

ORDINARY COUNCIL MEETING

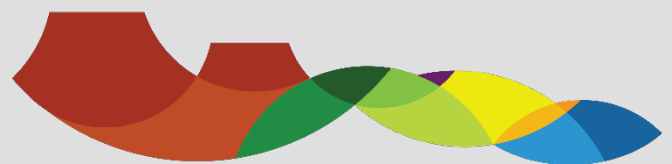
AGENDA

**9:00am WEDNESDAY
15 SEPTEMBER 2021
NABAWA CHAMBERS**

SEPTEMBER 2021

SHIRE OF CHAPMAN VALLEY
Maurice Battilana
CHIEF EXECUTIVE OFFICER

*"A thriving
community,
making the
most of our
coastline,
ranges and
rural
settings to
support us
to grow and
prosper"*



SHIRE OF
Chapman Valley
love the rural life!

DISCLAIMER



No responsibility whatsoever is implied or accepted by the Shire of Chapman Valley for any act, omission or statement or intimation occurring during Council Meeting. The Shire of Chapman Valley disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee Meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Meeting does so at that person's or legal entity's own risk.

The Shire of Chapman Valley warns that anyone who has any application or request with the Shire of Chapman Valley must obtain and should rely on WRITTEN CONFIRMATION of the outcome of the application or request of the decision made by the Shire of Chapman Valley.

Maurice Battilana
CHIEF EXECUTIVE OFFICER

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ORDER OF BUSINESS

1.0 DECLARATION OF OPENING/ANNOUNCEMENTS OF VISITORS

2.0 ANNOUNCEMENTS FROM THE PRESIDING MEMBER

3.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

3.1 Attendees

3.2 Apologies

3.3 Previously Approved Leave of Absence (By Resolution of Council)

- Cr Davidson – September 2021 OCM (Minute Ref: 07/21-01)
(Note: Cr Davidson indicated possible attendance at this OCM)

4.0 PUBLIC QUESTION TIME

4.1 Response to Previous Public Questions on Notice

Nil

4.2 Public Question Time

5.0 APPLICATIONS FOR LEAVE OF ABSENCE (by Resolution of Council)

6.0 DISCLOSURE OF INTEREST

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

Section 5.60A:

“a person has a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.”

Section 5.60B:

“a person has a proximity interest in a matter if the matter concerns –

- (a) a proposed change to a planning scheme affecting land that adjoins the person’s land; or
- (b) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (c) a proposed development (as defined in section 5.63(5)) of land that adjoins the person’s land.”

Regulation 34C (Impartiality):

“interest means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.”

Item No.	Member/Officers	Type of Interest	Nature of Interest

7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

7.1 Petitions

Nil

7.2 Presentations

9:30am - Pip Brown & Kath Winter – Western Power

10:30am – Marg Hemsley (LG People) – Strategic Community Plan Review

7.3 Deputations

Nil

8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETINGS

8.1 Ordinary Meeting of Council held on Wednesday 18 August 2021

Resolution:

The Minutes of the Ordinary Meeting of Council held Wednesday 18 August 2021 be confirmed as true and accurate.

9.0 ITEMS TO BE DEALT WITH EN BLOC

10.0 OFFICERS REPORTS

10.1

Deputy Chief Executive Officer

10.1 AGENDA ITEMS

10.1.1 Proposed Relocation Residence & Outbuilding (Building Envelope Alteration)

10.1.2 Proposed Poultry Processing Unit

10.1.3 Proposed Outbuilding

10.1.4 Shire of Chapman Valley Local Planning Strategy

10.1.1 Proposed Relocated Residence & Outbuilding (Building Envelope Alteration)

PROPONENT:	R. Stent for L. Puglia
SITE:	60 (Lot 82) Murphy-Norris Road, Narra Tarra
FILE REFERENCE:	A2104
PREVIOUS REFERENCE:	Nil
DATE:	7 September 2021
AUTHOR:	Simon Lancaster, Deputy Chief Executive Officer

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.1(a)	Application & Carney Hill Estate Structure Plan		√
10.1.1(b)	Received Submission		√
10.1.1(c)	Applicant's correspondence & amended Site Plan		√

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Council is in receipt of an application for a second-hand dwelling and outbuilding upon 60 (Lot 82) Murphy-Norris Road, Narra Tarra outside of the building envelope shown upon the Carney Hill Estate Structure Plan.

The application has been advertised for comment and an objection was received.

The applicant has submitted an amended site plan following the advertising period relocating the proposed site of the outbuilding.

This report recommends approval of the dwelling as per the originally submitted site plan and the approval of the outbuilding as per the amended site plan.

COMMENT

Lot 82 is a 24.7561ha property located on the southern side of Murphy-Norris Road, and located 500m east of the Chapman Valley Road intersection. The property is largely cleared excepting some vegetation upon the more steeply sloping areas of the property and a strip of trees running parallel to Murphy-Norris Road.

Lot 82 has a 243.087m frontage to Murphy-Norris Road, and the property slopes gradually upwards for the initial 300m horizontal distance from the 145m contour at the north/road end of the property to the 160m contour. The residence is generally around the 155m contour height. The property then rises steeply across the next 150m horizontal distance from the 160m contour to the 190m contour, and the south-east/rear of Lot 302 is contained in a flat topped mesa area.

At time of subdivision, the developer of the Carney Hill Estate nominated a 100m x 100m building envelope generally between the 145m and 150m contours.

Figure 10.1.1(a) – Location Plan for 60 (Lot 82) Murphy-Norris Road, Narra Tarra



Figure 10.1.1(b) – Aerial photograph of 60 (Lot 82) Murphy-Norris Road, Narra Tarra



The development history for the property is as follows:

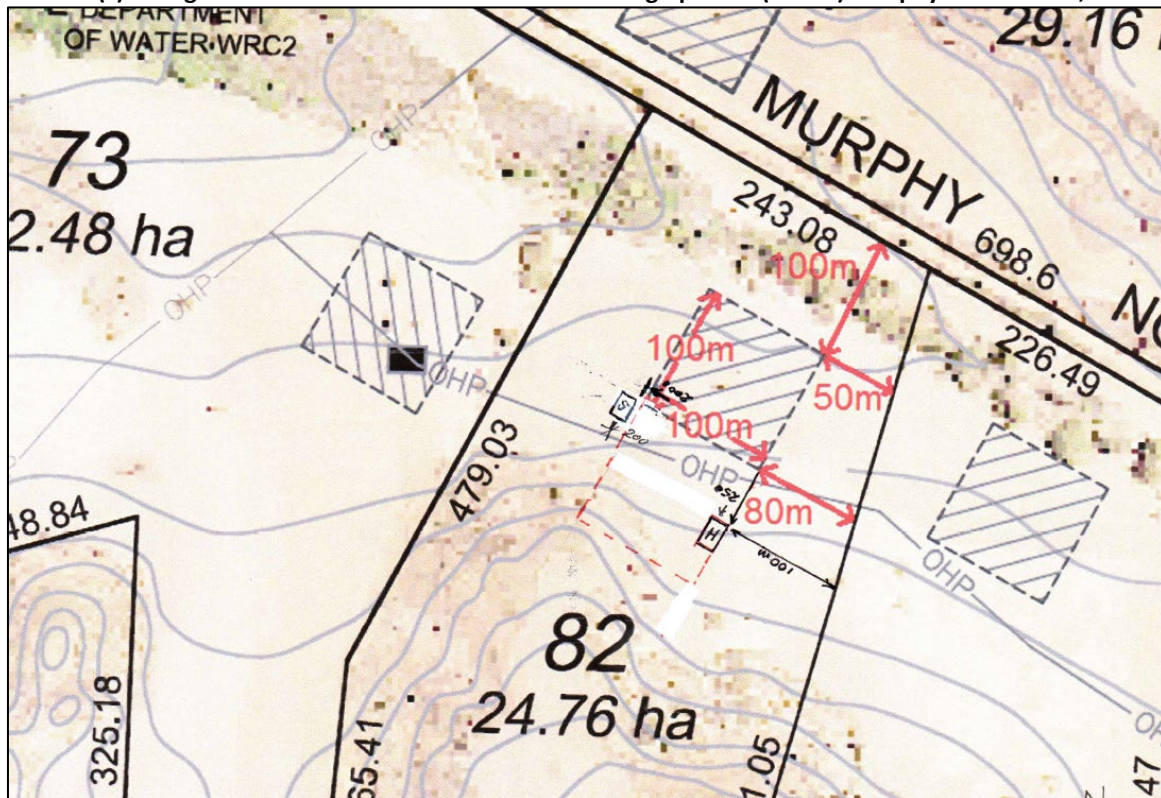
13 November 2009	Gazettal of Scheme Amendment No.37 that rezoned the Carney Hill Estate.
16 December 2009	Council adopted the Carney Hill Estate Subdivision Guide Plan that designated a 1ha building envelope for each proposed lot, including Lot 82;
7 April 2010	WAPC approved Carney Hill Estate subdivision application and initial 2 stages subsequently created;
7 July 2014	WAPC approved renewal of Carney Hill Estate subdivision application;
21 September 2016	WAPC approved DP406905 that created Lot 82 as part of Carney Hill Estate Stage 3;
17 August 2020	Applicant purchased Lot 82 from subdivider;
23 April 2021	Shire responded to applicant's enquiry and provides copy of building envelope plan, building envelope policy, second-hand buildings policy, and planning, building and septic application forms;
18 June 2021	Applicant met with Shire staff to discuss application;
23 June 2021	Shire responded to applicant's enquiry and provides copy of building envelope plan, building envelope policy and planning application form;
20 July 2021	Applicant's private building certifier lodged septic application;
22 June 2021	Applicant commenced siteworks, second-hand residence subsequently placed on-site;
28 July 2021	Shire advised the applicant's private building certifier that the septic application is unable to be determined at this time as the proposed location for the associated building is outside of the building envelope. Shire provides copy of building envelope plan, building envelope policy, second-hand buildings policy and planning application form. Shire also advises of the penalties for commencement of development without approval and requests lodgement of planning application to avoid need for issuing of Directions Notice;
30 July 2021	Application for residence and shed outside of building envelope received;
2 August 2021	Applicant advised that application will be advertised for comment;
3 August 2021	Advertising commenced;
27 August 2021	Advertising concluded and 1 objection received;
30 August 2021	Shire advised applicant and respondent that application would be presented to 15/9/21 Council meeting. Applicant provided with opportunity to respond to received submission;
7 September 2021	Applicant submitted revised site plan and supporting correspondence.

The application is for a second-hand, single storey, timber framed, 4 bedroom, 2 bathroom residence with a floor area of 181.755m² that has already been placed on-site. The originally submitted site plan indicated that the residence would be 250m from the front property boundary and 100m from the nearest (eastern) side boundary, this would place it 50m to the rear of/outside the building envelope.

The application is also for a second-hand 10m x 20 (200m²) outbuilding with a wall height of 4.5m, a total height of 6m and galvanised custom orb cladding. The application as originally lodged sought to site the outbuilding 200m from the front property boundary and 200m from the eastern side property boundary, this would result in the outbuilding being 50m forward/north of the residence, and marginally outside of/south-west of the building envelope.

A copy of the originally received application has been provided as **separate Attachment 10.1.1(a)**.

Figure 10.1.1(c) – Original Site Plan for Residence & Outbuilding upon 60 (Lot 82) Murphy-Norris Road, Narra Tarra



The underlying rationale for identifying building envelopes upon the Carney Hill Estate Subdivision Guide Plan was summarised in the Scheme Amendment No.37 documentation (that rezoned the land from 'Rural' to 'Rural Smallholding'):

"Protect the rural amenity and character of the area from incompatible land use/development.

The size of the lots coupled with the proposed Scheme provisions (including building exclusion areas) will ensure compatibility with surrounding land. Measures such as designated building envelopes will also be used by the Shire to manage the visual amenity and rural ethos of the area." (Amdt No.37, page 7)

"4.2 LOCATION OF BUILDINGS AND STRUCTURES

The rural seclusion, natural land features and scenic qualities have proven to be the major factors in attracting purchasers to the Chapman Valley area. However, there is a need to ensure that building developments within this locality do not adversely impact on the visual landscape amenity of the area, nor have a detrimental effect on nearby farming activities. Therefore, the positioning of buildings will not be permitted within any area identified as 'Development Exclusion Area' and for that matter will only be allowed within the allocated building envelopes as identified on the Subdivision Guide Plan or as determined otherwise by the Shire Council. In this regard areas of exclusion has been identified in order to protect existing vegetation and encourage the maintenance and enhancement of rural landscape amenity along Chapman Valley Road, which is an important tourist road and part of the Shire's heritage trail. Furthermore, it is unlikely the Council will support the placement of buildings on hill tops where there is a perceived detrimental effect the broader amenity and scenic qualities of the Flat Top Moresby Ranges." (Amdt 37, page 14)

Whilst the residence is sited in a location where it is visible to passing vehicles along the Chapman Valley Road, which is identified as a Primary Distributor Road in the Main Roads WA network and is also a tourism drive with a high level of scenic appeal, the location is not set against the skyline and the visual impact can be reduced through screening landscaping.

Figure 10.1.1(d) – View looking south-east from Chapman Valley Road towards Lot 82 Murphy-Norris Road



Figure 10.1.1(e) – View looking south-east from Murphy-Norris Road towards residence upon Lot 82



**Figure 10.1.1(f) – View looking south-west from Murphy-Norris Road
with residence upon Lot 82 to the right and neighbouring residence to the left**



STATUTORY ENVIRONMENT

60 (Lot 82) Murphy-Norris Road, Narra Tarra is zoned 'Rural Smallholding 2' under the Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme') the objectives for which are listed in Table 1 as being:

- *To provide for lot sizes in the range of 4 ha to 40 ha.*
- *To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*
- *To set aside areas for the retention of vegetation and landform or other features which distinguish the land."*

The proposed development would meet with the definition of 'Second Hand Dwelling' which is listed by the Scheme as an 'A' (i.e. advertised) use in the 'Rural Smallholding' zone, which *"means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions."*

Lot 82 also falls within the 'Special Control Area 2 – Moresby Range Landscape Protection Area' for which the Scheme notes:

Purpose and Objective	Additional Provisions
The purpose of Special Control Area 2 is the protection of the Moresby Range and associated valleys from development and/or subdivision that will detrimentally affect the landscape values of the area, including preventing development that may lead to problems of erosion. In determining any application for development approval on land	<p>(1) Within SCA 2, no clearing or destruction of any remnant native vegetation or re-vegetation shall be permitted except for:</p> <p>(a) Clearing to comply with the requirements of the <i>Bush Fires Act 1954</i> (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government;</p> <p>(b) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government; and/or</p> <p>(c) Clearing as may be allowed under the Department of Water and Environmental Regulation and Conservation Land Clearing Regulations;</p> <p>(d) Trees that are diseased or dangerous.</p>

within Special Control Area 2, the local government shall give consideration to the purpose of the Special Control Area.	<p>(2) In the determination of any application for development approval within SCA 2, the local government may, having regard to the purpose of the Special Control Area set out in Part 5 and the assessment criteria detailed in the Moresby Range Management Strategy, require modification of development proposals, or impose conditions of approval regarding:</p> <ul style="list-style-type: none"> (a) The siting of the proposed development; (b) The design and layout of the proposed development; (c) The materials and finishes to be used in the proposed development; (d) The protection of remnant native vegetation or re-vegetation located on the site; (e) The installation and maintenance of vegetation to provide for the visual screening of proposed development; and/or (f) The installation and maintenance of vegetation, retaining walls or other works to prevent erosion.
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The Scheme also notes the following relevant to this application:

“37 Appearance of land and buildings

- (1) Unless otherwise approved by the local government, no person shall erect any building or other structure which by reason of colour or type of materials, architectural style, height or bulk, ornament or general appearance, has an exterior appearance which is out of harmony with existing buildings or the landscape character of the area.*
- (2) All buildings and land on which they are located within the Scheme area shall be maintained in a manner, which preserves the amenity of the surrounding locality to the satisfaction of the local government.*
- (3) Where in the opinion of the local government an activity is being undertaken that results in the appearance of the property having a deleterious effect on the amenity of the area in which it is located, the local government shall require the owner or occupier to restore or upgrade the conditions of that property to a standard commensurate with those generally prevailing in the vicinity.”*

“40 Building envelopes

- (1) Where a building envelope is identified on a structure or fire management plan, all development shall be contained within the designated envelope area.*
- (2) No development of any structures shall occur within any area/s identified as ‘Development Exclusion Area’, ‘Re-vegetation Area’, ‘Remnant Vegetation’ or similar on the structure or fire management plan;*
- (3) Notwithstanding the requirements of Clause 62 of the deemed provisions, where a building envelope exists on a particular lot an application for development approval to change or relocate the building envelope shall be accompanied by relevant building plans and information addressing visual amenity, privacy and screening, vegetation loss, access, and proximity to natural features.*
- (4) In considering an application to relax the requirements of subclause (2) and (3), the local government shall, in addition to the general matters set out in Clause 67 of the deemed provisions, give particular consideration to:*
 - (a) unacceptable visual clutter, especially in elevated areas of high landscape quality or visually exposed locations; and*
 - (b) unnecessary clearing of remnant native vegetation; and*
 - (c) visual obtrusiveness and/or impact on an adjoining property by way of privacy, noise, odour or light spill; and*
 - (d) suitability for landscape screening using effective screening vegetation; and*
 - (e) compliance with the land-use, setback, building height, development exclusion, vegetation protection, bushfire requirements and other pertinent provisions of the Scheme and relevant local planning policy.”*

“Schedule 5 - Rural Smallholding

(1) Structure Plan

- (a) Subdivision, development and land use shall generally be in accordance with a structure plan as adopted by the local government and the Western Australian Planning Commission in accordance with Part 4 of the deemed provisions;*
- (b) Subdivision, development and land-use shall generally be in accordance with any other matters outlined on the structure plan; and*
- (c) In addition to such other provisions of the Scheme as may affect it, any land that is included in a Rural Residential zone or Rural Smallholding zone shall be subject to those provisions as may be specifically set out against it in Schedules 6 or 7.*

(2) Buildings

- (a) All buildings shall be sited in accordance with the setback requirements specified in the Scheme except where building envelopes are shown on a structure plan or local development plan. Where building envelopes are shown, all buildings and effluent disposal systems shall be located within that envelope.*
- (b) All buildings constructed on the land shall be sympathetic to existing landscape features, predominantly landform, vegetation and amenity in terms of their design, height, location, material and cladding colours.”*

Clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters in considering a development application:

- “(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...*
- ...(g) any local planning policy for the Scheme area;*
- (h) any structure plan, activity centre plan or local development plan that relates to the development...*
- ...(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;...*
- ...(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;...*
- ...(w) the history of the site where the development is to be located;*
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) any submissions received on the application...*
- ...(zb) any other planning consideration the local government considers appropriate.”*

The Carney Hill Estate Subdivision Guide Plan was adopted by Council at its 16 December 2009 meeting and is considered to form a Structure Plan as per Part 9 Regulation 79 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

POLICY/PROCEDURE IMPLICATIONS

Schedule 2 Part 2 Division 2 Clauses 3-6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides for Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

The Shire of Chapman Valley Local Planning Policy 5.1 – Building Envelopes contains the following objectives:

- “3.1 To provide guidance with respect to the amendment of a building envelope (relocation, expansion) that will not lead to unacceptable impacts on surrounding properties.*

-
- 3.2 *To provide criteria by which the amendment of a building envelope should be considered to assist in protecting the integrity of the application of building envelopes.*
 - 3.3 *To provide guidance in relation to the information required to be submitted as part of an application for the amendment of a building envelope.”*

Policy 5.1 also sets the following Policy Statement:

- “6.1 In considering an application to relax the development standards pursuant to Section 40 of its Local Planning Scheme, the Local Government will give particular consideration to:*
 - 6.1.a justification for the proposed amendment.*
 - 6.1.b the secondary nature of the development should the application be to site a building/s outside of the envelope (e.g. horse stables, bore sheds).*
 - 6.1.c unacceptable visual clutter, especially in elevated areas of high landscape quality or visually exposed locations, such as the edge of hill or mesa tops within prominent parts of the Moresby Range.*
 - 6.1.d unnecessary clearing of remnant native vegetation.*
 - 6.1.e visual obtrusiveness and/or impact on an adjoining property by way overlooking, noise, odour or light spill.*
 - 6.1.f suitability for landscape screening using effective screening vegetation and the availability of a proven water supply for this purpose.*
 - 6.1.g use of materials and colours to assist in softening any perceived visual impact.*
 - 6.1.h compliance with the land-use, setback, building height, development exclusion, vegetation protection, bushfire requirements and other pertinent provisions of the Local Planning Scheme and associated Planning Policies.*
- 6.2 Building envelopes are generally imposed at the time of rezoning or subdivision to provide an area in which buildings upon a property will be clustered and provides an understanding for surrounding landowners of the potential location of future built form. Whilst this Policy provides guidelines for an application to be submitted to amend a building envelope it should not be construed that approval will be granted with each application assessed on its individual merits.”*

The Shire of Chapman Valley Local Planning Policy 1.5 – Second-hand and Repurposed Buildings contains the following objectives:

- “3.1 To ensure that any development proposing to use a second hand building or repurposed building or second hand cladding material meets acceptable aesthetic and amenity requirements in the locality for which it is proposed.*
- 3.2 To ensure that any second hand building or repurposed building or second hand cladding does not detract from an existing (or reasonably desired) streetscape.*
- 3.3 To enable the local government to retain such monies (bonds) to ensure the desired standard of development is achieved.*
- 3.4 To address the issue of exposure risks from asbestos cement cladding.”*

Policy 1.5 also sets the following Policy Statement:

- “6.1 Buildings (and materials) that are second hand or repurposed are, in some instances, of poor condition and as such the Local Government may impose conditions to ensure the building presentation is of an acceptable standard to enhance the streetscape appearance. Such conditions may include (but are not limited to) the following:*
 - 6.1.a Need for additional setbacks over and above the prescribed minimum and the need for screening/landscaping.*
 - 6.1.b A bond and agreement to ensure the external appearance of the development has been completed to the approval of the Local Government.*
 - 6.1.c The space between the ground level and the floor level being suitably enclosed.*

-
- 6.1.d *The roof and/or walls being re-clad in materials and colours, and/or re-painted in colours, that are consistent or complementary in colour with the surrounding natural landscape features or desired streetscape.*
 - 6.1.e *The required works are to be completed within a specified time frame to ensure the building presentation is of an acceptable standard.*
 - 6.2 *Unless specific approval is given, all external asbestos cement cladding must be removed and replaced with new material prior to the relocation of a transported building to its new site.*
 - 6.3 *Prior to the issue of any building permit for a second hand or repurposed building the Local Government shall require the lodging of:*
 - 6.3.a *a bond, of at least 5% of the estimated value of an equivalent new building, to a maximum of \$5,000 and minimum of \$1,000.*
 - 6.3.b *agreement, signed by the applicant(s) that the bond will be forfeited to the Local Government if the approved works are not carried out within the approved timeframe indicated.*
 - 6.3.c *bond moneys will only be refunded (if not forfeited) after works required to prevent forfeiture have been carried out to the satisfaction of the Local Government."*

Shire of Chapman Valley Local Planning Policy 1.4 – Outbuildings has the following objectives:

- 3.1 *To alter the deemed to comply provisions of the R-Codes for Outbuildings.*
- 3.2 *To provide a clear definition of what constitutes an 'Outbuilding'.*
- 3.3 *To ensure that Outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.*
- 3.4 *To limit the visual impact of Outbuildings.*
- 3.5 *To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding area.*
- 3.6 *To ensure that the Outbuilding remains an ancillary use to the main dwelling or the principle land use on the property."*

The Outbuildings Policy does not set a maximum height or floor area for outbuildings in the 'Rural Smallholdings' zone where lots are greater than 4ha. Policy 1.4 does not require that an outbuilding be setback behind the front building line of the residence upon lots greater than 4ha, instead requiring that:

"6.7.c For lots zoned 'Rural-Residential', 'Rural Smallholding' and 'Rural' the Outbuildings are to be setback in accordance with the Local Planning Scheme, or if applicable located within a defined building envelope."

Policy 1.4 also notes that:

"6.8.a The use of uncoated metal sheeting (i.e. zincalume or corrugated iron) is only supported upon land zoned 'Rural Smallholdings' or 'Rural'."

FINANCIAL IMPLICATIONS

Nil

Long Term Financial Plan (LTFP):

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting. It is not considered that the determination of this application would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

The Shire of Chapman Valley Local Planning Strategy identifies Lot 82 as being located within Precinct No.3-Chapman Valley the vision for which is "A diverse range of rural pursuits and incidental tourist developments that complement the sustainable use of agricultural resources".

The Strategy lists the following precinct objectives of relevance in the assessment of this application:

“3.3.5 Protect the rural amenity and character of the area from incompatible land use/development, again through the implementation of appropriate environmental and planning controls.

Strategic Community Plan/Corporate Business Plan:

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting. It is not considered that the determination of this application would have impact in relation to the Strategic Community Plan.

CONSULTATION

The Scheme Zoning table requires that applications for second-hand dwellings in the ‘Rural Smallholdings’ zone shall be advertised for comment.

Section 7.0 of the Shire’s ‘Building Envelopes’ Local Planning Policy notes that an application seeking to relocate, remove or expand a building envelope may be advertised to surrounding landowners prior to being placed before a meeting of Council for consideration.

Section 7.0 of the Shire’s ‘Second-Hand & Repurposed Buildings’ Local Planning Policy also notes that an application for a second-hand or repurposed building shall be advertised to surrounding landowners.

The Shire wrote to the 6 surrounding landowners on 3 August 2021 providing details of the application and inviting comment upon the proposal prior to 27 August 2021.

At the conclusion of the advertising period 1 submission had been received, objecting to the application, and this has been provided as **separate Attachment 10.1.1(b)**. The submission, amongst other issues, objected to the proposed location of the outbuilding and provided a suggested alternate building envelope that would require the outbuilding to be sited behind the residence.

Figure 10.1.1(g) – Respondent's suggested building envelope (shown as blue circle)



The applicant was provided with a redacted copy of the submission and the opportunity to respond to the issues raised. The applicant has submitted correspondence, provided as **separate Attachment 10.1.1(c)** that includes a revised site plan seeking to now locate the outbuilding to the rear/south of the residence and an alternate building envelope.

Figure 10.1.1(h) – Applicant's amended site plan and suggested building envelope (shown in red outline)



RISK ASSESSMENT

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council:

- 1 Grant formal planning approval for the siting of the second-hand dwelling upon 60 (Lot 82) Murphy-Norris Road, Narra Tarra subject to compliance with the following conditions:
 - 1a The dwelling shall be in accordance with the approved plans as contained in **Attachment 10.1.1(a)** and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
 - 1b Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
 - 1c The addition of a verandah to the front (northern) elevation of the dwelling and the installation of skirting between the floor level and ground level, that are consistent or complementary in colour with the dwelling and the surrounding natural landscape features, and to a finish, to the approval of the local government.
 - 1d The installation and maintenance of landscaping between the dwelling and the eastern property boundary for the purposes of screening the dwelling to the approval of the local government.
 - 1e The laying of all water pipes under ground to a minimum depth of 300mm to better withstand the effects of a bush fire.
 - 1f The required works (inclusive of verandah, skirting and landscaping) are to be completed to the approval of the local government within 12 months of the Council determination (i.e. prior to 15 September 2022).
 - 1g A bond of \$1,000 must be lodged by the applicant with the Shire that will be returned upon completion of the requirements pertaining to the abovementioned conditions within a period of 12 months, and in the event that the works described in the application are not carried out within the 12 month timeframe the bond shall be forfeited to the Shire.

Note: In regards to condition 1g should the bond be forfeited then Shire staff will present a report to Council for its consideration outlining how the forfeited bond monies should be expended to address the outstanding works/conditions.
 - 1h The dwelling must be in accordance with Australian Standard 3959 – Construction of Buildings in Bush Fire Prone Areas, and landscaping and vegetation upon the property must be maintained in accordance with the Asset Protection Zone requirements as contained in the Department for Planning, Lands and Heritage's *Guidelines for Planning in Bushfire Prone Areas*.
- 2 Grant formal planning approval for the siting of the outbuilding upon 60 (Lot 82) Murphy-Norris Road, Narra Tarra subject to compliance with the following conditions:

-
- 2a The outbuilding shall be in accordance with the location upon the property as contained in the applicant's revised site plan provided as **Attachment 10.1.1(c)** (i.e. located to the rear/south of the residence as viewed from Murphy-Norris Road) and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- 2b Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
- 2c The installation and maintenance of landscaping between the outbuilding and the eastern property boundary for the purposes of screening the outbuilding to the approval of the local government.
- 3 Refuse the application for an amended building envelope as contained in the applicant's revised site plan provided as **Attachment 10.1.1(c)** as it is a significant increase to the current building envelope area.

Note: Council advise that it would give further consideration to a new application for a revised building envelope that was reduced in area and provided further information in relation to the type and scale of buildings being sought. The application would need to be accompanied by a plan that had due regard for the requirements of Shire of Chapman Valley Local Planning Policy 5.1 Building Envelopes and Part 8 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the applicant may wish to engage the services of a professional draftsman to assist with this.

- 4 The applicant is advised that if they are aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

10.1.2 Proposed Poultry Processing Unit

PROPONENT:	D. Havelberg
SITE:	266 (Lot 61) Murphy-Norris Road, Narra Tarra
FILE REFERENCE:	A1279
PREVIOUS REFERENCE:	07/08-9 & 03/12-6
DATE:	6 September 2021
AUTHOR:	Simon Lancaster, Deputy CEO

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.2(a)	Application		√
10.1.2(b)	Red Hill Homestead Heritage Inventory entry		√
10.1.2(c)	Received submissions		√

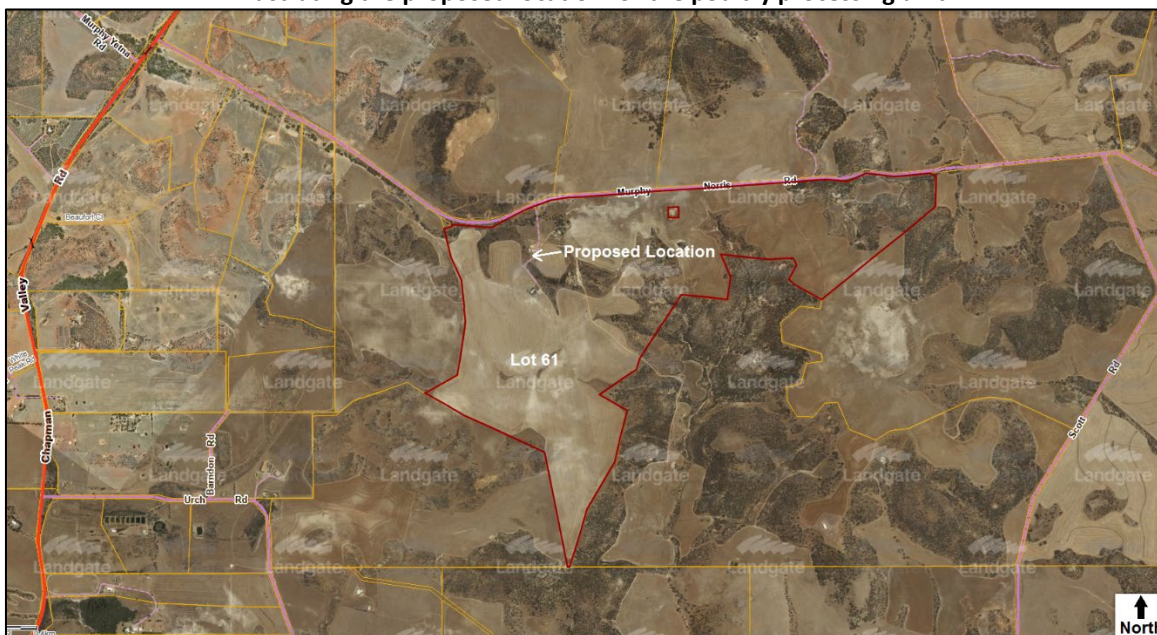
DISCLOSURE OF INTEREST

Nil

BACKGROUND

Council is in receipt of an application to site a mobile poultry processing unit upon 266 (Lot 61) Murphy-Norris Road, Narra Tarra. The application has been advertised for comment and 3 submissions from state government agencies offering technical comment were received. This report recommends approval of the application.

Figure 10.1.2(a) – Location Map of 266 (Lot 61) Murphy-Norris Road, Narra Tarra illustrating the proposed location for the poultry processing unit



COMMENT

Lot 61 is a 264.2871ha property located 2km east of the Murphy-Norris Road and Chapman Valley Road intersection. The property is largely cleared and used for cropping purposes with pockets of remnant vegetation upon the more steeply sloping areas of the property.

The poultry processing activities would be contained within a refitted refrigerated truck trailer that would be located 275m south of the Murphy-Norris Road behind existing farm sheds. The unit would be sited 200m north of the main farmhouse and 200m south-west of the Red Hill Homestead.

Figure 10.1.2(b) – Proposed location for poultry processing unit upon 266 (Lot 61) Murphy-Norris Road, Narra Tarra



A copy of the application has been provided as **separate Attachment 10.1.2(a)** which includes site and floor plans, photographs of the trailer and processing information.

A copy of the entry for Red Hill Homestead from the Shire of Chapman Valley Heritage Inventory has been provided as **separate Attachment 10.1.2(b)**.

The applicant seeks approval to operate the poultry farm with mobile outdoor pens, producing organic fed poultry that would be processed, packed and refrigerated on-site, then transported to retailers and markets, there would not be any on-farm sales.

The processing unit would initially operate 1-2 days a month between 7:00am-7:00pm, expanding ultimately should the development prove successful to operate 1-2 days a fortnight and processing up to 10,000 birds per year.

Processing waste would initially be contained in enclosed containers and then composted on-farm through layering plant material (e.g. wood chips, chaff, straw, grass clipping, garden waste) with the processing waste centred in the pile to prevent vermin accessing it, along with a perimeter fence. Following a decomposition process of 4-8 weeks the compost would be spread onto the farm paddocks.

Figure 10.1.2(c) – Proposed Poultry Processing Unit

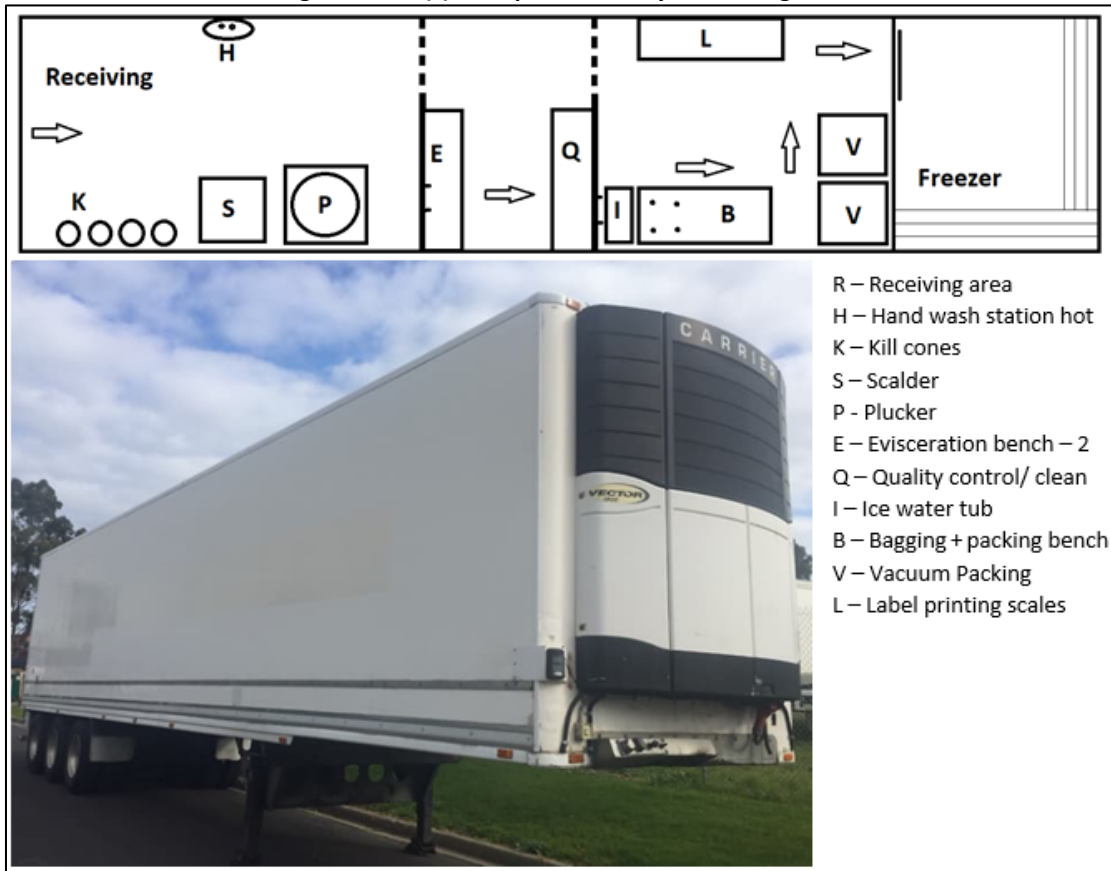


Figure 10.1.2(d) – View looking south from Murphy-Norris Road towards farm outbuildings (behind which the processing unit will be sited)



Figure 10.1.2(e) – View of some of the rotational pens on Lot 61 with the farm outbuildings in the distance where the poultry processing unit trailer would be parked



It is considered that the application can be supported on the following basis:

- the development would create a value-adding operation to a farming practice;
- the development would be setback 275m from Murphy-Norris Road and behind existing farm outbuildings;
- the development would be 1km east of the nearest third-party residence and not in a direct line-of-sight due to obscuring vegetation and topography, and would be 1.3km from the nearest line-of-sight third party residence;
- there would be limited scope for further residences to be developed closer than the nearest existing third party residence given existing cadastre and zoning, and in the event that a third-party residence was constructed in closer proximity, the mobile nature of the development, and the 265ha area of Lot 61 means that the processing unit could be relocated further away from the encroachment should it be required;
- the visual appearance of the processing unit is that of a truck trailer and this is not an uncommon sight upon farms, further in the event that the development was considered to have some visual (or other) negative impact the trailer could be housed within a shed constructed upon the property if deemed to be required;
- the closest 2 residences to the development are upon Lot 61 and this will introduce a level of self-policing in regards to management of its operations and emissions;
- the applicant has provided information detailing their proposed process and the associated management measures pertaining to noise, odour, waste and other emissions;
- there is the ability for Council to impose conditions in relation to management of the operations that will assist in addressing any concerns that may be raised;
- the development would not be visible from the scenic tourism route of Chapman Valley Road;
- the development would not create significant additional traffic along Murphy-Norris Road and Council can require of the applicant that they contribute towards any maintenance works required as a result of the development's associated traffic movements;
- the development is considered to align with Shire's Local Planning Scheme objectives for the 'Rural' zone;
- the development is considered to align with the Shire's Local Planning Strategy objectives for the 'East Chapman,' precinct;
- it is not considered that the development will have a negative impact upon the heritage attributes of the Red Hill Homestead building.

STATUTORY ENVIRONMENT

266 (Lot 61) Murphy-Norris Road, Narra Tarra is zoned 'Rural' under Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme') the objectives for which are listed in Table 1 as being:

- “• To provide for the maintenance or enhancement of specific local rural character.
- To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.
- To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses to the Rural zone.
- To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.”

The siting of a mobile poultry processing unit would meet with the definition of an 'abattoir' under the *Planning & Development (Local Planning Schemes) Regulations 2015*:

“abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products”

'Abattoir' is listed as an 'A' use in the 'Rural' zone that is a use that must be advertised for comment prior to determination

Lot 61 also falls within the 'Special Control Area 2-Moresby Range Landscape Protection Area' zone for which the Scheme notes:

Purpose and Objective	Additional Provisions
The purpose of Special Control Area 2 is the protection of the Moresby Range and associated valleys from development and/or subdivision that will detrimentally affect the landscape values of the area, including preventing development that may lead to problems of erosion. In determining any application for development approval on land within Special Control Area 2, the local government shall give consideration to the purpose of the Special Control Area.	<p>(2) Within SCA 2, no clearing or destruction of any remnant native vegetation or re-vegetation shall be permitted except for:</p> <ul style="list-style-type: none">(a) Clearing to comply with the requirements of the <i>Bush Fires Act 1954</i> (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government;(b) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government; and/or(c) Clearing as may be allowed under the Department of Water and Environmental Regulation and Conservation Land Clearing Regulations;(d) Trees that are diseased or dangerous. <p>(2) In the determination of any application for development approval within SCA 2, the local government may, having regard to the purpose of the Special Control Area set out in Part 5 and the assessment criteria detailed in the Moresby Range Management Strategy, require modification of development proposals, or impose conditions of approval regarding:</p> <ul style="list-style-type: none">(a) The siting of the proposed development;(b) The design and layout of the proposed development;(c) The materials and finishes to be used in the proposed development;(d) The protection of remnant native vegetation or re-vegetation located on the site;(e) The installation and maintenance of vegetation to provide for the visual screening of proposed development; and/or(f) The installation and maintenance of vegetation, retaining walls or other works to prevent erosion.

Schedule 2 Part 9 Clause 67(2) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters in considering this development application:

- “(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...*
- ...(fa) any local planning strategy policy for this Scheme endorsed by the Commission;*
- ...(m) the compatibility of the development with its setting including:*
 - (i) the compatibility of the development with the desired future character of its setting; and*
 - (ii) relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;...*
- ...(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of —*
 - (i) the proposed means of access to and egress from the site; and*
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;...*
- ...(w) the history of the site where the development is to be located;*
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) any submissions received on the application;*
- (z) the comments or submissions received from any authority consulted under clause 66;*
- (zb) any other planning consideration the local government considers appropriate.”*

POLICY/PROCEDURE IMPLICATIONS

Schedule 2 Part 2 Division 2 Clauses 3-6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides for Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

Whilst an abattoir is not specifically addressed under Shire of Chapman Valley Local Planning Policy 2.2 – Rural Industry this policy does provide some relevant guidance in the assessment of this application:

“5.2 Applications for Rural Industry are expected to demonstrate due regard for the following criteria and minimum development standards:

Criteria	Minimum Standard
General Location	Buildings are to be sited in a clustered format well away from hills, mesa tops, and ridge-lines
Setbacks *	40m from all boundaries; 200m from neighbouring residences; 100m from any water course or water body.
Effluent & Waste Disposal	As determined by Local Government Environmental Health Officer.

Building Materials & Colours	Non reflective building materials and colours complementary to the surrounding landscape to be used in areas of high visual amenity such as the Moresby Range and Chapman Valley area.
Property Access	Property access is to be via a 12m form/8m gravel paved road.
On-site Carparking and Service Areas **	Carparking and service areas to be constructed to a delineated, drained and compacted gravel standard. The number of parking bays to be calculated at 1 bay for every 50m ² gross area.
Landscaping	Landscaping is to be provided around all associated buildings, parking, storage and loading areas.

Policy 2.3 also sets the following Policy Statement:

“6.0 Policy Statement

- 6.1 Applications for Rural Industry will only be supported where the Local Government is satisfied that the proposal will not result in unacceptable environmental or amenity impacts as a result of noise, dust, light spill, odour, vibration, traffic movement, visual intrusion or contamination on the nearby residents or environment.*
- 6.2 Depending on the nature of the proposed Rural Industry, local wind, topography and vegetation conditions, setback distances from site boundaries and existing watercourse or bodies may need to be increased. When determining such setbacks the Local Government shall consider existing and potential land-uses on adjoining and nearby properties.*
- 6.3 The Local Government may require the preservation and/or planting of a vegetated buffer strip ensuring that the Rural Industry activities are adequately screened from the road and adjoining properties.*
- 6.4 Where Rural Industry has direct access to a sealed road and the projected number of vehicle movements from the site would justify such a requirement (as determined by the Local Government), the Local Government may require crossover and vehicle access areas within 50m of the road to be constructed with a stable, impervious surface, with stormwater runoff being controlled. In this regard the construction of a crossover shall be in accordance with the Local Government’s existing Crossover Policy.*
- 6.5 Where Rural Industry is being developed with or without direct access to a sealed road, the Local Government may require assistance to upgrade and maintain the road/s that will be affected by heavy vehicle movements associated with the extractive industry. Such upgrading contributions may be financial or in-kind and shall be calculated on a case-by-case basis.”*

FINANCIAL IMPLICATIONS

Nil

Long Term Financial Plan (LTFP):

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting. It is not considered that the determination of this application would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

The Shire of Chapman Valley Local Planning Strategy identifies Lot 61 Murphy-Norris Road as being located within Precinct No.2- East Chapman which has the following vision:

“Utilising opportunities for agricultural diversification whilst ensuring the continued sustainable production from broadacre agriculture.”

The Local Planning Strategy lists the following relevant objectives for Planning Precinct No.2:

“2.1 Community Objectives

- 2.1.1 Discourage the fragmentation of rural landholdings through the provision of subdivision policy and the introduction of minimum lot sizes...*
- ...2.1.3 Encourage the protection and restoration of places and buildings of heritage/historical significance.*

2.2 Economic Objectives

2.2.1 *Protect the capacity of the land for agricultural production and promote continued sustainable agricultural production.*

2.2.2 *Facilitate agricultural diversification in appropriate areas where there will be no detrimental impact to the surrounding land.*

2.2.3 *Encourage the experimentation and growth of newer crops and animal varieties through farm diversification and support value adding to this diversified farm produce. This could include links to tourism.*

2.2.4 *Promote opportunities for processing and value adding to agricultural produce...*

2.3 Environmental Objectives...

2.3.3 *Ensure that development does not adversely impact on river systems and groundwater resources through the appropriate planning and management controls.*

2.3.4 *Ensure that land use conflicts (i.e. noise, dust, odour, spray drift, vermin etc) are avoided through appropriate environmental and planning controls.*

2.3.5 *Protect the rural amenity and character of the area from incompatible land use/development, again through the implementation of appropriate environmental and planning controls.*

2.3.6 *Ensure fire prevention measures are implemented and maintained in accordance with statutory requirements as a minimum.*

2.3.7 *Encourage conservation of biodiversity and farm sustainability through the promotion of 'best practice' farming techniques.*

2.4 Infrastructure Objectives

2.4.1 *Ensure adequate levels of servicing and infrastructure, as determined by Council, exist or will be provided when supporting proposals for a change in land use/development or subdivision, to avoid burden (financial or otherwise) on the Council's resources.*

2.4.2 *Identify, support and facilitate the efficient and coordinated use of existing road linkages."*

The Environmental Protection Authority's publication 'Guidance for the Assessment of Environmental Factors' recommends a separation/buffer distance of 500m-1km between sensitive land uses (i.e. dwellings) and abattoirs depending on the size of the operation. It is considered that a mobile poultry processing unit would be towards the lesser 500m end of this abattoir buffer requirement, with activities involving cattle and sheep being the types of operation requiring the larger 1km buffer area.

The guidelines also recommend a separation/buffer distance of 300m-1km between sensitive land uses and poultry industry, again dependent upon the size of the operation. It is considered that a larger scale 'battery hen' type facility would be the form of operation requiring the upper end 1km buffer area and a free range, mobile pen development that would be rotated throughout the farm such as this would be towards the lesser end of the buffer spectrum.

The guidelines recommend a separation/buffer distance of 1km between sensitive land uses and composting facilities that involve uncovered windrows with putrescible material. This would be generally more applicable to a commercial operation that involves transportation of off-site materials to the facility, rather than in this case a facility that is only handling on-site material.

These distances are general recommendations and may be varied (either increased or decreased) dependent upon factors such as prevailing wind directions and intervening landscaping, buildings and topography, and cumulative emissions impacts if located in proximity to other emitting land uses.

It is noted that the nearest third-party owned residence is 1km from the proposed location for the poultry processing unit.

Council may wish to impose a condition requiring the applicant to prepare, submit and adhere to a Management Plan that can be updated to modify operating procedures in the event that any complaints are received relating to the development.

Strategic Community Plan/Corporate Business Plan:

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting and it is considered that the development accords with the following:

Ref	Objective	Strategy	Action
Economic Development and Business Attraction			
2.1	Build population and business activity through targeted strategies	Support business development	Ensure Planning is in place to encourage business development
2.2	Provide support for business development and local employment	Research mixed land use opportunities	Investigate possible planning improvements
		Consider business start- up incentives	Investigate possible planning improvements
2.4	Ensure town planning complements economic development activities	Town Planning Review/Initiatives	Ensure Planning is in place to encourage economic development activities
Environment Protection and Sustainability			
3.1	Preserve the Natural Environment and address environmental risks as they arise.	Manage the impact of waste, water, weed and vermin control on the environment.	

CONSULTATION

The Shire wrote to the 14 landowners within 2km of the proposed poultry processing unit location, along with the Department of Fire & Emergency Services, the Department of Health, the Department of Primary Industries & Regional Development, and the Department of Water & Environmental Regulation on 9 August 2021 providing details of the application and inviting comment upon the proposal prior to 3 September 2021.

At the conclusion of the advertising period 3 submissions had been received, all from government agencies offering technical comment upon the application. No objections were received. Copies of the received submissions have been provided as **separate Attachment 10.1.2(c)**.

The technical issues raised relate to the following:

- proposal is required to comply with Australia Standard for Construction of Premises and Hygienic Production of Poultry Meat for Human Consumption AS4465:2006;
- composting operation will need to be consistent with the separation distances for sensitive receptors such as residential premises and environmental considerations such as watercourses and native vegetation;
- as composting underpins the mobile poultry processing unit a management plan for the site should be developed to the satisfaction of the Shire in conjunction with the relevant state departments to support best practice composting management;
- a water source will be needed to moisten the compost pile to allow the composting process to occur;
- the Department of Water and Environmental Regulation's (DWER) draft guideline *Better Practice Composting* provides standards relating to separation distance, which for groundwater is a minimum vertical distance of 3m and for surface water at least 500m from watercourses;
- the application indicates that a fence will protect the compost pile from vermin, with the poultry processing waste concealed in the centre of the compost pile. It is unlikely that a standard fence would be sufficient to prevent vermin, including feral pigs from accessing the processing waste. Additionally a fence is unlikely to stop access to the compost pile by wild birds. Interactions between wild birds and the poultry waste (and indeed the free-range poultry on the farm) risks the transmission of diseases such as bird flu;
- The proponent is strongly encouraged to secure a fit for purpose water supply for the project as failing to do this may impact the success of the proposal.
- the site is in the Gascoyne Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914*, and the taking of water for intensive agriculture and for commercial activities, such as food processing, is subject to water licencing even when taking from an existing bore. There is currently no water licence recorded for the property. The applicant should contact DWER for further advice and needs to demonstrate that they hold water licences for the processing of the poultry, the composting, and the rearing of the poultry on the property, as well as for any other ancillary uses;
- the rearing of poultry will result in chicken litter and manure and potentially bedding (straw) being produced onsite. Poultry manure, litter and spent birds are not addressed in this application and should be considered as the proposal indicates that

the site will be producing the birds onsite and form an essential part of the proposal. The proponent need to develop and implement a management plan to support the rearing of birds for the meat market, as without being able to supply the birds the processing unit would not be required; &

- suitable management practices will be required to meet the Code of Practice for Poultry Farming and the National Environmental Management system for the meat chicken industry.

Council may wish to impose a condition requiring the applicant to prepare, submit and adhere to a Management Plan that has regard for the issues raised in the submissions.

RISK ASSESSMENT

Rating (Level)	Measures of Consequence						
	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council grant planning approval for a poultry processing unit upon 266 (Lot 61) Murphy-Norris Road, Narra Tarra subject to compliance with the following conditions:

- 1 Development shall be in accordance with the approved plans as contained in Attachment 10.1.2(a) and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- 2 Any additions to or change of use of any part of the buildings or land (not the subject of this consent/approval) considered by the Shire Chief Executive Officer to represent significant variation from the approved development plan requires further application and planning approval for that use/addition.
- 3 The applicant is to prepare, submit and adhere to a Management Plan to the approval of the local government.
- 4 The applicant is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Plan.
- 5 The activities upon Lot 61 shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, dust, odour, noise, vibration, waste product or otherwise.
- 6 The applicant is to ensure that the location, design and construction of the access point from the development site onto Murphy-Yetna Road is appropriate for the approved development to the approval of the local government.
- 7 The applicant shall make payment to the local government for the repair, reinstatement or replacement of any road infrastructure that is damaged, becomes unsafe or fails to meet appropriate engineering standards where the damage to the road network is caused by reason of use of the road in connection with the approved development.
- 8 The applicant is responsible to ensure that no parking of vehicles associated with the development occurs within the Murphy-Norris Road reserve, including the road verge.

-
- 9 The internal road network and vehicle manoeuvring and parking areas shall be constructed and maintained to an all-weather compacted gravel standard to the approval of the local government.
- 10 The installation and subsequent maintenance of any signage shall be to the approval of the local government.

Advice Note:

- (a) The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation. It is the applicant's responsibility to obtain any additional approvals required before the development/use lawfully commences.
- (b) The applicant is required to contact the Shire's Environmental Health Officer to ensure compliance with the registration process for an offensive trade under section 187 of the *Health (Miscellaneous Provisions) Act 1911*, and is further advised that the premises may be inspected periodically by the Shire's Environmental Health Officer/Department of Health staff for compliance with Australian Standard for Construction of Premises and Hygienic Production of Poultry Meat for Human Consumption (AS4465:2006) and compliance with the *Food Act 2008* and *Food Regulations 2009*.
- (c) In relation to condition 3 the Management Plan is to include sections relating to Food Safety and Public Health Requirements, Waste Management and Composting Practices, Water Supply, Poultry Rearing/Farming Code of Practice, Fire Management and Complaint Response to the approval of the local government.
- (d) In relation to condition 3 and advice note (c) the applicant is to be provided with a copy of the submissions received by the local government from the Department of Health, Department of Primary Industries & Regional Development, and the Department of Water & Environmental Regulation and the Management Plan is to be prepared with regard for the issues raised therein.
- (e) The subject property is located in the Gascoyne Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914* and the taking of water for intensive agriculture and for commercial activities, such as food processing, is subject to water licencing, even when taking from an existing bore. The Department of Water & Environmental Regulation (DWER) have advised there is currently no water licence recorded for the property and the applicant should contact DWER's licensing section for further advice regarding the obtaining of a water licence (where required) for the processing of the poultry, the composting, the rearing of the poultry and for any other ancillary uses.
- (f) If an applicant is aggrieved by this determination there is a right pursuant to the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

10.1.3 Proposed Outbuilding

PROPONENT:	Carimor Sheds for T & J Daly
SITE:	579 (Lot 306) Chapman Valley Road, Waggrakine
FILE REFERENCE:	A14
PREVIOUS REFERENCE:	12/12-6, 06/13-2 & 02/16-3
DATE:	6 September 2021
AUTHOR:	Simon Lancaster, Deputy CEO

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.3	Application		√

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Council is in receipt of an application for an outbuilding upon 579 (Lot 306) Chapman Valley Road, Waggrakine. This report recommends approval of the application.

Figure 10.1.3(a) – Map of 579 (Lot 306) Chapman Valley Road illustrating proposed location of outbuilding



COMMENT

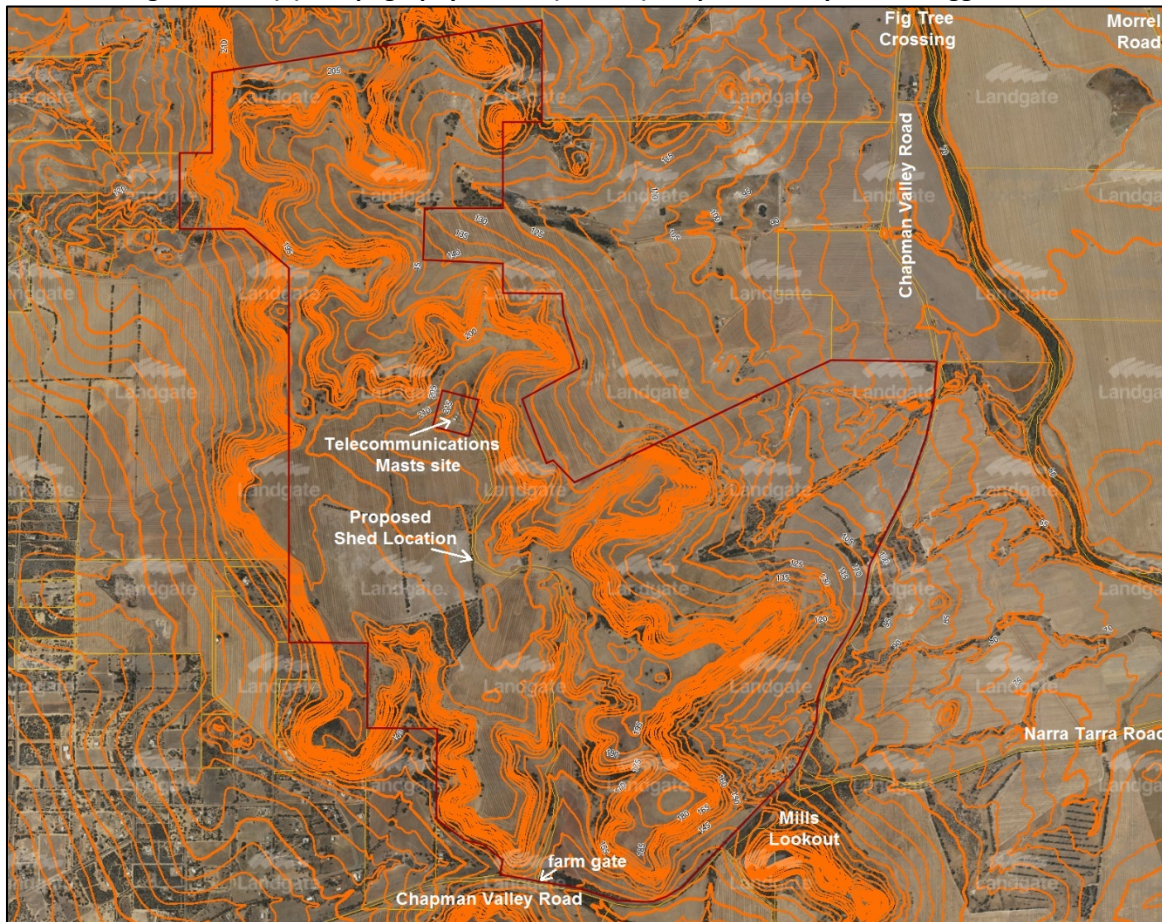
Lot 306 is a 1,049.2953ha property located on the northern side of Chapman Valley Road. The property is largely cleared and used for cropping and grazing purposes with pockets of remnant vegetation upon the more steeply sloping areas and tributary lines upon the property.

The western boundary of Lot 306 generally aligns with the steeply sloping western face of the Moresby Range. The central portion of the property contains the flat topped area of the Moresby Range that extends eastwards for approximately 1½km before

reaching the steeply sloping eastern face and lower foothills area that slopes downwards towards the north-south section of Chapman Valley Road as it commences its approach to the Chapman River/Fig Tree Crossing. The contours as shown on **Figure 10.1.3(b)** help to illustrate that the majority of Lot 306 is contained in the mesa area.

The access point for Lot 306 is a farm gate on the northern side of the east-west section of Chapman Valley Road as it travels through the Waggrakine Cutting. The gravel farm track that heads northwards from this point provides the access into the property and onto the top of the Moresby Range, this is also the alignment for the access easement across Lot 306 for the 4 telecommunications masts atop the Moresby Range.

Figure 10.1.3(b) – Topography for 579 (Lot 306) Chapman Valley Road, Waggrakine



Lot 306 is a working farm and the landowner is seeking to construct a 24.3m x 40.4m (981.72m²) outbuilding with a 6.5m wall height and a 8.645m total height to house their farm equipment and machinery. The outbuilding would be clad in trimdeck with Dune colouring for both the walls and roof.

A copy of the application has been provided as **separate Attachment 10.1.3** along with site photographs taken from various points about the proposed shed location.

The outbuilding would be setback 930m at its closest point from the top edge of the Moresby Range western face, and setback 450m at its closest point from the top edge of the south-western face of the Moresby Range (behind the Coffee Pot heritage building) which would assist in reducing its visual impact.

The outbuilding would be more visible from the east as it would be setback 150m at its closest point from the top edge of the Moresby Range eastern face, where a gully cuts into the steep slope. This would mean that the outbuilding would be able to be

seen by vehicles travelling towards Geraldton along the section of Chapman Valley Road between the Morrell Road intersection and a point past the Pet Cemetery, and by vehicles travelling southwards along Morrell Road from the Chapman Valley Road intersection to a point near the East Chapman Road intersection.

Figure 10.1.3(c) – Proposed outbuilding location relative to existing structures upon Lot 306 Chapman Valley Road



It is considered that the application can be supported on the following basis:

- the outbuilding is required for the running of the farm that is the primary land use for this property;
- the outbuilding would be sited 90m north-west of an existing open sided outbuilding;
- the outbuilding would be 540m from the closest of the 4 telecommunications masts and would appear to be in general proximity to existing built structures when considered in the overall scale of the property;
- the applicant is seeking to locate the outbuilding in a position where it would be setback 930m from the top edge of the western face of the Moresby Range to reduce the visual impact of the outbuilding as viewed from the more populated Geraldton-side of the Moresby Range, and also setback 450m from the top edge of the south-western face to reduce its impact as drivers travel through the Waggrakine Cutting section of the Chapman Valley Road scenic drive;
- the outbuilding would be clad in wall and roof cladding of a Dune colour to assist in reducing its visual impact;
- there is ability for Council to impose a condition of approval requiring the landowner to undertake landscaping, with a suggested location being at the head of the gully where the steep slope of the Moresby Range eastern face is at its closest point to the outbuilding as shown on **Figure 10.1.3(d)**. Whilst this tree planting would not screen the outbuilding entirely it would soften its appearance as viewed from the general area about the Morrell Road/Chapman Valley intersection and Pet Cemetery;
- the outbuilding would provide a secure storage area out of the weather for the farm's equipment and machinery and it might be considered that it would be preferable to have these items stored in one building rather than spread more haphazardly along the skyline;
- the Moresby Range Management Strategy does make some allowance for permitting development on the flat tops where it can be demonstrated that such development is consistent with the objectives of this strategy, and it might also be considered that sensitively sited development upon the flat top might be less visually intrusive in certain circumstances than on the side slopes.

Figure 10.1.3(d) – Potential revegetation area that would assist in softening the proposed outbuilding’s visual impact as viewed from the Chapman Valley Road/Morrell Road intersection area



STATUTORY ENVIRONMENT

579 (Lot 306) Chapman Valley Road, Waggrakine is zoned 'Rural' under Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme') the objectives for which are listed in Table 1 as being:

- “• To provide for the maintenance or enhancement of specific local rural character.
- To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.
- To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses to the Rural zone.
- To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.”

The construction of a farm shed upon Lot 306 would meet with the definition of 'agriculture-extensive' under the *Planning & Development (Local Planning Schemes) Regulations 2015*:

“agriculture — extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture — intensive or animal husbandry — intensive;

'Agriculture-extensive' is listed as an 'P' use in the 'Rural' zone under the Scheme, that is a use that is permitted if it complies with all relevant development standards and requirements of the Scheme.

Lot 306 is within the 'Special Control Area 2-Moresby Range Landscape Protection Area' zone for which the Scheme notes:

Purpose and Objective	Additional Provisions
The purpose of Special Control Area 2 is the protection of the Moresby Range and associated valleys from development and/or subdivision that will detrimentally affect the landscape values of the area, including preventing development that may lead to problems of erosion. In determining any application for development approval on land within Special Control Area 2, the local government shall give consideration to the purpose of the Special Control Area.	<p>(3) Within SCA 2, no clearing or destruction of any remnant native vegetation or re-vegetation shall be permitted except for:</p> <ul style="list-style-type: none"> (a) Clearing to comply with the requirements of the <i>Bush Fires Act 1954</i> (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government; (b) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government; and/or (c) Clearing as may be allowed under the Department of Water and Environmental Regulation and Conservation Land Clearing Regulations; (d) Trees that are diseased or dangerous. <p>(2) In the determination of any application for development approval within SCA 2, the local government may, having regard to the purpose of the Special Control Area set out in Part 5 and the assessment criteria detailed in the Moresby Range Management Strategy, require modification of development proposals, or impose conditions of approval regarding:</p> <ul style="list-style-type: none"> (a) The siting of the proposed development; (b) The design and layout of the proposed development; (c) The materials and finishes to be used in the proposed development; (d) The protection of remnant native vegetation or re-vegetation located on the site; (e) The installation and maintenance of vegetation to provide for the visual screening of proposed development; and/or (f) The installation and maintenance of vegetation, retaining walls or other works to prevent erosion.

The Scheme also notes the following relevant to this application:

"37 Appearance of land and buildings

- (1) Unless otherwise approved by the local government, no person shall erect any building or other structure which by reason of colour or type of materials, architectural style, height or bulk, ornament or general appearance, has an exterior appearance which is out of harmony with existing buildings or the landscape character of the area.*
- (2) All buildings and land on which they are located within the Scheme area shall be maintained in a manner, which preserves the amenity of the surrounding locality to the satisfaction of the local government.*
- (3) Where in the opinion of the local government an activity is being undertaken that results in the appearance of the property having a deleterious effect on the amenity of the area in which it is located, the local government shall require the owner or occupier to restore or upgrade the conditions of that property to a standard commensurate with those generally prevailing in the vicinity."*

Schedule 2 Part 9 Clause 67(2) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters in considering this development application:

- "(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...*
- ...(fa) any local planning strategy for this Scheme endorsed by the Commission;*
- (g) any local planning policy for the Scheme area;...*

-
- ...(m) *the compatibility of the development with its setting including:*
 - (i) *the compatibility of the development with the desired future character of its setting; and*
 - (ii) *relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
 - (n) *the amenity of the locality including the following —*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality;*
 - (iii) *social impacts of the development;*
 - (o) *the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
 - (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
 - (q) *the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;...*
 - ...(s) *the adequacy of —*
 - (i) *the proposed means of access to and egress from the site; and*
 - (ii) *arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
 - (t) *the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;...*
 - ...(w) *the history of the site where the development is to be located;*
 - (x) *the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;...*
 - ...(zb) *any other planning consideration the local government considers appropriate.”*

POLICY/PROCEDURE IMPLICATIONS

Schedule 2 Part 2 Division 2 Clauses 3-6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides for Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

Shire of Chapman Valley Local Planning Policy 1.4 – Outbuildings has the following objectives:

- “3.1 *To alter the deemed to comply provisions of the R-Codes for Outbuildings.*
- 3.2 *To provide a clear definition of what constitutes an ‘Outbuilding’.*
- 3.3 *To ensure that Outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.*
- 3.4 *To limit the visual impact of Outbuildings.*
- 3.5 *To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding area.*
- 3.6 *To ensure that the Outbuilding remains an ancillary use to the main dwelling or the principle land use on the property.”*

The Outbuildings Policy does not set a maximum height or floor area for ‘Rural’ zoned lots greater than 4ha.

FINANCIAL IMPLICATIONS

Nil

Long Term Financial Plan (LTFP):

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting. It is not considered that the determination of this application would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

The Shire of Chapman Valley Local Planning Strategy identifies the proposed outbuilding location upon Lot 306 as being within Precinct No.4-Moresby Range which has the following vision:

“The Moresby Ranges are visually and environmentally preserved as a landscape feature, natural resource and a recreational and tourist resource for the general population, whilst recognising the rights of existing landowners.”

The Strategy makes the following comment:

“Land uses are commonly lifestyle and small farming activities with some broadacre cereal/sheep rotation on larger holdings which can be sustained. Limited farm diversification is occurring and this has the potential for low-key tourism linked to local industries, farm stays and landscape values in close proximity to established tourist routes. The most limiting factor is that the area has limited accessibility. The local road network consists of gravel formed and paved roads with the exception of Chapman Valley Road constructed to bitumen seal standard.

The Moresby Ranges have been identified in numerous planning studies as having high conservation value in addition some areas have agricultural, landscape, tourism and recreational values. The Precinct is subject to current planning associated with the Moresby Range Management Strategy.

Areas and sites of significance for fauna, flora or habitat conservation, located on private lands are not intended for acquisition by Council. Rather the general aim is in every way possible to encourage and make it easier for landowners to protect and manage the conservation values present. The value of the Moresby Ranges lies in its landscape qualities and remnant vegetation. The protection of these resources should override any pressure for development, however it is considered that the objectives of protection/management for conservation, and those of development do not necessarily have to be in conflict.”

The Local Planning Strategy lists the following relevant objectives for Planning Precinct No.4:

“4.2 Economic Objectives

- 4.2.1** *Promote sustainable agricultural production in suitable areas with due regard of the high conservation values and visual amenity of the Moresby Ranges.*
- 4.2.2** *Encourage agricultural diversification in appropriate areas where there will be no detrimental impact to the surrounding land.*
- 4.2.3** *Promote low-key tourist related land use/development associated with the conservation values and scenic qualities of the Moresby Ranges. To be assessed in conjunction with related strategies and policies.*

4.3 Environmental Objectives

- 4.3.1** *Protect the scenic values and visual amenity of the Moresby Ranges while encouraging suitable tourist development.*
- 4.3.2** *Encourage revegetation and retention of existing vegetation in order to minimise soil erosion.*
- 4.3.3** *Protect and enhance existing catchments, botanical linkages and vegetation/wildlife corridors.*
- 4.3.4** *Promote sound land management practices in consideration of the high conservation values of the area.*
- 4.3.5** *Ensure that land use conflicts (i.e. noise, dust, odour, spray drift, vermin etc) are avoided through appropriate environmental and planning controls.*
- 4.3.6** *Ensure fire prevention measures are implemented and maintained in accordance with statutory requirements as a minimum.*
- 4.3.8** *Encourage conservation of biodiversity and farm sustainability.*
- 4.3.8** *Promote a detailed planning exercise be undertaken in partnership with all relevant stakeholders for Area A of the Moresby Ranges, depicted on the Precinct Maps as ‘Special Investigation Area – Conservation and Development’, to identify a range opportunities in consideration of current environmental values and constraints.”*

Lot 306 falls within the study boundary of the Moresby Range Management Strategy (WAPC, 2009) which generally identifies visually sensitive areas on the foot slopes and steep side slope of the Moresby Range although Sections 4.5.1 and 4.5.2 of the Strategy do make the following recommendations of relevance in the assessment of this application:

“Recommendations: land use and development planning

- 43 *Ensure that land uses and infrastructure are sited and designed to complement the landscape qualities of the range and reduce their overall impact. The key elements of effective landscape planning and design to be considered are:*
- *describing the landscape values that need to be protected;*
 - *defining areas that can accommodate more intensive land use or development;*
 - *selecting suitable land uses and development, including consideration of noise, dust and other potential impacts;*
 - *providing for a density compatible with retaining landscape values;*
 - *sensitive siting; and*
 - *designing buildings and structures to blend into their setting.*
- 44 *Ensure that buildings, structures and public or private roads are sited and designed to have minimal impact on views of the range and reflect surrounding character, with reference to the manual, Visual Landscape Planning in Western Australia (DPI, 2007), so that they:*
- *Do not dominate the landscape but are compatible in form, scale, bulk, and mass to their setting.*
 - *Give thought to visually concealing all buildings and associated services, such as delivery and storage areas and necessary infrastructure. Where possible, buildings are to be constructed behind or among trees.*
 - *Reflect the rural nature of the range and cater for expected level of use, particularly any public or private road, and vehicle manoeuvre areas associated with lookouts;*
 - *Blend into the surroundings through use of appropriate colour schemes.*
 - *Take advantage of views to the range through appropriate orientation of roads in new subdivisions.”*

“Recommendations: flat tops and side slopes, key view corridors and travel routes

- 45 *Minimise more intensive land use and development on the flat tops and side slopes and in key view corridors (identified in map 5) that has the potential to be clearly seen and that would adversely affect the landscape values of the view. Permit more intensive land use and development on the flat tops and side slopes and key view corridors only where it can be demonstrated that such land use and/or development is consistent with the objectives of this strategy.*
- 46 *Support land use and development proposals abutting areas of high landscape significance, as identified in map 6, where it can be demonstrated that the land use and/or development:*
- a) *will not adversely affect views of the range; and*
 - b) *enhances opportunities for people to enjoy views of or from the range, or experience the range in some other way.*
- 47 *Minimise development in key view corridors and travel route corridors (map 5 and map 6 respectively); advocate the siting and design of buildings and structures to have minimum possible impact on key view corridors and from travel routes, and to reflect the surrounding character:*
- *particular attention should be paid to the location and orientation of large sheds and screening to minimise their impact on views to the range; and*
 - *lower sites should be chosen, sheds should be orientated perpendicular to the primary view and screening should be provided, whether by vegetation or other development.*
- 48 *Ensure that future land use or development maintains the landscape value of the foreground when viewed from major travel routes, and that revegetation and landscaping along and near major travel routes does not affect views of the range from these routes.*
- 49 *Consider the impact remnant vegetation clearing may have on views of the range. Discourage the clearing of remnant vegetation where it forms part of a view corridor from a major travel route.”*

The Moresby Range Management Strategy recognised that there were particular issues relating to the southern section of the Moresby Range that were of particular importance to the regional community, and recommended that a Management Plan be prepared for this area.

The resulting Moresby Range Management Plan (2010) was prepared jointly by the Shire of Chapman Valley and City of Greater Geraldton to address the section of the Moresby Range immediately south of White Peak Road and east of Geraldton. It is this section that is under the most immediate pressure from a range of demands including urban and rural-residential development from the west, infrastructure corridor alignments to the east and north, recreational demands from the community, economic interest from renewable venture proponents and tourism possibilities.

The consultation that informed the Plan had a general consensus that the community considered the Moresby Range to be an iconic resource that should be accessible for recreation and tourism and that they should not have urban development or significant buildings on the side slopes, along the skyline or on top of the Range.

Figure 4.4 of the Plan provides a map of visually important areas synthesised from information developed by the DPLH between 1998 and 2009, ranking areas as ‘features of visual significance’, ‘visually sensitive areas’ and ‘broad landscape features that should be preserved and enhanced’. The proposed outbuilding location is outside of these identified areas.

Section 1.5 of the Plan makes the following comment on Visual Landscape Assessment for the Moresby Range and its surrounding landform.

“The WAPC’s publication, Visual Landscape Planning in Western Australia – a manual for evaluation, assessment, siting and design, provides concepts and processes for developing guidelines for managing changes to be made in the Range and surrounding landscape. The manual spells out three broad visual management objectives:

- protection and maintenance of valued landscape character;*
- restoration and enhancement of degraded visual landscape character, or opportunities for enhancement;*
- best practice siting and design, where either a combination of the first two objectives may be appropriate, and for all other areas.*

In working to achieve these broad level objectives, the following more specific objectives are relevant:

- “not evident”, where development may be hidden, screened or not visible from specified viewing locations;*
- “blending” where development may be evident, but generally not “prominent” in the landscape;*
- “prominent” where development may intentionally be a dominant feature in the landscape.*

The fundamental visual management concept for the Range and its surrounds is that they should have their own identity in the landscape and not be an extension of the city or farmland.

The overall visual management objectives for the Range, subject to the comments below about large structures, would be to “protect and maintain” the existing valued character and to “restore and enhance” degraded bush land areas while, in response to community desires, also preserving some of the agricultural character of certain parts of the Range. Figure 11.5 and 11.6 shows areas that have been identified for restoration and revegetation and includes faces of the Range particularly those that are seen from the City, ridges and edges of elevated areas, linking and enhancing blocks of remnant vegetation and water courses. There are no major developments planned for the Range Precinct except for the Central Facility that will serve as a hub for activities in the rest of the Range Precinct. The visual landscape objective for the majority of the Range Precinct is that developments should be “not evident” and for the Central Facility that it should generally be “blending” with occasional “prominent” structures where their prominence can be used to promote the existence and identity of the Range Precinct. This is reflected in the intention not to create any new roads into the Range Precinct other than using existing tracks or cleared areas, and design structures in an architectural character that interprets the landscape and the history of human activity in the Range.

The areas of land around the Range Precinct can be broadly divided into two categories - the urban areas west of the Range, see Section 4, and the other, non-urban, areas that surround the Range Precinct to the north, east and south. The visual landscape objectives for the lands around the Range Precinct are broadly determined from the MRMS Map 3 - Landscape Classes and Map 510 as it highlights visually sensitive areas located adjacent to the Range.”

“01.5.3 Visual Management Objective east and south of the Range Precinct

The objective for these areas are that they should retain their agricultural uses but stabilise the landscape and be revegetated to produce better visual integration between the agricultural areas and the Range Precinct. In this context the visual management objective is to 'restore and enhance' the lower side slopes of the Range, the cleared watercourses and road verges. While it is anticipated that there will be no urban development and minimal new built structures in this area the visual management objective for these areas should be "blending". "

The Chapman Valley Road is a drive of scenic value to both the local community and visitors to the region and Council might consider its role in the assessment of rezoning, subdivision and development as being to protect the natural landscape character of this route to maintain its appeal.

The 'Visual Landscape Planning in Western Australia: a manual for evaluation, assessment, siting and design' (WAPC, 2007) generally recommends that vegetation should be retained and development avoided on skylines as seen from important viewing locations and sensitive roads.

The manual notes that development should be sited with care to ensure that individual components that have the potential to draw attention, such as reflective roofs and windows, are not visible. The manual also notes that the forms, colours and textures of a development do not need to be identical to those found in nature, but they need to appear compatible to the extent that any contrasts do not draw attention.

In the event that Council consider that the application does not meet its requirements and that it should be REFUSED then it may find the following wording appropriate:

"That Council refuse the application for an outbuilding upon 579 (Lot 306) Chapman Valley Road, Waggrakine for the following reasons:

- 1 The development is considered contrary to Sections 9, 16, 37 and 49-Table 6 of the Shire of Chapman Valley Local Planning Scheme No.3.*
- 2 The development is considered contrary to Clause 67 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.*
- 3 The development is not considered to meet the requirements of the Shire of Chapman Valley Local Planning Strategy and the recommendations as contained within Precinct No.4-Moresby Range.*
- 4 The development is considered contrary to the recommendation as contained in Sections 4.5.1 and 4.5.2 of the Moresby Range Management Strategy.*
- 5 The development is not considered to meet the principles outlined within the 'Visual Landscape Planning in Western Australia: a manual for evaluation, assessment, siting and design'.*
- 6 The development is considered contrary to the visual landscape objectives of the Moresby Range Management Plan.*
- 7 The development is considered contrary to the objectives of the Shire of Chapman Valley Local Planning Policy 1.4 – Outbuildings.*
- 8 Approval of this application may well set an undesirable precedent for future variation to the Shire's statutory and strategic planning requirements, which in time could prove to be detrimental to the visual amenity and natural landscape character of the Moresby Range and Chapman Valley Road scenic drive and surrounding locality.*

Advice Note:

- (a) If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.*
- (b) Council would give further consideration to a new application that proposed the outbuilding were to be located in the gully area approximately 1km further south-east along the access track easement that would thereby be unable to be seen from the east or west directions; or alternatively a location on the flat top mesa that was further west of the applicant's proposed location and accompanied by visual assessment demonstrating that the structure would not be visible against the skyline as viewed from the east or west directions."*

Strategic Community Plan/Corporate Business Plan:

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting. It is not considered that the determination of this application would have impact in relation to the Strategic Community Plan.

CONSULTATION

Council is not required to undertake community consultation for this application. However Council may also choose to advertise the application for public comment under Schedule 2 Part 8 Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015* should it wish to seek comment on the proposal and return the matter to a future meeting of Council for consideration of any received submissions, prior to making its determination.

RISK ASSESSMENT

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council grant planning approval for an outbuilding upon 579 (Lot 306) Chapman Valley Road, Waggrakine subject to compliance with the following conditions:

- 1 Development shall be in accordance with the approved plans as contained within Attachment 10.1.3 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- 2 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
- 3 The outbuilding is only to be used for general storage purposes associated with the predominant use of the land and must not be used for habitation, commercial or industrial purposes.
- 4 The development is required to use colours and materials complementary to the natural landscape features, and be to a (non-reflective) finish, to the approval of the local government.
- 5 Installation and maintenance of landscaping about the development for the purposes of screening to the approval of the local government.
- 6 Any lighting devices must be positioned so as to not cause glare to neighbouring properties or vehicles on the Chapman Valley Road or Morell Road to the approval of the local government.
- 7 If the development/land use, the subject of this approval, is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.

Notes:

- (a) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.

-
- (b) If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

10.1.4 Shire of Chapman Valley Local Planning Strategy

PROPONENT:	Shire of Chapman Valley
SITE:	Shire of Chapman Valley
FILE REFERENCE:	204.09
PREVIOUS REFERENCE:	12/04-9, 12/05-9, 11/06-10, 12/15-6 & 04/17-9 & 09/19-4
DATE:	8 September 2021
AUTHOR:	Simon Lancaster, Deputy CEO

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.4(a)	Draft Shire of Chapman Valley Local Planning Strategy		√
10.1.4(b)	WAPC correspondence		√
10.1.4(c)	WAPC Minutes		√

DISCLOSURE OF INTEREST

Nil

BACKGROUND

The Western Australian Planning Commission ('WAPC') have reaffirmed its previous decision to withhold consent to advertise the draft Shire of Chapman Valley Local Planning Strategy unless modifications are made that removes areas of land identified for 'Rural Smallholdings' (and ability for the subdivision that this entails) that are contained in the current Strategy. This report recommends that Council not undertake the WAPC's required modifications, and thereby not advertise the draft Strategy. This report also recommends that the Shire write to the landowners who are impacted by the WAPC's decision and advise them of the current situation, and write to the Minister for Planning to advise of the Shire's disappointment with the stance being taken by the WAPC.

COMMENT

The current Shire of Chapman Valley Local Planning Strategy ('the Strategy'), which is Council's primary strategic planning document, was adopted by Council at its 16/11/06 meeting and subsequently endorsed by the WAPC on 20/11/07. The Strategy requires updating to reference (and ensure it is not inconsistent with) several strategic planning documents that have been prepared since it was released.

A timeline of key events relevant to the Strategy is provided below:

16/12/15	Council resolved to prepare a new Strategy;
19/4/17	Council resolved to adopt the draft Strategy and forward it to the WAPC seeking its consent to advertise;
10/10/17	WAPC's Statutory Planning Committee resolved to defer this matter without explanation or transparency;
23/7/19	WAPC's Statutory Planning Committee gave consent to advertise the Strategy subject to modifications, which included the removal of land identified as having future 'Rural Smallholdings' potential (typically allowing for subdivision into 4-40ha under the statewide regulations, but with further limitation under the current and draft Strategy of 20-40ha);
18/9/19	Council resolved to undertake all of the required modifications, with the exception that land that had previously been identified in the 2007 Strategy as Rural Smallholdings (and therefore capable of subdivision) <u>not</u> be removed as had been required by the WAPC. Council considered that this was unacceptable as this land had been identified not just in the 2007 Strategy (that had been endorsed by the WAPC) but also the WAPC's own 2011 Greater Geraldton Structure Plan;
31/7/20	Shire re-submitted Strategy to WAPC and wrote to the Minister for Planning seeking support;
25/10/20	Minister's response advised that WAPC would put forward options for Council's consideration to reach a workable solution;

20/7/21 WAPC's Statutory Planning Committee gave consent to advertise the Strategy subject to modifications, again these being the removal of land identified as Rural Smallholdings in the 2007 WAPC adopted Strategy and its designation instead as Rural.

A copy of the draft Strategy as presented by the Shire to the WAPC has been provided as **separate Attachment 10.1.4(a)**.

The Shire's current 2007 Strategy can be viewed on the WAPC website at the following link:
<https://www.dplh.wa.gov.au/chapman-valley>

A copy of the WAPC Statutory Planning Committee Agenda and Minutes from its 20/7/21 meeting has been provided as **separate Attachment 10.1.4(b)**.

A copy of the WAPC correspondence arising from the 20/7/21 Statutory Planning Committee has been provided as **separate Attachment 10.1.4(c)**.

General Background

The WAPC's decision is disappointing, given that the review of the Strategy deliberately confined itself to updating the existing 2007 version to ensure that it was no longer inconsistent with the Local Planning Scheme and subsequent adopted state strategies and policies, and to provide general updating of the text and map layouts. The 2017 Strategy did not seek to 'open up' new tracts of land for rezoning/subdivision/development and the maps merely replicated the 'Proposed Rural Smallholdings' land that was shown in the existing Strategy approved by the WAPC in 2007 and the WAPC's own Greater Geraldton Structure Plan that was approved by the WAPC in 2011.

It is noted that the WAPC's Statutory Planning Committee resolution from the 20/7/21 meeting was not in accordance with the WAPC staff recommendation (which was a compromise solution that would have been more equitable than the WAPC decision).

