



# **SHIRE OF KOORDA**

## **LOCAL PLANNING STRATEGY**

This document is supported by the Background Report of the Local Planning Strategy

Updated November 2012

	Page
<b>1      INTRODUCTION.....</b>	<b>1</b>
1.1     BACKGROUND .....	1
1.2     OBJECTIVES .....	1
1.3     VISION STATEMENT .....	2
1.4     STRATEGY .....	2
<b>2      OBJECTIVES STRATEGIES AND ACTIONS .....</b>	<b>3</b>
2.1     AGRICULTURAL AREAS.....	3
2.1.1 Objectives.....	3
2.1.2 Strategies.....	3
2.1.3 Actions.....	3
2.1.4 Intensive Agriculture.....	3
2.2     RURAL INDUSTRY.....	4
2.2.1 Objective.....	4
2.2.2 Strategies.....	4
2.2.3 Actions.....	4
2.3     NATURAL RESOURCE MANAGEMENT.....	4
2.3.1 Objective.....	4
2.3.2 Strategies.....	5
2.3.3 Actions.....	5
2.4     KOORDA TOWNSITE.....	5
2.4.1 Objective.....	6
2.4.2 Strategies.....	6
2.4.3 Actions.....	6
2.5     LAND SUPPLY.....	6
2.5.1 Objectives.....	6
2.5.2 Strategies.....	6
2.5.2.1 Residential.....	6
2.5.2.2 Commercial.....	7
2.5.2.3 Recreation, Civic and Cultural.....	7
2.5.3 Actions.....	8
2.6     DEVELOPMENT OUTSIDE KOORDA TOWNSITE.....	8
2.6.1 Other Townsites.....	8
2.6.1.1 Kulja.....	8
2.6.1.2 Narkal.....	8
2.6.1.3 Dukin.....	8
2.6.2 Objectives.....	8
2.6.3 Strategies.....	9
2.6.3.1 Rural Residential.....	9
2.6.3.2 Homestead Lots.....	9
2.6.4 Actions.....	9
2.7     ENVIRONMENT.....	9
2.7.1 Objective.....	9

2.7.2	Strategies.....	9
2.7.3	Actions.....	9
2.8	EMPLOYMENT, BUSINESS AND TOURISM.....	10
2.8.1	Objective.....	10
2.8.2	Strategies.....	10
2.8.3	Actions.....	10
2.9	MINING/EXTRACTIVE INDUSTRIES.....	10
2.9.1	Objective.....	10
2.9.2	Strategies.....	10
2.9.3	Actions.....	10
2.10	TRANSPORT AND INFRASTRUCTURE.....	11
2.10.1	Objective.....	11
2.10.2	Strategies.....	11
2.10.3	Actions.....	11
<b>3</b>	<b>STRATEGY MAPS.....</b>	<b>12</b>
3.1	Shire Strategy Map.....	12
3.2	Koorda (Townsite) Strategy Map.....	12
3.2.1	Residential.....	12
3.2.2	Commercial.....	12
3.2.3	Industry.....	12
3.2.4	Public Purposes and Recreation.....	12
3.3	OTHER STRATEGY COMPONENTS.....	13
<b>4</b>	<b>IMPLEMENTATION, MONITORING AND REVIEW.....</b>	<b>14</b>
4.1	Monitoring and Review of the Strategy.....	14

# **1. INTRODUCTION**

## **1.1 BACKGROUND**

The Shire of Koorda forms a part of the north-eastern section of the Central Agricultural Division and is situated approximately 283 kilometres from Perth City. It supports a population of approximately 496 persons and consists of a mostly farming community, dedicated to wheat, canola, wool and meat production. The shire covers an area of 2,662 square kilometres, and generally rectangular in shape, with a length of 51 kilometres north – south and a width 72 kilometres east-west.

Figure 1 shows the location of the Shire and the town site, in relation to the surrounding settlements and the Perth Metropolitan Region.

The Shire is bounded by the Shire of Mount Marshall to the east; The Shire of Wyalkatchem to the South; the Shires of Dowerin and Wongan-Ballidu to the west and the Shire of Dalwallinu to the north. The localities within the Shire are Koorda, Dukin, Booralaming, Badgerin, Lake Margarette, Newcaribeon, Mollerin and Kulja.

