of the Act from the Aboriginal Cultural Materials Committee, an advisory body to the Minister for Indigenous Affairs. Permission usually is conditional on the approval and involvement of the Aboriginal custodians of the site and on the input of a professional heritage conservator.

Development of vacant land may require section 18 clearance under the Act, as it is an offense under the Act to excavate, destroy, damage, conceal or in any way alter any

Aboriginal site. It should be noted that the zoning or allocation of land for a particular use does not indicate heritage clearance, and it is the responsibility of developers to obtain necessary clearances for development.

#### 2.3.4.3 Native Title

The Shire is subject to the South West Native Title Settlement. The Native Title Agreement Groups relevant to the Shire of Toodyay include the Yued, Ballardong People and Whadjuk People.

It is estimated that the earliest possible commencement of the South West Native Title Settlement will be mid 2017 with the establishment of the Noongar Boodja Trust, followed by the subsequent appointment of the six Noongar Regional Corporations.

Until the Settlement commences the *Native Title Act 1993* still applies to all land users planning activities in the ILUA Area, and the Aboriginal Heritage Act applies at all times regardless of the commencement of the Settlement.

If a proposed activity (planned land use) may affect Aboriginal heritage the Department of Aboriginal Affairs will need to be consulted with prior to commencement.

## 2.4 Environmental Management

To the east of the Shire, there is an increase in the proportion of farmland devoted to cropping, mostly wheat, where rainfall is lower, soils change from gravels to sandy loams and natural vegetation changes from the heavily timbered jarrah and wandoo associations to the York gum and jam associations. West of the Avon River Basin, where there are the fertile soils of the river valley, more properties are dedicated to grazing than cropping. A large area through the centre of the Basin has traditionally been used for a combination of cropping and grazing activities.

The key issues relating to environmental management identified within the Shire of Toodyay are:

- Land management, particularly in relation to fire management and soil related issues such as salinity, soil acidity and erosion.
- Native vegetation clearing and the need for effective revegetation as well as a desire to provide for protection of native fauna and control of weeds, disease, pests and feral animals to achieve positive biodiversity and ecosystem outcomes.
- Waterway protection, stormwater management and flood protection recognising the importance of catchment management and the relationship the Shire has with the Avon and Swan River system.
- Groundwater, relating use of groundwater resources to the environments they support and identifying the potential impacts of septic tank use and management.
- Water efficiency and reuse, which includes building community understanding and uptake of new technologies such as greywater reuse and composting toilets, as well as more traditional approaches such as rainwater tanks.

- Regulatory processes and issues related to planning and development, recognising the inter-related roles of the Shire and natural resource management groups.

Further, the objectives, strategies and actions of the Shire's Environmental Management Strategy (2014) are, where relative to land use planning, incorporated into the LPS.

### 2.4.1 Conservation and Land Management

Private landholdings, which are predominately rural with some areas of rural residential and hobby farm development, make of the most part of the Shire's land use. Of the remainder is occupied by one national park with an area of 2,176 ha; 15 nature reserves with a total area of 5,649 ha; and 2 other protected areas with a total area of 3,628 ha (refer to Map 6).

The Shire contains a total of nine nature reserves which are vested in the Conservation Commission of Western Australia and are managed by the Department of Parks and Wildlife, the largest being the Moondyne Nature Reserve covering an area of more than 1,900 ha and the smallest being Bewalling Nature Reserve approximately 38 ha. The Shire also contains the Avon Valley National Park and substantial areas of State forests parts of which are also managed for conservation purposes. The wide range of vegetation types found those in public nature reserves, roadsides reserves and private landholdings support a diverse range of flora and fauna some of which are Declared Rare and Priority Flora and Endangered fauna species.

It is noted that the majority of areas with threatened and priority ecological communities are not covered by nature reserves or within state forest, therefore may be subject to development pressures (refer to Map 6).

The land management practises for agricultural and pastoral production and ongoing urban and rural developmental activities have resulted in a widespread clearing and fragmentation of native vegetation extent resulting in the change in the hydrological balance and associated land degradation problems. The most prevalent land degradation issues that have a greater impact on the overall loss of the biodiversity and agricultural production in the Shire are the ones associated with waterlogging, rising groundwater tables and secondary salinity, top and sub soil acidity, wind and soil erosion, flooding and siltation of rivers and pools, weed invasion and plant diseases. It is recognised; however, that the Shire's role in delivering environmental outcomes for land resources is largely in relation to its own land holdings and infrastructure (or those for which it has management responsibility) and land use planning decision-making.

### 2.4.2 Bushfire

The *State Planning Policy 3.7: Planning for Bushfire Risk Management* (SPP 3.7) was adopted on 7 December 2015.

The primary objective of SPP 3.7 is to assist in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas.

*Planning for Bushfire Risk Management Guidelines* (the Guidelines) support the SPP that are designed to supplement the objectives and policy measures established in SPP 3.7, to assist in their interpretation and provide advice on how bushfire risk is to be addressed when designing or assessing a proposal within a bushfire-prone area.

To support this process the Office of Bushfire Risk Management (OBRM) has undertaken extensive mapping across Western Australia to identify areas prone to bushfire. The Shire of Toodyay has been mapped in its entirety as bushfire prone.

The Guidelines indicate the methods by which a site may be designated as being bushfire prone and sets out the inter-relationships between and requirements for:

- Bushfire hazard level assessments;
- Bushfire Attack Level (BAL) assessments;
- Bushfire Protection Criteria; and
- Bushfire Management Plans (BMPs).

The whole Shire has been mapped as bushfire prone, excluding the lots exempted by the *Planning and Development (Local Planning Schemes) Amendment Regulations 2015*. It is envisaged that the mapping will be refined as bushfire attack level assessments are received and recorded.

### 2.4.3 Biodiversity

The Shire of Toodyay forms the part of globally recognised Southwest Australian Ecoregion which is one of the planets major biodiversity hotspots for its natural diversity and the level of threat to that diversity. Toodyay contains a high proportion of remnant native vegetation and fauna habitat compared to other Wheatbelt shires. The endemic vegetation within the Shire of Toodyay can be categorised into two botanical districts: the Darling Botanical District containing portions of Bannister, chattering, and Darling (east) vegetation systems and the Avon Botanical District containing portions of York and Goomalling Vegetation systems. Each of these vegetation systems consists of series of vegetation communities occurring in a mosaic pattern linked with the landforms, climatic conditions and soil features of the region.

Approximately 48% of the shire is covered by relatively intact remnant vegetation, most of which are located in the western part, of which 23% is held in public reserves, roadside reserves, water reserves, crown land and gravel pits and 25% is owned by private landholders. It is estimated that there are 169 bush remnants of which 779 (46%) are classified as being remnant vegetation, 589 (35%) as being scattered and 321 (19%) as being modified vegetation. More than 86% of all bush remnants in the Shire are less than 20 ha in size. It is also noted that Carnarby's Cockatoo breeding areas are likely found in the west and north western areas of the Shire, with many of the remnant communities within the Shire being feed areas for the Cockatoos.

Although the Shire contains a number of reserves (including Nature Reserves and a National Park) a significant proportion of the remaining remnant vegetation is under direct threat due to clearing, changes in land use, change of fire regimes, overstocking and ongoing land degradation. Clearing for agricultural activities, mining, subdivision and other developmental activities is a major challenge to the loss and fragmentation of existing remnants and

associated biodiversity values. The identification of biodiversity assets, development of management plans for the Shire controlled reserves, identification of the regional and local ecological linkages and provision of protection of biodiversity in the early stages of land use planning will assist in the preservation and future enhancement of the biodiversity values in the area.

Fire is another significant threat to biodiversity in the area. Recent State Government policy has substantial implications for the Shire, particularly for future life-style living areas due to risks to development posed by bushfires. There is a need to better understand appropriate responses to mitigate and manage bushfire risk across the Shire.

Other challenges to the biodiversity conservation in the area arise from competition from introduced weed species, feral animals, grazing and stock and diseases such as dieback.

## 2.4.4 Water

Toodyay is characterised by a dry Mediterranean climate (dry, hot summers and cold, wet winters) with the majority of rainfall occurring during the winter months. The historical average rainfall is approximately 521mm per year. Rain events of around 900mm per year have also been known to occur in the past. However for the past 50 years maximum average rainfall has only been between around the 500-600mm range. Most predictions of climate change for Australia agree that rainfall in Australia's south west is likely to decline. This erratic rainfall coupled with more intense storm events poses many challenges for the management of water resources into the future.