The Strategy as returned to the WAPC for consideration for a 3rd time included additional text bringing (yet further) attention to the fact that the land is not in an area deemed high quality agricultural land by the Department of Primary Industries & Regional Development, nor within an area identified as subject to flooding by the Department of Water & Environment Regulation, and can meet other relevant planning criteria and still requires comprehensive assessment through the scheme amendment process. The Strategy also notes that for much of the 'Proposed Rural Smallholdings' area the land is already of a lot size and land use suited to a designation of 'Rural Smallholdings'. The Strategy's continued identification of this land as 'Rural Smallholdings' enables the future zoning to correspond more appropriately with the prevailing lot sizes, land uses and established settlement pattern. Retaining the 'Proposed Rural Smallholdings' identification within the Strategy also assists as an interim measure to manage potential incompatible development prior to subsequent rezoning.

The WAPC's requested direction removes landowner's ability to realise their landholdings potential, and undermines the investment, purchase and development decisions they have made regarding their land. More importantly, however, it represents a reversal of the established strategic direction for some precincts and numerous planning determinations in the previous decade that have been publicly available in both State and local government planning instruments for several years. These prior planning strategies and region plans have consequently formed the basis for people to make key life impacting choices including purchasing into an area, siting homes, business decisions and the intended creation of lots for their children.

The WAPC's 20/7/21 decision reveals that the sole outstanding issue it has with the draft Strategy is the amount of 'Rural Smallholding' land identified upon the Strategy Maps. Since the Strategy's release in 2007 it would seem that the WAPC have developed a disinclination towards rural living lots on the basis they have potential to remove high quality agricultural land from production as it becomes hobby farms and lifestyle lots, and the belief that it can introduce residents into areas of bushfire risk and is inefficient in terms of servicing.

Whilst many of these arguments are valid, particularly in certain sections of the state such as the south-west, it does emphasise the perils of a centralised bureaucracy making broad judgements upon a state as large as Western Australia where criteria relevant to one region are not always applicable elsewhere.

The retention of the area of land that the WAPC is requiring have its Rural Smallholding status removed would not lead to wide-scale or excessive lot creation, given that it impact just 26 landowners and a potential lot yield of an additional 246 lots. It may be considered that once a development/subdivision potential has been identified in a local and state government adopted planning document it is concerning to then seek to take that potential away, particularly so if land purchases and investments have then been made by landowners with a level of expectation. It might also be queried how an argument can be raised that if a subject area met land capability requirements previously, what has changed in the intervening period to make such an arbitrary decision.

Options

Given Council's previous opposition to the removal of the 'Rural Smallholdings' area (as required by the WAPC) that would disadvantage members of the Shire community, there are considered to be 2 options open to it at this time.

Option 1 – Undertake the WAPC modifications and advertise the Strategy

Council could resolve to undertake the WAPC's contentious Rural Smallholdings modification and advertise the Strategy for comment, at the conclusion of which the Strategy and the received submissions would be presented to a future meeting of Council for consideration. The Strategy would then need to be returned to the WAPC for final determination.

Under this option the Shire would make clear that it is the WAPC who have insisted that the Strategy must have the 'Rural Smallholdings' area removed, and the advertising process could involve some additional consultation measures to the statutory minimum requirements, including any (or all) of the below:

- write directly to every impacted landowner making clear what the new strategy is proposing, who is enforcing it upon them (even after repeated Shire requests to have them reconsider), and their ability to make a submission. The Shire correspondence could also advise parties they may wish to write directly to the Minister for Planning and local State politicians if they are unhappy with the WAPC direction (in addition to making a submission);
- engage with local media to raise awareness;
- place a new advisory sign on the 2 roadside poles that remain alongside Nanson-Howatharra Road (formerly used for the proposed highway bypass advisory sign); &
- hold a community meeting at the Nabawa Community Centre.

Under this option the Shire could also choose to not simply undertake the WAPC's required standard statutory consultation measures of placing a notice in a local newspaper and on its website and writing to relevant public authorities and providing 21 days to comment. Instead it would be more reasonable that the Shire would, in addition to writing directly to the 26 impacted landowner (that the WAPC seeks to remove 'Rural Smallholding' potential from) run an extended advertising period of 60 days to enable landowners greater opportunity for comment.

Option 2 – Refuse to undertake the WAPC modifications

Council may refuse to undertake the modifications to the Strategy as required by the WAPC (noting that the current Strategy enables the impacted landowners some opportunity to rezone and subdivide).

This may not necessarily assist the impacted landowners however, should the WAPC take the interpretation under Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* that the Strategy, being older than 5 years, requires lodgement of a review report by the Shire to the WAPC. The WAPC could take the stance that in the absence of such a report that its determination on rezoning applications and subdivision application should be delayed, which could leave landowners (and not just the impacted landowners) in limbo, and having to appeal decision individually to the State Administrative Tribunal which involves time and expense for them.

It is also worth noting that the current Strategy is out of date in regards to other aspects and it is therefore not ideal for this to remain a referred to document.

As part of Option 2 Council may also wish to send a letter to the Minister of Planning to express its disappointment with the WAPC's stance.

Further in the event Council pursues Option 2 it might also wish to write to the 26 landowners within the area the WAPC seeks to no longer have identified for 'Rural Smallholdings' in the Strategy to make them aware of what the WAPC is attempting to do to them.

STATUTORY ENVIRONMENT

Part 3, Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations') requires that:

- "11 Requirement for local planning strategy for local planning scheme*
- (1) A local government must prepare a local planning strategy in accordance with this Part for each local planning scheme that is approved for land within the district of the local government.*
 - (2) A local planning strategy must —*
 - (aa) be prepared in a manner and form approved by the Commission; and (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.*
 - (3) A local planning strategy may be prepared concurrently with the local planning scheme to which it relates.*

Part 3, Regulation 12 of the Regulations requires that a local government must gain certification of the WAPC prior to advertising its Strategy.

- 12 Certification of draft local planning strategy*
- (1) Before advertising a draft local planning strategy under regulation 13 the local government must provide a copy of the strategy to the Commission.*
 - (2) On receipt of a copy of a draft local planning strategy the Commission must, as soon as reasonably practicable, assess the strategy for compliance with regulation 11(2).*
 - (3) If the Commission is not satisfied that a draft local planning strategy complies with regulation 11(2) the Commission may, by notice in writing, require the local government to —*
 - (a) modify the draft strategy; and*
 - (b) provide a copy of the draft strategy as modified to the Commission for assessment under subregulation (2).*
 - (4) If the Commission is satisfied that a draft local planning strategy complies with regulation 11(2) it must certify the strategy accordingly and provide a copy of the certification to the local government for the purpose of proceeding to advertise the strategy.*
- 13 Advertising and notifying local planning strategy*
- (1) A local government must, as soon as reasonably practicable after being provided with certification that a local planning strategy complies with regulation 11(2), advertise the strategy as follows —..."*

In the event that the Shire does not make the modifications as requested by the WAPC to the Strategy then the local government will not have provided the WAPC with a copy of the Strategy in accordance with Regulation 12(3)(b) for certification, which is a requirement to commence advertising of the Strategy.

This would result in the 2007 Strategy, which contains the Rural Smallholdings area remaining the local government's strategic planning document. Whilst this is not ideal as the 2007 Strategy is dated in many other aspects it would mean that the 2021 Strategy had not advanced to a stage where it could reasonably be considered as 'seriously entertained'.

The 2020 WAPC publication 'Making Good Planning Decisions' notes the following:

"Draft scheme amendments and policies can still be given weight even though they are not operative. This is the basis of the much-cited case Coty (England) Pty Ltd v Sydney City Council (1957) 2 LGRA 117. This case provides that

weight can be given to a draft-planning instrument once it becomes ‘seriously entertained’. In Western Australia, this usually occurs after advertising is completed – the further towards approval the document is, the more ‘seriously entertained’ it is considered to be.

The leading case in the State Administrative Tribunal is Nicholls and Western Australian Planning Commission [2005] WASAT 40, which provides at paragraph [45] a useful analysis of how a draft policy is to be treated by setting out a four-stage enquiry:

- “(1) In jurisdictions where there is no requirement to take into consideration a draft planning instrument or policy or a draft amendment to a planning instrument or policy once it has reached a certain specified stage, the authority or tribunal must consider whether the draft constitutes a seriously-entertained planning proposal. If it determines that it is a seriously entertained planning proposal, it is a relevant matter for consideration in relation to the planning assessment.*
- (2) If the draft is a relevant matter for consideration, the authority or tribunal must consider the extent to which the application before it is consistent with the planning objective or planning approach embodied or reflected in the draft. In particular, the authority or tribunal must consider whether the approval of the application is likely to impair the effective achievement of the planning objective or planning approach embodied or reflected in the draft or is likely to render more difficult the ultimate decision as to whether the draft should be made or its ultimate form.*
- (3) The authority or tribunal must consider the weight to be accorded to the consistency or otherwise between the application and the draft.*
- (4) The authority or tribunal must weigh its conclusions in relation to the foregoing matters in the balance along with all other relevant considerations relating to the application, and determine whether, in light of all relevant considerations, it is appropriate in the exercise of planning discretion to grant approval to the application and, if so, subject to what conditions.” (emphasis added)”*

Part 6, Division 1, Regulations 65 & 66 of the *Planning and Development (Local Planning Schemes) Regulations 2015* do make allowance for the WAPC to require a local government to make recommendation on whether it considers its Strategy satisfactory in its existing form, or should be amended or revoked, as part of a Local Planning Scheme Review. However, this would then return the process to Part 3, Regulations 11-13 which is the current impasse point of the Strategy process.

POLICY/PROCEDURE IMPLICATIONS

The intent of the Strategy is to provide the planning direction for the sustainable growth of the Shire for the next 10-15 years and provide guidance to ongoing development, future land use and management of the Shire. Whilst much of the 2007 Strategy remains relevant, particularly the inland sections where precincts were based on land capability assessment, the coastal section of the Strategy requires updating to account for, and ensure it aligns with, subsequently endorsed planning documents.

FINANCIAL IMPLICATIONS

The Shire was advised on 28/5/16 that its application to the Department of Planning for \$25,000 funding under the Royalties for Regions-Northern Planning Program for the review of its Strategy had been successful. The received grant funds have now been expended and further modifications to the Strategy will be required to be funded from Account 1992-Planning Consultancy Expenses in the Shire budget.

Long Term Financial Plan (LTFP):

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19/7/17 meeting. The review of the Local Planning Strategy is not considered to be inconsistent with the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

The WAPC’s ‘Local Planning Manual’ (2010) notes the purpose of a Strategy as follows:

“The 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 by other agencies as the means by which 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 strategy will need to address the social, environmental, resource management and economic factors that affect, and are in turn affected by, land use and development.

The local planning strategy should:

- be consistent with state and regional planning policy, including current strategies, structure plans and strategic development initiatives (or provide the rationale for why it is not);*
- provide strategic direction for land use planning and development over the ensuing 10 years or longer as the basis for the local planning scheme;*
- set out the strategic direction for sustainable resource management and development in the context of state and regional planning;*
- provide the rationale for the zoning and reservation of land and for the provisions of the scheme relating to development and development control;*
- provide a strategic framework for assessment and decision-making in relation to proposed scheme amendments, subdivision, and development;*
- provide the context for coordinated planning and programming of physical and social infrastructure at the local level;*
- identify the need for further studies or investigation within a local government area to address longer-term strategic planning and development issues."*

The Strategy review drew upon the recommendations of the following documents rather than create new strategic directions:

- Shire of Chapman Valley Local Planning Schemes No.2 (2013) & No.3 (2019);
- Greater Geraldton Structure Plan (WAPC) (2011);
- Oakajee Industrial Estate Structure Plan (Development WA) (2012);
- Oakajee Port Master Plan (Mid West Ports Authority) (2011);
- Oakajee Narngulu Infrastructure Corridor Alignment Definition Report (WAPC) (2014);
- Dongara-Geraldton-Northampton Route Alignment Selection Study (MRWA) (2015-2021);
- Wokarena Heights Structure Plan (Shire) (2013);
- Buller Structure Plan (Shire) (2016);
- Dolbys Drive Structure Plan (Shire) (2017);
- Chapman Valley Coastal Management Strategy & Action Plan (Shire) (2016);
- Moresby Range Management Strategy (WAPC) (2009);
- Moresby Range Management Plan (Shire) (2010);
- Nabawa Townsite Revitalisation Plan (Shire) (2016);
- Chapman River Flood Study – Nanson & Nabawa Townsites (DWER) (2020).

With the exception of the last 2, all of these planning documents relate to the western regions of the Shire and it is this coastal strip that requires most updating in the Local Planning Strategy to reflect subsequent documents.

The Strategy was also updated to reflect the WAPC's 2010 content and scope guidelines and give to reference to a range of State Planning Policies ('SPP's') that have been released since 2007 including the following:

- SPP 2.5 - Rural Planning (2016);
- SPP 2.6 - State Coastal Planning (2013);
- SPP 2.9 - Water Resources (2006);
- SPP 3.0 - Urban Growth and Settlement (2006);
- SPP 3.1 - Residential Design Codes (2013);
- SPP 3.5 - Historic Heritage Conservation (2007);
- SPP 3.7 - Planning in Bushfire Prone Areas (2015);
- SPP 4.1 - Industrial Interface (draft 2017);
- SPP 5.4 - Road & Rail Noise (2019);
- Government Sewerage Policy (2019).

The current Strategy was also produced in an era when physical production as a hard copy was still the most common means of viewing the document and the layout and mapping of the Strategy has been updated to reflect that it is now more commonly going to be viewed online as a colour PDF.

Strategic Community Plan/Corporate Business Plan:

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15/11/17 meeting.

The review of the 2007 Local Planning Strategy has provided the opportunity to ensure it has due regard for the Shire's subsequent Strategic Community Plan. The Local Planning Strategy provides one means to assist in meeting the objectives and strategies as identified within the Strategic Community Plan.

CONSULTATION

The intent behind the Strategy review was to ensure that it was no longer inconsistent with the Scheme and adopted state strategies and policies, and to provide general updating of the text and map layouts, rather than an entirely new exercise (i.e. the Strategy does not seek to 'open up' new areas of the Shire for rezoning, subdivision and development but rather maintain the existing strategic directions of the current Strategy in this regard).

The Strategy review has drawn on the extensive level of community consultation that was undertaken to prepare the preceding strategies, structure plans, rezonings, alignment definition studies and policies that inform the Local Planning Strategy.

The Strategy review has also involved consultation with all relevant government agencies.

Regulation 12 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires that before advertising the Strategy must be forwarded to the WAPC for consideration.

In the event that Council and the WAPC are both satisfied with the draft Strategy then it would be advertised as per the requirements of Regulation 13 for a minimum period of 21 days (although it is suggested that the Shire should exceed this and allow for a period of 60 days), and the advertising must include the following actions:

- notices to be published in a newspaper circulating in the district;
- display of the Strategy at the Shire office;
- notice being sent to all relevant government agencies;
- display of the Strategy on the Shire website;
- display of the Strategy at the WAPC office;
- in any other way as directed by the WAPC or the Shire considers appropriate.

In relation to the final dot point it is considered that were the draft Strategy to be advertised with the modifications as required by the WAPC, that the Shire should write to the 26 impacted landowners and advise them of the draft Strategy, how it relates to their property, and of their opportunity to make comment.

Regulation 14 requires that Council give regard for any submissions received during the advertising period and, in the event that Council is satisfied with the strategy, forward it to the WAPC (with or without modification arising from Council's consideration of any issues raised during the submission period) for final consideration and potential endorsement.

RISK ASSESSMENT

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council:

- 1 Refuse to undertake the modifications requested by the Western Australian Planning Commission to the draft Shire of Chapman Valley Local Planning Strategy as they are considered unreasonable, unjustified and a reversal of the strategic planning direction of publicly available planning documents (prepared both at a local and state government level) that have previously been adopted by the WAPC.
- 2 Write to the landowners who would be disadvantaged by the WAPC's decision to advise them of this issue and the Council's opposition to the WAPC's decision.
- 3 Write to the Minister of Planning to advise of Council's disappointment with, and objection to, the WAPC's decision

10.2

Manager of Finance & Corporate Services

10.2 AGENDA ITEMS

10.2.1 Financial Management Report for August 2021

10.2.1

Financial Management Report for August 2021

PROPONENT:	Shire of Chapman Valley
SITE:	Shire of Chapman Valley
FILE REFERENCE:	307.00
PREVIOUS REFERENCE:	Nil
DATE:	15 th September 2021
AUTHOR:	Dianne Raymond, Manager Finance & Corporate Services

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.2.1(a)	August 2021 Financial Management Reports		✓
10.2.1(b)	Confidential List of August 2021		✓

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Local Government (Financial Management) Regulations require monthly statements of financial activity to be reported and presented to Council.

COMMENT

The financial position at the end of August 2021 are detailed in the monthly management report provided as a separate attachment for Council's review.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

POLICY/PROCEDURE IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

As presented in the Financial Management Report for August 2021

Long Term Financial Plan (LTFP):

No significant effect on the LTFP

STRATEGIC IMPLICATIONS

Nil

Strategic Community Plan/Corporate Business Plan:

Ref	Objective	Strategy	Action
5.1	Ensure governance and administration systems, policies and processes are current and relevant	Review policy categories and set ongoing accountability for review processes	Review current Council and Management policies and formalise update process and timelines.

CONSULTATION

Not applicable

RISK ASSESSMENT

The associated risk would be the failure to comply with Local Government Financial Regulations requiring monthly reporting of financial activity. Risk rating is considered Level 1 – Insignificant.

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

That Council receives the financial management report supplied under separate cover for the months of August 2021 comprising the following:

Statement of Financial Activities with notes

Note 1 – Net Current Assets

Note 2 – Cash & Financial Assets

Note 3 – Receivables

Note 4 – Other Current Assets

Note 5 – Payables

Note 6 – Rate Revenue

Note 7 – Disposal of Assets

Note 8 – Capital Acquisitions

Note 9 – Borrowings

Note 10 – Lease Liabilities

Note 11 – Cash Reserves

Note 12 – Other Current Liabilities

Note 13 – Operating Grants and Contributions

Note 14 – Non Operating Grants and Contributions

Note 15 - Trust Funds

Note 16 - Explanation of Material Variances

Additional Information

Budget by Program

Summary of Payments

Bank Reconciliation

Credit Card Statement

10.3

Chief Executive Officer

10.3 AGENDA ITEMS

- 10.3.1 Code of Conduct for Council Members, Committee Members and Candidates**
- 10.3.2 Occupational Health & Safety Compliance Officer**
- 10.3.3 2021 Regional Telecommunication Review**

10.3.1 Code of Conduct for Council Members, Committee Members and Candidates

PROPONENT:	Councillors
SITE:	Shire of Chapman Valley
FILE REFERENCE:	401.01
PREVIOUS REFERENCE:	Minute Ref: 02/21-12; Concept Forum August 2021
DATE:	15 September 2021
AUTHOR:	Maurice Battilana, Chief Executive Officer

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.3.1(a)	Revised addendum to Code of Conduct		✓
10.3.1(b)	Revised Values Chart		✓

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Council resolved the following at the February 2021 OCM:

Council:

1. *Adopt the Shire of Chapman Valley Code of Conduct for Council Members, Committee Members and Candidates as provided at Attachment 10.3.3(a), replacing the existing Code of Conduct (Elected Members) CP-005.*
2. *Appoint the Chief Executive Office to receive complaints as per the provisions of the Local Government (Model Code of Conduct) Regulations 2021 and should the Chief Executive Officer not be available to receive the complaint then the Deputy Chief Executive Officer be authorised to receive the complaint.*
3. *Adopt the Complaint About Alleged Breach Form as provided at Attachment 10.3.3(c).*

Voting F6/A0

CARRIED

Minute Reference: 02/21-12

Council also resolved the following at the June 2021 OCM:

Council agree to:

1. *Undertaking an internal review of the existing Team Values & Behaviours linked to the Code of Conduct for Council Members, Committee Members and Candidates, with the CEO and Senior Staff.*
2. *Attend a social function after the internal review of the Team Values & Behaviours linked to the Code of Conduct for Council Members, Committee Members and Candidates, with all Elected Members and Senior Staff invited.*

Voting F7/A0

CARRIED

Minute Reference: 06/21-12

Councillors and Senior Staff participated in a session on the 29th July 2021 to review the *Team Values & Behaviours* (current included as an Addendum to the Shire's *Code of Conduct for Council Members, Committee Members and Candidates*) and the *Values Chart* which is linked to the values and behaviours. The outcome of these discussions were presented to the August 2021 Concept Forum. Direction was then given to the Chief Executive Officer at the August 2021 Concept Forum to bring this matter to Council for consideration.

COMMENT

Attachments 10.3.1(a) and 10.3.1(b) have tracked changes noted from what I believe was the outcome of the review process and which was agreed to at the August 2021 Concept Forum. It is important Councillors agree with the proposed changes presented and to formally adopt the changes as the *Team Values & Behaviours* and the *Values Chart*. The Staff Recommendation is to include both these documents as addendums to the *Code of Conduct for Council Members, Committee Members & Candidates*.

No action has been taken on item 2 of Resolution 06/21-12 at the June 2021 OCM i.e.

"Attend a social function after the internal review of the Team Values & Behaviours linked to the Code of Conduct for Council Members, Committee Members and Candidates, with all Elected Members and Senior Staff invited."

Direction is required from Council if this item is still to be actioned or not. The Staff Recommendation is to revoke this action and for Council to consider a function after the new Chief Executive Officer has been appointed and has taken up the position.

STATUTORY ENVIRONMENT

Local Government (Model Code of Conduct) Regulation, 2021

POLICY/PROCEDURE IMPLICATIONS

Policy CP-005 Code of Conduct for Council Members, Committee Members & Candidates

FINANCIAL IMPLICATIONS

No financial implications envisaged.

Long Term Financial Plan (LTFP):

Nil effect on the LTFP.

STRATEGIC IMPLICATIONS

It is important Councillors and Staff to have an agreed set of values and behaviours they can aspire to, have ownership of and refer to in times of need. It is equally important these values and behaviours are prominently displayed as a reminder and not simply agreed to and shelved.

Strategic Community Plan/Corporate Business Plan:

Ref	Objective	Strategy	Action
5.1	Ensure governance and administration systems, policies and processes are current and relevant	Review policy categories and set ongoing accountability for review processes	Review current Council and Management policies and formalise update process and timelines.

CONSULTATION

As previously mentioned, Councillors and Senior Staff participated in a session on the 29th July 2021 to review the *Team Values & Behaviours* (current included as an Addendum to the Shire's *Code of Conduct for Council Members, Committee Members and Candidates*) and the *Values Chart* which is linked to the values and behaviours and discussed this matter at the August 2021 Concept Forum.

RISK ASSESSMENT

I believe the risk associated with the new legislation is insignificant i.e.

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

Council adopt the revised *Team Values & Behaviours* and the *Values Chart* as presented and included both documents as Addendums to the Shire's *Code of Conduct for Council Members, Committee Members and Candidates*.

Revocation Process – (Council Resolution 06/21-12)

Revocation of Item 2 of resolution 06/21-12 i.e.

"Attend a social function after the internal review of the Team Values & Behaviours linked to the Code of Conduct for Council Members, Committee Members and Candidates, with all Elected Members and Senior Staff invited."

COUNCIL RESOLUTION 1 - (one third affirmative votes required – i.e. 3 Votes)

Council accept the recommended revocation as presented.

COUNCIL RESOLUTION 2 - (Absolute Majority required – i.e. 5 Votes)

Council revoke Item 2 of resolution 06/21-12 i.e.

"Attend a social function after the internal review of the Team Values & Behaviours linked to the Code of Conduct for Council Members, Committee Members and Candidates, with all Elected Members and Senior Staff invited."

10.3.2 Occupational Health & Safety Compliance Officer

PROPONENT:	Chief Executive Officer
SITE:	Shire of Chapman Valley
FILE REFERENCE:	904.00
PREVIOUS REFERENCE:	NA
DATE:	15 September 2021
AUTHOR:	Maurice Battilana, Chief Executive Officer

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
	Nil		

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Western Australia has joined the 'Work Health and Safety' (WHS) regime, in line with New South Wales, Queensland, South Australia, the Northern Territory and Tasmania. Victoria will continue to operate under a separate regime. The Work Health and Safety Act 2020 (WA) passed through the Legislative Assembly on 3 November 2020. It is expected the legislation will be passed by the Legislative Council by the end of 2021.

The Work Health and Safety Act 2020 (WA) will introduce following, amongst other things:

- the same WHS concepts to Western Australia existing in the other jurisdictions to have adopted the harmonised WHS framework. These include the uniting duty of care of '*Persons Conducting a Business or Undertaking*' (PCBUs) to ensure the health and safety of workers and others, so far as is reasonably practical;
- onerous officer duties, which require officers to exercise due diligence to ensure WHS compliance by the PCBU;
- a framework to establish a general scheme for authorisations such as licences, permits and registrations (e.g. for persons engaged in high-risk work or users of certain plant or substances), including provisions for automated authorisations;
- **a prohibition on insurance and indemnities for WHS fines; and**
- one industrial manslaughter charge. Western Australia will be the fifth state to introduce a specific industrial manslaughter charge, along with Queensland, Victoria, the ACT and the Northern Territory.

Industrial Manslaughter – Crime

- This charge arises when a duty holder engages in conduct which causes the death of an individual, in the knowledge the conduct was likely to result in death or serious harm, and in disregard of this likelihood. The conduct must also constitute a failure to comply with the duty holder's health and safety duty.
- **The maximum penalty for an individual is 20 years' imprisonment and a fine of \$5m.**
- **The maximum penalty for a body corporate is a fine of \$10m.**

- Officers can also be charged for crimes committed by a PCBU in certain circumstances, including when the PCBU's conduct was attributable to the officer's neglect, or engaged in with the officer's consent or involvement.

This matter was raised at February 2021 Concept Forum and will be again at the September 2021 Concept Forum in relation to the serious concerns and effect this may have on the Bushfire Volunteer operation and liability exposure of the Shire as a body corporate and the Chief Executive Officer individually.

COMMENT

There is significant concern being expressed amongst local government Chief Executive Officers on their inability to adequately comply with both the existing legislation and the new legislation about to be introduced, with many LGAs allocating additional resources (either externally and/or internally) to address compliance requirements.

I have been in discussions with the Shire of Northampton who are keen to enter into a formal arrangement with the Shire of Chapman Valley to employ a OSH Compliance Officer to cover both local government authorities. This is considered a wise approach in the first instance as it will assist the incoming CEO at the Shire of Chapman Valley to have some comfort this area of the organisational operations of the Shire is being addressed. It may also be beneficial during the CEO Recruitment process for the Council to assure applicants the new requirements of the Work Health & Safety legislation is being resourced and addressed.

The actual cost of the position is yet to be confirmed and this, along with a Position Description for this proposed position will be developed with the Shire of Northampton, using examples and estimates from other LGAs. There may also be a need to obtain initial external consultancy services as well to assist the new employee to establish the basic requirements for compliance.

The purpose of this Agenda Report is to seek endorsement from Council to proceed with the proposal to employ a OSH Compliance Officer with the Shire of Northampton and to utilise \$50,000 from the additional Financial Assistance Grants (FAGS) we have recently been advise by the WA Grants Commission will be paid to the Shire in 21/22 for this purpose.

The WA Grants Commission has confirmed the following:

	Budgeted Amount	Actual Amount	Additional Funds
General Purpose Grant	\$202,912	\$308,410	\$105,498
Road Grant	\$241,604	\$271,733	\$30,129
Total	\$444,516	\$580,143	\$135,627

The WA Grants Commission has stated the following reason for the increased in the notional FAGS amount (used for budget purposes) to all WA local government authorities:

"The Commission previously phased in increases to local government grants at a slower rate. However, in recent years the Commission has attempted to pass on increases quicker. You may recall last year, all local governments were advised that they would receive a general purpose grant no less than the previous year due to concern of the effects of COVID. The Commission also received minimal growth to the funding pool. This meant many local government did not receive the increase they otherwise would have in a normal year.

This year we were a beneficiary of growth in our funding pool, allowing us to provide an increase that reflected what we weren't able to provide in the previous years as well as pass on the increase for this year (thus the large increase".

Once the estimate costs for an OSH Compliance Officer are more accurately defined it may be necessary to bring another item back to Council seeking an additional budget variation(s) to accommodate this expenditure. However, it is anticipated the \$50,000 should be more than adequate for the balance of 21/22.

STATUTORY ENVIRONMENT

Work Health and Safety Act 2020 (WA)

In recent discussions with Worksafe on the new WHS legislation and where the responsibility rest the following information was provided:

Meaning of Officer

Officer – an officer within the meaning of section 9 of the Corporations Act 2001 (Cth) other than each partner within a partnership. Broadly, an officer is a person who makes, or participates in making, decisions that affect the whole, or a substantial part, of the organisation's activities. This does not include a local government member acting in that capacity or a minister of a state, territory or the Commonwealth.

An officer can also be an officer of the Crown or a public corporation if they are a person who makes, or participates in making, decisions that affect the whole, or a substantial part, of the business or undertaking of the Crown or public corporation.

Each partner within a partnership is not an officer but a PCBU in their own right.

Person conducting a business or undertaking (PCBU) – a person conducting a business or undertaking alone or with others, whether or not for profit or gain. A PCBU can be a sole trader (for example, a self-employed person), each partner within a partnership, company, unincorporated association, government department or public corporation (including a local or regional government).

A local government member acting in that capacity is not a PCBU.

A 'volunteer association' that does not employ anyone is not a PCBU. If it becomes an employer it also becomes a PCBU for purposes of the WHS Act.

A 'strata company' responsible for any common areas used only for residential purposes is not a PCBU, unless it engages a worker as an employee.

Like most legislation, nothing is simple and the following information was provided by WALGA regarding the WHS legislation and Elected Members:

WHS & Elected Members

There has been some uncertainty around how the WHS Act and associated regulations will impact elected members, particularly around the application of section 4, which excludes local government members in the definition of an 'officer'.

This **does not** remove an elected member's obligations from elsewhere in the Act, and whilst they may not be considered an officer or worker, they are considered an '**other**'. For the purposes of their specific individual duty, section 29 provides a **duty of other persons at a workplace**.

For an elected member to discharge their duty under section 29, they must:

- **Take reasonable care for their own health and safety**
- **Take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons**
- **Comply, so far as reasonably able, with any reasonable instruction that is given by the local government (as the PCBU) to ensure the local government complies with its duty under the Act.**

So in practice, when an elected member fulfils their obligations in that role, including when interacting with local government and participating in discussions and decisions for the local government, it is incumbent on them to consider the above. This includes decisions relating to Bushfire Brigade Volunteers



Therefore, contrary to some comments made by a few individuals on the exposure Elected Members have under the new WHS legislation, it appears there is definitely an exposure to the Elected Members if decisions (or lack of) are made which could adversely affect the health and safety of others (e.g. employees, volunteers, contractors).

POLICY/PROCEDURE IMPLICATIONS

The Shire has a number of OSH & Risk Management Policies and Procedures, which are presently being collated into the one Matrix for future ease of access. The issue remains with not just having these policies & procedures, rather ensuring they are adequately communicated to the relevant staff, contractors, volunteers, etc. Something line management staff continue to grapple with. The role of the OSH Compliance Officer is not just to ensure the policies & procedures are in place, reviewed, up to date and communicated it will also be to ensure they are being adhered to. Again an area staff simply are currently not adequately resource to do.

FINANCIAL IMPLICATIONS

Council allocated an amount of \$50,000 in the 2021/2022 from additional FAGS grants to be received to the proposed OSH Compliance Officer is being recommended due to the need to urgently achieve at least minimal compliance with the WHS legislation about to be imposed on the Shire.

It will be a requirement to continue the OSH Compliance Officer into future budgets to ensure compliance is continued and the organisations liability reduced.

Long Term Financial Plan (LTFP):

There will be an effect on the LTFP as the OSH Compliance Officer will be a new employee (FTE 0.50).

STRATEGIC IMPLICATIONS

Establishing an Organisational Structure to adequately accommodate to compliance for the operational requirements of the Shire is important. With the ever increasing presence of exposure to litigation, combined with the continued imposition of resource hungry legislation being imposed on local government, it is imperative the adequate resources are made available to the CEO to comply.

Strategic Community Plan/Corporate Business Plan:

Ref	Objective	Strategy	Action
5.1	Ensure governance and administration systems, policies and processes are current and relevant	Review policy categories and set ongoing accountability for review processes	Review current Council and Management policies and formalise update process and timelines.

CONSULTATION

The issue of the imminent WHS legislation has been around for some time and there has been several notifications from WALGA and LGIS on the effects the new legislation will have on local government.

The effects the WHS legislation will have on the Bushfire operations in the Shire has also been presented to Council at previous Shire Concept Forums for discussion.

WALGA & LGIS conducted a Webinar on the 31st August 2021 specifically regarding how the WHS legislation will effect local government Bushfire operations

RISK ASSESSMENT

As mentioned, the risk is difficult to determine; however, if it is based upon the maximum penalties under the new WHS legislation of:

- The maximum penalty for an individual is 20 years' imprisonment and a fine of \$5m.
- The maximum penalty for a body corporate is a fine of \$10m.

then the consequence would be **Catastrophic**. Realistically, I doubt the maximum penalties will be imposed if the Shire is being seen to at least try its best to be compliant and to introduce best practices as a minimum. However, the risk is definitely there if the Shire doesn't at least resource the CEO in trying to reach this base level.

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment

Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response
Minor (2)	First aid injuries	\$1,001 - \$10,000	Short term temporary interruption – backlog cleared < 1 day	Some temporary non compliances	Substantiated, low impact, low news item	Localised damage rectified by routine internal procedures	Contained, reversible impact managed by internal response
Moderate (3)	Medical type injuries	\$10,001 - \$50,000	Medium term temporary interruption – backlog cleared by additional resources < 1 week	Short term non-compliance but with significant regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile	Localised damage requiring external resources to rectify	Contained, reversible impact managed by external agencies
Major (4)	Lost time injury	\$50,001 - \$150,000	Prolonged interruption of services – additional resources; performance affected < 1 month	Non-compliance results in termination of services or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, third party actions	Significant damage requiring internal & external resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Catastrophic (5)	Fatality, permanent disability	More than \$150,000	Indeterminate prolonged interruption of services – non-performance > 1 month	Non-compliance results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, very high multiple impacts, high widespread multiple news profile, third party actions	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontained, irreversible impact

VOTING REQUIREMENTS

Absolute Majority

STAFF RECOMMENDATION

Council:

1. Endorse the introduction of a shared Occupational Safety & Health Compliance Officer with the Shire of Northampton as part of the Shire of Chapman Valley's organisational structure.
2. Allocate \$50,000 in the adopted 2021/2022 budget from additional Financial Assistance Grants to be received from the WA Grants Commission for the costs associated with employing shared Occupational Safety & Health Compliance Officer with the Shire of Northampton and (if necessary) to obtain external consultancy/contract assistance in 2021/2022.

If additional funds are required in this financial year then this be brought back to Council for consideration of additional budget variation(s) to accommodate the new position.

3. Authorise the Chief Executive Officer to work with the Shire of Northampton to:
 - a. establish a Position Description and Remuneration Package for the Occupational Safety & Health Compliance Officer position; and

-
- b. undertake a recruitment and selection process for the Occupational Safety & Health Compliance Officer position;
 4. In the event the Shire of Northampton declines to share an Occupational Safety & Health Compliance Officer the Chief Executive Officer be authorised to:
 - a. use the \$50,000 allocated to either seek another willing local government authority to share the position; and/or
 - b. obtain external contract/consultancy services to assist with improved compliance with the Work Heath Safety legislation.
 5. Allocate funds in future budgets to cover costs for the ongoing employment of an Occupational Safety & Health Compliance Officer and/or external contract/consultancy services to assist with compliance with the Work Heath Safety legislation.

10.3.3

2021 Regional Telecommunication Review

PROPONENT:	Australian Government – Department of Infrastructure, Transport, Regional Development & Communications
SITE:	Australia
FILE REFERENCE:	204.15.17
PREVIOUS REFERENCE:	NA
DATE:	15 September 2021
AUTHOR:	Maurice Battilana, Chief Executive Officer

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.3.3(a)	2021 Regional Telecommunication Review – Issues paper		✓

DISCLOSURE OF INTEREST

Nil

BACKGROUND

The Australian Government, Department of Infrastructure, Transport, Regional Development & Communications has advised and independent committee is conducting a review of regional telecommunications issues and seeks submissions by 30 September 2021. The following is posted on the Departments website on this review:

“The Committee wants to hear your views on regional telecommunication issues, including your experience with getting connected and making the most of your connection. Your feedback will be important in setting the Government’s regional telecommunications policy agenda over the coming years.”

“You can have your say by reading the Issues Paper and providing a comment or submission by 30 September 2021. You can submit your response to the Issues Paper below or email the Committee Secretariat at secretariat@rtirc.gov.au.”

“The Committee is required to report to Government on the adequacy of telecommunications services in regional, rural and remote Australia. Your submission will help the Committee to understand the issues of concern in regional Australia and to develop recommendations in the report to address these issues.”

“The Regional Telecommunications Review (the Review) is an opportunity for people living and working in regional, rural and remote areas of Australia to share their views and experiences using telecommunications services in their area.

Every three years the Regional Telecommunications Independent Review Committee (the Committee) is appointed to conduct the review. Committee reports are important in setting the regional communications policy agenda in the following years.

The 2021 Committee was appointed on 1 June 2021. The Review will be held from June to December. The five members appointed to the Committee are the Hon Luke Hartsuyker (Chair), Ms Sue Middleton, Ms Kristy Sparrow, Professor Hugh Bradlow and Mr Michael Cosgrave.

The Review will examine the adequacy of telecommunications services in regional, rural and remote Australia. It will also consider particular issues identified in the Terms of Reference, including the impact of Government policies and programs, insights from COVID-19, emerging technologies, service reliability, regional development, and improving coordination between tiers of government.

The Committee has been asked to deliver its report to the Australian Government by 31 December 2021 or earlier. The Committee may make recommendations to the Government, on which it must respond.

Visit the Committee's website for more information about the review and the consultation process, and how to get involved in a public consultation session near you."

Individual can (and are encouraged) to make submission. The website address to make a submission is:

<https://www.communications.gov.au/have-your-say/2021-regional-telecommunications-review>

COMMENT

The Chief Executive Officer logged into a Webinar Teleconference on the Review process on 20 August 2021, which was informative and all the comments made by participant on the day echoed those being made in this Shire, including, yet not limited to:

- Mobile Network Tower must have better power backup as the current system is inadequate;
- Towers coverage appears to be turned down and this should not be blamed on illegal booster in the area;
- Broadacre agricultural business are reliant upon mobile and internet telecommunication;
- Fears on how the 5G upgrade is going to have an adverse effect on the coverage, specifically if the 3G network is going to be turned off;
- Demand is increasing for digital telecommunications, yet the services to regional areas is lagging;
- Skymuster is not a practical option and perhaps more focus should be placed on expanding the High Speed Fixed Wireless service, which may also be able to accommodate VOIP as an alternative to mobile phone services through Telstra towers;
- Australian Government's Community Service Obligation (CSO) to those in the regional and remote areas appears to have been given less significance than it should be. Most telecommunication decisions appear to be Metrocentric or Regional Centre Centric;
- Current Telstra help services are poor and inadequate;
- The current largely monopolistic system doesn't appear to be benefiting communities

I have been working with CEO at the Shire of Mingenew (Nils Hay) on a submission and he has kindly provided a copy of his submission, which I believe covers most (if not all) of what are our concerns. Nils' draft submission is based upon the sixteen (16) questions being asked in the Issues Paper and is provided at **Attachment 10.3.3(b)**

STATUTORY ENVIRONMENT

Part 9B of the Telecommunications (Consumer Protection and Service Standards) Act 1999

POLICY/PROCEDURE IMPLICATIONS

Not existing Policy or Procedure affected.

FINANCIAL IMPLICATIONS

No financial implications envisaged.

Long Term Financial Plan (LTFP):

No effect on the LTFP.

STRATEGIC IMPLICATIONS

Good quality and reliable Telecommunications is an essential aspect to the growth and wellbeing of the Shire and should continue to be high on the list of issues the Shire should monitor and lobby for. However, it is important the Shire does not get dragged into providing or contributing to what is a Australian and State Government responsibility.

Strategic Community Plan/Corporate Business Plan:

Ref	Objective	Strategy	Action
4.3	Aspire to robust communication and digital infrastructure in the Shire	Engage with infrastructure and service providers	Continue advocating for improvements to existing infrastructure and introduction of new infrastructure for digital communications

CONSULTATION

The Australian Government, Department of Infrastructure, Transport, Regional Development & Communications has advised and independent committee is conducting a review of regional telecommunications issues and seeks submissions by 30 September 2021.

RISK ASSESSMENT

Making a submission is considered an *insignificant* risk.

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

Council endorse the Shire of Mingenew submission as presented at **Attachment 10.3.3(b)** with the following additional comments:

1. Skymaster is not a practical option due to latency issues, poor speeds, low data limits and high cost/poor value for money to the end-user compared to NBN fibre to the premise and fixed wireless services. Perhaps more focus should be placed on expanding the High Speed Fixed Wireless service to regional areas, which may also be able to accommodate VOIP as an option to complement or be a backup to the mobile phone services through Telstra.

Modern “smartphones” can access the Internet through Wi-Fi as well as mobile phone cells, and can conduct voice traffic through apps such as Skype, Teams, Whats App, etc. Internet access in households and business premises can access this option to complement the current Telstra dominated mobile phone service.

2. Australian & State Government Community Service Obligation (CSO) to those in the regional and remote areas appears to have been given less significance than it should be. Most telecommunication decisions appear to Metro or Regional Centre Centric;
3. Mobile Towers currently allocated to Telstra, without the ability for other telecommunication service providers to have access to is not practical, particularly as these towers where funded from public revenue. There needs to be an easing of access to the towers by other service providers at affordable rates to encourage competition for telecommunication services in regional areas.
4. Reliability of Connections remains an issue in the regional area i.e.
 - i. Often no ‘back-up’ or alternative options for consumers during outages and downtime.
 - ii. Dropouts and outages - both with mobile broadband and satellite services.
 - iii. Power outages and no power backup, leaving connections offline for long periods.
 - iv. Landline services declining over time or being impacted by weather, lack of available parts for repairs, lack of available technicians.
 - v. Delayed repairs of voice and telecommunication services due to remote location of end-user.
5. The issue of the footprint when tower is upgraded from 3G to 4G to 5G reportedly lessens, reducing the number of consumers able to access a specific tower. Will this result in additional towers needing to installed to at least maintain the existing 3G/4G footprint?

11.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

13.0 DELEGATES REPORTS

14.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

15.0 MATTERS FOR WHICH MEETING TO BE CLOSED TO MEMBERS OF THE PUBLIC

15.1 – Panel Tenders

16.0 CLOSURE



SOURCE DOCUMENTATION



SHIRE OF
Chapman Valley
love the rural life!

FORM OF APPLICATION FOR PLANNING APPROVAL

(PLEASE COMPLETE ALL BOXES)

OWNER DETAILS:

Name(s): LUKE PUGLIA

Postal Address: LOT 82 MURPHY NORRIS RD Postcode: 6532

Contact Person: LUKE/TONY

Phone: [REDACTED] Email: [REDACTED]

Signature: [Signature] Date: 26/7/21

Signature: _____ Date: _____

NOTE: The signatures of ALL the owner(s) is required to process this application.

APPLICANT DETAILS: (if different from owner)

Name: RAY STENT

Postal Address: P.O. BOX 3210 BLUFF POINT Postcode: 6531

Contact Person: RAY

Phone: [REDACTED] Email: [REDACTED]

Signature: [Signature] Date: 22/7/2021

PROPERTY DETAILS:

Lot/Location No: 82 House/Street No: _____

Street Name: MURPHY NORRIS RD Locality/Suburb: NARRA TERRA

Diagram/Plan No: _____ Volume No: _____ Folio No: _____

EXISTING DEVELOPMENT/LAND USE:Nature of any Existing Development/Land Use: VACANT**PROPOSED DEVELOPMENT/LAND USE:**Description of Proposed Development/Land Use: RELOCATE HOUSE & SHEDApproximate Cost: \$19,900 inc GST

Estimated Time of Completion: _____

REQUIRED INFORMATION & FEES:

Please refer over for the information required to be submitted with this application and the schedule of fees. This application will not be processed without all required information including payment of the appropriate fee.

OFFICE USE ONLY:

Date Received: _____ Application No: _____

Accepting Officer's Initials: _____ File Number: _____

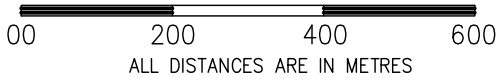
Required Fee: \$ _____ Date Paid: _____



RECOMMENDED BUILDING ENVELOPE

BUILDING ENVELOPES ARE INDICATIVE ONLY AND MAYBE MOVED SUBJECT TO COUNCIL ASSESSMENT AT THE DEVELOPMENT APPLICATION STAGE.

NOTE
SOME INFORMATION SHOWN ON THIS PLAN IS PRE-CALCULATED AND IS PRELIMINARY IN NATURE.
INFORMATION SHOWN HEREON IS SUBJECT TO FINAL SURVEY AND PREPARATION OF AN OFFICIAL LANDGATE DEPOSITED PLAN.

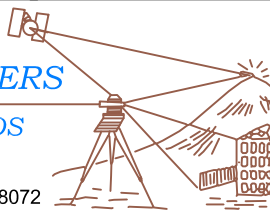


REVISIONS

REV.	DATE	DESCRIPTION	INT.
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DRAWN BY:	GT	01/06/10	CONT. INT'VAL: 5m
CHECKED BY:			V DATUM: AHD
APPROVED BY:			H DATUM: GCG94
			FIELD Bk:

HTD
SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS
PO Box 820, GERALDTON WA 6531
PHONE: (08) 9921 3111 FAX: (08) 9921 8072



CLIENT:	PETER COLE		
	CARNEY HILL ESTATE		
	SUBDIVISION GUIDE PLAN		
	CHAPMAN VALLEY RD, NANSON - SHIRE OF CHAPMAN VALLEY		
SCALE 1 :	10000	SHEET SIZE	A3
ALL DISTANCES IN METRES		DWG No.	10414PS1-1-0





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Murphy
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Norris

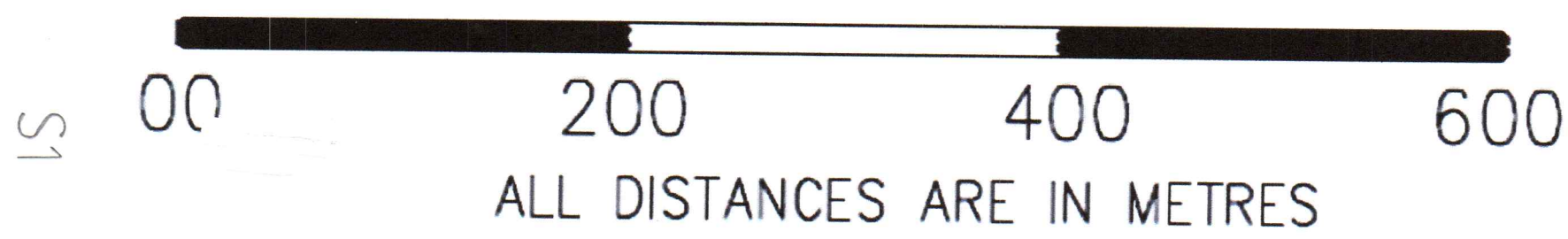
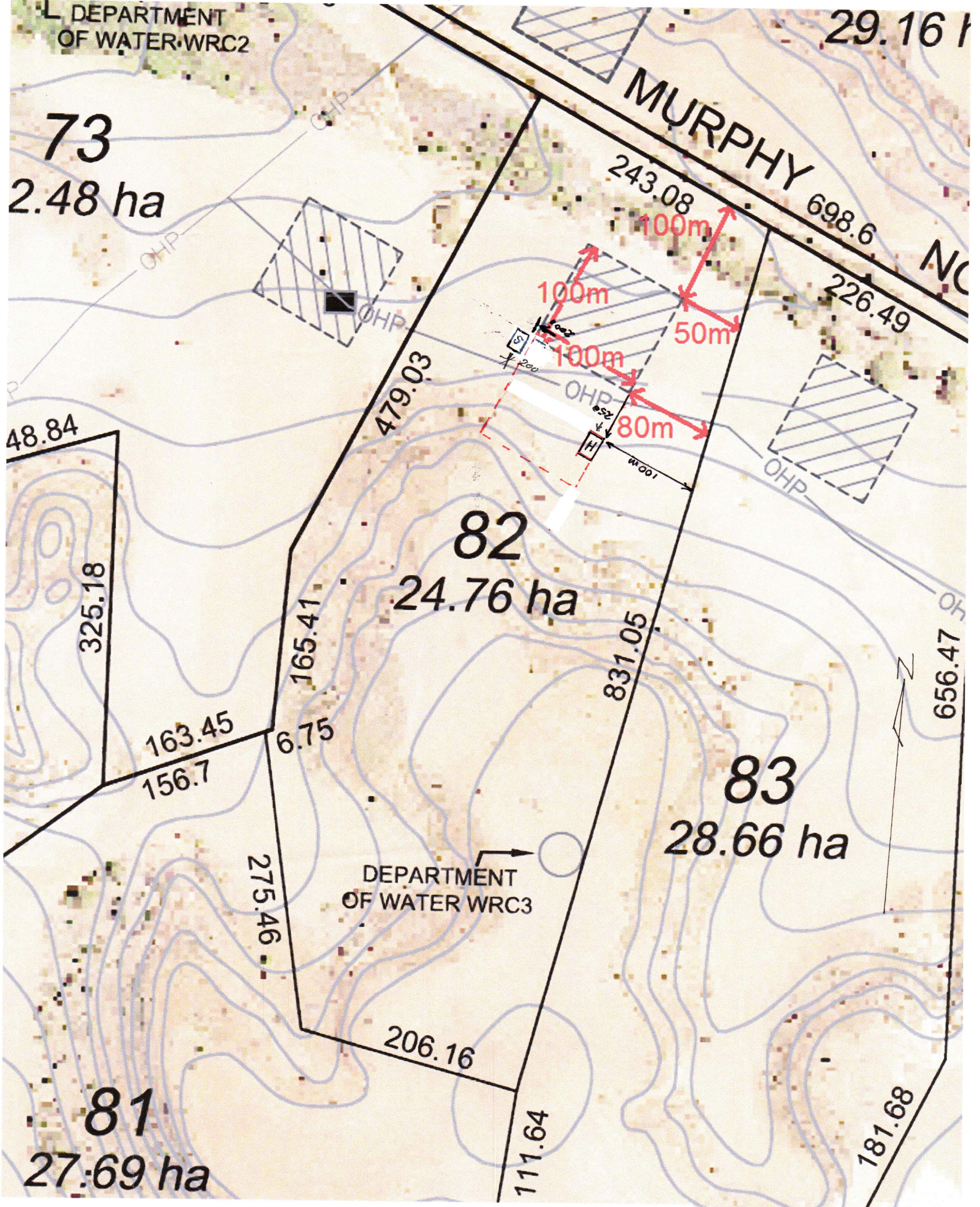
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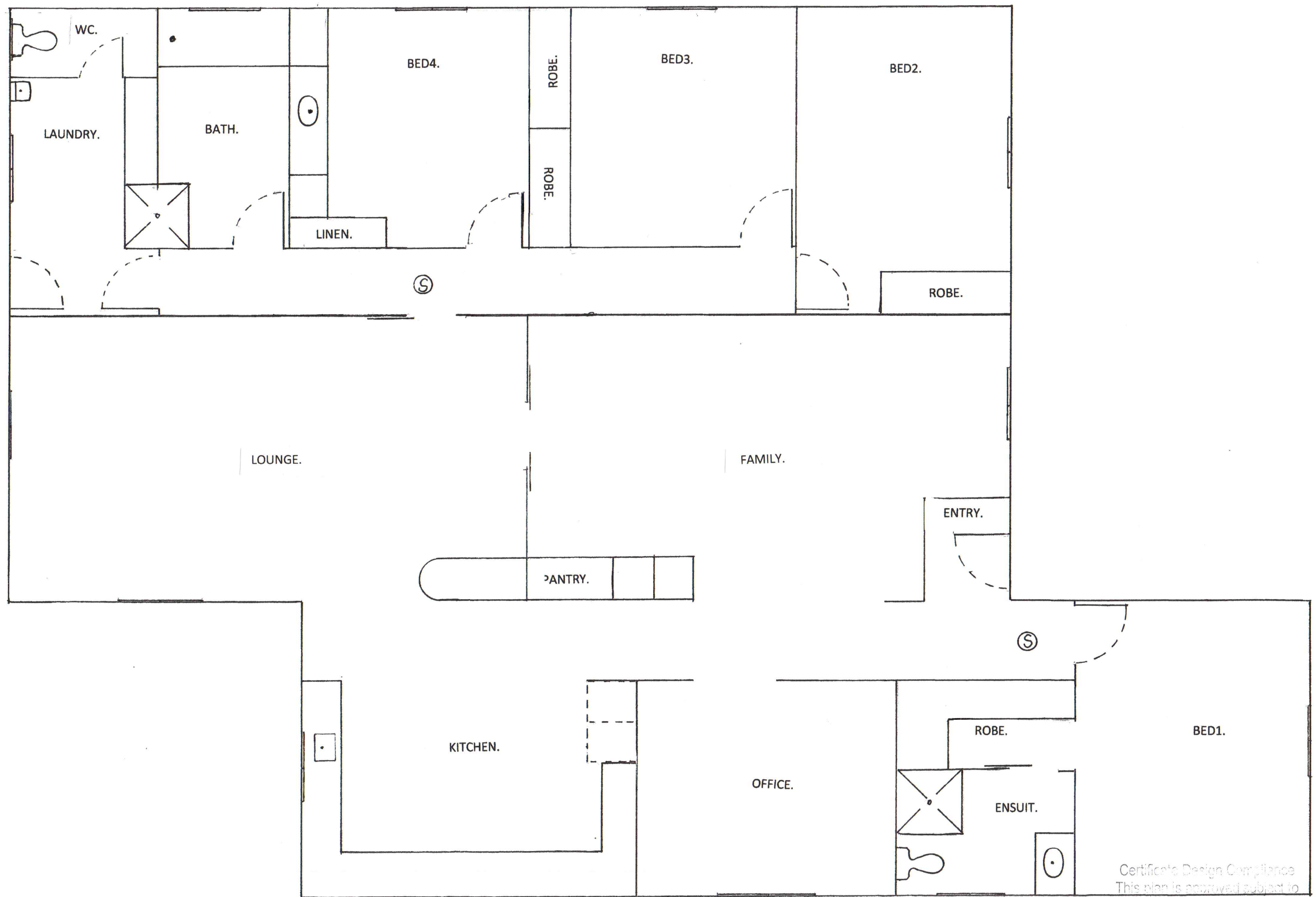
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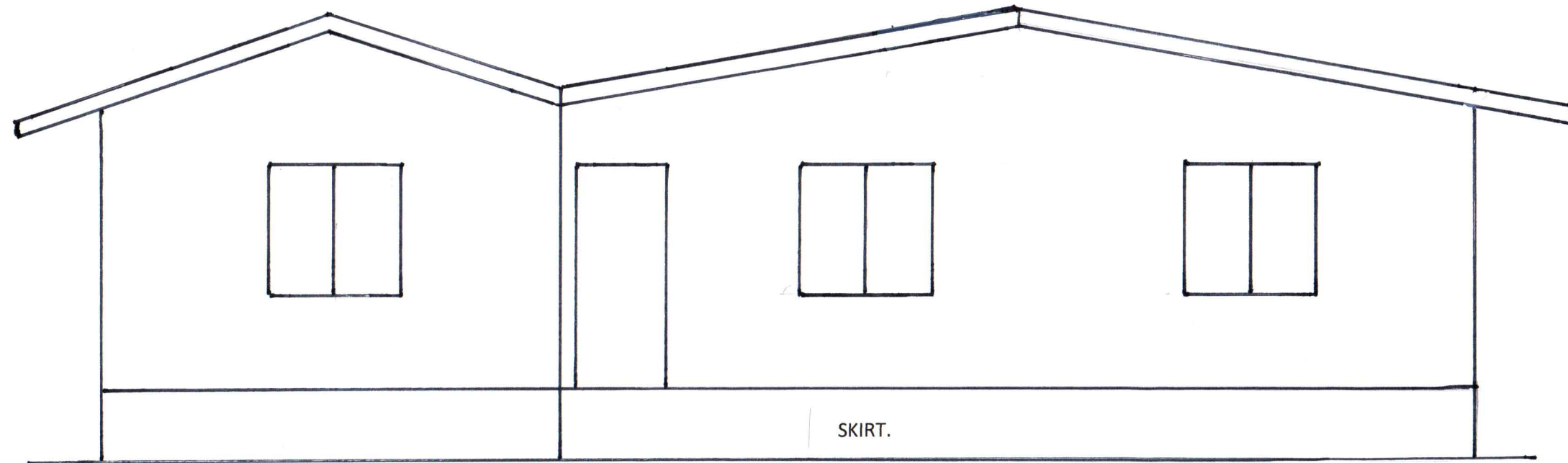
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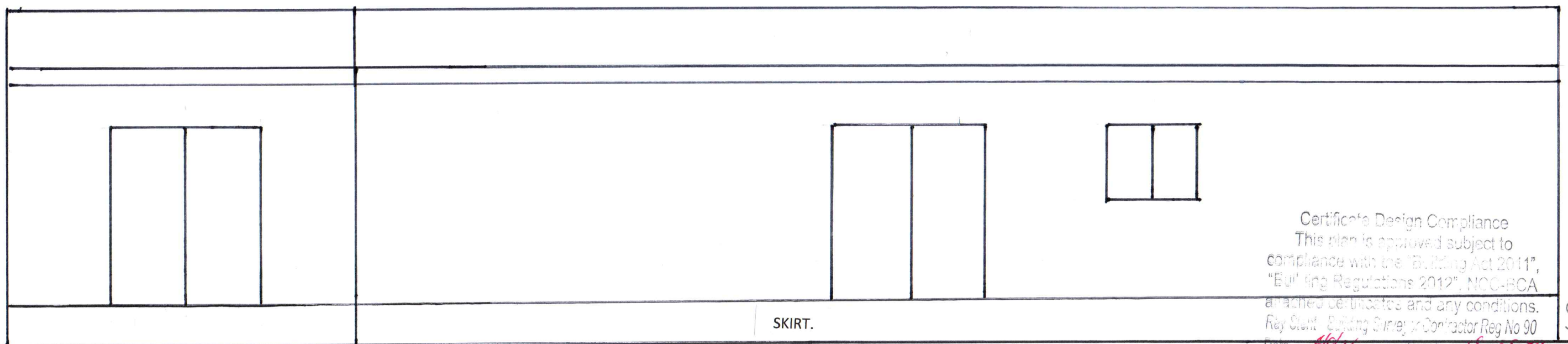


Certificate Design Compliance
 This plan is approved subject to
 compliance with the "Building Act 2011",
 "Building Regulations 2012", NCMA/PCA
 attached certificates and any conditions.
 Ray Stent - Building Surveyor/Contractor Reg No 60
 Date: 6/8/21 Ref No: 180874

S2



NORTH ELEVATION.



SKIRT.

WEST ELEVATION.

Certificate Design Compliance
 This plan is approved subject to
 compliance with the "Building Act 2011",
 "Building Regulations 2012", NCC-BCA
 attached certificates and any conditions.
 Ray Stent Building Surveyor/Contractor Reg No 90
 Date.....*15/08/14*.....Ref no.....*15.08.14*



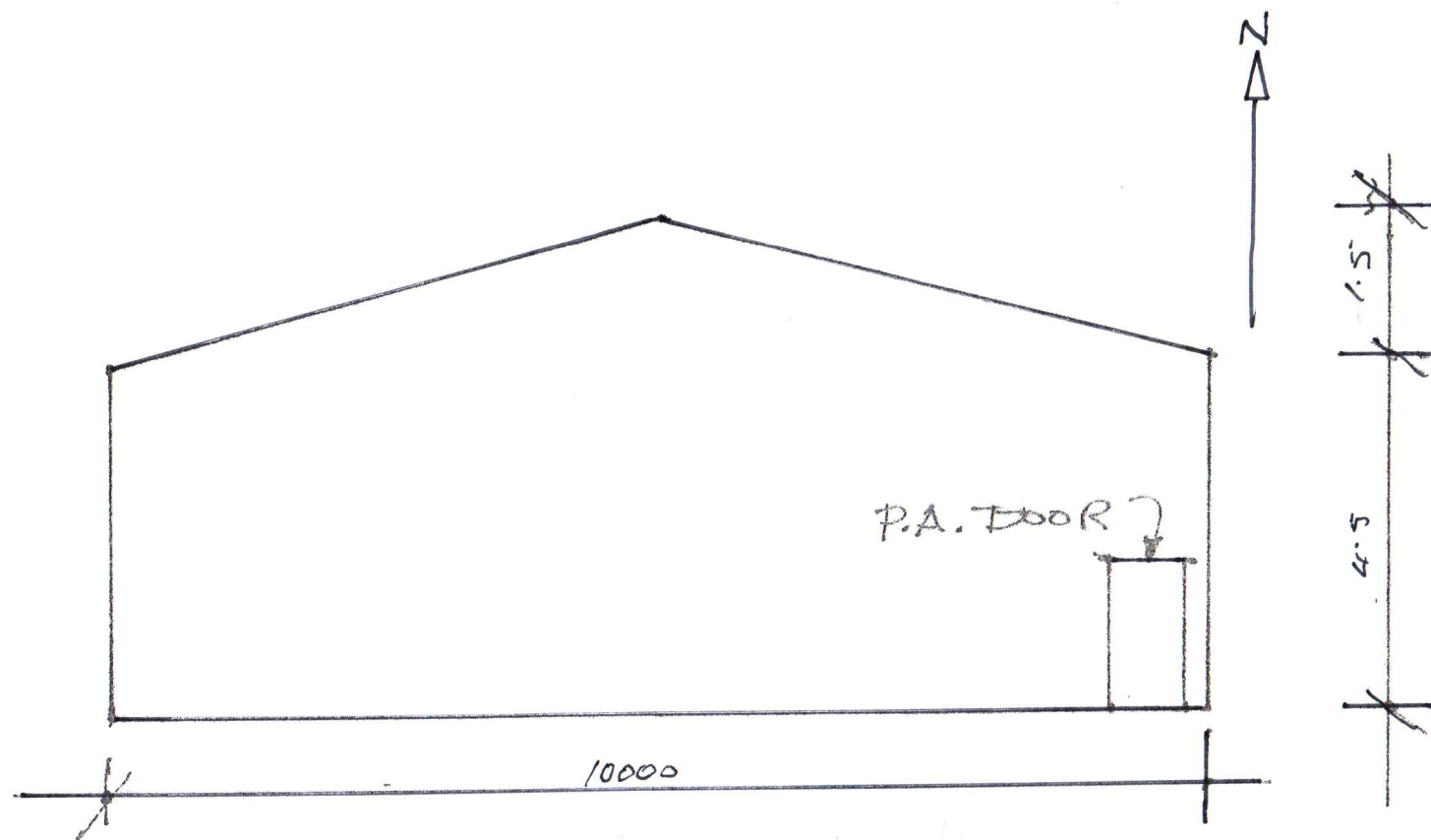


Certificate Design Compliance
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 attached certificates and any conditions.
 Ray Stent - Building Surveyor/Contractor Reg No 90
 Date.....6/8/21.....Ref no.....15 0874

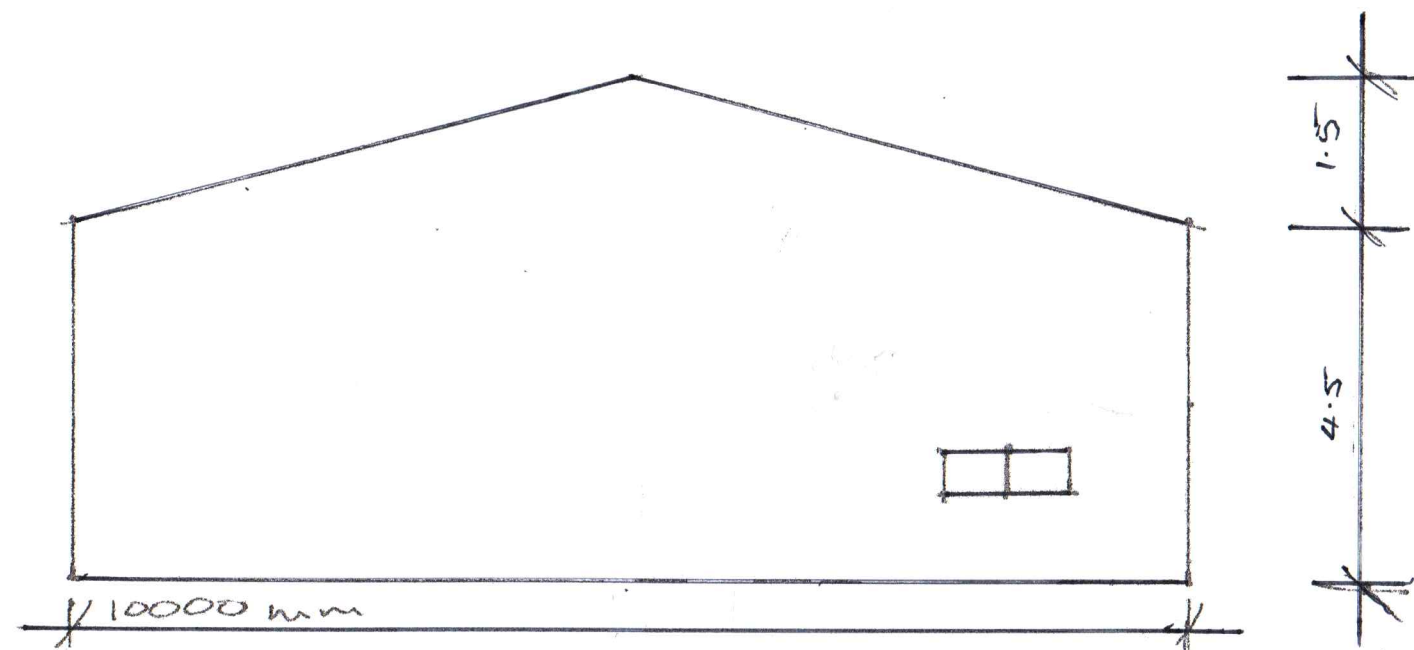
S5



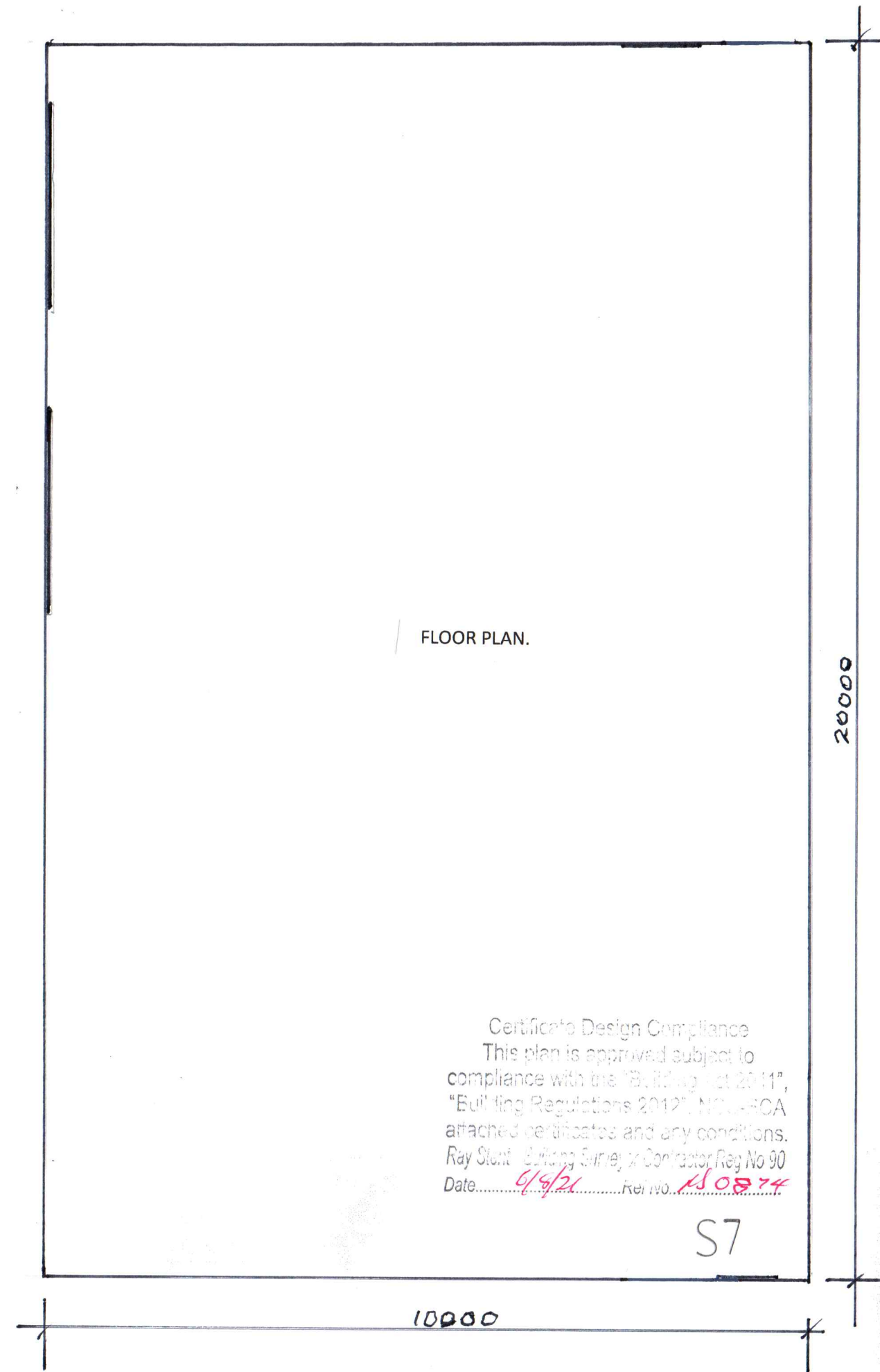
Certificate Design Compliance
This plan is approved subject to
compliance with the "Building Act 2011",
"Building Regulations 2012", NCC-BCA
attached certificates and any conditions.
Ray Stent - Building Surveyor Contractor Reg No 90
Date.....6/8/21.....Ref no. 14 9874



NORTH ELEVATION.



SOUTH ELEVATION.

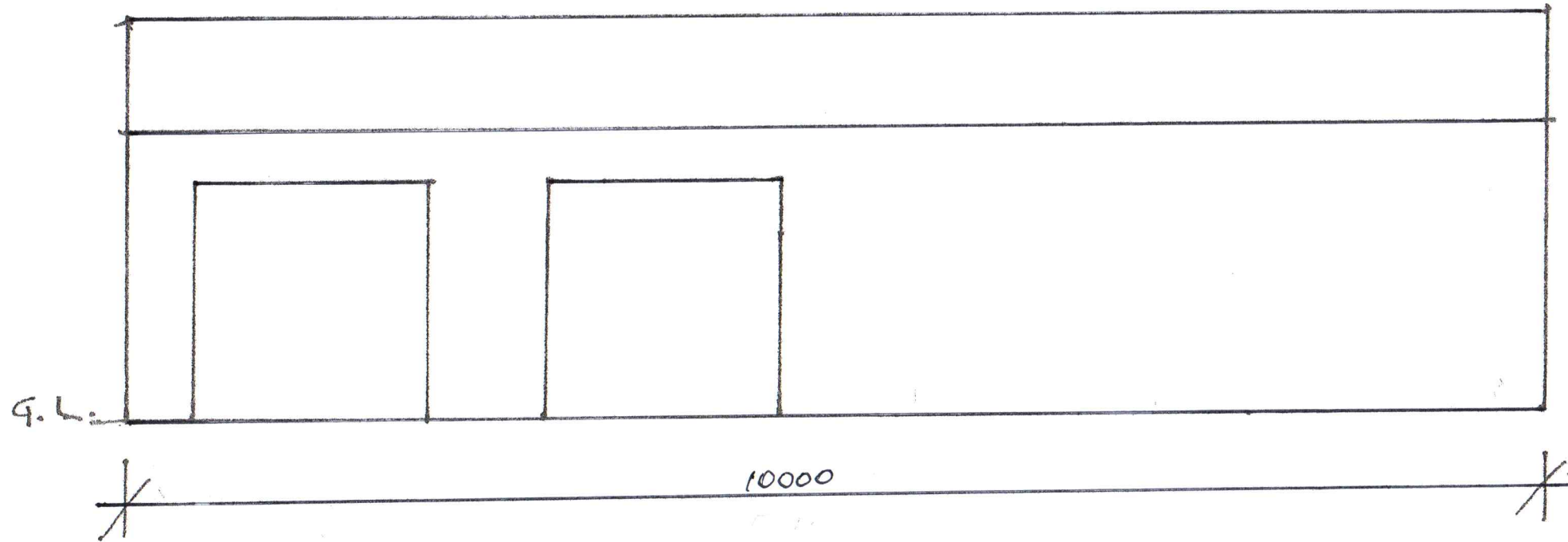


FLOOR PLAN.

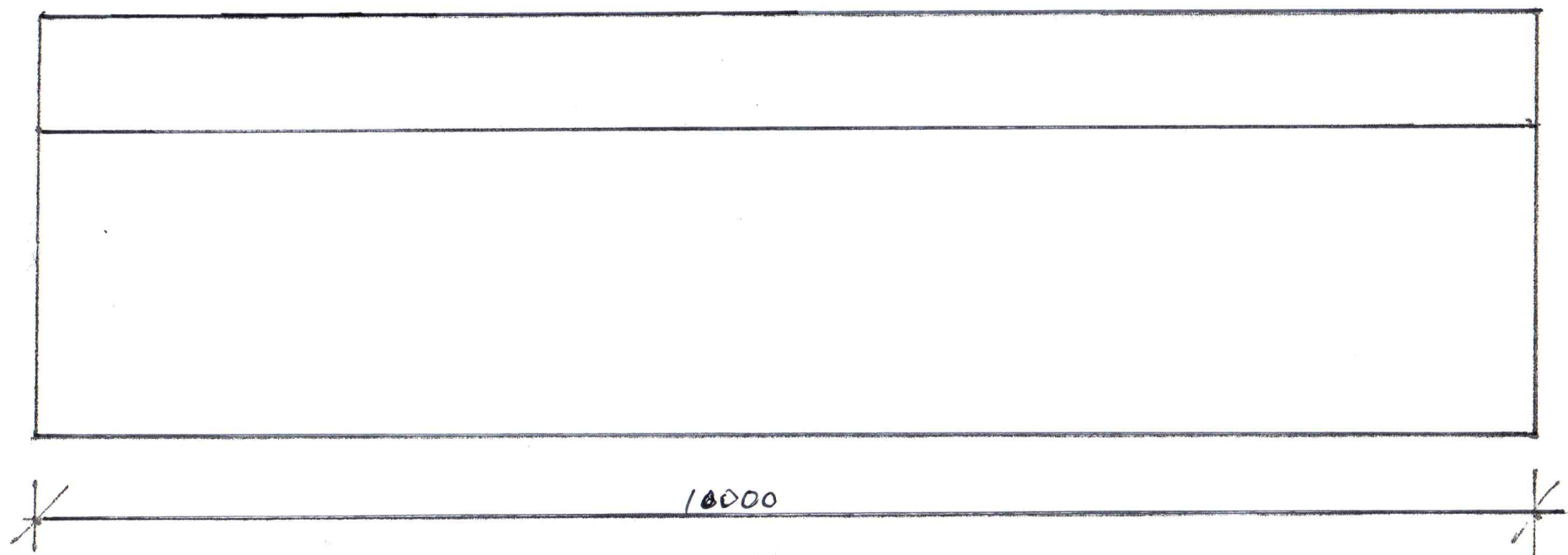
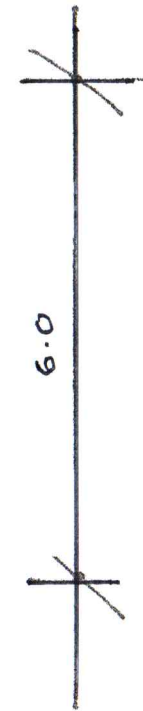
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 "Building Regulations 2012", NCC-BCA
 attached certificates and any conditions.
 Ray Stent Building Surveyor/Contractor Reg No 90
 Date: 6/9/21 Ref No: 180874

S7

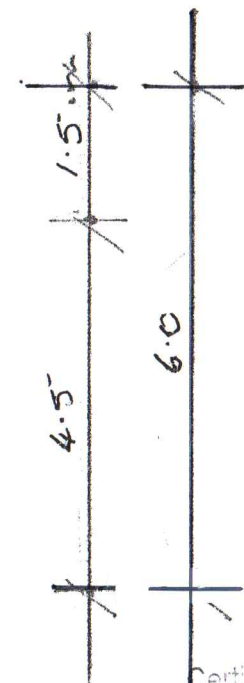
NORTH ELEVATION.



EAST ELEVATION.



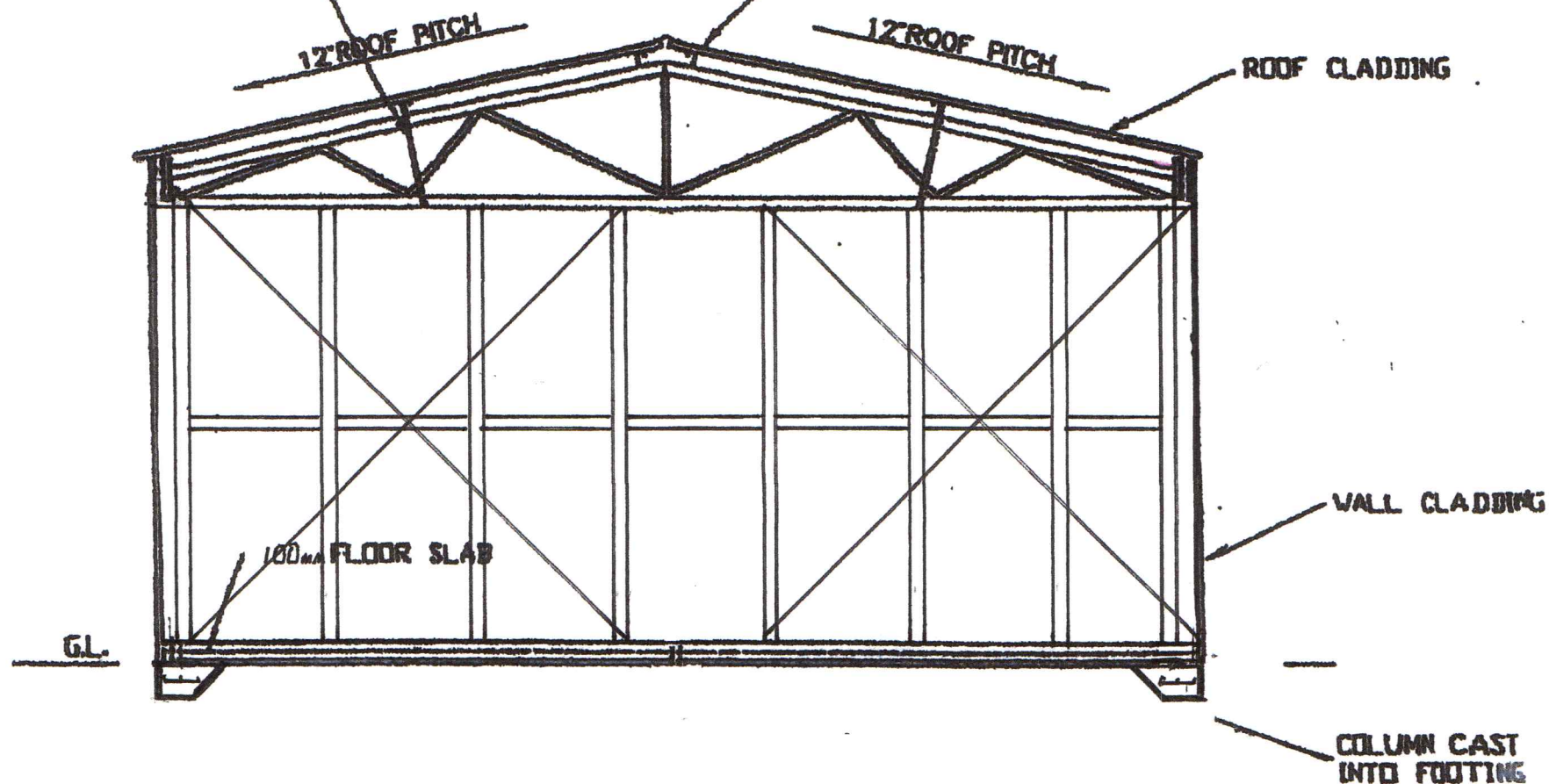
WEST ELEVATION.



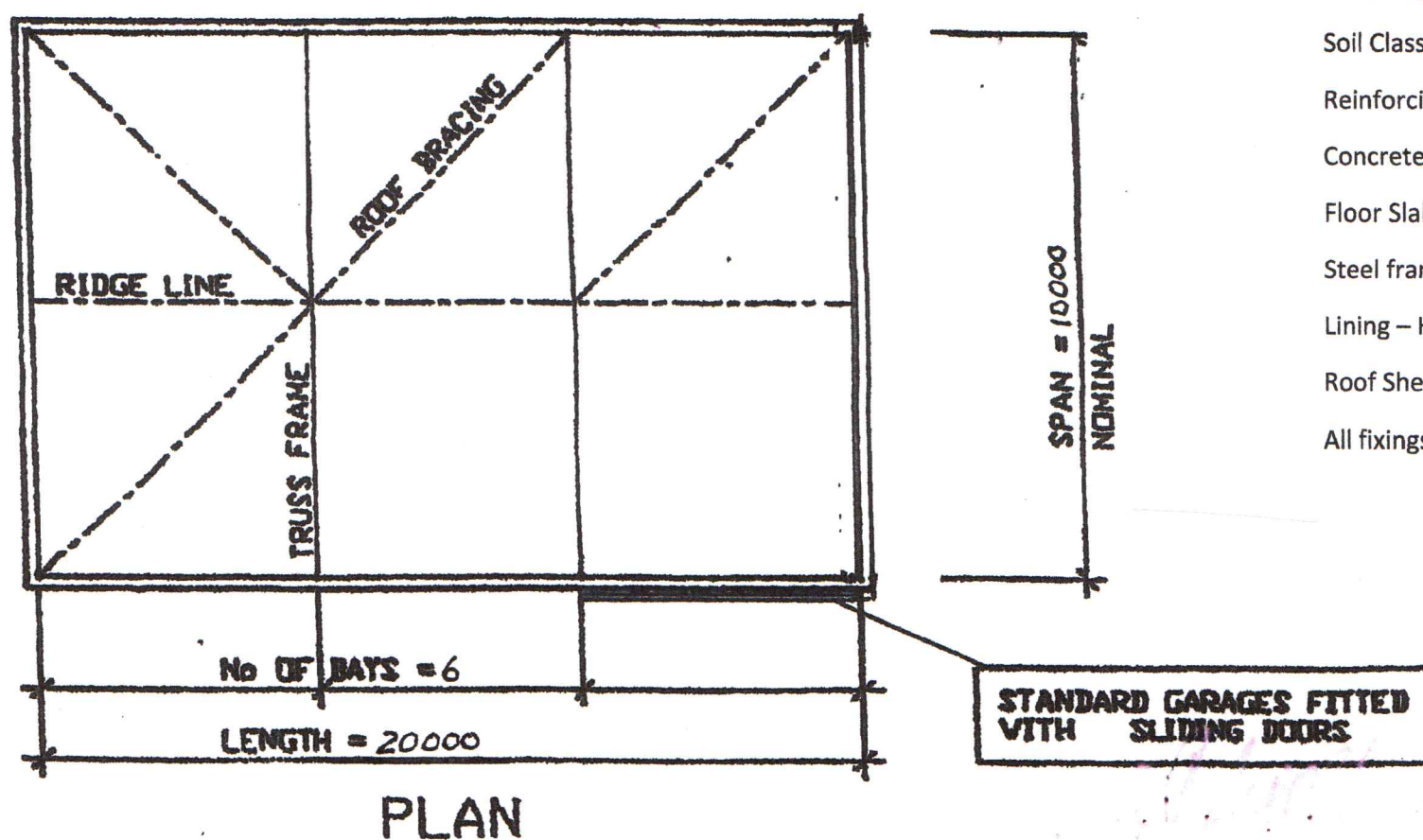
Certificate Design Compliance
 This plan is approved subject to
 compliance with the Building Act 2011
 "Building Regulations 2012", NCC-BCA
 attached certificates and any conditions.
 Ray Stent - Building Surveyor, Contractor Reg No 90
 Date 4/8/21 Ref No 150814 **S8**

FLY BRACING FROM BOTTOM
CHORD TO ROOF PURLIN

PURLIN 100C10 OR UNISPAN 1.0mm
AT MAX 1500 SPACING



TYPICAL SECTION



Lot 82 Murphy Norris Road, Narra Tarra.