Regulation 12A(3) of the Town Planning Regulations 1967 requires that a Local Planning Strategy shall:

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

## **1.2 OBJECTIVES**

The objectives of this Local Planning Strategy (the Strategy) are to provide a:

- a) 'Leadership' document which provides strategic planning direction for the next 10 - 15 years as distinct from the Local Planning Scheme, which manages growth within a statutory framework;
- b) Direction for economically, socially and environmentally sustainable development, based on comprehensive analysis of state, regional and local planning issues and objectives;
- c) Framework both to local government, the Department of Planning, the Western Australian Planning Commission and the Minister in assessment of amendments, subdivision, development and provides strategic planning support for this decision-making;
- d) Strategy which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- e) Guidelines which explain/justify the strategic direction for growth and development to all stakeholders;
- f) Framework for decision making that incorporates any relevant regional issues thus avoiding the need to make ad-hoc decisions, and;
- g) Basis on which the Local Planning Scheme is reviewed.

### **1.3 VISION STATEMENT**

The Shire of Koorda endeavours to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic sustainability.

The Shire will endeavour to diversify its economic base by establishing rural industries that rely on similar environmental conditions but alternative markets.

The Shire will continue to promote the use of best management practices in all its activities especially in the development of its culture, arts, tourism, hospitality and service sector.

Koorda will continue to provide modern and efficient services to meet the district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and District.

The Koorda Townsite will continue to maintain its role as a residential and business centre servicing the important passing trade (both business and tourism) and the surrounding rural areas. It will also continue to provide for industrial activities to service the surrounding mining operations.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, but not limited to, primary industry, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness.

The Shire will not promote and support closer development in the smaller townsites and rural areas of the district.

The Shire will continue to promote its cultural resources and unique landscape without jeopardising the integrity of either asset.

The Shire will continue to protect its indigenous and cultural assets. To this end the Shire will promote continuing cooperation between itself, its residents and the relevant agencies set up to provide advice and assistance in these social and land management issues.

The Shire will not encourage the extraction, storage or use of nuclear materials including power generation.

### **1.4 STRATEGY**

This Strategy should be read in conjunction with the Strategy Map that provides an overview of the strategy proposals following the detailed analysis of the Shire as contained in the Background Report. See Figure 1.

The overarching objective of the Strategy is to achieve the council's vision for the future. The following specific Strategy objectives, strategies and actions aim to achieve this.

## **2 OBJECTIVES, STRATEGIES AND ACTIONS**

### **2.1 AGRICULTURAL AREAS**

The Background Report shows the dominance of triticale and wheat ahead of other agricultural production. The prosperity of the Shire is reliant on the continued protection of this economic base and as such, planning decisions should be cognisant of the importance of protecting agricultural land.

#### **2.1.1 OBJECTIVES**

- a) To provide for sustainable use of agricultural land within the Shire for existing and future generations.
- b) To allow the continued use of homestead dwellings in the Shire.

#### **2.1.2 STRATEGIES**

- a) Recognise the agricultural industry as having economic and social significance to the Shire.
- b) Ensure the protection of agricultural resources by restricting indiscriminate subdivision of agricultural land except for a homestead lot.
- c) Support the rezoning and subdivision of rural land for intensive agriculture where it can be demonstrated that the proposal is sustainable.
- d) Facilitate assistance for land which is affected by salinity.
- e) Encourage the development and application of carbon sequestration.
- f) Identify existing rural industry sites and support the establishment of new rural industries to complement the existing agricultural uses;
- g) Where the farm has more than one lot or location, the Council may request that the new homestead lot be created by a boundary adjustment rather than the creation of a new lot;
- h) There is adequate water supply for domestic, land management and fire management purposes;
- i) The lot fronts a constructed public road.
- j) Homestead lots are to be created in accordance with the Western Australian Planning Commission's Development Control Policy 3.4 – Subdivision of Rural Land.