### 2.4.4.1 Surface Water

The Shire of Toodyay forms a part of the Avon River catchment area. The Avon River is the main river system flowing through the Shire with its tributaries Jimperding Brook running southward and fed by a 19,500 ha catchment, and Toodyay Brook, extending northward to the Shire of Victoria Plains and fed by 83,500 ha of catchment. The River is seasonal in nature with surface flows commonly ceasing completely over the summer months. The Avon River and its tributaries have changed significantly since the time of European settlement. Clearing natural vegetation from the landscape for agriculture and alteration of the river bed to reduce the impact of flooding has significantly degraded the river over time thus increasing surface water run-off and soil loss, causing salinity and creating sedimentation and weed infestation problems.

### 2.4.4.2 Flooding

Map 7 depicts the flooding potential of the Avon River. The Avon River Floodplain Management Policy applies to land within the floodplain (extent of flooding in a 1 in 100-year flood event and includes the floodway and flood fringe areas) and also applies to land generally within 200m of other watercourses for which a floodplain has not been defined.

A review of the Wetland/River Channel Special Control Area has been carried out to ensure that the area identified is consistent with the objectives of this Strategy and with the latest Department of Water data. It is proposed to rename the SCA the Avon River SCA and align the area with the 1 in 100 year flood mapping as indicated on Map 7 that will be inserted into LPS5.

#### 2.4.4.3 Groundwater

There are currently no groundwater management areas within the Shire, with only one public drinking water source area (Priority 2) in the north of the Shire that is associated with the Bolgart townsite in the Shire of Victoria Plains (refer to Map 7). Therefore the groundwater supply is fragmented, access is ad-hoc and quality variable tending toward brackish making it unsuitable for use as a sustainable domestic water supply.

The Shire's main supply for Toodyay comes from a main fed by the Goldfields Pipeline, the balance of the Shire not connected to reticulated water relies heavily on rainwater tanks and water carters as their source of potable water.

#### 2.4.4.4 Landscape

Landscapes and natural settings within the Shire such as waterways, natural vegetation, escarpments and valleys are valuable for their aesthetic, intrinsic, cultural and historic properties. The landscape character of the Shire varies greatly and it is important that the landscape is enhanced in planning policy and statutory decision making. Map 8 indicates the visually sensitive areas within the Shire.

#### 2.4.4.5 Character

The northwest portion of the shire is occupied by continuous uncleared Jarrah/Marri woodland on gently undulating terrain, within State and Commonwealth reserves.

The northern/north-eastern portion of the shire is more typical of the general Wheatbelt landscape than the rest of the shire, with grain and pasture on rolling hills and remnant bushland of York gum (*Eucalyptus loxophleba*) and Jam tree (*Acacia acuminata*) in reserves, paddocks and along roadsides.

The lower half of the shire comprises the immediate valley of the Avon River and tributaries including Toodyay and Jimperding Brooks. The river features a series of pools, interspersed with rapids where it crosses rock outcrops. The valley is taller, narrower and steeper to the west, within Avon National Park, where granitic rock outcrops feature on the sides of steep, vegetated slopes. Towards the town of Toodyay the valley becomes wider and its slopes more gentle. Remnant forest and woodland in this partly cleared agricultural landscape is dominated by jarrah, marri and wandoo, with flooded gum, river sheoak and paperbarks along watercourses. The town of Toodyay is a feature within the Avon Valley landscape, and is known for its river setting, early convict era heritage buildings, and backdrop of nearby hills.

The more undulating part of the shire, especially the picturesque, hilly landscape of the main Avon River valley, appears to be highly valued by the community and may contribute to peoples' decision to move to or visit the shire.

#### 2.4.4.6 Significant Views

Publically accessible views of regional or State level significance would comprise rapids and pools along the Avon River where backed by tall, steep valley sides, as seen from passenger trains, watercraft (in winter) and recreation sites. Walk trails, River Road and bridges provide river views in less dramatic portions of the river, closer to town. Also of regional or district level significance would be the panoramic view of the Avon Valley, Mt Anderson and the town, seen from Pelham Reserve lookout.

Views within the wider Avon valley, including Toodyay town, are recognised as important at a State level, as exemplified by State Tourist Drive #254 - "Avon Historic Tourist Drive", a 98km long route which passes from Toodyay to Beverley via Northam and York, following the Avon River. It begins in the centre of town and uses part of Toodyay Road, then North-Toodyay Road. Another State level tourist drive trail, the Pioneer Pathway, heads east from Toodyay into the heart of the Wheatbelt.

The Shire's gently undulating landscape, with low hills forming the immediate backdrop to views, is enjoyed from a number of roads located within the Avon River system. Prominent individual hills or ranges may be featured, as in the example of Mt Nardie, southeast of the town, which is located at the focal point of northward views along a straight stretch of Northam-Toodyay Road. Mt Nardie is particularly recognisable due to its stepped profile seen from the east. Refer to Map 8 for an indication of the visually sensitive areas within the Shire.

#### *2.4.4.7 Landscape Special Control Area*

Forms of development that have the potential to detract from the valued visual character and views in the region include telecommunications towers, rural residential estates, extraction of basic raw materials such as clay or gravel, and industrial premises. Visual impacts may relate to: the loss of natural features such as vegetation; the screening of valued vistas; the location, siting or design of new structures; and associated impacts from overhead transmission lines, road widening and additional traffic. The impacts of these uses can be addressed by considering suitable location, siting and design characteristics for each use, to retain the quality of views seen from the Shire's roads, walk trails, railway, the Avon River and other recreation sites. Screen planting of these uses should be a last resort, the preference being to find a site where the development would be less prominent or not seen at all, even without vegetation. The WAPC's Visual Landscape Planning Manual (2007) provides specific guidance on addressing the impacts of these uses.

There is potential for improved opportunities to view the Avon Valley by the development of new lookouts, trails and watercraft launching facilities along River Road, Cobbler Pool Road and Sapper Road. Further, local scenic drive trails could be established, potentially incorporating existing Flora Roads, designated by DPaW based on the value of their flora.

The Special Control Area for the Avon River Valley was designated in LPS4 to provide for the protection of the landscape feature and the waterway and to promote the objectives of the Avon Arc Sub-Regional Strategy (2001). The SCA comprises the Avon Valley and the lower reaches of its major tributaries in the more developed portion of the shire which, as well as the immediate valley, incorporates – the town; prominent ranges and hills including Mt Nardie and Mt Anderson; land viewed from lookouts such as Pelham Reserve; and land visible from main roads, the passenger railway and the river.

The Avon Arc Sub-Regional Strategy has now been superseded by the Wheatbelt Regional Planning and Infrastructure Framework (2015) that identifies important landscape values within the Shire and accordingly a review of the SCA has been conducted with the following recommendations made for LPS5:

- Incorporation of objectives for the landscape protection to minimise the visibility of non-agricultural uses as seen from roads and other public vantage points, ensuring that these uses blend well with their and, for some uses and locations, ensuring that they are not seen from specified viewpoints such as nearby roads.

- Support proactive land care measures to restore local vegetation to watercourses and ridgelines, such as:
  - locating public open space to incorporate landscape features;
  - locating structures where a natural landform can provide a screen and otherwise in less prominent positions;
  - restrictions on vegetation clearing;
  - designating development setbacks and buffer strips along roads that provide sufficient space for effective screen planting;
  - designing road upgrades or new roads to avoid valued roadside vegetation; and
  - utilising building design which uses appropriate form and materials, such as reduced bulk and height and dark or shaded non-reflective surfaces.
- Investigate computer generated view shed mapping to identify roads, trails and other vantage points from which new development proposals would be visible and determine whether screen planting would be effective and if so, its required height and location.
- Require view shed mapping as part of Structure Plans along identified routes.

Map 8 of the Strategy identifies the visually sensitive areas within the Shire where development will need further investigation.

## 2.5 Transport

### 2.5.1 Road Network

The major road and rail network is shown on the Strategy Maps 1 and 2. Toodyay Road is the major road transport link from between Toodyay and Perth and it is expected that traffic volumes will increase commensurately with population growth.

A major planning component of the Local Planning Strategy is to focus the further expansion of urban and rural subdivision along the major road transport corridors emanating from Toodyay townsite.

The following is a summary of the current status of the Toodyay road network and implications of the expected population growth associated with rural and urban expansion within the Shire.

Toodyay Road is the major road transport link between Toodyay and Perth.
Toodyay Road is a State Road under the control of Main Roads Western Australia (MRWA). It is gradually being upgraded in accordance with the Roads 2020 Wheatbelt Regional Road Development Strategy. Toodyay Road should be widened to include sealed shoulders/breakdown lanes all the way between Perth and Toodyay.
Goomalling – Toodyay Road, the main road transport link between Toodyay and Goomalling, is a State Road controlled by MRWA.
Urban development is proposed on both sides of this road adjacent to the Avon River, close to town together with a new Rural Enterprise zone. Both developments will result in increased traffic volumes along this route.