Wind Region "B" N 2.5.

Soil Classification "A".

Reinforcing SL62.

Concrete 25/20/80.

Floor Slab – Thickened edge with 100mm Slab.

Steel framing – BCA Part 3.4.2.0.(c)

Lining – Hardy Weatherboard sheet (Painted)

Roof Sheeting Custom Orb.

All fixings – Galv or S/Steel.

MAXIMUM LENGTH
3 BAYS @ 3000 IF BRACED AT ONE END ONLY
6 BAYS @ 3000 IF BRACED AT BOTH ENDS

DATE: 1/8/74

PROPOSED GABLE ROOF GARAGE FOR:
SITE LOCATION:


Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

Property Details and Description of Works				
Address Details	Unit no	Street no	Lot no	Street name / Plan Reference
			82	Murphy Norris Road / P406905
Local government area	Suburb			State
	Narra Tarra			WA
Main BCA class of the building	Shire of Chapman Valley			Postcode
				6532
Description of the building or works	Class 1a	Use(s) of the building	Residential Dwelling	
	Relocation of Single Storey Timber Framed Residential Dwelling			

Determination of Highest Bushfire Attack Level				
AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	4 degrees Downslope	35 m	BAL – 12.5

BPAD Accredited Practitioner Details	
Name Lloyd Evans Company Details City of Greater Geraldton I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. BPAD 37926</p> <p>Signature </p> <p>Date 10/08/2021</p> </div>

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Certificate Design Compliance
The Reliance on the determination is confirmed with compliance with the 'Building Act 2011',
"Building Regulations 2012", NCC-BCA
attached certificates and any conditions.
Ray Stent - Building Surveyor/Contractor Reg No 90
Date **11/8/21** Ref No **AS 0874**

Bushfire Attack Level Assessment Report

Prepared by a BPAD Accredited Practitioner



Fire Protection Association Australia Life Property Environment



AS 3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			82	Murphy Norris Road / P406905	
Local government area	Suburb			State	Postcode
	Narra Tarra			WA	6532
Main BCA class of the building	Shire of Chapman Valley				
Description of the building or works	Class 1a	Use(s) of the building	Residential Dwelling		
	Relocation of Single Storey Timber Framed Residential Dwelling				

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
210731	1	9 August 2021	10 August 2021

BPAD Accredited Practitioner Details

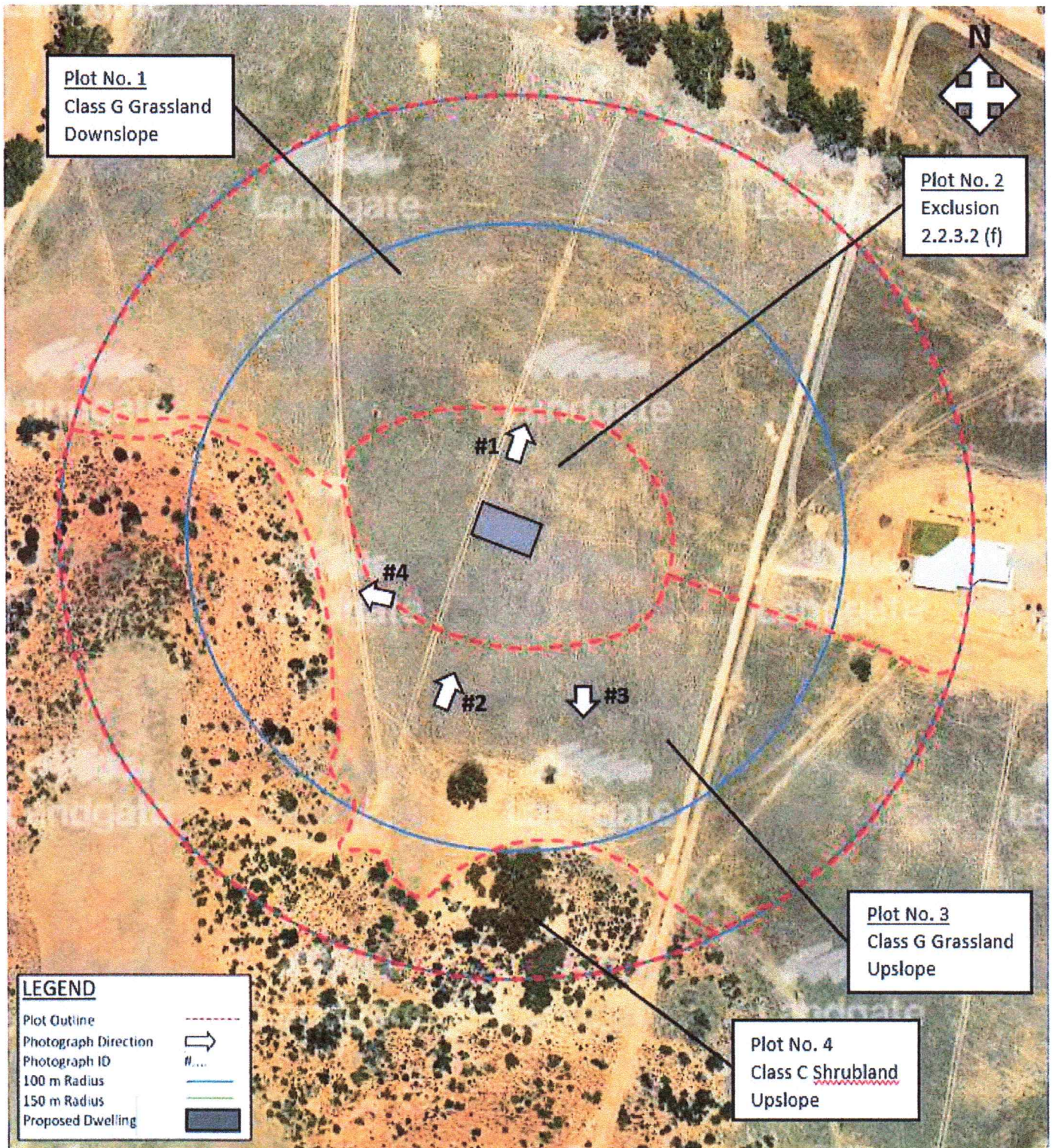
Name Lloyd Evans	<div><p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p><p>Accreditation No. <u>BPAD37726</u></p><p>Signature <u>[Signature]</u></p><p>Date <u>10/08/2021</u></p></div>
Company Details City of Greater Geraldton	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.

Site Assessment & Site Plans

The assessment of this site / development was undertaken on [Click here to enter a date.](#) by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).



Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.



Photo ID:	1	Plot:	1	
Vegetation Classification or Exclusion Clause				
Class G Grassland – Sown pasture G-26				
Description / Justification for Classification				
All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.				
Photo ID:	2	Plot:	2	
Vegetation Classification or Exclusion Clause				
Excludable - 2.2.3.2(f) Low Threat Vegetation				
Description / Justification for Classification				
Grassland managed in minimal fuel condition (maintained lawns) and regarded as low threat due to fuel load. Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass to a nominal height of 100 mm).				



Photo ID:	3	Plot:	3	
Vegetation Classification or Exclusion Clause				
Class G Grassland – Sown pasture G-26				
Description / Justification for Classification				
All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.				

Photo ID:	4	Plot:	4	
Vegetation Classification or Exclusion Clause				
Class C Shrubland - Low shrubland C-12				
Description / Justification for Classification				
Shrubs <2 m high; greater than 30% foliage cover. Understoreys may contain grasses. Acacia and Casuarina often dominate in the arid and semi-arid zones.				

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger IndexFDI 40 ☐

Table 2.7

FDI 50 ☐

Table 2.6

FDI 80 ☒

Table 2.5

FDI 100 ☐

Table 2.4

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	4° Downslope	35 m	BAL – 12.5
2	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
3	Class G Grassland	Upslope	37 m	BAL – 12.5
4	Class C Shrubland	Upslope	47 m	BAL – 12.5

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level**BAL – 12.5**

The Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per meter squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack of bushfire.

BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m² where the site is less than 100m from the source of bushfire attack.

A building assessed in section 2 as being BAL-12.5 shall conform with Section 3 and Clauses 5.2 to 5.8 of AS 3959 - 2018.

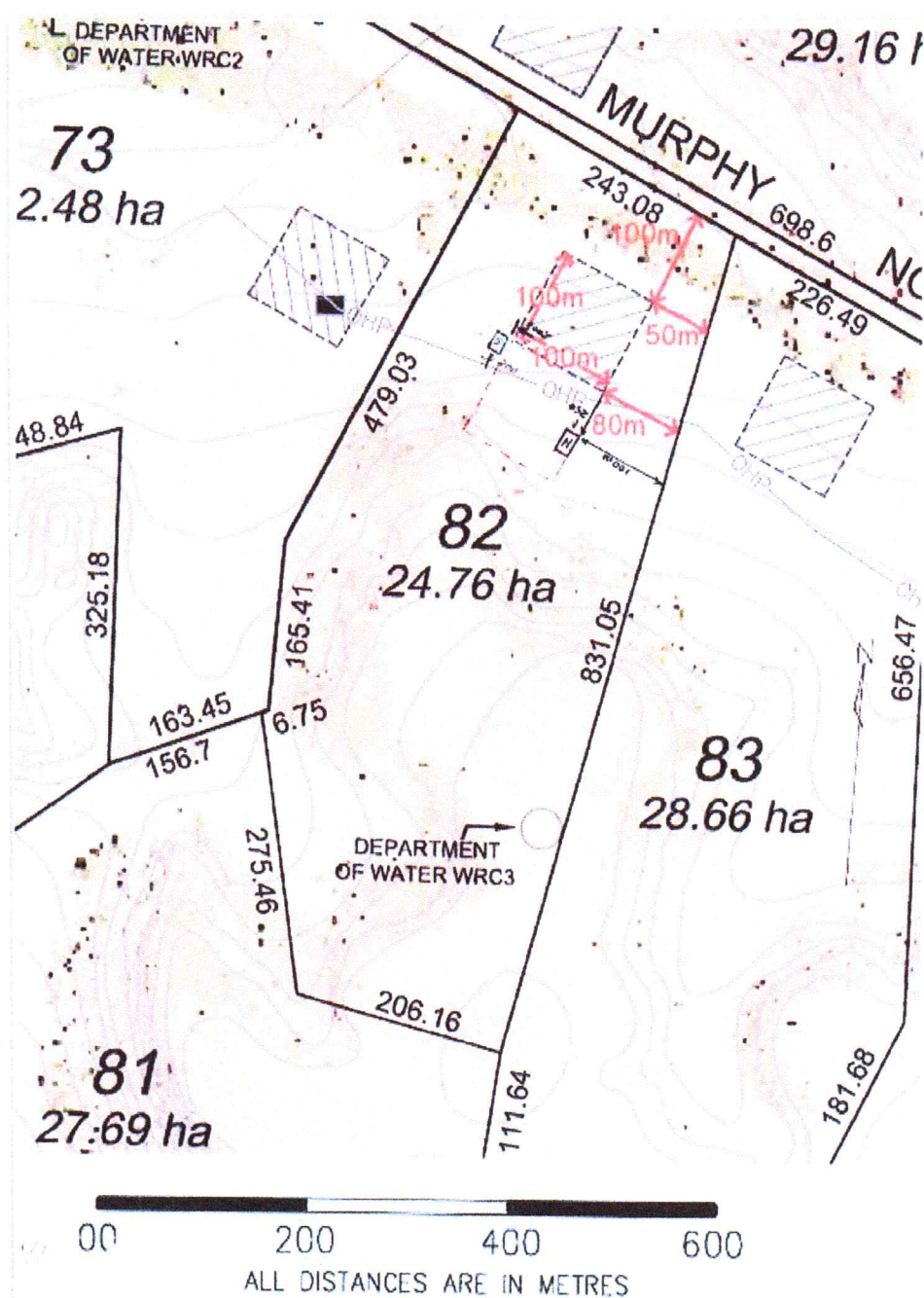
Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level

Drawing / Plan Description

Site Plan / Block Plan - Sheet S1

Job Number	Revision	Date of Revision



Appendix 2: Additional Information / Advisory Notes

Under the Bushfire Act 1954 vacant blocks of residential land are to be maintained to a minimum fuel load condition which is enforced by the local council and is justification for the surrounding residential blocks of land to be excluded under clause 2.2.3.2(f).

BUSHFIRE ATTACK LEVEL EXPLAINED

Australian Standards AS 3959 - 2009 contains classifications of different bushfire intensity levels that a home may experience during a bushfire. These are referred to as Bushfire Attack Levels, or BAL's for short.

There are six bushfire attack levels in total, which include:

- BAL Flame Zone
- BAL40
- BAL29
- BAL19
- BAL 12.5
- BAL Low

These individual levels are based upon the following assessment criteria:

1. The region where you live.
2. The vegetation type around your property.
3. The distance from your home to individual vegetation types.
4. Slope on the property.

Once the bushfire attack level of your property has been ascertained, you are then able to refer to the relevant section of the Australian Standards AS 3959. These sections guide you through the steps that should be taken during the construction or retrofitting of your home, this will lower the risk associated with living in a bushfire prone area.

Some of these steps aren't as expensive as one might think but can make a huge difference during a bushfire. You are also able to see how your bushfire attack level might be reduced, one step that can make a huge difference is the size of a bushfire protection zone around your home.

A bushfire protection zone is a safety perimeter around your home that is free from flammable material, the distance recommended by most fire agencies is a minimum of 20 meters, however if you live in a highly forested area, you may want to increase this distance.

By referring to the Australian Standards AS 3959, you are able to clearly see the distance that your buffer zone should be in order to reduce your bushfire attack level to a satisfactory rating. Within this zone you can still have some vegetation, the main focus is keeping any grass to below 100 mm and have the right spacing between trees as well as shrubs.

Further information on bushfire prone areas can be found on the Department of Planning, Lands and Heritage.



DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A2104

**PROPOSED SECOND-HAND RESIDENCE & OUTBUILDING
(BUILDING ENVELOPE ALTERATION)
LOT 82 MURPHY-NORRIS ROAD, NARRA TARRA**

Name: [REDACTED]

Postal Address: [REDACTED]

Phone Number: [REDACTED]

SUBMISSION: ☐ Support ☒ Object ☐ Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

- see email attached.

Signature: [REDACTED] Date: *27/8/21*

Please return to [REDACTED] or cs@chapmanvalley.wa.gov.au

PO Box 1
NABAWA WA 6532

or (fax) 9920 5155

NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views.

Submissions Close: 4:00pm Friday 27 August 2021

From: [REDACTED] >
Sent: Friday, 27 August 2021 3:16 PM
To: Customer Service <cso@chapmanvalley.wa.gov.au>
Subject: CR2118473 - Lot 82 Murphy Norris Rd, Narra Tarra

Hello,

Our comments are below in relation to our objection to the 'Proposed' residence & outbuilding (Building envelope alteration) at Lot 82 Murphy Norris Rd, Narra Tarra.
Please see attached signed form, and photos.

We strongly object to this application. First of all I would like to point out the obvious that the house is not proposed, but it is in fact in situ already. Everyone else has to go through the planning and building application process, so it is frustrating when others try to bypass the process. I understand that the owners claim the rush was due to Tony & Jenny Puglia's house being destroyed in Seroja. It is interesting to note that one of their son's Daniel is in fact living in the house, rather than Tony & Jenny. Daniel arrived from over East the day after the house arrived at the block.

We first noticed survey pegs marking out their intended site pad in early June. Luke & Tony Puglia came over to discuss the intended location of their house in the evening of 21st June. While we both agreed that where they had set out was better than in the original building envelope, we still expressed concerns regarding proximity to our own house and suggested a more southerly site for the pad. Had we known that the earthworks would start the very next morning, we would have been more assertive. Please see the attached photo's which show our outlook from our main living area.

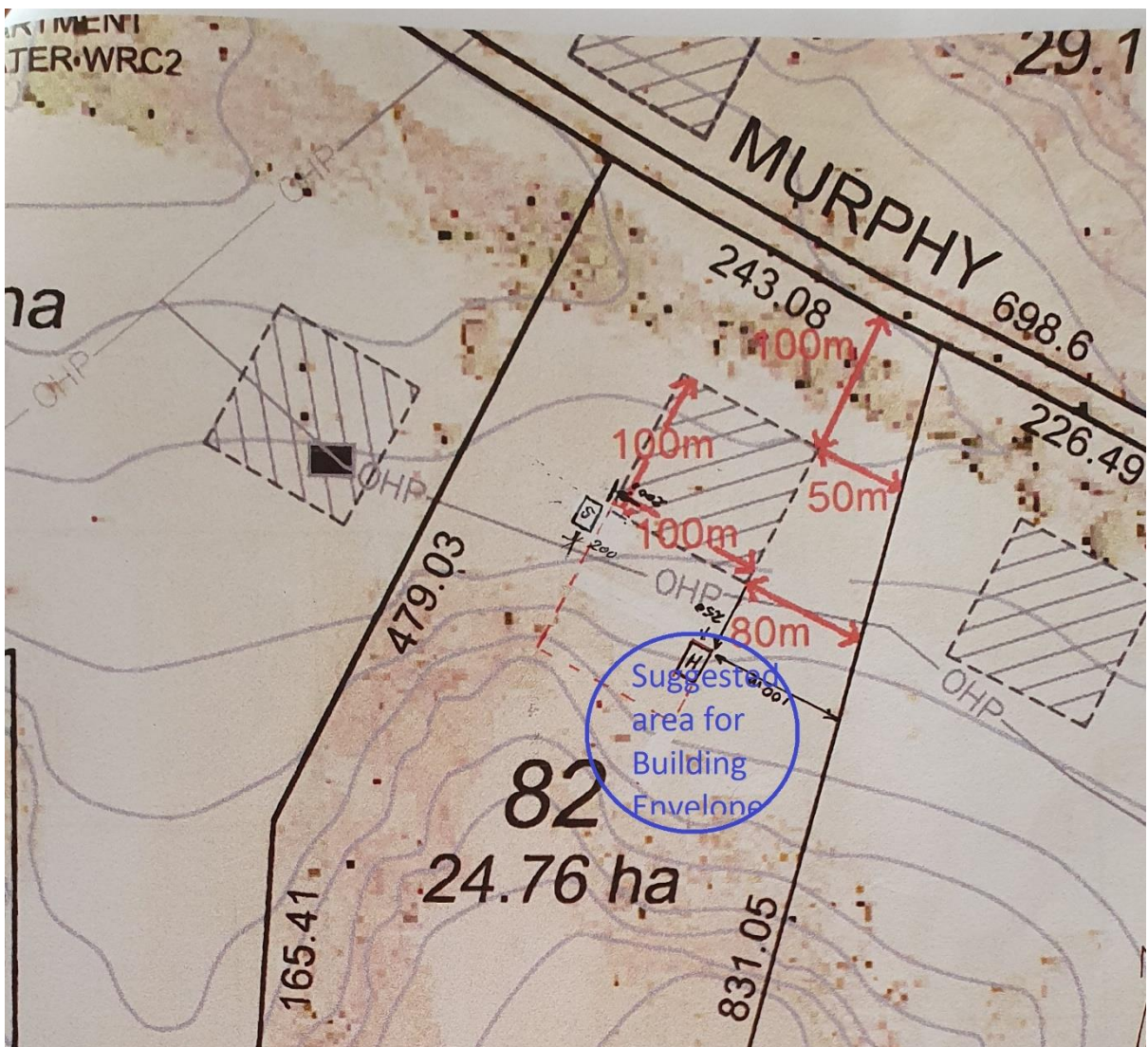
We object to the proposed new building envelope as drawn in their application. The proposed location of the 20 x 10 x 4.5m shed is firstly not even in the proposed building envelope. Secondly, we feel this proposed building envelope does not consider Section 40 (4) (c) of the Local Planning Scheme "visual obtrusiveness and/or impact on adjoining property by way of privacy". Such a large shed will be the first thing you see when we in the outlook from our main living area. Our preferred northern boundary for the new building envelope would be in line with their house, which would require the shed to be built south of the house.

We would also like to see vegetation/ screening conditions placed upon approval of their amended building envelope to assist with privacy.

We do not live out here so that we can wave at our neighbours from our kitchen. If the owners had gone through the proper process perhaps we could have discussed this, and both parties would have been happy with the building envelope location. Unfortunately, the house is now where it is, but we strongly object to the proposed location for the shed, and proposed building envelope.

Kind regards,

[REDACTED]
[REDACTED]



----- Forwarded message -----

From: **Luke Puglia** <[REDACTED]>

Date: Tue, 7 Sep 2021 at 10:04 am

Subject:

To: [REDACTED] >

Dear Chapman Valley Councillors

I'm response to the neighbours objection to the proposed shed location, I have shifted the location of the shed to the south of the house.

I feel that I have done as much as I possibly can to try and keep the neighbours happy by shifting the house and shed further south from the original building envelope which would have impacted their view to the north west.

Unfortunately the neighbours have built their house with the main living and entertainment area overlooking my property, in particular the main building envelope. This has had a serious impact on my privacy as clearly seen in the photo they have provided.

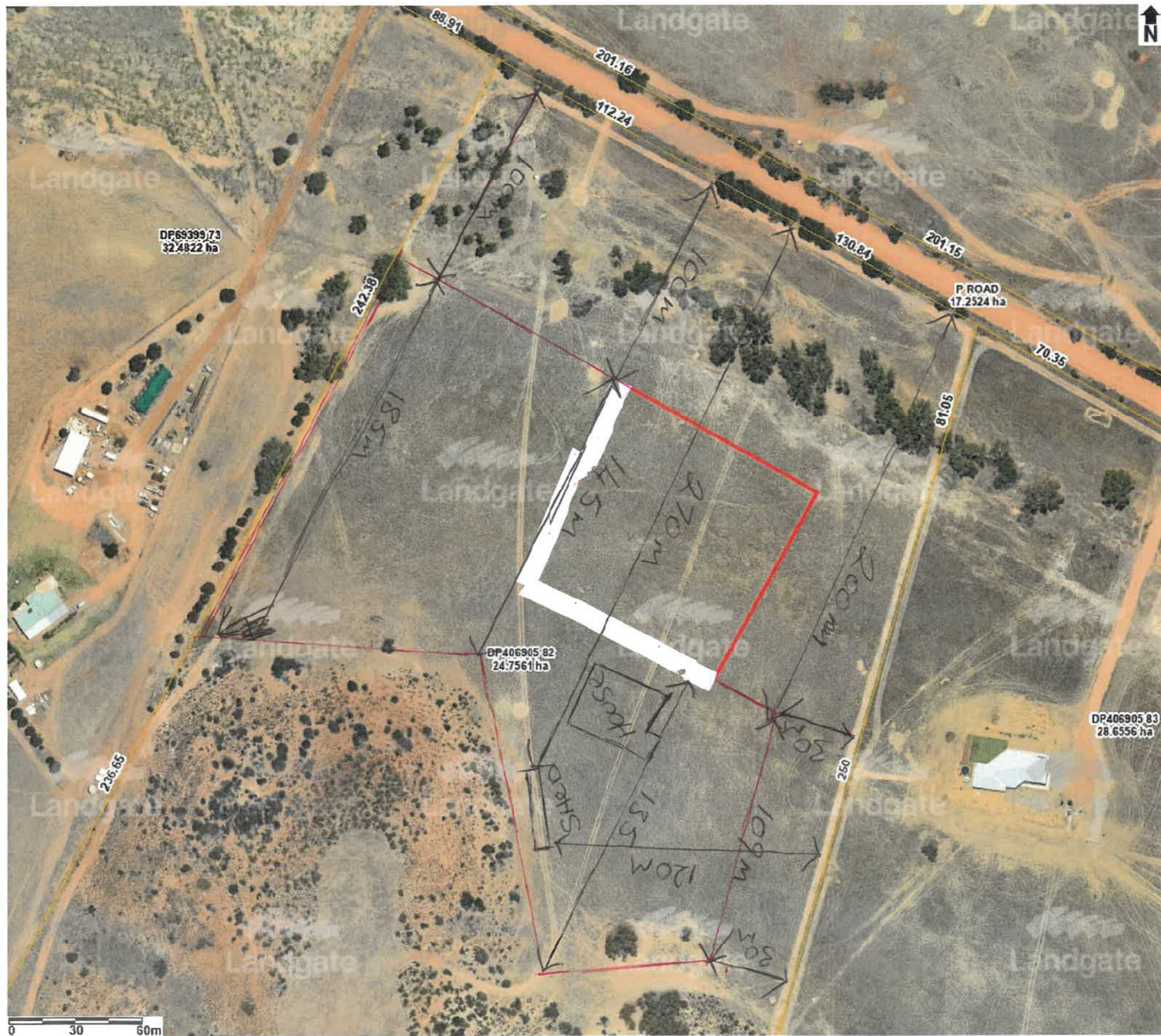
I believe vegetation screening needs to be done by the neighbours to protect my privacy, I will also be undertaking vegetation screening.

I would like to make it known that in no way did I try to bypass any steps of the planning and building application process, the house was placed on site with a building application in process. We had to work in with the transporters who had a cancellation on another job so they had a small window to transport my house, otherwise the wait would have been at least another 6 months.

Our family home was destroyed in the recent cyclone Seroja and we are living in the shed, hence the urgency to move in to the new house as soon as possible.

Kind regards

Luke puglia



Cover Letter

To Mr Simon Lancaster, Town Planning Officer, Shire of Chapman Valley and council members.

For your consideration:

Please see attached:

Application for Planning Approval

Mobile Poultry Processing Unit (MPPU) plan

My name is Daniel Havelberg, I am applying for approval to build and operate a Mobile Poultry Processing Unit (MPPU) or Mobile chicken abattoir on my Cousin's farm, Lot 61, 266 Murphy Norris Road, Narra Tarra. My cousin, John ROYCE has gained certified organic status for this farm and is planning to rear day old chickens to sell as organic meat birds in the domestic market. Currently he has no viable option to have the chickens slaughtered as the big business of chicken farming seems closed off to the 'little guy'. I plan to build and own the MPPU and hire it's use to John to assist him start this section of his regenerative organic farming enterprise.

Thank you for your consideration,

Sincerely

Daniel HAVELBERG



SHIRE OF
Chapman Valley
love the rural life!

FORM OF APPLICATION FOR PLANNING APPROVAL

(PLEASE COMPLETE ALL BOXES)

OWNER DETAILS:

Name(s): Daniel HAVELBERG
Postal Address: PMB 31, YALATA, S.A Postcode: 5690
Contact Person: Daniel HAVELBERG
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 4/8/2021
Signature: _____ Date: _____

NOTE: The signatures of ALL the owner(s) is required to process this application.

APPLICANT DETAILS: (if different from owner) Farm owner:

Name: John ROYCE
Postal Address: _____ Postcode: _____
Contact Person: John ROYCE
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 5.8.21

PROPERTY DETAILS:

Lot/Location No: Lot 61 House/Street No: 266
Street Name: Murphy Norris Road Locality/Suburb: Yetna / Narra Terra
Diagram/Plan No: _____ Volume No: _____ Folio No: _____

EXISTING DEVELOPMENT/LAND USE:

Nature of any Existing Development/Land Use: 'Rural' Organic Cereal Cropping,
grazing.

PROPOSED DEVELOPMENT/LAND USE:

Description of Proposed Development/Land Use: 'Rural' Organic Cereal Cropping,
grazing + rearing & slaughtering organic chickens.

Approximate Cost: \$45000-

Estimated Time of Completion: 2 week build

REQUIRED INFORMATION & FEES:

Please refer over for the information required to be submitted with this application and the schedule of fees. This application will not be processed without all required information including payment of the appropriate fee.

OFFICE USE ONLY:

Date Received: _____ Application No: _____

Accepting Officer's Initials: _____ File Number: _____

Required Fee: \$ _____ Date Paid: _____



Mobile Poultry Processing Unit (MPPU)

1. Scope

The MPPU is to offer a viable option to small scale organic chicken farmers for processing poultry on farm. There is currently a lack of poultry processing options in the region and across Western Australia. Chickens will be frozen in truck and sold in the domestic market. The MPPU will be capable of processing up to 500 chickens a day with 5-6 operators.

Day old chicks will be purchased and come to the farm to be reared, initially in brooding sheds, and then from 4wks-10wks the hens will be outside in mobile pens on the property with each pen having its own shelter and roosting area for the birds to sleep in or to get out of bad weather. Pens will be moved about the farm each day so that the birds are able to eat green grasses and insects, scratch in the dirt, and fertilise the soil, each pen will have its own water reservoir which will be filled daily by hand from their bore water supply. Feed will be organic grain mix initially a combination of bought in from elsewhere and grown on farm but the landowner eventually wants to be 100% self-feeding sustainable. The farm is certified organic. When the hens are the required age and size then they will be put through the mobile poultry processing unit.

2. Mobile Poultry Processing Unit

The unit is a second hand freezer/refrigerated truck trailer repurposed with internal dividing walls to separate a freezer section at the front, packaging, eviscerating, and killing sections. The benefits of the whole operation are in efficiency, food safety and quality control.

The trailer will be fitted out with the receival area where the chickens will be bleed, put through a scalding unit and then a plucking unit. Chickens then go the evisceration area where they have heads, feet, guts and organs removed. Next birds are cleaned and checked at the quality control station to ensure all feathers and outer skin layers have been removed and that the chicken is clean. Then through into the packing area where the chickens will be put into an ice bath to pre-chill the carcasses, then drained and bagged which is vacuumed sealed. The birds are weighed and labelled then the finished product will be packed onto shelving in the freezer compartment to be frozen ready for distribution.

2006 Maxitrans 22 PALLET FREEZER WITH ELECTRIC STANDBY:



Inside yet to be refurbished.

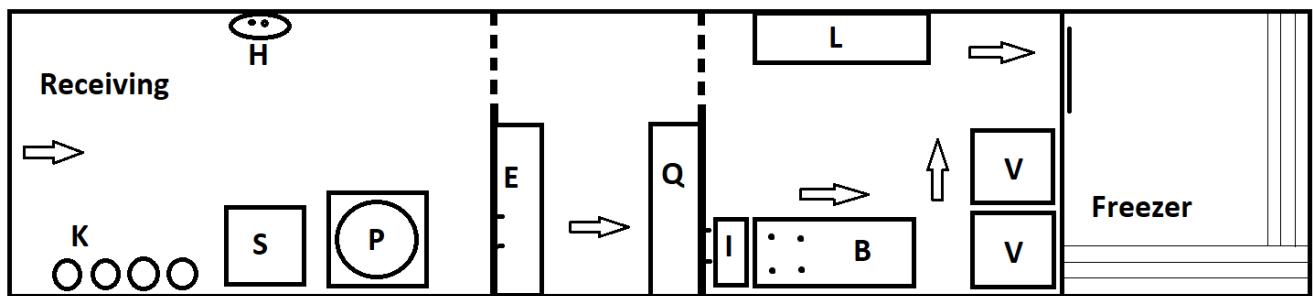


3. Plan/Layout

The MPPU comprises 4 compartments:

- receiving and killing, scalding and plucking of the poultry (the dirty stuff)
- evisceration, quality control and washing,
- chilling, packaging, weighing, labelling
- freezing of the poultry in an enclosed environment.

*not to scale. 40 foot in length.



- R – Receiving area
- H – Hand wash station - hot
- K – Kill cones
- S – Scalding
- P – Plucker
- E – Evisceration bench – 2
- Q – Quality control/ clean
- I – Ice water tub
- B – Bagging + packing bench
- V – Vacuum Packing
- L – Label printing scales

4. Equipment

The Trailer will be fitted with:

- Hand washing station.



- 4x kill cones and a blood catch drain where blood will drain into an enclosed container.



- A semi-automated Scalding machine. 120 Litre Greatlander.



- A commercial plucking machine – Greatlander 500mm Poultry Plucker.



- 2x Evisceration stations – stainless steel benches with wastewater plumbed into enclosed portable VAT's outside the truck body. Water spray hoses with foot pedal taps.





Stainless Sink 1200 W x 600 D with Single Left Bowl and 100mm Splashback

Stainless Steel Sink Bench with Left Bowl. Size: 1200 W x 600 D x 900 H. Splashback Height 100 mm. Bowl Size: 400 x 400 x 250. Sink Bowl Position: Left Side. Drain Hole Size: 90 mm. Stainless steel 304 grade sink bench with galvanised legs and undershelf. Raised lip edge around sink bench with angled draining rack which minimises any pooling of water...

- Ice dunking tub, stainless steel.
- Stainless steel quality inspection bench.



Stainless Bench 1200 W x 600 D with 100mm Splashback

Product Reference: 1200-6-WBB

Sizes

Stainless Bench 1200 W x 600 D with 100mm Splashback

Stainless Steel Bench with Splashback.

Size: 1200 L x 600 D x 900 H mm.
Splashback Height 100 mm.

Stainless steel bench 304 grade stainless steel bench top with splashback.

Galvanised steel undershelf and legs.

Undershelf is height adjustable.

Legs are fitted with bullet feet for level positioning.

Load Rating : 275 KG.

- Bagging bench with 4x poultry stands.
- 2 x Bagging and sealing machines – VEVOR DZ-400/2E 1000W Automatic Vacuum Packing Sealing Sealer Machine.



- Commercial scales with label printer. CAS CI-5000j Label & Pos Scale 15kg. Example label:



- Freezer section at forward end of truck, access by sliding door. Shelving for storage of final product.
- Ozone globe in freezer room for prevention and elimination of any potential contamination.
- Electric instant hot water system for hot water hand washing.
- Floor drain in trailer to drain into IBC's external to the truck and trailer. IBC's are then emptied by front end loader as part of the waste management process.



- 3 phase power inlet and a power board with circuit breakers. Power supplied by external on farm source. All works to be completed to Australian standards by licenced electrician.
- UV water filter – providing up to 105 litres per minute of purified water to supply every drop of water used in the trailer processing. All plumbing hose will be food grade throughout the trailer.



- Lighting and waterproof power points installed by electrician.

5. Considerations

Waste Management plan for poultry waste from abattoir:

Poultry waste from the slaughter and processing of poultry on our farms will be contained in enclosed Intermediate Bulk Containers (IBC) once removed from the carcasses. This waste will include guts, heads, feathers, blood, spoiled meat and all water used from the processing of poultry.

All disposable biological waste will then be composted on farm. The composting pile will be at least 300 meters away from the site where the poultry is slaughtered. The composting procedure will include layering plant material such as but not limited to wood chips, chaff, straw, grass clipping and garden waste with the poultry waste contained deep in the center of the pile. This will ensure rodents, birds, foxes and cats cannot access the poultry waste. A physical barrier will also surround the composting pile in the form of a fence.

The compost pile will be kept sufficiently moist to encourage heat. The compost pile will reach 60 – 65 degrees Celsius. These temperatures will ensure both breakdown of the poultry waste and fantastic compost at the completion of the compost pile. Once the compost is ready and the poultry waste is cooked in the heat of the compost pile it will then be spread onto our paddocks. The decomposition process will take between 4 – 8 weeks.

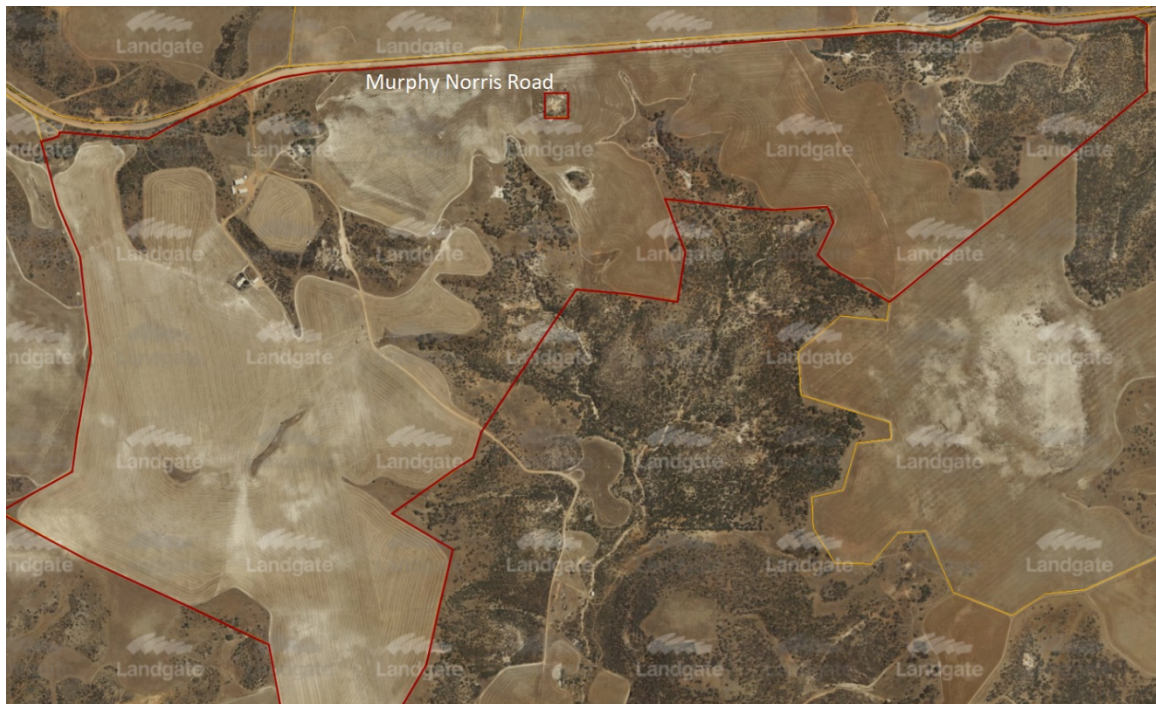
The hours of operation will be initially one or two days a month during daylight hours, between 7am and 7pm. Ultimately we would like the unit to operate one or two days fortnightly. The processing unit will run with minimal noise being a standby electric refrigerated trailer. The noise will comprise a refrigeration unit; all other noise will be contained within the trailer. The unit will not create any dust, oil, light, vibration or increased vehicle traffic. The smell of operating with waste will be limited by being contained in enclosed IBC's and dealt with as described above in waste management. We expect to process up to 10,000 birds per year.

Other:

- The trailer will be sealed well around any pipes, inlets and outlets to prevent any insect or rodent access.
- The floor of the trailer is aluminium which will be smooth, impervious, non-corrosive, free of cracks & crevices, is easily cleanable, and is a light colour.
- Hygiene. Hand and boot washing station at entry to the trailer. All person's entering the trailer will follow hygiene procedures to ensure their boots and hands are clean. In the processing all persons will wear hair nets and food grade aprons.
- Cleaning before and after use. A comprehensive cleaning procedure for before use and after finishing use will be implemented to ensure the highest standard of hygiene and avoid any contamination.
- High pressure water sprayer used in clean down process.
- Roadworthiness - Truck trailer to be maintained and serviced at appropriate intervals for compliance with roadworthiness.

6. Places of operation:

- 266 Murphy Norris Road, Yetna, WA, 6532. Farm outlined below:



Proposed operating site:



The proposed operating site is 270 meters in a direct line from Murphy Norris Rd. There is a large amount of scrub including tall gum trees between the road and the operating site. Across the road is about 100 meters more scrub then open cropping paddock.

The closest dwelling off farm is 1.1km in a direct line west from the operating site.

The MPPU will initially be limited to servicing the above farm only. It is hoped that in the future the mobile poultry processing plant may be used for processing poultry on another farm in another shire which we would make a separate application for approval in that shire.

The poultry processing unit will only be processing birds housed on this farm, Lot 61. The finished product will be frozen and stored on farm and transported to retailers and markets where required. No on farm sales.

We would like to build the MPPU in September/October ready for operation from October 15th 2021.

7. Some References and Research

Building an On-farm Poultry Processing Facility: *A guide to planning and constructing a Mobile Poultry Processing Unit (MPPU) or stationary poultry processing facility on your farm.*
[MPPU-Replication-Guide.pdf \(sare.org\)](https://www.sare.org.au/wp-content/uploads/2019/04/MPPU-Replication-Guide.pdf)

New South Wales Food Authority: *Mobile Poultry Abattoir Plan.*
[abattoir_plans_mobile_poultry.pdf \(nsw.gov.au\)](https://www.nsw.gov.au/food/abattoir-plans-mobile-poultry)

PLACE NUMBER 13

RED HILL HOMESTEAD

PLACE DETAILS

Place Number: 13
Management Category: 3
Name: Red Hill Homestead
Other Name: -
Type of Place: Residence
Street Address: 266 Murphy Norris Road, Yetna

PHOTOGRAPH



Description: Front (eastern) elevation of Red Hill Homestead Date of Photo: 15/12/2010

SITE DETAILS

Lot/Location:	61	Street Number:	266
Street Name:	Murphy Norris Road	Locality Name:	Yetna
Diagram/Plan:	61P62173	Volume/Folio:	2713/869
Reserve No/Vesting:	N/A	Purpose:	N/A
Assess No:	A1279	HCWA No:	N/A
GPS Coordinates:	28 60 48(s), 114 75 81(e)	Area of Site:	265.2451
Occupied:	Yes	Public Access:	No

USES OF THE PLACE

Original Use:	Residence	Current Use:	Residence
---------------	-----------	--------------	-----------

DESCRIPTION

Walls:	Stone	Roof:	Corrugated Iron
Condition:	Good	Integrity:	High
Original Fabric:	Stone walls	Modifications:	Partial verandah enclosures

The Red Hill Homestead is located on a gentle slope amongst a group of tall trees. The house is of local stone construction with a hipped corrugated iron roof. The roof extends broken back to cover the front (eastern) verandah which is supported on timber posts. The verandah is partly enclosed with fibro sheeting to the southern corner. There are three doors opening onto this verandah. A lean-to roof to the rear covers a verandah and is punctuated by a rendered chimney. The house is surrounded by a fenced yard.

HISTORY

Construction Date:	Around 1920	Source:	Local knowledge
Architect:	Unknown	Builder:	Unknown

Red Hill Homestead was constructed around the 1920s for James Murphy (son of Michael and Sarah) and his wife Gertrude (nee Norris). It was occupied by the Murphy family until 1973 when it was sold to the Green family later sold to the Richards family who then eventually sold the property to Eldred Royce and family in 2005.

HISTORIC THEME(S)

HCWA	AHC
100 Demographic settlement and mobility	8.14 Living in the country and rural settlements
104 Land allocation and subdivision	3.12.2 Developing sources of fresh local produce
302 Rural industry and market gardening	

STATEMENT OF SIGNIFICANCE

The Red Hill Homestead has some local significance as evidence of agricultural development in the district. It is typical of the simple form and construction materials of farmhouses in the area. The combination of its picturesque setting, use of local materials and high integrity give the place aesthetic value.

MANAGEMENT CATEGORY

Category: 3

Level of Significance: MODERATE SIGNIFICANCE. Important to the heritage of the locality.

Management Recommendation: Conservation of the place is recommended. Any proposed change to the place should not unduly impact on the heritage values of the place and should retain significant fabric wherever feasible.

OTHER LISTINGS

Nil.

SUPPORTING INFORMATION / REFERENCES

Assessment Date: 18/2/2011

Last Revision Date: 17/10/2012

ADDITIONAL PHOTOGRAPHS

Description: Rear (western) elevation of the homestead

Date of Photo: 15/12/2010



Submission 1



Government of Western Australia
Department of Health

Your Ref:
Our Ref: F-AA-09433 D-AA-21/367531
Contact: Vic Andrich 9222 2000

DATE	26/8/21
FILE	A1279
RECORD	CR 2118426

Maurice Battilana
Chief Executive Officer
Shire of Chapman Valley
PO Box 1
Nabawa WA 6532

Attention: Simon Lancaster – Deputy Chief Executive Officer

Via email: cso@chapmanvalley.wa.gov.au

Dear Mr Battilana

PROPOSED MOBILE POULTRY PROCESSING UNIT – 266 (LOT 61) MURPHY – NORRIS ROAD, NARRA TARRA

Thank you for your letter of 9 August 2021 requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

1. Water Supply and Wastewater Disposal

Potable water must be of the quality as specified under the *Australian Drinking Water Quality Guidelines 2011*.

For non-scheme water connected areas, the development is to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2011*.

The necessary requirements may be referenced and downloaded from:
http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-quality-management
http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-guidelines-and-standards

Although the proposal has identified that wastewater will be plumbed into enclosed portable VAT's outside the truck body, it has not provided sufficient information regarding the final disposal of this wastewater for the DOH to provide comment. The development is required to be in accordance with *the Government Sewerage Policy 2019*.

Any on-site waste water treatment process is to be in accordance with DOH publications which may be referenced and downloaded from:

http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water

https://ww2.health.wa.gov.au/Articles/S_T/Site-and-soil-evaluation-for-onsite-wastewater-management

2. Food Act Requirements

The proposal is required to comply with *Australian Standard for Construction of Premises and Hygienic Production of Poultry Meat for Human Consumption* (AS4465: 2006).

The proponents are also required:

- to provide a scale drawing of the premises showing all fittings, amenities and surrounds;
- be audited by the DOH for compliance with AS4465:2006, and
- to ensure the person/s responsible for managing the Food Safety Plan are trained in HACCP procedures.

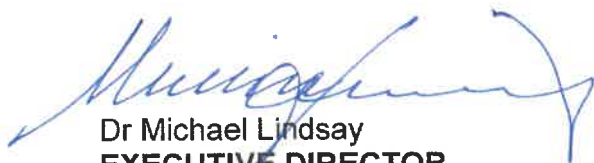
The DOH to conduct a building assessment prior to commencement of production.

3. Other Requirements

The Shire of Chapman Valley should require the appropriate management plans detailing all operations including transport, handling and storage issues, waste disposal and composting systems, odour and pest control measures, fire control and emergency response etc. for reference in approval conditions.

Should you have any queries or require further information please contact Vic Andrich on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely



Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

25 August 2021

Submission 2



Department of
Primary Industries and
Regional Development

Your reference: A1279
Our reference: LUP 1152
Enquiries: Grant Stainer

Mr Simon Lancaster
Deputy Chief Executive Officer
PO Box 1
Nabawa WA 6532
dceo@chapmanvalley.wa.gov.au

DATE	30/8/21
FILE	A1279
RECORD	CR2118497

Date: 30 August 2021

Dear Mr Lancaster,

Proposed mobile poultry processing unit – 266 (Lot 61) Murphy-Norris Road, Narra Tarra

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD objects to the proposal and offers the following comments.

Waste management

- The application states that the waste will be collected and composted on the farm, but there is very limited detail about this, including the precise location.
- The composting operation will need to be consistent with the separation distances for such facilities from sensitive receptors such as residential premises and environmental considerations such as water courses and native vegetation.
- It is not clear whether the liquid and solid wastes from the processing unit will be treated as a single waste stream or as separate waste streams. This may influence how the waste is composted.
- A water source will be needed to moisten the compost pile to allow the composting process to occur. The application does not specify where this water would be sourced from or the quantities available.
- The application provides limited information to support the proposed composting activities (compost site location, detailed design, and application area). The map provided with the application does not identify water courses, or water sources on the property and does not demonstrate adequate separation distance to water sources and existing sensitive receptors.

1 Nash Street East Perth 6004
Locked Bag 4 Bentley Delivery Centre 6983
Telephone +61 (0)8 9368 3333 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

- The Department of Water and Environmental Regulation's (DWER) Draft Guideline *Better practice composting* provides standards relating to separation distance, which for groundwater is a minimum vertical distance of three (3) metres (m) that should be maintained and for surface water at least 500 m from water courses.
- The application does not describe the quantities and management of the waste associated with the rearing of the poultry that will be supplying the processing unit.

Biosecurity

- The application indicates that a fence will protect the compost pile from vermin, with the poultry processing waste concealed in the centre of the compost pile. It is unlikely that a standard fence would be sufficient to prevent vermin, including feral pigs, from accessing the processing waste. Additionally, a fence is unlikely to stop access to the compost pile by wild birds.
- Interactions between wild birds and the poultry waste (and indeed the free-range poultry on the farm) risks the transmission of diseases such as bird flu.
- DPIRD is responsible for administering the *Biosecurity and Agriculture Management Act 2007 WA*, which covers a range of biosecurity matters.

Water source and supply

- The site is in the Gascoyne Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914*, and the taking of water for intensive agriculture and for commercial activities, such as food processing, is subject to water licencing, even when taking from an existing bore.
- The Department of Water and Environmental Regulation (DWER) administers water licences, and so the applicant should contact DWER for further advice.
- The proponent needs to demonstrate that they hold water licences for the processing of the poultry, the composting, and the rearing of the poultry on the property, as well as for any other ancillary uses.

Food safety

- The Department of Health administers the *Food Act 2008 WA* and the associated *Food Regulations 2009 WA*, and the applicant will need to seek advice from the department to ensure compliance with the legislated requirements.

For more information, please contact Grant Stainer on 90813 113 or grantley.stainer@dpird.wa.gov.au

Yours sincerely,



Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
 Sustainability and Biosecurity**

Submission 3

From: Landy Jones <landy.jones@dwer.wa.gov.au>
Sent: Monday, 30 August 2021 9:51 AM
To: Customer Service <cs@chapmanvalley.wa.gov.au>
Cc: Simon Lancaster <dceo@chapmanvalley.wa.gov.au>
Subject: RE: Proposed Mobile Poultry Processing Unit - 266 (Lot 61) Murphy-Norris Road, Narra Tarra

Our Reference: PA 43944
Your Reference: A1279
To: Shire of Chapman Valley
From: Department of Water and Environmental Regulation
Attention: Simon Lancaster

Dear Simon Lancaster

DATE	30/8/21
FILE	A1279
RECORD	PA 212809

PROPOSED MOBILE POULTRY PROCESSING UNIT - 266 (LOT 61) MURPHY-NORRIS ROAD, NARRA TARRA

Thank you for providing the Proposed Mobile Poultry Processing Unit - 266 (Lot 61) Murphy-Norris Road, Narra Tarra for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the Proposed Mobile Poultry Processing Unit - 266 (Lot 61) Murphy-Norris Road, Narra Tarra has the potential for impact on environment and/or water resource values and/or management. Key issues and recommendations are provided below and these matters should be addressed:

- Issue: Water supply and licencing
 - Advice: The site is located in the Gascoyne Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914*, the taking of water for intensive agriculture and for commercial activities is subject to water licencing, even when taking from an existing bore.
- Issue: Composting of waste product and deceased birds from poultry farm
 - Advice: The proposal provides limited information regarding the composting operation, greater detail and consideration should be given to the composting of the waste product and deceased birds to ensure that water resources and the site are not contaminated by the operation.
- Issue: Onsite poultry production to support the proposed mobile poultry processing unit
 - Advice: The proponent need to develop and implement a management plan to support the rearing of birds for the meat market, as without being able to supply the birds the processing unit would not be required.

Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licenses and/or approvals.

More detail pertaining to the above issues are provided in the table below.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact Landy Jones on 9965 7431.

Yours sincerely

Yolande Jones
NRMO Planning Advice
Mid West Gascoyne Region
Department of Water and Environmental Regulation
20 Gregory St Geraldton
PO Box 73 WA 6531
P: 08 9965 7431
E: landy.jones@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: [@DWER_WA](https://twitter.com/DWER_WA)



Item No.	Reference	Reviewer comment/advice
		<p>Issue: Water supply and licencing</p> <p>Advice: The site is located in the Gascoyne Groundwater Area proclaimed under the <i>Rights in Water and Irrigation Act 1914 (RiWI Act)</i>, the taking of water for intensive agriculture and for commercial activities is subject to water licencing, even when taking from an existing bore.</p> <p>Discussion: The proposal does not identify where the water will be sourced from for the processing of the chickens. Although beyond the scope of the proposal, there is also no information regarding the water supply to support the rearing of the chickens on the property.</p> <p>The site is located in the Gascoyne Groundwater Area and is subject to water licencing under the <i>RiWI Act</i>. There is currently no water licence recorded for the property and no information identifying a fit for purpose water supply to support the proposal. The proponent is strongly encouraged to secure a fit for purpose water supply for the project as failing to do this may impact the success of the proposal.</p> <p>For more informaiton regarding accessing groundwater and water licencing visit the Department's website https://www.water.wa.gov.au/licensing/water-licensingplease or contact the Department's Geraldton office on 9965 7400 or email midwestgascoyne@dwer.wa.gov.au</p>

	<p>Issue: Composting of waste product and deceased birds from poultry farm</p> <p>Advice: The proposal provides limited information regarding the composting operation, greater detail and consideration should be given to the composting of operational litter (straw, bedding, etc), the waste product and deceased birds to ensure that water resources and the site are not contaminated by the operation.</p> <p>Discussion: The proposal provides limited information to support the proposed composting activities (compost site location, detailed design and application area). The map provided does not include any waterlines, or water sources on the property and fails to demonstrate adequate separation distance to water sources and existing sensitive receptors. The Department's Draft Guideline: 'Better practice composting' provides standards relating to separation distance, for groundwater a minimum vertical distance of 3m should be maintained and for surface water at least 500m from watercourses.</p> <p>The Department's mapping system identifies that there are multiple waterlines that intersect the property which need to be identified and separation distance established to protect the water resource from becoming contaminated by the composting site or the application of the end product.</p> <p>Although outside of the scope of the proposal, the rearing of poultry chickens will result in chicken litter and manure and potentially bedding (straw) being produced onsite. Poultry manure, litter and spent birds are not addressed in this application and should be considered as the proposal indicates that the site will be producing the birds onsite and form an essential part of the proposal. For further information regarding the storage and management of organic material the proponent should refer to Water Quality Protection Note 90 - Organic material storage and recycling https://www.water.wa.gov.au/_data/assets/pdf_file/0020/4088/99456.pdf</p> <p>The proposal does not detail the operational management of the composting activities and does not address the issues of dust, smell, stormwater management, nutrient loading, vermin control, health and environmental risks. The process of composting if not undertaken correctly can result in a poor-quality product and negative impacts on the environment and water sources. Further information regarding the practices of composting can be found at the Department's draft Better practice composting https://consult.dwer.wa.gov.au/regulatory-capability/draft-guideline-better-practice-composting/user_uploads/guideline-better-practice-composting---final.pdf</p> <p>As composting underpins the mobile poultry processing unit a management plan for the site should be developed to the satisfaction of the shire in conjunction with the relevant state departments to support best practice composting management.</p>
	<p>Issue: Onsite poultry production to support the proposed mobile poultry processing unit</p>

Advice: The proponent need to develop and implement a management plan to support the rearing of birds for the meat market, as without being able to supply the birds the processing unit would not be required.

Discussion: The management of the poultry production side of the business is an important part in supplying the mobile poultry processing unit. Although this sits outside the scope of the proposal the success in being able to rear healthy birds is essential for the end use.

As the proposal provides limited information regarding the management of the poultry side of the operation the Department encourages the proponent to undertake further research and develop suitable management practices to meet the Code of Practice for Poultry farming and the National Environmental Management system for the meat chicken industry. Please see additional refence below for your convenience.

Environmental Code of Practice for Poultry Farms in Western Australia -
https://www.water.wa.gov.au/_data/assets/pdf_file/0010/5140/47509.pdf

WAPC Factsheet Poultry Farms -
https://www.dplh.wa.gov.au/getmedia/2409c8fe-b596-4c37-98a4-f77954a5ed34/FS_Poultry_farms

National Environmental Management System for the Meat Chicken Indsutry
– Version 2 – Rural Industries Research and Development Corportation –
December 2014

*Weidermann S.G., 2015, Land application of chicken litter: A Guide for Users.
Rural Industries Research and Development Corporation, Publication No.
14/094*

Shire of Chapman Valley
PO Box 1
Nabawa WA 6532

1st September 2021

Re: PROPOSED MACHINERY SHED ON LOT 306 CHAPMAN VALLEY ROAD MORESBY

To Whom It May Concern

We would like to construct a machinery shed on Wynarling Farm which is a working grain & sheep farm. After damage from Cyclone Seroja we have limited shed space available and much of our machinery is now not protected from the elements.

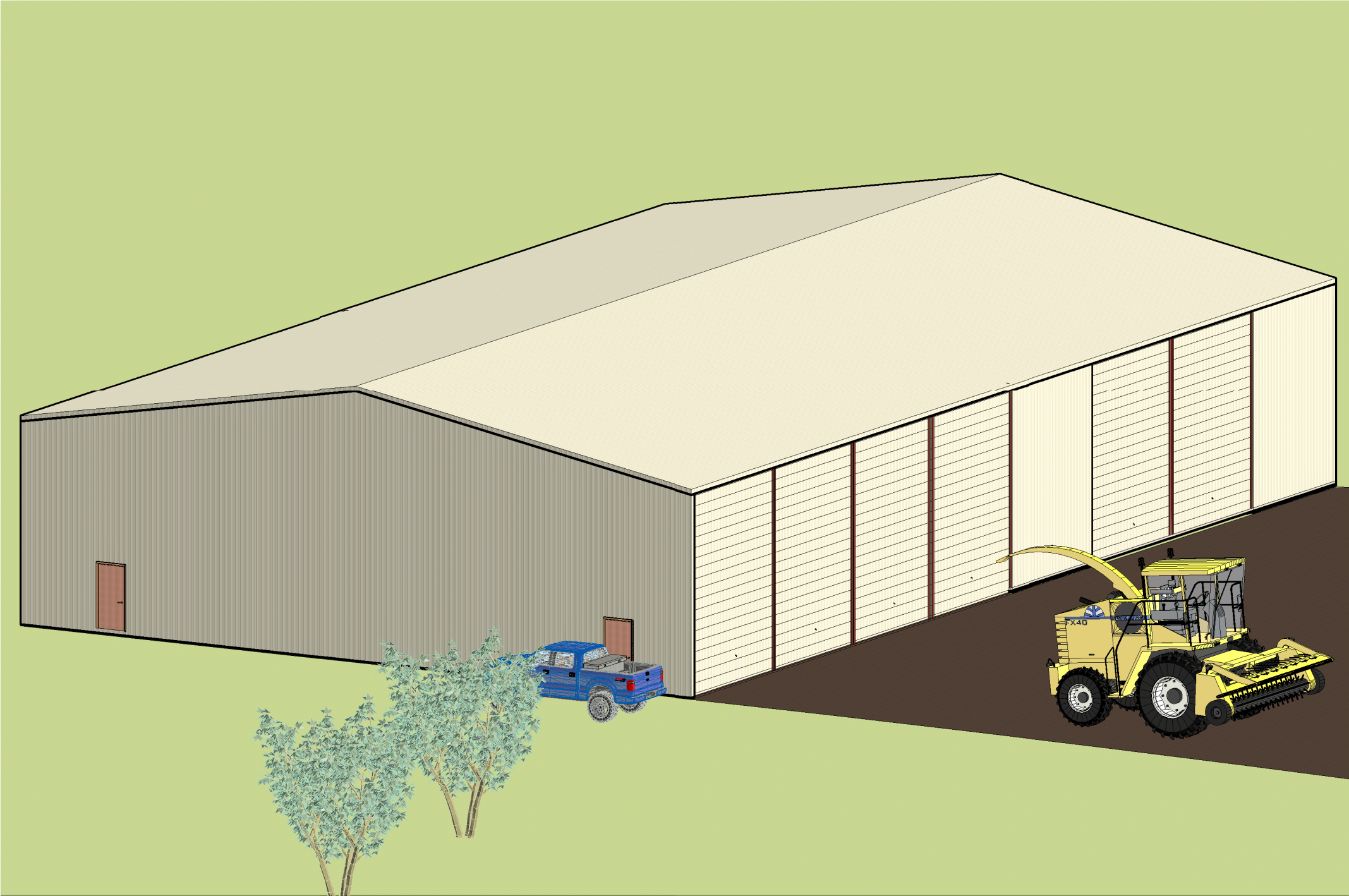
From the area we have selected, the shed won't be visible from Chapman Valley Road or Geraldton. It may be slightly visible from Morrell Road.

Please contact Troy If you require any further information.

Kind Regards




Janet Daly
TB & JS Daly
PO Box 3450 Bluff Point WA 6530
Troy: Phone [REDACTED]
Janet: Phone [REDACTED]



1 PROPOSAL VIEW



I	31/8/2021	PRELIMINARY PLANS
Rev	Date	Revisions



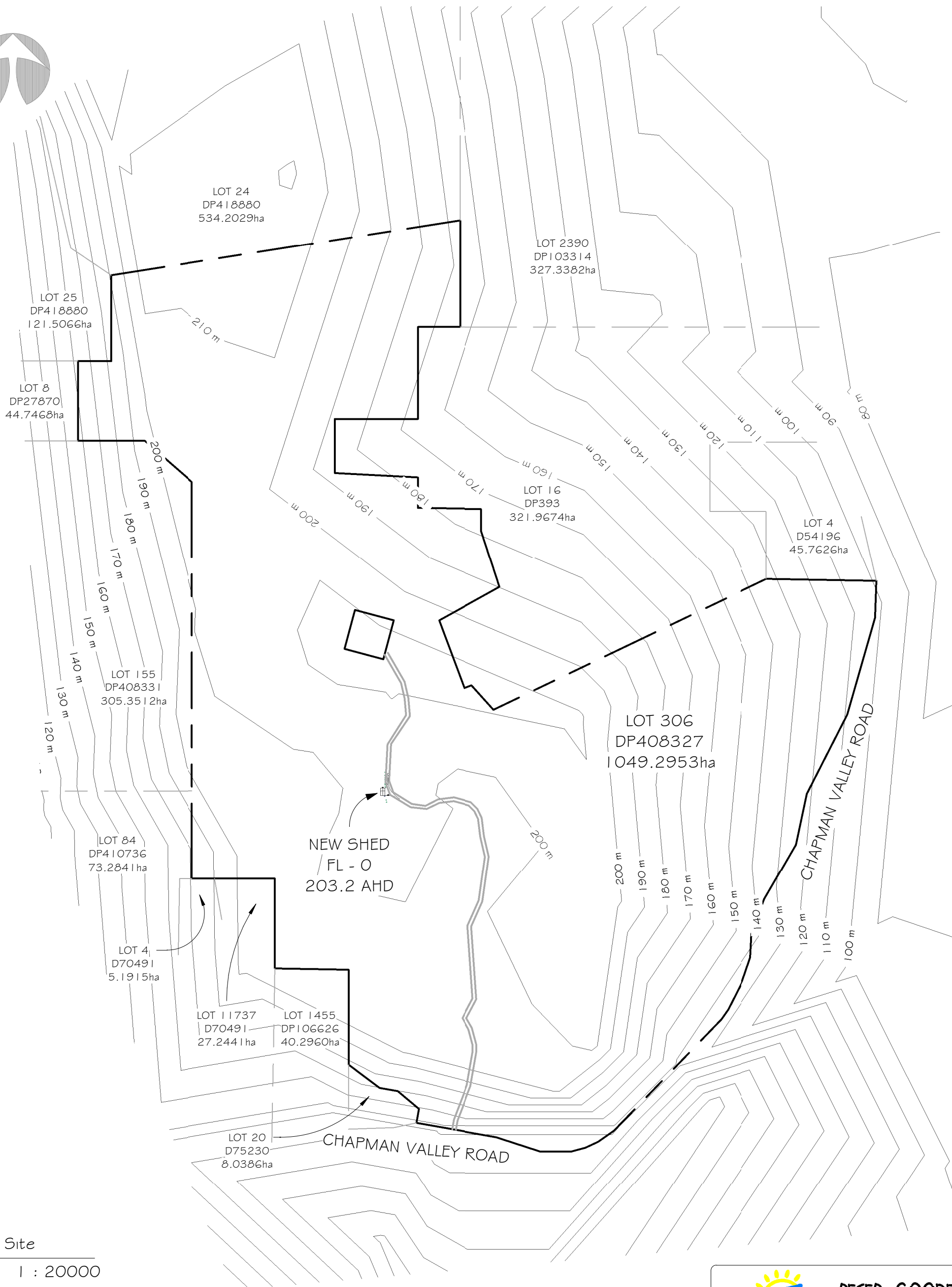
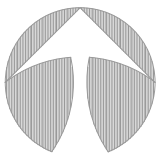
PETER GOODE
Eco Building & Design
GERALDTON W.A.

CLIENT: TB & JS Daly
LOT 306 - 698 Chapman Valley Road
Waggrakine, CHAPMAN VALLEY SHIRE

TITLE: NEW SHED
DRAWING No A301 PROPOSAL

REV I

31/8/2021



Site
1 : 20000

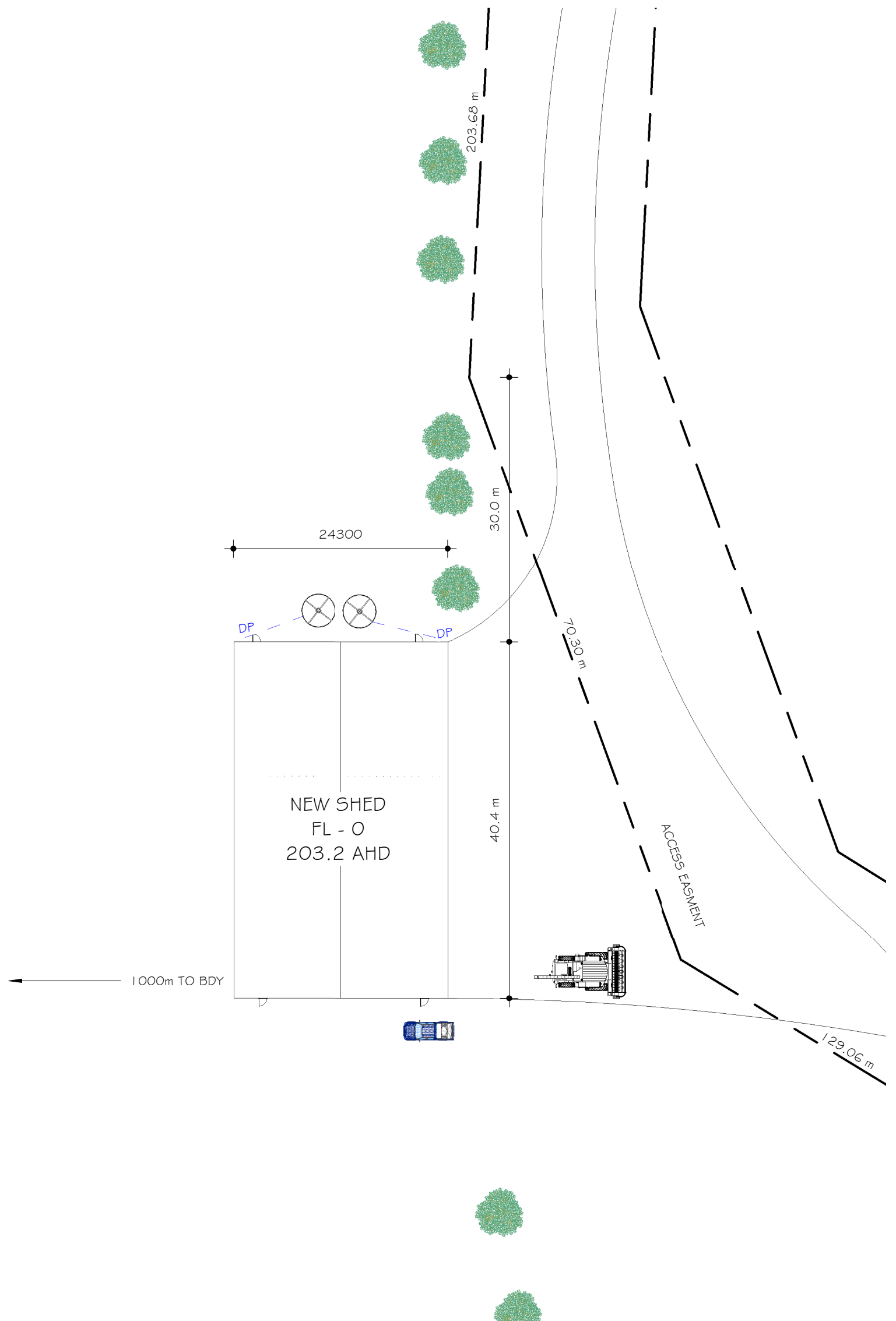


I	31/8/2021	PRELIMINARY PLANS
Rev	Date	Revisions



PETER GOODE
Eco Building & Design
GERALDTON W.A.

CLIENT: TB & JS Daly LOT 306 - 698 Chapman Valley Road Waggrakine, CHAPMAN VALLEY SHIRE	
TITLE: NEW SHED	REV I
DRAWING No A302 SITE PLAN	31/8/2021



1 LOCATION PLAN
1 : 500



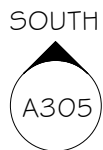
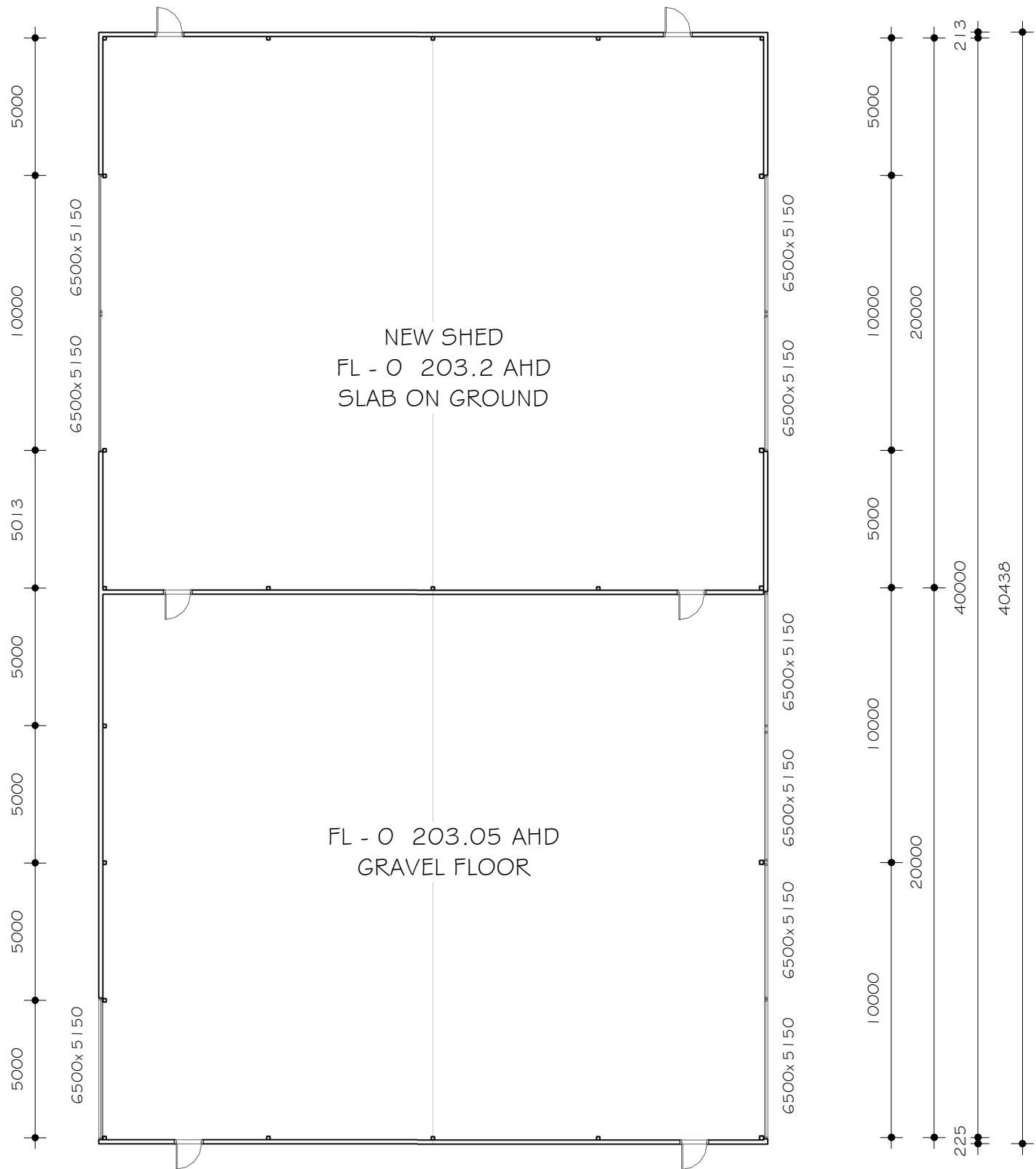
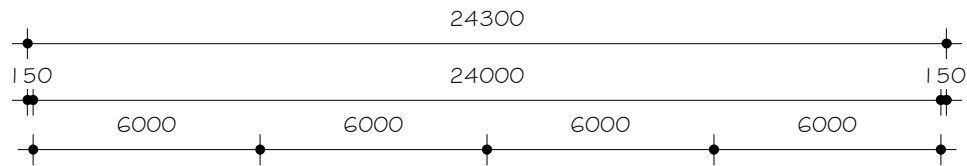
1	31/8/2021	PRELIMINARY PLANS
Rev	Date	Revisions



PETER GOODE
Eco Building & Design
GERALDTON W.A.

CLIENT: TB & JS Daly
LOT 306 - 698 Chapman Valley Road
Waggrakine, CHAPMAN VALLEY SHIRE

TITLE: NEW SHED	REV 1
DRAWING No A303 LOCATION	31/8/2021



FL
1 : 200



PETER GOODE
Eco Building & Design
GERALDTON W.A.

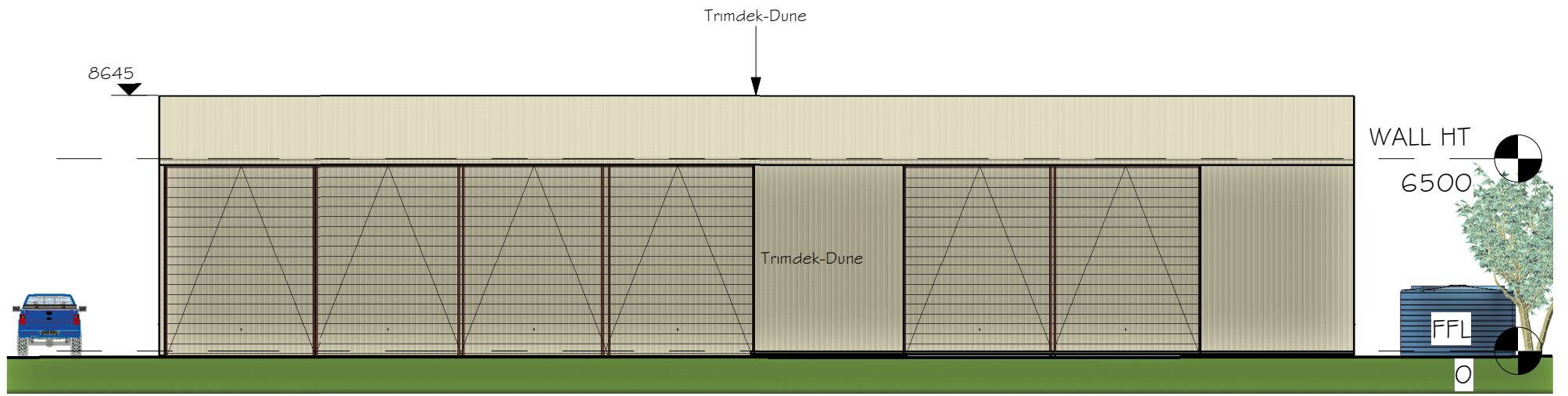
CLIENT: TB & JS Daly
LOT 306 - 698 Chapman Valley Road
Waggrakine, CHAPMAN VALLEY SHIRE

TITLE: NEW SHED
DRAWING No A304 FLOOR PLAN

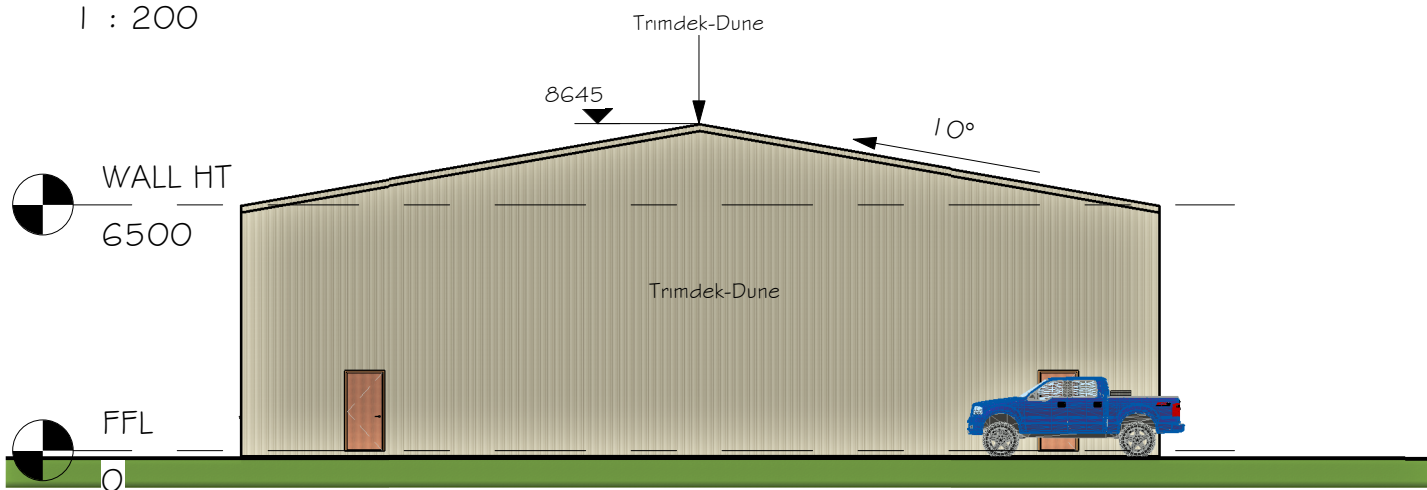
REV 1

31/8/2021

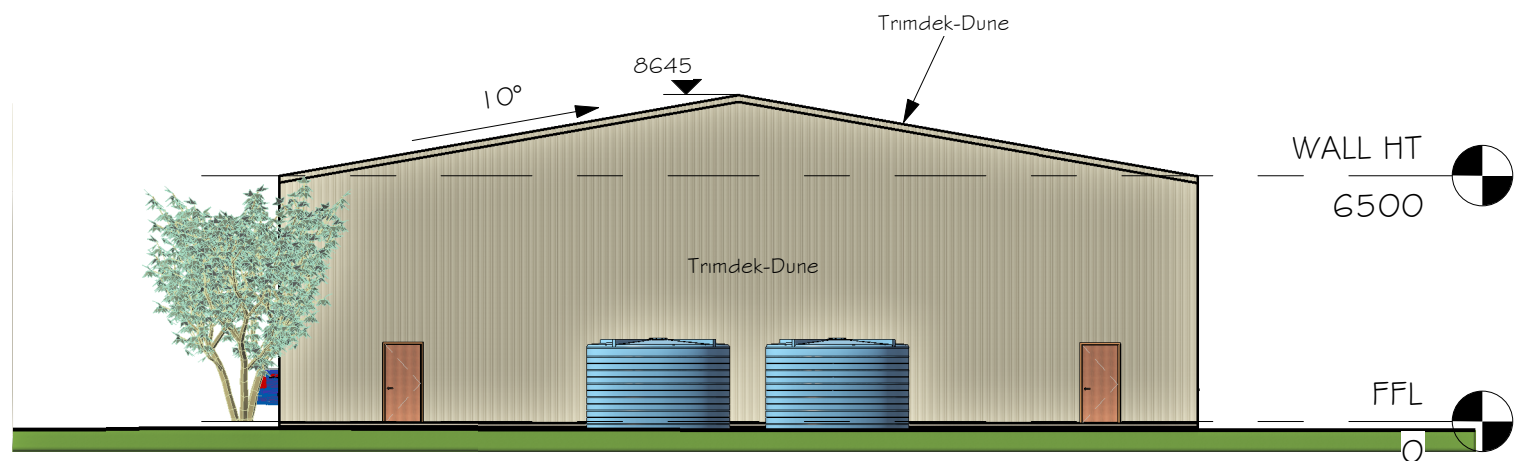
I	31/8/2021	PRELIMINARY PLANS
Rev	Date	Revisions



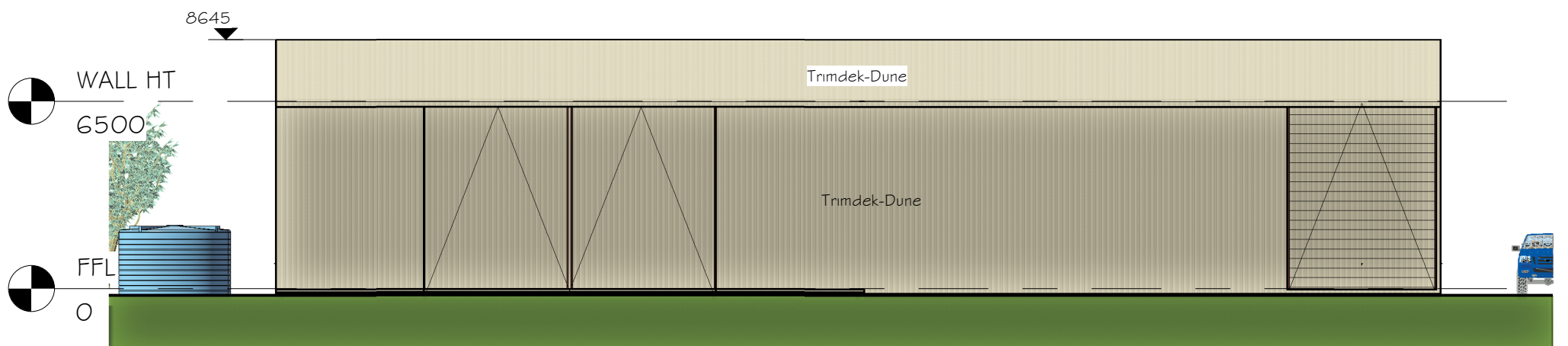
1 EAST
1 : 200



3 SOUTH
1 : 200



2 NORTH
1 : 200



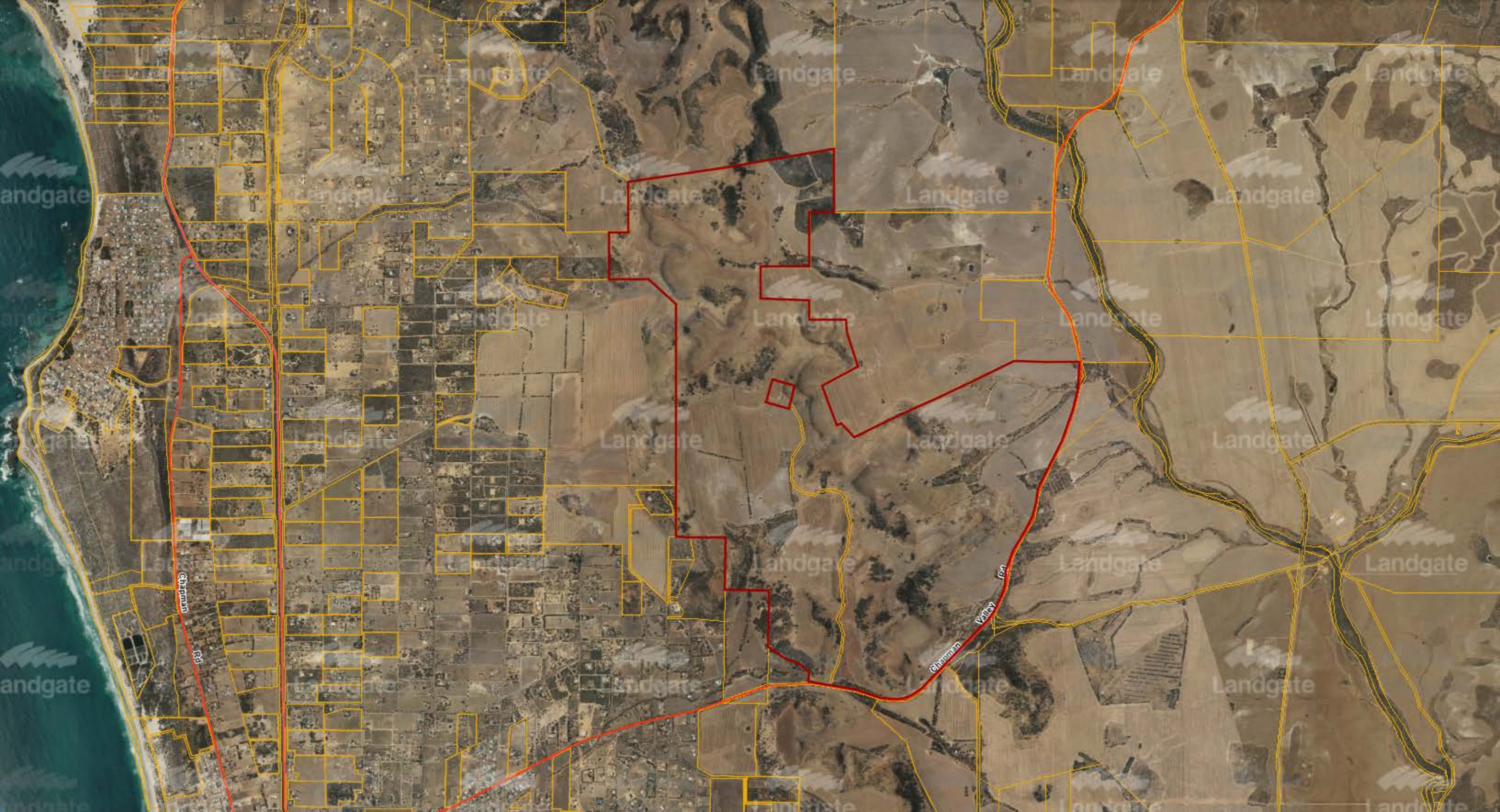
4 WEST
1 : 200



PETER GOODE
Eco Building & Design
GERALDTON W.A.