#### **2.1.3 ACTIONS**

- a) Identify best practice methods for the remediation of saline soils.
- b) Identify suitable areas for, and facilitate the diversification of rural activities such as hobby farms, and rural retreats.
- c) Actively protect prime agricultural land by not supporting indiscriminate subdivision unless the subdivision is intended to support more intensive agricultural uses.
- d) Adopt a local planning policy to guide the creation of homestead lots.

#### **2.1.4 INTENSIVE AGRICULTURE**

The Council may support the rezoning and subdivision of rural land for intensive agriculture where it can be demonstrated that the proposal:

- is sustainable;
- is not to the detriment of the environment;
- does not detract from the amenity of the immediate locality;
- will not affect neighbouring uses or amenity; and or

- will not detrimentally affect groundwater quality or supplies.

## **2.2 RURAL INDUSTRY**

### **2.2.1 OBJECTIVE**

To promote a diversification of economic activities in the rural areas of the Shire.

### **2.2.2 STRATEGIES**

- a) Encourage the broadening and diversification of the agricultural economic base.
- b) Promote research into identifying the most appropriate crop for specific land capability types within the district.
- c) Support the establishment of Bed and Breakfast type uses in the rural areas to assist in supplementing the farm income and attract visitors to the district.
- d) Ensure that rural transport routes used to move grain and fertilisers are appropriately maintained to a safe and responsible standard.

### **2.2.3 ACTIONS**

- a) Investigate the most appropriate crop for specific land capability types within the Shire.
- b) Actively advertise establishments such as the Bed and Breakfast type uses within the Shire, so as to attract tourists to the area.
- c) Conduct road maintenance projects in areas where required.

## **2.3 NATURAL RESOURCE MANAGEMENT**

The Background Report identifies that the Shire has natural resource assets that require protection and management. Due to extensive clearing, there is only a small fraction of the original vegetation extent remaining. Much of the high conservation value vegetation occurs along roadsides.

The Shire is aware of the implications of clearing rural areas, rising water tables and increasing areas affected by saline soils. The Shire is also aware of the importance of the agricultural industry on the economic and social prosperity of the Shire.

Local Natural Areas (LNA) are those areas containing natural vegetation that do not have any protection afforded to them. These areas should be identified and where possible, include such areas in the 'Conservation' category of the Local Scheme Reserves.

The Strategy identifies areas where salinity has been, or is currently a problem. In order to reduce or mitigate the spread of salinity, the Shire will request that affected landowners seek the assistance of local Landcare officers. Tree farming for carbon sequestration may in the future become a viable alternative activity that could assist in reducing the spread of salinity.

### **2.3.1 OBJECTIVE**

To protect and enhance the Shire's natural resources through responsible management.

### **2.3.2 STRATEGIES**

- a) Ensure the protection of natural resources in the Shire through appropriate zoning and management including the use of incentive programs, conservation covenants and other support programs.
- b) Support the protection of sites with environmental value.
- c) Continue to support strategic partnership with State, regional and industry bodies through North Eastern Wheatbelt Regional Organisation of Councils (NEWROC).
- d) Resolve to not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.
- e) Support ‘best practice’ management strategies to control, or even eliminate, any further increases to salinity levels.
- f) Ensure appropriate fire management measures are maintained.
- g) Ensure activities that may raise salinity levels (that may jeopardise continued vegetation growth) are restricted.
- h) Encourage planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.
- i)

### **2.3.3 ACTIONS**

- a) Prepare a Local Biodiversity Strategy to identify areas where areas of natural vegetation exist and determine priorities and targets for protection. In the interim, support environmental assessment of lands and environment in the Shire.
- b) Formalise policies to ensure biodiversity considerations are integrated into assessment of development proposals.
- c) Prioritise significant conservation improvements in the Yarra Yarra Basin to achieve NEWROC and Yarra Yarra’s conservation aspirations.
- d) Require the maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat by implementing management plans where required.
- e) Advise landowners with natural vegetation of land clearing restrictions and provide advice on measures to enhance and protect natural vegetation.
- f) Liaise with the Department of Environment and Conservation to identify land that warrants protection through Scheme provisions.
- g) Protect identified areas of environmentally significant land from adverse development by including such areas in the ‘Conservation’ category of the Local Scheme Reserve of the Local Planning Scheme.
- h) Seek the assistance of local environmental officers for measures to reduce or mitigate any further occurrence of any degradation problems in order that they may successfully inform and educate individuals experiencing salinity issues.