Northam – Toodyay Road, the main road transport link between Toodyay and Northam, is a State Road controlled by MRWA.

Some infill development between the Extracts Industrial area and the Toodyay townsite is proposed. Development is expected to result in increased traffic using this road.

Toodyay – Bindi-Bindi Road is a local government controlled road, which provides the main road transport link between Toodyay and Bolgart in the Shire of Victoria Plains.

There are no proposals to expand the Rural Residential areas along Bindi-Bindi Road; however Rural Living immediately east of the townsite and the possible further urban expansion of the townsite will result in the requirement to upgrade this road in the section immediately north of town.

Julimar Road is a local government controlled road, which provides the road link between Toodyay and the Shire of Chittering.

Traffic volumes along Julimar Road are expected to increase commensurate with the growth of the townsite and as the remaining vacant Rural Residential lots at West Coondle and Julimar Farms are developed. An ongoing road works programme for Julimar Road is being implemented to improve safety and to accommodate increasing traffic numbers.

Bindoon-Dewar's Pool Road is the main road link between Toodyay and Bindoon in the Shire of Chittering.

This road has been identified as part of Lime Haul Route 1, which will be a primary route for the transportation of lime sands from Lancelin to the Eastern Wheatbelt Region and will result in a significant increase in traffic on this road. The upgrading of this route is dependent upon funding from the State Government.

Bejoording Road is located in the eastern sector of the Shire of Toodyay and provides a north-south link between the Rural Residential (previously known as Special Rural) area at Bejoording and the townsite of Northam.

In view of the rationalisation of the Avon CBH Grain Receival Centres within the District, Bejoording Road is likely to assume a greater role in the road network. This road provides a direct route to the major Receival Centre in Northam.

## 2.5.2 Heavy Haulage Routes and Toodyay Bypass

Although Toodyay presently has no dedicated heavy haulage transport routes, MRWA controlled roads (Toodyay, Goomalling and Northam Roads) permit the passage of heavy vehicles.

The State Government has planned for the construction of a major heavy haulage transport route to bypass the townsite of Toodyay on an alignment located to the east of the town. MRWA has advised that it has medium to long term plans to construct the Bypass and therefore the associated land reserved for this purpose remains unchanged.

In the meantime, the majority of heavy vehicles have been diverted along Hamersley Street and Anzac Terrace to protect the heritage assets in Stirling Terrace. Upgrades to Stirling Terrace have been completed to slow traffic and increase user safety. This Strategy continues to advocate for the construction of the Bypass to remove heavy vehicles from the townsite.

It is recommended that the Toodyay Heavy Haulage Bypass Special Control Area remain unchanged in the provisions of LPS5 to guide the decision making process until such time as the Bypass has been completed.

### 2.5.3 Rail Transport

The town of Toodyay is serviced with a daily passenger train service and the railway line, which passes through town, is the main line to Kalgoorlie and the eastern states.

The AvonLink is a commuter service currently operates 28 trips per week (14 return services) providing three return trips between Northam and Midland (via Toodyay) on Mondays, Tuesdays, Thursdays and Fridays and one return service on Wednesdays and Saturdays. Special event services also operate.

Figures released by the Nationals<sup>24</sup> in 2015 indicate that 5,576 passengers used the AvonLink service in the first quarter of 2015, up from 3,289 passengers for the same period in 2014 – an increase of almost 70%.

The potential for commuter rail travel is recognised as an important issue for the Shire in terms of accessibility for employment and residential growth. The Strategy aims to encourage increased residential densities in close proximity to the train station.

## 2.6 Essential Infrastructure

### 2.6.1 Reticulated Water

Water is a critical resource to sustain environmental, cultural and social values of shire's environmental, community and the economy assets. Toodyay townsite and surrounds are supplied with drinking water via the 'BH Extension', which is a supply main branching off the Goldfields pipeline (GandAWS Main Conduit near the West Northam tanks) and extending to Toodyay. In 2008, Toodyay town had 565 services connected to the town's water scheme. The total length of the town's water reticulation system is about 341km and consists of a mix of pipe types (Galvanised Steel, Copper, Cast Iron, AC, Steel, PVC, and MDPE).

The Water Corporation delivers approx. 190 million litres of scheme water to the Toodyay community. The cost of delivering water to Toodyay is expensive at \$3.50 per kilolitre. The Council itself is a primary commercial user of the Scheme Water, a significant amount of which is used for irrigating town greens. In areas outside the key town sites which are not connected to the Scheme Water, Toodyay's population relies heavily on rainwater tanks and water carters as their source of commercial and residential water use.

Properties that are connected to the water scheme receive water under gravity from dual 2.25ML and 3ML ground tanks located at the Water Corporation's tank site. The maximum top

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<sup>24</sup> <http://nationalswa.com/News/MediaReleases/tabid/83/articleType/ArticleView/articleId/4311/AvonLink-numbers-up-70-per-cent.aspx>

water level of the tanks is 213.0mAHD and 217.2mAHD respectively, which provides good coverage of the town.

The Water Corporation's planned water system upgrades are based on many factors, including forecast growth in demand, system improvements and scheduled asset replacements.

The Water Corporation advises that it has committed funds over the coming years to undertake ongoing upgrades and repairs to the trunk water pipelines across the Agricultural region. A summary of this program can be found at the following link: <http://www.watercorporation.com.au/water-supply-and-services/ongoing-works/farlands-water-supply-project>. Repairs to the Toodyay BH Extension are included in this program.

Longer term improvements the transfer supply systems include a duplication of the last approximately 8.2km of the BH extension main to the east of Toodyay with an additional section of 200mm diameter steel main. The exact timing of this upgrade is not known.

A long term upgrade of the Toodyay water storage tanks with an additional 1.75ML of storage is forecast to be required around 2030<sup>25</sup>.

Some parts of the townsite water reticulation mains system will require upgrading and/or replacement of some pipes into the future, for example:

- Installation of 840m of 200mm dia. PVC water main from Stirling Terrace/Harper St along Harper St – forecast 2017/18<sup>26</sup>
- Duplication of 625m of 200mm diameter PVC main along Clifton St-Stirling St-Telegraph Rd
- Installation of 250m of 250mm diameter PVC distribution main out of Toodyay Tank – forecast >2026<sup>27</sup>
- Installation of 3,200m 150mm diameter PVC duplicate main from the northern end of 150 PVC main at Railway Road up to Wellington Street-Clarke Street junction

Water planning for the townsite may need to be reviewed in the coming years and further adjustments will be made to the nature and timing of planned system upgrades.

The installation of rainwater tanks, grey water re-use and implementation of water use efficiency measures represents the primary opportunity for reducing residential and commercial water usage in the region.

## 2.6.2 Sewerage

Not all parts of the Toodyay townsite are serviced by deep sewerage however an increase in the number of premises served is expected to increase as housing density makes the use of septic unviable. The waste water is currently pumped to a Sewerage Treatment Plant located approximately six kilometres from the town where the water is disposed of by use in agroforestry

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<sup>25</sup> Indicative timing only. Timing depends on rate of growth and development.

<sup>26</sup> Indicative timing only. Timing depends on rate of growth and development.

<sup>27</sup> Indicative timing only. Timing depends on rate of growth and development.

and an evaporation pond. A potential recycled water return pipeline from the Treatment plant could contribute to the water usage demand of the Shire.

#### 2.6.2.1 Waste Water Treatment Plant

Toodyay waste water treatment plant is located at the intersection of Goomalling–Toodyay Road and Woodindale Road. The plant is designed to treat waste water up to 200kL/day. There is additional land area at the Water Corporation's WWTP site for future expansion of treatment ponds and treated wastewater management/disposal.

The Water Corporation's long term treatment planning forecasts the need for a possible upgrade to the treatment and disposal capacity of WWTP around 2030. The size, nature and timing of the upgrade will be determined based on system flow monitoring and capital availability.

#### 2.6.2.2 Wastewater conveyance upgrades and new infrastructure

Approximately 200 properties in the townsite are currently connected to the Toodyay sewerage scheme.

An additional wastewater pumping station will be needed to serve the zoned urban growth area to the east of the townsite, on the eastern side of the river. This WWPS is annotated as "Toodyay WWPS 'B'" on Map 9 for long term sewer planning. At the time the wastewater planning was last revised, the need for this WWPS was indicated to be required >2025<sup>28</sup> at the earliest. The need to deliver this WWPS through the Water Corporation's capital program will be driven by development demand and the project will remain outside our 5 year capital program until there is firm developer interest in developing this land.