1	31/8/2021	PRELIMINARY PLANS
Rev	Date	Revisions

CLIENT: TB & JS Daly LOT 306 - 698 Chapman Valley Road Waggrakine, CHAPMAN VALLEY SHIRE	REV 1
TITLE: NEW SHED	
DRAWING No A305 ELEVATIONS	31/8/2021





DP408331/155
305.3512 ha

D36626/6
4.5465 ha

DP232393/16
321.9674 ha

DP408327/306
1049.2953 ha

DP410736/83
5.5722 ha

DP410736/84
73.2841 ha

DP401128/82
0.1 ha

0.1 0.2km

D70491/4
5.1915 ha

D70491/11737
27.2441 ha

R 40215
27.2441 ha





Above: View looking north towards mast along access easement with proposed shed location to the left

Below: View looking west from proposed shed location, the line of trees is approximately 400m away, and the top of the edge of the western face is approximately 500m further beyond the line of trees





Above: View looking east from proposed shed location towards top edge of eastern face

Below: View looking south from farm and mast access track alongside proposed shed location





Above: View looking south-west at proposed shed location

Below: View looking south-east from proposed shed location to existing outbuilding





Above: View looking east from Cooper Street towards existing masts and proposed shed location

Below: View looking west from Chapman Valley Road towards existing masts and proposed shed location



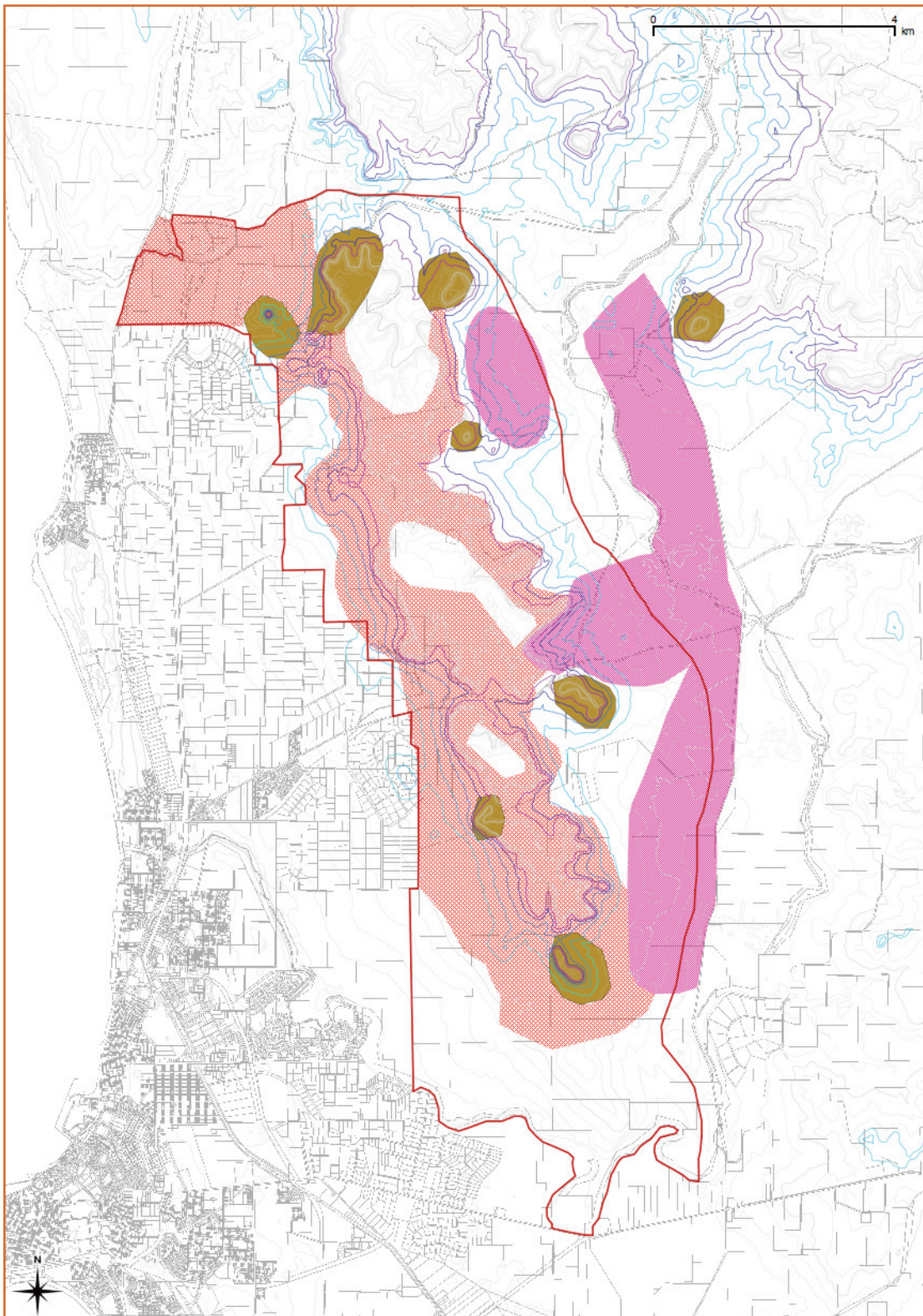


Figure 04.4 Image of visually important areas synthesised from information developed by the Department of Planning between 1998 - 2009

features of visual significance
 visually sensitive areas
 broad landscape features that should be preserved and enhanced



SHIRE OF CHAPMAN VALLEY

LOCAL PLANNING STRATEGY

JULY 2020

ADVERTISING

The Shire of Chapman Valley Local Planning Strategy certified for advertising on _____

Signed for an on behalf of the Western Australian Planning Commission

*an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date _____

ADOPTED

The Shire of Chapman Valley hereby adopts the Local Planning Strategy at the Ordinary Meeting of the Council held on _____

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on _____

*an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date _____

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- SPP3.5: Historic Heritage Conservation
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PART 1 : THE STRATEGY

1.0 INTRODUCTION

The Shire of Chapman Valley Local Planning Strategy provides a vision, objectives and strategies for planning and development in the Shire over the next 10-15 years.

The Local Planning Strategy is to be used:

- ❑ to provide a strategic plan that will guide the direction of the Shire in a responsible and sustainable manner which reflects the aspirations of the Shire Council and its community, accommodates future needs, and creates opportunities to enhance local attributes;
- ❑ as the foundation that underpins the direction and planning controls of the Local Planning Scheme and/or associated Local Planning Policies;
- ❑ as a guide to assist decision making on planning matters by the Shire Council and the Western Australian Planning Commission.

The Local Planning Strategy comprises two parts:

Part 1 – contains the Local Planning Strategy and sets the vision and strategic direction for land use and development across the Shire and also for those issues unique to the 10 different Precincts within the Shire. This part is accompanied by a set of Strategy Maps.

Part 2 – summarises the background information and analysis and detail required to support the strategies in Part 1.

Once endorsed by the Western Australian Planning Commission, this updated Local Planning Strategy revokes the previously endorsed Local Planning Strategy (2008).

2.0 VISION AND OBJECTIVES

The community's and Council vision for the Shire of Chapman Valley's future was defined in the Shire's Strategic Community Plan, prepared in 2017:

"We are a thriving community, making the most of our coastline, ranges and rural settings to support us to grow and prosper."

The Local Planning Strategy is intended to provide a flexible and effective framework for planning and development in the Shire. The general objectives of the Strategy to assist in achieving its vision are detailed as follows:

2.1 Community

Seeking the planned provision of land and development to cater for the community and businesses that:

- ☐ Maintain and promote the rural character and distinctive rural lifestyle of the Shire;
- ☐ Protect and promote areas or sites of natural or heritage value;
- ☐ Build a sense of community through the design of accessible and consolidated settlements;
- ☐ Provide a range of lifestyle and housing opportunities, in recognition of the demographics of the Shire;
- ☐ Avoid land use and development that negatively impacts on the economic future, the natural or cultural environment, or detrimentally impacts on the amenity or safety of the community.

2.2 Economic

Creating a diversified and sustainable economy that:

- ☐ Continues to increase its contribution to the broader economy, particularly in the primary production sector;
- ☐ Protects access to, and use of, rural land for a variety of rural pursuits, including, but not limited to, agricultural production, ancillary tourism, and basic raw material extraction;
- ☐ Minimises the loss of agricultural and vegetated land;
- ☐ Provides greater employment opportunities;
- ☐ Promotes consolidation within and around settlements to minimise impacts on natural features and resources;
- ☐ Utilises natural, community and infrastructure resources efficiently and responsibly;
- ☐ Supports emerging technologies, industries and land uses in consideration of environmental constraints.

2.3 Environmental

Seeking the protection and improvement of the environmental and landscape values, particularly those that also support the long term cultural, economic and health of the Shire by:

- ❑ Minimising the clearing of vegetation and maximising retention and replanting of native vegetation to link areas of remnant bushland with roadside vegetation and nature reserves;
- ❑ Promote the long term protection and enhancement of natural features and landscape values such as remnant vegetation, biodiversity, water resources, identified coastal areas and the Moresby Range;
- ❑ Avoiding development that negatively impacts upon the biodiversity significance, ecological values and landscape qualities of the Shire.
- ❑ Ensuring land use and development incorporates bushfire hazard risk minimisation and avoidance measures, appropriately balanced with environmental protection.

2.4 Infrastructure

Providing effective infrastructure and service delivery that:

- ❑ Promotes consolidation and coordination to maximise efficient, progressive development and servicing, particularly of urban and rural living land;
- ❑ Promotes the development and optimal use of key strategic infrastructure;
- ❑ Identifies existing or future infrastructure sites and corridors to assist in their longer term protection from incompatible development;
- ❑ Promotes the use of renewable energy resources in the Shire in appropriate locations with consideration to offsite impacts and visual amenity.

3.0 STRATEGIC PLAN

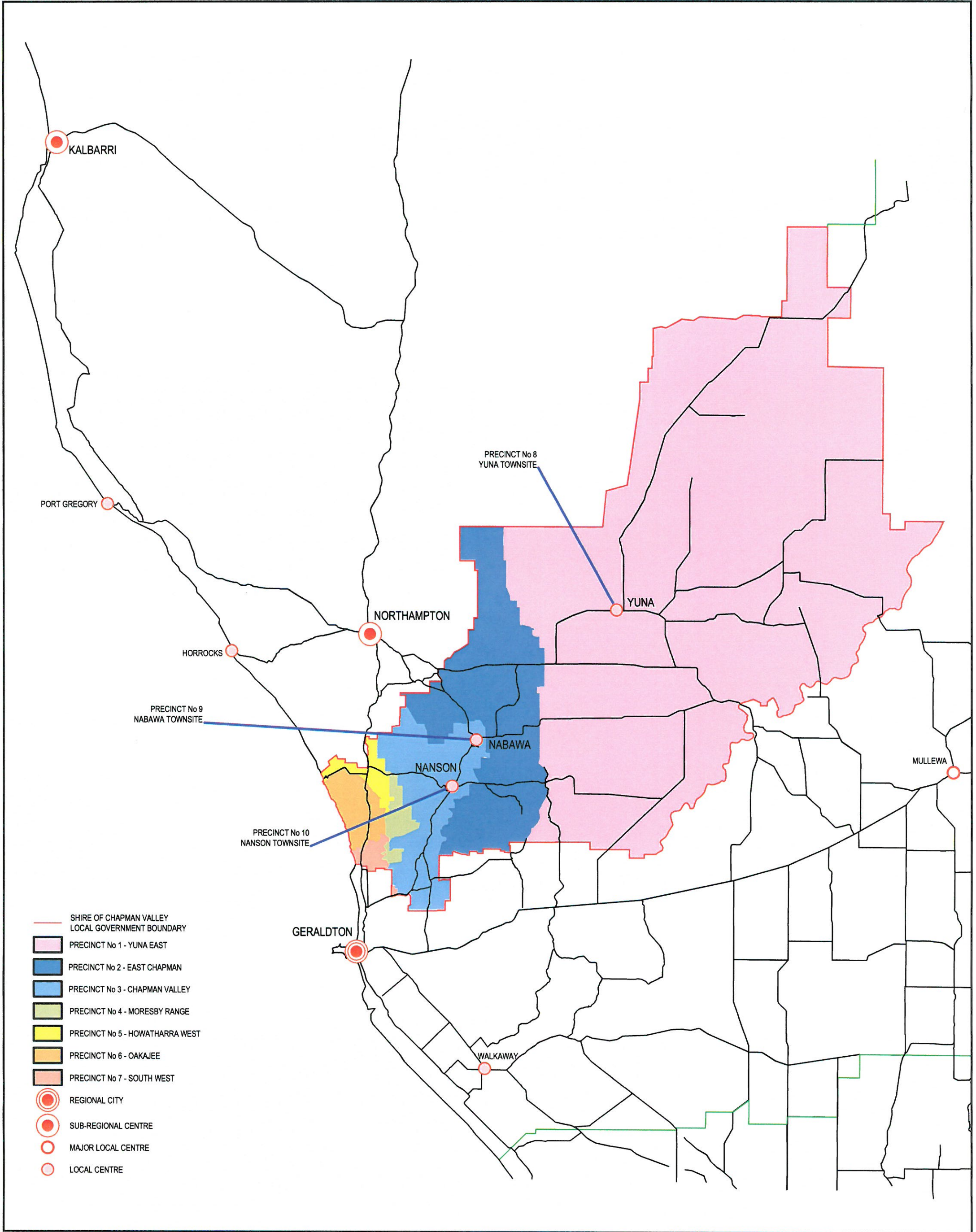
The Shire of Chapman Valley Local Planning Strategy incorporates the following Precincts:

Precinct No 1	YUNA EAST
Precinct No 2	EAST CHAPMAN
Precinct No 3	CHAPMAN VALLEY
Precinct No 4	MORESBY RANGE
Precinct No 5	HOWATHARRA WEST
Precinct No 6	OAKAJEE INDUSTRIAL AREA
Precinct No 7	SOUTH WEST
Precinct No 8	YUNA TOWNSITE
Precinct No 9	NABAWA TOWNSITE
Precinct No 10	NANSON TOWNSITE

The Planning Precincts in this document are primarily based on those precincts identified in the Shire's earlier Local Rural Strategy (LRS), with the exception of Precincts 8, 9 and 10 that represent the townsites of Yuna, Nabawa and Nanson (See Figure A). These precincts were delineated by soil types, topography, vegetation of the area together with rural character and development trends, rather than cadastral boundaries or particular localities and based on this, it is considered appropriate to maintain this delineation.

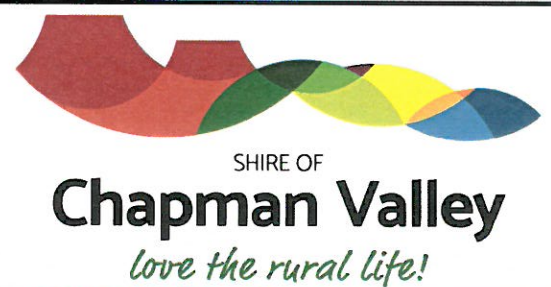
Some discretion can be applied to land traversed or adjacent to precinct boundaries where assessment and determination can be guided by the objectives and prescriptive criteria from the adjoining precinct. In applying a degree of flexibility to delineated precinct boundaries the following should be considered:

- ☐ a change in land use may be accommodated on land where the precinct boundary either traverses or is adjacent to the subject property; and
- ☐ townsite development may only be considered within the respective townsite Precinct 8, 9 and 10 boundaries, and are not deemed to be flexible.



**FIGURE A
PRECINCT PLAN
SHIRE OF CHAPMAN VALLEY
LOCAL PLANNING STRATEGY**

REV: DATE: 24/10/2017 DETAIL:



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3.1 All of Shire Strategies

STRATEGIES APPLICABLE TO ALL PRECINCTS

Settlements	<ul style="list-style-type: none"><input type="checkbox"/> Provide for diversity of housing and lifestyle choice through the provision of a range of residential and rural living densities appropriate to the location, servicing availability, and the individual Local Planning Strategy Precincts.<input type="checkbox"/> Recognise that the south-western portion of the Shire is where the greatest population growth, development pressure and infrastructure provision is likely to be concentrated and plan for this accordingly.<input type="checkbox"/> Minimise the impact of any settlement expansion on rural and natural resource land, in particular by avoiding loss of productive agricultural land, avoiding significant loss of vegetation, and ensuring land use conflicts are minimised through promotion of consolidation, the use of self contained buffers, and appropriate planning controls.<input type="checkbox"/> Ensure settlement development proposals adequately consider the availability of essential services and infrastructure, ensuring the sustainable approach to development. This may include provision of a water supply to rural living lots consistent with <i>State Planning Policy 2.5 – Rural Planning</i>.<input type="checkbox"/> Ensure settlement development adequately considers natural constraints such as landscape protection, flood risk, salinity and bushfire hazard.<input type="checkbox"/> Investigate the introduction of a Special Control Area (SCA) in the Scheme for the Nanson and Nabawa townsites based on the extent of 1 in 100 year flood mapping and the requirement for flood risk assessment to support all development applications.<input type="checkbox"/> Introduce the use of the 'Rural Townsite' zone in appropriate locations in small rural settlements to provide for greater flexibility of uses on such lots that may typically be found in a small country town.
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Rural Land	<ul style="list-style-type: none"> ❑ Protect rural land consistent with <i>State Planning Policy 2.5 – Rural Planning</i>, whilst having a general presumption against the creation of new or smaller rural lots on an unplanned basis. ❑ Support for subdivision resulting in new rural lots should only be given in accordance with the circumstances under which rural subdivision is provided for in <i>Development Control Policy 3.4 – Subdivision of Rural Land</i>, unless otherwise provided for in the specific Local Planning Strategy Precinct within which the land lies. ❑ Provide for flexibility of uses within rural zones to provide for diversity in agriculture, intensive agriculture and agricultural industries as well as some ancillary tourism development. ❑ Control the location and design of development in rural areas to protect the amenity of the locality, enhance the rural character and landscape, and minimise any adverse impact on the environment. ❑ With the assistance of the Department of Primary Industries and Regional Development, including the use of their mapping contained within this Local Planning Strategy, protect priority agricultural land within the Shire for ongoing agricultural uses. ❑ Facilitate renewable energy developments subject to appropriate considerations to minimise any adverse impact on adjacent property, or on natural environmental resources and the visual landscape.
Rural Enterprise	<ul style="list-style-type: none"> ❑ Introduce a contemporary land use category called Rural Enterprise (previously known as Composite Industry) whereby people can live and work on the same property in a rural environment, but on lot sizes generally in the range of 1ha-4ha. Such businesses are not restricted to being rural in nature but can also include cottage industries and light industries commensurate with the size of the lot. ❑ Ensure that the residential amenity and the operation of the business on the lot are both protected through careful site and context design, and the rural character and amenity of the

	<p>surrounds are retained or enhanced.</p> <ul style="list-style-type: none"> ❑ Any proposals for new Rural Enterprise lots are to be well serviced by transport infrastructure, located as part of an existing settlement, and have access to a sustainable water supply.
Rural Living	<ul style="list-style-type: none"> ❑ Consolidate the supply of land for rural living purposes by restricting any expansion of rural living areas to those areas shown on the Local Planning Strategy Map, having consideration to the availability of a sustainable water supply, infrastructure, environmental constraints, bushfire risk, landscape protection and any specific Local Planning Strategy Precinct provisions. ❑ When proposals for rezoning land to Rural Residential or Rural Smallholdings are considered, regard will be given to the Local Planning Strategy Map and any relevant objectives and strategies contained in the Local Planning Strategy as well as to <i>State Planning Policy 2.5 – Rural Planning</i>, in particular Sections 5.3 and 6.4 of the Policy. ❑ All proposals for rezoning to be assessed against Department of Primary Industries and Regional Development Identification of high quality agricultural land in the Mid West region. ❑ Subdivision within land zoned Rural Smallholdings or Rural Residential shall be in accordance with the Local Planning Scheme, any applicable Structure Plan, any specific Precinct Strategy and the natural or infrastructure constraints applicable to the site. ❑ Apply appropriate zones to reflect the current and/or intended use of the land.
Tourism	<ul style="list-style-type: none"> ❑ Support tourist uses in rural areas by ensuring flexibility in the rural zone to accommodate appropriate tourism opportunities and permitting ancillary uses in this zone. ❑ Tourism proposals are to assist in protecting the amenity of the locality, ensuring the rural character is retained and any adverse impacts are minimised. ❑ Provide for ecotourism and passive recreation development utilising environmental resources where any impacts can be appropriately managed.

	<ul style="list-style-type: none"> ❑ Promote and enhance any tourist routes, such as flora drives, river walk trails, heritage trails, and the Chapman Valley scenic drive.
Industry	<ul style="list-style-type: none"> ❑ Recognise the future contribution and impact of the Oakajee Industrial Estate and associated Port on the Shire's local economy by including it in a Strategic Industry zone and its buffer in a Special Control Area, both in the Local Planning Scheme. ❑ Prevent incompatible land uses from encroaching into areas identified for industrial purposes, or their associated buffers. ❑ Provide for an additional local light industry zoned site as part of a logical settlement development within the Shire.
Transport and Infrastructure	<ul style="list-style-type: none"> ❑ Promote the efficient integration of land use and transport, particularly to minimise longer term detrimental impacts on the local economy. ❑ Ensure land use proposals are provided with an adequate level of servicing commensurate with any State Planning Policy or WAPC Development Control Policy requirements. ❑ Control the location and design of noise sensitive development in areas affected by significant levels of existing or future industry, road or rail noise to minimise any impacts. ❑ Protect any existing or future road, rail or infrastructure corridors from encroachment from inappropriate development. ❑ Large infrastructure sites, such as wastewater treatment plants or waste disposal sites, may be considered where the land is zoned appropriately, the proposal achieves appropriate access and screening, and does not result in conflicting land use.

Environmental Resources	<ul style="list-style-type: none"> ❑ Ensure development proposals adequately consider and address landscape, conservation and biodiversity protection, and avoid development where it detrimentally impacts upon significant biodiversity, environmental resources, river systems or landscape values. ❑ Avoid development on visually sensitive locations that may impact on the natural landscape character, particularly the prominent landform features of the Moresby Range. ❑ Ensure that land use conflicts (i.e. noise, dust, odour, spray drift, vermin etc.) are minimised through appropriate environmental and planning controls. ❑ Promote the sustainable management of water resources, including surface water systems and groundwater aquifers, through the application of appropriate land use management and development controls consistent with State Policy. ❑ As opportunities arise through subdivision and development, provide for areas to be revegetated, and where applicable, foreshore reserves or conservation reserves created. ❑ Give due consideration to the Shire's environmental strategies including the Coastal Management Strategy and Action Plan, Moresby Range Strategy and Moresby Range Management Plan and Local Biodiversity Strategy at the rezoning, subdivision and development stages, as applicable.
Bushfire Strategies	<ul style="list-style-type: none"> ❑ Control rezoning, subdivision and development in bushfire prone areas to minimise risk to life and property in accordance with <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i>. ❑ Improve access and essential infrastructure to existing developments in bushfire prone areas. ❑ Seek an appropriate balance between the implementation of bushfire risk management measures and protecting biodiversity, conservation and landscape values.

Basic Raw Materials and Mining Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Facilitate the extraction of minerals and basic raw materials subject to appropriate considerations to minimise any adverse impact on adjacent property, or on natural environmental resources and the visual landscape. <input type="checkbox"/> Identify and protect basic raw materials and key mineral deposits from inappropriate developments that would prevent their future extraction and use.
Heritage	<ul style="list-style-type: none"> <input type="checkbox"/> Encourage the protection and restoration of places and buildings of heritage or historical significance. <input type="checkbox"/> Apply any design guidelines to development to encourage enhancement of local character and community identity. <input type="checkbox"/> Recognise and consider sites of Aboriginal heritage significance in the consideration of rezoning, subdivision and development in settlements, rural areas or industry sites.
Rezoning and Subdivision Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Encourage the protection and restoration of places and buildings of heritage or historical significance. <input type="checkbox"/> Apply any design guidelines to development to encourage enhancement of local character and community identity. <input type="checkbox"/> Proposals for rezoning and subdivision should be consistent with this Strategy and will be assessed in the context of the Local Planning Scheme, this Local Planning Strategy and any relevant State Planning Policy. <input type="checkbox"/> Implement a general presumption against the fragmentation of rural land via subdivision unless identified within the Local Planning Strategy and provided for in <i>State Planning Policy 2.5 – Rural Planning</i>. <input type="checkbox"/> Where rezoning proposals in rural areas are made that are not identified on the Local Planning

Strategy map, Council will consider:

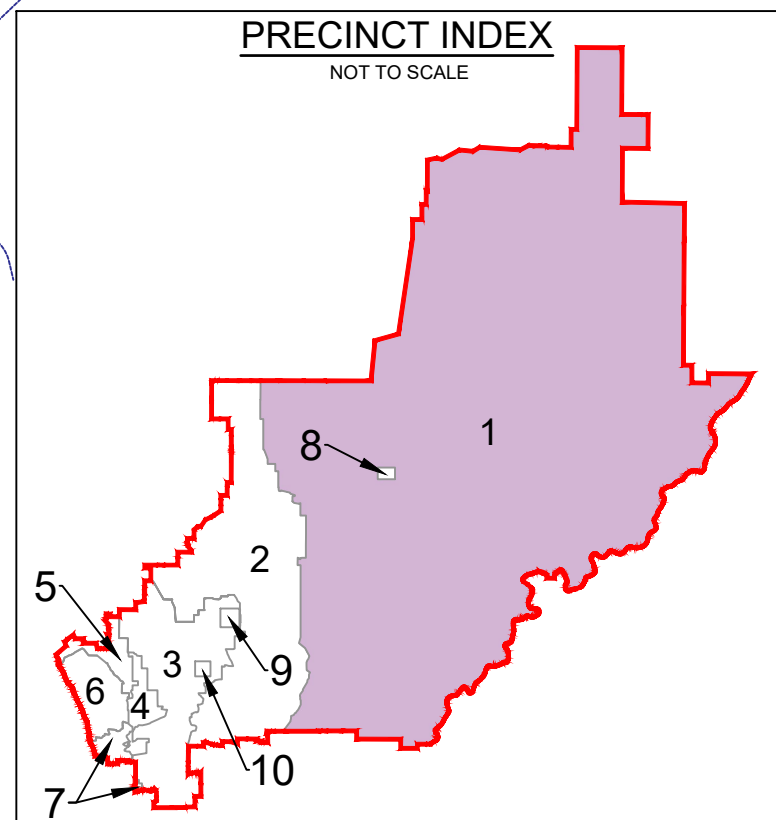
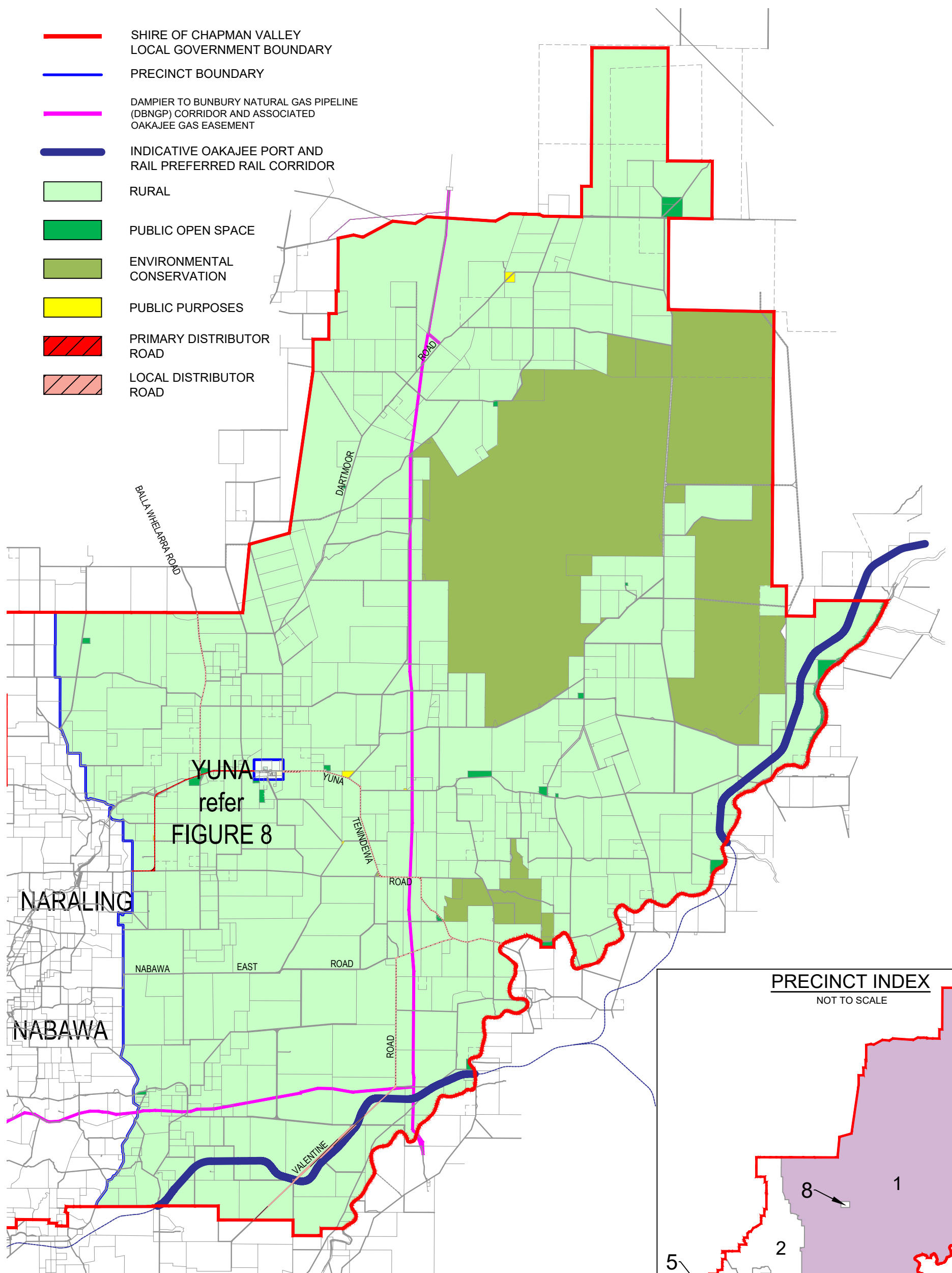
- Consistency with the objectives and intent of State Planning Policy;
- If the proposal is supported by a demonstrated demand and justified in terms of achieving the objectives and strategies of the Local Planning Strategy;
- Whether the proposal represents a logical extension of an existing rural living area;
- Can be appropriately serviced in a feasible manner;
- The requirement for preparation of a structure plan, subdivision guide plan, local development plan where deemed necessary;
- Is supported by justification which demonstrates:
 - the suitability of the site for the intended development with particular consideration to protection of natural and landscape features and avoidance of hazards;
 - has been assessed against Department of Primary Industries and Regional Development Identification of high of quality agricultural land in the Mid West region.
 - connectivity with, and access to, other developments and community facilities;
 - impact on any adjoining uses, including interface requirements;
 - the identification of any development and management controls which may include minimum building standards, stocking rates, revegetation requirements or other site specific considerations.

3.2 Precinct Strategies

In addition to the Shire wide objectives, strategies and approaches to rezoning, subdivision and development, the following Precinct specific strategies apply. This is in acknowledgement that the Shire is significant in area and diversity and therefore some specific variation may be suitable. The background to such variation is outlined in Part 2 of the Local Planning Strategy.








3.2.1 PRECINCT NO 1 – YUNA EAST

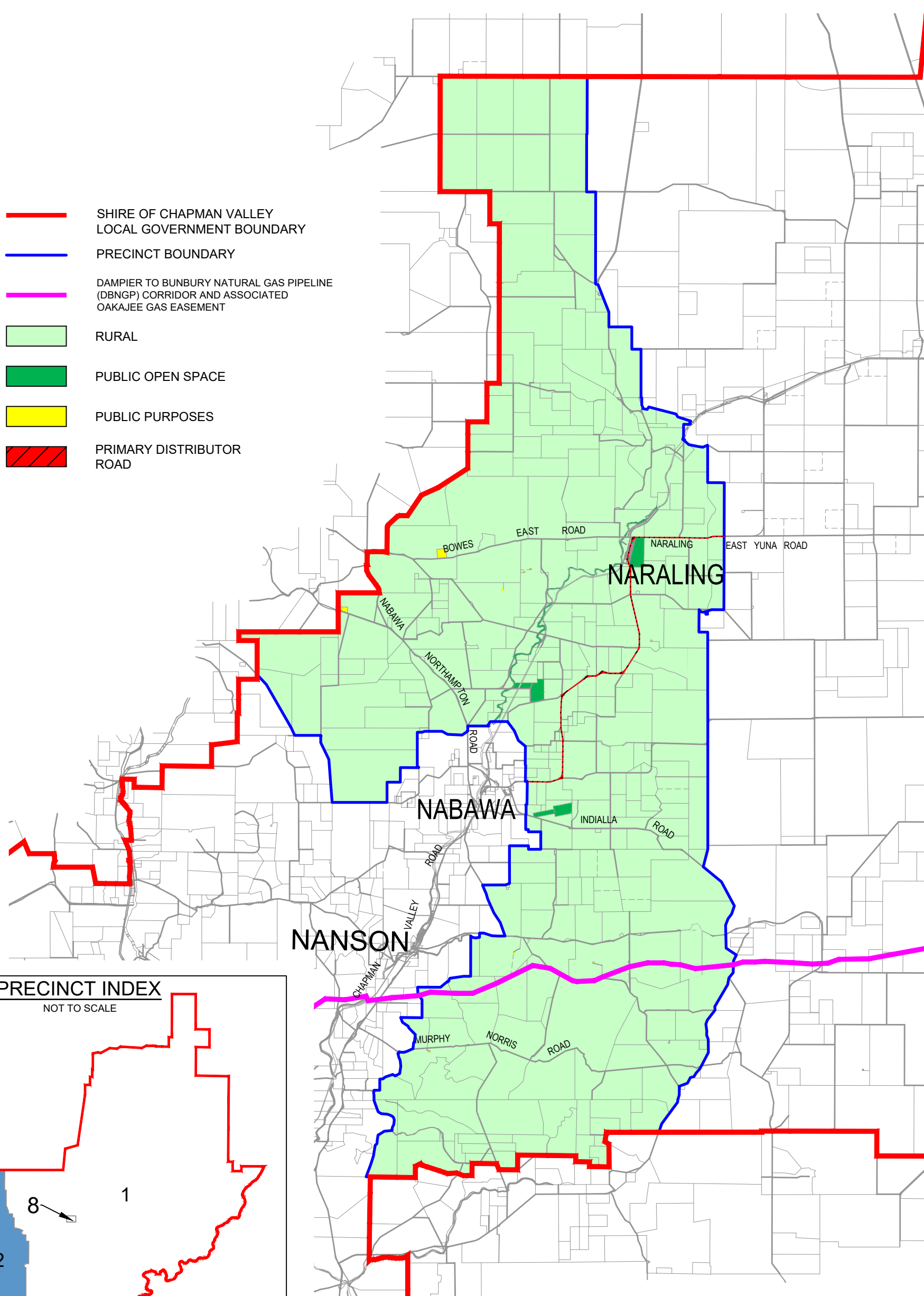
Vision	<i>Land predominantly used for broadacre agricultural production, with opportunities for diversification in appropriate areas by ensuring the long-term protection of existing agricultural resources.</i>
Precinct Strategies	<ul style="list-style-type: none"><input type="checkbox"/> Encourage Tree Farming (this includes carbon farming, agroforestry and plantations) in areas subject to land degradation, including areas of high salinity, water logging and high levels of chemical contamination where there are clear natural resource benefits, but discourage from areas that are considered to be of high agricultural value.<input type="checkbox"/> Support limited low-key tourist uses and development associated with wildflowers and natural scenic features on suitably constructed roads.
Rezoning and Subdivision	<ul style="list-style-type: none"><input type="checkbox"/> The fragmentation of rural land is generally not supported, unless in accordance with the circumstances contained in <i>Development Control Policy 3.4 – Subdivision of Rural Land</i>. The exception being that given the very large average lot sizes in Precinct 1, other subdivision of rural land may be considered down to a minimum lot size of 400ha when accompanied by supporting explanatory information.



3.2.2 PRECINCT NO 2 – EAST CHAPMAN

Vision	<i>Utilising opportunities for agricultural diversification whilst ensuring the continued sustainable production from broadacre agriculture.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Discourage the development of the Naraling townsite due to the lack of appropriate services and infrastructure. <input type="checkbox"/> Encourage diversification of rural land uses and management practices in the rural zone, this includes low-key tourism uses. <input type="checkbox"/> Give due consideration to the requirements/recommendations of the Moresby Range Management Strategy.
Rezoning and Subdivision	<ul style="list-style-type: none"> <input type="checkbox"/> The fragmentation of rural land is generally not supported, unless in accordance with the circumstances contained in <i>Development Control Policy 3.4 – Subdivision of Rural Land</i>. The exception being that given the very large average lot sizes in Precinct 2, other subdivision of rural land may be considered down to a minimum lot size of 250ha when accompanied by supporting explanatory information.

-  SHIRE OF CHAPMAN VALLEY LOCAL GOVERNMENT BOUNDARY
-  PRECINCT BOUNDARY
-  DAMPIER TO BUNBURY NATURAL GAS PIPELINE (DBNGP) CORRIDOR AND ASSOCIATED OAKAJEE GAS EASEMENT
-  RURAL
-  PUBLIC OPEN SPACE
-  PUBLIC PURPOSES
-  PRIMARY DISTRIBUTOR ROAD



PRECINCT INDEX
NOT TO SCALE

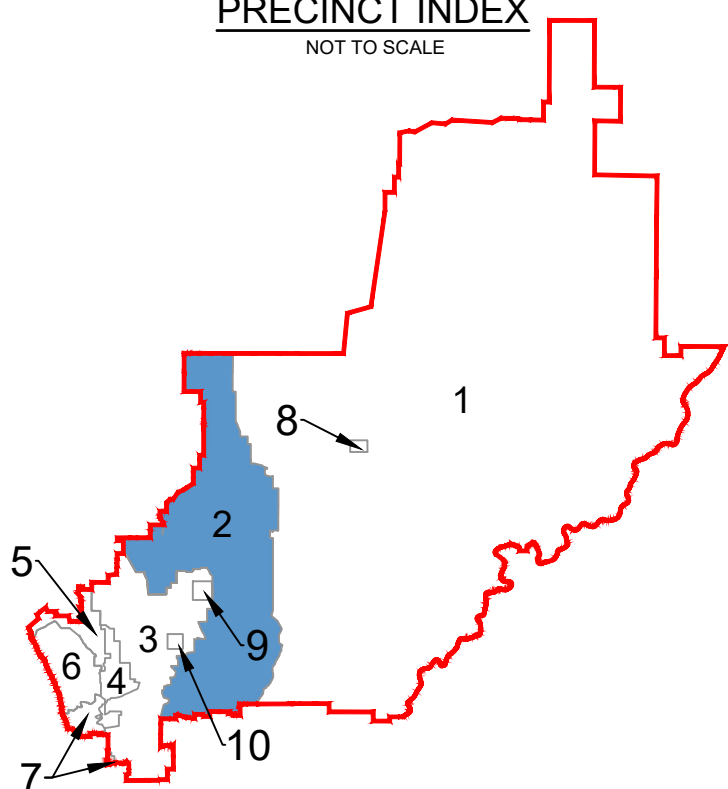


FIGURE 2
PRECINCT 2 - EAST CHAPMAN
SHIRE OF CHAPMAN VALLEY
LOCAL PLANNING STRATEGY

REV: DATE: 22/06/2020 DETAIL:



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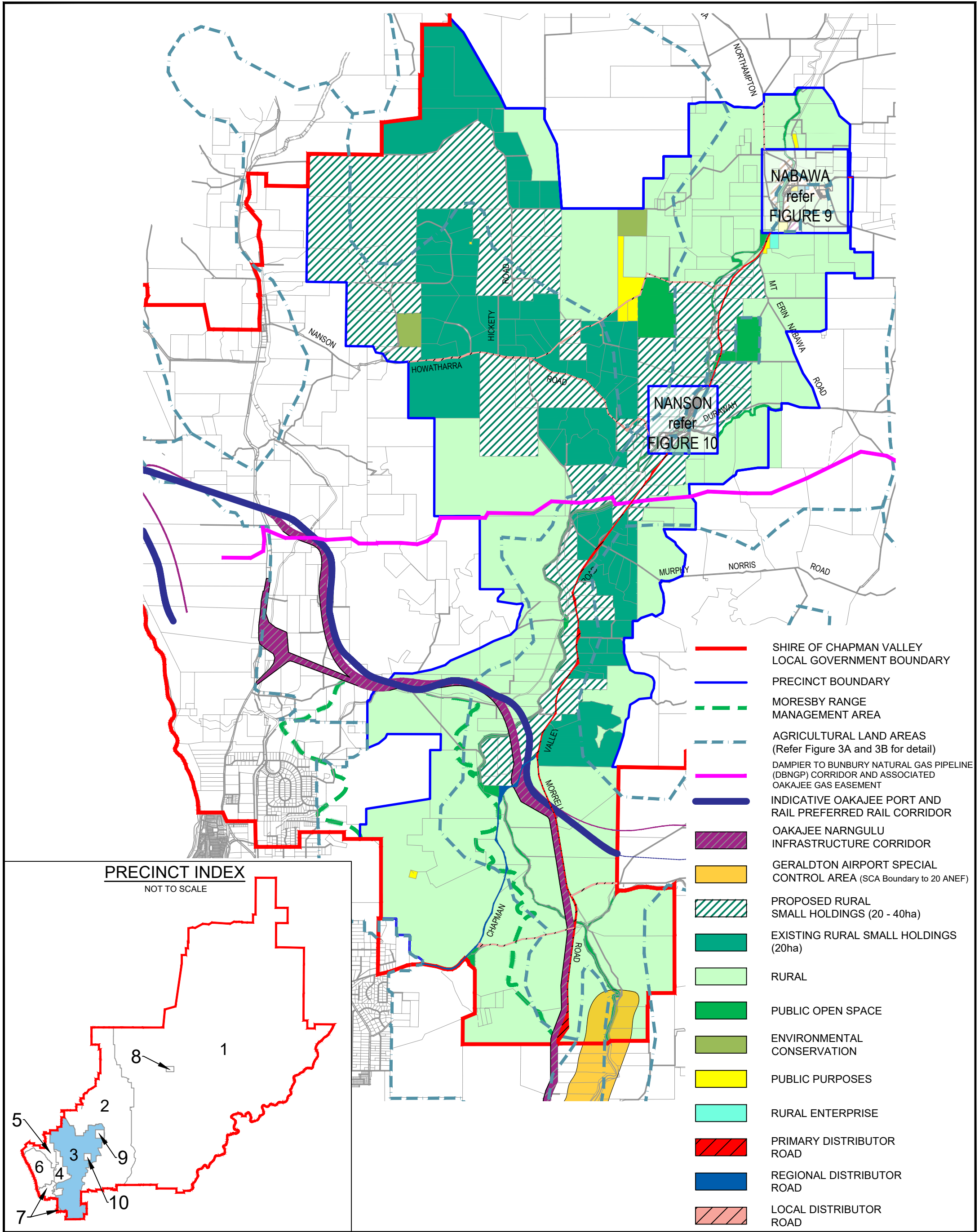
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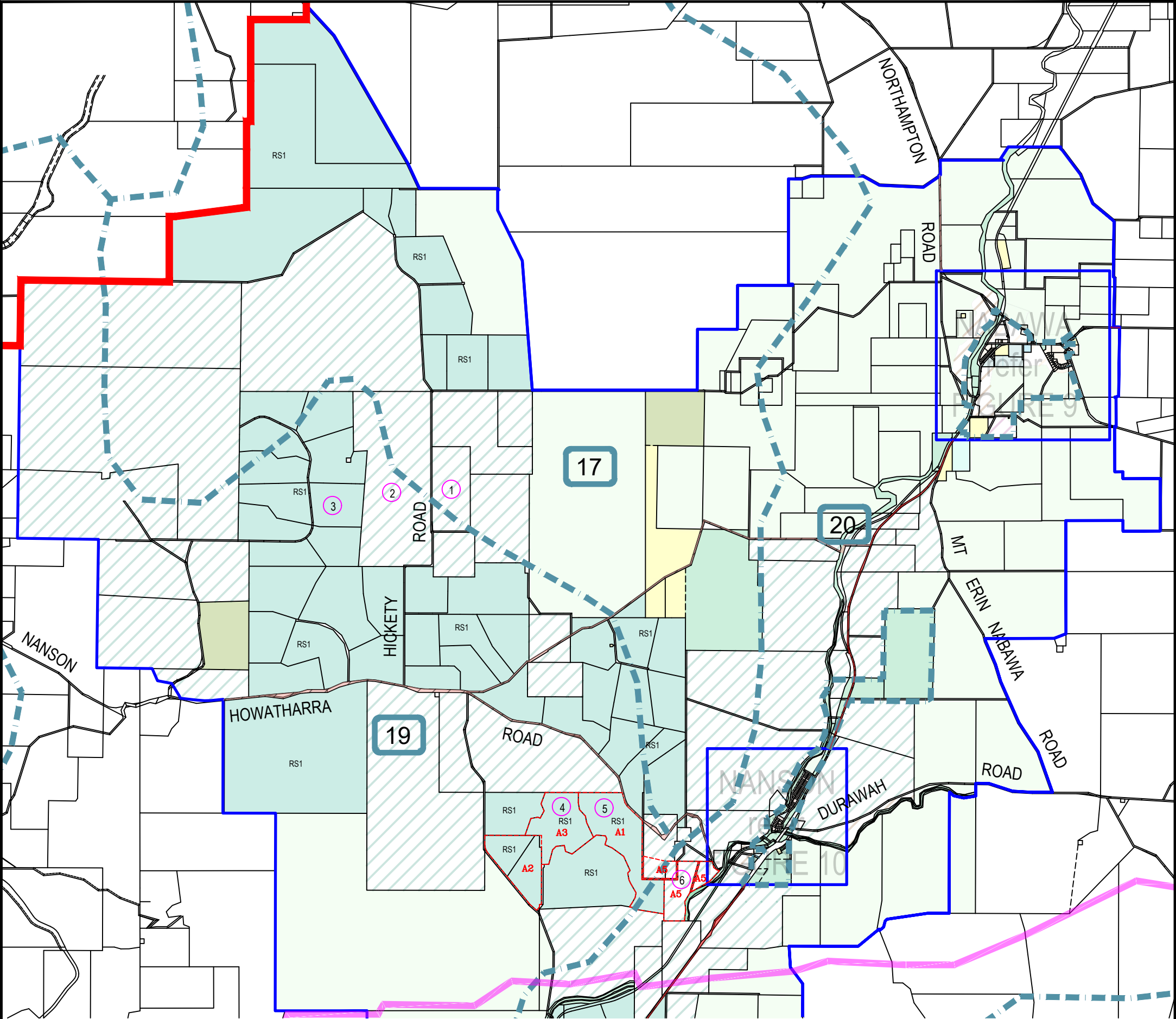
3.2.3 PRECINCT NO 3 –CHAPMAN VALLEY

Vision	<i>A diverse range of rural based pursuits and incidental tourist developments which acknowledge the range of lot sizes in the locality and preservation of highly versatile agricultural land for a range of agricultural activities.</i>
Precinct Strategies	<ul style="list-style-type: none"><input type="checkbox"/> Encourage diversification of rural land uses and management practices, this includes intensive agriculture particularly where associated with a sustainable water supply, and tourism uses.<input type="checkbox"/> Promote opportunities for processing and value adding to agricultural produce.<input type="checkbox"/> Enhance the standards of servicing and infrastructure around the Nanson and Nabawa townsites.<input type="checkbox"/> Encourage tourism development linked with local activity in close proximity to established tourist routes, where a suitable level of infrastructure exists.<input type="checkbox"/> Protect and enhance existing catchments, botanical linkages and vegetation/wildlife corridors, with particular emphasis on the Chapman River.<input type="checkbox"/> Ensure any planning proposals within the Moresby Range have consideration to the requirements and recommendations of the Moresby Range Management Strategy by including the Moresby Range landscape protection area into a 'Special Control Area' in the Scheme, with associated provisions.<input type="checkbox"/> Give due consideration to the requirements and recommendations of the Moresby Range Management Strategy and the Moresby Range Management Plan if applicable even if outside of a designated 'Special Control Area'.

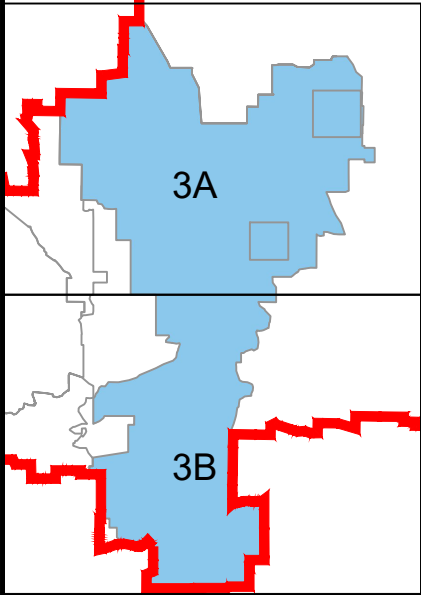
Rezoning and Subdivision

- ☐ The fragmentation of rural land is generally not supported, unless identified within the Local Planning Strategy and in accordance with the circumstances contained in *Development Control Policy 3.4 – Subdivision of Rural Land*.
- ☐ Recognise that there are a wide variety of lot sizes in the Precinct and boundary realignment, particularly for purposes of farm management, creation of road frontage, or rural land use diversity reasons, is supported.
- ☐ Support development of rural industry, cottage industry and tourism uses that complement and are sensitive to the high landscape value of the precinct and are compatible to surrounding land use.
- ☐ The recommended minimum lot size in the Rural Smallholdings zone is 20ha to enable the identification and provision of development exclusion areas which assist in the protection of remnant vegetation and landscape features and to enable some appropriate ongoing rural use of the land, not just for rural lifestyle purposes.





PRECINCT INDEX
NOT TO SCALE



- SHIRE OF CHAPMAN VALLEY LOCAL GOVERNMENT BOUNDARY
- PRECINCT BOUNDARY
- AGRICULTURAL LAND AREA
- DAMPIER TO BUNBURY NATURAL GAS PIPELINE (DBNGP) CORRIDOR AND ASSOCIATED OKAJEE GAS EASEMENT
- AGRICULTURAL LAND AREA IDENTIFICATION NUMBER (Refer Part 2 Section 2.4)
- PROPOSED RURAL SMALL HOLDINGS (20 - 40ha)
- EXISTING RURAL SMALL HOLDINGS (20ha)
- RS1 RURAL SMALLHOLDINGS AS PER SCHEME
- RURAL
- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- RURAL ENTERPRISE

- PRIMARY DISTRIBUTOR ROAD
- LOCAL DISTRIBUTOR ROAD
- A1 ADDITIONAL USE AS PER SCHEME

ADDITIONAL USES

- A1 Camping Ground, Caravan Park, Holiday Accommodation, Reception Centre, Restaurant, Winery
- A2 Restaurant, Reception Centre
- A3 Holiday Accommodation/Chalets
- A4 Eating House, Restaurant, Reception Centre, Gift Shop
- A5 Camping Ground, Experiential Use, Reception Centre, Recreation - Private, Way-side Store

LOCAL AUTHORITY APPROVED USES

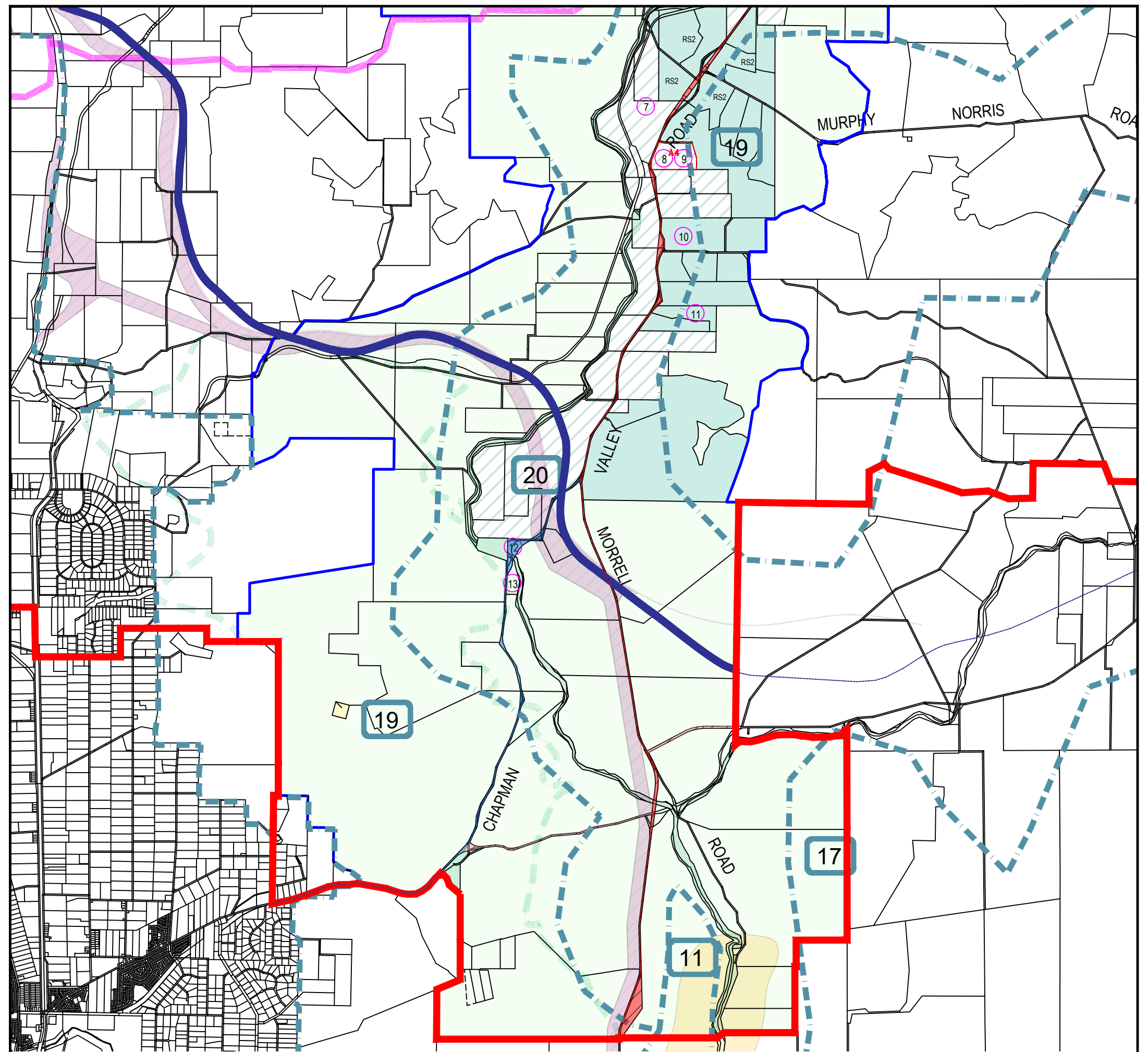
- 1. FISHING PARK
- 2. MARKET GARDEN
- 3. COMMERCIAL OLIVE GROVE
- 4. COMMERCIAL OLIVE GROVE
- 5. RESTAURANT AND MICRO-BREWERY
- 6. NUKARA FUNCTION CENTRE

FIGURE 3A
PRECINCT 3 - CHAPMAN VALLEY
SHIRE OF CHAPMAN VALLEY
LOCAL PLANNING STRATEGY

REV: DATE: 22/06/2020 DETAIL:

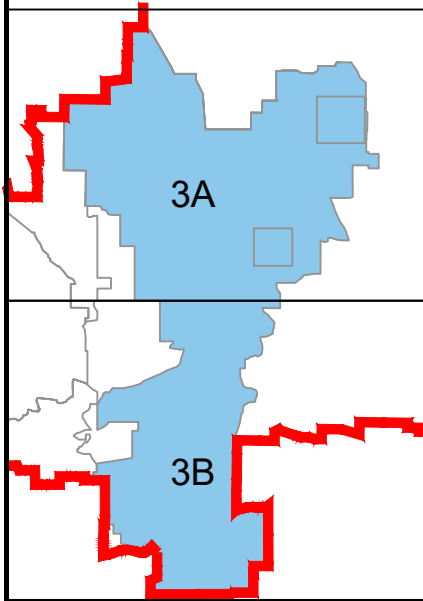


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PRECINCT INDEX

NOT TO SCALE



- SHIRE OF CHAPMAN VALLEY LOCAL GOVERNMENT BOUNDARY
- PRECINCT BOUNDARY
- MORESBY RANGE MANAGEMENT AREA
- AGRICULTURAL LAND AREA
- DAMPIER TO BUNBURY NATURAL GAS PIPELINE (DBNGP) CORRIDOR AND ASSOCIATED OAKAJEE GAS EASEMENT
- INDICATIVE OAKAJEE PORT AND RAIL PREFERRED RAIL CORRIDOR
- AGRICULTURAL LAND AREA IDENTIFICATION NUMBER (Refer Part 2 Section 2.4)
- OAKAJEE NARNGULU INFRASTRUCTURE CORRIDOR
- PROPOSED RURAL SMALL HOLDINGS (20 - 40ha)
- EXISTING RURAL SMALL HOLDINGS (20ha)

- RS1 RURAL SMALLHOLDINGS AS PER SCHEME
- RURAL
- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- PRIMARY DISTRIBUTOR ROAD
- REGIONAL DISTRIBUTOR ROAD
- LOCAL DISTRIBUTOR ROAD
- ADDITIONAL USE AS PER SCHEME (See Plan 3A)

LOCAL AUTHORITY APPROVED USES

- 7. COMMERCIAL OLIVE GROVE
- 8. LAVENDER FARM CAFE AND GIFT SHOP
- 9. DISTILLERY / MICRO-BREWERY
- 10. RURAL INDUSTRY
- 11. TREE NURSERY
- 12. FIG TREE CROSSING SHORT STAY SITE
- 13. SHALOM PET CEMETERY

FIGURE 3B PRECINCT 3 - CHAPMAN VALLEY SHIRE OF CHAPMAN VALLEY LOCAL PLANNING STRATEGY

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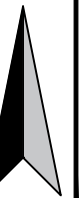
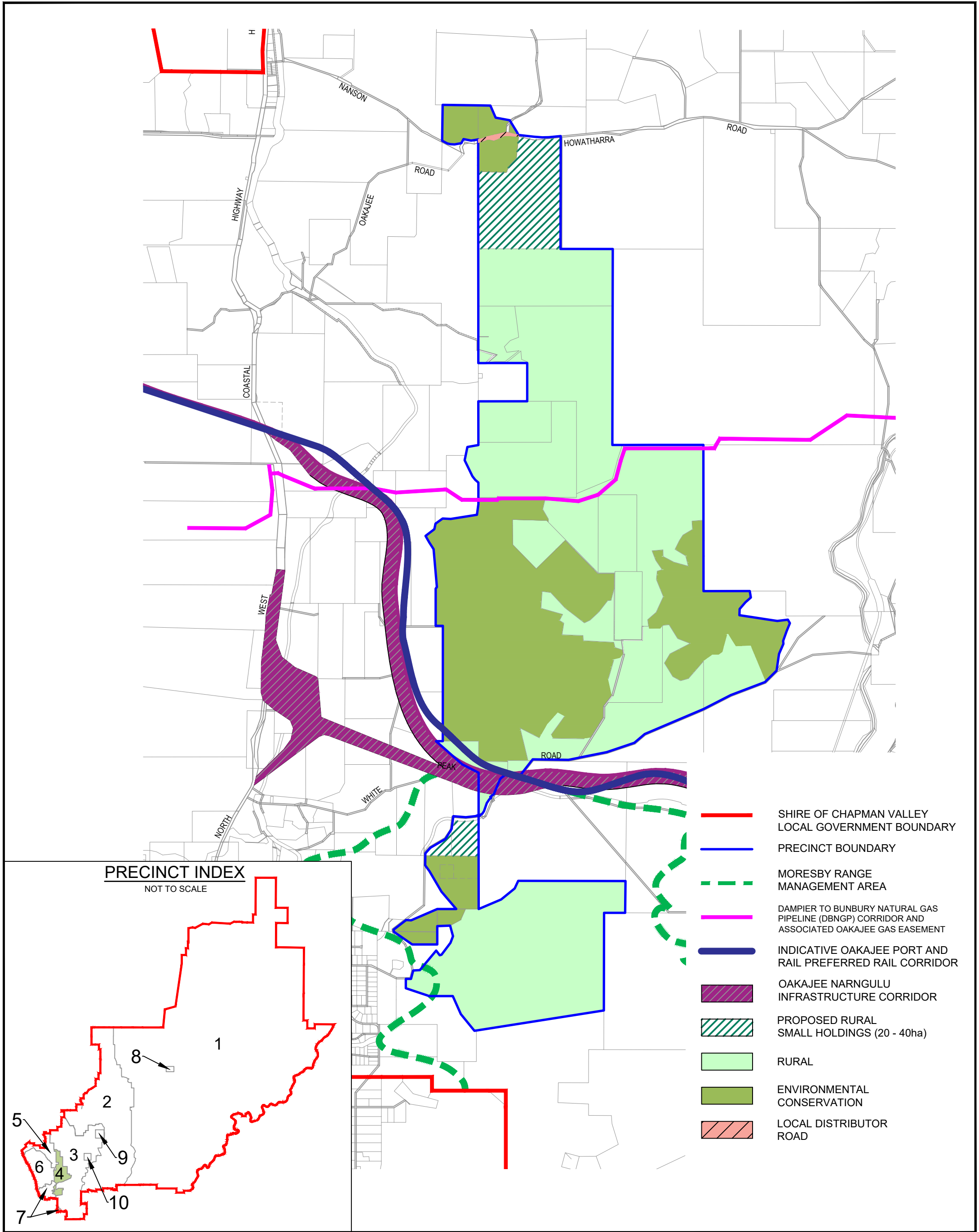
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3.2.4 PRECINCT 4 - MORESBY RANGE

Objectives	<i>The Moresby Range is visually and environmentally preserved as a landscape feature, natural resource and a recreational and tourist resource for the general population, whilst recognising the rights of existing landowners.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Support the longer term vision of the creation of a park in the Range Precinct identified in the Moresby Range Management Plan. <input type="checkbox"/> Promote sustainable agricultural production in suitable areas with due regard to the high conservation values and visual amenity of the Moresby Range. <input type="checkbox"/> Promote low-key tourist related land use/development associated with the conservation values and scenic qualities of the Moresby Range, to be assessed in conjunction with related strategies and policies. <input type="checkbox"/> Protect the scenic values and visual amenity of the Moresby Range whilst encouraging suitable tourist development. <input type="checkbox"/> Ensure any planning proposals within the Moresby Range have consideration of the requirements and recommendations of the Moresby Range Management Strategy by including the Moresby Range landscape protection area into a 'Special Control Area' in the Scheme, with associated provisions. <input type="checkbox"/> Give due consideration to the requirements and recommendations of the Moresby Range Management Strategy and the Moresby Range Management Plan if applicable, even if outside of a designated 'Special Control Area'.

**Rezoning
and
Subdivision**

- Any rezoning, subdivision or development proposal is to address the Scheme provisions related to the Moresby Range if applicable, as well as the Moresby Range Management Strategy and Management Plan to ensure the impact on the Moresby Range is minimised, particularly in terms of protection of visual amenity. Revegetation using local native species for environmental and landscape protection reasons may be appropriate as a condition of approval.

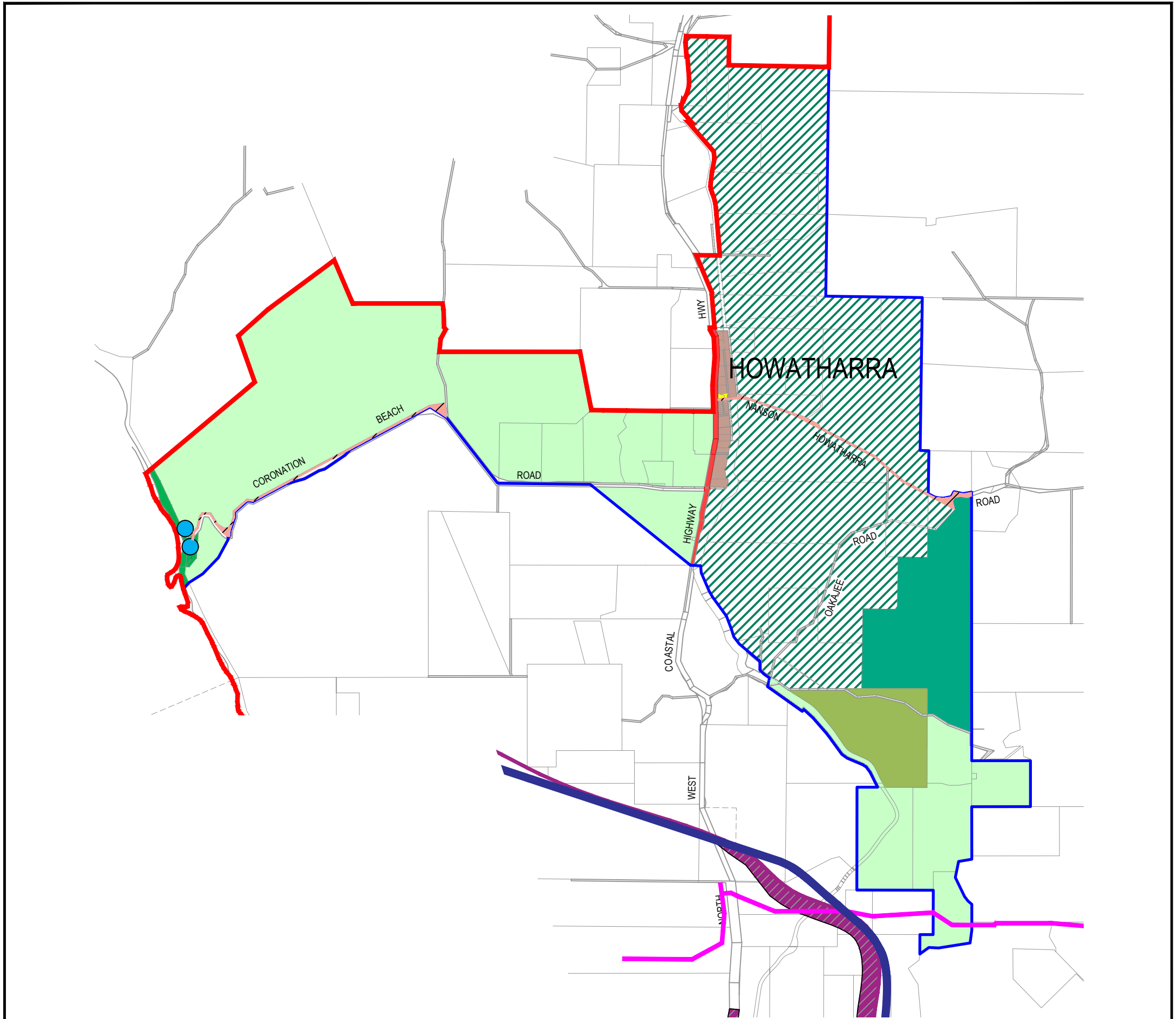


3.2.5 PRECINCT NO 5 – HOWATHARRA

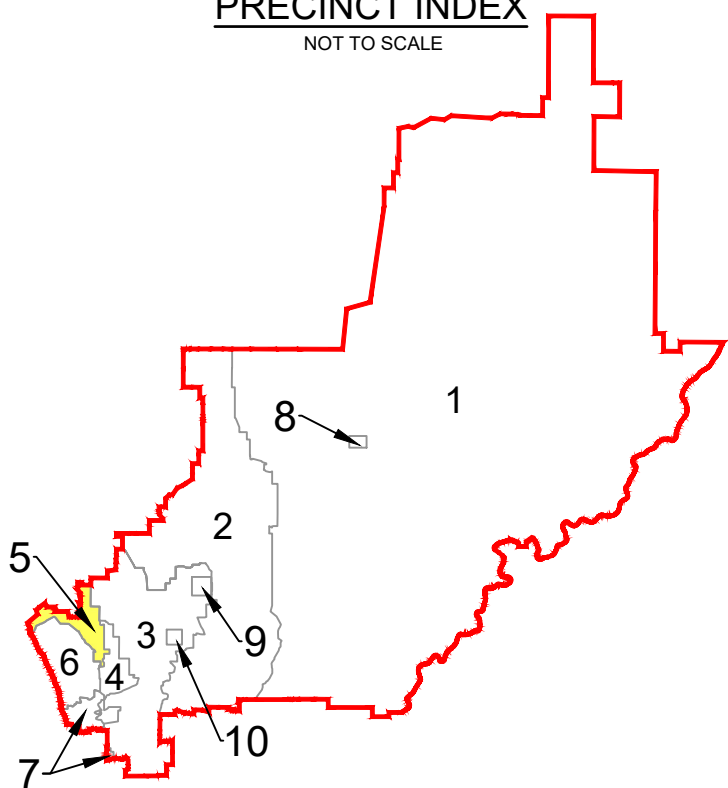
Vision	<i>Low to medium-key tourist development and activities coexist with agricultural practices undertaken in the Precinct in accordance with rural, landscape and conservation functions.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Support the coordinated development of a recreation and tourist node at Coronation Beach. <input type="checkbox"/> Encourage renewable energy development (e.g. wind, solar, tidal) in appropriate areas where there will be no detrimental impact on the surrounding land uses or environmental values of the area. <input type="checkbox"/> Protect the scenic values and visual amenity of the western portion of the Moresby Range. <input type="checkbox"/> Ensure any planning proposals within the Moresby Range have consideration to the requirements and recommendations of the Moresby Range Management Strategy by including the Moresby Range landscape protection area into a 'Special Control Area' in the Scheme, with associated provisions. <input type="checkbox"/> Give due consideration to the requirements and recommendations of the Moresby Range Management Strategy if applicable even if outside of a designated 'Special Control Area'. <input type="checkbox"/> Give consideration to the requirements and recommendations of the Shire's Coastal Management Strategy and Action Plan.
Rezoning and Subdivision	<ul style="list-style-type: none"> <input type="checkbox"/> The recommended minimum lot size in the Rural Smallholdings zone is 20ha so as to enable the identification and provision of development exclusion areas to assist in the protection of remnant vegetation and landscape features and to enable some ongoing rural use of the land, not just for rural lifestyle purposes. <input type="checkbox"/> Any rezoning, subdivision or development proposal is to address the Scheme provisions related to the Moresby Range if applicable, as well as the Moresby Range Management Strategy to ensure that the impact on the Moresby Range is minimised, particularly in terms of protection of visual amenity.

Revegetation using local native species for environmental and landscape protection reasons may be appropriate as a condition of approval.

- ☐ Any land use or development proposal at Coronation Beach shall address the Shire's Coastal Management Strategy and Action Plan.



PRECINCT INDEX NOT TO SCALE



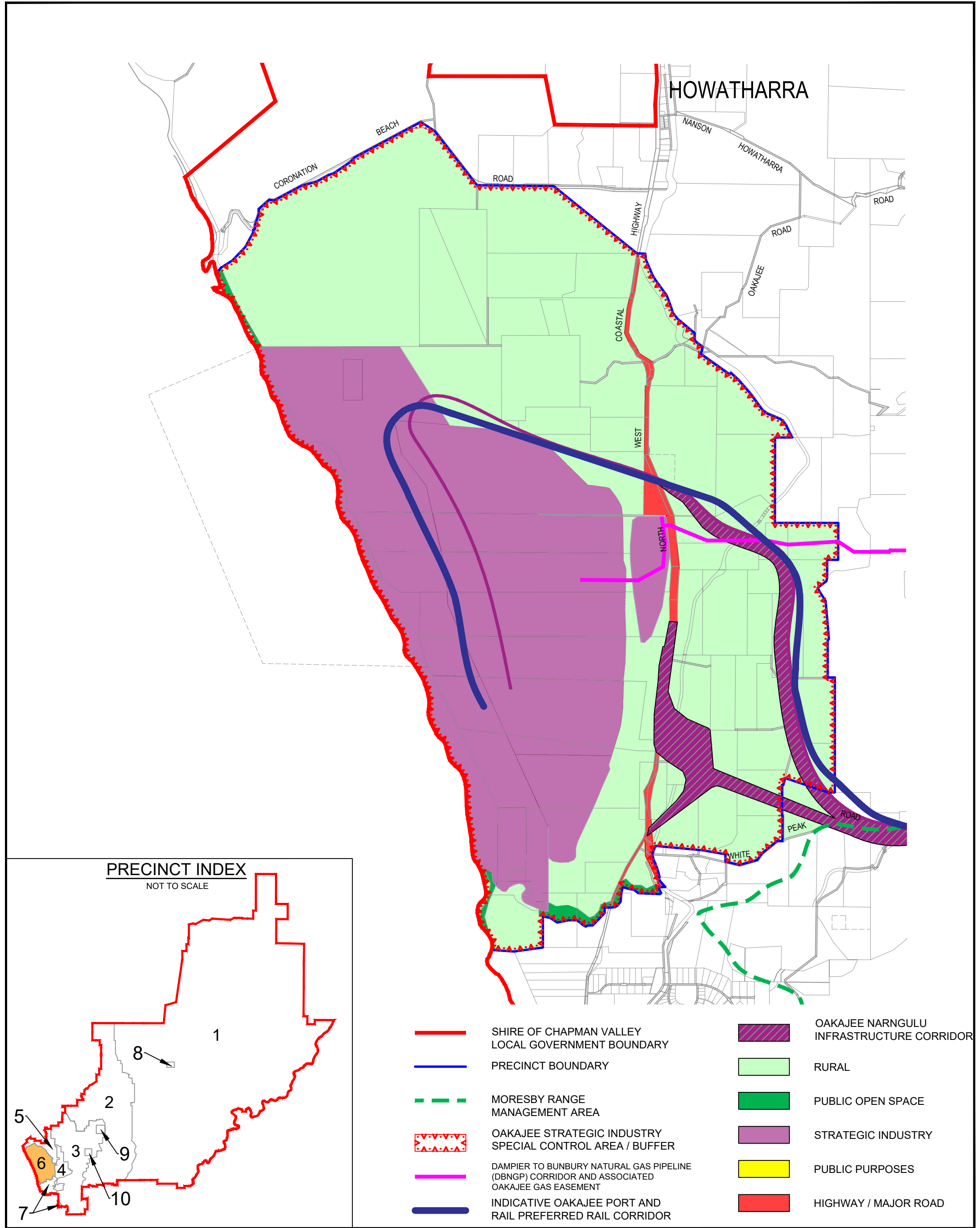
- | | | | |
|--|--|--|-------------------------------|
| | SHIRE OF CHAPMAN VALLEY
LOCAL GOVERNMENT BOUNDARY | | RURAL |
| | PRECINCT BOUNDARY | | PUBLIC OPEN SPACE |
| | DAMPIER TO BUNBURY NATURAL GAS PIPELINE
(DBNGP) CORRIDOR AND ASSOCIATED
OAKAJEE GAS EASEMENT | | ENVIRONMENTAL
CONSERVATION |
| | INDICATIVE OAKAJEE PORT AND
RAIL PREFERRED RAIL CORRIDOR | | HIGHWAY / MAJOR ROAD |
| | OAKAJEE NARNGULU
INFRASTRUCTURE CORRIDOR | | LOCAL DISTRIBUTOR
ROAD |
| | PROPOSED RURAL SMALL
HOLDINGS (20ha) | | PUBLIC PURPOSES |
| | EXISTING RURAL SMALL HOLDINGS (20ha) | | TOURIST |
| | RURAL TOWNSITE | | |



3.2.6 PRECINCT NO 6 – OAKAJEE

Vision	<i>Large-scale regional and significant industry that is developed in the Precinct is protected by a buffer of compatible uses.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Support the development of the Oakajee Industrial Estate and Port, and construction of services and transport associated with the estate and port, in accordance with the Oakajee Industrial Estate Structure Plan and Oakajee Port Master Plan. <input type="checkbox"/> Secure and protect in the longer term, the Oakajee Industrial Estate for a range of strategic general industries by including the site into a 'Strategic Industry' zone and its associated buffer within a 'Special Control Area' in the Local Planning Scheme. <input type="checkbox"/> Ensure coastal management and access issues are adequately addressed, and key recreational nodes are provided and maintained in a coordinated and cooperative approach with key stakeholders, including a day use site at Buller Rivermouth. <input type="checkbox"/> Encourage revegetation and retention of existing vegetation in order to minimise soil erosion and to stabilise existing landforms along the coast and within the western foot slopes of the Moresby Range. <input type="checkbox"/> Protect and enhance the visual amenity in areas of visual prominence through appropriate revegetation, planning controls and measures. <input type="checkbox"/> Ensure that land use and development adjacent to and in proximity to coastal and river areas incorporate appropriate environmental measures, this may include the need for a coastal management plan. <input type="checkbox"/> Have regard to the findings and recommendations of the Geraldton Regional Flora and Vegetation Survey and the Geraldton Regional Conservation Report – Volume 1 (Geraldton Regional Flora and

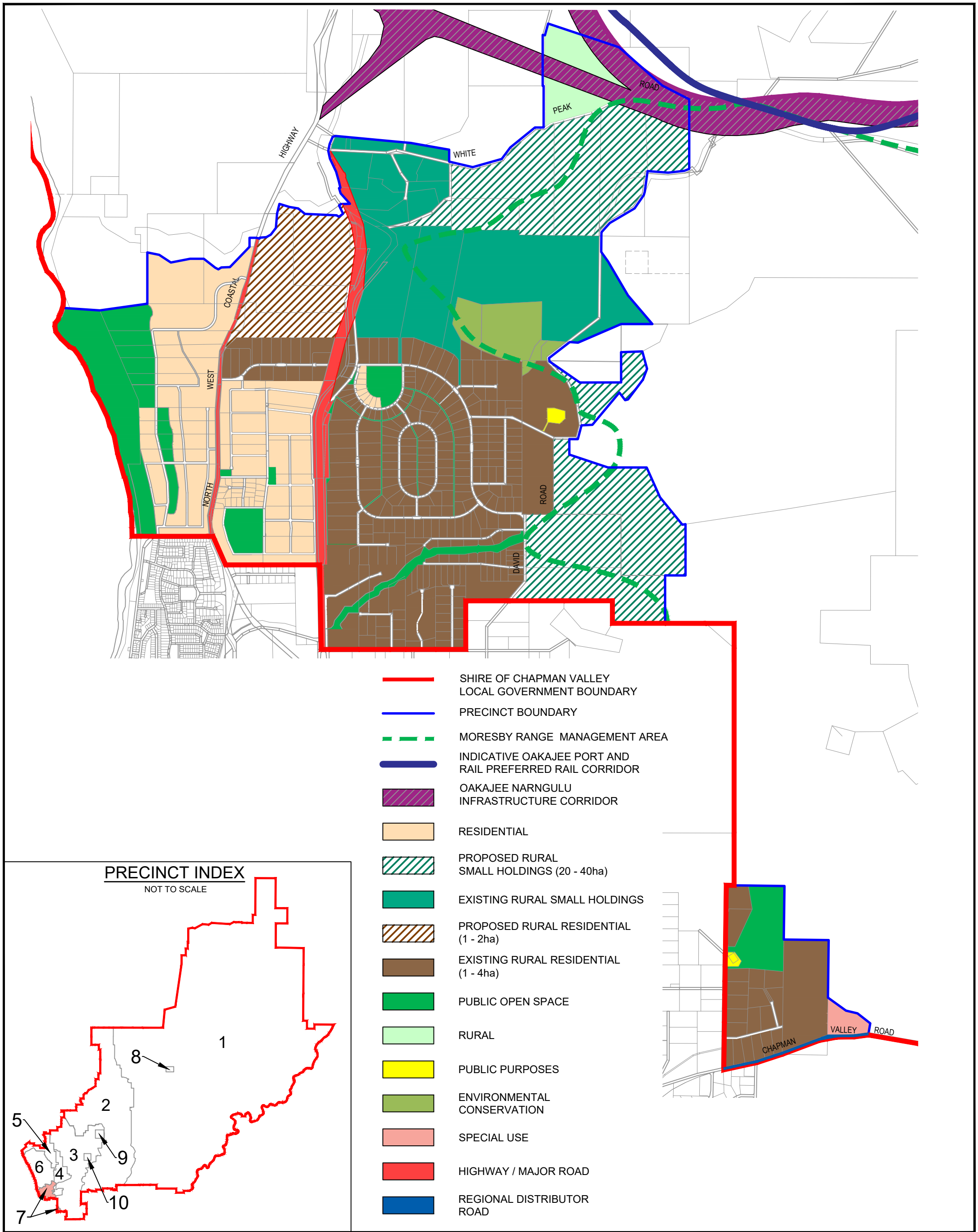
	<p>Vegetation Project Area).</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ensure any planning proposals within the Moresby Range have consideration to the requirements and recommendations of the Moresby Range Management Strategy by including the Moresby Range landscape protection area into a 'Special Control Area' in the Scheme, with associated provisions. <input type="checkbox"/> Give due consideration to the requirements and recommendations of the Shire's Coastal Management Strategy and Action Plan. <input type="checkbox"/> Support sustainable land use/development (e.g. wind, solar, tidal) in the industrial buffer area where the use and objectives of the Industrial Estate will not be compromised and there will be no detrimental impact on the environmental values of the locality.
Rezoning and Subdivision	<ul style="list-style-type: none"> <input type="checkbox"/> Subdivision for an industrial or infrastructure purpose may be supported if in accordance with the zoning of the land, associated local planning scheme provisions, approved structure planning and coastal management plan if applicable. <input type="checkbox"/> Subdivision or development within the Oakajee industrial buffer area is to ensure that the use and objectives of the Industrial Estate will not be compromised for its intended purpose.



3.2.7 PRECINCT NO 7 – SOUTH WEST

Vision	<i>The expansion of residential and rural residential development in the south west area of the Shire, through coordinated planning.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Facilitate development opportunities in this Precinct in recognition of its logical contribution to the growth of the greater Geraldton area and accessibility to employment and services associated with Geraldton. <input type="checkbox"/> Support the planned expansion of urban development with potable reticulated scheme water in accordance with the Buller Local Structure Plan and the Wokarena Heights Residential Local Structure Plan. <input type="checkbox"/> Accommodate urban growth sympathetic to rural lifestyle based on appropriate structure planning. <input type="checkbox"/> Promote tourist related uses/development and allow for agricultural diversification in appropriate areas where there will be no detrimental impact to the surrounding land and existing uses. <input type="checkbox"/> Ensure that Urban and Rural Residential development are adequately serviced by existing services and infrastructure that includes connection to a potable scheme water supply. <input type="checkbox"/> Have regard to the findings and recommendations of the Geraldton Regional Flora and Vegetation Survey and the Geraldton Regional Conservation Report – Volume 1 (Geraldton Regional Flora and Vegetation Project Area). <input type="checkbox"/> Ensure any planning proposals within the Moresby Range have consideration to the requirements and recommendations of the Moresby Range Management Strategy by including the Moresby Range landscape protection area into a 'Special Control Area' in the Scheme, with associated provisions. <input type="checkbox"/> Give due consideration to the requirements and recommendations of the Moresby Range Management Strategy and the Moresby Range Management Plan, if applicable, even if outside of a designated













	<p>'Special Control Area'.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Give due consideration to the requirements and recommendations of the Shire's Coastal Management Strategy and Action Plan.
<p>Rezoning and Subdivision</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Consider the rezoning and subdivision of land into Residential, Rural Residential and Rural Smallholding lots in accordance with the Greater Geraldton Structure Plan 2011, Moresby Range Management Plan and Figure 4 as a component of the greater northern Geraldton area. <input type="checkbox"/> Structure planning may be required prior to subdivision of land in the Residential, Rural Residential and Rural Smallholdings zones to ensure coordination of infrastructure and services. <input type="checkbox"/> In subdivision of land within the Buller Local Structure Plan, ensure coastal setbacks and creation of, interface with, access to and management of coastal reserves are consistent with SPP 2.6 (State Coastal Planning Policy) and the Shire's Coastal Management Strategy and Action Plan. <input type="checkbox"/> Ensure subdivision compliance with any Local Planning Scheme provisions, particularly Environmental Conditions, and Structure Plan requirements as applicable to specific development areas such as Buller and Wokarena Heights.