## **2.4 KOORDA TOWNSITE**

The Background Report identified that the townsite has an adequate supply of residential land for the foreseeable future. The Department of Regional Development and Lands has vacant land for sale in the townsite.

Residential density in the townsite is currently R15 with most of the lot sizes slightly greater than 1000m<sup>2</sup>. This precludes subdivision of most of the townsite lots. Rather than expand the townsite with large lot sizes, slightly higher densities should be encouraged, which will provide a variety of lot sizes throughout the townsite. Most of the townsite is deep sewered and all lots have access to the potable water supply.

#### **2.4.1 OBJECTIVE**

To promote the townsite of Koorda as the living, business and community centre for the Shire.

#### **2.3.2 STRATEGIES**

- a) Recognise Koorda as the Shire's cultural, recreation, business, social and administrative centre;
- b) Provide for increased residential densities in the townsite to meet future demand;
- c) Support and enhance the existing Industrial area;
- d) Facilitate the enhancement of the streetscapes of Allenby, Haig and Ninghan Streets.
- a) Consolidate public open space resources into better serviced, open space areas.

#### **2.3.3 ACTIONS**

- a) Develop an integrated system of pedestrian and cycle paths and road crossings to facilitate safe travel for school children and residents.
- b) Rezone existing commercial zoned land and local reserve on Railway Street to Public Purposes - Civic and Cultural to better reflect the current land use.
- c) Up-code existing residential density R15 throughout the townsite to dual coding R10/30.
- d) Develop local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- e) Include broad category zones in the Scheme to ensure a level of flexibility without necessitating excessive Scheme Amendments.
- f) The supply of residential, industrial, rural residential, commercial and other land must be monitored by the Shire on an ongoing basis.
- g) Provide additional industrial land to cater for demand.
- h) Subject to demand, servicing and access, consider expansion of the industrial area to the west of the townsite.

### **2.5 LAND SUPPLY**

The Shire's population has remained stable but there are opportunities for growth if a variety of various land uses are available for new investment.

It is estimated that there is sufficient supply of vacant zoned residential and commercial land but little industrial land.

#### **2.5.1 OBJECTIVES**

- a) Encourage development on existing vacant lots within the Shire.
- b) Provide adequate commercial land to meet the future needs of the projected population.
- c) Provide for a variety of light industrial land in and around the Koorda townsite.
- d) Designate land for public purposes, conservation and recreation in settlements.

#### **2.5.2 STRATEGIES**

##### **2.5.2.1 Residential**

- a) Encourage development on existing lots by:

- i. Zoning land with a split coding to allow for smaller lots in Koorda townsite to provide for denser residential developments where an adequate effluent disposal system is available (approximately 300m<sup>2</sup> lot size per dwelling). These lots will require connection to sewerage and reticulated water;
  - ii. Providing residential lots being approximately 2,000m<sup>2</sup> in size to provide for hobby activities (not involving animals). These lots will require connection to sewerage and reticulated water and should be located adjacent to the existing townsite; allowing for future increase in densities when demand occurs;
- b) Promote residential development that:
- i. Identifies a range of building styles and housing types to avoid visually monotonous streetscapes.
  - ii. Encourages a range of housing types to meet a range of housing needs, with particular focus on cultural, climatic and affordability elements.
- c) In the event of mining development provide opportunities for workers accommodation involved in the mining industry including campsite units and associated facilities. Such sites may require some separation from residential areas due to the irregular working hours of the industry workers. Opportunities for such accommodations exists in the residential zoned area south of Orchard Street.

#### **2.5.2.2 Commercial**

- a) Encourage the consolidation of commercial (shops and offices) uses to create a compact and attractive town centre.
- b) Ensure there is adequate parking provided for the range of uses in the commercial area. This may include off-street and street parking bays.
- c) Provide for accommodation of tourists in caravan parks that may include caravan bays, camping grounds, short term accommodation for visitors in on-site vans or chalet/unit type developments and motel/hotel type units.
- d) Ensure that Koorda townsite has serviced land available in an appropriate location for future business activities.