### 2.6.3 Waste

The Shire of Toodyay is proactive in terms of its waste management issues. It recognises waste management as one of its core businesses and operates a Waste Transfer Station which accepts a range of priority wastes. Household waste, green waste and hazardous wastes are collected at the Transfer Station and then transferred on to other markets and facilities for processing. The transfer station operates a tip shop for any reusable items. The Shire also provides kerbside general waste and recycling collection to residents in town as well as in rural living properties.

The State's Waste Strategy: *Creating the Right Environment* mainly focus on those areas where most waste is generated and consequently puts the Avon region into the second focus area- *Major Regional Centre*. The consequence of which is that there is a municipal solid waste sector target for Toodyay. These State strategy targets should be used to drive the waste management efforts in Toodyay to make reasonable changes and improvements in its current level of recycling. The future focus should be on the quantity and type of materials that are currently being landfilled. Together with the quantity of current recycling, the range and participation rates are extremely important too to increase waste diversion from landfill. The ideal for Shire in terms of cost and efficiency is to work in association with AROC to assess,

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<sup>28</sup> Indicative timing only. Timing depends on rate of growth and development.

improve and expand the range of existing waste services into larger areas of the Shire and to encourage a regional sharing of waste management practises and information.

#### *2.6.3.1 Regionally Significant Facilities*

The WAPC's Wheatbelt Regional Planning and Infrastructure Framework (2015) notes that the region due to its proximity to Metropolitan Perth is likely to be considered for large infrastructure sites, including landfills.

To address this issue, the WAPC recommends the use of standard definitions, permissibility and guiding information in local planning instruments to achieve a consistent and co-ordinated approach.

LPS4 identifies waste management facilities as a 'X' use, in accordance with this advice, requiring applicants or landowners to apply for a rezoning, resulting in a more rigorous planning process. This approach is representative of the community's wishes with regards to these facilities and is recommended to be continued in LPS5.

#### *2.6.3.2 Local Facilities*

Local facilities are needed to manage wastes generated within the Shire. At present, the Shire operates a waste transfer station that residents can dispose of excess waste that cannot be placed in the regular garbage and recycling service. It is important the local facilities can be established by the Shire if required to cater for community needs.

#### *2.6.3.3 Buffers*

For industry and essential infrastructure (such as waste sites and wastewater treatment sites), there is a need for buffers to separate the uses from sensitive land uses. Adequate buffers to industrial areas, servicing infrastructure and waste disposal sites need to be defined and included in LPS5 as special control areas with specific provisions restricting sensitive land uses and developments.

### **2.6.4 Power**

The Wheatbelt Regional Planning and Infrastructure Framework (2015) identifies the need to ensure sufficient water, power, wastewater and telecommunication services to support forecast population growth throughout the Wheatbelt and to attract new economic activity is essential for the development of the region.

The Wheatbelt is supplied with energy by Western Power's South West Interconnected System and serviced by the North and East Country load areas. The East Country load area covers the eastern Wheatbelt region. Growth in power demand was slow prior to 2007 and then experienced a significant increase due to mining and resource development in the area.

Although most energy is provided from the regional grid, many homes operate wood-burning stoves for heating which have the potential to impact on air quality in the townsite. Some opportunities exist for alternative energy generation although the uptake of these technologies is currently low.

### 2.6.5 Telecommunications

Telecommunications infrastructure is essential to underpin the region's economic opportunities and optimise service delivery, particularly access to broadband internet services<sup>29</sup>. The National Broadband Network can enable improved access to information and services for some Wheatbelt residents. It may also provide opportunities for the establishment of new businesses such as software development, e-business, e-health and e-education and call centres.

DRAFT

---

<sup>29</sup> WAPC, Wheatbelt Regional Planning and Infrastructure Framework, pg 35

## PART 3 – REFERENCES, TABLES, FIGURES, ABBREVIATIONS & ACRONYMS

### 3.1 References

- Australian Bureau of Statistics, (1997), Basic Community Profile - Toodyay.
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## 3.4 Abbreviations/Acronyms

AROC – Avon Region of Councils  
DCP – Development Control Policy  
LPS – Local Planning Strategy  
LPS4 – Local Planning Strategy No. 4  
LPS5 – Local Planning Scheme No. 5  
SPP – State Planning Policy  
WAPC – Western Australian Planning Commission  
WDC – Wheatbelt Development Commission

## PART 4 – APPROVALS

### Shire of Toodyay

#### LOCAL PLANNING STRATEGY

##### CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on [DATE]

---

---

##### COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of Shire of Toodyay at the [NAME] Meeting of Council held on the [DATE]

---

**MAYOR/SHIRE PRESIDENT**

---

**CHIEF EXECUTIVE OFFICER**

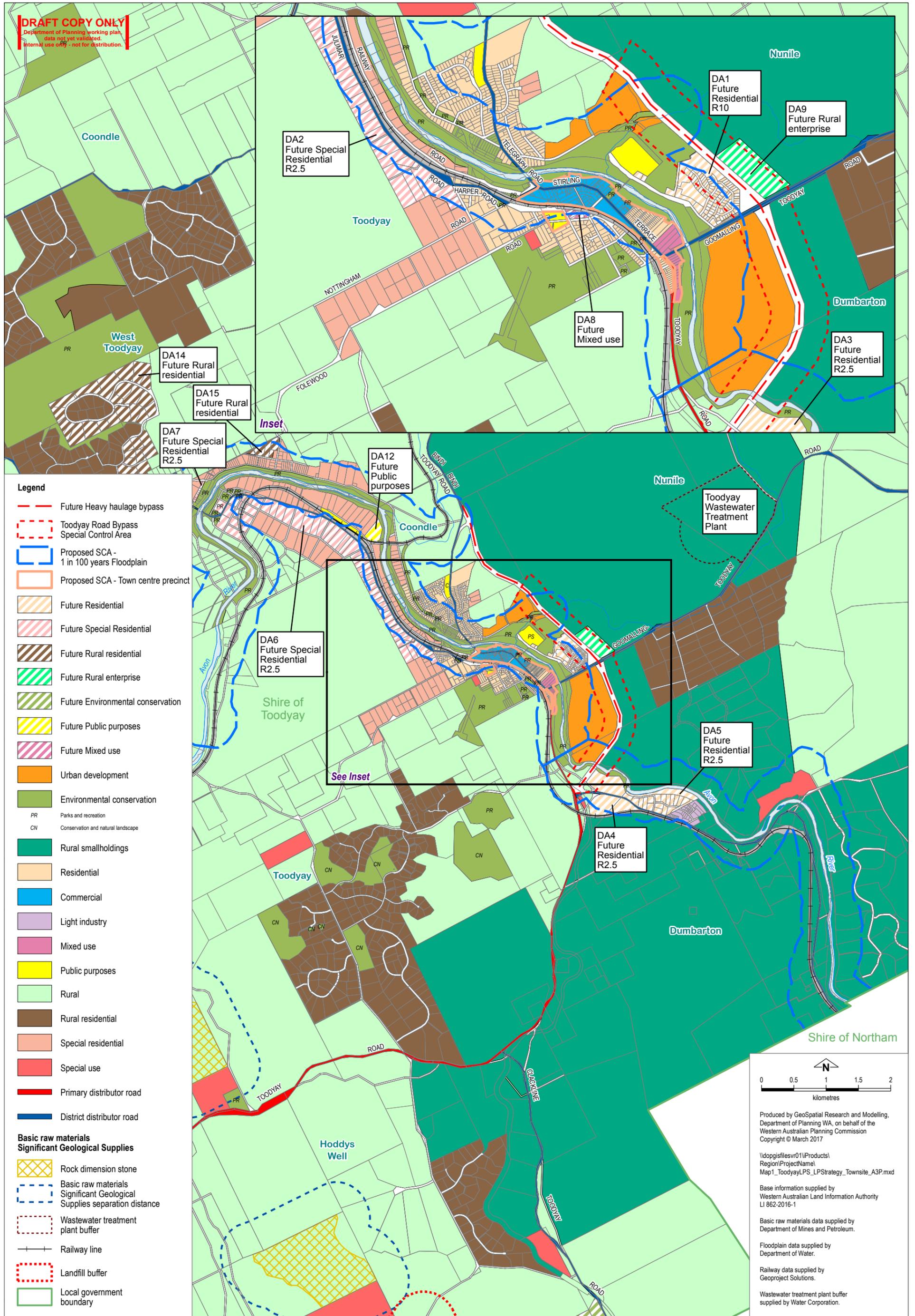
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##### ENDORSEMENT OF LOCAL PLANNING STRATEGY