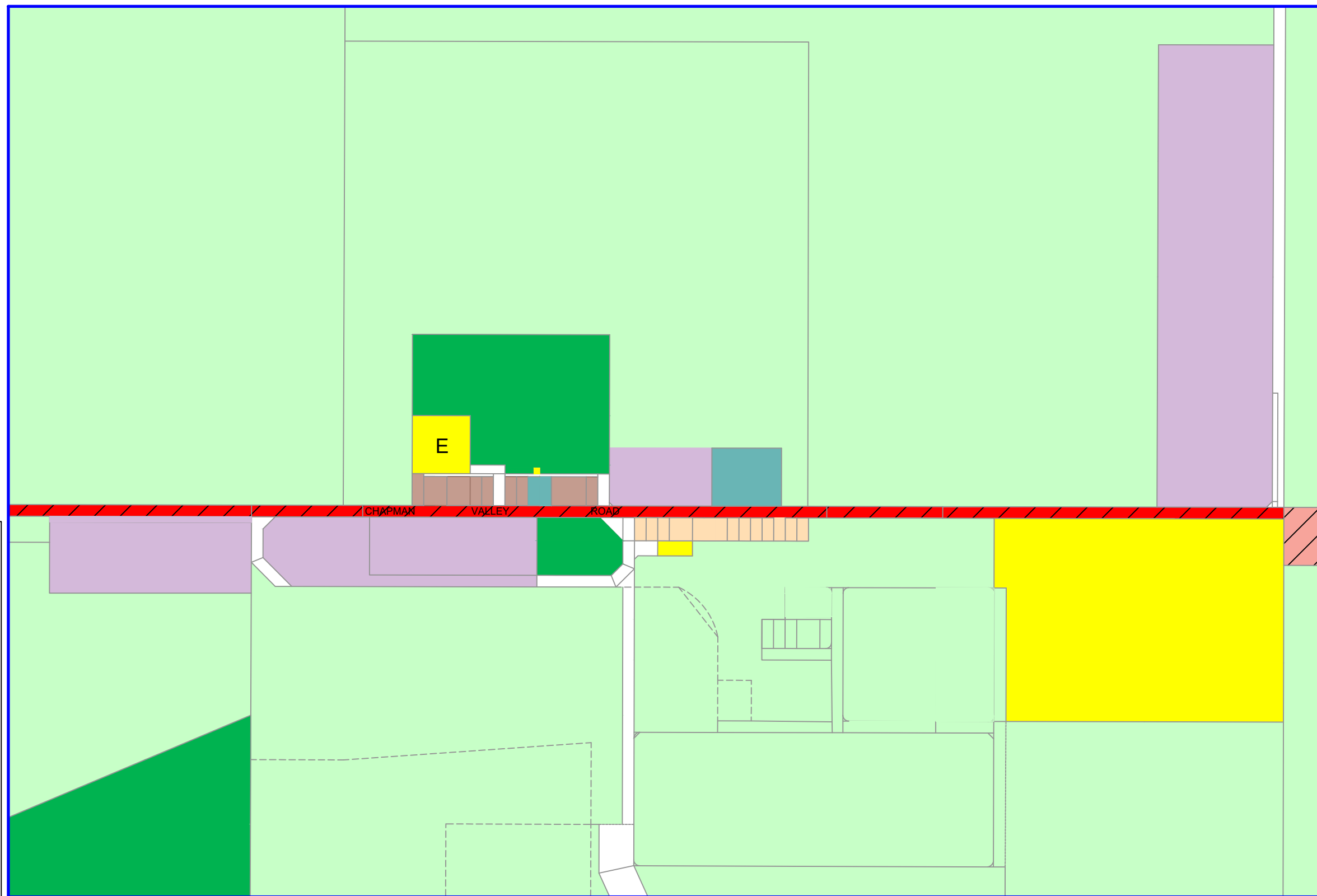


3.2.8 PRECINCT NO 8 – YUNA

Vision	<i>The consolidation and enhancement of the Yuna townsite as a service centre for the broader agricultural area.</i>
Precinct Strategies	<ul style="list-style-type: none"><input type="checkbox"/> Support the planned consolidation of the Yuna townsite as the principal local service centre for the broader farming community.<input type="checkbox"/> Incorporate some lots into a Rural Townsite zone to enable some flexibility of uses on those lots.<input type="checkbox"/> Provide enhanced facilities and community infrastructure within the town to meet community needs, with some rationalisation to be considered to achieve this.<input type="checkbox"/> Encourage tourist related uses/development within the townsite to generate an increase in tourist visitation for the area.<input type="checkbox"/> Consolidate the existing townsite and address land capability (in particular saline affected areas) and servicing constraints.<input type="checkbox"/> Improve serviceability, and provisions thereof, to the betterment of the surrounding broadacre agricultural activities.<input type="checkbox"/> Promote revegetation and townsite beautification.<input type="checkbox"/> Address emerging environmental issues, such as saline affected areas, through natural resource management techniques.

Rezoning and Subdivision	<ul style="list-style-type: none"> <input type="checkbox"/> To address anomalies where buildings have historically or inadvertently been sited across lot boundaries. <input type="checkbox"/> For the amalgamation of two or more lots where clear benefit can be demonstrated without detriment to a neighbouring landowner or the environment.
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-  SHIRE OF CHAPMAN VALLEY
LOCAL GOVERNMENT BOUNDARY
-  PRECINCT BOUNDARY
-  CIVIC AND COMMUNITY
-  EDUCATION
-  PUBLIC PURPOSES
-  PUBLIC OPEN SPACE
-  RESIDENTIAL R10
-  LIGHT INDUSTRY
-  RURAL TOWNSITE
-  RURAL
-  PRIMARY DISTRIBUTOR ROAD
-  LOCAL DISTRIBUTOR ROAD



PRECINCT INDEX
NOT TO SCALE

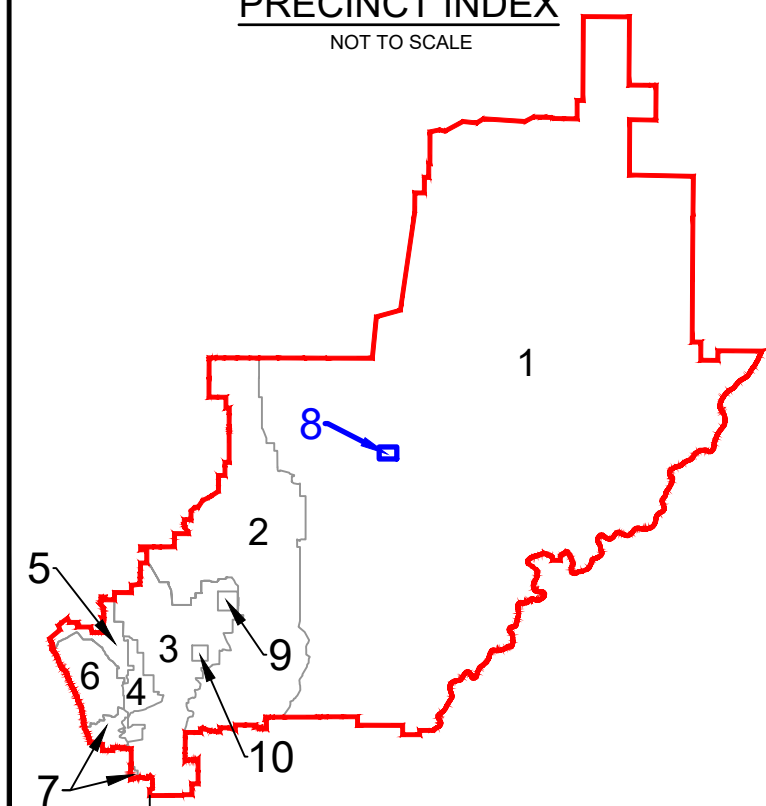


FIGURE 8
PRECINCT 8 - YUNA TOWNSITE
SHIRE OF CHAPMAN VALLEY
LOCAL PLANNING STRATEGY

REV: DATE: 12/06/2020 DETAIL:

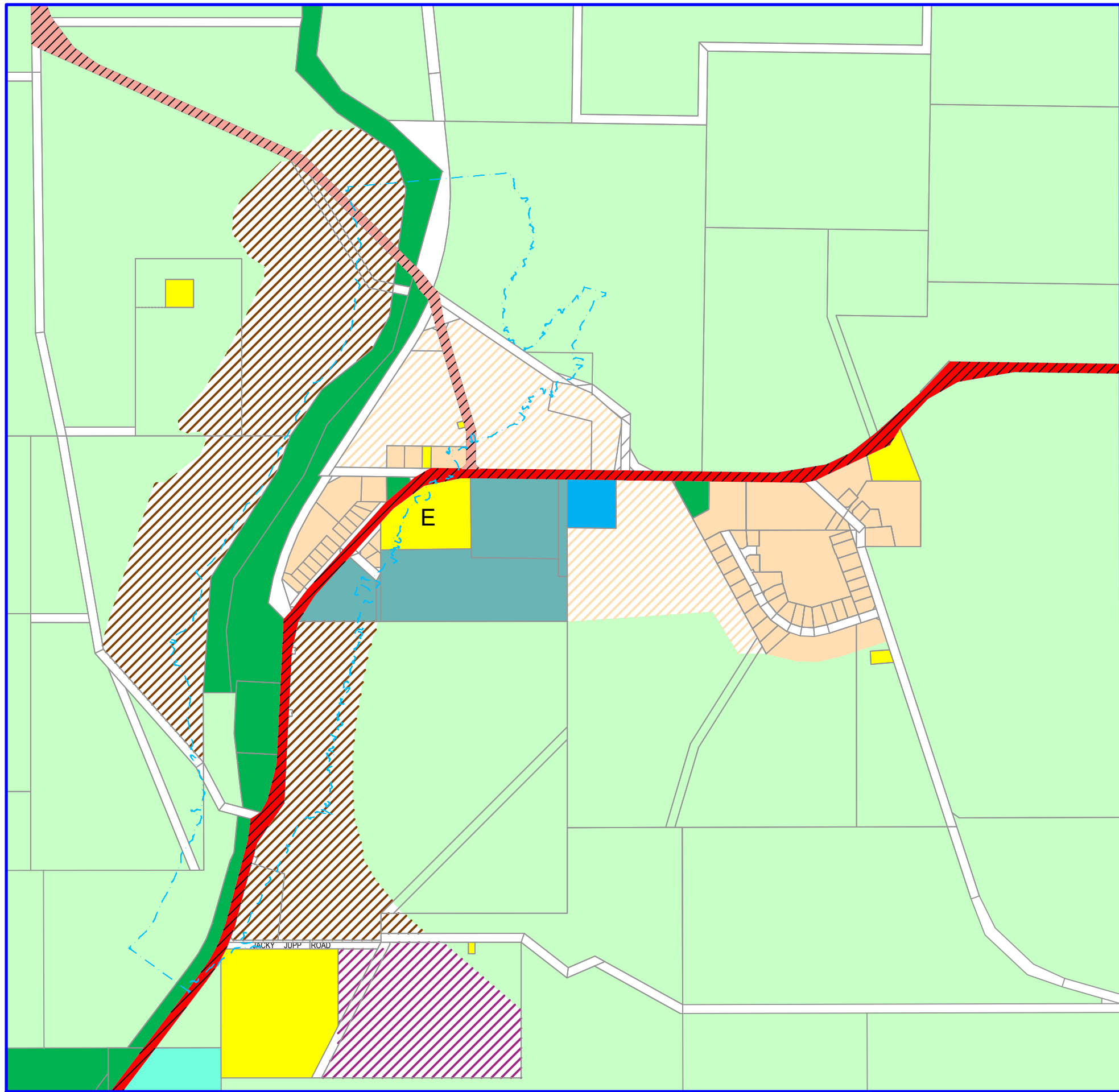
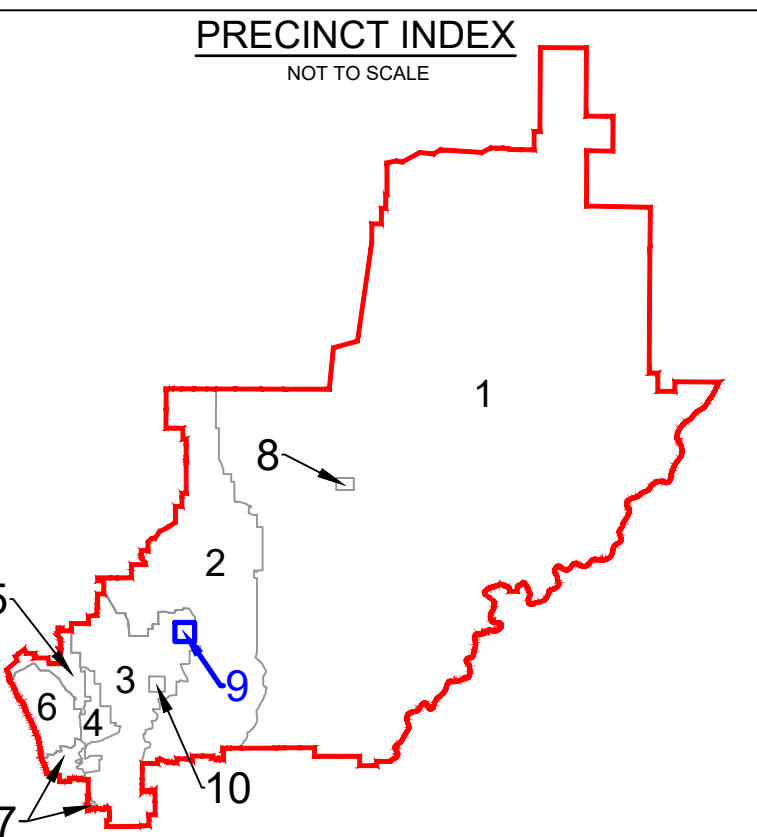
SCALE: 1 : 7500 @ A3

*This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

3.2.9 PRECINCT NO 9 – NABAWA

Vision	<i>The planned expansion of the Nabawa townsite as the administration centre for the Shire with the provision of light industry and rural living opportunities.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Support the development and expansion of the Nabawa townsite as the administration centre for the Shire with extended emphasis on the provision of light industrial, residential and rural residential land based on adequate services being available. <input type="checkbox"/> Consolidate future urban development and rural residential uses to adjoin the existing townsite facilities and services to best utilise resources and infrastructure efficiently. <input type="checkbox"/> Consolidate the existing residential area of the Nabawa townsite with regard to land capability, in particular flooding and servicing constraints. <input type="checkbox"/> Rezone the existing 'Composite Industry' to 'Rural Enterprise' with appropriate controls inserted into the Local Planning Scheme to provide for residential and business uses in a rural setting. <input type="checkbox"/> Continue to provide for the needs of the broader Chapman Valley community with a range of recreation, social, and civic facilities and services. <input type="checkbox"/> Consolidate the existing residential area of the Nabawa townsite with regard to land capability, in particular flooding and servicing constraints. <input type="checkbox"/> Support the development of a river walk trail along the former rail alignment in consultation with adjoining landowners. <input type="checkbox"/> Encourage protection and retention of existing vegetation along the Chapman River in order to reduce soil erosion, achieve bank stabilisation, and maintain adequate flow and water quality. <input type="checkbox"/> Implement townscape beautification initiatives in consideration of the existing rural landscape and visual

	<p>amenity of the area.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ensure that land use and development incorporate appropriate environmental protection measures, particularly in relation to light industry uses. <input type="checkbox"/> Provide for multi-use sporting and recreational facilities to meet the needs of the broader Chapman Valley community with some rationalisation to be considered to achieve this.
Rezoning and Subdivision	<ul style="list-style-type: none"> <input type="checkbox"/> Rezoning for new urban development (includes residential), light industry or rural residential purposes is to ensure appropriate services are available and integration with any adjoining land is achieved. <input type="checkbox"/> Subdivision for urban, light industry, rural enterprise, rural residential and rural smallholdings is to be subject to the appropriate zoning of the land, structure planning as applicable, and confirmation of appropriate servicing.

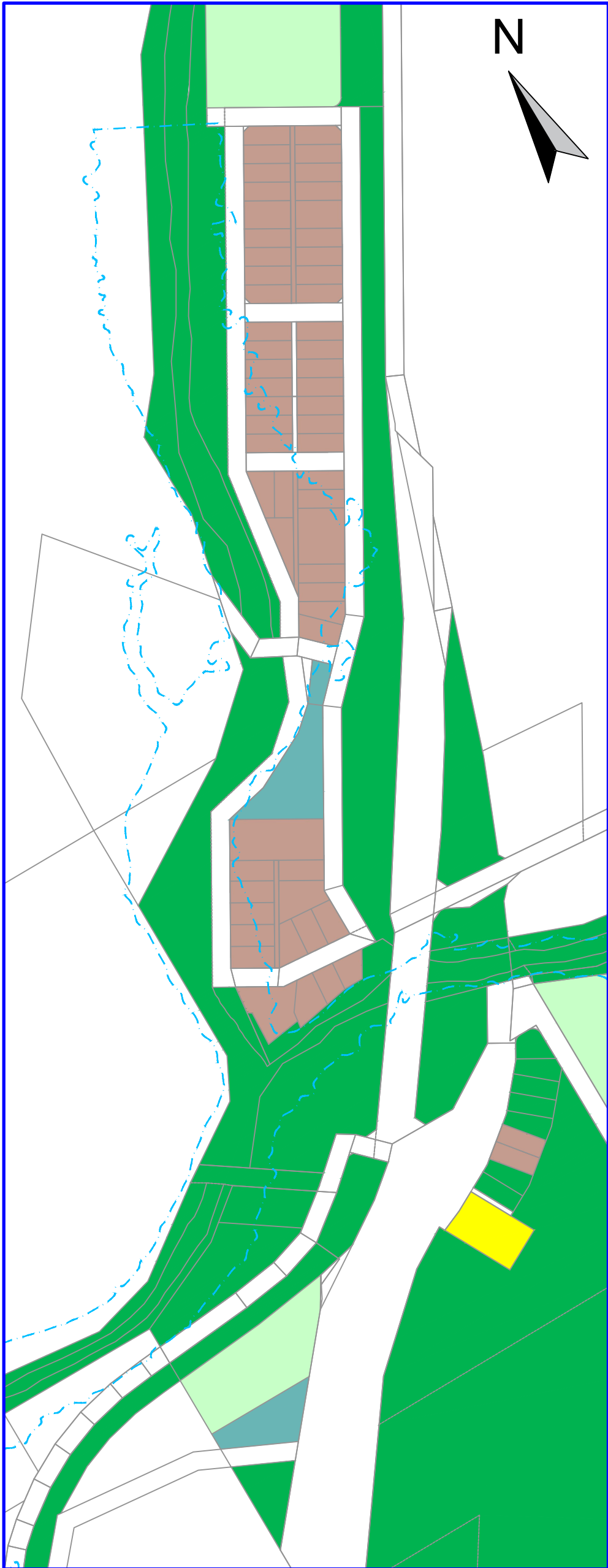


3.2.10 PRECINCT NO 10 – NANSON

Vision	<i>Consolidation of the historic rural townsite whilst preserving the local history and heritage values and promoting a range of cottage industries and tourism opportunities.</i>
Precinct Strategies	<ul style="list-style-type: none"> <input type="checkbox"/> Introduce and implement design guidelines based on existing architectural style, colours and materials. <input type="checkbox"/> Consolidate the existing residential area of the Nanson townsite with regard to land capability, in particular flooding and servicing constraints. <input type="checkbox"/> Promote the development of the Nanson townsite as a rural hamlet in recognition of its historical significance by encouraging the establishment of cottage industries and associated incidental tourism. <input type="checkbox"/> Promote the restoration and rehabilitation works for long term health and preservation of the Chapman River. <input type="checkbox"/> Enhance the standards of servicing and infrastructure commensurate with urban development standards in consideration of the character of the Nanson townsite (i.e. bitumen sealed roads, reticulated water, underground power, etc.). <input type="checkbox"/> Provide additional recreation facilities and social infrastructure, particularly walk trails, to meet the needs of the local community.
Rezoning and Subdivision	<ul style="list-style-type: none"> <input type="checkbox"/> Support subdivision and amalgamation to correct anomalies pertinent to buildings that have historically been sited across lot boundaries. <input type="checkbox"/> Support the closure of Right of Ways (rear laneways) in the townsite and amalgamation into adjoining lot(s).

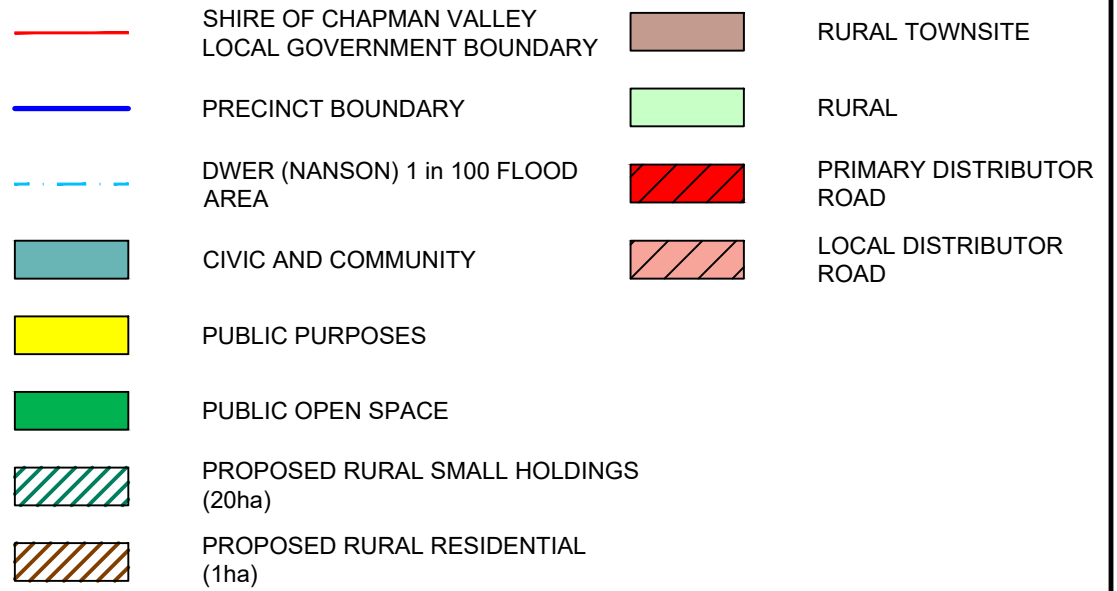
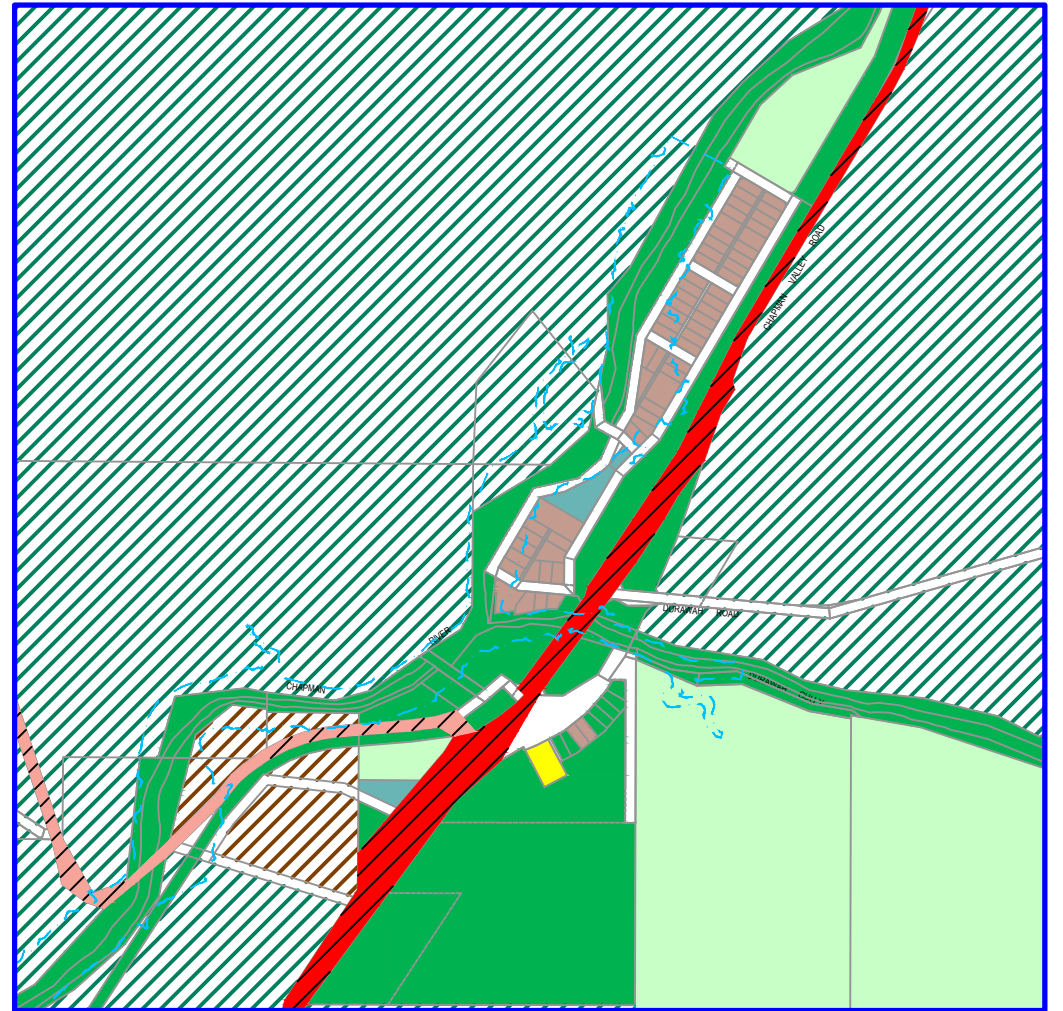
INSET A - NANSON TOWNSITE

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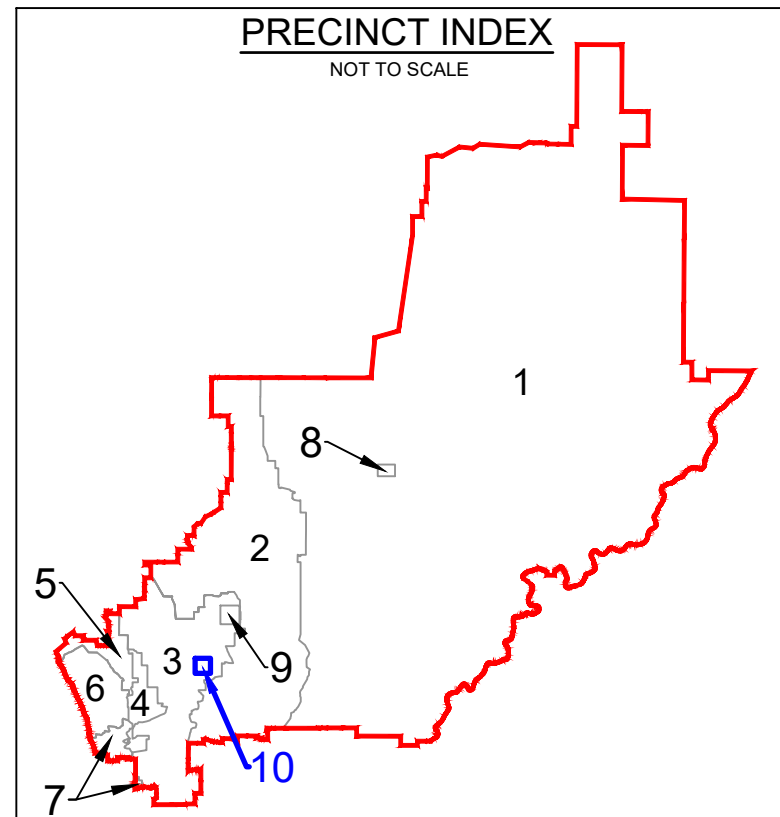


INSET B - NANSON TOWNSITE & ENVIRONS

SCALE - 1:15 000



PRECINCT INDEX NOT TO SCALE



PART 2 : BACKGROUND ANALYSIS AND INFORMATION

1.0 STATE PLANNING CONTEXT

The Local Planning Strategy update has been prepared within the context of the State and Regional planning framework, updated to reflect current planning documents.

1.1 State Planning Strategy 2050

The State Planning Strategy essentially provides broad strategic direction and sets the framework for land use planning across Western Australia guided on the following principles:

Environment: To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.

Community: To respond to social changes and facilitate the creation of vibrant, 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.

Regional Development: To assist the development of regional Western Australia by taking into account the region's special assets and accommodating the individual requirements of each region.

The Local Planning Strategy for the Shire falls in line with the Mid-West Region vision statement of the State Planning Strategy which states:

"In the next three decades, the Mid-West Region will continue to diversify its economic base in the areas of agriculture, minerals development, downstream processing of commodities and tourism. Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions."

1.2 State Planning Framework

Within the State Planning Framework are a number of state and regional policies called State Planning Policies (SPPs), that provide both strategic and operational direction to appropriate land use and development controls. Those policies most relevant to the Shire of Chapman Valley are summarised as follows:

SPP 2.0 Environment and Natural Resources Policy

SPP2.0 defines and incorporates environmental issues and the principle of resource management into the state planning process. The objectives of the policy are:

- ❑ To integrate the wider economic, social and environmental implications of both long and short-term planning decisions and actions, while acknowledging the inherent difficulty in balancing conflicting needs;
- ❑ To protect, conserve and enhance natural resources and the environment, taking account of the natural variability of ecosystems, so that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;
- ❑ To promote and assist in the wise and sustainable use of natural resources.

Policy measures are defined for water resources, air quality, soil and land quality, biodiversity, agricultural land and rangelands, minerals, petroleum and basic raw materials, landscapes, and greenhouse gas emissions and energy efficiency.

The measures for implementing the policy are generally through the preparation of Local Planning Strategies, Regional and Statutory Schemes, conservation and management strategies and other relevant plans in addition to consideration of proposals through the statutory planning process.

This Local Planning Strategy intends to implement the State Planning Policy 2.0 through the incorporation of key objectives to guide environmentally responsible decision-making and also, by assisting in the longer-term protection of important natural resources such as the Moresby Range, remnant vegetation and coastal and riverine foreshores.

SPP 2.5 Rural Planning

SPP2.5 was gazetted in 2016, replacing earlier versions of the policy. The policy acknowledges the importance of the state's rural land assets and provides guidance to protect and preserve land resources. It is intended to facilitate the protection and preservation of rural land for rural purposes including primary production, basic raw materials, regional facilities and biodiversity and landscape protection.

The objectives of this policy are to:

- ❑ support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- ❑ provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;
- ❑ outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- ❑ provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- ❑ avoid and minimise land use conflicts;
- ❑ promote sustainable settlement in, and adjacent to, existing urban areas;
- ❑ protect and sustainably manage environmental, landscape and water resource assets.

The WAPC will seek to protect rural land as a State resource by:

- ❑ requiring that land use change from rural to all other uses be planned and

- provided for in a planning strategy or scheme;
- ☐ retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose;
- ☐ ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views;
- ☐ protecting land, resources and/or primary production activities through the State's land use planning framework;
- ☐ creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land (DC 3.4);
- ☐ preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses;
- ☐ comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land;
- ☐ accepting the impacts of well-managed primary production on rural amenity.

The Policy recognises rural living development (i.e. rural residential and rural smallholdings) offers a housing and lifestyle opportunity but is not necessarily an efficient land use category for accommodating people and growth. Rural living estates have the ability to remove rural land from primary production, and/or highly restrict the types of rural activities which can occur on the rural living lots without detrimental impacts. Rural living areas can serve as a transition between urban and rural areas and provide residential or rural lifestyle opportunities in a rural setting. They may incorporate hobby farms and tourism uses and the like but their primary purpose is not intended for agriculture use.

The Policy makes provision for rural living development to be contemplated where it has been provided for in an endorsed planning strategy, noting that such areas should be guided by population projections and servicing and siting considerations. It also notes that rural lots can be created where they meet the exceptional circumstances delineated in the WAPC's Development Control Policy 3.4: Subdivision of Rural Land.

Regional variation and opportunities for economic and regional development will be considered where they do not jeopardise the intent of SPP 2.5 by supporting rural enterprise development, tourism opportunities complementary or ancillary to primary production and supporting opportunities unique to the region where it is identified in an endorsed planning strategy and/or scheme.

The Shire's local planning strategy implements SPP 2.5 by way of:

- ☐ protecting rural land from fragmentation, except in exceptional circumstances consistent with DC3.4, in acknowledgement of its important resource contribution to the Shire and WA;
- ☐ allowing for opportunities for rural and agricultural diversification;
- ☐ providing for the extraction of basic raw materials, both in the short and longer term;
- ☐ encouraging the ongoing protection and enhancement of the natural environment;

- ☐ having clear regard to proposals during the planning and assessment stages to avoid or minimise land use conflicts;
- ☐ identifying limited opportunities for rural living uses, reflective of the anticipated lifetime of this Strategy, in suitable and consolidated areas;
- ☐ the reviewed Local Planning Strategy proposes no additional rural living to that previously identified in the existing endorsed Strategy.

SPP 2.6: State Coastal Planning

SPP2.6 was gazetted in 2013, superseding an earlier version of the Policy. The purpose of the Policy is to provide guidance for decision making within the coastal zone including managing development and land use change and establishment of foreshore reserves; and to protect, conserve and enhance coastal values.

The objectives of the Policy are to:

- ☐ ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
- ☐ ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;
- ☐ provide for public coastal foreshore reserves and access to them;
- ☐ protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.

The Policy contains a wide range of policy measures. Local and regional planning strategies, structure plans, schemes, subdivision and development, coastal planning strategies, foreshore management plans and any other planning decisions relating to the coast should comply with these policy measures.

The policy measures relate to the following areas:

- ☐ development and settlement;
- ☐ water resources and management;
- ☐ building height limits;
- ☐ coastal hazard risk management and adaptation planning;
- ☐ infill development;
- ☐ coastal protection works;
- ☐ public interest;
- ☐ coastal foreshore reserve;
- ☐ coastal strategies and management plans;
- ☐ the precautionary principle.

While the entire SPP should guide decision making on and near the coast, following are some of the policy measures most relevant to the Shire of Chapman Valley.

Development and settlement:

- ☐ Ensure that use of the coast, including the marine environment, for

recreation, conservation, tourism, commerce, industry, housing, ocean access and other appropriate activities, is sustainable and located in suitable areas;

- ❑ Ensure that land use and development, including roads, adjacent to the coast is sited and designed to complement and enhance the coastal environment in terms of its visual, amenity, social and ecological values.

Water resources and management:

- ❑ Development on or near the coast should not discharge any waste or stormwater that could significantly degrade the coastal environment, including the coastal foreshore reserve, coastal waters and marine ecosystems.

Building height limits:

- ❑ Maximum height limits should be specified as part of controls outlined in a local planning scheme and/or structure plan, in order to achieve outcomes which respond to the desired character, built form and amenity of the locality (planning criteria for determining building height controls are set out in the policy measures).

Coastal hazard risk management and adaptation planning:

- ❑ Adequate coastal hazard risk management and adaptation planning should be undertaken by the responsible management authority and/or proponent where existing or proposed development or landholders are in an area at risk of being affected by coastal hazards over the planning timeframe. Coastal hazard risk management and adaptation planning should include as a minimum, a process that establishes the context, vulnerability assessment, risk identification, analysis, evaluation, adaptation, funding arrangements, maintenance, monitoring and review. The planning should involve communication and consultation.
- ❑ Where a coastal hazard risk is identified it should be disclosed to those likely to be affected. On consideration of approval for subdivision and/or development current and/or future lot owners should be made aware of the coastal hazard risk by providing the following notification on the certificate on title: *VULNERABLE COASTAL AREA –This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.*
- ❑ Where risk assessments identify a level of risk that is unacceptable to the affected community or proposed development, adaptation measures need to be prepared to reduce those risks down to acceptable or tolerable levels. Adaptation measures should be sought from a coastal hazard risk management and adaptation planning hierarchy set out in the Policy on a sequential and preferential basis.

Coastal protection works:

- ❑ New coastal protection works are not permitted, except where such works are considered only after all other options for avoiding and adapting to coastal hazards have been fully explored, as part of a comprehensive coastal hazard risk management process.

Public interest:

- ☐ The provision of public access to the coast that is consistent with the values and management objectives of the area including, the interests of security, safety and protection of coastal resources as well as the recreational opportunities, both on and offshore, of that section of coast.
- ☐ Support public ownership of the coast, including where appropriate the provision of a coastal foreshore reserve and accommodation of regional and local recreational needs.

Coastal foreshore reserve:

- ☐ The required coastal foreshore reserve will vary according to the circumstances of any particular proposal. Each proposal must be assessed on its merits having regard to this Policy (which also sets out matters to be considered in delineating a coastal foreshore reserve), including the principles and guidelines of Schedule One and the Coastal Planning Policy Guidelines.

Coastal strategies and management plans:

- ☐ Any structure plan, zoning, subdivision, strata subdivision or development proposal for public purposes, residential, industrial, commercial, tourist, special rural and similar uses on the coast is only approved based on or in conjunction with a current detailed coastal planning strategy or foreshore management plan (whichever is appropriate for the stage and scale of development).

Precautionary principle:

- ☐ Where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason to postpone measures to prevent environmental degradation;
- ☐ The onus is on any proponent to show that development does not pose any likelihood of serious or irreversible harm to the environment;
- ☐ If the proponent cannot demonstrate there is not a likelihood of such harm, the onus is on the development proponent to show that the harm can be managed.

The Shire has limited coastal foreshore not already addressed through detailed structure planning, within which coastal processes, protection and foreshores have been addressed. The Shire has also prepared a Coastal Management Strategy and Action Plan to assist in the implementation of SPP2.6. This Local Planning Strategy has been prepared to be consistent with the local Coastal Management Strategy and Action Plan and SPP2.6 and includes appropriate strategies accordingly.

SPP 2.7 Public Drinking Water Source

SPP2.7 emphasises the importance and need to protect the quality and quantity of ground and surface water resources within the State. The principal objective of the policy is to ensure that land use and development within public drinking water source areas (PDWSAs) is compatible with the protection and long term

management of water resources as a public water supply.

The policy provides a classification system for PDWSAs, listed as follows:

- ❑ P1 Priority 1 Source areas: defined and managed to ensure there is no degradation of the water resources. This represents the highest level of protection where the land is generally owned by the state to ensure only low intensity and low risk land use occurs;
- ❑ P2 Priority 2 Source areas: defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low-risk development already exists. However, protection of the resource is a high priority in these areas prompting only conditional development be allowed in accordance with the over-riding principals of risk management;
- ❑ P3 Priority 3 Sources areas: defined to manage the risk of pollution of the water source. These areas are declared where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial development. Protection of these areas is generally by management guidelines for such land use activities.

SPP 2.7 also recognises the role of well head and reservoir protection zones on protecting the water source from direct contamination in the immediate vicinity.

Further, the policy requires local and regional planning strategies to identify PDWSAs for inclusion in Special Control Areas for water protection within a Local Planning Scheme. The classification of such land should be in accordance with the recommendations of any land use and water management strategy or water source protection plan already prepared.

The Department of Water & Environmental Regulation's Water Quality Protection Notes are used to determine suitable land uses within PDWSAs.

The Shire has one PDWSA, this being in the vicinity of the Nabawa townsite. The means of supplying reticulated water to the Nabawa townsite is subject to change and the ongoing requirement for a PDWSA may require future review.

SPP 2.9: Water Resources

The purpose of SPP2.9 is to inform the state and local government in the undertaking of their planning responsibilities, and in integrating and coordinating the activities of state agencies that influence the use and development of land as it relates to water resources. The Policy provides guidance in the planning, protection and management of surface and groundwater catchments, including consideration of availability of water and waterways management, wetlands, waterways and estuaries and their buffers, and implementation of total water cycle management principles in the land use planning system.

The three objectives of the Policy are to:

- ❑ protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
- ❑ assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources;

- ☐ promote and assist in the management and sustainable use of water resources.

The Policy sets out a range of policy measures that should be adopted by planning strategies, structure plans, schemes, development and subdivision.

General measures include protecting significant environmental, recreational and cultural values of water resources; aiming to prevent or, where appropriate, ameliorate specified potential adverse impacts on water resources; identifying and taking into account water resources and water resource protection in decision making.

Other detailed policy measures, in conjunction with Schedules to the Policy, address:

- ☐ the protection of surface and groundwater resources;
- ☐ the protection, management, conservation and enhancement of the environmental functions and values of wetlands, waterways and estuaries (a Schedule to the Policy guides the determination of appropriate buffers to waterways and estuaries);
- ☐ implementation of total water cycle management principles and water sensitive urban design.

The Strategy seeks to protect water resources by encouraging best practice farming, encouraging revegetation, promoting natural groundwater recharge, ensuring land use impacts are considered at the rezoning, subdivision and development stages and any buffers or reservations are addressed, as may be required.

The Chapman River, Buller River, Dolbys Creek and Oakajee River are within the Shire and the Greenough River forms part of the eastern boundary of the Shire. The intention is to protect and enhance such waterways.

It is noted that SPP2.9 is currently under review by the Western Australian Planning Commission and may be superseded.

SPP 3.0 Urban Growth and Settlement

This policy reinforces the State Government's commitment to achieving sustainable land use and development throughout Western Australia, detailing a range of key social, economic, and environmental objectives that establish guiding principles and considerations for:

- ☐ Creating sustainable communities;
- ☐ Managing urban growth and settlement in metropolitan and regional areas;
- ☐ Planning for liveable neighbourhoods;
- ☐ Co-ordination of services and infrastructure in an efficient manner;
- ☐ Managing rural residential growth;
- ☐ Planning for Aboriginal communities.

Given many of the objectives of this policy apply to the strategic planning direction for the Shire, particularly in relation to proposed urban and rural residential development in Planning Precincts 3, 7 and 9, the Local Planning

Strategy recognises the importance of SPP3.0 in regard to the future growth of settlement areas in the Shire.

The Strategy aims to ensure a consolidated and coordinated approach to any new residential or rural living development to help achieve the efficient use of infrastructure, to reinforce existing settlements, and to continue to protect high quality productive rural land from inappropriate urban encroachment.

SPP 3.1: Residential Design Codes

The purpose of the Residential Design Codes (R-Codes) is to provide a comprehensive basis for the control of residential development throughout Western Australia. The most recent variation to the R-Codes (at the time of writing) became operational in May 2019.

The R-Codes set the following objectives for residential development:

- ☐ To provide residential development of an appropriate design for the intended residential purpose, density, context of place and scheme objectives;
- ☐ To encourage design consideration of the social, environmental and economic opportunities possible from new housing and an appropriate response to local amenity and place;
- ☐ To encourage design which considers and respects heritage and local culture;
- ☐ To facilitate residential development which offers future residents the opportunities for better living choices and affordability.

The R-Codes specify, for a wide range of design elements, design principles and deemed-to-comply provisions. Where a proposal does not meet deemed-to-comply provisions of the R-Codes and instead addresses design principles, the decision maker is required to exercise judgement to determine the proposal. Judgement of merit is exercised only for specific elements of a proposal which do not satisfy the relevant deemed-to-comply provisions.

The Shire implements SPP 3.1 through its Local Planning Scheme which sets residential density codes for Residential zones in the Buller and White Peak localities, and the Howatharra, Nabawa and Yuna townsites, and through local planning policies.

SPP 3.5: Historic Heritage Conservation

SPP3.5 sets out the planning principles for the conservation and protection of Western Australia's historic heritage. The Policy applies principally to historic cultural heritage, including places and areas of significance at both State and local level. Aboriginal heritage protection and conservation of natural heritage are addressed by other legislation. Hence, the Policy does not apply to conservation of Aboriginal or natural heritage except where they are, or are part of, an identified place of historic cultural heritage significance.

The objectives of the Policy are to:

- ☐ conserve places and areas of historic heritage significance;

- ❑ ensure that development does not adversely affect the significance of heritage places and areas;
- ❑ ensure that heritage significance at both the State and local levels is given due weight in planning decision making;
- ❑ provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

The Policy sets out the roles of local government and the Heritage Council in identifying and assessing places of heritage significance. It addresses the designation of heritage areas and establishment of heritage lists under local planning schemes.

SPP3.5 sets out relevant considerations and development control principles for development assessment involving heritage places or heritage areas and notes that, in formulating local planning schemes and strategies, care should be taken to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.

Section 4.9 of this Local Planning Strategy and Schedule 2 Part 3 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* address heritage protection.

SPP 3.7: Planning in Bushfire Prone Areas

SPP3.7 was gazetted in 2015, replacing an earlier version of this SPP. The Policy is to be read in conjunction with the Deemed Provisions which form part of every local planning scheme, the Guidelines for Planning in Bushfire Prone Areas and Australian Standard 3959: Construction of buildings in bushfire prone areas (AS 3959).

The intent of the Policy is to implement effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The objectives of the Policy are to:

- ❑ Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount;
- ❑ Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process;
- ❑ Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures;
- ❑ 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.

Map of Bush Fire Prone Areas

The State Map of Bush Fire Prone Areas was released in December 2015 and will continue to be reviewed annually. It shows areas within Western Australia that have been designated as bushfire prone by the Fire and Emergency Services Commissioner.

If any portion of a parcel of land is identified upon the State Map, then the entire property is considered bushfire prone for the purposes of the Policy, Deemed Provisions in the Scheme and AS 3959. As a result, most properties within the Shire are considered bushfire prone. The townsites of Nanson and Howatharra and parts of the townsites of Nabawa and Yuna are identified as bushfire prone, as are small portions of the Buller and White Peak rural living areas.

Deemed provisions

In December 2015, deemed provisions (Part 10A – Bushfire risk management) were applied to all local planning schemes in Western Australia, gazetted at the same time as the Policy. Under these provisions, if a single house or ancillary dwelling is proposed on a lot greater than 1,100m² in a designated bushfire prone area, a BAL assessment is required. This also applies to any other habitable or specified buildings, regardless of lot size, in a designated bushfire prone area. Where a BAL contour map has been prepared for a previous subdivision approval over the site, it can be used in place of a site-specific BAL assessment.

If the BAL Contour Map or BAL assessment indicate a rating of BAL-40 or BAL-FZ, development approval is required before applying for a building permit. The BAL rating of a site can also determine the level of bushfire resistant construction applicable under the Building Code of Australia.

Policy Measures

The Policy sets out the level of information that is required to accompany various levels of planning proposals:

- ☐ strategic planning proposals (including local planning strategies, local planning schemes, scheme amendments and structure plans);
- ☐ subdivision applications;
- ☐ development applications.

The Policy also goes on to:

- ☐ identify circumstances where vulnerable or high risk land uses may or may not be supported, and requirements that may apply to them;
- ☐ identify the limited circumstances in which proposals may be considered in areas of Extreme BHL or BAL of BAL – 40 or BAL – FZ;
- ☐ indicate how and when advice is to be sought and considered from emergency services and environmental protection agencies.

The Policy specifies a precautionary principle should be applied such that where the performance principles of the policy measures cannot be satisfied, an application will not be approved.

The Policy also specifies a presumption against approving any strategic planning

proposal, subdivision or development that will result in introduction or intensification of development or land use in area that has or will have Extreme BFH or where BAL – 40 or BAL – FZ applies, unless it falls within the definition of unavoidable development.

The Guidelines provide more detail on implementing each of these assessments, and detail four bushfire protection criteria:

- ☐ location;
- ☐ siting and design of development;
- ☐ vehicular access;
- ☐ water

For each of these protection criteria, the Guidelines specify an intent, acceptable solutions and a performance principle (these are set out in an Appendix to the Guidelines).

The Guidelines set out requirements and method for the preparation of bushfire management plans. The Guidelines also set out the responsibilities of local governments with respect to implementing the Policy and Guidelines and deemed provisions.

The Strategy includes the requirements of the State Planning Policy to maintain consistency with, and reinforce the provisions of, the Bushfire Policy. Future rezoning, structure planning, subdivision and development of land will require consideration to bushfire hazard risk avoidance. Where land poses high bushfire hazard risk to intensifying residential or rural living development, such land has not been included as having additional rural living development potential at this time. Local Planning Scheme No.3 further reinforces these bushfire management requirements.

SPP 4.1 State Industrial Buffer Policy

The purpose of SPP4.1 is to provide a consistent approach to the protection and preservation of industrial zones and relevant Public Purpose zones and associated infrastructure (including transport links, coastal ports and treatment plants) throughout the state, whilst seeking to ensure through the establishment of appropriate buffer areas the following:

- ☐ the amenity and wellbeing of surrounding land use is not compromised or adversely impacted upon;
- ☐ incompatible uses to the industrial development are not sited within close proximity so as to compromise the integrity and effectiveness of the industrial site or associated infrastructure.

This policy requires acknowledgement of strategic industrial areas (including buffers and supporting infrastructure) within a Local Planning Strategy and Local Planning Scheme and places strong emphasis on the need for a cooperative and coordinated approach between state and local government. The policy will ultimately be replaced by draft State Planning Policy 4.1 – Industrial Interface.

Given the Oakajee Industrial Estate and its associated buffer area is located in the Shire of Chapman Valley, representation of the policy objectives, and its

successor, are provided for in this Strategy and reflected in the Local Planning Scheme.

SPP 5.4: Road and Rail Noise

This Policy, gazetted in September 2019, has the following objectives:

- ☐ protect the community from unreasonable levels of transport noise;
- ☐ protect strategic and other significant freight transport corridors from incompatible urban encroachment;
- ☐ ensure transport infrastructure and land-use can mutually exist within urban corridors;
- ☐ ensure that noise impacts are addressed as early as possible in the planning process;
- ☐ encourage best practice noise mitigation design and construction standards.

SPP5.4 applies when a noise-sensitive land use is proposed within the policy's trigger distance from a specified transport route or when new or major upgrades of road and/or rail are proposed. The transport routes identified are considered of key economic importance due to their high vehicle movements and/or freight handling functions.

SPP5.4 sets out noise targets that are to be achieved by proposals under which the Policy applies. The Policy, together with the accompanying Guidelines, provides information about the interpretation and application of the Policy criteria in different circumstances and on noise management and mitigation.

SPP 5.4 identifies, relevant to the Shire of Chapman Valley, the North West Coastal Highway as a 'strategic freight and or major traffic route', Chapman Valley Road as an 'other significant freight routes and or traffic route' and the proposed Oakajee-Narngulu Infrastructure Corridor (ONIC) as a 'strategic freight and or major traffic route'. It is considered that the development of other major transport infrastructure associated with the Oakajee port and industrial estate, such as the proposed Oakajee-Tallering Peak rail alignment which has been subject to previous Environmental Review and State Agreement would also meet the criteria under SPP5.4.

Government Sewerage Policy

The Government Sewerage Policy was released in 2019. This policy establishes the Western Australian Government's position on the provision of sewerage services in the State through the planning and development of land. It requires reticulated sewerage to be provided during the subdivision and development of land. In instances where reticulated sewerage cannot be provided, it adopts a best practice approach to the provision of on-site sewage treatment and disposal, in accordance with Australian Standards.

The policy has the following objectives:

- ☐ to generally require connection of new subdivision and development to reticulated sewerage;
- ☐ to protect public health and amenity;
- ☐ to protect the environment and the State's water and land resources;

- ❑ to promote the efficient use of infrastructure and land;
- ❑ to minimise costs to the broader community by ensuring an appropriate level and form of sewage servicing is provided;
- ❑ to adopt the precautionary principle to on-site sewage disposal.

It is intended that change of land use in urban areas, such as rezoning proposals, should consider appropriate sewerage disposal to maintain a consistent approach to the Government Sewerage Policy.

2.0 REGIONAL PLANNING CONTEXT

2.1 Mid West Regional Planning and Infrastructure Framework

The Mid West Regional Planning and Infrastructure Framework (February 2015), was prepared by the Department of Planning, Lands & Heritage. The objectives of the Framework are to:

- ❑ provide the regional context for land use planning in the Mid West;
- ❑ provide an overview of major regional issues facing the Mid West including economic, social, cultural and environmental matters;
- ❑ identify the priority actions required to enable comprehensive regional and sub-regional planning;
- ❑ indicate regional infrastructure projects considered significant from the region's perspective to facilitate further economic and population growth in the Mid West.

The Framework is to inform local governments in the development or review of local planning strategies.

Section 2 of the report considers key drivers: economy and employment, transport and infrastructure, and the natural and cultural environment. Comments and findings relevant to the Shire of Chapman Valley include:

- ❑ The report notes that mining is the region's most valuable economic sector and that proposed iron ore projects and the related infrastructure project of a new port at Oakajee will require major investment in infrastructure provision including rail networks, power, water and waste;
- ❑ The proposed Oakajee Port and Industrial Estate comprises almost half of the zoned industrial land in the whole Mid West region. The Oakajee Industrial Estate has the potential to accommodate value-adding downstream processing of local minerals and to facilitate strategic heavy industry. The Framework recognises a number of regional infrastructure projects that will support development of the industrial estate;
- ❑ Identifying high quality agricultural land in the Mid West would provide a basis for considering such areas through land use planning. Mitigating conflicting land uses in proximity to the region's valuable agricultural areas would help maximise the value of agriculture to the region in the longer term;
- ❑ The Oakajee-Narngulu Infrastructure Corridor study includes planning for a service corridor for road, rail and utilities from the Narngulu industrial area to the proposed Oakajee Port and would serve as a future route for a Geraldton outer bypass road;
- ❑ The Geraldton Sandplains IBRA (Interim Biogeographic Regionalisation for Australia) bio-region from Kalbarri to Coorow is recognised as a national and international biodiversity hotspot.

The report includes a Mid West Activity Centres Framework and Settlement Hierarchy, which designates Nabawa, Nanson and Yuna as local centres. Geraldton, the northern outskirts of which extend into the Shire of Chapman Valley, is identified as the regional city for the Mid West.

The Framework notes the WA Tomorrow population forecasts for the Shire anticipate an increase from a 2014 population of 1,247 to a population of between 1,820 and 2,150 by 2026.

The Framework divides the Mid West into three sub-regional planning areas to form the basis of future planning and policy development for the Mid West. The Shire of Chapman Valley falls within the Batavia Coast sub-region, along with the City of Greater Geraldton (excluding the former Shire of Mullewa) and the Shires of Irwin and Northampton. Considering planning implications for this sub-region, the Framework report notes the sub-region will have the greatest pressure for development and will therefore require careful growth management. Addressing land assembly processes, servicing and the requirement for further planning are issues needing to be resolved to facilitate development of existing zoned residential land. Careful consideration will also need to be given to growth management of commercial and industrial land uses.

The Framework further lists a range of implementation actions (Table 7) and contains a list of potential Mid West regional infrastructure projects that may be important to facilitate further economic and population growth (Part B).

Those projects affecting the Shire of Chapman Valley include:

- ❑ Plan for and invest towards common-user port infrastructure to develop the Mid West resources industry – Oakajee Mid West Development Project;
- ❑ Construct Geraldton Outer Freight Bypass Stage 1: connect Oakajee Estate to Geraldton-Mount Magnet Road creating an outer bypass for Geraldton;
- ❑ New and upgraded Mid West rail lines, including:
 - new rail lines servicing Mid West mines as required;
 - construct new rail line from Oakajee Port to existing Narngulu-Mullewa railway within the Oakajee-Narngulu Infrastructure Corridor alignment (when finalised);
- ❑ Upgrades to North West Coastal Highway, including:
 - realignment for access at Oakajee Port with grade separation of highway and railway;
 - access to Oakajee Industrial Estate from North West Coastal Highway and Oakajee Port – including highway intersections and grade separation at rail crossings;
- ❑ Oakajee-Narngulu Infrastructure Corridor – finalisation of the preferred alignment, acquisition and management of required land for an infrastructure corridor primarily for the co-location of road and rail infrastructure;
- ❑ Oakajee Port and Industrial Estate water and wastewater servicing requirements;
- ❑ New double circuit 132 kV transmission line;
 - Stage 1 Chapman–Oakajee;
 - Stage 2 Chapman–Northampton (extension of proposed Stage 1 Chapman–Oakajee line);
- ❑ Oakajee Industrial Estate power servicing requirements.

2.2 Regional Land Supply

Regional Land Supply Assessments are prepared as a component of the Western

Australian Planning Commission's Urban Development Program, which tracks and models land supply as per the requirements outlined in the *Planning and Development Act 2005*.

Regional Land Supply Assessment reports assesses land for future residential, industrial and commercial uses, providing context for the land use planning and infrastructure provision required to meet demand across selected regional centres.

This report provides information on:

- ☐ demand drivers specific to each centre, including the major economic factors that influence employment and population growth, and therefore, the demand for land and housing;
- ☐ zoned land supply for residential, commercial and industrial uses;
- ☐ development constraints;
- ☐ recent and future land development activity;
- ☐ existing and required physical infrastructure.

The Geraldton Regional Land Supply Assessment 2017 extends to Geraldton-North SA2 which includes the suburbs of Buller, Drummond Cove, Glenfield, Moresby, Sunset Beach, Waggrakine and White Peak. Based on the median (Band C) *WA Tomorrow* forecasts, the stock of land identified for residential development greatly exceeds what is likely to be required for an extended period. A hypothetical land supply of 100+ years (including the stock of vacant lots) has been identified. This supply has the capacity to support a resident population of approximately 42,000.

Short-term urban growth in the Geraldton urban area is expected to be realised by the continuation of development at Glenfield, Karloo, Moresby, Sunset Beach, Utaarra, Waggrakine and Wandina. The majority of urban growth in the medium to long term is expected to occur within the Geraldton-East and Geraldton-North SA2s, where the bulk of undeveloped residential zoned land is located; however, relatively little residential development is underway.

Land zoned for rural living purposes cover approximately 3,800ha in the Geraldton urban area. All rural living land within the Geraldton urban area is located within the Geraldton-East and Geraldton-North SA2s. Most of this stock is located within the Geraldton-North SA2, across the suburbs of Moresby, Waggrakine and White Peak (in the Shire of Chapman Valley). Rural living land within the Geraldton-East SA2 is located in Deepdale, Narngulu, Rudds Gully and Woorree.

Some opportunities exist for the development of additional land for rural living purposes. The *City of Greater Geraldton Local Planning Strategy* and the *Greater Geraldton Structure Plan* (2011) identifies a number of development investigation areas; some of which have been ear-marked for future rural living. The Local Planning Strategy, however, does not support the creation of new rural living areas on higher versatility agricultural land, areas containing important basic raw materials, regionally significant landforms, environmentally sensitive areas or areas more suitable for future urban development.

Additionally, parts of rural living zoned land in Buller (in the Shire of Chapman

Valley), Moresby and Waggrakine have been identified for future residential intensification by the *Greater Geraldton Structure Plan*. The *Greater Geraldton Structure Plan* states that the Waggrakine area is considered for future intensification due to its close proximity to existing urban areas and its ability to improve catchment areas in the northern corridor.

The Greater Geraldton Structure Plan also identifies substantial areas of current and future rural living land to the north east of the Geraldton urban area, within the Shire of Chapman Valley. These are located across the suburbs of Narra Tarra, Nanson, Yetna, Nabawa and Howatharra. While most of these areas have not been included in this report's development outlook and adequacy of supply analysis, they provide additional opportunities for further development in proximity to the Geraldton urban area within the Shire.

In addition to the Regional Land Supply, the Department of Planning's *Central Regions Land Supply Analysis* for the Shire of Chapman Valley in 2016 identified a possible 304ha of existing residential land, 47ha of rural residential land and 2,160ha of rural smallholdings land deemed capable of further development to accommodate population growth, without then including possible future areas identified in Strategies. If such available land was developed at conservative densities it would readily accommodate the population forecasts for the Shire.

As such, no additional Residential, Rural Residential and Rural Smallholdings land has been identified in this Local Planning Strategy to that identified in the previous Local Planning Strategy.

2.3 Geraldton Region Plan 1999

The Region Plan sets a framework for the future management, protection and coordination of regional planning for the Mid West. The purpose of the Plan is to provide a link between State and local planning and a balance between environmental, social and economic factors in affording direction to the future growth of Geraldton as the regional centre and more broadly the Mid West. Given the Shire of Chapman Valley is situated to the north/north-east of Geraldton, and the south west portion of the Shire includes the scenic Flat Top Moresby Range, Chapman Valley and the Oakajee Industrial Estate, it effectively provides a rounding off of the northern greater Geraldton area as shown in the Greater Geraldton Structure Plan contained with the Geraldton Region Plan.

2.4 Greater Geraldton Structure Plan 2011

The Greater Geraldton Structure Plan 2011 updates the 1999 Greater Geraldton Structure Plan, a component of the Geraldton Region Plan (1999). It is to be used in conjunction with that previous structure plan to guide amendments and reviews to local planning schemes and local planning strategies for the Shire of Chapman Valley and City of Greater Geraldton. The 2011 Structure Plan reflects land use changes between 1999 and 2011 and the strategic intent of the endorsed local planning strategies. As with the 1999 Structure Plan, it includes only the southwestern corner of the Shire of Chapman Valley, generally west and south of the town of Nanson.

The 2011 Structure Plan shows Urban and Future Urban land in the Nanson townsite and Future Urban in Buller. The extent of the Future Urban area in

Buller expanded eastwards from the 1999 Structure Plan, adding land between North West Coastal Highway and the former Geraldton – Northampton railway reserve. The document notes that the orderly and proper planning of Future Urban areas can be compromised if they are further fragmented and that ad hoc subdivision should therefore not be supported.

The Plan shows Rural Living and Future Rural Living land in White Peak and the area stretching between Howatharra, Nanson and Narra Tarra.

The 2011 Structure Plan shows a Strategic Industry area at Oakajee, along with the future Oakajee port area and Oakajee industrial estate structure plan boundary; it notes that the Oakajee Industrial Estate and buffer are subject to a separate structure planning process. An indicative future wastewater treatment site and buffer are shown, but it is noted that these are subject to further investigation.

An indicative Oakajee Port and Rail – rail alignment and Oakajee-Narngulu Infrastructure Corridor (ONIC) alignment are shown. The Plan notes that for each, final alignment is subject to investigation [the ONIC alignment has since been refined by the 2014 Draft ONIC Alignment Definition Report].

Three development investigation areas are shown within the Shire, one of which also extends into the City of Greater Geraldton. These areas are as follows:

Development Investigation Area 1 – White Peak

This area, to the south of White Peak Road, is shown on the Structure Plan as Rural, but the document states that it will be considered for future intensification. It acknowledges that a portion of the area was proposed for rural living purposes in the Shire of Chapman Valley's 2008 Local Planning Strategy. The document states that finalisation of the alignment of the ONIC and extent of its associated buffers will inform the northern extent of this precinct.

Development Investigation Area 2 – Yetna

This area comprises land between the Chapman River and Chapman Valley Road, north of the Fig Tree Crossing Bridge in Yetna, and is shown on the Structure Plan as Rural. The Structure Plan document notes that the area was proposed for rural living purposes in the Shire of Chapman Valley's 2008 Local Planning Strategy. The document states that finalisation of the alignment of the ONIC and extent of its associated buffers will inform the extent of this precinct.

Development Investigation Area 3 – Rural land adjacent to the Moresby Range

This area is situated immediately adjacent to the Moresby Range and extends from White Peak in the Shire of Chapman Valley south into Waggrakine in the City of Greater Geraldton. The area is shown as Rural on the Structure Plan, but the document notes that it will be considered for future intensification.

The Structure Plan document indicates that the relative proximity of the northern portion to the northern coastal corridor will be a significant consideration in determining the most appropriate level of intensification. It notes the presence of significant remnant vegetation in parts of the Development Investigation Area,

the significant visual landscape value of the surrounding area and the need to consider the interface between any future development and the Moresby Range.

Areas identified in the Greater Geraldton Structure Plan for possible intensification of land use or development investigation have generally been included into the Local Planning Strategy as Rural Residential or Rural Smallholdings. These areas represent logical extensions to adjoining zoned land, concentrating residential and rural living land uses closest to Geraldton and where services and infrastructure are more readily available. Some areas have been expanded in the Strategy to reflect cadastral boundaries but may still be impacted by the visual and amenity considerations of the Moresby Range.

2.5 Identification of high quality agricultural land in the Mid West region: Stage 1 – Geraldton planning region

In 2013 the Department of Primary Industries and Regional Development (Agriculture & Food) released this technical report. This project developed a methodology to identify high quality agricultural land areas (HQAL) which have a combination of qualities that are valuable to the agricultural industry and worthy of protection for production into the future.

The underlying purpose of the report is to ensure that land identified as being the most versatile and productive is secured, both existing productive areas and areas with potential for agricultural development, to provide long term food security to meet the needs of expected population growth.

The identification of high quality agricultural land (HQAL) was based on the potential for broadacre agriculture and potential for irrigated agriculture. These were based primarily on land capability analysis, rainfall and ground water resources.

Wheat is the dominant crop in the region for broadacre farming activities, and is estimated to contribute to up to two-thirds of the value of agricultural production. This is supplemented by grazing, and other alternative crops such as canola and lupins. Capability ratings for broadacre farming are based on yield which is a combination of factors including (but not limited to) soil fertility, salinity, moisture retention, water and wind erosion risk and phosphorous management.

Mapping identifying broadacre high quality agricultural land in the Shire of Chapman Valley is provided as Appendix B.

The identification of high quality agricultural land for irrigated agriculture considers a much more extensive list of criteria to determine capability. This is a result of the range of irrigated crops which are farmed in the region, and the requirements varying between vegetables/melons and stone fruit/nuts. In addition there are areas where multiple crops are undertaken, and other areas where single crops only prevail.

The following list represents the current and future range of crops. However new crops are not precluded from assessment:

- ❑ vegetable and melon;

- ☐ root;
- ☐ stone fruit and nuts (almonds and carob);
- ☐ avocados;
- ☐ citrus;
- ☐ mangoes;
- ☐ grapevines;
- ☐ olives;
- ☐ irrigated pastures

Water resources are the most crucial element for the development of irrigated agriculture. Irrigation can be supplied from a number of sources including on farm dams, soaks and bores, reticulation from bore fields or reservoirs, and desalination and wastewater.

The major source of irrigation water used in the region is aquifers of the Perth Basin. Scheme water is also utilised, but generally only by highest value end users, due to relative higher cost than licensed ground water. Minimal properties utilise surface water capture for irrigation. However this is highly dependent on rainfall and can be unreliable. This is compounded by high evaporation rates. Also the trend towards a warming and drying climate means these sources are likely to be required to be supplemented in the future.

Categorisation of the overall potential for irrigated agriculture is based on combination of groundwater availability and land capability, Category 1 having the highest potential, through to Category 10 having limited potential.

Mapping identifying irrigated high quality agricultural land in the Shire of Chapman Valley is provided as Appendix C.

Agricultural potential was identified using a matrix of information on soils, land capability, water resources and rainfall. This information formed the basis for defining Agricultural Land Areas (ALA's). These ALA's are intended to inform strategic planning, and contain information relevant to incorporation into strategic planning documents including, location, characteristics and agricultural importance as well as listing the opportunities and constraints for each ALA. The versatility of each ALA is also identified.

Within the Shire of Chapman Valley, a number of ALA's are applicable (refer Appendix D). The ALA's are intended to provide a broad overview of agricultural land in the region and "*are (sic) not intended for direct use as planning or zoning boundaries*" and as a result explicitly do not follow cadastral boundaries to avoid this association. They are intended to balance the preservation of HQAL with population and other development pressures.

17 Naraling Hills ALA

The ALA includes a small portion of landholding between Nanson and Isseka. The area is dominated by undulating hilly terrain on granitic base.

Agricultural importance: The nature and productivity of the soils is very varied. Though there are areas of 'poorer' soils, the relatively high rainfall maintains reasonable yields. While some of the soils are suitable for horticulture, limited groundwater resources make large-scale irrigation developments unlikely.

Opportunities:

- ☐ higher rainfall supports good production potential for broadacre agriculture;
- ☐ niche opportunities for horticulture in some areas.

Constraints:

- ☐ limited groundwater resources;
- ☐ areas of steeper slopes and rock outcrops;
- ☐ risk of water erosion.

18 Eradu West Sandplain

The northern portion of the ALA is located in the southern section of the Shire of Chapman Valley. The average lot size is 461ha, which corresponds with this being a part of the broadacre cropping and grazing area of the Shire with limited irrigated agriculture.

Agricultural importance: The combination of moderate growing season rainfall and 'good quality' sands places this among the highest yielding sandplain country in the region. In seasons with below average rainfall, the better sands tend to outperform the heavier soils of the district but this advantage is not present in wetter years. Groundwater resources require further investigation. Small to moderate volumes may be present but water quality is likely to be an issue. These sandplain soils would be highly suitable for horticultural development, being freely drained and having reasonably good moisture and nutrient retention. The loose sandy topsoils are especially suited to root crops where tuber shape is important. The size of the properties and parcels would allow for large-scale agricultural development and the large and relative flat paddocks suggest there would be minimal ground preparation for setting up centre-pivots.

Opportunities:

- ☐ moderate rainfall;
- ☐ highly productive sands;
- ☐ yields relatively well in below average rainfall years;
- ☐ flat landscape lends itself to centre-pivot irrigation;
- ☐ property and parcel sizes allows for larger scale agricultural developments;
- ☐ reasonable proximity to Geraldton;
- ☐ dissected by major road.

Constraints:

- ☐ groundwater resources unproven;
- ☐ non-major roads may require upgrading.

19 Moresby Range ALA

The Moresby Range ALA covers about 25,600ha in two subareas (separated by the Chapman River). The main range lies to the west of the Chapman River and on the opposite side of the Chapman River extends east from Yetna.

Agricultural importance: The nature and productivity of the soils is quite varied. While good to reasonable yields are achievable on the gentle foot slopes, much of the land is too steep or stony for cropping. The patchy, dissected nature of the landscape limits the potential for broad-scale enterprises. Although many of the soils on the gentler slopes are suitable for horticulture, limited groundwater resources make large-scale irrigation developments unlikely. However, there may be suitable supplies for small developments in some locations.

Opportunities:

- ☐ niche opportunities for horticulture in some areas;
- ☐ numerous small properties suitable for intensive agriculture development.

Constraints:

- ☐ steep side slopes;
- ☐ limited groundwater resources;
- ☐ potential for conflicts along urban interface and with 'rural lifestylers'.

20 Northampton–Chapman ALA

The Northampton–Chapman ALA extends south from the vicinity of west Ogilvie to near Moonyoonooka. It includes the settlements of Northampton, Isseka, Nabawa, Nanson and Howatharra.

Agricultural importance: The combination of relatively high growing season rainfall and 'rich' loamy soils places this among the highest yielding country in the district (especially in seasons with above average rainfall) but not all of the land is arable due the hilly terrain. There are significant pockets of steep slopes and shallow stony soils that are unsuitable for cropping but are used for grazing livestock. The loamy soils with their good moisture and nutrient retention are also well suited to many horticultural crops. The sloping nature of the land is a limitation in some areas, especially for vegetable crops where the risk of soil erosion may be too great. Potential for future horticultural development beyond existing plantings is limited by groundwater resources, which are of varied reliability. Lead levels in the groundwater in isolated areas around Northampton are a further limitation.

Opportunities:

- ☐ relatively high rainfall;
- ☐ highly productive soils, especially in good rainfall years;
- ☐ reasonable proximity to labour supply and infrastructure in Geraldton;
- ☐ well-established transport routes;
- ☐ numerous small properties suitable for intensive agricultural development;
- ☐ niche opportunities for horticulture in some areas.

Constraints:

- ☐ limited groundwater resources;
- ☐ erosion risk and shallow soils limits suitability of some of the steeper slopes;
- ☐ small parcels and dissected landscape limit the scale of operations;
- ☐ high land prices;
- ☐ traces of heavy metals may occur in the groundwater;

- ☐ production efficiency of loams on hilly terrain reduced by rock outcrop.

21 *Yuna – Binnu Sandplain ALA*

This ALA covers an extensive area of the Shire of Chapman Valley. Currently it is used mainly for cropping (mostly wheat), though the grazing of livestock (mostly sheep with a few cattle) is also significant. No significant irrigated agriculture exists.

Agricultural importance: The combination of moderate growing season rainfall and 'good to fair quality' sands places this among the highest yielding sandplain country in the region. In seasons with below average rainfall, the better sands tend to outperform the heavier soils of the region but this advantage is not present in wetter years. Although the soils are highly suitable for horticulture, limited groundwater resources make sizeable irrigation developments unlikely.

Opportunities:

- ☐ moderate rainfall;
- ☐ highly productive sands;
- ☐ yields relatively well in below average rainfall years;
- ☐ property and parcel sizes allow for larger scale agricultural developments.

Constraints:

- ☐ limited groundwater resources;
- ☐ yields can be variable due to rainfall.

22 *Ajana – East Yuna Sandplain ALA*

As with ALA 21, the area represents a significant portion of the Shire. It is predominately used for cropping and grazing. Some plantations are being developed in conjunction with the broadacre farming activities.

Agricultural importance: Although this area is dominated by 'better quality' sandplain soils, the moderately low levels of rainfall results in lower yields than experienced on similar soils to the south and west in most seasons. While the soils are highly suitable for horticulture in this area, limited groundwater resources make irrigation developments unlikely. Current knowledge suggests that groundwater supplies are small, scattered and often of questionable quality.

Opportunities:

- ☐ better quality soils;
- ☐ property and parcel sizes allow for larger scale agricultural developments;
- ☐ profitability for broadacre agriculture is maintained by using low input systems.

Constraints:

- ☐ limited groundwater resources;
- ☐ traces of heavy metals may occur in the groundwater;
- ☐ moderately low rainfall levels;

- ❑ wildlife and vermin may reduce crop potential.

23 *Galena–Wandana ALA*

This ALA is bisected with two portions within the Shire of Chapman Valley. The average lot size is 620ha.

Agricultural importance: The nature and productivity of the soils is varied. Though there are considerable areas of 'good quality' soils, the relatively low rainfall limits yields in most seasons. While some soils are highly suitable for horticulture, limited groundwater resources make irrigation developments unlikely. Current knowledge suggests that groundwater supplies are small, scattered and often of questionable quality.

Opportunities:

- ❑ good quality soils;
- ❑ large property sizes;
- ❑ profitability for broadacre agriculture is maintained by using low-input, low-risk systems.

Constraints:

- ❑ limited groundwater resources;
- ❑ low rainfall;
- ❑ traces of heavy metals may occur in the groundwater;
- ❑ wildlife and vermin may reduce crop potential.

Other very minor areas at the outer extremities of the Shire boundary are impacted by other ALA's: 15, 16 and 25.

In conclusion the technical report classifies the ALA's into groups ranging from greatest versatility to limited agricultural potential, based on combined rankings for irrigated and broadacre agriculture.

The existing areas identified by the 2008 Local Planning Strategy for rural smallholdings in Precinct 3 particularly, and carried forward to this strategy, are generally smaller cadastral land parcels, which are identified as being suitable for 20ha+ lots to facilitate more intensive irrigated agricultural purposes as identified in the relevant ALA. No additional areas are proposed.

Extract of Table 5.1 Identification of high quality agricultural land in the Geraldton planning region with Shire of Chapman Valley ALA's highlighted

		Irrigated agriculture ranking				
		1. Largest water resource for irrigation	2. Moderate water resource for irrigation	3. Potential water resource for irrigation	4. Limited water resource for irrigation	5. Insignificant water resource for irrigation
Broadacre agriculture ranking	1. Highest yielding land for broadacre agriculture	Group A: Irwin Valley, Greenough Flats	Group A	Group C: Eradu East Sandplain	Group C: Eradu West Sandplain, Northampton-Chapman	Group C: Yuna – Binnu Sandplain
	2. Higher yields	Group A	Group B: Casuarina Sandplain	Group C	Group C	Group E
	3. Moderately high yields	Group B: Lefroy	Group B: Mt Homer	Group D: Hutt River	Group E: Naraling Hills, Moresby Range	Group E: Allanooka, Ajana – Yuna East Sandplain
	4. Moderately low yields	Group B: Drummonds Crossing	Group D	Group D: Ellendale – Eradu Valley	Group E	Group E Mullewa, Galena– Wandana, Horrocks Coast
	5. Lower yields	Group D	Group D: Geraldton– Dongara	Group E: South Dongara	Group F: Christmas Hill	Group F: Pindar, Ogilvie Road South
	6. Lowest yielding land for broadacre agriculture	Group D	Group D	Group E	Group F: Gregory	Group G: Knobby Head, Kalbarri
	Unallocated Crown Land	UCL: Arrowsmith River, Tompkins Road				

Group C (ALA 20 Northampton-Chapman, ALA 18 Eradu-West Sandplain, ALA 21 Yuna-Binnu Sandplain) - moderate versatility (high crop yields; some areas with horticulture potential)

- ☐ niche opportunities for horticulture in some areas;
- ☐ productive loamy soils for broadacre cropping;
- ☐ numerous small to moderate properties suitable for intensive agricultural development.

Group E (ALA 17 Naraling Hills ALA 19 Moresby Range, ALA 22 Ajana- Yuna Sandplain) – lower versatility (potential to insignificant water resources; variable rainfall; moderate to low yields)

- ☐ varied soils with moderate yields, yields enhanced by better rainfall;
- ☐ niche opportunities for intensive agriculture;
- ☐ manage non-agricultural uses to minimise conflict with surrounding agricultural activities.

2.6 Moresby Range Management Strategy

The Moresby Range Management Strategy was published in 2009. The Strategy Area includes portions of the Shire of Northampton and the City of Greater Geraldton, but the bulk of the Strategy Area is located in the Shire of Chapman Valley.

The objectives of the Strategy are to:

- ☐ protect, conserve and enhance the natural values of the Range;
- ☐ protect the indigenous and non-indigenous cultural values;
- ☐ improve public access and recreation opportunities;
- ☐ manage the risk of erosion and bushfires;
- ☐ ensure a consistent and coordinated policy approach by local and state government to planning decisions.

The profile section of the Strategy highlights the physical and cultural attributes of the study area and identifies land issues, with sections on:

- ☐ physical environment;
- ☐ conservation attributes;
- ☐ cultural attributes;
- ☐ landscape values;
- ☐ land use issues – public access and recreation, development pressure and infrastructure.

The Management Strategy section of the document lists 55 specific recommendations under five key headings linked to strategy objectives:

- ☐ Conservation Management
- ☐ Cultural Heritage;
- ☐ Public Access, Tourism and Recreation;
- ☐ Erosion and Bushfire Management;
- ☐ Preserving Landscapes through Coordinated Management.

A key recommendation of the Moresby Range Management Strategy was the development of a Moresby Range Management Plan to address a Detailed Investigation Area that covers that portion of the Range generally from White Peak Road in the north to Mount Fairfax (in the City of Greater Geraldton) to the south (Recommendation 42). The Management Plan was to provide greater detail on implementing the recommendations of the Management Strategy. This Management Plan was completed in 2010 and is addressed in Section 2.7 below.

The Local Planning Strategy recognises the local and regional significance of the Moresby Range, particularly in terms of its environmental and visual landscape value. The Local Planning Strategy seeks to implement the Moresby Range Management Strategy recommendations by protecting the Range from inappropriately sited development, requirements for additional revegetation and contains both objectives and strategies specifically related to the Moresby Range precinct area.

The Strategy also reinforces the Local Planning Scheme by recommending that

the Moresby Range is included into a Special Control Area within which specific development provisions then apply.

2.7 Moresby Range Management Plan

The Moresby Range Management Plan was prepared in 2010 for the Shire of Chapman Valley and the City of Greater Geraldton. The Management Plan fulfils a recommendation of the Moresby Range Management Strategy and provides more detailed guidance over a study area covering the portion of the Moresby Range nearest Geraldton, generally between the Buller and Chapman Rivers.

The Management Plan's vision for the Moresby Range is to create a park that is underpinned by the idea of people finding new ways to be in the landscape.

The Management Plan was formulated after extensive community consultation. The major finding was that the community wanted the Range to be turned into a unique and iconic Park that would become an asset and a resource for the regional, Western Australian and international communities.

Accordingly, the Management Plan identifies a Range Precinct, predominantly encompassing the flat tops and sideslopes of the Range and notes a general consensus that in the long term the Range Precinct should be in public ownership to allow the landscape to be developed in different directions and give more access for a diverse range of activities. At present, nearly all land in the Range Precinct is privately owned.

The Plan recommends that current landowners should receive a fair and reasonable exchange if they choose to place their land into the Park; this may involve a mix of purchase, land swaps or development opportunities, determined on a case-by-case basis. The Plan considers it inappropriate for State acquisition to occur before landowners are ready for such action.

The Plan also makes recommendations for land uses around the Range Precinct, particularly on the western side of the Range. Here the objective is to allow limited urban development to occur in the foothills, subject to development conditions, that will create smooth and gradual visual transitions from the obviously urban centre of the City to the bush and green appearance of the Range.

The visual management objective for urban areas west of the Range Precinct is best practice siting and design, with buildings and other developments prominent close to the highly urbanised centre of Geraldton, while closer to the Range urban development should become "blending". Measures to achieve this appearance of blending include:

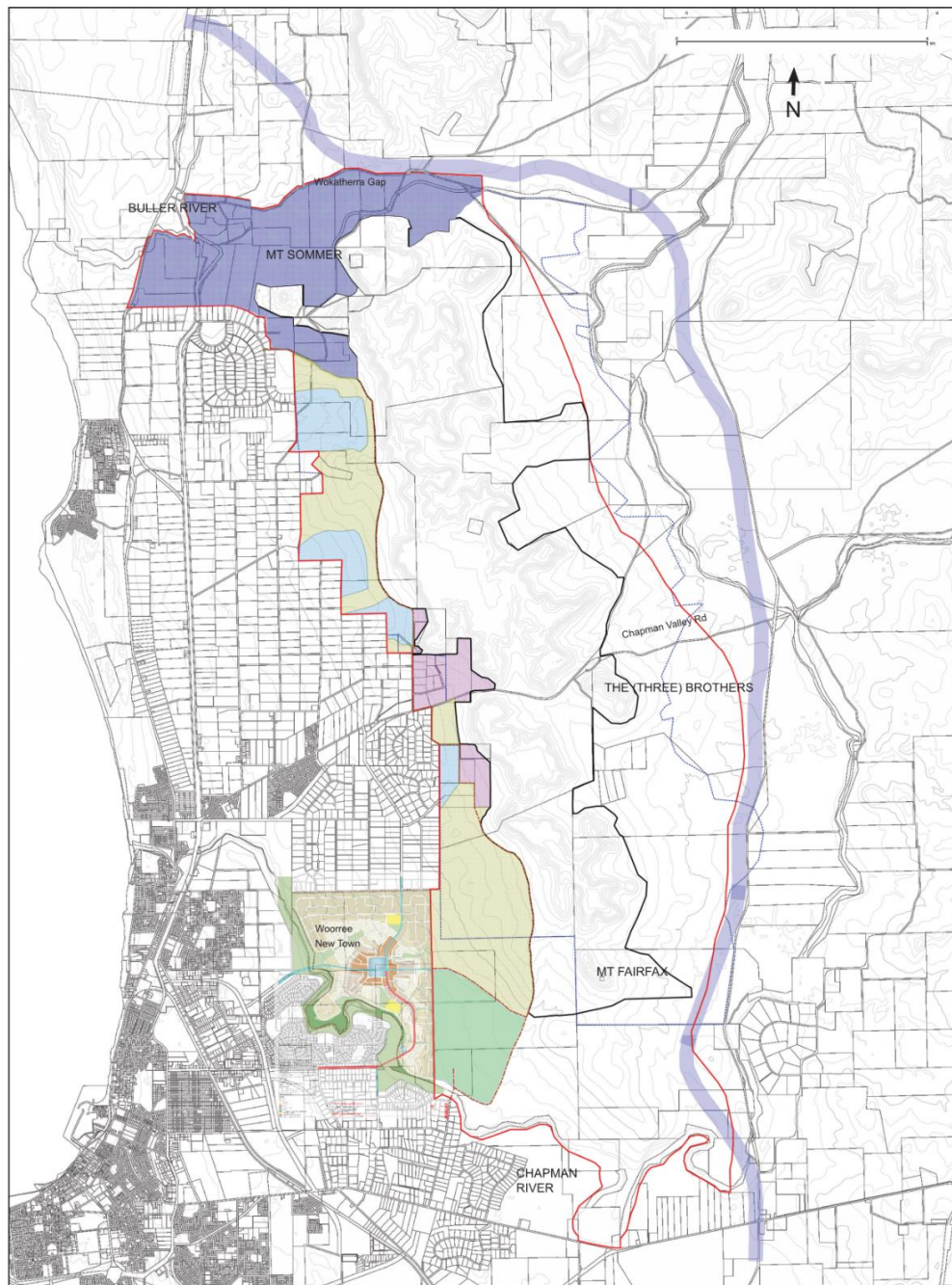
- ☐ preventing development up the faces of the Range;
- ☐ limiting the density of urban development on the foothills;
- ☐ making extensive provisions to improve the visual amenity of urban development in the foothills through planting of tree screens, revegetation of creek lines etc.