#### **2.5.2.3 Recreation, Civic and Cultural**

- a) Develop public open space areas that are well located, convenient and safe. Such areas should:
  - i. address the needs of a range of local user and age groups in the area.
  - ii. include both passive and active open spaces as well as areas that incorporate natural and cultural elements.

#### **2.5.3 ACTIONS**

- b) Ensure the provision of adequate residential, commercial, industrial and public purpose areas in the Local Planning Scheme.
- c) Allocate residential density codings to reflect the desired variety of lifestyle choices.
- d) Provide adequate buffers between industrial and adjacent land uses to avoid land use conflict from industrial activity, such as dust, smell and noise, and visual incompatibility.
- e) Facilitate the provision of adequate buffers between industrial and adjacent land uses to avoid land use conflict from industrial activity.
- f) Incorporate stormwater treatment measures into public open space areas, where appropriate.

- g) Assess the use of Crown Land in the district to determine if the lands may be excess to their respective vesting authorities requirements. If so, it may be advantageous for the Council to acquire these properties for future uses as determined by the Council.

## **2.6 DEVELOPMENT OUTSIDE KOORDA TOWNSITE**

### **2.6.1 OTHER TOWNSITES**

In all cases the railway land traversing the following townsites will be classified as 'Railway' local scheme reserve.

#### **2.6.1.1 Kulja**

The land use designations for Kulja are consistent with the Strategy objectives. Current zoning for the townsite is Rural and this should be retained with the exception of the lots facing Aitken and Cunningham Streets, and the lots to the north of the Burakin-Wialki Road which should be zoned 'Conservation'. The aim of this classification is to resist any further development in the townsite that may lead to pressures for servicing the community. This additional burden on the Shire funds is not considered sustainable in the long term. The Rural and Conservation zoning therefore conveys a message that the Council will not support future development in the townsite.

#### **2.6.1.2 Narkal**

Narkal will be completely classified as 'Conservation' as all properties are either UCL or Crown Reserves.

#### **2.6.1.3 Dukin**

All but one lot will be classified as 'Conservation'. The exception is the lot (1,011m<sup>2</sup>) used as a Telstra exchange. The remainder of the lots are either UCL or Crown Reserves.

None of the other townsites in the Shire have been developed. As there are no services and development in these townsites, development is not supported as there would be an unnecessary burden placed upon the Shire to provide services.

Rural Residential lots provide the opportunity for a semi-rural lifestyle close to Koorda where services, amenities and facilities are available, but should be located so as to not compromise the potential for future urban development, nor impact on existing agricultural activities.

Homestead lots provide the opportunity for the excision of land from a farm for the continued use of an existing dwelling when a farm is sold, or when a farmer retires. Furthermore as outlined in the Background Report, development in the other townsites would place an unnecessary burden on the Shire's resources.

## **2.6.2 OBJECTIVES**

- a) Recognise Dukin, Kulja and Narkal as other townsites within the Shire where no development is to be permitted.
- b) Provide for Rural Residential lifestyle lots close to the townsite of Koorda.
- c) To allow the continued use of homestead dwellings by supporting the excision of a homestead on a land area of between 1 and 4 hectares.

## **2.6.3 STRATEGIES**

### **2.6.3.1 Rural Residential**

- a) Facilitate the provision of rural residential lots of 1-4 hectares for those requiring a degree of separation and space to carry out hobbies or other activities. These lots will require connection to reticulated water.
- b) Provide the opportunity for a limited amount of rural residential land within close proximity of the Koorda townsite to for equestrian and other rural-residential activities.

### **2.6.3.2 Homestead Lots**

The Council will only support the creation of a homestead lot in a rural area where the proposed subdivision is consistent with the requirements of the Western Australian Planning Commission's Development Control Policy 3.4 – Subdivision of Rural Land.