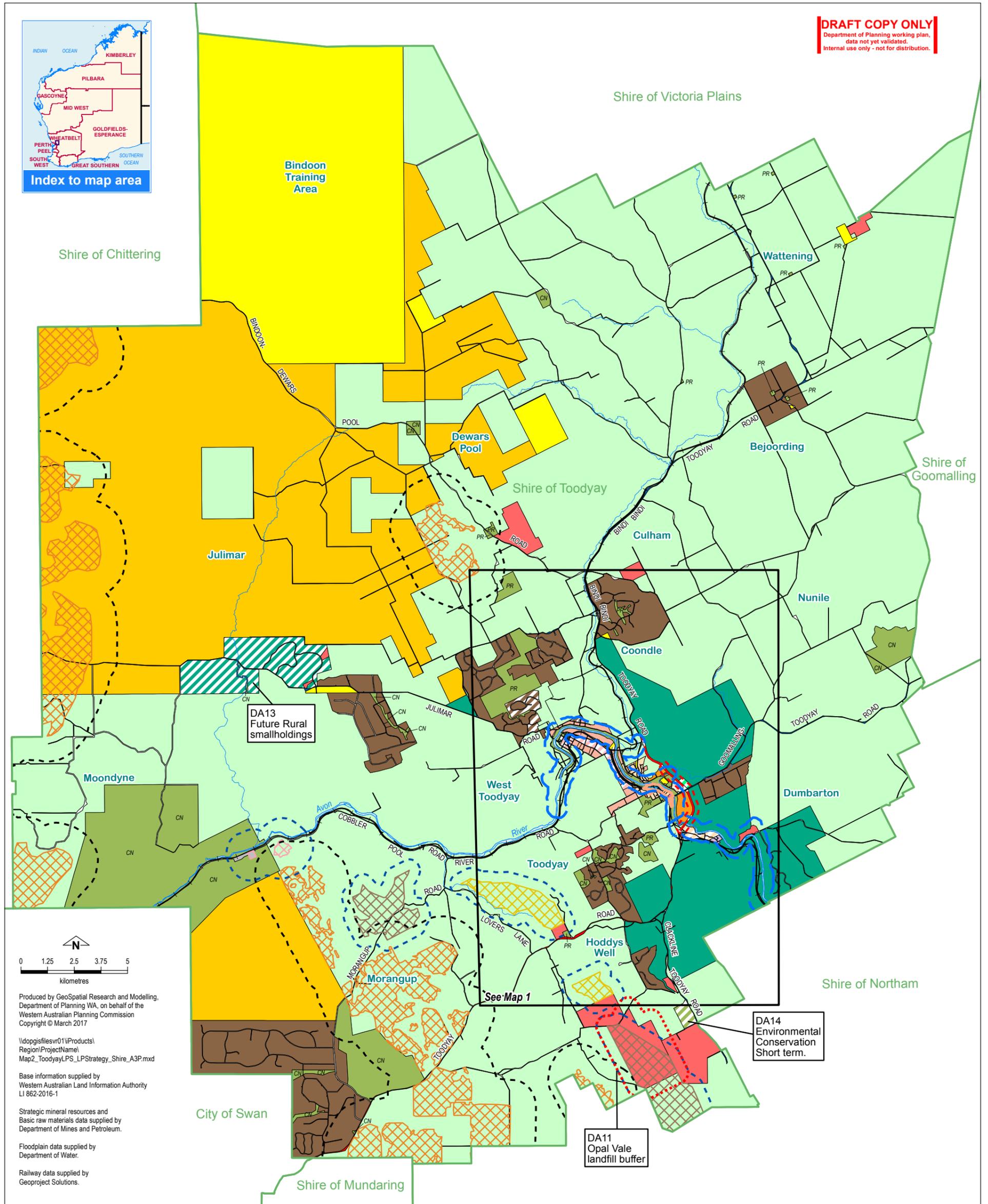
Endorsed by the Western Australian Planning Commission on [DATE]

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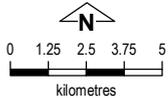
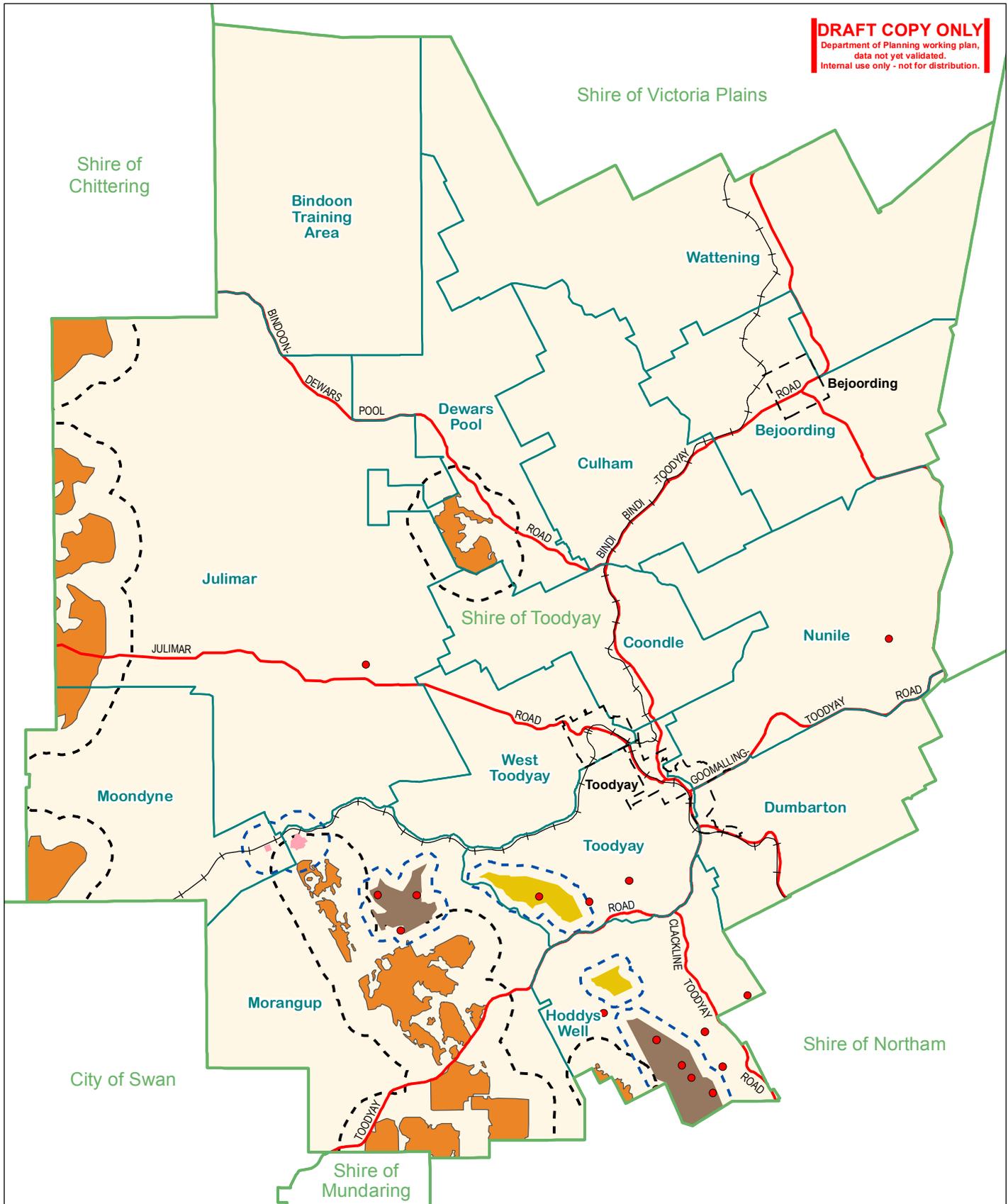
Strategic mineral resources and  
 Basic raw materials data supplied by  
 Department of Mines and Petroleum.

Floodplain data supplied by  
 Department of Water.

Railway data supplied by  
 Geoproject Solutions.