The visual management objective for areas east of the Range Precinct is that they should retain their agricultural uses but stabilise the landscape and be

revegetated to produce better visual integration between the agricultural areas and the Range Precinct, and by restoring and enhancing the lower side slopes of the Range, the cleared watercourses and road verges. It is anticipated that there will be no urban development and minimal new built structures in this area, but the visual management objective for these areas should be “blending”.

Land on the western side of the Range is divided into 14 precincts, of which four precincts (1, 2, 8, 9) are wholly in the Shire of Chapman Valley, and one precinct (3) straddles the Shire and the City of Greater Geraldton.

Moresby Range Management Plan Extract - Proposed Land Use



MORESBY RANGE MANAGEMENT PLAN - STUDY BOUNDARY, PROPOSED LAND USE

- Range Precinct boundary - - - Foothills Rd - - - Old Study Boundary - - - New Study Boundary - - - Oakajee Narngulu Infrastructure Corridor
- innovative subdivision to protect landscape feature ■ high visibility area, larger lots typically 2 - 4 ha ■ lower visibility area, lots typically larger than 1 ha
- lots on a major landscape feature around Chapman Valley Road, no further subdivision ■ low density urban, adjacent to the Woorree New Town

Precinct 1 – Southern Foothills of Wokatherra Hill

The Plan notes that the landform and biodiversity of this area does not lend itself to a roll-out of typical traditional urban/semi-urban housing lots and access roads that is common around Geraldton. It indicates that increased rural-residential development could occur in the area, but only by using highly sensitive ecological and sustainability design approaches to carefully place residential development into the landscape rather than on top of it. Density of development should be in the order of one dwelling per 4ha.

Any future rezoning and/or subdivision should be subject to preparation of a Master Plan for the precinct that allow survey-strata/cluster/hamlet styles of development with strategic and sensitive placement of lifestyle housing into the landscape. The Master Plan should respond to, and ecologically enhance, the landform, biodiversity, water movement, vegetation cover and other landscape and visual attributes. Development should also emphasise Ecologically Sustainable Design approaches, including renewable energy supplies, owner supply of water, locality based wastewater disposal and sustainable/recyclable building materials.

Precinct 2, 3 (and others in CoGG) – New Urban Development West of the Range

This Section addresses how the long term future urban areas between the City and the Range Precinct, including Precincts 2 and 3 in the Shire of Chapman Valley, should be designed to ensure a smooth transition between the dense, urban form of the City and the ultimate green and bushy landscape of the faces of the Range.

In higher visibility locations, including Precinct 3, larger lots in the range of 2–4ha should be developed. For areas of lower visibility, including Precinct 2, smaller lots of 1ha or above should be developed. However, in parts of Precinct 2 with significant associations of stream zones with stands of remnant vegetation, this will have to be balanced with better quality of design that respects and enhances the area's ecological quality. These minimum lot size recommendations should inform the recommended lot size requirements for future rural residential development within this Strategy.

The ecological quality of the foothills landscape will be improved by requiring, as a condition of subdivision:

- ☐ design of urban developments incorporating urban water management that incorporates protection, repair and enhancement of creek lines, control of urban and road run off and generally environmentally sensitive design;
- ☐ walk-trail links from within the developments to a Foothills Road constructed along the western foothills from Parkfalls Estate to Woorree and then into appropriate locations within the Range Precinct;
- ☐ that designs identify and avoid development of existing native vegetation stands and provide landscape plantings that protect creek lines, join up existing vegetation areas and provide shelter for walk trails to a Park.

Guidelines are provided for addressing visual transitions in these Precincts, specifying design responses to these criteria:

- ☐ housing density and lot size;
- ☐ revegetation of streamlines and bushland areas;
- ☐ orientation of roads and blocks;
- ☐ location;
- ☐ amount of vegetation cover;
- ☐ siting of buildings in the landscape;
- ☐ type of vegetation;
- ☐ location of recreation areas.

Precincts 8 & 9 – Established Small Lots around Chapman Valley Road

With respect to Precinct 8, the Plan recommends no subdivision of small lots between the Foothills Road and the Range Precinct. However, given their proximity to the proposed central facility they should be able to develop businesses that are compatible with a Park, such as low impact tourism. The Plan also recommends owners be encouraged to revegetate Ego Creek and the sides and faces of the Range and to introduce screening planting for houses in the area.

Recommendations for the proposed Park address access points, tracks, recreational use and interim land management. A location, concepts and activities for a proposed Central Facility are outlined.

Precinct 9 addresses the area which includes the existing Coffee Pot development. There is scope for smaller lots at the lower elevations closer to Chapman Valley Road and close to existing development. Local planning scheme provisions and structure planning should incorporate design features to address visual landscape matters.

The Management Plan also contains sections and recommendations on:

- ☐ managing natural resources (erosion, vegetation, landscape repair, water quality);
- ☐ cultural values and appearance;
- ☐ implementation and governance.

2.8 Oakajee–Narngulu Infrastructure Corridor Draft Alignment Definition Report

The Oakajee–Narngulu Infrastructure Corridor (ONIC) is a proposed rail, road and services corridor linking the Narngulu Industrial Estate with the proposed Oakajee Industrial Estate and Port. Co-location of road, rail and utilities infrastructure in a single corridor will minimise impacts on landowners. The ONIC alignment is shown upon the Precinct Strategy Maps.

The Department of Planning’s Oakajee–Narngulu Infrastructure Corridor Draft Alignment Definition Report (2014) outlines the detailed analysis undertaken in identifying a recommended alignment for the ONIC

The Report addresses a detailed consultation process, comprehensive literature review and consideration of numerous studies, analysis of design requirements for road, rail and services and consideration of opportunities and constraints (including statutory and strategic planning, European and Aboriginal heritage, environment, land tenure and location of residences). The Report then provides

assessment of various alignment options for different segments of the corridor.

The Report identifies a preferred alignment for the ONIC. The preferred corridor is approximately 34 km long and, to accommodate road, rail and services utilities infrastructure, is generally at least 230m wide.

The rail component will have capacity to accommodate dual gauge, dual track rail from the existing Geraldton – Mullewa rail line to Oakajee, including the design requirements for the proposed Oakajee Port and Rail (OPR) rail line to iron ore deposits to the northeast. The ONIC road component, from the Geraldton – Mount Magnet Road near Moonyoonooka to the North West Coastal Highway at Oakajee will ultimately be a four lane, controlled access rural highway that will form part of the Geraldton Outer Bypass, allowing heavy freight vehicles to bypass the built up areas of Geraldton.

The preferred alignment differs from that shown in the 1999 Geraldton Region Plan, an alignment determined by Westrail in 1998 based on a narrow gauge railway within an identified 40m corridor. Key features of that part of the preferred alignment within the Shire of Chapman Valley include:

- ❑ avoiding impacting on the Broadcast Australia site in Narra Tarra (which contains regional radio transmission facilities with an underground array and antenna) by locating the services corridor to the west of the site and co-locating the ONIC road and rail components with the proposed OPR rail alignment to the east of the site;
- ❑ widening the ONIC from just south east of the Broadcast Australia site through to Oakajee to accommodate the rail alignment proposed by OPR;
- ❑ aligning the ONIC through the Wokatherra Gap to minimise impacts on vegetation and watercourses and reduce the amount of earthworks.

Every lot that previously had legal road access and will be severed by the ONIC is to be provided with legal road access.

The Draft Alignment Definition Report was advertised for public comment in 2014. At the time of writing a final State Government confirmation of the corridor alignment is still pending and there is no commitment or funding allocated to acquisition of the land or construction of infrastructure within the ONIC. The location of the draft ONIC alignment is reflected in the Strategy and impacts upon land use planning in Precincts 3, 4, 5, 6 and 7. Proposals adjoining the proposed ONIC alignment will likely need to address matters such as access, noise impacts and referral to relevant agencies.

2.9 Dongara to Northampton Coastal Route Corridor Alignment Selection Study

At the time of writing, the Dongara to Northampton Coastal Route Corridor Alignment Selection Study is being undertaken by Main Roads Western Australia (MRWA), to identify a future road corridor that will meet future needs for moving people and freight.

MRWA has considered several options for a new inland route as well as upgrading the existing Brand Highway between Dongara and Geraldton and North West Coastal Highway (NWCH) between Geraldton and Northampton. Its assessment has considered environmental, social, engineering and economic constraints.

Three options were identified for the northern section of the corridor between Geraldton and Northampton. Options 4 and 5 use the road component of the Oakajee–Narngulu Infrastructure Corridor (ONIC) north to its intersection with Chapman Valley Road and then generally follows the ONIC for a short distance before continuing roughly north-northwest through the Shire to its boundary with the Shire of Northampton. Options 4 and 5 then differ in meeting the existing NWCH south of Isseka or on the proposed Northampton Bypass respectively. Option 6 uses the road component of ONIC until it reaches the NWCH at Oakajee and then continues north along an upgraded NWCH. Option 6 (i.e. the ONIC) is supported by the Shire of Chapman Valley, and this option was also supported by all other local governments along the alignment/study area (Shire of Irwin, City of Greater Geraldton, Shire of Northampton).

These options have been subject to initial public consultation. At the time of writing, a decision has yet to be made on the preferred option for the corridor alignment.

2.10 Regional Natural Resource Management Strategy Northern Agricultural Region of Western Australia

The Shire of Chapman Valley falls within the Northern Agricultural natural resource management (NRM) region, which is one of six NRM regions within the State. The Regional Natural Resource Management Strategy for the Northern Agricultural Region was coordinated in 2005 by the Northern Agricultural Catchments Council with the general intent of the strategy being to promote the sustainable use and management of natural resources. The strategy identifies strategies, targets and actions for the long-term management of identified natural resources, many of which are applicable to the Shire of Chapman Valley. Of particular relevance to the Shire are targets and actions relating to coastal management, sustainable tourism, protection of agricultural land, groundwater management and quality, and cultural heritage.

Resources for the implementation of the strategies and actions identified in the NRM Regional Strategy are delivered through an investment planning process, which is an ongoing process based on priorities and availability of funding from the Federal Government.

2.11 Geraldton Regional Flora and Vegetation Survey

The Geraldton Regional Flora and Vegetation Survey (GRFVS) (March 2010), was prepared by the Department of Planning supported by Ecoscope (Australia) Pty Ltd. The Survey aims to provide a regional context for land use planning and the environmental impact assessment of proposals affecting native vegetation in the Geraldton region.

The GRFVS area covers the parts of the Shire of Chapman Valley and the City of Greater Geraldton experiencing the greatest development pressure. Within the Shire of Chapman Valley, it extends from Coronation Beach Road in the north, south to the Shire boundary, west to the coast and east to the foothills of the Moresby Range.

The Survey involved desktop analysis, field surveys, ground truthing and

statistical analysis. It found that within the GRFVS area, only 15% of the pre-European extent of native vegetation remains, with much of the remaining vegetation disturbed, fragmented, and subject to ongoing threats and the impacts associated with climate change. The GRFVS report provides information on vegetation types, mapped and described at regional scale as Beard vegetation associations (BVAs), and at the local scale as GRFVS plant communities.

The report identifies 17 GRFVS plant communities, 13 of which occur within the Shire of Chapman Valley portion of the Survey area. For each of the plant communities, the report outlines its extent, rarity, representation, diversity, vegetation condition and relationship to Beard vegetation associations to assist in determining conservation significance.

The two rarest GRFVS Plant communities, 4 (Swale: *Ficinia nadosa*) and 5 (Swale: *Frankenia pauciflora*) are located within the Shire of Chapman Valley and are considered regionally significant. Two other plant communities within the Shire are restricted in distribution and are also considered regionally significant: 11 (Limestone ridge: *Melaleuca cardiophylla*/*Eucalyptus* spp.) and 15 (Thicket: *Melaleuca* spp. /mixed spp.).

Other plant communities within the Shire (1, 2, 3, 12, 13, 16 and 17) are also considered to have conservation significance because, while they have a greater natural extent, they are largely degraded or threatened. Plant communities 8 and 10, are more widespread, but better condition representatives are considered to have local conservation significance.

EPA Environmental Protection Bulletin Number 10

This Bulletin states that the Environmental Protection Authority (EPA) has endorsed the Geraldton Regional Flora and Vegetation Survey (GRFVS) as a key information source to help minimise the environmental impact of future development in the Geraldton region. The EPA will use the information in the Survey to assess the impact of proposals on regionally significant flora and vegetation. The EPA notes that the Survey does not replace the need for site specific flora and vegetation surveys.

Geraldton Regional Conservation Report Volume 1 – GRFVS Project Area

This 2012 Conservation Report represents the second phase of the GRFVS. This report has been written to complement the 2010 GRFVS and relies heavily on the findings and recommendations in that Survey. The aim of the Conservation Report is to provide for establishing a representative, comprehensive and viable network of natural areas that are retained and protected, and cover the study area's biodiversity.

Native vegetation in the study area has been divided into two main conservation significance categories; native vegetation meeting the regional significance criteria and native vegetation considered locally significant.

The report identifies six conservation significance categories: 1A, 1B and 1C (regionally significant local areas) and 2A, 2B and 3 (locally significant natural areas). The various Beard vegetation associations are prioritised by conservation significance. Figure 7 of the Conservation Report shows the native vegetation

extent by conservation significance categories.

The report finds 6,041ha of native vegetation remaining in the study area represents only 18.6% of the pre-European extent of vegetation in the study area (this differs from the 15% calculated in the 2010 Survey due to a reduced study area size). This is well below the recommended 30% threshold level for retention of ecological communities. Nearly 83% of native vegetation in the study area meets the regional significance criteria.

The report analyses native vegetation according to land use categories in local planning schemes, the various levels of opportunities and constraints to native vegetation retention, and levels of the protection these land-use categories provide. It finds that more than a third of the remaining native vegetation is within areas that provide very few opportunities for native vegetation retention or protection and concludes that regionally significant natural areas will be affected by future development in the study area.

To help minimise the impact of future development on regionally significant native vegetation, 76 Indicative High Conservation Value Areas (IHCVAs), including 32 in the Shire of Chapman Valley, have been identified to spatially highlight areas where native vegetation should be a high priority consideration in development planning. The report discusses each IHCVA (some individually, some in groups) and makes recommendations for a minimum area of native vegetation of a specified type to be retained and/or protected.

While focusing on IHCVAs, the report also notes that any native vegetation in good condition outside of an IHCVA should be retained, as the current native vegetation extent is well below the 30% threshold level.

The report makes 16 recommendations. These address the use of the report in considering strategic land use planning, rezoning and development. A key recommendation is the development and adoption of a Local Biodiversity Strategy.

3.0 LOCAL PLANNING CONTEXT

To provide for orderly and proper planning across the municipality in accordance with local community aspirations, the Shire has, and continues to develop, a policy framework at the local level that fits with both State and Regional Policy objectives.

Summarised below are a number of current policy instruments of the Shire used to assist in directing and regulating land use and development:

3.1 Local Planning Scheme

The Shire of Chapman Valley Local Planning Scheme No.3 is the operative statutory Scheme, at the time of preparation of this Local Planning Strategy.

It is envisaged that future amendments to the Local Planning Scheme will be guided by the direction and content of the Local Planning Strategy

3.2 Chapman Valley Coastal Management Strategy and Action Plan

Given the Shire's coastline is under mounting public pressure from a range of lawful and unlawful recreational uses and activities, and also the potential for a range of heavy industrial uses coupled with the establishment of a deep water port, the Shire, with assistance from the Western Australian Planning Commission, LandCorp, and Shire of Northampton, prepared a Coastal Management Strategy in 2007 that also included the southern portion of coastline of the Shire of Northampton.

The Coastal Management Strategy was based on the work and findings of the Batavia Coastal Strategy prepared by the Western Australian Planning Commission. To ensure the Strategy's continuing relevance it was reviewed in 2016 and guides coastal planning between Drummond Cove to the south through to Woolawar Gully in the north and also addresses the rivermouth areas for Buller, Oakajee and Oakabella Rivers (within the neighbouring Shire of Northampton).

The strategy identifies a range of issues facing the coastal precinct including:

- ❑ The fragmented nature of land ownership of this section of coast which results in difficulties in achieving coastal management objectives and actions;
- ❑ Addressing climate variability and the potential for impacts resulting from climate change in the medium to longer term;
- ❑ Appropriate management of recreational land uses to reduce and mitigate environmental degradation;
- ❑ Provision of permanent access to the coast;
- ❑ Intensifying usage of the coast due to population and urban growth and the need to cater for this but at the same time maintain the areas unique 'tranquillity and isolation';
- ❑ Protection and enhancement of recreational activities popular in the area such as windsurfing, kiteboarding and longboarding;
- ❑ The need to consider within coastal management the future development of

the Oakajee Port and Industrial Estate; The need to identify provision of facilities with appropriate controls to sustainably provide for tourist and recreational demands;

- ☐ Appropriate management of negative externalities associated with camping in the study area;
- ☐ Appropriate sustainable management of off-road vehicles within the area;
- ☐ The need for more policing at certain sites to help manage land use;
- ☐ Consideration of heritage assets and values within the area;
- ☐ The need to continue and enhance community involvement in coastal management, particularly coastal landowners as well as user groups and community groups with an interest in coastal management issues.

It details a proposed management framework and action plan to co-ordinate strategies for management, access, landuse, heritage and community interests for each of 6 identified precincts, each with its own specific considerations:

- ☐ Drummond Cove;
- ☐ Buller River;
- ☐ Spot X and Oakajee River;
- ☐ Coronation Beach;
- ☐ Oakabella Creek (within neighbouring Shire of Northampton);
- ☐ Woolawar Gully.

3.3 Nanson Townscape Plan

The Nanson Townscape Plan was adopted by Council on 16 March 2004. The purpose of the Townscape Plan is to provide guidance for future development and enhancement of the Nanson townsite, whilst forming a solid foundation in the pursuit of state and federal grants funding for specific projects identified in the Plan. In contrast to other Streetscape or Townscape Plans, in this Plan, particular emphasis has been placed on preserving the town's environmental values, historical significance and lifestyle opportunities over and above the provision of improved recreation areas, street furniture, directional signage, road access, drainage, walk paths/trails, roadside vegetation, street lighting, public amenities, building design guidelines, and delineated public parking.

Notwithstanding the need for heritage preservation and recognition the Townscape Plan also promotes the need for improved public amenities such as children's playground, community recycling facility, public parking, fire fighting water supply and standpipe and improved river access, as well as the opportunity to establish home based cottage industries and low key tourism.

Further, the Townscape Plan acknowledges the preparation of the Nanson Historical Grounds Guided Management Plan and Nanson Foreshore Management Plan. The collective implementation of all three Plans will ensure the vision of Nanson is achieved.

The Local Planning Strategy envisages that Nanson should be promoted as a consolidated rural hamlet promoting and protecting its heritage significance and streetscape as per the intentions of the Townscape Plan.

3.4 Upper Chapman River Integrated Management Plan

This project focuses on the Upper Catchment of the Chapman River with the first year aimed at developing an environmentally sustainable and strategic approach to assist landholders in conserving the Chapman River through Integrated Catchment Management practices. This will be achieved through conducting detailed research into the processes that threaten the Chapman River and identification of current best practice management options available to landholders. These in turn will be incorporated into the Management Plan that will guide on-ground works in the area through the remainder of this project and in the future.

The subsequent second and third years of this project will involve implementation of the recommendations set out in the Management Plan which is likely to include drainage solutions, revegetation and weed management programs, and improved stock management and control techniques.

In addition the project will also focus on a strong education component consisting of a number of programs. In this regard activities with landholders will include discussion of current best practice management and promote integrated catchment management. Activities targeted at school children will also increase awareness of the function of the river and catchment and the importance of correct land management practices. Activities directed at the wider community will promote the project and more broadly natural resource management within the Shire.

3.5 Oakajee Industrial Estate Structure Plan

Oakajee was selected by the State Government in 1992 as a site for future processing industry and a deep water port. Between 1997 and 2009, the State rezoned and acquired a substantial 6,400ha area of land for the purpose of a proposed industrial estate and surrounding buffer area. The Shire's Local Planning Scheme contains the Oakajee Industrial zone covering the proposed Oakajee Industrial Estate and a Special Control Area comprising both the Industrial Estate and its identified Buffer Area. The Oakajee Industrial zone is divided into three areas:

- ☐ Area A - General Industry (two separate areas, south and east of Area C);
- ☐ Area B - Coastal;
- ☐ Area C - Strategic Industry.

The Oakajee Industrial Estate Structure Plan was endorsed by Council and the WAPC in April 2012. The Structure Plan will guide the future development of the Industrial Estate (both areas A and C) and the Buffer Area. A separate Oakajee Port Master Plan prepared by the Mid West Ports Authority deals with the proposed port and adjacent coastal area (area B). The Structure Plan seeks to ensure that development of the industrial estate integrates with the development of the Oakajee port and rail link.

The Oakajee Industrial Estate Structure Plan is given force by Special Control Area provisions in the Shire's Local Planning Scheme which require that all development within the Oakajee Industrial Estate and Buffer must be in accordance with an approved structure plan.

The Structure Plan document sets out:

- ❑ objectives for the industrial estate and the form of intended development;
- ❑ principles for the integration of planning, engineering, sustainability, heritage and landscape factors;
- ❑ a spatial framework to optimise industrial development opportunities;
- ❑ mechanisms that will provide for the protection of environmental, heritage and community values.

The Structure Plan document outlines and analyses the planning and environmental context of the Industrial Estate. The Structure Plan document provides an overview, reinforced with more detail in many Appendices, addressing the areas of:

- ❑ sustainability;
- ❑ environment;
- ❑ industrial ecology;
- ❑ transport;
- ❑ landscape;
- ❑ heritage;
- ❑ servicing.

The Oakajee Industrial Estate Structure Plan proposes the following:

Transport network

The transport network comprises:

- ❑ Three access roads into the Industrial Estate from North West Coastal Highway (NWCH): a Northern, Central and Southern Access Road. The Central and Southern Access Roads would provide access to both the port and the Industrial Estate; the Northern Access Road would provide separate road access to the port. The timing and the initial and ultimate standard of construction for each of these is outlined in a Staging Plan. All road/rail crossings are proposed to be grade separated;
- ❑ A spine road linking the Central and Southern Access Roads through the Strategic Industry area (Area C) and continuing south into a General Industry area (Area A);
- ❑ Rail links to the port, both for direct bulk export of iron ore and, as and when required, multi-product rail links both externally to Narngulu and beyond and between the Strategic Industry Area and the port;
- ❑ An interchange between NWCH and a Geraldton Bypass which will follow the proposed Oakajee–Narngulu Infrastructure Corridor.

Other features

The Structure Plan identifies:

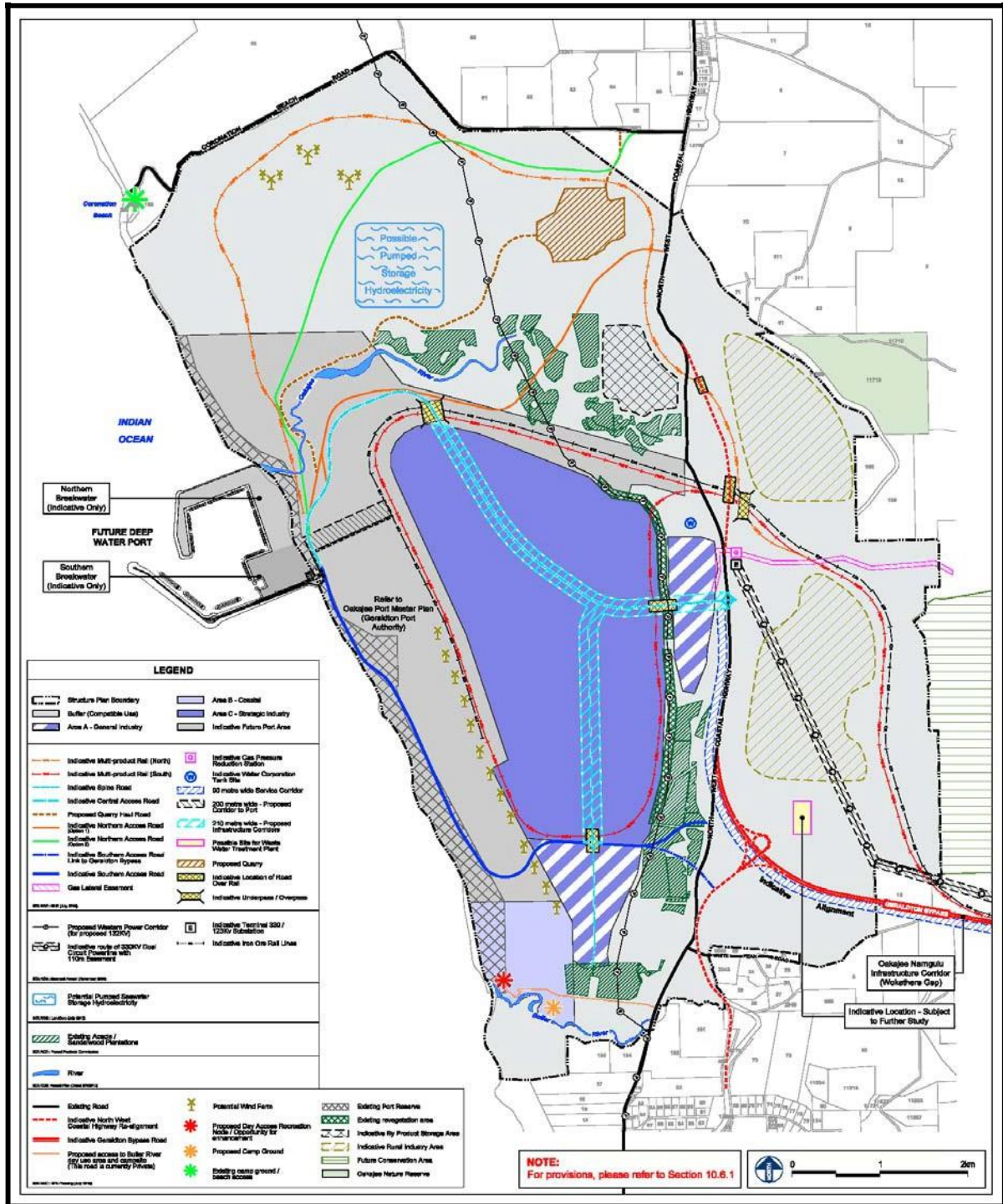
- ❑ infrastructure corridors – 210m wide to accommodate all servicing, transport and landscaping, and dividing the Strategic Industry area (Area C) into three “precincts”;
- ❑ a 200m wide corridor between the Strategic Industry area (Area C) and the port;
- ❑ indicative areas within the Buffer Area for rural industry and by-product

- storage;
- ☐ proposed quarry site;
- ☐ a gas lateral easement;
- ☐ an indicative Water Corporation tank site;
- ☐ potential wind turbine sites;
- ☐ a possible seawater pumped storage hydroelectricity dam;
- ☐ routes for 132kV and 330kV transmission lines; and
- ☐ an indicative location of a wastewater treatment plant (WWTP) (with reference in the document to the potential for the WWTP to recycle wastewater);
- ☐ proposed access to the Buller Rivermouth.

Section 11 of the structure plan document also outlines existing and proposed future landscape treatments, and Section 11.6.1 specifies land use controls applying to the Buffer Area, listing uses that are not permitted and stipulating that intensive agriculture the function is to be limited to non-food production.

The Local Planning Strategy identifies the Oakajee Industrial Estate as a 'Strategic Industry' site which remains surrounded by the 'Rural' land use classification. The Oakajee buffer area is included within a Special Control Area in the Local Planning Scheme to assist in protecting the Strategic Industry site for its intended purpose without being hindered by encroachment from incompatible land uses. The site objectives and strategies are outlined further in Precinct 6.

Oakajee Industrial Estate Structure Plan Extract



3.6 Oakajee Port Master Plan

The Oakajee Port Master Plan was developed in 2011 by the Mid West Ports Authority to guide the development of the proposed Oakajee Port over a 30 year timeframe.

Oakajee has been identified as the most suitable site for a future deep water port on the Mid West coastline. A deep water port is required for the handling and bulk export of iron ore and it is anticipated this will provide the impetus for the development of the port. Once developed, the port will provide opportunities for other industries and make the adjoining Oakajee Industrial Estate more attractive for potential customers. While the Master Plan notes that the Oakajee Port and Rail project is a critical first step in its implementation, it indicates that the port and rail infrastructure will be subject to open access routines and that the long term vision is for an Oakajee Port handling multiple products with multiple users.

The Master Plan anticipates development of the Oakajee Port in demand-driven stages, with the first stage comprising the construction of a southern breakwater and associated iron ore handling facilities. Subsequent development could include construction of a northern breakwater to provide the sheltered water required for safe operation of additional berths, making Oakajee the largest capacity port in the state outside of the Pilbara. The staged long term development of Oakajee Port would be accompanied by the staged development of land and transport infrastructure.

The Long Term Oakajee Port Development Concept shows:

- ☐ southern and northern breakwaters (indicative only);
- ☐ a port transport logistics zone that can provide:
- ☐ a collection and distribution area for road based transport;
- ☐ a service corridor allowing movement of utilities (including water, electricity and gas) from the Oakajee Industrial Estate to the port;
- ☐ a transport corridor for pipeline and conveyor connections between the Oakajee Industrial Estate and the port;
- ☐ a port industrial area to the north, for cargo consolidation, storage, administration and loading support operations;
- ☐ two large port bulk stockpile areas to the south; and
- ☐ rail and road access routes, including a haul road to the nearby quarry site which would provide the large rocks needed for the southern and northern breakwaters.

The land area identified for a future port at Oakajee is included in the 'Strategic Industry' classification in the Local Planning Strategy, similar to the balance of the Oakajee Industrial Estate, to assist in ensuring the land is retained for its intended industry and port related purpose.

3.7 Geraldton Local Biodiversity Strategy

The Geraldton Local Biodiversity Strategy (2013) was prepared over the area of the Geraldton Regional Flora and Vegetation Survey (GRFVS), covering the parts of the Shire of Chapman Valley and the City of Greater Geraldton experiencing the greatest development pressure. Within the Shire of Chapman Valley, it

extends from Coronation Beach Road in the north, south to the Shire boundary, west to the coast and east to the foothills of the Moresby Range. The Geraldton Local Biodiversity Strategy was not formally adopted by the Shire of Chapman Valley but was received as a document to assist statutory and strategic planning.

The Local Biodiversity Strategy (LBS) is based upon both the GRFVS and the Geraldton Regional Conservation Report Volume 1.

The LBS identifies five goals:

- ☐ Retention: Retain natural areas;
- ☐ Protection: Protect natural areas and specific biodiversity features;
- ☐ Management: Manage protected natural areas for conservation;
- ☐ Engagement: Increased community contributions to biodiversity conservation;
- ☐ Regeneration: Ensure the rate of regeneration exceeds the rate of degradation.

These goals translate into more detailed targets, including:

- ☐ retention of over 10% of the original extent of native vegetation in the study area;
- ☐ retention of a representative and well connected network of natural areas;
- ☐ requirement to offset and revegetate as compensation where losses are unavoidable;
- ☐ protection of at least 5% of the original extent of natural areas;
- ☐ protection of Threatened Ecological Communities, Declared Rare Flora, Priority flora and fauna, and riparian and coastal vegetation;
- ☐ active management of 100% of local government natural areas of conservation value;
- ☐ active management of 50% of all other retained natural areas through provision of incentives for private land conservation and restoration.

The LBS has renamed the Indicative High Conservation Value Areas (IHCVAs) from the Geraldton Regional Conservation Report Volume 1 as Areas of Conservation Value (ACVs), to spatially highlight areas where consideration of native vegetation retention and protection should be a high priority in decision-making. 32 of the 76 ACVs in the LBS study area are in the Shire of Chapman Valley.

The LBS divides ACVs into three categories:

- ☐ Protection – ACVs with good opportunities for natural area protection of biodiversity;
- ☐ Retention – ACVs with good opportunities for natural area retention of biodiversity; and
- ☐ Constrained – ACVs that have constraints for protection or retention of natural areas but contain natural areas of high conservation that need to be considered in decision – making.

Appendix B provides recommendations and important considerations for each ACV.

The document goes on to address a range of mechanisms for achieving biodiversity conservation – including, local planning framework provisions, policies for biodiversity conservation and incentives for private land conservation.

Section 8.2 of the LBS provides priorities and recommendations to achieve the five goals. The Action Plan includes the following:

- ❑ Consider changes to the subdivision and approvals process to consider LBS Goals and offer concessions and incentives;
- ❑ Update the Shire of Chapman Valley Local Planning Scheme to achieve LBS Goals (suggestions are in Appendix C of the LBS);
- ❑ Develop a Local Planning Policy for Biodiversity Conservation (recommended structure and content is in Appendix E of the LBS);
- ❑ Consider changing zoning, vesting or reservation purpose of local government owned ACVs to Conservation;
- ❑ Update the Shire of Chapman Valley Local Planning Strategy to recognise the LBS and incorporate provisions for biodiversity protection and retention as identified in this strategy;
- ❑ Revise relevant land use planning categories in the Local Planning Scheme to create a Conservation zoning, and amend other zonings to better reflect the importance of biodiversity conservation.

The Local Planning Strategy has been updated to strengthen objectives and strategies related to vegetation protection and revegetation. It also now provides for the subdivision of rural land to create conservation lots in accordance with WAPC Policy DC 3.4.

3.8 Buller Local Structure Plan

The Buller Local Structure Plan was approved by the WAPC on 1 February 2016. The Buller Local Structure Plan covers land bounded by the coast and coastal foreshore reserve in the west, Buller River in the north, North West Coastal Highway in the east and the boundary of the Shire and the City of Greater Geraldton in the south. The bulk of this 197ha area is identified as Future Urban in the Greater Geraldton Structure Plan 2011. The area is zoned Development in the Shire of Chapman Valley Local Planning Scheme. Four Environmental Conditions applied by the Minister for Environment apply to this Development Zone.

The Structure Plan proposes that the area be developed for between 540 and 650 residential lots at densities between R5 and R15. It also proposes substantial areas of coastal foreshore reserve, public open space and vegetation protection within larger residential lots.

The Structure Plan divides the area into northern and southern sections. The northern section requires further planning prior to subdivision with respect to the internal road network, provision and location of public open space and the Buller River floodplain.

The bulk of the area is designated as having a density code of R5/10. A small area in the south of the site is designated as R10/15, providing a more consistent interface with existing development to the south in Drummond Cove. In the R5/10 area, Vegetation Protection Areas are to be designated R5, all

development is to be limited to a defined building envelope on each lot and boundary fencing is to be avoided. In other areas, R10 may be applied where consistency with the Government Sewerage Policy is demonstrated.

With respect to noise from North West Coastal Highway, the Structure Plan notes that a detailed acoustic assessment and noise mitigation measures will be required. All lots abutting the highway are also to provide a 10m wide landscaping area to provide visual screening. No direct vehicular access to the highway will be permitted from these lots.

The Structure Plan also identifies:

- ☐ reports and strategies to be prepared prior to subdivision application (including refinement of the foreshore reserve width, local development plans addressing vegetation protection and highway noise, and bushfire attack level assessments);
- ☐ conditions of subdivision approval that may be recommended;
- ☐ infrastructure requirements;
- ☐ general development requirements; and
- ☐ the need for detailed planning for areas identified as containing *Frankenia pauciflora*.

The Structure Plan also includes a local water management plan.

The Structure Plan has influenced the land use classifications of the Strategy Map so as to promote consistency between the two planning documents. It is also noted that undeveloped land within the Buller Local Structure Plan will continue to provide for the population growth of the Shire.

3.9 Wokarena Heights Residential R2.5 Local Structure Plan

The Wokarena Heights Residential R2.5 Local Structure Plan was first adopted by the Shire of Chapman Valley in 2012. A revised Structure Plan was endorsed by the Shire in August 2013 and by the WAPC in October 2013.

The Structure Plan covers land bounded by North West Coastal Highway (NWCH) in the west, the boundary of the Shire and the City of Greater Geraldton in the south, the former Geraldton to Northampton railway reserve in the east and Eliza Shaw Drive and existing lots in the Parkfalls Estate to the north. This 143ha area is zoned Residential R2.5 in the Shire of Chapman Valley Local Planning Scheme.

An indicative lot layout in the Structure Plan shows 253 lots of 4,000m². The Structure Plan also proposes a total of 14.18ha of Public Open Space, in three areas of 12.6ha, 1.06ha and 0.52ha, 1.06ha and 12.60ha. The 12.6ha Public Open Space area would protect remnant vegetation for its conservation value.

No new road connections are proposed to NWCH, and no road connection is proposed to the future realignment of NWCH along the former railway reserve on the eastern boundary of the subject land. A connection is shown to Eliza Shaw Drive; whether this is a road connection or a pedestrian access way is to be determined at the time of subdivision.

The Structure Plan delineates portions of the subject land where Detailed Area

Plans will be required. Building envelopes will be required to achieve a minimum rear setback of 30m to existing lots in the Parkfalls Estate; a 10m landscape buffer will also be required to those lots.

A Table in the document sets out the proportional contributions to road infrastructure upgrades that will be required from the owners of each existing lot. These contributions are to be required as a condition of subdivision approval.

The Structure Plan also sets out general subdivision and development requirements, includes a local water management plan and specifies technical studies and plans that will be required to support subdivision applications.

The Structure Plan has influenced the land use classifications of the Strategy Map to promote consistency between the two planning documents. It is also noted that undeveloped residential land within the Wokarena Heights Local Structure Plan shall continue to accommodate some of the population growth in the Shire.

3.10 Dolbys Drive Structure Plan

The Dolbys Drive Structure Plan addresses 36ha of land zoned Rural Residential on the northern side of Dolbys Drive in Waggrakine. The Structure Plan was endorsed by the WAPC in 2017.

The Structure Plan addresses the designation of a foreshore reserve along Dolbys Creek to assist in providing a recreation and wildlife corridor between the coast and Moresby Range; identifies options for a watercourse crossing location; addresses bushfire management requirements; and considers requirements for the proposed realignment of North West Coastal Highway along the former railway reserve and Alexander Drive.

3.11 Nabawa Revitalisation Plan

The Revitalisation Plan was intended to reinforce Nabawa as the administration centre of the Shire of Chapman Valley, improve streetscape and provide connectivity between the facilities and community, and attract further investment in the townsite.

The plan identifies objectives and action plans for aspects of the town which will impact on the project including local planning, the physical environment, cultural environment, economy, infrastructure and resources. These form the suggested framework for revitalisation of the townsite and assist the Shire of Chapman Valley to attract external funding to implement the recommendations of the plan.

The Nabawa Revitalisation Plan, through a series of public workshops and individual landowner consultations, along with key government agency consultation, re-examined the potential for rural-residential development about the townsite and recommended a more conservative approach to that proposed by the previous 2008 Local Planning Strategy. The conservative approach was favoured by the landowners and helped to inform this Local Planning Strategy.

3.12 Other Management Strategies/Plans

There are a small number of other Management Strategies applicable to the

Shire. These are listed below:

- ❑ Nanson Historical Grounds Guided Development Plan (completed 2003);
- ❑ Chapman River Foreshore Management Plan (completed 2002);
- ❑ Fig Tree Crossing Management Plan (initially prepared in 1996, reviewed in 2007 and again in 2010);
- ❑ Dolbys Creek Management Plan (2013);
- ❑ Coronation Beach Planning Study (2004, reviewed in 2019);
- ❑ Nanson Showground Masterplan (2019)
- ❑ Bill Hemsley Park Masterplan (2018).

3.13 Local Planning Policies

The Shire, pursuant to the provisions of its Local Planning Scheme, has adopted a range of local planning policies to aid in regulation and management of land use and development throughout the municipality. These policies include:

- ❑ Residential & Rural-Residential
 - 1.1 Ancillary Dwellings
 - 1.2 Grouped Dwellings
 - 1.3 Home Based Business
 - 1.4 Outbuildings
 - 1.5 Repurposed & Second-hand Buildings
- ❑ Commercial & Industrial
 - 2.1 Extractive Industry
 - 2.2 Rural Industry
 - 2.3 Rural Tourism
 - 2.4 Workforce Accommodation
- ❑ Environment, Natural Resources & Waste
 - 3.1 Tree Farms
 - 3.2 Intensive Agriculture
- ❑ Transport & Infrastructure
 - 4.1 Development adjacent to the proposed Oakajee to Narngulu Infrastructure Corridor and the Oakajee to Tallering Peak Rail Corridor
- ❑ Design Guidelines & Precinct Plans
 - 5.1 Building Envelopes
- ❑ Planning Procedures
 - 6.1 Consultation
- ❑ Miscellaneous
 - 7.1 Commercial Vehicles
 - 7.2 Event Application
 - 7.3 Sea Containers
 - 7.4 Signage
 - 7.5 Subdivision Standards

4.0 LOCAL PROFILE

4.1 History

The Chapman Valley region was settled in two distinct eras. Initially the discovery of minerals and good grazing land attracted people to the district. The discovery of a rich lode of galena in the bed of the Murchison River in 1848, followed by lead and copper deposits further south resulted in an influx of miners into the district. At the same time the enormous grazing potential of the land thereabouts was acknowledged and thus the first pastoral leases were taken up in the 1850's. The second distinct era of settlement in Chapman Valley began at the turn of the 1900's when the government began purchasing the large pastoral leases for closer settlement. This policy brought many new settlers into the area.

When the discovery of minerals was announced to the public there was a large influx of miners into what became known as the Northampton Mineral District. Although there were several mines in Chapman Valley, the Narra Tarra lead and copper mines were the most significant and attracted many people to the region. However, the mining industry often fluctuated in its intensity mainly due to changes on the world market. As a consequence the mines were often closed down for long periods. While some miners left the area many decided to settle locally with their families.

The Chapman Valley district was originally comprised of five large pastoral leases. Although many of the people who worked on the stations eventually established their own properties in the area, the major change in the settlement pattern for the area came in 1896 with the passing of the Agricultural Purchase Land Act. This Act resulted in pastoral land throughout the State being divided into smaller freehold farms and purchased for agricultural purposes. Closer settlement resulted in a significant inflow of people into the region who took up blocks which varied in size from 3 to 600 acres.

The construction of the first Government railway in the State from Geraldton to Northampton in 1879 and then the Wokarina-Naraling branch line in 1910 (extended to Yuna in 1913) had a significant impact on the pattern of settlement in the Chapman Valley area. The main townsites of Howatharra, Nanson, Nabawa, Naraling, Rockwell and Yuna were all located along the railway lines.

The closure of the Wokarina-Yuna branch railway line in 1956 and the Geraldton-Northampton line in 1957, followed by the gradual decline in the agricultural industry after the boom years in the 1960's resulted in a slow but steady flow of people away from Chapman Valley.

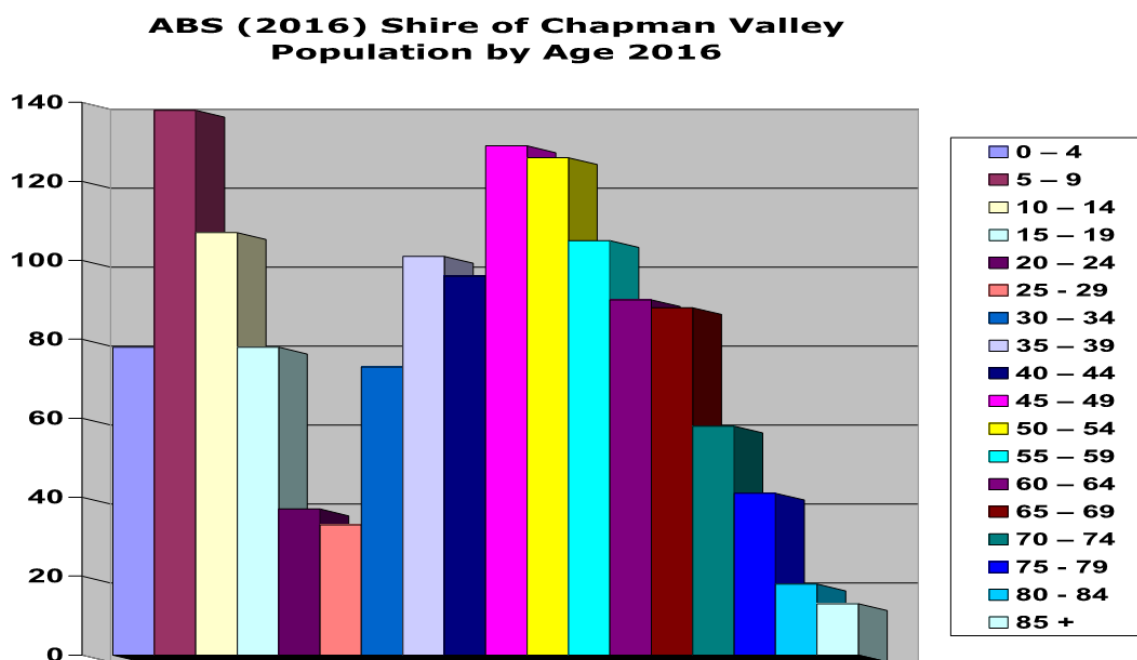
More recent years have witnessed the emergence of numerous hobby farms, such as yabby and marron farms as well as the further growth and consolidation of market gardening and intensive agricultural activities, particularly in the Howatharra area where the soil is rich and generally close to a good water supply. The continued diversification in crop cultivation has resulted in very successful lupin crops. People are choosing to retire in the area and tourism activities such as farm stays, restaurants, distilleries, micro-breweries and vineyards are emerging.

4.2 Population

The Shire of Chapman Valley's resident population at the 2016 census was 1,422 (source: ABS Shire of Chapman Valley, 2016), an increase from 1,174 in 2011 and 914 in 2006. This represents a minor population growth rate over the four-year period from 2009 to 2013, but a much stronger growth rate across the decade from 2006 to 2016. The strong population growth during the second half of the 2000's coincided with substantial rural residential development in the southwest of the Shire, particularly the Parkfalls Estate in White Peak.

50.3% of the population is male, and 49.7% female and the median age is 43 years old.

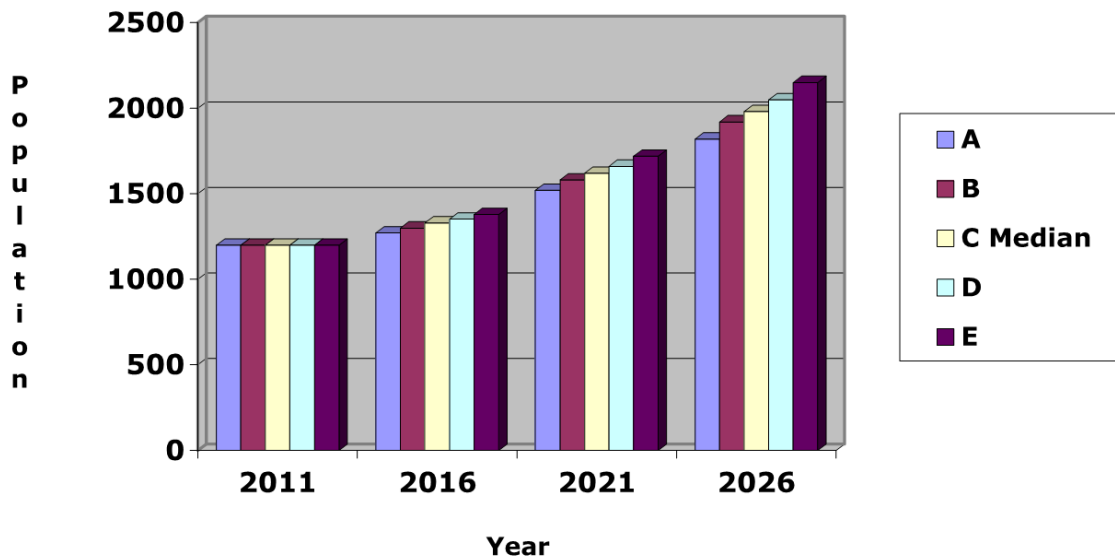
This data shows a relatively high proportion of families with children up to 14, then a substantial loss of population from 15 to 34 pursuing education and employment opportunities. While the Shire has a much older population than the State average (15.5% of population are 65 years and older), the proportion of the population 75 and over is lower than for the State, reflecting the absence of aged care facilities in the Shire.



The Department of Planning prepares sets of population forecasts for Western Australia, various sub-regions and individual local governments under its WA Tomorrow program.

The WA Tomorrow Population Report of August 2015 contains population projections for local governments to the year 2026. Based on a 2011 population of 1200, WA Tomorrow provides five bands of forecasts for the Shire of Chapman Valley's population to 2026 (Table 3 below). Band C is the median forecast. The predicted chance of the population exceeding that in Band C for a given year is 50%. For Band A it is 90%, for Band B 70%, for Band D 30% and Band E 10%.

WA Tomorrow (2015) Population Projections Shire of Chapman Valley



The median population projection for the Shire in 2026 is 1980, but the range between Bands A and Band E, the likely population, is in the range of 1820 and 2150.

Future rural residential and low density residential development in the southwest of the Shire would account for the majority of this projected population growth.

4.3 Employment

2016 Census data shows the labour force within the Shire of Chapman Valley was 646 persons, working predominantly full time.

The industry employing the largest sector of the labour force was agriculture, forestry and fishing. However, employment in this sector fell substantially from 48.9% of the labour force in 2001 to just 12.5% in 2016. This major change is due both to a decline in overall employment in agriculture and to the influx of new residents living in rural residential areas and employed in other industries, mostly in the City of Greater Geraldton. It may also reflect a diversification of employment opportunities in the region generally.

4.4 Agriculture

Agriculture remains the most significant economic sector in the Shire of Chapman Valley and is the dominant land use and employer within the Shire.

2008/2009 data indicated the following:

- ❑ agricultural properties comprised approximately 2,940km², or around 74%, of the Shire;
- ❑ the total value of agricultural production within the Shire was \$109.1 million (26.0% of the total value of agricultural production in the Geraldton Region, despite having only 20.1% of the region's agricultural land);

- ❑ cereals were the most valuable agricultural crop in the Shire (estimated value \$76.4 million, with legumes (\$10.1 million) and canola (\$8.8 million) the next most valuable;
- ❑ while much fruit and grapes were far smaller components of the agricultural sector, the value of fruit production in the Shire was nearly a quarter of that for the Geraldton region as a whole, while the value of grape production was over half that of the Geraldton region;
- ❑ sales of beef cattle from the Shire were worth \$5.5 million, sheep sales \$2.4 million, and animal products (primarily wool and eggs) \$2.6 million.

(Source: Department of Agriculture and Food, *Identification of high quality agricultural land in the Mid West Region: Stage 1 – Geraldton Planning Region*, 2013)

The valuable nature of parts of the Shire for agricultural production is highlighted in the findings of the Department of Agriculture and Food's 2013 document, *Identification of high quality agricultural land in the Mid West Region: Stage 1 – Geraldton Planning Region* and therefore also reflected into objectives and intended actions of this Strategy

4.5 Tourism

Although tourism statistics specific to the Shire were unavailable, this sector has a role to play in the Shire's economy.

Coronation Beach is popular with both locals and interstate/overseas visitors alike and is considered to be one of the finest windsurfing and kitesurfing locations in the world. It is regarded as being a tourism asset of regional significance. Coronation Beach is a nature based camping area that also experiences significant levels of day use activity. The Shire has developed Coronation Beach to a nature based facility standard (no services provided) only in-line with its strategic planning documents for this area, and is considering opportunities in partnership with private enterprise and water sports groups to expand facilities associated with day use.

The Drummond Cove Holiday Park is located at the southern boundary of the Shire on the northern fringe of the Geraldton urban area and a number of nature based short stay parks operate throughout the Shire.

In addition to the above, the Shire's tourism assets include wildflowers, a heritage trail, the Chapman Valley Historical Museum in Nanson, the Moresby Range and a number of tourism ventures have commenced along the Chapman Valley, including restaurants, function/event facilities, micro-brewing, distillery, fishing park, short stay accommodation, and the Shire is supportive of a Chapman Valley tourism trail as an important tourism feature within the Shire.

The Local Planning Strategy seeks to encourage the ongoing growth in tourism by protecting and promoting areas of natural and heritage value such as the coastline, the Moresby Range, the Chapman Valley, scenic drives, river foreshores and rural hamlets. It also provides for diversity of uses across different precincts and zones.

The Shire is working in partnership with the Department of Biodiversity,

Conservation and Attractions towards development of a nature based camping facility in the Moresby Range that would promote the reserve's natural features and recreational opportunities whilst ensuring that any impact is minimal and sustainable. Opportunities also may arise to link this Moresby Range tourism and recreational node with the Buller Rivermouth.

4.6 Industry

While currently there is no general or heavy industry established within the Shire, the acquisition of land by the State Government at Oakajee, and subsequent rezoning of this area to accommodate general and heavy/strategic industry, as well as a deep water port, and buffer area clearly indicated the potential for future economic growth and prosperity within the municipality. This will result in considerable benefits to the whole Mid West region. Additionally, areas are identified for Rural Enterprise, Light and Service Industry in Nabawa.

4.7 Infrastructure

4.7.1 Water

The Water Corporation provides scheme water for the towns of Nabawa and Yuna, and portions of urban area located in the southwest corner of the Shire. There is no reticulated supply of water available or proposed for the Nanson townsite.

The Nabawa and Yuna townsites are serviced by trucked delivery of water to separate treatment facilities to provide potable water.

The Yuna area is also serviced by a permanent non-potable reticulated water supply from the Allanooka bore field via the Yuna Farmlands Water Scheme completed in October 2006 and commissioned in January 2007.

The availability of a demonstrated sustainable supply of water will be required for new residential areas, and also for new rural living proposals in accordance with State Planning Policy 2.5.

4.7.2 Sewerage

As there is no reticulated sewerage infrastructure within the Shire, the issue of effluent disposal will be a strong consideration for any future development in the townsites and around the far south west corner of the Shire for low density residential development.

The Oakajee Industrial Estate Structure Plan indicates a potential site for a future wastewater treatment plant within the Oakajee Buffer area.

4.7.3 Power

The generation, transmission and distribution of electrical power throughout the Shire is provided and maintained by Western Power.

4.7.4 Telecommunications

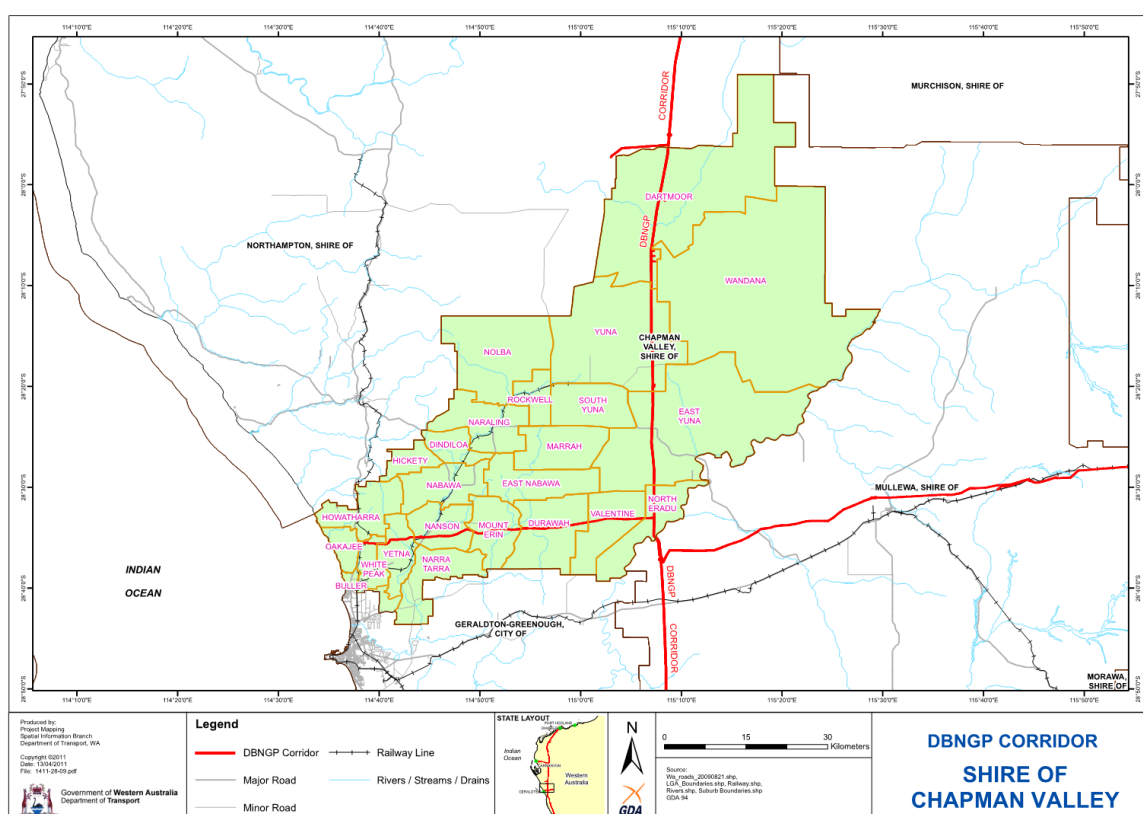
The whole of the Shire is serviced by conventional reticulated land-line telecommunications and television/radio transmission from the Waggrakine tower located on top of the Moresby Range. NBN services are progressively being rolled out and the service is now available in the southern section of the Shire adjoining the greater Geraldton urban area. Mobile services are fair, with new mobile towers being provided at Naraling and Nabawa and upgrades of the existing towers at Yuna and East Yuna.

4.7.5 Gas Pipelines

A 73km long section of the Dampier to Bunbury Natural Gas Pipeline traverses north-south through the Shire of Chapman Valley as shown on the Precinct No.1-Yuna East Strategy Map. The pipeline is contained within an easement.

A 52km long, 50m wide spur easement running east-west to accommodate future gas infrastructure that links the Dampier to Bunbury Natural Gas Pipeline to the Oakajee Industrial Estate has also been created.

Both corridors are subject to the *Dampier Bunbury Pipeline Act 1997* and under the control of the Department of Planning, Lands and Heritage.



4.7.6 Community services

The Nabawa and Yuna townsites contain most of the community facilities within the Shire.

Nabawa is the main administration centre and contains most of the municipal buildings and facilities. This includes the shire offices and depot, library services,

tennis courts, football/cricket oval, indoor basketball stadium, community hall, playground and a public primary school.

Yuna, being essentially a service centre for the broader agricultural community, also has a primary school, semi-public swimming pool, recreation hall, tennis courts, multipurpose community centre, playground and shire depot.

A golf course is located some 4km west of the Yuna townsite. A rifle range is located 3km south-east of Nabawa townsite. A golf course and showground are located 2km north-east of the Nanson townsite, which also contains a playground and museum in the townsite.

The Shire has developed a community and recreation node in the Parkfalls Estate at Bill Hemsley Park to service the south west community of the Shire that includes a community centre, playground, fitness trail and native garden.

On the coast in the far north-west corner of the Shire a popular nature based camping and recreation reserve exists at Coronation Beach catering for a variety of users from windsurfers and kite surfers to round Australia campers and caravaners. The Shire is also working with key stakeholders and government agencies to improve the level of access to a proposed low-key day use recreational facility at the Buller River mouth in the south west corner of the Shire. This will address the projected increase in population growth and demand and manage current use of the site.

The closest medical and health services are located to the north in Northampton, with a wider range available in Geraldton to the south.

4.7.7 Waste Management

The Shire operates 2 refuse sites, one to the south-west of the Nabawa townsite and the other to the east of the Yuna townsite.

There may be potential for a future waste disposal site to be sited in the Oakajee Buffer area.

4.7.8 Rail

The Shire of Chapman Valley contains 2 proposed rail corridors that would link into the Oakajee Industrial Estate that are of state significance and will assist in delivering wide-ranging economic and social benefits to the community.

The proposed Oakajee to Narngulu rail alignment is contained within the Oakajee Narngulu Infrastructure Corridor that is discussed in Part 2.8 of the Strategy.

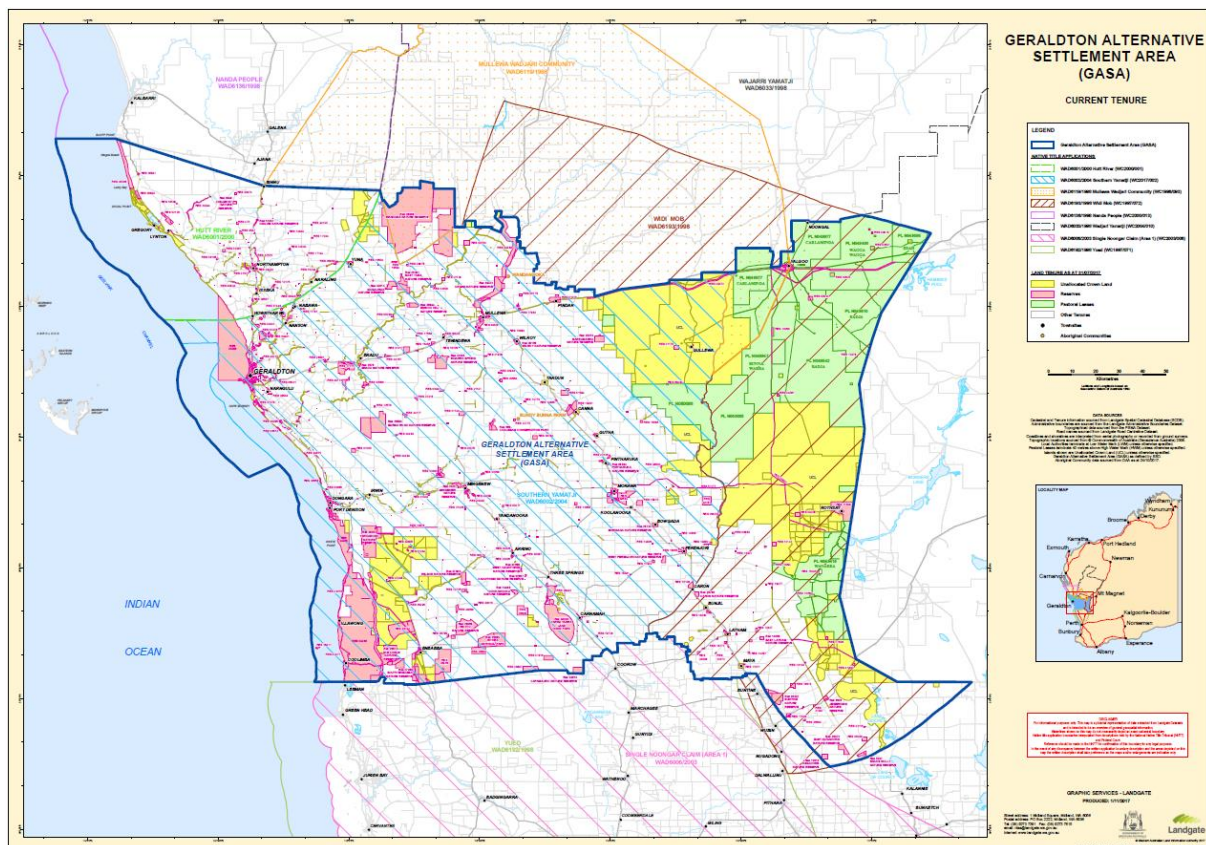
The proposed Oakajee to Tallering Peak Rail Corridor has been subject to previous Environmental Review (2011 Report 1388) and State Agreement.

Whilst neither rail corridor has been secured at this time the Local Planning Strategy identifies these alignments and a Local Planning Policy has been prepared to guide assessment of development to give due regard for the proposed alignments and State Planning Policy 5.4-Road and Rail Noise.

4.8 Aboriginal Heritage and Native Title

The Register of Aboriginal Sites and Objects is maintained and administered by the Department of Planning, Lands & Heritage. Sites may exist that are not yet entered into the Register system, or are on the Register and no longer exist. The *Aboriginal Heritage Act 1972* protects all Aboriginal sites in Western Australia whether they are known to the Department/Aboriginal Cultural Material Committee or not. Ongoing consultation with relevant Aboriginal communities and/or Native Title Claimants is required to identify any additional sites that may exist.

In 2017 an offer was accepted for a negotiated alternative settlement of four native title claims over 48,000km² by four native title claim groups, the Southern Yamatji, Hutt River, Widi Mob and Mullewa Wadjari. This Alternative Settlement Area extends across several Midwest local government areas, including the majority of the Shire of Chapman Valley, leaving only the north-eastern most portion of the Shire to be determined in future.



The Yamatji Nation Claim consent determination and signing of the Yamatji Nation Indigenous Land Use Agreement with the State Government was achieved on 7 February 2020. The State Government will commence implementation activities upon conclusive registration, once all legal avenues have been exhausted and determined.

The Yamatji Nation Indigenous Land Use Agreement, between the State Government and the Yamatji Nation Native Title holders, resolves the State Government's native title compensation liability in relation to 48,000 km² of land in the State's mid-west region. The Agreement provides the people of the

Yamatji Nation with a package of benefits comprising land, conservation estate, heritage, governance, recognition, economic and community development components that compensates them for acts that have impaired or extinguished their native title. It is designed to support the development of sustainable economic independence and self-determination for current and future generations of Yamatji people.

4.9 Other cultural heritage

Heritage lists are kept by all three levels of government, reflecting the national, state and local heritage significance of various places. No places in the Shire of Chapman Valley are included on the National Heritage List. 5 places in the Shire are listed on the State Heritage Register, while 67 places are listed in the Shire's Heritage Inventory.

4.9.1 State Heritage Register

Places on Western Australia's State Heritage Register are given protection under the *Heritage Act 2018*. Registration of a place is official recognition of its cultural significance to the heritage of Western Australia.

Development controls apply under the Act and conservation incentives are available to owners. Subdivision or development applications (including demolition) affecting a place in the State Register are referred to the Heritage Council for advice.

5 places in the Shire are listed on the State Heritage Register:

- ☐ Coffee Pot and Waggrakine Well, Waggrakine
- ☐ Cuddy Cuddy changing station, Howatharra
- ☐ Former Roads Board Office, Nanson
- ☐ Narra Tarra Homestead, outbuildings and cemetery, Narra Tarra
- ☐ Our Lady of Fatima Catholic Church and former convent, Nanson

4.9.2 Heritage Inventory

Local governments were required by the *Heritage of Western Australia Act 1990* to maintain an inventory of heritage places. The Shire of Chapman Valley first commissioned its Municipal Inventory of Heritage Places in 1995. This document was reviewed during 2011 and adopted by Council as its Heritage Inventory in 2012. 67 places across the Shire are included on the Heritage Inventory.

The *Heritage Act 2018* introduced the requirement for a Local Heritage Survey in place of a Heritage Inventory (although existing Inventories are taken to be a Local Heritage Survey for the purposes of the Act) and the Shire's Heritage Inventory will be updated to the new Heritage Council format in due course.

4.9.3 Non-statutory heritage lists

A range of non-statutory heritage lists have been compiled and are included in the Heritage Council of WA's/State Heritage Office's InHerit database. While not directly conferring statutory protection, these provide recognition of heritage values. They include classification by the National Trust, the Register of the

National Estate, and a range of statewide surveys such as the Statewide Hotel Survey and Statewide War Memorial Survey. The Register of the National Estate was frozen in 2007 and its statutory basis has been removed.

2 places in the Shire are both classified by the National Trust and included on the Register of the National Estate: the former Roads Board Office in Nanson and Our Lady of Fatima Catholic Church and former convent, also in Nanson. The former Mining Arms Hotel in Nabawa is included in the Statewide Hotel Survey. War memorials in Nabawa and Yuna are included in the Statewide War Memorial Survey.

4.10 Physical Environment

4.10.1 Location

The Shire of Chapman Valley is located to the north east of Geraldton in the Mid West region and covers an area of approximately 4,007km². The Shire has a relatively small 14km strip of coastal frontage from Coronation Beach south to the fringes of Drummond Cove on the outskirts of the Geraldton urban area. Refer Figure 1.

4.10.2 Geomorphology

The Shire of Chapman Valley extends 120km inland from the coast, across the Moresby Range, and an area of undulating valleys centred on the Chapman Valley before rising up onto the Victoria Plateau, and sandplain which occupies the eastern half of the Shire.

The Victoria Plateau which extends east from approximately Nolba-Durawah, broadly undulates between 240 to 280m in elevation but rises slightly to the east and north. The plateau is an ancient landscape feature, formed as a result of marine incursions across the area west of the Darling Fault which lies east of the Shire. The plateau was uplifted in the mid to late Tertiary period perhaps 50 million years ago, which resulted in the western edge being dissected and eroded. Several faults mark the western edge of the current plateau and may have been instrumental in determining its western boundary.

A series of yellow dunes is developed on the Victoria Plateau. Little surface drainage occurs apart from the Greenough River which has been deeply incised into the plateau. Old drainage lines are marked by broad shallow valley floors with slow drainage salt pans and playas.

Erosion cut through Jurassic sediments of the plateau in the western half of the Shire, leaving remnants of the Victoria plateau as flat topped hills mesas and buttes that form the Moresby Range. Valleys and undulating topography centred on the Chapman River and tributaries cut down to granite basement and formed the typical country of the Nabawa area.

Coastal dunes of lithified Tamala limestone and the more recent and still active Quindalup Dunes hug the coast. Two small streams, the Oakajee and Buller, cut through the coastal dunes to exit to the ocean.

4.10.3 Geology

The Chapman Valley Shire straddles the Proterozoic granitic basement in the west and the northern end of the Perth Basin in the east.

The Proterozoic crops out as a high point of the Northampton Block, which is centred under the Moresby Range and Chapman Valley. The Proterozoic basement dips gently east and west, intersected by a series of faults. The major fault to the east of the Shire is the Urella Fault which runs north west near Noondamurra. Down faulting on the Urella Fault created the Perth Basin which was filled by shallow water marine sediments of the Permian and Jurassic age east of Nabawa. These become thicker to the east, but lie buried under the flat Victoria Plateau. Major faults along the Nolba-Durawah line separate the granitic Northampton Block from the sediments in the east of the Shire.

Permian and Jurassic basin sediments also occur to the west of the Northampton Block. Uplift of the Victoria Plateau and subsequent erosion has exposed the Jurassic sediments as mesa remnants of the Moresby Range.

The valleys are ancient and were active 220 million years ago when they were filled by Jurassic sediments. In recent times these early valleys have been reopened by the erosion of the Jurassic sediments to form flat topped hills capped by horizontally bedded sandstones with undulating lower slopes and rounded hills developed on eroded granitic rocks.

Proterozoic basement granite rocks outcrop on the lower valley slopes of the Chapman River and Moresby Range and as residual rounded highs of a former landscape.

From Tertiary times, some 35 million years ago, until near the present, prolonged deep weathering resulted in the formation of ferricrete as laterite duricrust and gravels on the soils of the Victoria Plateau together with calcrete in the east. Associated with the deep soil development was the formation of widespread dune sands particularly during the late Tertiary and Pleistocene periods in response to arid conditions during the Pleistocene glacial episode.

The ferricretes are now preserved as the laterite capping and associated sands that are widespread throughout the Shire. The resistance of the laterite to weathering ensured its preservation as capped mesas and plateau.

Episodes of aridity in the last 1 million years moved large quantities of yellow goethite stained sand into parallel sand ridges that are best developed to the east.

In the late Tertiary and Pleistocene periods in the last 10 million years, coastal features were formed on the edge of the continent. Headlands were eroded and several sequences of coastal dunes deposited. Beach sands along the coast, which have a high percentage of calcium carbonate, are derived from marine organisms. Two main coastal dune systems are present, of which the older more inland has been lithified to form the Tamala Limestone, fringed by the more recent white calcareous beaches and dunes of Quindalup type.

4.10.4 Land Units

The Shire of Chapman Valley can be divided into a number of geomorphic regions. These form land systems that are distinctive in landform, climate and land uses, but can be further subdivided on the basis of localised conditions.

Victoria Plateau (Yuna Sandplain, Marrah Sandplain, Bindoo Sandplain)

The Victoria Plateau extends across central, eastern and northern parts of the Shire, east from Nolba-Durawah. The surface averages 260m in elevation, varying from low broad ridges with yellow longitudinal dunes down to broad valleys with sluggish or no surface drainage. Laterite and calcrete relict soil formations are present across the plateau intermingled with, and regularly covered by, longitudinal dunes with a north south orientation in the north but more irregular to the east.

Runoff is minimal because of the sandy nature of the plateau surface with much precipitation either evaporating or adding to the shallow groundwater systems.

Several ancient broad valleys occur through the area, centred around Whelarra-Yuna, Durawah, Wandana in the east and Dartmoor in the north, with several other smaller units. These predominantly run north-south and are characterised by recent sands and alluvial clays and loams. Reduced permeability of the valley sediments and sluggish drainage has resulted in saline soils and the development of salt pans and playas, particularly around and south of Yuna. Wandina Creek in the east provides the only significant relief by dissecting down through the Plateau to form a series of breakaway country.

Chapman Valley (Chapman Valley, Chapman East)

The Chapman Valley is centred on the Chapman River which drains from the Victoria Plateau around Yuna as well as the undulating dissected areas to the west. The unit consists of the valley slopes of the Chapman River and its tributaries. Hills and valley slopes are generally broad and rounded with a relief range of about 100ms. Valleys are controlled by the underlying geology with a rectangular grid of north west and north east orientations. However the north east trend is predominant and reflected by the direction of the Chapman River north of Nabawa.

The valleys are formed by erosion of the relatively soft Jurassic valley fill sediments leaving mesa remnants and exposed valleys developed on weathered underlying granite basement. Minor recent alluvium has been deposited as sandy valley fill.

Water varies from fresh to saline and normally originates as numerous small soaks and seepages where the contact between the overlying sandstones and the basement granites are exposed.

Moresby Range

The Moresby Range is the remnant of the Victoria Plateau along the western portion of the Shire, between the Chapman River and the North West Coastal Highway.

The range consists of remnant horizontally bedded Jurassic and earlier Triassic

sediments overlying and filling valleys of an earlier undulating surface of granitic basement rocks.

Flat topped hills and mesas, often capped by laterite duricrust, predominate with a sharp breakaway grading down through steep slopes of sedimentary rocks to more rounded and broad valley floors on basement granite.

Water resources are small and variable from fresh to saline, and are normally restricted to the limited areas where contact with the underlying granite is exposed.

Coastal System

The Coastal System lies parallel to, but inland from the existing coast. It consists of two main phases of coastal dunes. The oldest is the Tamala dune system which is lithified to limestone (calcareenite), with overlying yellow sands. These extend inland for 4km with elevations of the dunes ranging up to 60m. Superimposed on the Tamala Dunes are the current calcareous dunes of the Quindalup system which are deposited along the 500m coastal edge. Generally the dunes are stable but are susceptible to erosion and the Quindalup dunes can become mobile.

Normally the two stream lines of the Buller and Oakajee Rivers are barred at the coast by beach sand. They flow seasonally or intermittently following heavy rainfall during winter or cyclonic events when they break through the bar to the sea.

4.10.5 Soils

For a soil to have good agricultural capability it should hold water and nutrients, be easy to work without compaction, have low tendencies to become acidic with the addition of fertilisers, be resistant to soil erosion and not develop non wet-ability. Such a soil rarely exists, although some of the loams in central parts are excellent soils having very good properties. In most cases however the best features of the soils need to be utilised and the bad features managed to prevent degradation.

In general sands are almost pure silica sand with reduced water holding and low nutrient retention capability. Yellow sands are coated with varieties of iron oxide (goethite) which has potential to bind nutrients such as metal ions and phosphate. Yellow earthy sand contains a small percentage of clay which increases its nutrient and water holding capability and reduces its erosion potential. Leached white sands have the lowest capability, are easily eroded by wind and normally should not be cleared for agriculture.

The presence of gravel within the sands greatly increases its potential for nutrient retention and thus its agricultural capability. The depth to the gravel is important because if it is too shallow the roots of the crops will not be able to penetrate sufficiently to grow into the spring. If the depth is too great the roots will not be able to reach the nutrients stored on the gravel. The ideal depth is 300 to 800mm depending on the crop planted.

Much of the eastern portion of the Shire is covered by yellow sands with

intervening valley red loams. Around the Chapman Valley are sandy clay duplexes and loams, developed on weathered granite with yellow and white sands along the coast.

Soils are further described under each land system. Refer also Figure 2.

Yuna Sandplain

The soils of the Yuna Sandplain are dominated by low ridges of yellow quartz sand of the Binnu soil series. These tend to be neutral to weakly acidic in trend. The intervening low lying broad valleys of the Dartmoor soil series are occupied by deep red, gradational sandy loams and loams. The sandy soils have low natural organic matter and when lacking in adequate vegetation cover are highly susceptible to wind erosion.

Marrah Sandplain

The soils of the Marrah Sandplain are dominated by low ridges of deep yellow quartz sand with red gradational sandy loams and loams to grey clays on the floors of drainage lines. The sandy soils have low natural organic matter and when lacking in adequate vegetation cover are highly susceptible to wind erosion.

Bindoo Sandplain

The soils of the Bindoo Sandplain are more variable. Low ridges of yellow quartz sand of the Binnu and Eradu soil series make up approximately half the area and tend to occupy the northern and western edges. These tend to be neutral to weakly acidic in trend. Intervening low lying broad valleys are occupied by soils of the Dartmoor series which are deep red, gradational sandy loams and loams. Breakaway country in the Bindoo Road area has hard setting and shallow rocky duplex soils that are frequently uncleared.

The sandy ridge soils have low inherent organic matter and are highly susceptible to wind erosion when lacking in adequate vegetation cover. The steeper soils of the breakaway country are susceptible to water erosion and sheet erosion which, through grazing, has removed much of the topsoil or resulted in little topsoil development. The valley floors are saline in places due to rapid evaporation of shallow brackish groundwater.

Chapman East

The soils of the Chapman East System vary depending on their position in the landscape. Red stony loam over clay duplex soils of the Northampton and Sugarloaf series cover the majority of the system with Casuarina series of sand gravel and laterite on the plateau remnants in the north-west.

The valley floors are narrow and contain colluvial with smaller amounts of alluvial red loams.

Chapman Valley

The soils of the Chapman Valley System vary depending on their position in the

landscape. Red stony loam over clay duplex soils of the Northampton soil series are most common, developed on granite basement. These grade into gradational reddish brown sands and loam duplexes on the lower slopes. Gravelly duplex and sands of the Moresby soil series top the plateau remnants.

Well drained gradational red sands and loams of alluvial origin cover the floor of the larger valleys.

Moresby Range

Soils range from sandy laterite soils on the mesa tops down through reddish brown to brown sandy or gravelly loam with reddish brown to yellowish brown loam duplexes on slopes, becoming more sandy on the valley floors. Some yellow sand plain remnants occur on remnant Victoria Plateau in the north with sandy laterite developed on mesa remnants in the south.

Coastal System

The soils across the coastal system are sands. Siliceous yellow sands, that become brown near limestone, cover the Tamala Dunes with white calcareous and siliceous sands on the Quindalup Dunes.

4.10.6 Climate

The climate is Mediterranean with warm to hot dry summers and mild moist winters. Temperatures rise and rainfall decreases inland. Cloud cover also decreases away from the coast.

Coastal areas are noted for their windy conditions, with summer winds being mainly from the northeast to south in the morning and south to south west in the afternoon. Winter winds are lighter with a predominance of northeast in the morning but a more general northwest to southwest distribution in the afternoon. Summer winds are more consistent and stronger, particularly the afternoon sea breezes which exceed 30km/h for over 30% of the time on summer afternoons on the coast (Geraldton). Strong winds are recorded on average on 51 days at Northampton with gales on 3 days on average each year. The Moresby Range tends to moderate winds inland.

The presence of the warm south flowing Leeuwin Current increases coastal moisture and the activity of the winter cold fronts, the dominant and most reliable source of precipitation. Frontal activity normally occurs from May to October with the best rains from May to August. The growing season is over 4 months on the coast decreasing to 3 months in the north east areas of the Shire.

Frosts are uncommon but potentially occur from June to September with an average of two per year inland from the coast.

Occasional cyclonic events in late summer occur when warm sea temperatures allow tropical cyclones to move further down the coast. These or the resulting rain bearing depressions can cause heavy rainfall and flood events. Local thunderstorms can result in local flooding.

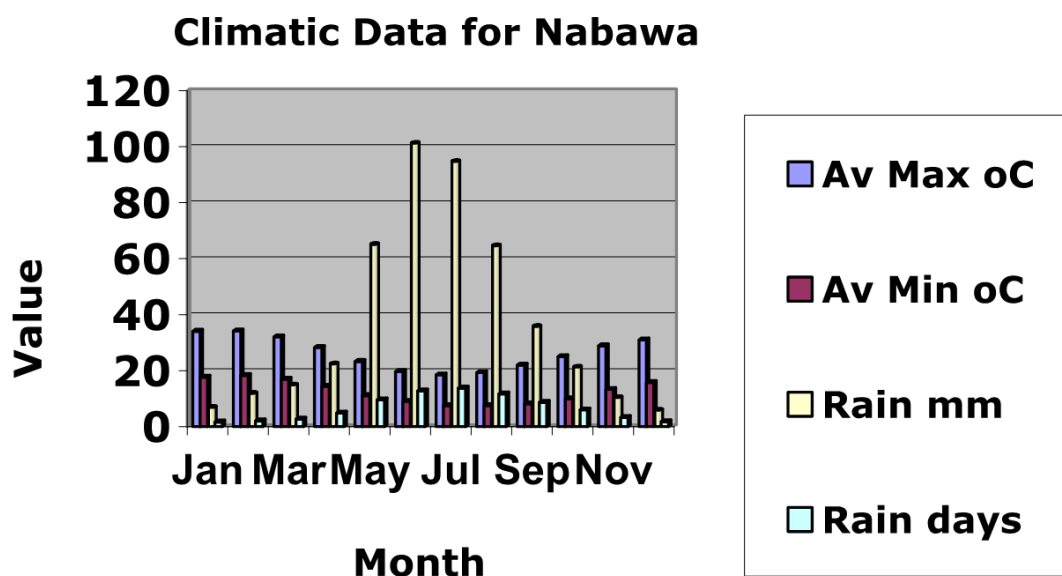
The impact of greenhouse effects are simulations only but the Batavia Regional

Organisation of Councils Climate Change Adaption Action Plan (2010) utilising Department of Climate Change data, suggested a 200mm sea level rise projection for 2030, and a 700mm sea level rise projection for 2070 that would affect design of coastal features at Oakajee and Buller and Coronation Beach.

In the context of the Shire, it is more likely that the potential impacts of natural climatic variations may have a greater impact on planning objectives in the medium term than the impacts of the greenhouse effect. These changes may involve an increase in temperature, rainfall, wind and the intensity of storms. The impact of these has an impact beyond the coastal strip, where the greenhouse effect is noted most significantly as rising sea levels.

Full climate data is recorded at Nabawa.

Of particular note is the rainfall reliability. In some years inland areas receive good rains in late summer/autumn from storms and tropical lows and less rainfall during the winter growing season, whereas in other years most rain falls in winter. Rainfall can also be patchy with a storm providing good rain in one locality but missing a property only a short distance away.



4.10.7 Hydrology

Water is generally restricted across the Shire of Chapman Valley because of reduced rainfall inland from the coast, very permeable soils in the eastern half and infrequent flows in coastal and central streams, many of which have elevated salt levels.

Groundwater is available over parts of the Shire of Chapman Valley although this is often brackish to saline. Recharge has increased since clearing and in most areas water tables are rising.

There are some locations where there is insufficient data on quality, recharge and volumes may indicate apparent availability of good supplies of groundwater. This information should be viewed with caution, as not all supplies will be sustainable with increased use.

In spite of the restrictions there are some locations where quality and quantity is good and these areas have potential for increased use.

Surface Water

Much of the sandplains in the eastern half have little surface drainage because of the porous nature of the sand plain and underlying Mesozoic sediments. There is however surface water in the south east in the Bindoo Road area, where recharge following clearing is causing rising water tables that are fresh to brackish. The western sandplain around and to the south of Yuna has broad, slow saline drainage channels.

Surface streams flow in the hill and valley country centred on the Chapman Valley and the Moresby Range, although these are seasonal and reflect the amount of precipitation received. The flows are often fresh following large rainfall events grading through brackish or even saline flows as the flow volumes drop. Hard setting soils in these areas can lead to rapid and high levels of runoff in significant rainfall events, for example from rain bearing tropical depressions and summer storms which are capable of dumping large amounts of precipitation over a short period of time. These conditions lead to flood situations and cause the major flood events in the Chapman River.