## **2.6.4 ACTIONS**

- a) Classify all parts of inactive townsites where the land is currently Unallocated Crown Land or Crown Reserves, to 'Conservation' or 'Parks and Recreation' local reserves.
- b) Future Rural Residential areas to be subject to Structure Planning.
- c) Allow the excision of homestead lots of an area between 1 and 4 hectares ( or up to 20 ha in line with WAPC policy requirements and the discretion of Council) for continued use of a dwelling.
- d) Consider reclaiming lots in 'other townsites' to ensure dispersed settlements do not occur across the Shire that are not sustainable.

## **2.7 ENVIRONMENT**

### **2.7.1 OBJECTIVE**

To recognise and protect areas identified as environmentally significant.

### **2.7.2 STRATEGIES**

- a) Ensure appropriate fire management measures are maintained.
- b) Encourage maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat (*State Planning Policy 2.9 – Water Resources*).
- c) Encourage planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.
- d) Support environmental assessment of lands and the environment, at all stages of planning assessment.
- e) Continue to support strategic partnership with State, regional and industry bodies through North Eastern Wheatbelt Regional Organisation of Councils (NEWROC).
- f) Support 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels.

### **2.7.3 ACTIONS**

- a) Protect identified areas of environmentally significant land from adverse development by including such areas in the 'Conservation' category of the Local Scheme Reserve of the Local Planning Scheme.
- b) Support the preparation of studies to identify environmentally significant areas at a strategic level.

- c) Identify areas of significant and sensitive flora or fauna.
- d) Liaise with the Department of Environment and Conservation to identify land that warrants protection through Scheme provisions.
- e) Prioritise significant conservation improvements in the Yarra Yarra Basin to achieve NEWROC and Yarra Yarra's conservation aspirations.

## **2.8 EMPLOYMENT, BUSINESS AND TOURISM**

### **2.8.1 OBJECTIVE**

To promote employment, business and tourism in the Shire.

### **2.8.2 STRATEGIES**

- a) Facilitate opportunities for new business.
- b) Encourage tourism activities that will complement the Shire's economy, natural characteristics and features.
- c) Ensure that the activities are developed, and sites are appropriately protected and managed, in order to maximise their interest value and tourism appeal.

### **2.8.3 ACTIONS**

- a) Promote heritage and nature based tourism in the region.
- b) Provide a variety of accommodation facilities throughout the townsite to facilitate tourism within the shire.

## **2.9 MINING/EXTRACTIVE INDUSTRIES**

### **2.9.1 OBJECTIVE**

Encourage sustainable exploration, extraction and mining activities (excepting nuclear material) in the Shire

### **2.9.2 STRATEGIES**

- a) Support the establishment of mining operations in the Shire except those involving the use, storage or extraction of nuclear materials.
- b) Ensure that transport routes used for the movement of materials and minerals are appropriately maintained to a safe and responsible standard.
- c) Ensure that any mining activities have no detrimental social impacts on the residents of the Shire.
- d) Where practicable, ensure that any mining camp sites are established within reasonable proximity and accessibility to services and facilities of the Koorda townsite.
- e) Ensure that any mining camp does not detrimentally impact on the essential services, residential environment or amenity of the Koorda townsite.
- f) Minimise operational impacts of mining/or extractive industries (including dust, noise, vibration, drainage and land clearing) on the surrounding landscape or environment.

### **2.9.3 ACTIONS**

- a) Prepare a Local Planning Policy relating to how the Council will consider mining exploratory work, mining operations and mining camps.

## **2.10 TRANSPORT AND INFRASTRUCTURE**

### **2.10.1 OBJECTIVE**

To improve the Shire's system of transport and service infrastructure.

### **2.10.2 STRATEGIES**

- a) Ensure that local road networks for new development are safe for all users..
- b) Promote re-use and recycling of water, particularly stormwater and wastewater.

### **2.10.3 ACTIONS**

- a) Setup service liaison relationships with relevant service agencies.
- b) Provide for appropriate buffers between uses with environmental impacts and sensitive uses.
- c) Facilitate on-going negotiations and co-operation between the Shire and the essential service agencies to ensure forward planning of essential services in the key settlement of Koorda townsite.