Legend							
	Future Heavy haulage bypass		Future Environmental conservation	PR	Parks and recreation Conservation and natural landscape		Rural
	Toodyay Road Bypass Special Control Area		Future Rural enterprise	CN	Residential		Rural residential
	Proposed SCA - 1 in 100 years Floodplain		Future Public purposes		Commercial		Special residential
	Proposed SCA - Town centre precinct		Future Mixed use		Light industry		State Forest
	Future Residential		Future Rural smallholdings		Mixed use		Special use
	Future Special Residential		Urban development		Environmental conservation		Basic raw materials Significant Geological Supplies separation distance
	Future Rural residential		Environmental conservation		Public purposes		Landfill buffer
					Public purposes		Local government boundary
					Primary distributor road		
					District distributor road		
							Railway line
							Bauxite
							Rock aggregate
							Rock dimension stone
							Strategic mineral resources separation distance

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 Region\ProjectName\  
 Map3\_ToodyayLPS\_BasicRawMaterials\_A4.mxd

Base information supplied by  
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 LI 862-2016-1

Strategic mineral data and Basic  
 raw materials data supplied by  
 Department of Mines and Petroleum

Road data supplied by  
 Main Roads Western Australia

Railway data supplied by  
 Geoproject Solutions

**Legend**

**Basic raw materials Significant Geological Supplies**

Clay

Rock aggregate

Rock dimension stone

Basic raw materials  
 Significant Geological Supplies  
 separation distance

**Strategic mineral resources**

Bauxite

Strategic mineral  
 resources separation distance

Operating mine

Railway line

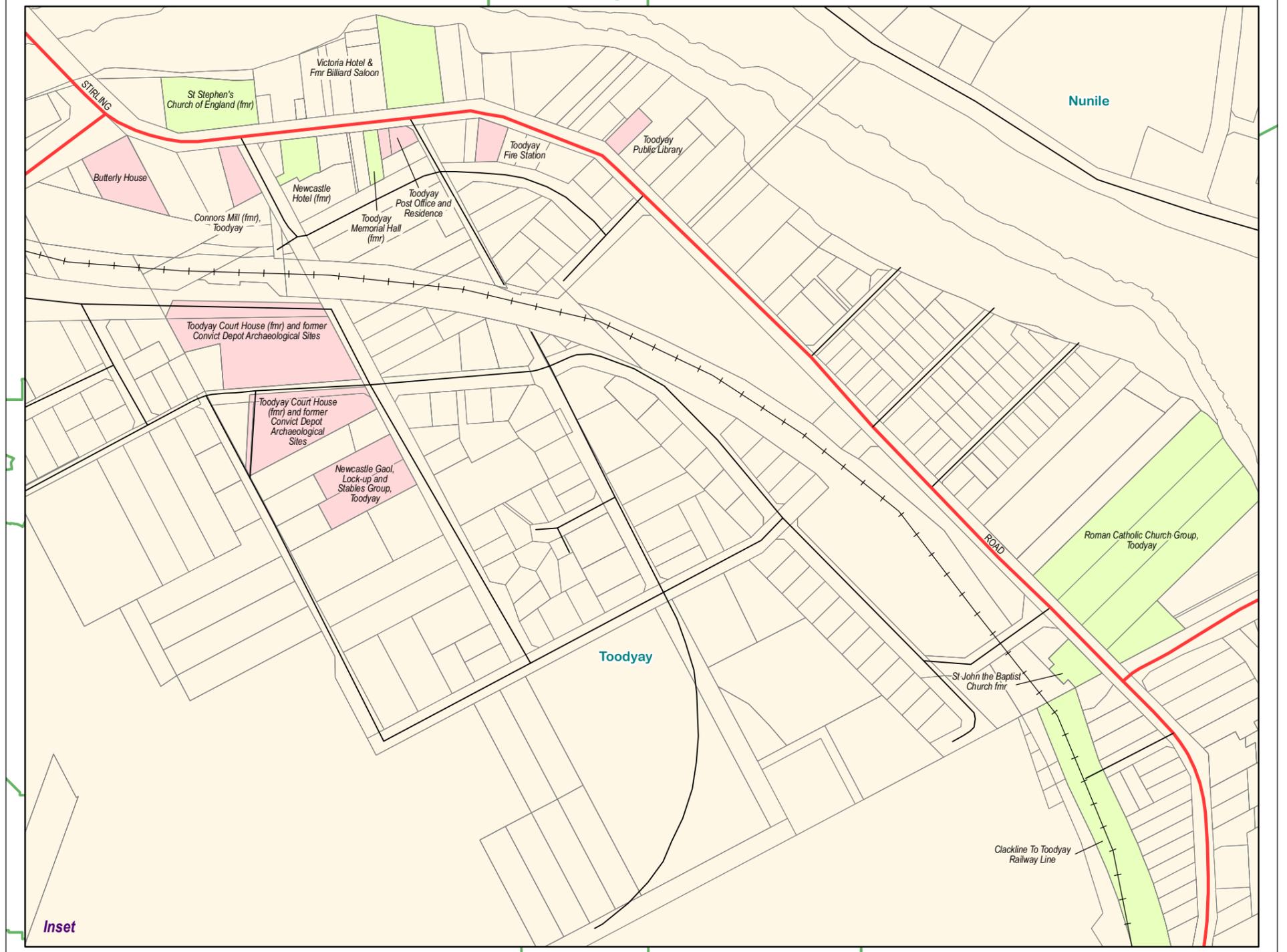
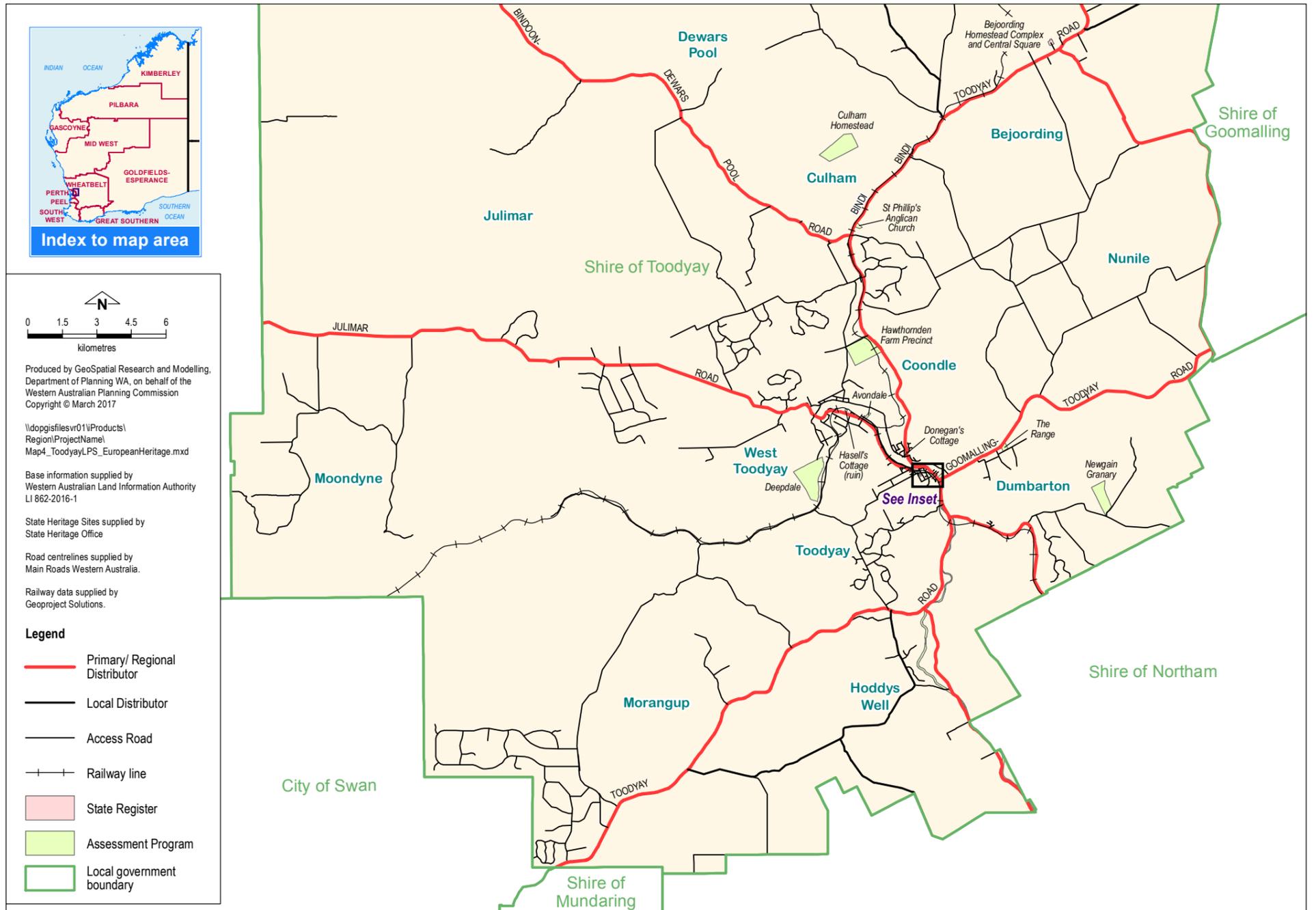
Primary/Regional  
 Distributor