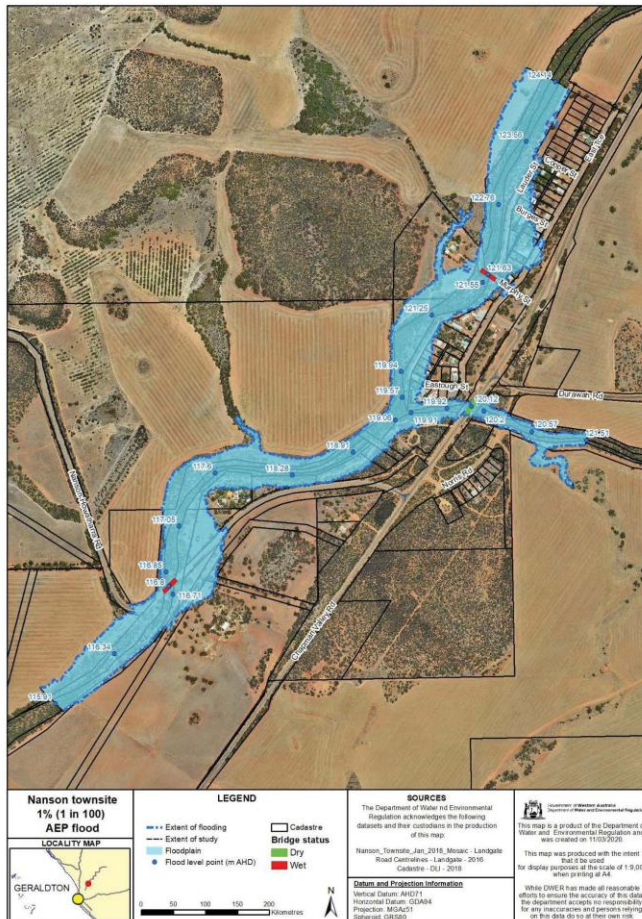
The two coastal streams of the Oakajee and Buller are small and only flow in response to seasonal or storm events.

Stream salinities vary from near fresh to fresh depending on the rate of flow, although some streams have fresh water pools throughout the year.

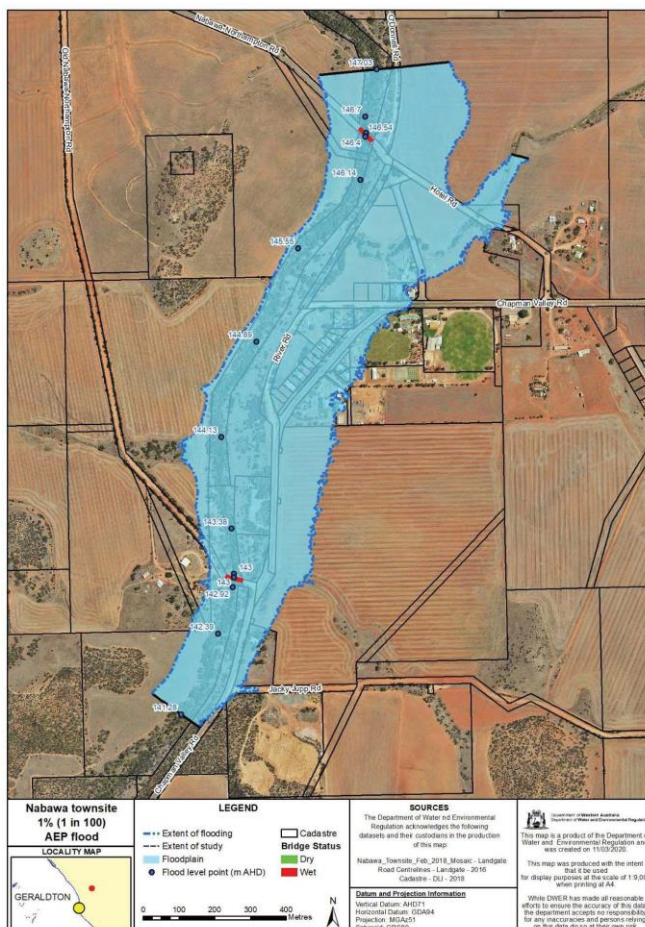
Flooding

The Department of Water and Environmental Regulation completed flood risk assessment and flood plain mapping for the Chapman River in 2020 which includes the Nabawa and Nanson townsites. It includes a floodplain management strategy to inform land use and development proposals, infrastructure design, and emergency response planning.

Various hydraulic models were developed for a range of flood events based on varying rainfall events and in either wet or dry catchments. The modeling indicates that the Nabawa townsite is likely to be impacted by 1 in 10 events, whilst Nanson may be impacted by 1 in 100 events. Infrastructure and structures in both town sites will be impacted by flooding particularly where small creek lines converge. Figures 12 & 13 in the Department's study indicate the extent of floodplain in the 1 in 100 flood events for each townsite, as shown below.



Mapping Extract Department of Water and Environmental Regulation
Chapman River Flood Study
Nanson Townsite



Mapping Extract Department of Water and Environmental Regulation
Chapman River Flood Study
Nabawa Townsite

The strategy recommends the implementation of development controls to ensure future development achieves adequate protection from 1 in 100 flooding events. The floodplain development strategy recommends:

- ❑ Development outside 1 in 100 floodplain to achieve building floor level minimum 0.5m above adjacent flood level;
- ❑ Development within 1 in 100 floodplain to be assessed by the Department on a case by case basis after detailed flood risk assessment having regard for depth of flooding, velocity of flow, obstructions which affect floodwaters, potential for flood damage and emergency response considerations and where supported, achieve minimum building floor level 0.5m above adjacent flood level.

There is no formal floodplain mapping for the streams within the Shire outside of its townsites. However, there is limited mapping of the Chapman River floodplain downstream from the Shire where it has the potential to impact on the outskirts of Geraldton. Streamflow monitoring at Utakarra, provides some data on flow for the Chapman River. The Department of Water and Environmental Regulation is responsible for the operation of this stream flow monitoring site.

There is also potential for flash flooding associated with localised storms in the Moresby Range and the Chapman Valley area when surface water rushes down hillside drainage lines.

Rivers and Wetlands

There are few wetlands within the Shire apart from pools associated with the river systems. Perhaps the most notable are pools along the Greenough River, which serves as the southern boundary of the eastern portion of the Shire. Similar pools also occur along the Chapman River and along the smaller creeks. Wetlands associated with reeds and River Gums occur around soaks on the valley sides and floors. The 1998 State of the Environment Report lists the Chapman and Greenough Rivers as having fringing vegetation in very poor condition with most of the streamside vegetation being cleared.

Wetlands provide habitats for a wide variety and number of fauna, and small soaks may provide an oasis for frogs, fish, water birds and small fauna. Therefore wetland protection needs to be carefully considered before any clearing or other changes are made. If small wet sites are to be developed, it is often possible to incorporate a manufactured wetland or to leave the majority of the existing wetland vegetation and only modify a small area. Valley wetlands are being impacted on by rising water tables and water that is becoming more saline.

Pools on water courses and their related vegetation should remain intact.

Groundwater

Shallow ground water is available across the Shire in variable amounts and qualities. In no location are there substantially large volumes of water of low salinity, although there are many localised areas where potable water is available or where there are larger volumes of stock quality water. Recharge across the Shire is from precipitation, which decreases markedly towards the east. Shallow groundwater volumes have been increasing over parts of the Shire where

catchments have been cleared and the water use of the agriculture species is less than the original indigenous vegetation.

Shallow Groundwater Systems

Shallow aquifers are generally sandy soils, deep sands and small alluvial valley fills. There are two main types, those that are forced to the surface as seepages and soaks and those that remain buried beneath deep sands, overlying sediments or soils.

There are many seepages and soaks in the central and western half of the Shire, particularly the areas on granite basement such as the Chapman Valley, Moresby Range and Mount Erin-Naraling regions. These occur where sediments and soils are recharged and the aquifer is forced to the surface by underlying clay soils and granite outcrops, generally in the base of valleys. The water quality varies from fresh to brackish.

Seepages and shallow groundwater also occur in the base of broad valleys in the East Yuna-North Eradu region where deep sands overlay clayey Mesozoic sediments. Groundwater in this area is rising due to reduced transpiration since clearing. In some areas there is significant potable and brackish groundwater such as the Bindoo Road area, although in others the groundwater has a higher salt content.

Small shallow aquifers are present across the majority of the Shire and are currently accessed for stockwater by bore and windmill. Many of these sources are insufficient for intensification of land uses. The quantity of the water resources is not always obvious from surface examination. Some resources which appear small are in fact large enough to supply a viable horticulture operation. On the other hand there are many sources that appear to range from small to significant resources which have so little volume or recharge that they are unlikely to be used for more than a stock or hobby farm activity.

A suitable water supply will be needed for expansion of settlement in the Chapman Valley, particularly at Nabawa and Yuna. Water supply to the Nabawa and Yuna townsites is currently by means of regular truck services by the Water Corporation to a treatment facility to enable potable water supply. Nanson townsite is not serviced by scheme water.

Shallow ground water is also available in the Tamala Limestone of the Coastal System but the quality and quantity is variable. Water is generally suitable for stock but is not a potable source. Small quantities of potable water are present in some locations of the Quindalup Dunes but are very restricted in area and any water frequently consists of only a thin lens of fresh water perched over saline water. Over pumping of the resource quickly depletes it and turns the supply salty.

Shallow aquifers have a high potential to be contaminated by fertiliser and pesticides.

Deep Groundwater Systems

Deeper groundwater sources are available in selected parts of the Shire although

in general water will be limited in most areas. There are only a few areas where good supplies of water are more widely available with all other areas having patchy, restricted water supplies with quality varying from good to brackish or saline. The majority of these resources have had little research and further work is required to define the extent, quality and recharge rates of the aquifers.

Deep groundwater is available from some beds in the Palaeozoic and Mesozoic sediments east of the Nolba-Durawah fault lines. Water in most of these sediments is generally saline, with a number of shale sediments which act as aquacludes. However sediments such as the Tumblagooda Sandstone that outcrops and sub-crops to the east of the Nolba-Durawah fault lines contain good supplies of fresh water. The water probably originates from direct recharge of the sediments or from the overlying sandplains in the area of higher rainfall. To date there has been insufficient research undertaken to determine the availability and sustainability of these resources. It is likely that there is sufficient water for horticulture and other farm diversification.

The most significant water source is the Nabawa Sandplain. This is an area of sandplain developed on a Jurassic valley fill sequence, and is approximately bounded by the Northampton Nabawa Road in the north, The Chapman River in the east, the Nabawa Yetna Road in the south and Skeleton Gully in the west. The aquifer ranges up to 20m thick, flowing to the south. The Western Australian Geological Survey tested this resource by drilling in 1995 and established significant volumes of water but the quality averaged 1,000 to 3,000mg/L which is stock quality and not potable. The edges where recharge is faster are fresher probably due to the effects of clearing. Recharge is estimated to be 1 to 2.6% of annual precipitation. Further research of this resource is required.

There is also the potential for fractured zone aquifers within the granite basement rocks of western areas underlain by this basement. These types of aquifers are difficult to locate but are used for the town supply of Northampton for example. Fractured zones may extend to 100m depth and have been known to produce in excess of 500kL/day but seldom exceed 30kL/day. Recharge occurs from precipitation and downward leaking from overlying aquifers. Quality is normally fresh on the higher elevations but becomes more saline lower down the landscape. The Department of Water list recharge as 0.05% of rainfall, (Panasiewicz 1997) but discussions with Panasiewicz indicate that these figures are too conservative based on the volumes extracted from the Northampton borefield.

Valley fill aquifers, where sandy sediments have filled the ancient valleys, occur in some locations centred around the Chapman Valley and the dissected country. Recharge of these aquifers is probably direct from precipitation. Some valley fill aquifers have confining layers leading to artesian properties. Quality and quantity varies and in most cases recharge considerations will be required to determine sustainability.

4.10.8 Catchment Health

Catchments are smaller and more localised than in other parts of the state, however to ensure sustainability an integrated catchment approach should be considered.

This can be generalised into balancing sufficient and deep rooted vegetation in catchments to prevent soil erosion and yet at the same time using agricultural activity in a manner that does not lead to salinity or unacceptable rising water tables.

The main areas requiring catchment management are those of the Chapman Valley and Moresby Range systems where there is localised potential for nutrient and herbicide/pesticide to move down catchments during storm events when soil and dung can readily be washed away. This material is normally deposited in pools in streams leading to eutrophication and the potential killing of wildlife.

Another aspect of catchment health is the soil cover which can be lost following clearing. Runoff from heavy rainfall events has generally increased the amount of sediment added to rivers since clearing. The 1998 State of Environment Report lists the Chapman and Greenough Rivers as having high sediment loads.

Sandy soils near the coast and inland are highly susceptible to wind erosion while the steeper sloping soils of the Chapman and Moresby Systems are subject to water erosion. Increasing salinity due to rising water tables is an increasing problem in the Marrah, Yuna and Durawah areas where sluggish drainage is common along broad valleys and recharge remains high. Further east salinity affects the valleys of the Bindoo area. Other eastern areas have too little rainfall or deep sandy soils for salinity to be a significant impact at this stage.

The Moresby Range and Chapman Valley have generally only small areas of saline soils due to the shallow basement and high recharge.

Soil acidification is becoming an increasing problem through the use of lupins and nitrogenous fertiliser.

4.10.9 Vegetation

The vegetation in the Mid West of Western Australia has a high species richness and endemism. The remnant vegetation plant communities within the Shire are no exception. Climatic changes during the Pleistocene ice ages resulted in local isolation, increases in speciation and thus high species richness.

The most complete vegetation study of the area was prepared by J S Beard (1976) who categorised the vegetation into a number of systems which reflect the topography and underlying soils. The vegetation of the Shire is thus; Greenough System on the coast, Northampton System centred on the Moresby Range and the Chapman Valley, Kalbarri System extending north south along the eastern side of the Chapman River Valley, and the Yuna System in the east and north east.

Sandplains

Sandplains cover the Victoria Plateau in the eastern half of the Shire of Chapman Valley, covering all areas east of the Chapman River. These are deep yellow sands that are dominated by Acacia-Casuarina Thicket of the Kalbarri and Yuna Systems. The sandplains are predominantly covered by scrub heath that exhibits composition changes from west to east in responses to soil changes and reducing rainfall. The more westerly species (Kalbarri System) are typified by the taller

Banksia attenuata, *B. prionotes*, *B. menziesii*, *B. ashbyi*, *Adenanthos cygnorum*, *Actinostrobus arenarius*, *Eucalyptus obtusiflora*, *E. eudesmiodes*, *E. jucunda*, *E. oldfieldii*, *Grevillea leucopteris*, *G. eriostachya*, *G. biformis*, and *Xylomelum angustifolium* give way to other species and are restricted to the taller sand ridges. The large remainder of the sand plain (Yuna System) in the east is covered by lower scrub heath of generally less than 1m. Depressions and small valleys in the south east contain taller *Acacia acuminata* and *Eucalyptus loxophleba*.

River courses such as the Greenough are typified by *Eucalyptus camaldulensis*, *Casuarina obesa*, *Melaleuca raphiophylla* and *Acacia rostellifera*.

Whilst there are large areas of sand plain cleared for agriculture, large tracts in the Wandana, Yuna and Dartmoor areas remain uncleared. In cleared areas, remnant vegetation is often restricted to rocky uplands sand ridges or roadsides.

Chapman Valley and Moresby Range

Most of the lower slopes of these areas has been cleared and grazed for many years and little remnant vegetation remains apart from scattered trees, and *Eucalyptus camaldulensis* along drainage lines. The extent of remnant vegetation increases in the west where steeper slopes and mesa tops of the Moresby Range are unsuitable for agriculture.

Indigenous vegetation is Acacia-Hakea Scrub typified by *Acacia rostellifera*, *A. acuminata*, *A. tetragonophylla*, *Allocasuarina campestris*, *Melaleuca uncinata*, *M. scabra*, *M. uncinata*, *M. megacephala*, *Hakea trifurcata*, *H. preissii*, *H. pycnoneura*, *Acacia saligna*, *Grevillea pinaster*, *Jacksonia sternbergiana* and *Gastrolobium spinosum*. The lower valleys and stream lines contain *Eucalyptus loxophleba*, *Acacia acuminata*, *Casuarina obesa* and *Eucalyptus camaldulensis*, with *Melaleuca raphiophylla* on water courses.

Typical species of the sandy areas on the mesa tops are *Banksia attenuata*, *B. prionotes*, *B. menziesii*, *Adenanthos cygnorum*, *Actinostrobus arenarius*, *Grevillea leucopteris* and *Xylomelum angustifolium* which give way to other species such as *Allocasuarina campestris*, *M. megacephala* and *Calothamnus quadrifidus*. Stream lines carry *Eucalyptus camaldulensis*, *Casuarina obesa*, *Melaleuca raphiophylla*, *Acacia rostellifera* and *Jacksonia cupulifera*.

The remnant plant communities contain a number of Priority and Rare species and are regarded as being significant with generally high conservation value. They also add significantly to the tourist resource.

Coastal System

Remnant vegetation existing on limestone rich Tamala dune ridges is Acacia-Melaleuca Thicket dominated by species such as *Acacia rostellifera*, *A. xanthina*, *Calothamnus quadrifidus*, *Dryandra sessilis*, *Melaleuca cardiophylla* with *M. lanceolata* and *M. raphiophylla* in wetter less exposed sites. Acacia-Banksia Scrub or Low Woodland occurs on deeper yellow sands with *Acacia rostellifera* and *Banksia prionotes*, *B. attenuata*, *B. menziesii* and *Eucalyptus obtusiflora* being common. Much of these soils are already cleared.

The younger Quindalup Dunes closer to the coast are covered by Acacia-Melaleuca Thicket with coastal species such as *Olearia axillaris* adjacent to the ocean. These dunes are dominated by species *Acacia rostellifera*, *A. xanthina*, *Calothamnus quadrifidus*, *Dryandra sessilis*, *Melaleuca cardiophylla* with *M. lanceolata* and *M. raphiophylla* in swales. These younger dunes remain uncleared in many locations because of their general unsuitability for agriculture.

Vegetation in the coastal section of the Shire, west of the Moresby Range, is addressed by the Geraldton Regional Flora and Vegetation Survey (GFRVS) and the Geraldton Regional Conservation Report – Volume 1). The GFRVS identifies, maps and analyses both Beard vegetation associations and local-scale GFRVS plant communities.

4.10.10 Fauna

Existing remnant vegetation provides important habitats for a number of indigenous mammals, such as the Western Grey Kangaroo, Red Kangaroo, Honey Possum, Dunnart, Echidna and Brush Wallaby.

The level of threat posed to many species is unknown but where habitat is degraded or degrading, some fauna species are likely to be threatened in the long term.

The 1998 State of the Environment lists between 2 and 3 fauna taxa as being extinct from the Geraldton Sandplain, which includes the Shire of Chapman Valley. It also lists over 8 taxa as under threat. This includes over 8 of the terrestrial mammal species and bird species present in the Shire.

4.10.11 Protection of Biodiversity

Biodiversity includes the flora, fauna and inter-related communities. Restoration, protection and management of indigenous vegetation are vital to the preservation of biodiversity whilst at the same time ensuring good representation of all communities within reserves.

The coastal section of the Shire, west of the Moresby Range, is addressed by the Geraldton Local Biodiversity Strategy (see Section 2.9).

Reserves

Major reserves and remnant vegetation within the Chapman Valley Shire are in the east and north east and the steeper slopes and mesa tops of the Moresby Range. The East Yuna and Wandana Reserves are the most notable and are included in System 5. Protection measures are planned for the Moresby Range, which were also recognised in System 5. Here vegetation communities are significant and contain a number of Rare and Priority species. Some land has been acquired by Government and other land may be taken up as the opportunities are presented.

There is merit in retaining strips of indigenous vegetation as wind and wildlife belts between cleared arable land, and consideration should be given to preserving additional areas of remnant vegetation, with Government now tending to a "No Clearing Policy".

Much of the vegetation of the coastal dunes is intact. There is potential for this to be reserved to protect the fragile soils and potentially mobile sand.

Vegetation Remnants and Corridors

Roadside vegetation is well preserved in some locations and as all main roads in the Shire are existing or potential tourist roads it is encouraged that this vegetation be retained and managed.

Roadsides and stream lines provide vegetation corridors for fauna and can be used to link patches of remnant vegetation. Vegetation is also present along the main water courses although in many areas this has been significantly altered by the grazing and removal of understorey species. Where possible, land holders should be encouraged to plant local species in vegetation buffers, windbreaks and wildlife corridors.

Threats to Indigenous Flora

Remnant vegetation is under attack from weeds, dieback diseases, grazing, rural tree decline, development and land clearing. Guidelines and policies are recommended to reduce the potential threats. Frequently the threat is the slow decline of remnant vegetation rather than one act of clearing which would require permission. The end result is however the same.

The threats to the indigenous flora also impact on fauna that are dependent on the various plant species. Dead vegetation and trees are often ignored or cleared but they provide habitats and often the only nesting sites for many bird species such as cockatoos.

Dieback and Vegetation Decline

Dieback disease is normally associated with the fungus *Phytophthora cinnamomi*. However, there are other species of *Phytophthora* and fungus that are implicated in the dieback of indigenous vegetation such as *Armillaria*, stem canker *Cryptodiaporthe* and rusts. Many of the indigenous species in the Shire are susceptible to one or more of these fungal species although reduced rainfall will assist in reducing the threat. If disease is allowed to gain a hold the structure of the indigenous communities vegetation will be irreparably altered. The dominant plant families of the Proteaceae, Myrtaceae and Epacridaceae are particularly susceptible to fungal diseases. However dieback is not normally a problem in calcareous coastal sands, and in vegetation receiving less than 600mm, which includes all of the Shire. It is normally restricted to localised moist areas.

Fungal diseases are normally spread by vehicles and the public through the movement of soil and plant materials.

Fire

If inappropriate fire management of reserved or remnant vegetation is repeated often enough it has the potential to alter the species composition by burning young plants before they have had a chance to flower and set seed.

Fire management plans may be investigated for reserved land and roadsides as the opportunities are presented.

Weeds

Weeds are a threat to remnant vegetation in areas which are being cropped. Pasture species or weeds introduced through pasture and animal production are commonly excellent colonisers of cleared or disturbed areas. They can be spread by wind, stock, the movement of vegetation, soils, vehicles and people. Particularly susceptible is roadside vegetation where there are large edge effects.

4.10.12 Minerals and Basic Raw Materials

Copper and lead have been produced from just west of Nabawa since the 1860's and there is some potential for further production. The Shire contains a variety of basic raw materials of hard rock, limestone, sand and gravel but proximity to markets and alternative resources outside the Shire will inhibit local production.

Excavations developed in an environmentally acceptable manner will ensure lower development costs within the Shire as well as minimal impact on the environment. Excavations for basic raw materials take up very small areas when compared to the area occupied by roads, houses or agriculture. They are temporary land uses with the land being returned to potential productive use at the completion of excavation. Without their ready availability, development could be restricted.

Base metals copper and lead and related minerals such as silver and zinc have been mined from Narra Tarra/Protheroe, just west of Nabawa since the 1860's. Copper was mined between 1863 and 1866 and again from 1870 with lead being produced from 1914. Mining ceased in 1959.

Mineralisation is either hydrothermal fissure veins or tectonic breccia fillings associated with north easterly fractures parallel to a suite of dolerite dykes. It is possible with advances in exploration and mining techniques that further deposits may be identified in the Nabawa-Northampton area and/or the mines re-opened.

Sand has been excavated from a variety of land units over the years, mostly for fill and concrete sand. Quartz sand is available in sandplain areas and on sandplain remnants in the west, such as the existing Nabawa tip site. Sand is also available from the Coastal system.

Leached white silica sand has export potential as a source of pure silica. Leached sand needs to be very pure, white and close to ports. With the possible development of the Oakajee port and increased prices there may be greater potential for this resource. Fine sand, which is preferred for export only, requires washing, but coarse sands also have specialty markets.

Laterite gravel is present on mesa tops and on the plateau remnants. However these areas also frequently remain covered by remnant vegetation. There is a current trend to produce road making materials by crushing laterite (ferricrete duricrust) using portable crushing equipment. Consideration should be given for the protection of strategic gravel sources by the planning process.

Tamala Limestone is used as road base, road sub-base, armour rock for breakwaters and groynes as well as cement manufacture if the grade is high enough. Generally limestone will not be of high enough grade for cement manufacture. Resource areas have been identified for the possible development of the Oakajee Port facility and these will be able to meet demand.

Limestone with high levels of calcium carbonate can be crushed for use as agricultural lime which is required to combat soil acidity caused by cropping with legumes such as lupins and nitrogenous fertiliser use. Limesand dunes which are cheaper to process may be available in the Quindalup sands but their use may need to be balanced against conservation and accessibility issues. Over 80% of calcium carbonate is required to be viable.

Hardrock is used for aggregates, road bases, armour stone and highway seal coats. At this stage, with low development pressure, potential hardrock resources are satisfied by the large quarries to the south of the Shire. With the large start-up costs it is unlikely for another quarry to be opened in the Shire of Chapman Valley. There may be a requirement for a temporary bedrock extractive site, potentially in the Oakajee Industrial Estate, associated with construction of the Oakajee Port breakwater, with development approval issued for such a use to Oakajee Port and Rail by Council at its 16 November 2011 meeting.

Clay is locally available as part of the weathered granite soils and possibly local sedimentary clays. Currently the market for brick making clays is satisfied and this is likely to continue in the foreseeable future. Attapulgitite/palygorskite is extracted from Lake Nerramayne to the north east. Attapulgitite has good market potential as an industrial absorbent and is currently processed in Geraldton. Similar deposits are not currently known within the Shire but may occur under shallow sands and associated broad drainage lines in the east and north east.

Coal occurs in the Irwin River Coal Measures to the south east and there is potential for similar geological formations beneath the superficial cover to the east of the major faults, east of Nalaba where the Permian rocks have been poorly investigated.

In WA, the extraction of minerals is generally governed by the *Mining Act 1978*, which in turn requires the provisions of a local planning scheme be taken into account, but a Scheme cannot prohibit the extraction where authorised under the *Mining Act 1978*.

On private freehold land, the extraction of basic raw materials (such as sand, limestone and gravel) is governed by the *Planning and Development Act 2005*, and is typically controlled through the planning approval process. Guidance on the extraction of basic raw materials is currently provided in *State Planning Policy 2.5 – Rural Planning*.

This Strategy recognises the importance of mineral and basic raw materials to the State and that there is a declining supply. That which exists in the Shire may require protection in the longer term, including protection from encroachment of incompatible land uses. Any extraction should consider the impacts on land use conflict and on the local amenity and environment and may be conditioned as appropriate.

4.11 Environment

The Shire has expressed and demonstrated a commitment to be more proactive in the protection and preservation of key natural assets, including but not limited to, the whole of the Chapman Valley coastline, the Moresby Range, the Buller and Chapman Rivers and associated catchment areas.

To demonstrate this commitment, environmental strategies applicable to the entire Shire, as well as specific strategies for each Planning Precinct are detailed in this Strategy. The Shire's actions also extend to:

- ❑ the successful implementation of the Coronation Beach Development Plan and the review of the Coastal Management Strategy and Action Plan (2016);
- ❑ the preparation and ongoing involvement in two significant natural resource management projects, being the Invasive Species Plan and Chapman River Upper Catchment Integrated Management Plan;
- ❑ the preparation of an Upper Catchment Management Plan for the Chapman River and implementation of stated actions to restore the river environs and introduce best practice farm management and environmental systems.; and
- ❑ the preparation of the Dolbys Creek Management Plan (2013).

The Shire is also proactive in encouraging landowners and community groups (including the Northern Biosecurity Group) to undertake a range of on-ground restoration and environmental repair works with grants funding obtained from Commonwealth and State Government bodies, and has worked in partnership with LandCorp and the Mid West Ports Authority on several coastal environmental projects.

5.0 OVERVIEW OF KEY ISSUES

A summary of the key issues relating to planning, land use and infrastructure provision across the 10 precincts in the Shire of Chapman Valley are identified as follows:

Urban Settlement	<ul style="list-style-type: none"> ❑ The south-western portion of the Shire is where population growth and lot demand is greatest. ❑ Facilitating and consolidating population growth in, or immediately adjoining, existing settlements will improve the range of goods, services, amenities and opportunities in those settlements. ❑ Consolidating population growth in, or immediately adjoining, existing settlements will reduce the impact on rural land and improve the economic feasibility of infrastructure provision and servicing. ❑ Servicing, particularly a sustainable water supply and reticulated sewerage supply, are limiting factors to growth in some settlements. ❑ Retain and enhance the rural character and heritage of the Shire's settlements.
Rural	<ul style="list-style-type: none"> ❑ The ongoing protection and promotion of the agricultural industry, and their investments, is encouraged, particularly in recognition of the agricultural contribution to the Shire and the State economies. ❑ The rural zone provides for agricultural and rural land use diversity, such as for intensive and extensive agriculture, tourism uses, rural industries and basic raw material extraction without the need for rezoning or subdividing additional rural land. Additional diversity shall be encouraged where suited. ❑ The rural areas of the varying Precincts in the Shire have a wide range of median prevailing lot sizes, which suggests that significant variety in lot size and farm composition already exists without the need for further fragmenting of rural land via subdivision (except where identified within this Local Planning Strategy). Instead boundary realignments and farm rationalisation may be a way of catering to any future demand for further variety of lot sizes. ❑ Introduction of non-rural land uses and sensitive land uses (housing and some tourism) needs to be carefully considered so as not to undermine the rural economy or increase land use conflict. ❑ There are basic raw materials and minerals within the Shire, which even if not extracted in the short term, require ongoing protection from encroachment from

	incompatible development so they may be accessed in the longer term.
Rural Living (Rural Residential and Rural Smallholdings)	<ul style="list-style-type: none"> <input type="checkbox"/> There is sufficient land identified within this Local Planning Strategy for both rural residential and rural smallholdings purposes to accommodate the anticipated population growth and demand for such lots during the 10-15 year lifetime of the Local Planning Strategy. <input type="checkbox"/> Rural residential or rural smallholding areas in this Local Planning Strategy have been identified to cater for future additional growth and to offer housing/lifestyle variety in some locations. Such sites have regard to the principles of settlement consolidation, proximity to greater Geraldton, connectivity with existing rural living areas, efficiency of land use and infrastructure provision, limiting impact on high quality agricultural land, conservation and landscape protection, and minimising bushfire hazard risk. <input type="checkbox"/> The provision of new rural living land and lots shall display regard for <i>State Planning Policy 2.5 – Rural Planning</i> and <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i>.
Tourism	<ul style="list-style-type: none"> <input type="checkbox"/> Tourism is valued and generally encouraged within the Shire. Additional tourism opportunities associated with the Chapman Valley, farm diversity, heritage buildings and sites, wildflower drives, Coronation Beach, the Moresby Range and river trails all exist. <input type="checkbox"/> Tourism development needs to consider appropriate servicing and access, as well as adjoining land uses and natural features to minimise their impacts. <input type="checkbox"/> The natural assets upon which some tourism is reliant, require protection and enhancement so as not to threaten the very environment that provides the attraction.
Industry and Transport and Infrastructure Corridors	<ul style="list-style-type: none"> <input type="checkbox"/> The Shire contains several key existing or future industry and infrastructure sites and corridors requiring ongoing protection from inappropriate development to achieve their intended purpose. These include: <ul style="list-style-type: none"> • Dampier to Bunbury Natural Gas Pipeline; • Oakajee-Narngulu Infrastructure Corridor/Geraldton Outer Bypass; • Oakajee Port and Industrial Estate. <input type="checkbox"/> There is an identified need for light industrial land in close proximity to the Nabawa townsite where good access is available.

Landscape Protection	<ul style="list-style-type: none"> ❑ The Moresby Range is a key landscape asset within the Shire requiring ongoing protection from inappropriately sited or designed development. ❑ The rural character of the Shire and its settlements is highly regarded and desirable for retention and enhancement. ❑ Other natural assets such as coastal and river foreshores, nature reserves and scenic wildflower routes are also highly valued and worthy of ongoing protection and enhancement.
Natural Environment	<ul style="list-style-type: none"> ❑ There is a need to protect natural resources, including waterways, coastal foreshores, remnant vegetation and soils into the future. ❑ Some flood risk, saline soils, soil degradation, water erosion and coastal process risk exist in the Shire and therefore opportunities for implementing sustainable land use management, securing reservation and achieving revegetation are sought and encouraged. ❑ Potentially conflicting objectives of bushfire risk management and conservation of vegetation exist and shall be sought to be minimised. ❑ Recognition that substantial research has previously been undertaken into identifying biodiversity and means for achieving protection. The Local Planning Strategy and land use planning decision-making has a key role in implementing past research. ❑ Inappropriately sited land use and development can detrimentally impact on the achievement of natural resource conservation.

The following key issues have been identified through an analysis of key planning documents and the features and of the Shire. They help to then inform the vision, objectives and strategies of the Local Planning Strategy Part 1.

5.1 Precinct 1 Yuna East

The Precinct embraces the sandplain country of the Victoria Plateau. It extends across central, eastern and northern parts of the Shire. The surface averages 260m in elevation, varying from low broad ridges with yellow longitudinal dunes down to broad valleys with sluggish or no surface drainage. The surface drops to 180m at the Greenough River.

Low ridges of yellow quartz sand dominate the soils of the Yuna sandplain. These tend to be neutral to weakly acidic in trend, highly susceptible to wind erosion and can be moderately non-wetting. The intervening low lying broad valleys are occupied by deep red, gradational sandy loams and loams. The red loamy-clayey soils of the drainage lines can be hard setting and have elevated salinity levels and some more loamy soils can be subject to traffic hardpans. The soils in the East Yuna locality are more variable with the breakaway country in the Bindoo

Road area having hard setting and shallow rocky duplex soils that in part remain uncleared.

Runoff is minimal because of the sandy nature of the plateau surface with much rainfall either being used by the plants or infiltrating the soils. Rainfall averages from 400mm per annum in the west dropping to less than 300mm in the northeast areas, which are at or near the limit of broadacre agriculture. Water from recharge is increasing, leading to rising water tables and increased salinity on the broad valley floors particularly in the higher rainfall areas of the west and south. This is leading to a loss of wetland vegetation. The current regime of annual cropping is incapable of utilising sufficient water to prevent increased recharge and rising water tables.

Most water is restricted to small supplies of stock water obtained from shallow aquifers by windmill. Dams and windmills are used on seepages on clayey soils where shallow basement sediments force groundwater to the surface. The Tumblagooda Sandstone which outcrops and sub-crops to the east of the Nolba-Durawah fault line contains supplies of fresh water, however insufficient research has as yet been undertaken to determine the availability and sustainability of this resource but they may have the potential for a range of diversified agricultural land uses. In the southeast, large quantities of brackish water can occur along the valley floors and lower slopes and may be suitable for aquaculture.

Given the spasmodic rainfall to the east together with recharge and brackish ground water issues the Yuna community successfully sought a State Government grant matched with financial contribution and in-kind labour to establish in conjunction with the Water Corporation a 5 million dollar and 230km drought proof water pipeline scheme known as the 'Yuna Farmlands Water Scheme'. The water is supplied from the Allanooka Bore Field with the pipeline commencing at Wicherina in the City of Greater Geraldton to the south before working its way north along Valentine Road in the City of Greater Geraldton to Yuna, then branching east and further north to terminate in the Shire of Northampton. The Scheme provides a daily water supply to some 60 farms through 125 water connection points. Whilst the volume of water is restricted by a daily allowance both supply and quality is guaranteed at the meter to ensure those farms in marginal agricultural areas can continue to operate during drought conditions.

Most of the western and southern portion of the Precinct is cleared, but towards the northeast the cleared soils centre on the loamy drainage lines because of their better moisture retention. Breakaway country in the southeast remains largely uncleared, although nearby sloping duplex soils are cleared. Large areas of remnant sandplain heathland remain as the Wandana Nature Reserve and in two areas of Crown land to the west.

The natural heathland contains few trees which can expose the sandy soils to wind erosion. Trees to act as windbreaks have been planted in some parts and susceptible sand ridges have been either replanted or allowed to naturally regenerate. However on other sites wind erosion of the sandy soils has occurred and sand drifts against fence lines are common. There are opportunities for environmental repair, protection and preservation of areas of significant vegetation and landform. Areas of lower quality marginal farming land within the Precinct have been subject to 'carbon faming' through the planting of Mallee

Eucalypt trees.

This Precinct contains the vast majority of the broadacre farming areas of the Shire. Agriculture is the major land use in the Shire and should be protected. It is important in a regional context because of the significant contribution made to agricultural production, and in a local context, agriculture is the major employer and contributor to the local economy. The area is a significant cereal producing area and continued broadacre agriculture can be sustained.

Limited low-key tourism potential exists for wildflowers and ventures associated with landscape features (such as the breakaway country at East Yuna Nature Reserve and the Greenough River at Noondamurra Pool). There are experimentation and expansion opportunities for alternative crop rotations and stock varieties; however there is minimal infrastructure and suitably formed road networks for farm diversification/intensification that relies on this road network. Most of the local road network consists of gravel formed and paved roads with the exception of Chapman Valley Road, Yuna Tenindewa Road, Balla Whellarra Road, Dartmoor Road (southern section), Wandana Road and Wandin Road constructed to bitumen seal standard.

The Shire of Chapman Valley has previously had discussions with the Shire of Murchison and the Department of Lands regarding a future 35km road connection between Dartmoor-Lake Nerramyne Road and Carnarvon-Mullewa Road. This would potentially be a long term consideration. However it would assist with significantly reducing travel times and have a benefit for pastoralists, livestock transport operators and tourist traffic. It would also assist with greater community interaction for inland communities and assist with government service delivery and emergency management in the region.

There has been little evident pressure for subdivision within the Precinct other than boundary relocations for farm management purposes.

Broadacre agricultural production is dominant and farm sizes are large. Therefore long term protection of rural land for this agricultural purpose is encouraged, though with some diversification possible. Any subdivision that does occur in future should generally be restricted to very large lots (400ha minimums as a guide) so as not to further fragment land.

5.2 Precinct 2 East Chapman

The East Chapman Precinct lies to the east of the Chapman Valley and west of the major geological faults along the Nolba-Durawah line, which marks the eastern edge of the Northampton Block. The system is largely dissected by tributaries of the Chapman River which have cut the soils down to granite basement. Shallow alluvial sediments occur on the valley floors and some sandplain remnants remain in the northwest in the Hickety and Dindiloa localities. Elevations drop from hilltops averaging near 240m down to the numerous small valleys that drain to the Chapman River. Drainage is good and the only areas of wet soils are associated with seepages on the lower valley slopes and floors.

The soils of the Precinct vary depending on their position in the landscape. Red stony loam over clay duplex soils cover the majority of the Precinct with sand

gravel and laterite on the plateau remnants in the northwest. The valley floors are narrow and contain colluvium with smaller amounts of alluvial red loams.

Water erosion of the steeper slopes is a notable problem, primarily brought about by excessive clearing over a period of time. Rainfall for the area averages 375 to 425mm per annum, which can also result in significant runoff during storm events exacerbating erosion problems. The shallow basement forces groundwater to the surface creating soaks and seepages on the lower slopes and valley floors, which are variable in their quality and quantity. Recharge has increased following clearing and shallow groundwater is becoming more abundant and groundwater levels are gradually rising. Quality varies from fresh to brackish, with some saline areas.

Many seepages have restricted supplies suitable only for stock water but there are some areas where water is sustainable for more intensive land uses. Significant supplies of brackish groundwater are possible under the plateau remnants in the Hickety and Dindiloa localities. These occasional seepages/soaks and brackish groundwater could be suitable for aquaculture.

The most significant water source in the Precinct is the Nabawa Sandplain. This is an area of sandplain developed on a Jurassic valley fill sequence to the northwest of Nabawa. The aquifer ranges up to 20m thick, flowing to the south. Whilst the edges are fresher the resource has potential and needs further research. There is potential for fractured zone aquifers within the granite basement rocks although their location and recharge are difficult to determine. Valley fill aquifers, where sandy sediments have filled the ancient valleys, occur in some locations centred around the Chapman Valley and the dissected country. Quality and quantity of water in these aquifers varies and in most cases recharge considerations will be required to determine sustainability. Some water supplies with sufficient fresh water have potential for additional farm diversification into more intensive pursuits and there are opportunities for the experimentation and expansion of alternative crop rotations and stock varieties.

Most of the Precinct is cleared, although parts of the plateau remnants, and steeper slopes in the northwest, remain uncleared but grazed. There is potential for environmental repair, protection and preservation of areas of significant vegetation and landform.

Land uses are broadacre cereal cultivation in rotation. Sheep, and increasingly cattle, are used in grazing rotation with annual cropping. The area is a significant cereal producing area, and continued broadacre agriculture can be sustained. Future fragmentation of land should be discouraged so as not to undermine the continuation of the primary broadacre agricultural production in this Precinct.

Farm diversification is slowly occurring with the development of a number of small horticulture and viticulture enterprises. This has the potential for limited low-key tourism linked to local industries, farm stays and farm diversification in close proximity to established tourist routes where a suitable level of infrastructure exists. There are a wide variety of lot sizes available in this Precinct on which such diversification can occur, but lot boundary reconfigurations can assist in creating new lot sizes if required, as a guide, 80ha minimum lot sizes should apply in such situations. The lack of suitably formed road networks is a constraint to farm diversification. Most of the local road

network consists of gravel formed and paved roads with the exception of Chapman Valley Road, Nabawa Northampton Road, East Bowes Road, and Durawah Road constructed to bitumen seal standard.

The Precinct contains the disused townsite of Naraling and there has been no development within the townsite for a number of years. There are infrastructure and servicing constraints associated with any development of the townsite lots. Presently the only building that still remains is the Historic Naraling Church/Hall constructed in 1926. Given the lack of services and that most of the townsite lots are Unallocated Crown Land (UCL) the Local Planning Scheme identifies the Naraling townsite with a rural zoning, for ease of leasing and grazing in the interests of fire control and improved management.

There has been little evident pressure for subdivision other than boundary rationalisations for farm management purposes. Eastern parts of the Moresby Range are evident in the south and this area is within the Study Area of the Moresby Range Management Strategy and subject to findings and recommendations of that Strategy.

5.3 Precinct 3 Chapman Valley

This Precinct is primarily centered on the Chapman River east of the Moresby Range where much of the area consists of the valley slopes and broad rounded hills ranging up to 100m, resulting in a high level of natural and landscape value. Some of the hills remain topped by plateau remnants of mesozoic sediments, with the remainder of the land systems underlain by granite basement.

Soils within the Precinct are variable consisting of red stony loam over clay duplex soils, most common on the granite basements, with minor deposits of alluvium formed as sand fill at the base of the larger valley floors. This is coupled with well drained gradual red sands and loams, which are not suited to the construction of clay lined dams. Most of the lower slopes consist of gradational red brown sands and loam duplexes fading to gravel duplex and sand toward the higher slopes and mesa tops.

Water erosion of the steeper slopes is a notable problem, primarily brought about by excessive clearing over a period of time. Rainfall for the area averages 400 to 450mm per annum, which can also result in significant runoff during storm events exacerbating erosion problems. Groundwater throughout the Precinct varies in quality and quantity, ranging from small brackish soaks suitable for stock purposes to large supplies of fresh water suited to more intensive agricultural pursuits and farm diversification. Most of the groundwater within the Precinct originates from recharge. However there are some valley fill aquifers randomly located within the Chapman Valley area.

Precinct 3 consists of cleared pasture actively farmed for the production of broadacre crops mixed with grazing. High rainfall and loamy soils result in higher yields but broadacre areas are limited in size and scope due to ranges and rocky soils. However a trend toward farming diversification is emerging with the development of small aquaculture, horticulture and viticulture enterprises, particularly in areas where a known sustainable fresh water supply has been identified. Coupled with areas of high land capability, opportunities currently exist for the experimentation and expansion of alternative crop rotations, the

introduction of stock varieties and the development of intensive pursuits, as mentioned above.

Precinct 3 is included in ALA 17, 19 & 20 as defined by the Department of Primary Industries and Regional Development (formally Agriculture & Food). The average lot size is between 67ha and 113ha. The lot sizes represent the prevailing smaller lot size in the precinct and acknowledge both the smaller size of original crown lots in the locality and previous rezoning and subdivision in accordance with the 2008 Local Planning Strategy.

ALA's 17 & 19 are identified as having lower versatility for agricultural production due to water resources, variable rainfall and moderate to lower yields. However it is noted that opportunities for intensive agriculture exist and also noted that management of conflict between land uses is required.

ALA 20 is identified as being in Group C, which means, having moderate versatility for high yield and areas for horticulture potential. This is assisted by proximity to labour and infrastructure in Geraldton, adjacent to well established transport routes and access to markets. It also notes that small lot sizes in the area are suitable for intensive agriculture (average lot size 67ha).

In the last 8–10 years, a number of properties in this precinct have been rezoned to Rural Smallholding and have been subdivided into 20-40ha allotments in accordance with the previous 2008 Local Planning Strategy. Many of these lots have been purchased and developed for intensive agricultural (including horticulture and aquaculture) and associated rural lifestyle and rural tourism opportunities.

The identification of land as suited for Rural Smallholdings in the 2008 Local Planning Strategy drew upon land resource mapping released by the Department of Agriculture in 1990 and 1996. As part of the review the Local Planning Strategy has been re-examined against more recent high quality agricultural land mapping released by the Department of Agriculture & Food (now Department of Primary Industries and Regional Development) in 2013.

The land identified in Figure 3 as Proposed Rural Smallholdings comprises areas identified as not being High Quality Agricultural Land, and for much of the area, land that is already of a lot size and land use suited to a designation of Rural Smallholding. The Strategy's continued identification of this land as Rural Smallholding enables the future zoning to correspond more appropriately with the prevailing lot sizes, land uses and established settlement pattern.

The Proposed Rural Smallholdings identification within the Strategy also assists as an interim measure to manage potential incompatible development prior to subsequent rezoning. The strategic directions outlined for Precinct 3 ensure that areas of higher quality or highly versatile agricultural land will not be removed from productivity.

The Strategy does not identify any additional areas for Rural Smallholding to that identified in the 2008 Strategy and previously endorsed by the WAPC as future Rural Smallholdings. These areas also accord with the land area identified upon the WAPC's Greater Geraldton Structure Plan.

The Strategy notes that areas identified as Rural Smallholdings will be subject to a detailed assessment against both the Department of Primary Industries and Regional Development Identification of High Quality Agricultural Land in the Mid West region document and the Department's guidelines for land capability assessment, prior to development. Additionally, assessment against SPP3.7 Planning in Bushfire Prone Areas will be required to support rezoning intensification of development.

The extent of the Rural Smallholdings land use delineated represents a valid infill development pattern given previous rezoning beyond the areas now proposed: it will not create a dispersed settlement pattern development beyond the existing intermittent development adjoining the existing road network and desirable physical features; and it will coalesce into the existing succinct and defined rural living area.

Maintenance of the current areas identified will not cause undesirable land use, or conflict with primary production, or result in priority agricultural production areas to be compromised.

The previous Local Planning Strategy recommended minimum lot sizes in the Rural Smallholdings zone of 20ha to enable lot size sufficient for the identification and implementation of development exclusion areas to assist in the protection of remnant vegetation and landscape features. This minimum lot size requirement has been implemented through specific Scheme provisions at the time of rezoning and the 20ha minimum lot size requirement is retained within the reviewed Strategy.

Further opportunity exists for low-key tourist development linked with local industries, farm stays and farm diversification in close proximity to established tourist routes where a suitable level of infrastructure exists. A range of additional uses have been approved by the Shire of Chapman Valley in accordance with the objectives of the previous LPS which reflect these uses. Additional uses provided for in the local planning scheme and development approval issued by the local government for a range of uses are referenced on Figure 3A & Figure 3B.

Most of the local road network within the Chapman Valley consists of gravel formed and paved roads. Heritage trails are also evident along the Chapman Valley Road and Nanson-Howatharra Road with the potential to be developed further for tourism purposes. The land identified for Rural Smallholdings is situated along the sealed arterial spines of Chapman Valley Road and Nanson-Howatharra Road and the adjoining local roads.

The Council has identified a need for industrial land in close proximity to the Nabawa townsite with good access which is reflected at the northern extent of the precinct. This abuts Precinct 9 (Nabawa Townsite) and is more particularly addressed in Precinct 9.

The southern portion of the Precinct falls within and is affected by recommendations of the Moresby Range Management Strategy and the proposed Oakajee-Narngulu Infrastructure Corridor (ONIC). Identification of the preferred alignment for ONIC removes a constraint to rural living rezoning and subdivision identified in Development Area 2 (Yetna) in the Greater Geraldton Structure Plan 2011. The inclusion of a future rural smallholding area adjacent to the Chapman

Valley Road and Chapman River acknowledges the smaller lot sizes that already exist, defacto subdivision caused by river and road network, the topography within the Moresby Range, and the smaller lot sizes precluding development for broadacre farming activities.

The City of Greater Geraldton has previously endorsed the Geraldton Airport Master Plan. The masterplan makes provision for upgrading of the airport including runways. The masterplan forecasts noise exposure in the vicinity of the airport, and within flight paths, based on noise modelling. This information has been used to delineate land use compatibility. This modelling identifies noise exposure contours.

The very southernmost section of Precinct 3 adjoining the City's boundary is impacted by the outer extent of the noise exposure area associated with the airport and the Strategy does not identify this approximate 160ha for intensification. Certain land uses may be precluded within the noise contour extent where suitable mitigation measures cannot be employed.

5.4 Precinct 4 Moresby Range

This Precinct embraces the majority of the Moresby Range system. The Moresby Range, being a remnant of the Victoria Plateau typified by mesa tops of lateritised Mesozoic sediments with steep breakaway slopes and steep sided valley slopes, is contained within a Special Control Area 2 within the Shire's Local Planning Scheme. The purpose of the Special Control Area, effectively the Precinct boundary, is to protect the Moresby Range and associated valleys from development and/or subdivision that will detrimentally affect the landscape values of the area, including preventing development that may lead to problems of erosion. This is due to elevation of the ranges being 200m dropping to below 100m in the valleys, resulting in a high level of natural and landscape values and exceptional ocean and rural landscape views.

Soils range from sandy laterite soils on the mesa tops, down through reddish brown to brown sandy or gravelly loam with reddish brown to yellowish brown loam duplexes on slopes, becoming more sandy on the valley floors. Some yellow sand plain remnants occur in the north with sandy laterite developed on mesa remnants in the south. The soils are frequently of lower quality on the steeper and upper slopes.

Water erosion of the steeper slopes has eroded topsoil and caused gullies in places. Rainfall averages 450 to over 500mm per annum, which can also result in significant runoff during storm events exacerbating erosion problems. Water resources throughout the Precinct are small and variable from fresh to brackish, and are normally restricted to the limited areas where contact with the underlying granite is exposed. Seepages develop at these points, with water quantity varying from small supplies only suitable for stock, to brackish groundwater that could be suitable for aquaculture, to larger fresh supplies possibly suitable for additional farm diversification into more intensive pursuits.

Much of the mesa tops and steep slopes remain uncleared. The remnant vegetation on the Moresby Range has high conservation values with a number of Rare and Priority plant species occurring. Most of the lower slopes are cleared, although the mesa tops and breakaway slopes generally remain covered by

remnant vegetation which may or may not have been grazed. There is potential for environmental repair, protection and preservation of areas of significant vegetation and landform.

Land uses are commonly lifestyle and small farming activities with some broadacre cereal/sheep rotation on larger holdings which can be sustained. Limited farm diversification is occurring and this has the potential for low-key tourism linked to local industries, farm stays and landscape values in close proximity to established tourist routes. The most limiting factor is that the area has limited accessibility. The local road network consists of gravel formed and paved roads with the exception of Chapman Valley Road and Nanson-Howatharra Road which are constructed to bitumen seal standard.

The Moresby Range has been identified in numerous planning studies as having high conservation value. In addition some areas have agricultural, landscape, tourism and recreational values. The Precinct falls within and is affected by recommendations of the Moresby Range Management Strategy and the Moresby Range Management Plan. The Precinct also contains a portion of the proposed Oakajee–Narngulu Infrastructure Corridor, including the Wokatherra Gap.

Areas and sites of significance for fauna, flora or habitat conservation, located on private lands are not intended for acquisition by the Shire. Rather the general aim is in every way possible to encourage and make it easier for landowners to protect and manage the conservation values present. The value of the Moresby Range lies in its landscape qualities and remnant vegetation. The protection of these resources should override any pressure for development. However it is considered that the objectives of protection/ management for conservation, and those of development do not necessarily have to be in conflict.

5.5 Precinct 5 Howatharra

This Precinct covers the northern coastal part of the Shire not required for the Oakajee Industrial area. It extends north from Coronation Beach Road, east to the footslopes of the Moresby Range and west to the coastline. The Coastal system lies parallel to, but up to 4km inland from the existing coast, and consists of limestone, yellow sands and younger white dunes close to the coast. The Precinct contains basic raw materials (such as limestone, silica sand and possibly lime sand).

Elevation drops from 100m down to the coast with soils consisting of sands; siliceous yellow sands that become brown near limestone with white calcareous and siliceous sands on the coastal dunes. The high susceptibility to degradation of the coastal dunes limits their potential generally to conservation. The dunes are susceptible to erosion and can become mobile when soils are damaged

Rainfall is 450 to 475mm per annum with the steeper slopes being susceptible to water erosion. There is little or no surface drainage apart from the intermittent streamlines and the water table depths vary but commonly bores are 40 to 80m deep. Salinity levels also vary with the freshest water occurring near the foothills. Salt levels are commonly in excess of 1,500 mg/L, which constrains land use.

With the exception of the coastal edge the majority of the land is cleared and

there is potential for environmental repair, protection and preservation of areas of significant vegetation and landform especially along the coast.

The inland yellow sands have generally been used for grazing and continued broadacre agriculture on larger holdings can be sustained. The Precinct has a high level of natural and landscape values which have the potential for low to medium-key tourism linked to local industries, farm stays and landscape values in close proximity to established tourist routes and the coast. There is limited accessibility along the base of the Moresby Range and major sealed roads within the Precinct are Nanson Howatharra Road, North West Coastal Highway and Coronation Beach Road.

The Precinct contains the townsite of Howatharra to the north and there has been little development within the townsite for a number of years. There are infrastructure and servicing constraints associated with any development. With the possible development of the Oakajee Industrial area and/or connection to the Northampton scheme water pipeline there may be a demand for growth of the Howatharra townsite.

The Precinct contains the popular tourist recreation site of Coronation Beach, which is developed as a nature based camping facility. It is managed by the Shire and caters for overnight stays for visiting windsurfers and kitesurfers and self- contained (RV) travellers, and coastal recreation day use activities. There is potential for private development of additional and varied levels of accommodation north of Coronation Beach.

The Precinct falls within, and is affected by, recommendations of the Moresby Range Management Strategy and the Shire's Coastal Management Strategy and Action Plan.

The identification of Rural Smallholding within the Howatharra precinct is a continuation of the 2008 Local Planning Strategy and reflects the existing cadastre, settlement pattern and lot sizes which are already within the Rural Smallholding range. The area also has proximity to the Geraldton-Northampton scheme water pipeline and the arterial roads of the North West Coastal Highway and Nanson-Howatharra Road and would cater for employees of the Oakajee Industrial Estate who do not seek urban living.

5.6 Precinct 6 Oakajee

This Precinct includes the proposed Oakajee Industrial Estate and Port and associated buffer areas, formally identified in Local Planning Scheme No.3 as Special Control Area 1. The purpose of Special Control Area 1 and industrial zone, is to:

- ❑ Provide for appropriate environmental and planning controls pertaining to the development of an industrial estate accommodating industries of strategic economic value to the State and Region, and which require separation from sensitive land uses;
- ❑ Provide for a buffer surrounding the industrial estate within which land uses incompatible with the purpose of the industrial estate are not permitted.

Oakajee was selected by the State Government in 1992 as a site for future

processing industry and a deep water port. Between 1997 and 2009, the State rezoned and acquired a substantial 6,400ha area of land for this purpose. The Oakajee Industrial Estate Structure Plan and the Oakajee Port Master Plan will guide the development of the industrial estate and the port respectively. The proposed Oakajee–Narngulu Infrastructure Corridor will provide a corridor alignment for rail, road and services linking the Narngulu Industrial Estate, Geraldton Port and wider transport and services network associated with the Oakajee Industrial Estate and Port.

While the land within this Precinct is set aside and zoned, to accommodate an array of heavy industrial uses and/or a deep water port, some uncertainty exists with regard to the specific industries that may be sited at Oakajee, the ultimate configuration of the deep water port and the specific timing of any development. Nevertheless, given the strategic importance of the proposed industrial estate and port, it is appropriate that this Precinct is preserved for its intended purpose, regardless of the timing of industrial and/or port development. In this regard uses within the industrial, and in particular, the buffer area must be compatible with industry as well as the specific zoning objectives.

To this end, the use as a future strategic industrial area, and associated buffer, precludes many other uses although continued broadacre agriculture on larger land holdings and the strategic placement and stockpiling of raw or manufactured materials (other than hazardous materials) and renewable energy projects could be sustained subject to environmental and visual considerations.

This precinct includes the Buller Rivermouth (a popular recreation site) which is normally barred at the coast by beach sand but seasonally flows following heavy rainfall. The Buller Rivermouth is currently accessible only via 4WD along the coastline from Drummond Cove. There is potential for a 'day use only' tourism node at the mouth of the Buller River. However it will require resolution of a number of issues between multiple parties to account for management responsibility, protection of Aboriginal Heritage sites and appropriate highway connection.

The Shire's Coastal Management Strategy and Action Plan addresses coastal management and access to specific recreational nodes, such as the Buller Rivermouth. The Precinct falls within both the Geraldton Regional Flora and Vegetation Survey and the Geraldton Regional Conservation Report – Volume 1 that seeks to retain and protect natural areas. The Precinct also falls within and is affected by recommendations of the Moresby Range Management Strategy.

5.7 Precinct 7 South West

This Precinct covers the southwestern portion of Shire that abuts the urban and rural residential fringes of the City of Greater Geraldton.

With the exception of the coastal edge and the Wokatherra Nature Reserve the majority of the land is cleared and there is potential for environmental repair, protection and preservation of areas of significant vegetation and landform through rezoning, subdivision and development conditions.

The Precinct has a high level of natural and landscape values which have the potential for low to medium-key tourism linked to local industries, farm stays and

landscape values in close proximity to established tourist routes and the coast. Although there is limited accessibility along the base of the Moresby Range the Precinct contains good quality gravel and mostly bitumen seal roads.

This Precinct is under strong demand for residential and rural living development given its location and access to infrastructure, especially reticulated water and coastal views. This has been recognised by the Geraldton Region Plan, Greater Geraldton Structure Plan 2011 and the Shire's Local Planning Scheme. The majority of the Precinct is zoned Rural Residential, Residential R2.5 or Development.

The Rural Residential zoned land has mostly been subdivided and developed as the Parkfalls Estate and the Dolbys Drive Structure Plan will guide the subdivision of the small remaining Rural Residential zoned area in Waggrakine. The rezoning of land to the immediate east of Parkfalls Estate on Brown Lane from Rural to Rural Residential as identified by the Greater Geraldton Structure Plan 2011 and Moresby Range Management Plan will cater for further rural living demand and subdivision along the lower western foothills of the Moresby Range.

The Buller Local Structure Plan and the Wokarena Heights Residential R2.5 Local Structure Plan provide for low density residential subdivision west and east of North West Coastal Highway respectively in accordance with the Greater Geraldton Structure Plan 2011.

The northern portion of Precinct 7 is impacted by the future ONIC corridor alignment.

Environmental Conditions in Table 5 of the Local Planning Scheme apply to land zoned Development and within the Buller Local Structure Plan area. These relate to conservation areas and identifying and protecting *Frankenia pauciflora*. Compliance with these Environmental Conditions has been achieved in the Buller Local Structure Plan and allows for subdivision and development within this area.

The Shire's Coastal Management Strategy and Action Plan addresses coastal management and access to specific recreational nodes, such as the Buller River mouth. The Precinct falls within both the Geraldton Regional Flora and Vegetation Survey and the Geraldton Regional Conservation Report – Volume 1 that seeks to retain and protect natural areas. The Precinct also falls within and is affected by recommendations of the Moresby Range Management Strategy and the Moresby Range Management Plan.

5.8 Precinct 8 Yuna

The town is fundamentally a service centre for the broader farming community which for many years has experienced decline in population, consistent with many other wheatbelt towns of a similar nature. Presently, the town's population consists of 6 permanent residents, although an additional 12 – 14 itinerant CBH workers reside in the townsite during the busy period of harvest, being the beginning of October through to the end of December. Whilst only small in resident numbers, Yuna receives strong support from the surrounding rural community and in recent times has experienced a modest increase in passing tourist traffic during the wildflower season; July through to October.

Physically the town is elongated and immediately bordered by Crown Land (Reserve & UCL) to the south, with broadacre farm land adjoining to the north, east and west. Yuna is sited on relatively level sand plain country within broader Planning Precinct 1, and straddles Chapman Valley Road encompassing a small mix of uses either side of the road. The facilities located within the town consists of a primary school, general store/tavern/post office (currently closed), church, community hall and multi-purpose community centre, playground, CWA building, public library, tennis courts, and public swimming pool within the primary school grounds. Also centrally located within the townsite are CBH grain storage facilities, with additional storage bins located some 2km east of the town. The local landfill site is also located some 2km east of the town on the southern side of Chapman Valley Road opposite the CBH bins.

The current infrastructure and essential servicing in the townsite is viewed as inadequate with only basic telecommunications until recently, although the completion of upgrades to mobile phone towers in 2016 may improve this situation. Overhead power and reticulated water is being provided. Up until 2006 water was sourced from a bore west of town or a dam within the townsite, both of which were supplemented by the carting of water during summer months. A permanent reticulated supply was provided to the Yuna townsite surrounds by the Yuna Farmlands Water Scheme in 2006, although the townsite itself is serviced by water carting and treatment. Of the local road network, Chapman Valley Road is the only bitumen sealed road within the townsite, which carries significant heavy haulage traffic between the grain storage facilities and from the Hudson Resources mine located further north-east, with all other roads in the town constructed to a gravel standard.

The local community with assistance from the Shire prepared a Townscape Plan for the Yuna townsite that is being implemented. This plan identifies improvements and addresses current issues, including:

- ☐ Better traffic management between the existing CBH facilities,
- ☐ A range of beautification works around the townsite and along Chapman Valley Road;
- ☐ The provision of additional facilities such as children's playground area, memorial wall, and lawned recreation area, a small caravan park/camping ground area, a suitable tourist information bay and associated rest area.

In consideration of the nature of Yuna as a service centre, with declining residential growth, it is clear that no demand exists for additional residential subdivision or rural lifestyle opportunities for the foreseeable future, however appropriately zoned land is available to accommodate light industry uses. The CBH grain silos are zoned General Industry. The inclusion of a small number of lots on the northern side of Chapman Valley Road in a Rural Townsite zone provides greater flexibility with land use, given the lack of demand for residential zoned land.

5.9 Precinct 9 Nabawa

This Precinct involves the townsite of Nabawa, which is located approximately 33km north-east of Geraldton on the Chapman Valley Road and some 25km south-east of Northampton. The town is bounded by the Chapman River to the west, and surrounded by broadacre farm land.

Within the townsite most of the remnant vegetation is located in the river reserve, with much of the vacant land remaining as undulating pasture farmed for broad-acre purposes.

Nabawa is considered the 'hub' of the Shire. The residential layout within the town consists of two distinct areas, the first being the original settlement based on quarter acre allotments fronting both sides of Chapman Valley Road, which adjoins the Shire buildings to the southern section of the townsite. To the east of the original residential area is the district community and sporting facilities including football/cricket oval, indoor basketball stadium, tennis courts, Men's Shed, playground and multi-purpose community hall. The second residential area is located to the east of the town where development for Residential R10 lots was previously undertaken by the Shire in order to stimulate population and economic growth for the area with some success. The balance of this land remains as one lot.

The Shire recognises that the growth of the Nabawa townsite is likely to be linked to people seeking a "tree change" and/or taking advantage of the easy and picturesque commute to places of employment and education in Geraldton. This type of demand is likely to be for lots with some acreage to be able to have a rural-residential retreat in proximity to the river. The demand for more urban sized lots is likely to remain low.

It is also acknowledged that there should be industrial and commercial zoned land within the town to support further growth and employment opportunities.

The Nabawa Townsite Revitalisation Plan was prepared and endorsed by Council in 2016 and, in part, addresses these strategic directions. The Nabawa Townsite Revitalisation Plan through a series of public workshops and individual landowner consultation, re-examined the potential for rural-residential development about the townsite and recommended a more conservative identification of land for Rural Residential purposes than that proposed by the 2008 Local Planning Strategy.

This more conservative approach, as favoured by the consulted landowners, and outlined in the Nabawa Townsite Revitalisation Plan identifies an area of approximately 60ha for Rural Residential on the immediate outskirts of the existing residential settlement, a reduction from the approximate 255ha area identified by the 2008 Local Planning Strategy. The more conservative recommendation of the Nabawa Townsite Revitalisation Plan has been subsequently reflected in the Precinct 9 objectives and strategies.

It should also be noted that as part of future rezoning, structure planning and subdivision part of this 60ha would be identified for amalgamation into existing river reserves to widen wildlife and recreation corridors.

The Proposed Rural Residential land identified within Precinct 9 is designed to reflect the rural-residential land use and built form patterns, characterised by existing residences and clustered outbuildings, that already exist on-ground rather than seek to remove high quality agricultural land from production. The identified area is also already subject to fragmented cadastre comprising 12 lots.

The Revitalisation Plan also identifies land suitable for short stay/tourism development, and a river walking trail along the former rail alignment Crown Land.

Previous subdivision and/or development has been required to give regard to town water supply which is identified as a Special Control Area in the Local Planning Scheme. The purpose of the Special Control Area is to protect the public drinking water supplies from contamination as a result of agricultural, commercial, industrial and/or residential use and development. However the bores situated adjoining the Nabawa townsite are no longer used for public drinking purposes and the Water Corporation cart water to Nabawa and the Special Control Area zoning should be reviewed.

Servicing within the town includes telecommunications, power and a reticulated potable water supply, which is currently tanked in. Approximately half of the local road network is constructed to a bitumen seal standard with the balance being gravel. Effluent disposal is achieved through conventional on-site methods, most commonly by septic tank and leach drain systems.

5.10 Precinct 10 Nanson

This Precinct consists of the small historic townsite of Nanson located on the eastern bank of the Chapman River and adjoining the Durawah Creek, some 25km north-east of Geraldton on the Chapman Valley Road.

Nanson is historically a railway siding dating back to the turn of the century servicing the Chapman Valley district in the early production of wheat and sheep in the area, and forming an important link for mining of lead and copper from the nearby Protheroe Mine. Being the first town in the Shire the Nanson townsite was gazetted in 1904 and became home to the Upper Chapman Roads Board in 1913. To this day Nanson, being a small village with a resident population of approximately 40 people, is based on the historic settlement pattern affording a relaxed lifestyle opportunity for the local residents.

Amongst many of the historic buildings and sites in Nanson of specific importance is the Old Roads Board Building built in 1913 and Old Railway Bridge constructed in 1909. The Roads Board Building, listed on the State Heritage Register, is located within the grounds of the Chapman Valley Museum that is managed by the Chapman Valley Historical Society and provides a comprehensive history of the Shire. The Old Railway Bridge, and former Nanson Railway siding are sites along the former Geraldton to Yuna railway alignment that has potential to be developed as a tourism, hiking, mountain bike trail to link tourism nodes, places of scenic beauty, historical interest, environmental significance and recreational pursuits.

Physically the town is bordered by the Chapman River to the west and Chapman Valley Road to the east with a considerable amount of mature vegetation aligned along the banks of the River and within the southern portion of the gazetted townsite. Much of the land to the north, east and west adjoining the town is cleared pasture used for broadacre farming. Although the Durawah Creek traverses the townsite area, it effectively forms the southern boundary for the main residential precinct, with the land to the south of the creek and east of the Chapman River being predominantly vegetated. Located amongst this vegetated

area are two church buildings that also carry historical significance for the area. The most prominent is 'Our Lady of Fatima' church designed by Monsignor John Hawes and built in 1938. In recent year's further tree planting has been undertaken by the local residents, both within crown land parallel to Chapman Valley Road and along the eastern bank of the Chapman River to achieve greater stability, reduced erosion and scouring, enhanced water flow and improve wildlife habitat. The internal road network based on a conventional grid pattern is constructed to a sealed standard along East Terrace with the remaining townsite roads constructed to a compacted gravel standard.

Presently, the Nanson townsite is constrained by a lack of appropriate servicing and infrastructure through the absence of a reticulated potable water supply and effluent disposal system.

Much of the land in the northern portion of the townsite falls within the existing settlement pattern of quarter acre allotments, but remains Unallocated Crown Land (UCL) due to the lack of servicing.

As a result of consultation with the local community through the preparation of the Nanson Townscape Plan it was determined that:

- ❑ the existing UCL to the north should not be developed for residential purposes pending resolution of servicing constraints (i.e. town water supply);
- ❑ no further subdivision should be entertained within the existing townsite due to current constraints, unique lifestyle and historical significance;
- ❑ consolidation and preservation of the townsite including historic attributes should be given highest priority with limited rural living and rural smallholding development around the townsite, subject to suitable level of servicing being achieved;
- ❑ tourism and cottage industry opportunities should be promoted to enhance the economic wellbeing of the Nanson area.

To this end, the future planning for Nanson needs to be structured around conserving the heritage values (including broad design guidelines for future development), improved servicing and infrastructure requirements, restoring the river environs and promoting economic and social wellbeing through the provision of cottage industry and low-key tourist opportunities. The rural townsite zoning of residential land is intended to help achieve these outcomes.

6.0 GLOSSARY KEY TERMS

AGRICULTURE — EXTENSIVE

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

AGRICULTURE — INTENSIVE

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

AMENITY

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

AREA OF AGRICULTURAL SIGNIFICANCE

An identified area containing productive agricultural land that is suitable for the sustainable operation of a key or specialised agricultural use that is of significant economic or social value to the State or a particular region.

AQUACULTURE

Farming of fresh or saltwater fish, molluscs, crustaceans or plants, usually for commercial purpose.

BROADACRE

A term used to describe farming or cropping enterprises that cover large areas of land and is generally reliant on rainfall. The term 'broadacre cropping' is used to differentiate the growing of crops such as wheat, lupins and canola, from the intensive cropping practised in horticulture.

CATCHMENT

The area of land which intercepts rainfall and contributes the collected water to surface water (stream, rivers, wetlands) or groundwater.

COMMERCIAL

Land and buildings primarily used for:

- ☐ The display and hire or sale of goods on a wholesale or retail basis; or
- ☐ For a person or group of people offering a professional service.

CONSERVATION

The careful management of the natural resources and environment so to avoid, or at the very least, minimise change.

DEGRADATION

The state or process of increase in salinity level in soil or water.

ECOTOURISM

Ecologically sustainable tourism with a primary focus on experiencing natural areas that fosters environmental and cultural understanding, appreciation and conservation. *Ecotourism Australia Association*.

HERITAGE PROTECTION/RESTORATION

The preservation and restoration of sites and buildings of historical significance to the local community.

INDUSTRY COTTAGE

An activity producing arts and crafts goods which does not fall within the definition of a "home occupation".

INDUSTRY EXTRACTIVE

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

INDUSTRY LIGHT

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

INDUSTRY — PRIMARY PRODUCTION

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

LAND CAPABILITY

A documented assessment of land to determine its natural capability to sustain a specified land use without resulting in significant on-site or off-site degradation or damage to the land resources. Land resources defined broadly include geology, soils, landform, hydrology, vegetation and climate.

LAND SUITABILITY

The fitness of a given type of land for a specified land use having regard to land capability which includes physical and environmental factors together with social and economic factors.

PRECINCT

A definable area where particular planning policies, guidelines or standards apply.

REMNANT VEGETATION

Vegetation which is either a remainder of the natural vegetation of the land that was present prior to European settlement, or, if altered, is still representative of the structure and floristics of the natural vegetation, and provides the necessary habitat for native species.

RURAL PURSUIT/HOBBY FARM

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

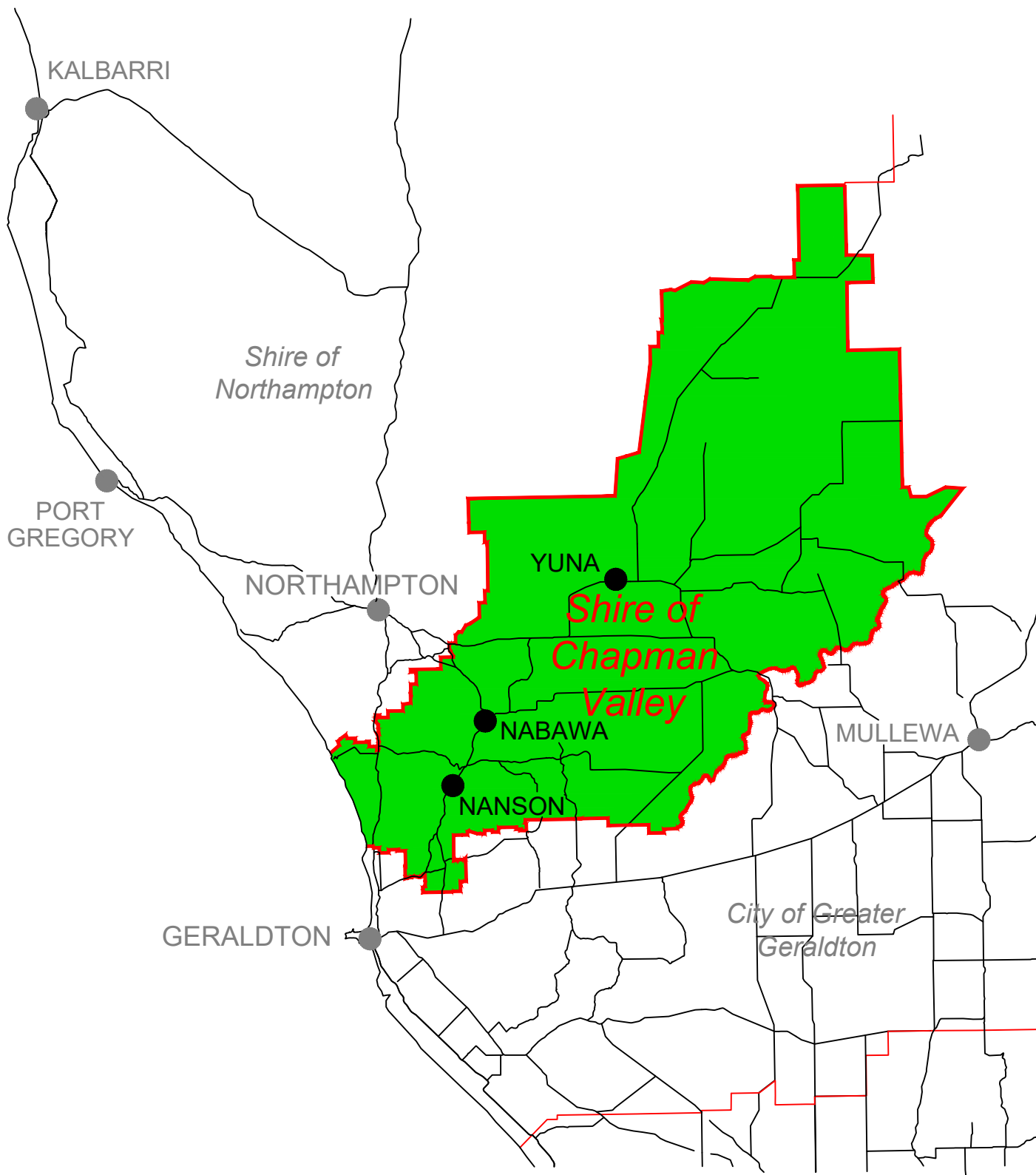
TOURIST DEVELOPMENT

As per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

URBAN

A general term used to describe the zones, reserves and uses that are typically found in an urban locality or townsite, such as residential, commercial, industrial and public purposes.

Appendix A
LOCATION PLAN
SHIRE OF CHAPMAN VALLEY

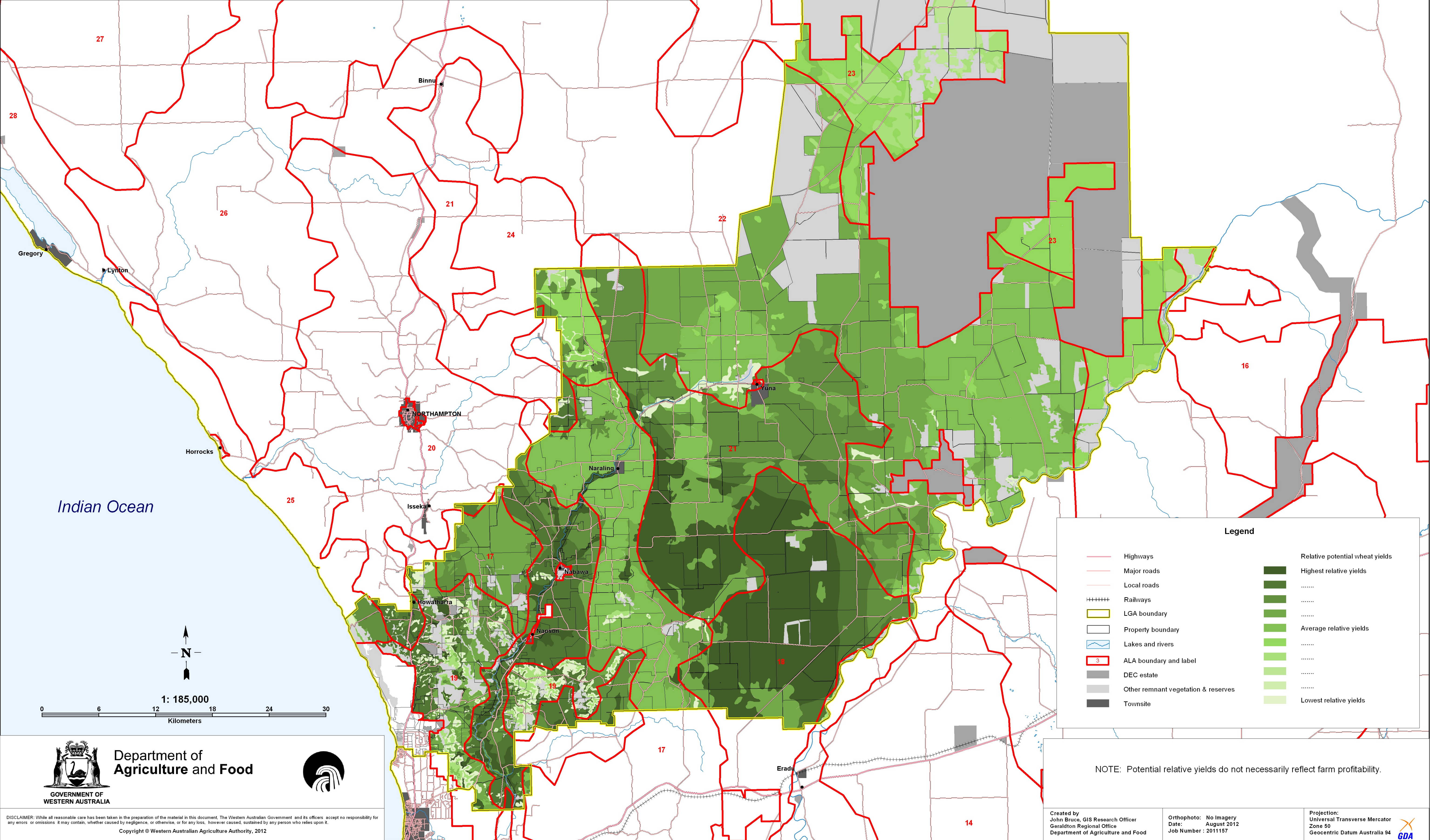


Appendix B
BROADACRE HIGH QUALITY AGRICULTURAL LAND
SHIRE OF CHAPMAN VALLEY

Broadacre high quality agricultural land

Shire of Chapman Valley

(based on potential average relative wheat yields 2000-2009)

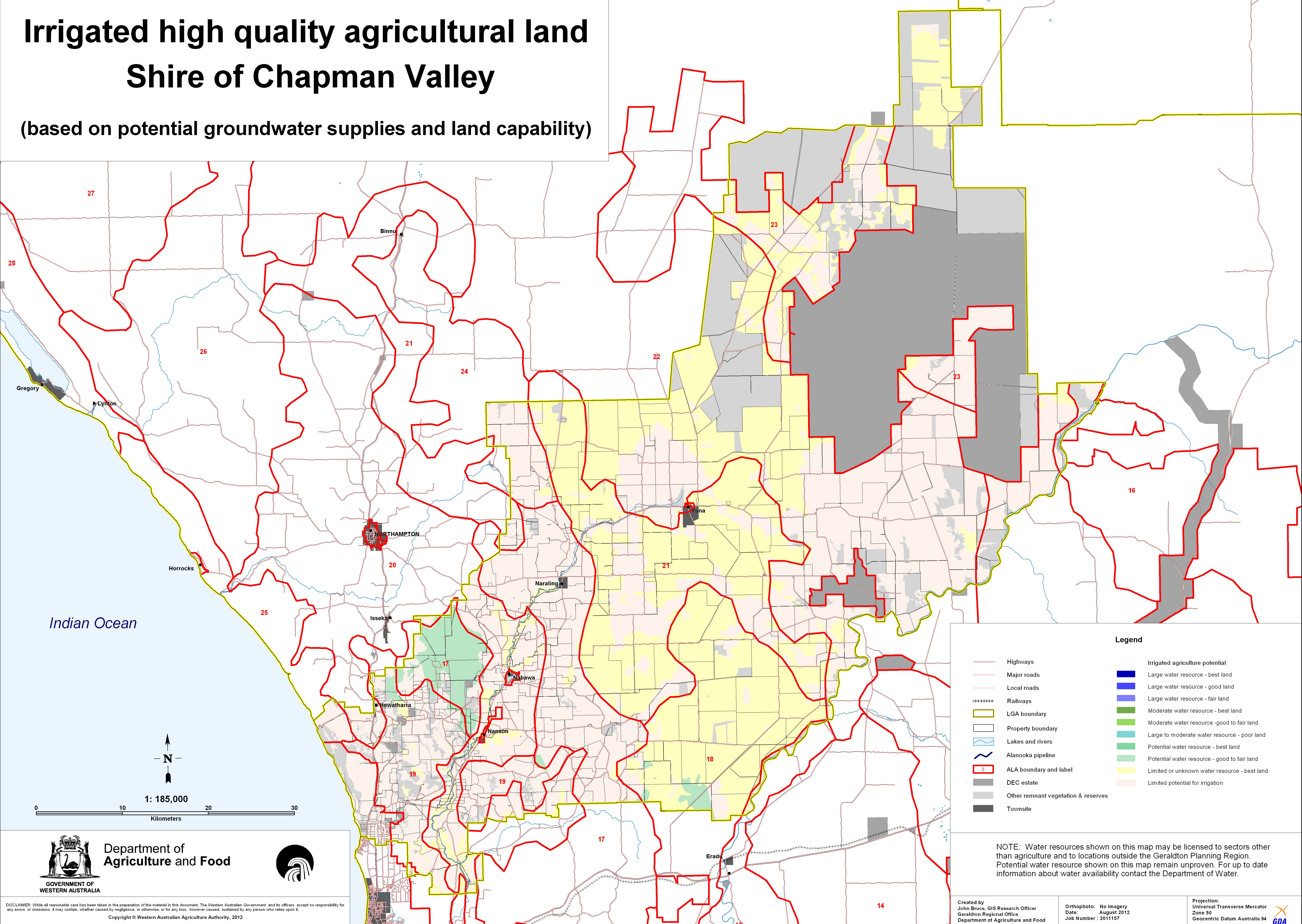


Appendix C
IRRIGATED HIGH QUALITY AGRICULTURAL LAND
SHIRE OF CHAPMAN VALLEY

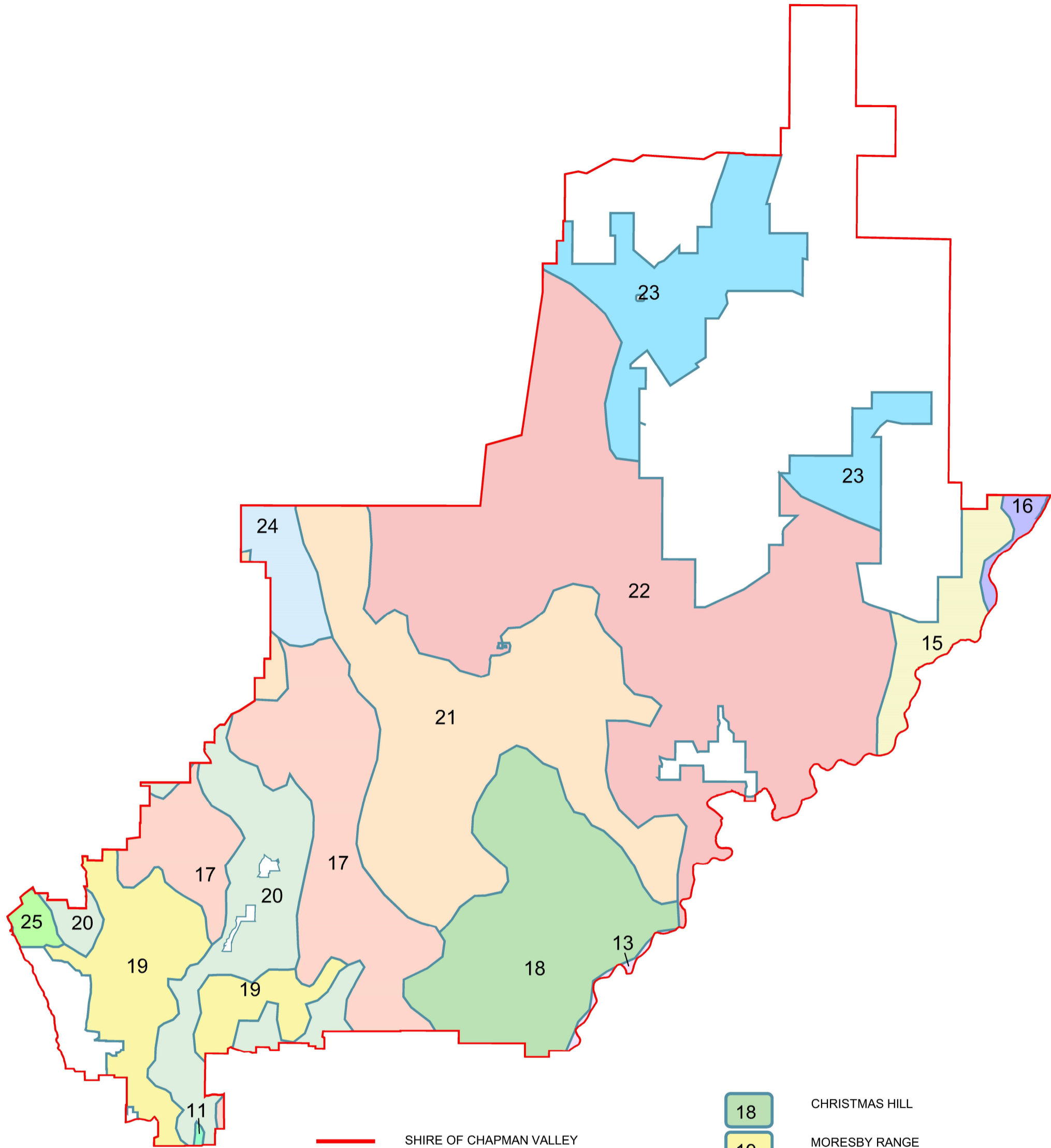
Irrigated high quality agricultural land

Shire of Chapman Valley

(based on potential groundwater supplies and land capability)



Appendix D
AGRICULTURAL LAND AREAS (ALA)
SHIRE OF CHAPMAN VALLEY



- SHIRE OF CHAPMAN VALLEY
LOCAL GOVERNMENT BOUNDARY
- AGRICULTURAL LAND AREAS
(Refer Figure 3A and 3B for detail)
- 11 GREENOUGH FLATS
- 13 ELLENDALE - ERADU VALLEY
- 15 MULLEWA
- 16 PINDAR
- 17 NARALING HILLS

- 18 CHRISTMAS HILL
- 19 MORESBY RANGE
- 20 NORTHAMPTON - CHAPMAN
- 21 YUNA - BINNU SANDPLAIN
- 22 AJANA - EAST YUNA SANDPLAIN
- 23 GALENA - WANDANA
- 24 OGILVIE ROAD SOUTH
- 25 HORROCKS COAST



Statutory Planning Committee

Notice is hereby given the next meeting of the Statutory
Planning Committee will be

Meeting No. 7661

Tuesday, 20 July, 2021, 9:30 am

Room 2.25, 140 William Street

This meeting is not open to members of the public










1.	Declaration of opening	
2.	Apologies	
3.	Members on leave of absence and applications for leave of absence	
4.	Disclosure of interests	
5.	Declaration of due consideration	
6.	Minutes	
6.1.	Confirmation of minutes - Meeting No. 7660 on Tuesday, 29 June 2021	8 - 35
7.	Deputations and presentations	
8.	Statutory items for decision	
8.1.	Reconsideration of Public Open Space Condition - Lots 74 and 100 Porter Street, Gwelup (159626)	36 - 55
8.2.	City of Nedlands - Parking Local Planning Policy - Request to Modify Deemed-to-Comply Provisions of R-Codes (TPS/0062)	56 - 64
8.3.	Subdivision - Lot 108 (No. 45) Irvine Street, Peppermint Grove (160654)	65 - 86
8.4.	Subdivision - Lot 84 (No. 153) Forrest Street, Peppermint Grove (160492)	87 - 104
8.5.	Development Application for Multiple Dwellings - Lot 23 Excalibur Circle, Camillo (22-50237-1)	105 - 132
8.6.	Proposed Change of Use (Restaurant to Tavern) and additions - Lot 211 West Swan Road, Caversham (21-50211-4)	133 - 176
8.7.	Proposed Amendment to Hazelmere Enterprise Area Precinct 9A Local Structure Plan (SPN/2133M-1)	177 - 214
8.8.	Shire of Chapman Valley – Local Planning Strategy – Certification prior to advertising – request to reconsider WAPC decision (801/03/17/0002P)	215 - 226
9.	Confidential items	
9.1.	City of Wanneroo District Planning Scheme No. 2, Amendment No. 182 (TPS/2640)	227 - 227

- | | | |
|------|---|-----------|
| 9.2. | City of Kalamunda – Local Planning Scheme No. 3, Amendment No. 103 – Final Approval (TPS/2669) | 228 - 228 |
| 9.3. | Section 31 SAT Reconsideration Byford Structure Plan Amendment Modifications - Lot 2 South Western Hwy, Byford (SPN/0165M-1 DR292/2020) | 229 - 229 |
| 10. | Reports for noting | |
| 11. | Stakeholder engagement and site visits | |
| 12. | Urgent or other business | |
| 13. | Items for consideration at a future meeting | |
| 14. | Meeting closure | |

Information for SPC Members

Quorum: 5 of 10 members

Representation in accordance with the Planning and Development Act 2005

	Mr David CADDY WAPC Chairman <i>Schedule 2, clause 4(2)(a)</i>		Mr Len KOSOVA Local Government Representative <i>Schedule 2, clause 4(2)(f)</i>
	Mr Vaughan DAVIES Nominee of the Director General, Department of Planning, Lands and Heritage <i>Schedule 2, clause 4(2)(b)</i>		Mr Lino IACOMELLA WAPC Appointee <i>Schedule 2, clause 4(2)(g)</i>
	Ms Lynne CRAIGIE Nominee of the Minister for Regional Development <i>Section 10(1)(c)(viii)</i>		Ms Nina LYHNE WAPC Appointee <i>Schedule 2, clause 4(2)(g)</i>
	Ms Kym DAVIS Community Representative <i>Schedule 2, clause 4(2)(d)</i>		Mr Ross THORNTON WAPC Appointee <i>Schedule 2, clause 4(2)(g)</i>
	Ms Marion THOMPSON Professions Representative <i>Schedule 2 clause 4(2)(e)</i>		

Role of the Statutory Planning Committee:

The Statutory Planning Committee is one of four committees set up by the WAPC on 1 March 1995 upon proclamation of the *Planning Legislation Amendment Act (No. 2) 1994*.