## **3 STRATEGY MAPS**

### **3.1 KOORDA SHIRE STRATEGY MAP**

The over-arching objective of the strategy (**Figure 1**) is to achieve the Shire's Vision for the future as outlined at the beginning of the Strategy Report.

The main components of the Strategy include the identification of;

- Existing conservation areas (Reserves),
- Other existing Reserves and UCL,
- Existing townsites.
- Salinity affected areas.

### **3.2 KOORDA (TOWNSITE) STRATEGY MAP**

**Figure 2** shows the future land use allocation for Koorda Townsite. These proposals are based on the information contained in the Background Report that examined the existing zonings, built environment, landform, land tenure and vegetation.

#### **3.2.1 Residential**

There are in excess of 50 vacant lots in Koorda. A few of these may not be immediately available (eg UCL) however the demand is not expected to be high. This supply of undeveloped lots is considered to be adequate for the foreseeable future. Many of these vacant properties are owned by the Shire. There is zoned land adjacent to the golf course that is available if demand arises. Future residential areas should be located adjacent to existing lots. Provision for this could be made in the Rural Residential area to the east of the town where the golf course is currently located or south of the townsite

#### **3.2.2 Commercial**

The commercial area of Koorda is mostly developed, but not all occupied. Again a strong demand for commercial properties is not expected. There are several vacant lots in the main commercial strip in Koorda, as well as a one hectare property at the southern end of the main street (owned by the Shire).

#### **3.2.3 Industry**

The existing industrial area located on the Koorda-Dowerin Road (on the eastern side of the railway) in Koorda, is partly occupied by CBH wheat bins. These wheat bins are proposed to be relocated on the west side of the railway in the new industrial area. This will free up two additional lots for other light industries. For general industry land uses, land adjacent to the existing industrial area should be zoned to encourage industries to relocate into the townsite and provide employment opportunities into the foreseeable future.

#### **3.2.4 Public purposes and recreation**

The Koorda townsite has adequate public purpose facilities and amenities. Barring a relocation of a major activity, the land supply for public purposes is considered adequate. There are existing Public Purposes land uses currently occupying land not zoned for this purposes. these lots should be rezoned to properly reflect their land use.

### **3.3 OTHER STRATEGY COMPONENTS**

The policies, views and positions put forward in this Local Planning Strategy are deemed to form part of the Shire's strategy for the Local Government Area.

## **4 MONITORING AND REVIEW**

### **4.2 MONITORING AND REVIEW OF THE STRATEGY**

This Strategy will be monitored and reviewed when either;

- New data becomes available or,
- When the Council considers an issue requires review due to a change of circumstances or,
- When the Local Planning Scheme is reviewed.

Proposals set out in this Strategy will be incorporated into the Shire's new Local Planning Scheme when considered appropriate.

The time period envisaged by this strategy is between 10 - 15 years. It sets out the Shire's general intentions for future long term growth and change. It has been developed from the analysis of current key issues and those likely to have impact in the future as outlined in the background data.

New opportunities and challenges may arise during this time and some of the changes may not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy, new crop species and also changing community needs and aspirations.

It is essential that Council responds to change in a planned manner to ensure that benefits to the Shire's community are maximised. This should reduce ad hoc approaches, and in turn, reduce any potential negative impacts on the community.

This local planning strategy should not be viewed as a fixed plan. Rather it will require continual review. On this basis it is suggested that the strategy be reviewed every five years, coinciding with a review of the town planning scheme. Any review should measure how successful the strategy has been in terms of:

- Achieving the stated land use and development objectives.
- The level of guidance provided by the strategies to assist in land use and development decision making and the extent to which this results in achieving the land use and development objectives.
- The extent to which the stated actions have been undertaken and achieved.

**ENDORSEMENT**

The Strategy is adopted when signed by the President and Chief Executive Officer on behalf of the Shire Council. The Strategy will become a recognised strategic document once endorsed by the WA Planning Commission.

.....  
**PRESIDENT**

.....  
**DATE**

.....  
**CHIEF EXECUTIVE OFFICER**

.....  
**DATE**