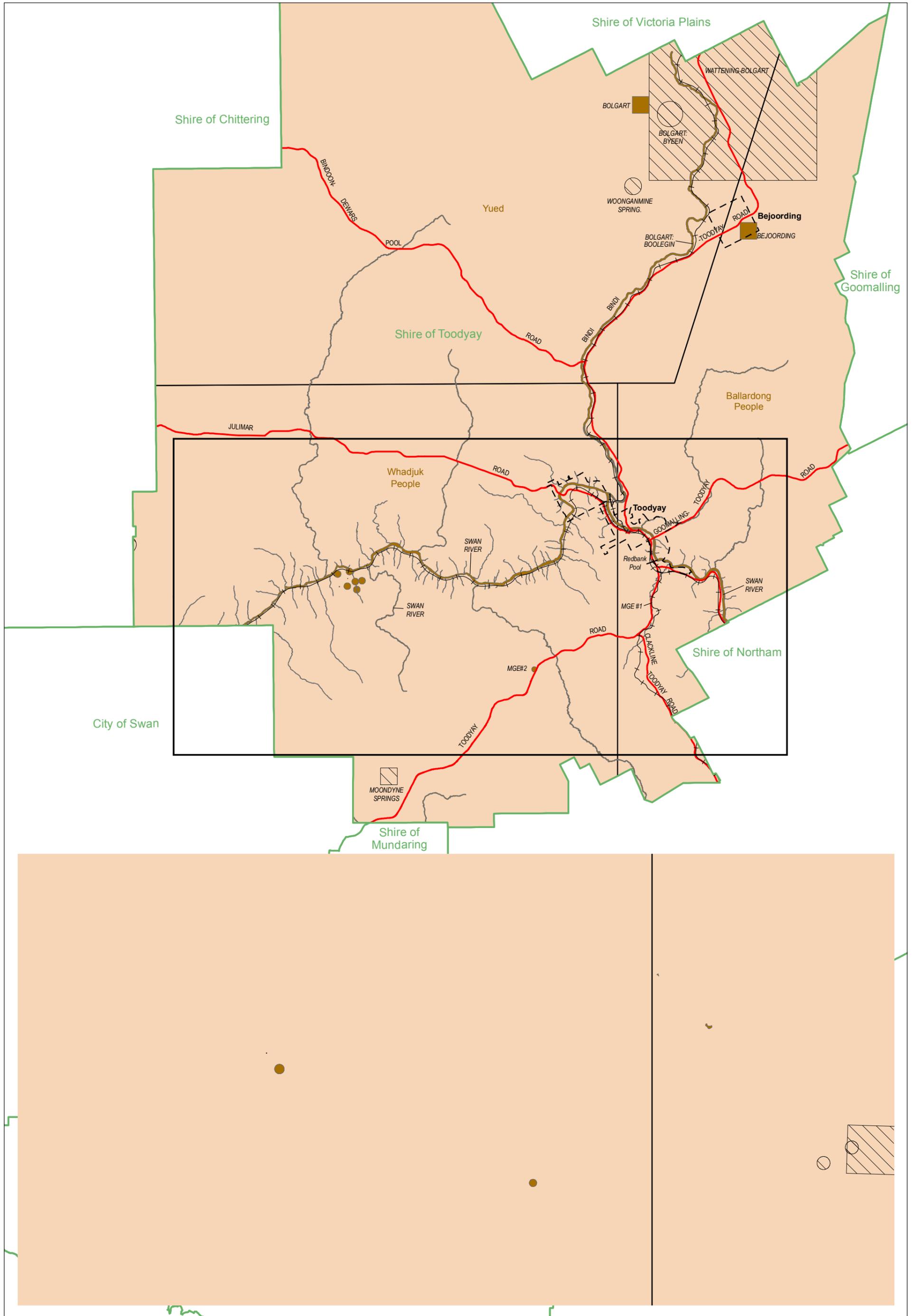
Townsites

Locality boundary

Local government  
 boundary

Toodyay Local Planning Strategy





















































































































































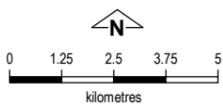
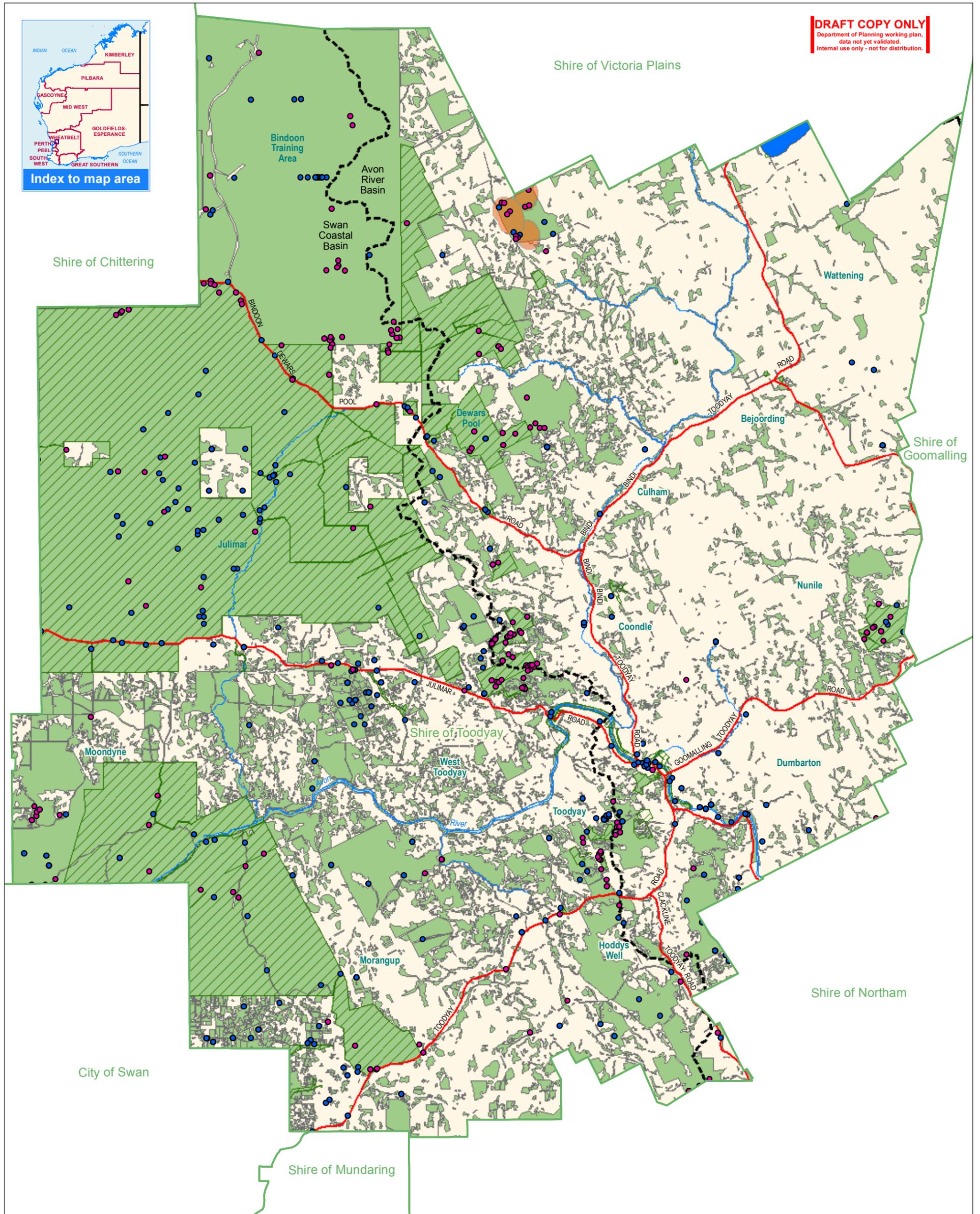








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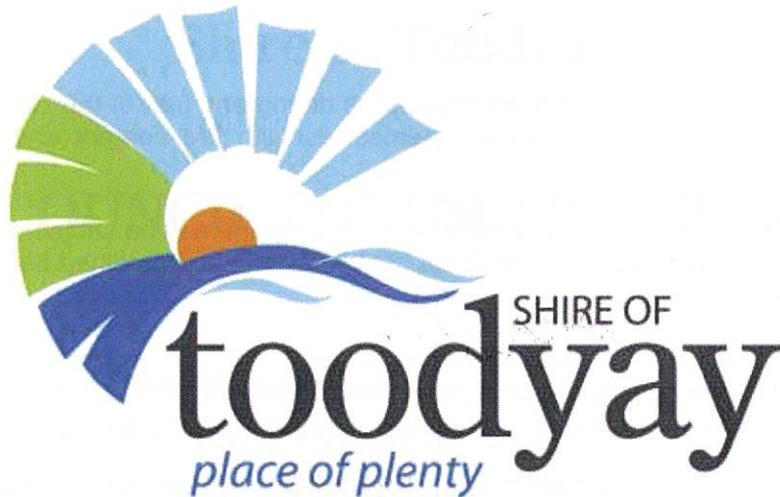
Public Drinking Water Source Areas - Priorities  
 and Hydrographic Catchment data supplied by  
 Department of Water.

Threatened & Priority Ecological Communities  
 data supplied by Department of Parks and  
 Wildlife.

Native vegetation data supplied by  
 Department of Agriculture and Food.

**Legend**

- Threatened Ecological Communities - Endangered
- Recreation/Conservation
- Native vegetation
- Public Drinking Water Source Areas - Priority 2
- Hydrographic catchment - Basin boundary
- Declared Rare and Priority Flora
- Threatened and Priority Fauna
- Primary/Regional Distributor
- Local government boundary



# Council Forum Program

## 4 April 2017

Notice is hereby given to Councillors that the next Council Forum will be held in Council Chambers at the Shire of Toodyay, on Tuesday 4 April 2017, commencing at 4.00 pm.

Stan Scott  
CHIEF EXECUTIVE OFFICER

30 March 2017

## **Disclaimer**

All persons present in the Council Chambers during any part of the Council Forum to be held are advised to familiarise themselves with the content and intent of the following disclaimer:-

Any plans or documents located within this program may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

Any statement or intimation of approval made by a member or officer of the Shire of Toodyay during the course of the Council Forum is not intended to be and is not to be taken as notice of approval from the Shire of Toodyay.

The Shire of Toodyay advises that any person who has any application lodged with the Shire of Toodyay must obtain and should only rely upon written confirmation of the outcome of the application, and any conditions attached to the decision made by the Shire of Toodyay in respect of that application.

## **Information**

Council Forums are open to the public and community attendance is welcomed and residents, community groups and rate payers are encouraged to attend.

The Chief Executive Officer and Senior Department Managers attend Council Forums to provide advice to Councillors when required. Forums provide an information arena for upcoming projects or future matters that are intended to be coming to Council.

A public question time, as well as public submissions will be form part of the Program for a Council Forum. Public Question forms and Public Submission forms are available from the Administration Centre or alternatively, can be downloaded from [Council's website here](#).

The Council Forum Program determines the order of business for the meeting and provides information on matters to be discussed. Information relating to Programs for the Council Forum can be found on the [Agendas and Minutes](#) page.

Public copies are available by contacting the Shire on (08) 9574 9300.

Concept Forum Items listed on the Council Forum Program will be discussed by Council behind closed doors in accordance with Section 5.23 of the *Local Government Act 1995*.

Council Forum Notes are available within ten days following the holding of a Council Forum.

# Shire of Toodyay

---

## COUNCIL FORUM PROGRAM

4 APRIL 2017

1. **DECLARATION OF OPENING**
2. **RECORD OF ATTENDANCE/APOLOGIES**
3. **DECLARATIONS OF INTEREST**
4. **PRESENTATIONS**
5. **PUBLIC QUESTIONS (relating to the contents of the program)**  
*Questions can be made ad hoc, but it is preferred that notice be given by midday on the day of the Council Forum.*
6. **PUBLIC SUBMISSIONS (relating to the contents of the program)**  
*A submission can be made ad hoc, but it is preferred that notice be given by midday on the day of the Council Forum.*
7. **AGENDA FORUM MATTERS**  
*The Agenda Forum Matters listed below are attached.*
  - 7.1 **Local Planning Strategy**  
*Separate Attachments will be provided in due course*
8. **CONCEPT FORUM MATTERS**  
*The Concept Forum Matters listed below are provided to Council as a separate confidential attachment, indexed separately.*
  - 8.1 **Budget Review**
9. **CHIEF EXECUTIVE OFFICER'S UPDATE**  
*The CEO's Update is provided to Council as a separate confidential attachment, indexed separately.*
10. **CONFIDENTIAL MATTERS**  
*The Confidential Matters listed below are provided to Council as a separate confidential attachment, indexed separately.*
11. **SHIRE PRESIDENTS UPDATE**  
*Note: This is a verbal update provided at the forum.*
12. **REPRESENTATIVE UPDATES**  
*Note: These are verbal updates provided at the forum.*

PROGRAM FOR COUNCIL FORUM  
TO BE HELD IN COUNCIL CHAMBERS ON 4 APRIL 2017

**12.1 Cr D Dow**

- Avon Midland Zone
- Rural Water Council
- Healthy Wheatbelt

**12.2 Cr Greenway**

- Toodyay Community Bus
- Toodyay Tidy Towns Committee
- Wheatbelt District Emergency Management Committee
- Toodyay Road Liaison Committee & Toodyay Road wise Committee (Cr Greenway & Cr Welburn)

**12.3 Cr Welburn**

- Toodyay Chamber of Commerce Steering Committee

**12.4 Cr Rayner**

- Wheatbelt North Regional Road Group – Cr Rayner

**12.5 Cr Twine**

- Wheatbelt North Regional Road Group – Deputy Delegate
- General Update

**12.6 Cr Wood**

- Avon Tourism Board

**12.7 Cr Chitty**

- Butterly Cottages Association Inc Committee
- Toodyay Community Safety and Crime Prevention Association Inc

**12.8 Cr J Dow**

- General Update

**12.9 Cr Craddock**

- General Update

**13. STATUS REPORT**

**13.1 Committee Meeting Status Report**

*The Status Report is attached.*

**14. MEETING CLOSURE**

## COMMITTEE MEETING STATUS REPORT

Containing Recommendations to Council made by all Committees

Committee Meeting Date	Item No	Title / Description of Item	Responsible Officer	Recommendation by Committee
1/9/2016 EAC Meeting	7.2	Local Planning Strategy Review – Environmental Management	MPD / EO	That the Environmental Advisory Committee review the Shire’s current Local Planning Strategy once available to consider its alignment with the EMS to allow the EAC to provide feedback.
19/01/2017 WORKS MTG	N/A	No recommendations made at meeting.	MWS	
2/2/2017 CDMAC MTG	N/A	No recommendations made at meeting.	MCD	
7/2/17 BFAC MEETING	N/A	No recommendations made at meeting.	CESM	
8/2/17 LEMC MEETING	N/A	No recommendations made at meeting.	CESM	
2/3/2017 EAC Meeting	7.2	Local Planning Strategy Review – Environmental Management	MPD / EO	That Council: 1. Receives and takes note of the concept proposal on “The Feasibility of Using Rainwater in Selected Public Buildings in Toodyay”; and 2. Acknowledges that the buildings with the largest consumption but associated with greater savings and lowest costs - the Administration Centre, Community Centre and Works Depot be considered for the provision of rainwater harvesting.

## COMMITTEE MEETING STATUS REPORT

Containing Recommendations to Council made by all Committees

Committee Meeting Date	Item No	Title / Description of Item	Responsible Officer	Recommendation by Committee
2/3/2017 EAC Meeting	7.2	Local Planning Strategy Review – Environmental Management	MPD / EO	<p>The Environmental Advisory Committee recommends to Council, in relation to the correspondence from Municipal Waste Advisory Council regarding Council's interest in Plastic Bag Ban, the following:</p> <p>That Council:</p> <ol style="list-style-type: none"><li>1. supports the state-wide plastic bag ban; and</li><li>2. Authorises the CEO to consider measures to minimise the use of plastic and implement better management practices and policies in respect to plastic in the Shire of Toodyay.</li></ol>

## COMMITTEE MEETING STATUS REPORT

Containing Recommendations to Council made by all Committees

Committee Meeting Date	Item No	Title / Description of Item	Responsible Officer	Recommendation by Committee
2/3/2017 EAC Meeting	7.2	Local Planning Strategy Review – Environmental Management	MPD / EO	That Council consider developing a Biodiversity Incentive Strategy that identifies incentives programs that can be practically implemented within the Shire of Toodyay.