Schedule 2(4)(4) of the *Planning and Development Act 2005* (PD Act)

The Statutory Planning Committee is the WAPC's regulatory decision-making body and performs such of the functions of the WAPC under the *Planning and Development Act 2005* and Part II of the *Strata Titles Act 1985* as are delegated to the Statutory Planning Committee under section 16 and such other functions as are delegated to it under that section. These functions include approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister for Planning on local planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

REPORT TO	Statutory Planning Committee		
Meeting date	20 July 2021	File number	801/03/17/0002P
Subject	Shire of Chapman Valley – Local Planning Strategy – Certification prior to advertising – request to reconsider WAPC decision		
Purpose	Requires WAPC decision		
Title of Approving Officer	Director Regional South		
Agenda Part for Reports (All parts are confidential unless otherwise stated) SPC - Non-Confidential (To be published to the website)			
SITE-SPECIFIC DETAILS			
Region/s	Mid West		
Local government/s	Shire of Chapman Valley		
Landowner/Consultant	Shire of Chapman Valley, LandWest		
Location map	Attachment 1		
Bushfire Prone Area	YES		
SUMMARY			
<p>At the 23 July 2019 Statutory Planning Committee meeting it was resolved to certify the Shire of Chapman Valley draft Local Planning Strategy (draft Strategy) for advertising, subject to modifications, in accordance with r.11(2) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (the Regulations). The Strategy is the framework for local planning and provides the strategic basis to guide amendment of the Shire of Chapman Valley Local Planning Scheme No. 3 (Scheme 3) and/or the preparation of a new local planning scheme.</p> <p>One of the significant modifications to the draft Strategy was to reduce the amount of land designated for Rural Smallholdings by approximately 75 per cent. This was principally due to changes to the Commission's rural policy since the first strategy was endorsed in 2007. Most of the modifications were undertaken by the Shire and the document was resubmitted in August 2020 to check the modifications. However, the modification to reduce the extent of Rural Smallholdings was not made as Council does not agree with the Commission's decision. The Commission's modifications were put to Council, where it was resolved not to carry them out. In essence, the Commission is being asked to reconsider its previous decision.</p> <p>While there is no formal legislated process to reconsider a decision, there is no impediment to doing so, and by way of correspondence from the Minister for Planning to the Shire (Correspondence No: 72-27557), it has been agreed that options to resolve this issue should be canvassed directly between the Commission and the Shire.</p> <p>The Department, in consultation with the Shire, has set out four options for the draft Strategy:</p> <ol style="list-style-type: none"> 1) On the basis that the land has been identified for Rural Smallholdings since 2007 and not developed, leave the draft Strategy 'as is', and allow the market to decide; or 2) Relative to the Commission's original decision, increase Rural Smallholdings in the Chapman River valley area as well as some additional infill sites close to Geraldton; or 3) Relative to the Commission's original decision, increase Rural Smallholdings as per Option 2, AND designate the balance of the Rural Smallholdings areas sought by the Shire as 'Rural Smallholdings long term subject to demand analysis'; or 4) Maintain the Commission's decision of July 2019 without variation. 			

DETAILS OF PROPOSAL

The Shire of Chapman Valley is located in Mid West planning region approximately 430 kilometres north of Perth (refer **Attachment 1** – Location Map). ABS statistics place the Shire's population in 2019 at 1,513, with the Commission's WA Tomorrow forecasts predicting modest growth to 2031. However, optimistic population scenarios could see as many as 2,100 residents in the Shire by 2031. The main economic driver in the Shire is agriculture, with ongoing industry and infrastructure proposals providing the potential for population growth, including the Oakajee Port and Strategic Industrial Area. The draft Strategy's approach is to accommodate most of the Shire's growth (estimated to be approximately 80 new dwellings across the lifespan of the Strategy) within its south-western settlement areas, between Geraldton and the Shire's administrative centre at Nabawa.

The issue of contention is that in addition to the above accommodation of growth, despite the Commission's 2019 decision, the Council desires extensive areas for Rural Smallholdings (intended for 20ha-40ha lots) as per the 2007 Local Planning Strategy and as generally also reflected by the Commission's Greater Geraldton Structure Plan 2011. The extent of Rural Smallholdings proposed in the draft Strategy, and again as re-submitted, is inconsistent with *State Planning Policy 2.5 – Rural Planning*, such that rural smallholdings would perform more of a lifestyle function than a primary production one.

In keeping with the Minister's commitment, and in consultation with the Shire, four key options have been developed for the Commission's consideration (refer **Attachment 2** – WAPC Options Maps):

- 1) On the basis that the land has been identified for Rural Smallholdings since 2007 and not developed, leave it 'as is', and allow the market to decide; or
- 2) Relative to the Commission's original decision, increase Rural Smallholdings in the Chapman River valley area and some additional infill sites near Geraldton; or
- 3) Relative to the Commission's original decision, increase Rural Smallholdings as per Option 2, AND designate the balance of the Rural Smallholdings areas sought by the Shire, as 'Rural Smallholdings long term subject to demand analysis'; or
- 4) Maintain the Commission's decision of July 2019 without variation.

For all options, it is recommended that the draft Strategy text be adjusted to emphasise that compliance with State Planning Policy 2.5 – *Rural Planning* (SPP 2.5) criteria for rural living proposals will be applied for all zoning proposals for Rural Smallholdings. The Shire's preferred option is Option 1.

BACKGROUND

The Shire of Chapman Valley's current local planning strategy was endorsed by the Commission on 20 November 2007, it included approximately 7,900 hectares of land classified Rural Smallholdings.

In 2019 the Statutory Planning Committee resolved to certify the new draft Strategy subject to the Rural Smallholdings allocation being reduced by approximately 6,000 hectares, where the Shire sought to carry over the designation from the current Local Planning Strategy. This decision was made on the basis that the extensive Rural Smallholdings areas provide for the increase of rural living land uses, which is:

- inconsistent with the sustainable settlement objectives of SPP 2.5; and
- may create pressure for the rezoning and subdivision of rural land to create smaller rural lifestyle lots despite SPP 2.5's policy intent of protecting rural land for genuine rural land uses; and
- may risk the introduction of sensitive land uses in rural areas which can create conflict with primary production and other rural land uses; and

- is not reflective of existing land supply and take-up.

As mentioned, in July 2020, the Shire raised an objection to the Commission's modification regarding Rural Smallholdings to both the Commission and the Minister for Planning. The Minister advised that she would not intervene in the Local Planning Strategy process but understood that the Department would consider options in consultation with the Shire and report back to the Commission. Summarised from the Shire's correspondence, the main objections are:

- The extent of Rural Smallholdings proposed reflects that previously endorsed by the Commission in the 2007 Local Planning Strategy and also in the Commission's 2011 Greater Geraldton Structure Plan. No additional Rural Smallholdings are sought beyond what has been previously approved.
- Landowner expectations and investments have been based on the earlier strategic planning for the Shire, endorsed by the Commission in 2007 and 2011, and a change of direction is concerning.
- Many of the landholdings are already smaller rural lots and therefore the impact of identifying them as Rural Smallholdings is limited given the strategy intends to prohibit the creation of lots less than 20ha in these areas. The designation as Rural Smallholdings is considered most reflective of the existing prevailing lot size and land uses in these areas.
- The land identified as Rural Smallholdings is not Priority Agricultural land or high quality agricultural land, the bulk of which is in the eastern part of the Shire, and therefore loss of such land would not occur when rezoning to Rural Smallholdings.
- Identification as Rural Smallholdings (and presumably subsequent rezoning) would assist in managing development that might detrimentally impact on nearby sensitive land uses such as tourism developments.
- Inclusion into Rural Smallholdings, along with specific Scheme provisions at the time of rezoning, shall assist in the identification and protection of remnant vegetation and landscape features.
- The Rural Smallholdings zone is intended for appropriate small scale rural use of the land, not just for rural lifestyle purposes, and as such rezoning would not be inconsistent with the rural character.

Under the Regulations, a strategy must set out the long-term planning direction for the local government; apply State and regional planning policy that is relevant to the strategy; and provide the rationale for any zoning or classification of land under the local planning scheme. The Regulations do not contemplate a formal process for the Commission's decision on certification to be negotiated. However, it is operational practice for parties aggrieved by the Commission's decisions to seek adjustments prior to certification/approval. As such, any variation to the draft Strategy as now presented to the Commission shall replace its decision of July 2019. There is also benefit to addressing this issue prior to advertising, as it will simplify and streamline the process for finalising the strategy.

KEY ISSUES

Consistency with WAPC Policies & Planning Framework	State Planning Policy 2 - Environment and Natural Resources Policy	Fully consistent
	State Planning Policy 2.5 – Rural Planning	Some inconsistency, variation warranted
	State Planning Policy 3 – Urban Growth and Settlement	Some inconsistency, variation warranted
	State Planning Policy 3.7 – Planning in Bushfire Prone Areas	Fully consistent
	Draft Guilderton to Kalbarri Sub-Regional Strategy	Fully consistent

	Greater Geraldton Structure Plan 2011	Broadly consistent, some discretion required
Consultation	<p>The Shire of Chapman Valley has been consulted at officer level on the modification options set out in this report. The Shire's position via its resolution is for Option 1, and at officer level it has been indicated that Option 3 may be acceptable.</p> <p>Formal public advertising and consideration of submissions has not yet occurred, but pending resolution of this issue, is the next step.</p> <p>One option canvassed, but not presented to the Commission was for the Strategy to be advertised as per the Commission's decision, and for the Shire to publish an explanation such that the change was required by the Commission against the Shire's wishes. This has been done in some local governments where an adverse reaction to the strategy was anticipated. However, the Shire and Department see benefit in seeking resolution prior to advertising so as to manage landowner reactions to a potential change in designation of land.</p>	

PLANNING ASSESSMENT

In response to the Shire's proposed allocation of Rural Smallholdings, including the additional rationale for their objection to the Commission's 2019 decision to reduce its extent, the following comments are made:

State Planning Policy and Rural Smallholdings

The extent of Rural Smallholdings proposed by the Shire departs somewhat from SPP 2.5, particularly the situational and locational criteria contained in Section 5.3. The departures can generally be summarised as:

- Some of the proposed Rural Smallholdings areas are not directly adjacent to existing urban areas.
- It is evident that many of the areas proposed for Rural Smallholdings are currently used for broadacre agriculture, being the primary economic base of the Shire. Converting land from Rural (extensive agriculture) to Rural Smallholdings (rural lifestyle) is inconsistent with the State policy approach of protecting rural land for rural purposes.
- Some of the proposed Rural Smallholdings areas would require costly extensions to infrastructure, particularly access roads, and may be difficult to connect to essential services.
- The increased supply of Rural Smallholding land is not based upon a contemporary land supply and demand analysis reflective of the draft Strategy's 10-15 year planning horizon. Instead, it reflects historic population growth and a planning context dating back to 2007 and earlier.

Notwithstanding the above, some inconsistency with SPP 2.5 could be supported noting that most of the proposed Rural Smallholding areas are within close proximity of the Nanson townsite and Geraldton, providing for access to limited commercial and community services. Also, given much of the proposed Rural Smallholding land is 'rounding off' that which already exists under Scheme 3, priority agricultural areas are generally avoided, and some limited infrastructure is already in place. Finally, while some demand analysis is necessary, there is the potential for future growth in the Shire.

State Planning Policy 3 – Urban Growth and Settlement (SPP 3) broadly identifies the same issues dealt with by SPP 2.5 where it considers rural residential settlement like Rural Smallholdings. However, it does provide some scope for the consideration of these proposals where they are nearby existing settlements, avoid productive agricultural land, and take advantage of topographically varied locations with distinctive environmental attributes. The draft Strategy to a large extent does seek to locate Rural Smallholding areas consistent with these

broad principles of SPP 3, avoiding the most productive agricultural areas and providing increased settlement in the hinterland surrounding the Nanson townsite.

Changes to State Planning Policy since the 2007 Strategy was endorsed

SPP 2.5 was comprehensively reviewed and updated in 2011 (gazetted in 2013). It was also reviewed in 2016 to absorb the former poultry farm SPP, and to provide more guidance on animal premises and horticulture.

The pre-2013 version of SPP 2.5 considered Rural Smallholdings as a land use/zone that would apply to intensive agricultural uses that could be carried out on smaller rural lots (4ha to 40ha). The policy focussed on the preparation of land capability assessments to demonstrate that the land was not 'viable' for agriculture, which typically paved the way for rezoning. This resulted in some areas of WA being developed to create very low-density housing estates. It was the context of the old policy that the scale and extent of Rural Smallholdings was established in the Shire's current Local Planning Strategy and the 2011 Greater Geraldton Structure Plan.

SPP 2.5 now provides greater direction to the settlement aspects associated with Rural Smallholdings and Rural Residential uses, as part of a local government's settlement planning, including the need for servicing, infrastructure, bushfire and water considerations, whilst protecting the State's finite rural land (including small rural lots). SPP 2.5 defines Rural Smallholdings as a rural living / lifestyle use.

The draft Strategy seeks to carry over the same approach for Rural Smallholdings that was the case in 2007, which is not in keeping with the current State Policy.

Consistency with Greater Geraldton Structure Plan

The extent of Rural Smallholdings sought by the Shire is generally consistent with the Commission's Greater Geraldton Structure Plan 2011 (refer **Attachment 3**), as it relates to the Greater Geraldton urban area. The Council raise concerns that departing from endorsed planning is not reasonable and detrimentally impacts landowner investment and decision-making. It is acknowledged, however, that the regional level structure plan reflected the local planning strategy at the time.

Due to a range of other land use planning pressures (port capacity and access, infrastructure and road planning, implementation of the Yamatji Nation agreement and the future of Oakajee), there is some prospect that the Commission's strategic planning framework for Greater Geraldton needs to be updated (subject to WAPC consideration). As with the Shire's strategy, the structure plan pre-dates the updates to SPP 2.5 and its criteria for planning for rural smallholdings. As structure plans are instruments of 'due regard', and local governments are required to apply State policy under the Regulations, it is reasonable to make decisions based on the most contemporary planning instruments. However, the Shire's strategy has been prepared in good faith, and on the basis of an endorsed plan.

Land Uses and Lot Sizes

The Shire's intent for the Rural Smallholdings zone is to accommodate rural activities such as horticulture, aquaculture and rural tourism on lot sizes of around 20-40ha. This is an opportunity to increase the number and intensity of such land uses, supporting a more diversified local economic base.

Part of the Shire's rationale for retaining the full extent of the Rural Smallholding area is based on the premise that the intended future planning framework will not allow significant subdivision. This is supported, noting that the Strategy provides for the Shire's local planning scheme to enforce a minimum 20ha lot size to Rural Smallholdings, with a significant proportion of the impacted land parcels already at or below this size (although it doesn't at present). Accordingly, the result of including these areas as Rural Smallholdings can be managed. It also likely, noting the experience to date, that the take-up rate and demand for subdivision will be modest. For this reason, some additional areas for Rural Smallholdings could be considered.

Currently, LPS 3 enforces controls for the development of Rural Smallholding zones under Schedules 3 and 5. Adding the recommended text to the Strategy regarding lot sizes will provide guidance for future amendments to the Scheme. This would mean that new amendment to rezone Rural land for Rural Smallholdings can set out suitable lot sizes, in this case, with a minimum size of 20ha.

Options for progressing the draft Strategy

This section of the report provides commentary on the four options outlined for the Commission's consideration:

- 1) *On the basis that the land has been identified for Rural Smallholdings since 2007 and not developed, advertise the draft Strategy 'as is', and allow the market to decide.*

This is the Shire's preferred approach but, as previously outlined and reported, it is to some extent inconsistent with contemporary rural and settlement planning, and the needs of the Shire to accommodate its projected population. While it is recognised that SPP 2.5 would still apply to any rezoning proposal and guide planning decision making, **this option is not recommended.**

- 2) *Relative to the Commission's original decision, increase Rural Smallholdings in the Chapman River Valley area and some additional infill sites.*

These areas are generally located along the Chapman River and its associated tourist drive. Many of the lots are 20ha to 100ha in area, and therefore the implications resulting from their inclusion is likely to be limited. Also included are several 'infill' sites, both north and south of Nanson-Howatharra Road, which can be considered as 'rounding off' the adjacent Rural Smallholdings zoned land provided by Scheme 3.

Some additional sites are also proposed for inclusion to the west of the Nanson townsite and around the Howatharra area. These have been included with the view that they are nearby existing Rural Smallholdings areas and smaller rural lots, and therefore do not detract from the prevailing local settlement typology.

The additional Rural Smallholding areas represent a logical extension to those which currently exist, and are still reasonably close to existing infrastructure and urban areas. In all cases, each site would still be required to consider SPP 2.5 criteria related to rezoning for rural living purposes, which deal with servicing, protection of environmental values and bushfire safety.

This option is supported, but not recommended.

- 3) *Relative to the Commission's original decision, increase Rural Smallholdings as per Option 2, AND designate the balance of the Rural Smallholdings areas sought by the Shire, as 'Rural Smallholdings long term subject to demand analysis'.*

This would increase the area identified for Rural Smallholdings from the Commission's previous decision on the draft Strategy as per Option 2 above, plus also include the remaining balance of the Rural Smallholdings sought by the Shire as "Rural Smallholdings long term investigation area – subject to demand analysis".

This option would make clear those areas which are acceptable for consideration for Rural Smallholdings in the short-medium term, while also providing for long term aspirations subject to market demand and investigations consistent with the criteria of SPP 2.5. **This option is recommended,** as it supports the Shire's aspirations, while also establishing performance-based measures to deal with the sequencing of development.

- 4) *Maintain the Commission's decision of July 2019 without variation.*

The result of maintaining this position is a 75 per cent reduction to the Rural Smallholding designation provided by the current 2007 Local Planning Strategy. **Maintaining this decision is not recommended.**

While the original decision aligns with the purpose and intent of SPP 2.5, this has been found to be objectionable to the Shire. Pursuing an alternative approach which maintains the

community's long-held desires, while still upholding the intent of SPP 2.5, may achieve the same result.

In support of this, it is noted that the Strategy can make clear the requirement for individual planning proposals to be generally consistent with rural planning policy and guidance. In particular, the Strategy can be made to ensure that the expansion of Rural Smallholding areas is guided by existing land supply and take-up and does not conflict with primary production land uses.

Importantly, the Strategy can be reinforced to provide planning controls which establish a minimum lot size of 20ha in area where a Rural Smallholding designation applies. This, noting the prevailing lot size in the affected areas, shall work to maintain the Shire's agricultural amenity and characteristics, and limit the introduction of additional sensitive land uses.

Department of Planning, Lands and Heritage recommendation

The Department recommends that the Commission reconsider its previous decision of 23 July 2019, and certify the draft Strategy for advertising consistent with Option 3. This option is favoured as it balances the aspirations and expectations of the community with the objectives of contemporary State planning policy. In this regard, Option 3 would provide for the designation of Rural Smallholding areas which, for the most part, are located outside of the Shire's recognised Priority Agricultural areas consistent with the intent of SPP 2.5.

The areas designated for Rural Smallholding in the short-medium term are within commutable distance to nearby townsites and Geraldton, with roads and basic infrastructure available to facilitate development. Broadly, these areas have topographic features (undulating land, rivers, creek lines, bluffs, etc.) which make broadacre agriculture less efficient, but rural living and tourism like land uses desirable. Some of the land in these areas is fragmented, which may only provide limited potential for further subdivision.

The designation of areas for Rural Smallholding subject to longer term investigation will allow for these areas to come into consideration should there be proven market demand. It is anticipated that investigations will need to account for the provision of infrastructure (access roads) and critical servicing, along with matters relating to bushfire and environmental conservation.

In recommending Option 3, further text modifications (refer **Attachment 4**) to the draft Strategy would be recommended to reinforce the requirements of SPP 2.5 as they relate to rezoning for Rural Smallholdings, including the 20ha lot size minimum. In this regard, any zoning amendment to Scheme 3 to provide for Rural Smallholdings will still need to satisfy requirements that include, but are not limited to:

- Avoiding areas prone to seasonal inundation.
- Demonstrated supply of water for domestic and firefighting purposes, a suitable electricity supply and constructed road access.
- Demonstrated reduction in nutrient export in changing the land use.
- no conflict with the primary production of nearby land and any separation distance on adjoining land has been accommodated.
- protection of any vegetation and landscape qualities on site, including minimising the impact on vegetation in achieving bushfire protection requirements.

It is noted that the above modifications are also recommended should the Commission resolve to adopt Option 1 or 2.

Conclusion

It is recommended the Commission reconsider its decision of July 2019 the draft Strategy in accordance with Option 3 for the reasons outlined above. In doing so, it is also recommended the Commission require the Shire to make additional modifications to the draft Strategy to broadly satisfy objectives under SPP 2.5. Following acceptance by the Department of Planning, Land and

Heritage that the modifications have been undertaken it is recommended that the Strategy be re-certified for public advertising.

RECOMMENDATION

That the Statutory Planning Committee resolves to:

- 1. advise the Shire of Chapman Valley that the draft Local Planning Strategy received on 30 July 2020 is to be modified prior to advertising, as set out in the attached Schedule of Modifications (Attachment 4); and***
- 2. once modified, certify that the draft Shire of Chapman Valley Local Planning Strategy is consistent with Regulation 11(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and is to be advertised in accordance with the Regulations.***

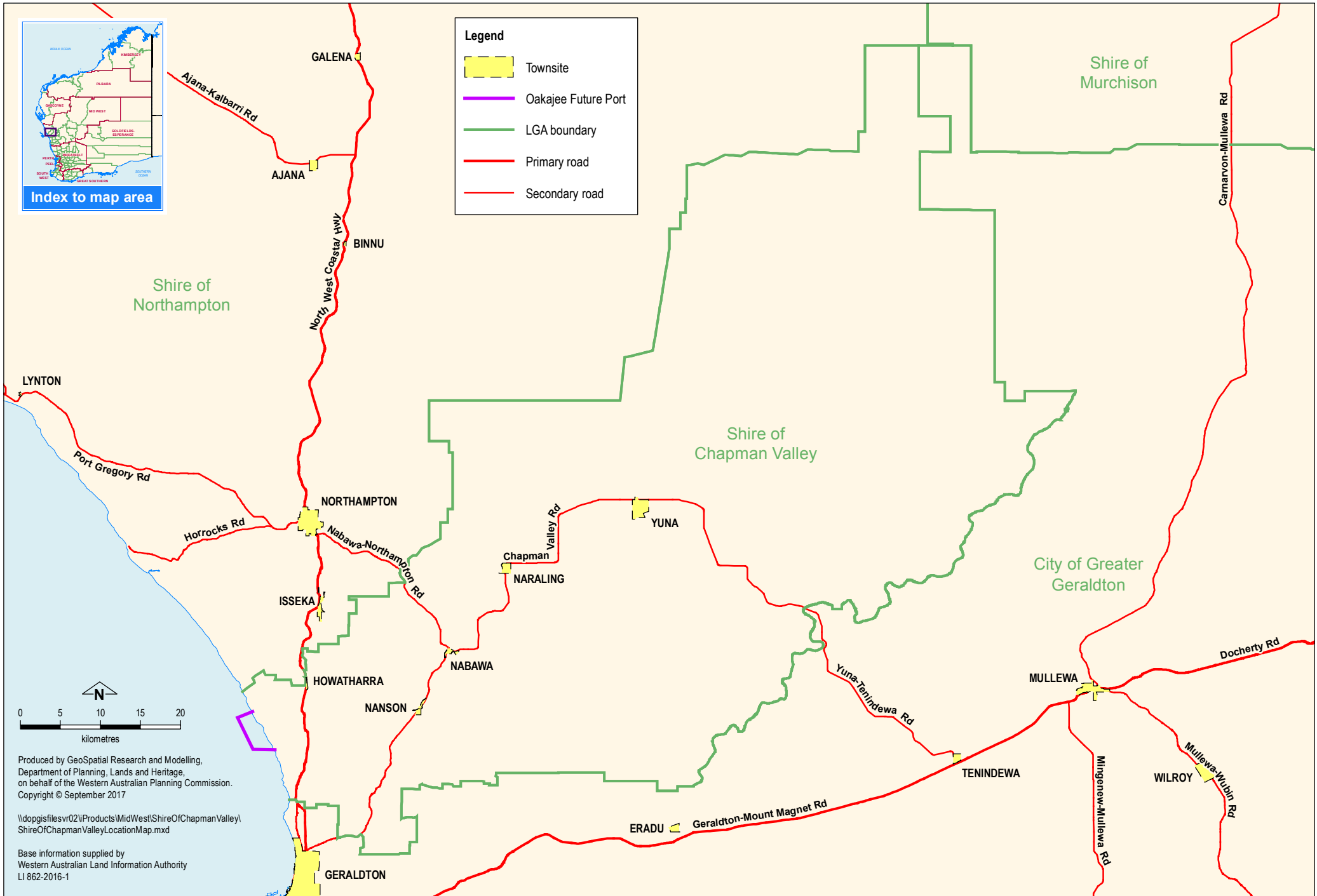
ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – WAPC Options Map(s)

Attachment 3 – Greater Geraldton Structure Plan 2011 map

Attachment 4 – Schedule of Modifications



OPTION 1



SHIRE OF CHAPMAN VALLEY LOCAL PLANNING STRATEGY - WAPC OPTIONS MAP

- OPTION 1 – Advertise the Strategy ‘As Is’ (Shire’s preferred option)
OPTION 2 – Advertise the Strategy with increased Rural Smallholdings in the Chapman River Valley area and some additional infill sites
OPTION 3 – Advertise the Strategy with increase Rural Smallholdings as per Option 2, AND designate the balance ‘Rural Smallholdings long term subject to demand analysis’
OPTION 4 – Advertise the Strategy as per the Commission’s 2019 decision with small increase to Rural Smallholdings in the Chapman River Valley area

RURAL

URBAN

OAKAJEE PORT AND STRATEGIC INDUSTRIAL AREA

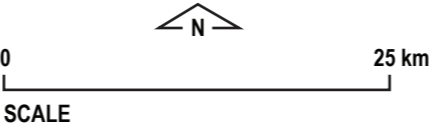
RURAL SMALLHOLDING ZONE LPS NO. 3

PROPOSED RURAL SMALLHOLDING

PROPOSED RURAL SMALLHOLDING SUBJECT TO DEMAND ANALYSIS

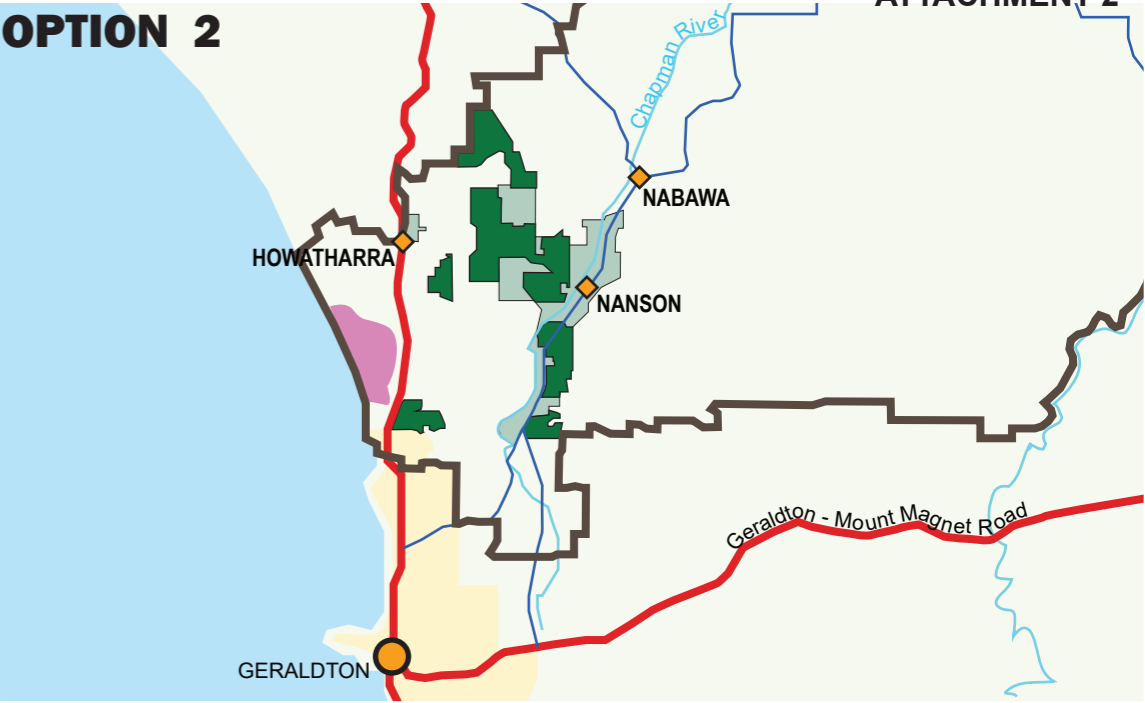
REGIONAL CENTRE

TOWNSITE



ATTACHMENT 2

OPTION 2



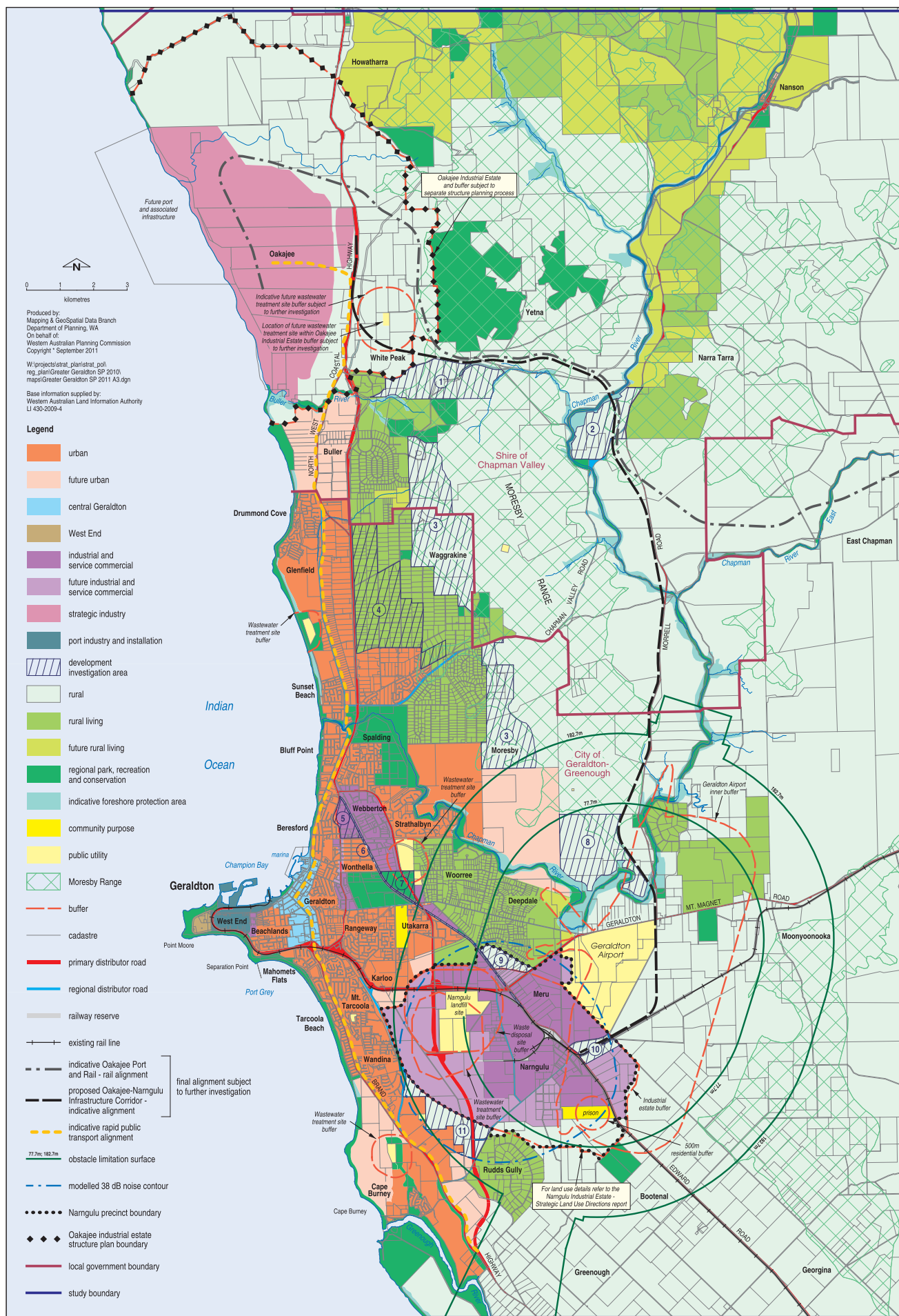
OPTION 3 - RECOMMENDED



OPTION 4



Map: Greater Geraldton Structure Plan 2011



Schedule of Modifications Shire of Chapman Valley Draft Local Planning Strategy

Strategy Text – Part 1

1. Modifying Part 1 to include the following text:

Proposals to rezone to Rural Smallholdings that are unable to adequately satisfy the requirements of SPP 2.5 and a 20ha minimum lot size are not supported. These requirements include, but are not limited to:

- Avoiding areas prone to seasonal inundation.
- Demonstrated supply of water for domestic and fire fighting purposes, a suitable electricity supply and constructed road access.
- Demonstrated reduction in nutrient export in changing the land use.
- The proposal will not conflict with the primary production of nearby land and any separation distance on adjoining land has been accommodated.
- Ensuring adequate protection of any vegetation and landscape qualities on site, including minimising the impact on vegetation in achieving bushfire protection requirements.
- A 20ha lot minimum whereby all the above is achieved.

2. Include reference in Part 1 to the longer term Rural Smallholdings, being areas only to be considered for rezoning whereby a satisfactory rural lifestyle land supply analysis has been undertaken.

Strategy Maps

1. Modifying Figures 3, 3A, 3B, 4, 5, and 7 to change the extent of Rural Smallholdings (and corresponding legend if required) in accordance with the Commission's decision of 20 July 2021 as depicted on **Attachment A**.

Note to SPC: Attachment A to be prepared following the SPC's decision



Statutory Planning Committee

Minutes

Meeting No. 7661
Tuesday, 20 July, 2021

Members: David Caddy - Chairman WAPC
Lynne Craigie - Nominee of the Regional Minister
Vaughan Davies - Nominee of the Director General, Department of Planning, Lands and Heritage
Kym Davis - Community Representative
Lino Iacomella - WAPC Appointee
Leonard Kosova - Local Government Representative
Nina Lyhne - WAPC Appointee
Marion Thompson - Professions Representative
Ross Thornton - WAPC Appointee

Others present: Emily Berry - Planning Officer, Metro Central North
David Carter - Senior Planning Officer, Metro South East
Garreth Chivell - Planning Manager, Schemes and Amendments
Chau Chong - Principal Planning Officer, Schemes and Amendments
Andrew Cook - Planning Manager, Metro North East
Mike Critch - Senior Planning Officer, Reform, Design and State Assessment
Leah Elliott - Senior Planning Officer, Schemes and Amendments
Sam Fagan - Manager, Commission Business
Sally Grebe - Director, Planning Appeals, Reform, Design and State Assessment
Ben Hesketh - Planning Manager, Metro Central North
Poppy Justice - Commission Support Officer
Darren Leicester - Planning Officer, Metro Central North
Tim Leishman - Senior Planning Officer, Regional South East
Nicole Lucas-Smith - Planning Director, Metro South & Peel
Nina Lytton - Senior Planning Officer, Metro Central North
Danielle Matthews - Senior Planning Officer, Metro North East
Rohan Miller - Planning Director, Schemes and Amendments and Administration
Irene Obales - Commission Support Officer
Frances Page-Croft - Senior Planning Officer, Metro South East
David Sands - Senior Planning Officer, Metro North East
Will Schaefer - Manager Strategy, Metro Central North
Ryan Shaw - Senior Planning Officer, Reform, Design and State Assessment

The motion was put and carried

8.7 Proposed Amendment to Hazelmere Enterprise Area Precinct 9A Local Structure Plan (SPN/2133M-1)

Members discussed the previous rezoning of the subject land which was from Urban Deferred to Urban on the basis that the land would be developed for light industrial purposes.

Members were advised that the Department of Planning, Lands and Heritage is now satisfied that the necessary infrastructure to service residential land uses can be provided, including reticulated sewer.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage with recommendation 'd' being deleted.

Moved by Mr Caddy

Seconded by Ms Thompson

That the Statutory Planning Committee resolves to refuse the Hazelmere Enterprise Area Precinct 9A Local Structure Plan amendment due to the following reasons:

- a. residential land uses would be contrary to the objectives of the Industrial Development zoning of the land under the City of Swan Local Planning Scheme No. 17;*
- b. the current Light Industrial classification of the land under the approved Structure Plan represents an appropriate land use transition between the General Industry zone to the west and Residential zone to the east;*
- c. it would result in an ad hoc isolated residential cell that would potentially be subject to poor residential amenity; and*

The motion was put and carried

8.8 Shire of Chapman Valley - Local Planning Strategy - Certification prior to advertising - request to reconsider WAPC decision (801 /03/17/0002P)

Members discussed the Shire of Chapman Valley - Local Planning Strategy and the Shire's request to reconsider the Commission's decision in July 2019 in relation to a modification to the Strategy to reduce the amount of land designated for Rural Smallholdings by approximately 75 per cent.

Members considered the four options that were developed in consultation with the Shire to resolve the Shire's disagreement to the Commission's decision. Members agreed to endorse 'Option 4 -

Maintain the Commission's decision of July 2019 without variation' and endorse an alternative resolution reflecting this Option.

Moved by Mr Thornton

Seconded by Mr Iacomella

That the Statutory Planning Committee resolves to:

1. *advise the Shire of Chapman Valley that its draft Local Planning Strategy received on 30 July 2020 is to be modified to reduce the classification of land for Rural Smallholdings, along with related text amendments, in accordance with the amended Schedule of Modifications; and*
2. *once modified, certify that the draft Shire of Chapman Valley Local Planning Strategy is consistent with Regulation 11(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and is to be advertised in accordance with the Regulations.*

The motion was put and carried

**9.3 Section 31 SAT Reconsideration .Byford Structure Plan
Amendment Modifications - Lot 2 South Western Hwy, Byford
(SPN/0165M-1 DR292/2020)**

THIS ITEM IS CONFIDENTIAL

**9.4 State Administrative Tribunal Section 31 Reconsideration -
Development Application - Ancillary Dwelling - Bromley Road,
Herne Hill (Swan Valley)**

THIS ITEM IS CONFIDENTIAL

10. Reports for noting

Nil

11. Stakeholder engagement and site visits

Nil.

12. Urgent or other business

Nil.

13. Items for consideration at a future meeting

Nil.



Your ref: 204.09
Our ref: 801/03/17/0002P
Enquiries: Tim Leishman (6551 9069)

Maurice Battilana
Chief Executive Officer
Shire of Chapman Valley
PO Box 1
Nabawa WA 6532

ATTN: Simon Lancaster, Deputy Chief Executive Officer

Dear Mr Battilana

**SHIRE OF CHAPMAN VALLEY - DRAFT LOCAL PLANNING STRATEGY -
CONSENT TO ADVERTISE**

I refer to your letter of 31 July 2020 seeking for the Western Australian Planning Commission (WAPC) to reconsider its decision to certify the draft strategy for advertising subject to modifications. The principal modification of concern being the reclassification of land that is identified as having potential for 'Rural Smallholdings' to 'Rural'.

The WAPC at its 20 July 2021 Statutory Planning Committee meeting resolved to reaffirm its previous decision. The WAPC has certified, subject to the modifications outlined in the attached schedule of modifications being undertaken, that the draft strategy is consistent with Regulation 11(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and should be advertised for public submissions for not less than 21 days.

Once the modifications have been satisfactorily undertaken, please return the draft strategy to the WAPC and it will be certified for advertising under Regulation 24(4).

If you have any enquiries related to the above, please contact Tim Leishman on 6551 9069 or email timothy.leishman@planning.wa.gov.au.

Yours sincerely

Sam Fagan
Secretary
Western Australian Planning Commission

29 July 2021

Schedule of Modifications

Shire of Chapman Valley Draft Local Planning Strategy

Strategy Text – Part 1

1. Modify Part 1 to include the following text:

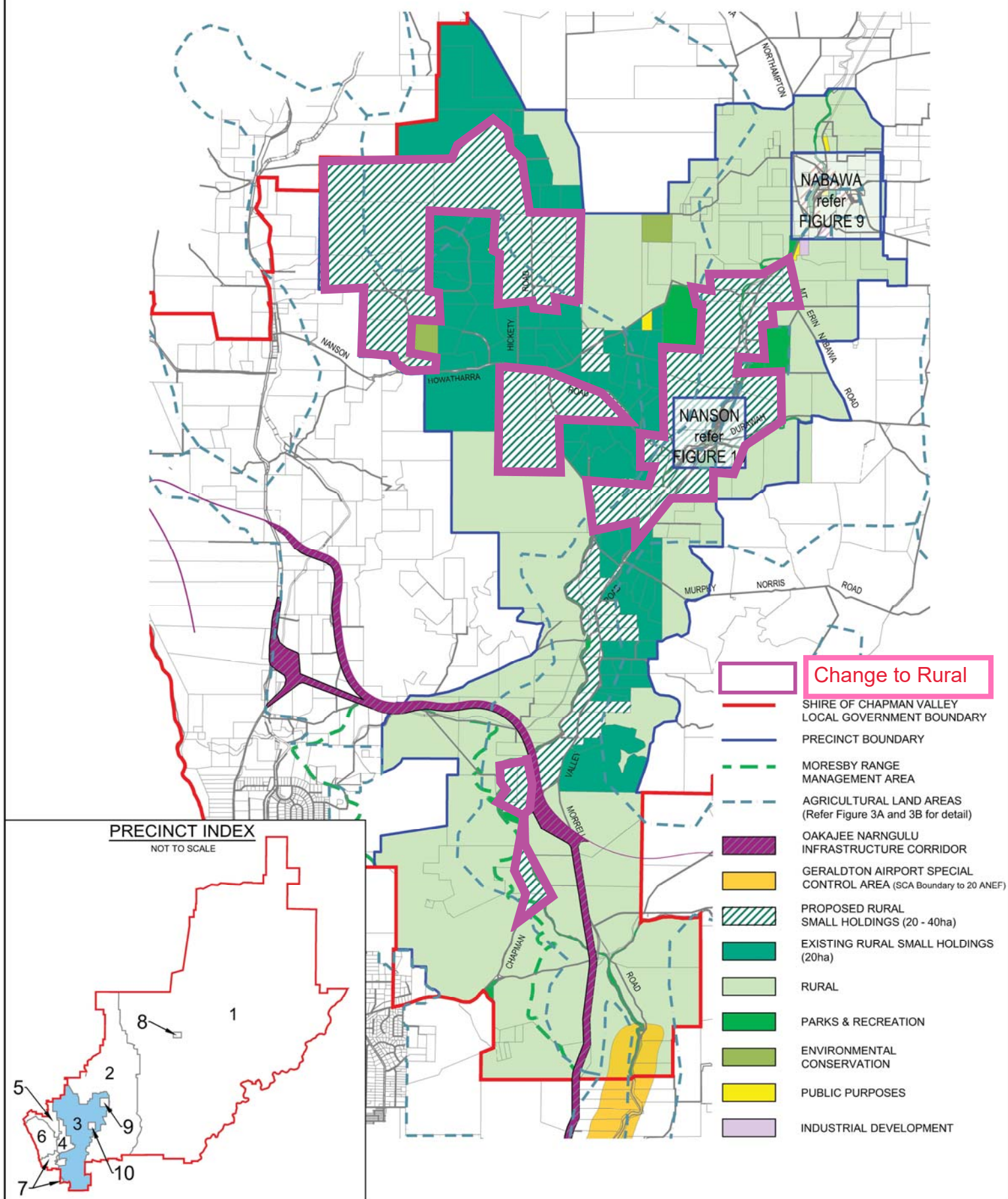
Proposals to rezone to Rural Smallholdings that are unable to adequately satisfy the requirements of SPP 2.5 and a 20ha minimum lot size are not supported. These requirements include, but are not limited to:

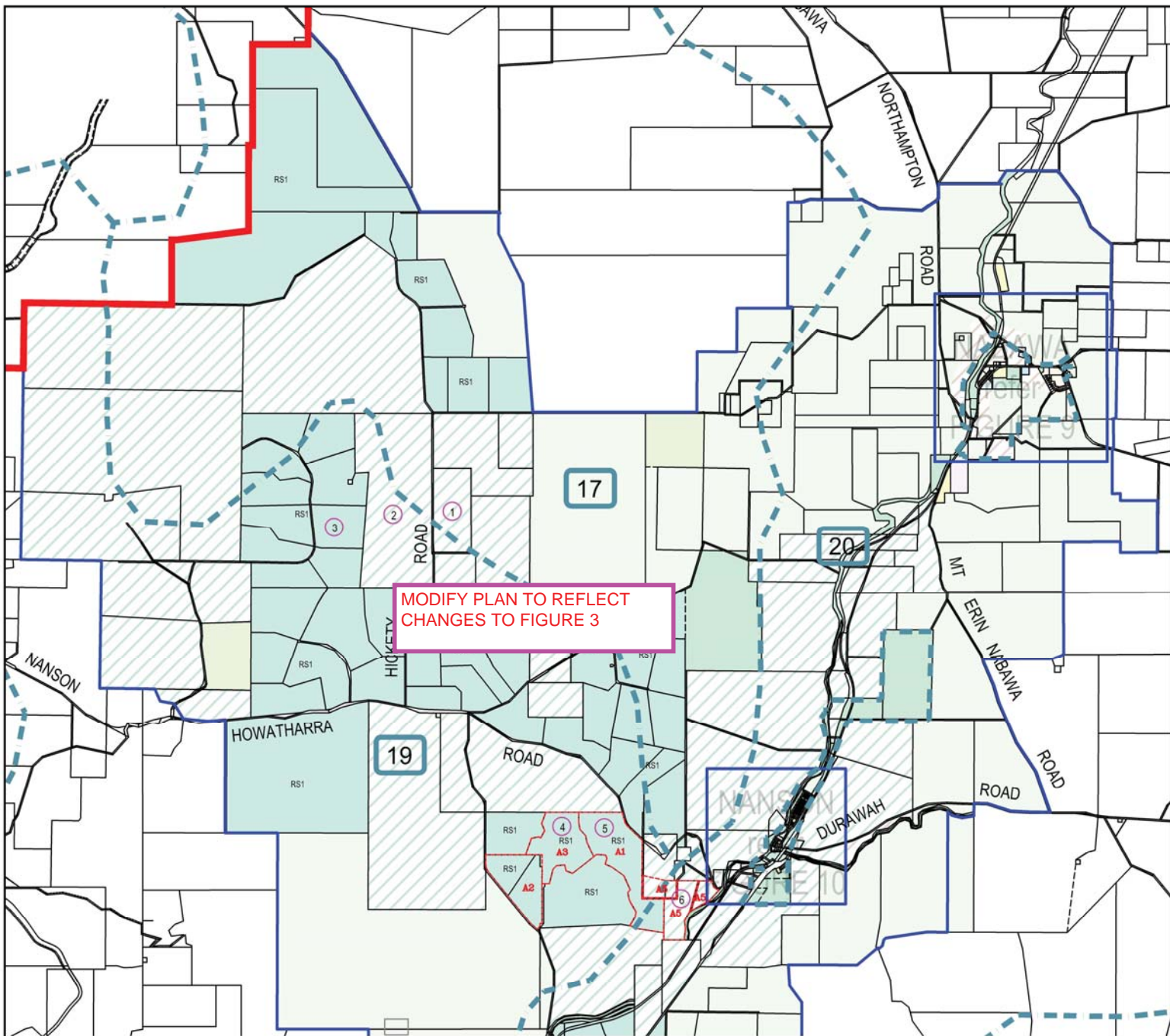
- Avoiding areas prone to seasonal inundation.
- Demonstrated supply of water for domestic and fire fighting purposes, a suitable electricity supply and constructed road access.
- Demonstrated reduction in nutrient export in changing the land use.
- The proposal will not conflict with the primary production of nearby land and any separation distance on adjoining land has been accommodated.
- Ensuring adequate protection of any vegetation and landscape qualities on site, including minimising the impact on vegetation in achieving bushfire protection requirements.
- A 20ha lot minimum whereby all the above is achieved.

Strategy Maps

2. Modify Figure 3 – Precinct 3 to change northern and north-western areas of 'Proposed Rural Small Holdings' to 'Rural' as shown on the attached map.
3. Modify Figure 3A to reflect changes made to Figure 3.
4. Modify Figure 3B to reflect changes made to Figure 3.
5. Modify Figure 4 – Precinct 4 to replace the northern area of 'Proposed Rural Small Holdings' with 'Rural' as shown on the attached map.
6. Modify Figure 5 – Precinct 5 to replace some of the 'Proposed Rural Small Holdings' with 'Rural' as shown on the attached map.
7. Modifying Figure 10 – Precinct 10 to replace all 'Rural Small Holdings' with 'Rural', and amend the legend accordingly.

Attachment A shows the modifications to the maps.

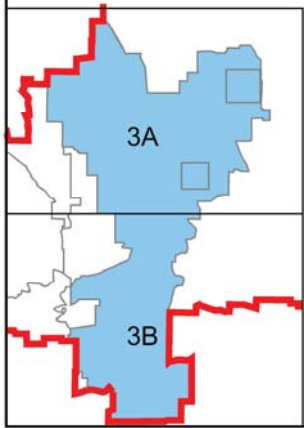




MODIFY PLAN TO REFLECT CHANGES TO FIGURE 3

PRECINCT INDEX

NOT TO SCALE



- SHIRE OF CHAPMAN VALLEY LOCAL GOVERNMENT BOUNDARY
- PRECINCT BOUNDARY
- - - AGRICULTURAL LAND AREA
- 19 AGRICULTURAL LAND AREA IDENTIFICATION NUMBER (Refer Part 2 Section 2.4)
- PROPOSED RURAL SMALL HOLDINGS (20 - 40ha)
- EXISTING RURAL SMALL HOLDINGS (20ha)
- RS1 RURAL SMALLHOLDINGS AS PER TPS
- RURAL
- PARKS & RECREATION
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- INDUSTRIAL DEVELOPMENT

A1 ADDITIONAL USE AS PER TPS

ADDITIONAL USES

- A1 Camping Ground, Caravan Park, Holiday Accommodation, Reception Centre, Restaurant, Winery
- A2 Restaurant, Reception Centre
- A3 Holiday Accommodation/Chalets
- A4 Eating House, Restaurant, Reception Centre, Gift Shop
- A5 Camping Ground, Experiential Use, Reception Centre, Recreation - Private, Way-side Store

LOCAL AUTHORITY APPROVED USES

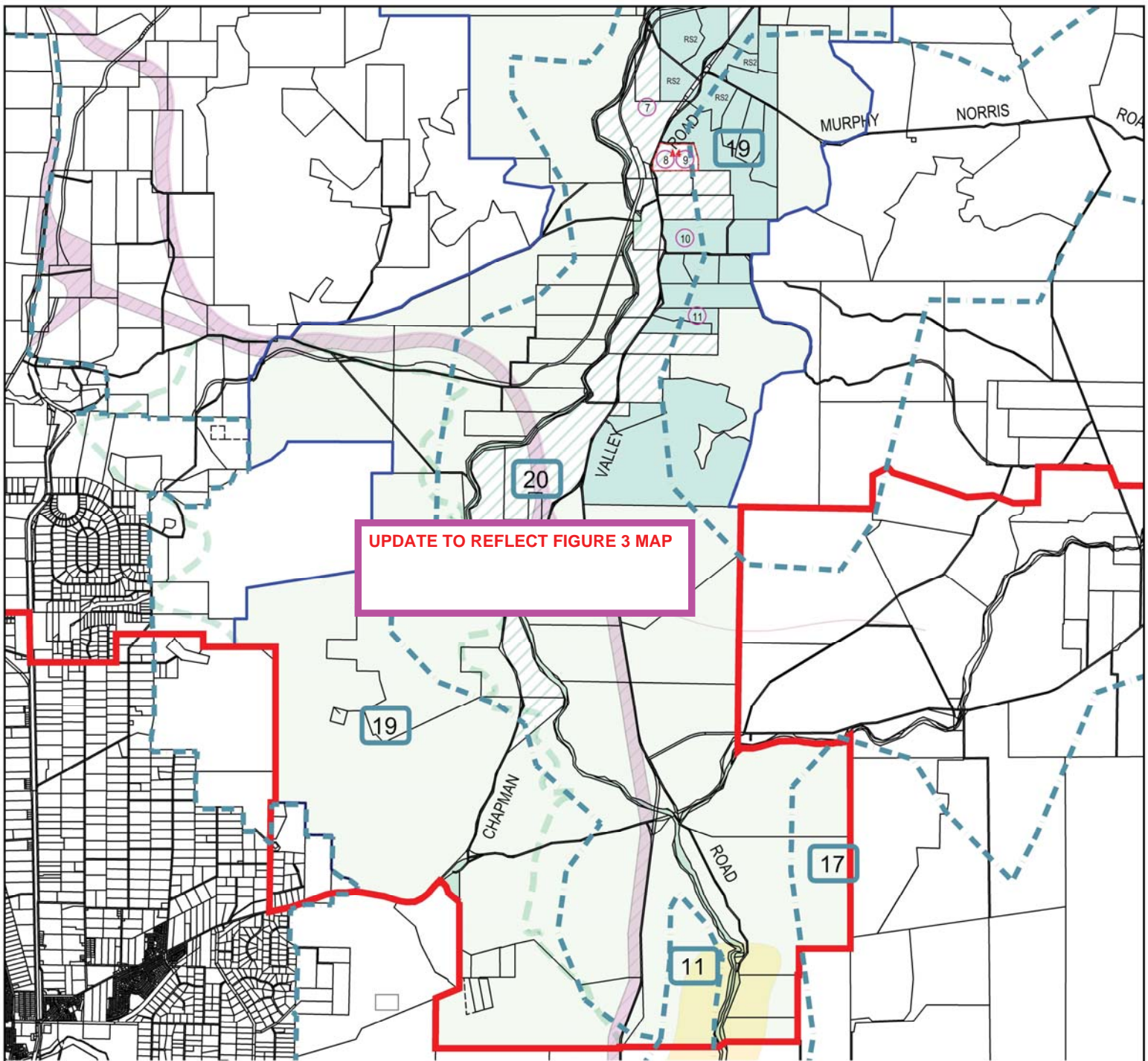
- 1 FISHING PARK
- 2 MARKET GARDEN
- 3 COMMERCIAL OLIVE GROVE
- 4 COMMERCIAL OLIVE GROVE
- 5 RESTAURANT AND MICRO-BREWERY
- 6 NUKARA FUNCTION CENTRE

FIGURE 3A PRECINCT 3 - CHAPMAN VALLEY SHIRE OF CHAPMAN VALLEY LOCAL PLANNING STRATEGY

REV: DATE: 15/11/2017 DETAIL:

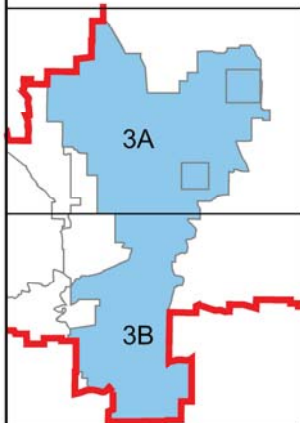


*This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.



PRECINCT INDEX

NOT TO SCALE



- SHIRE OF CHAPMAN VALLEY LOCAL GOVERNMENT BOUNDARY
- PRECINCT BOUNDARY
- MORESBY RANGE MANAGEMENT AREA
- AGRICULTURAL LAND AREA
- 19 AGRICULTURAL LAND AREA IDENTIFICATION NUMBER (Refer Part 2 Section 2.4)
- 19 OAKAJEE NARNGULU INFRASTRUCTURE CORRIDOR
- 19 PROPOSED RURAL SMALL HOLDINGS (20 - 40ha)
- 19 EXISTING RURAL SMALL HOLDINGS (20ha)
- 19 RS1 RURAL SMALLHOLDINGS AS PER TPS
- 19 RURAL

- 19 PARKS & RECREATION
- 19 ENVIRONMENTAL CONSERVATION
- 19 PUBLIC PURPOSES
- A4 ADDITIONAL USE AS PER TPS (See Plan 3A)

LOCAL AUTHORITY APPROVED USES

- 7 COMMERCIAL OLIVE GROVE
- 8 LAVENDER FARM CAFE AND GIFT SHOP
- 9 DISTILLERY / MICRO-BREWERY
- 10 RURAL INDUSTRY
- 11 TREE NURSERY
- 12 FIG TREE CROSSING SHORT STAY SITE
- 13 SHALOM PET CEMETERY



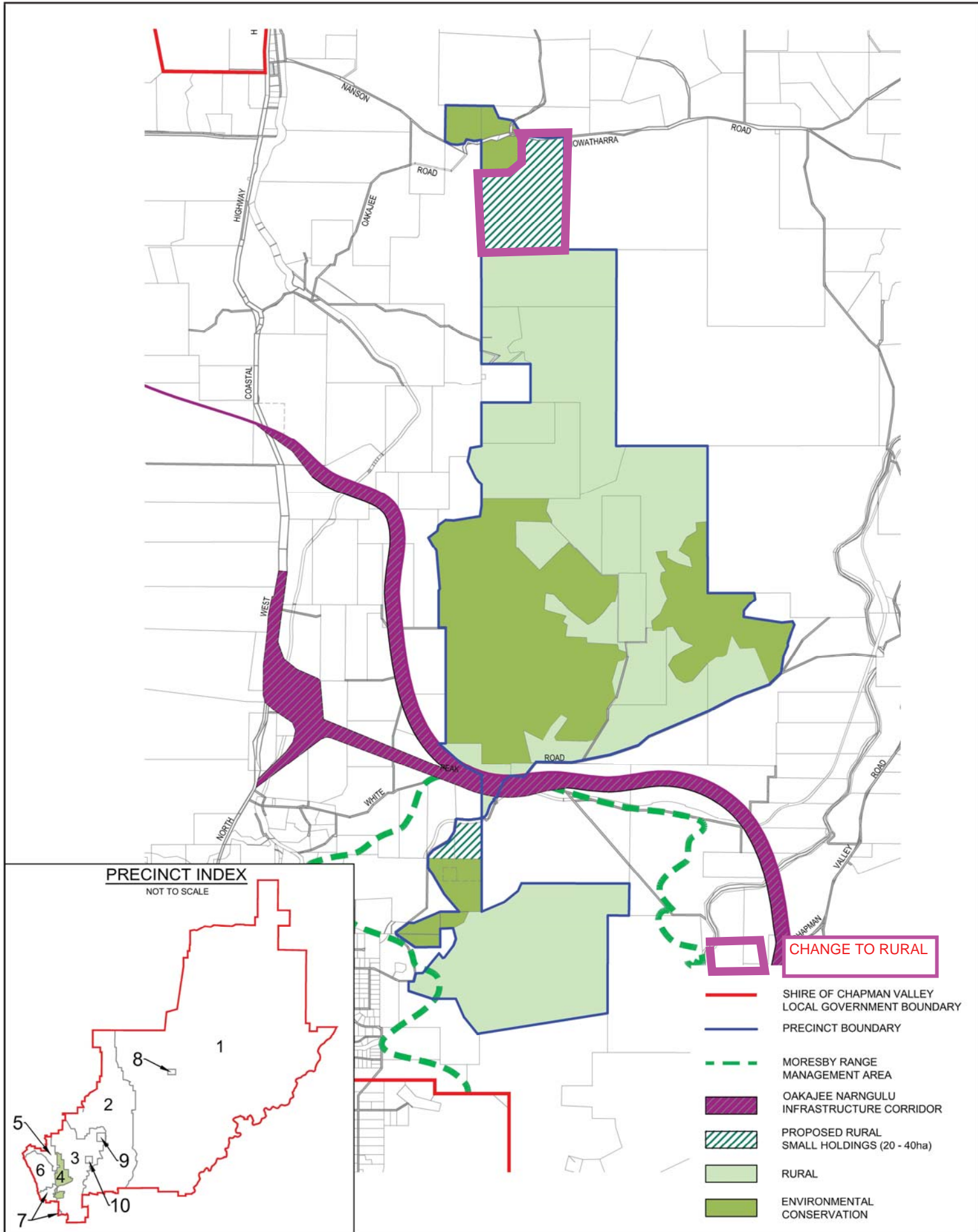
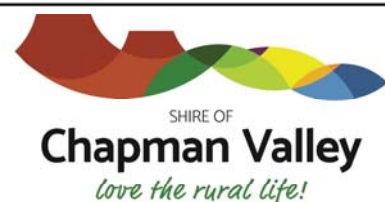


FIGURE 4
PRECINCT 4 - MORESBY RANGE
SHIRE OF CHAPMAN VALLEY
LOCAL PLANNING STRATEGY

REV: DATE: 13/10/2017 DETAIL:



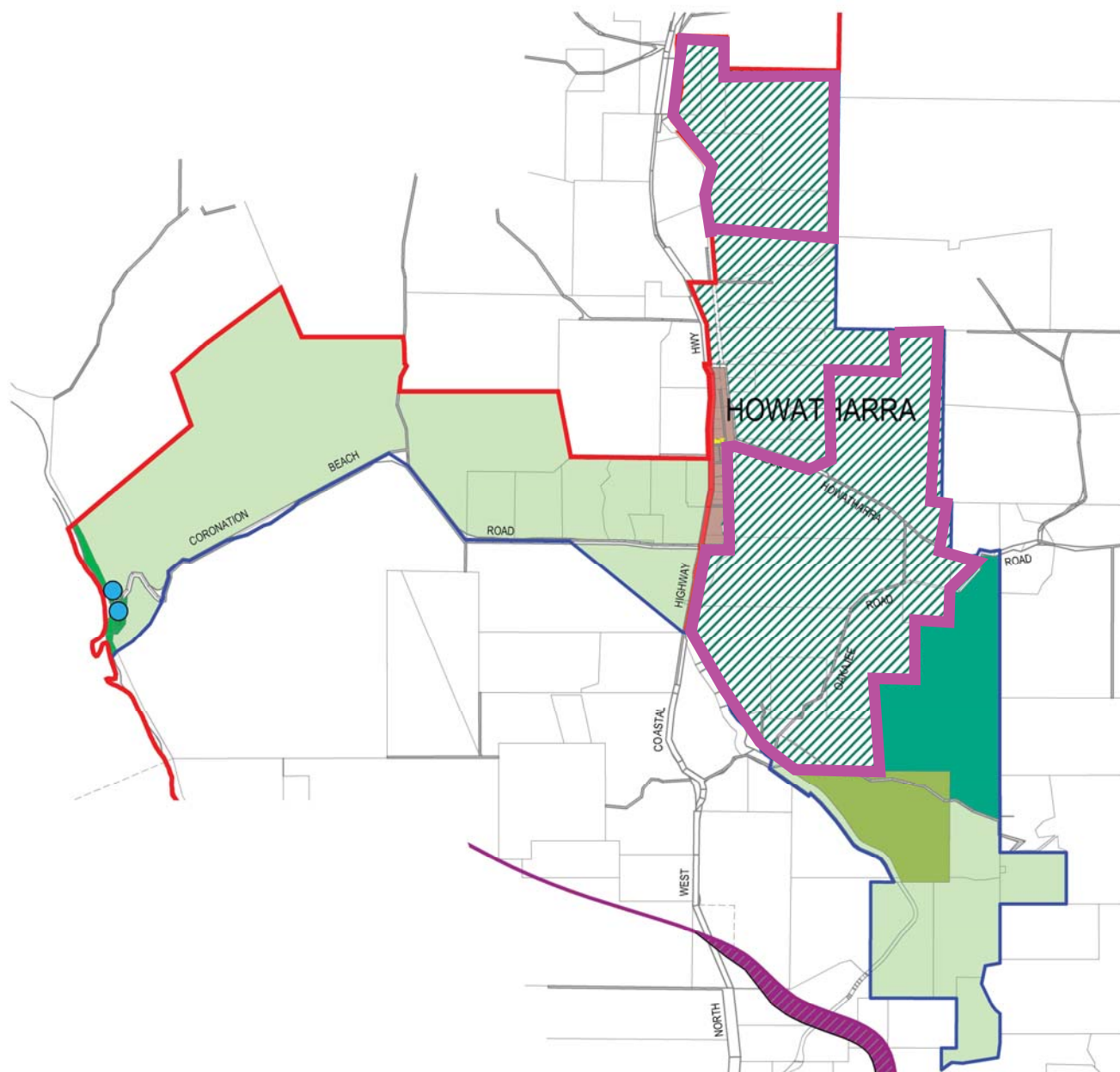
N



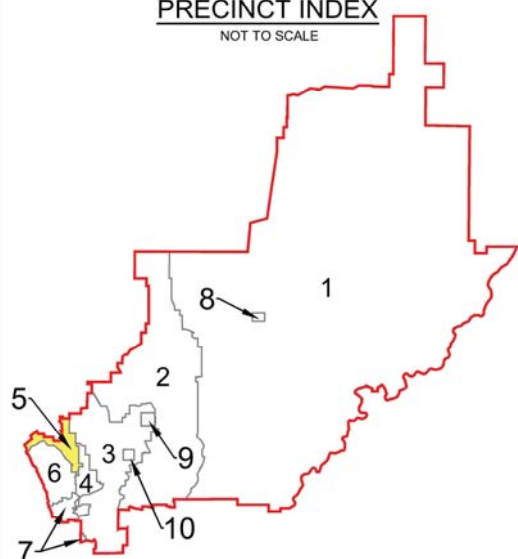
SCALE:

1 : 50 000

@ A3



PRECINCT INDEX NOT TO SCALE



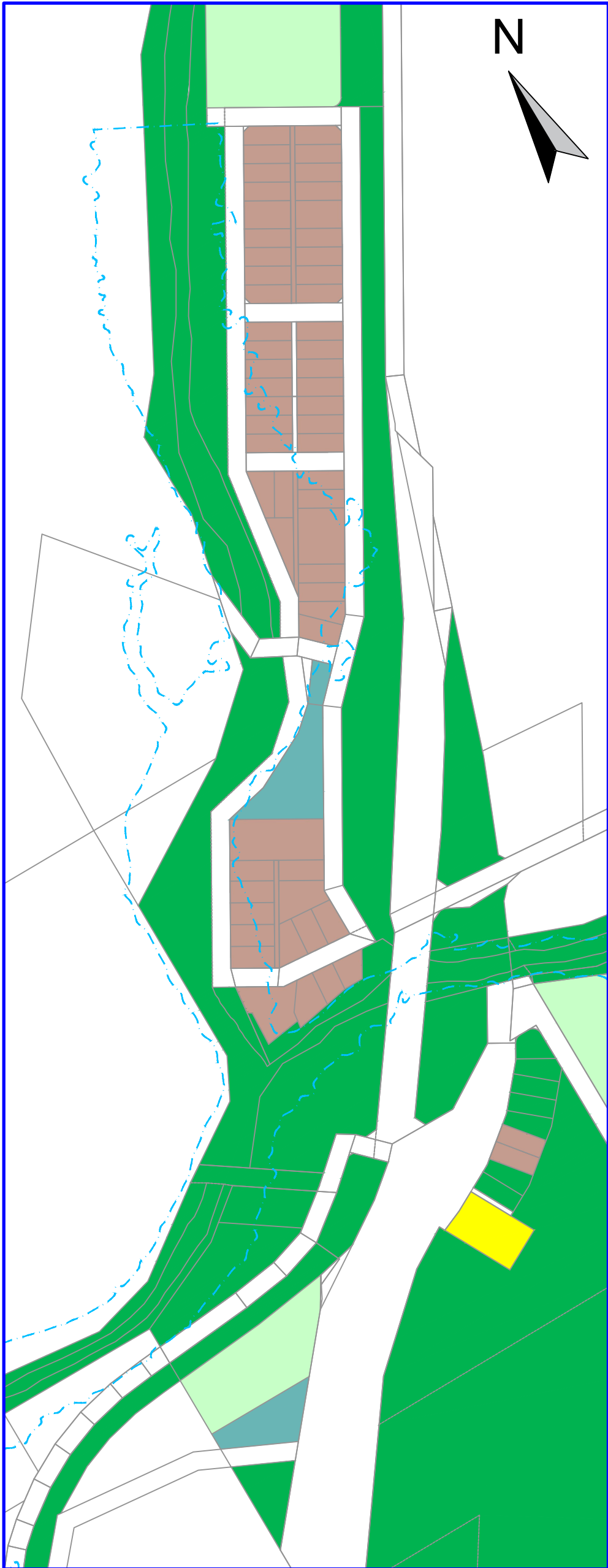
CHANGE TO RURAL

- SHIRE OF CHAPMAN VALLEY LOCAL GOVERNMENT BOUNDARY
- PRECINCT BOUNDARY
- OKAJEE NARNGULU INFRASTRUCTURE CORRIDOR
- PROPOSED RURAL SMALL HOLDINGS (20ha)
- EXISTING RURAL SMALL HOLDINGS (20ha)
- RURAL TOWNSITE
- RURAL
- PARKS & RECREATION
- ENVIRONMENTAL CONSERVATION
- HIGHWAY / MAJOR ROAD
- PUBLIC PURPOSES
- TOURIST



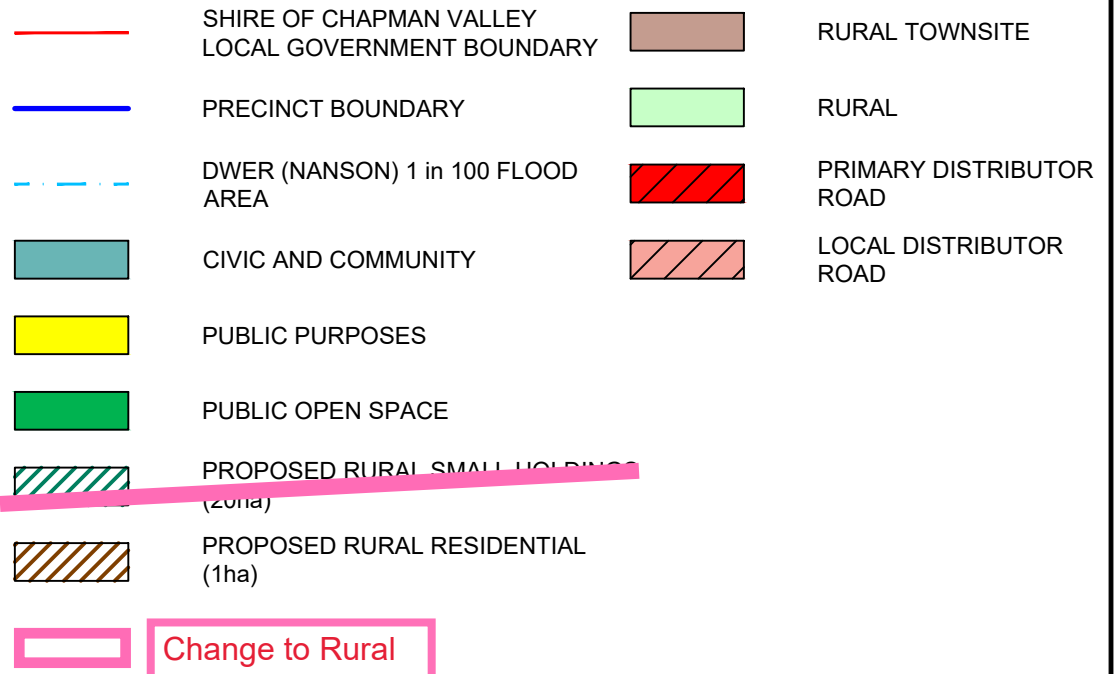
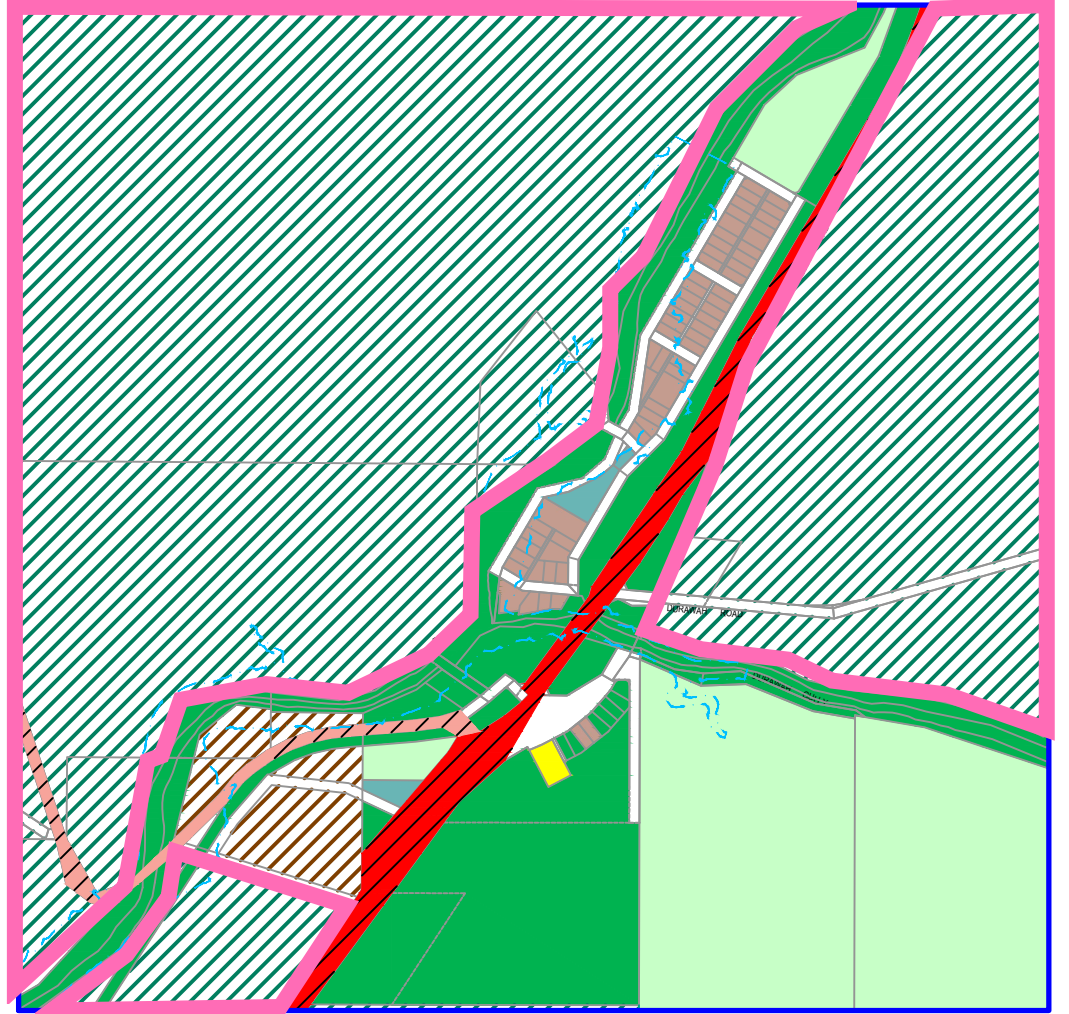
INSET A - NANSON TOWNSITE

SCALE - 1: 5000 *See Inset B for Entire Precinct

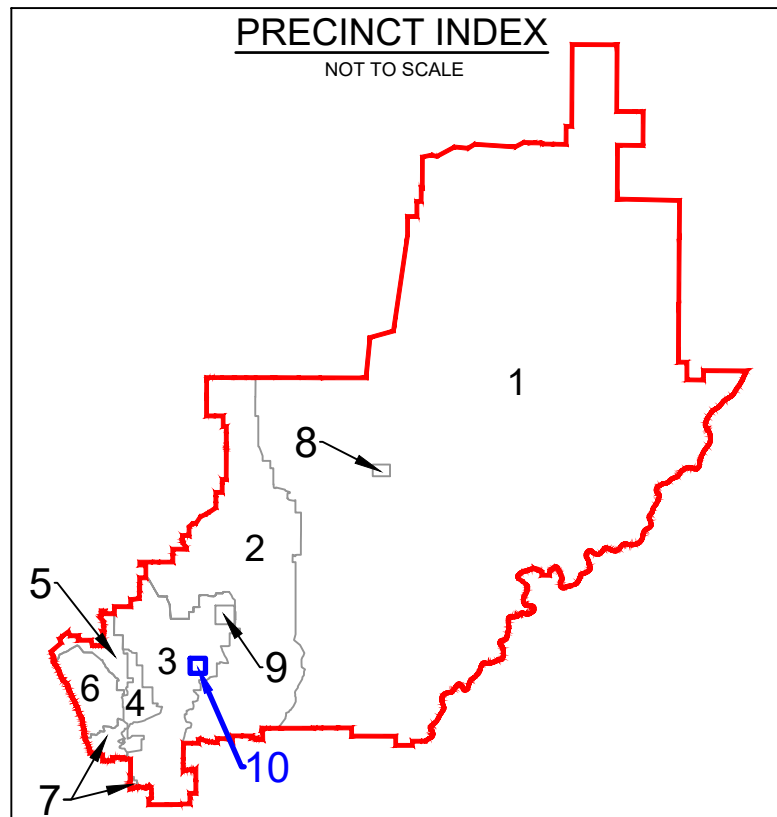


INSET B - NANSON TOWNSITE & ENVIRONS

SCALE - 1:15 000



PRECINCT INDEX NOT TO SCALE



SHIRE OF CHAPMAN VALLEY
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 31st of August 2021

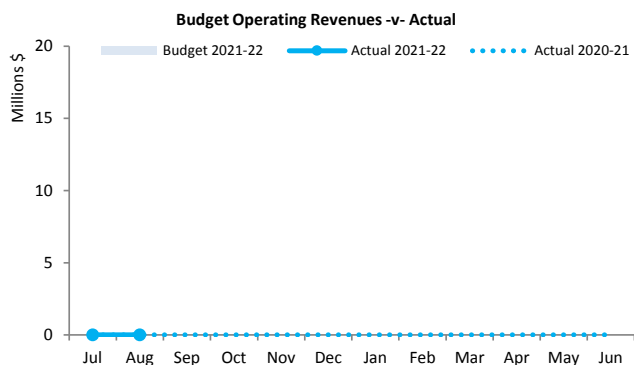
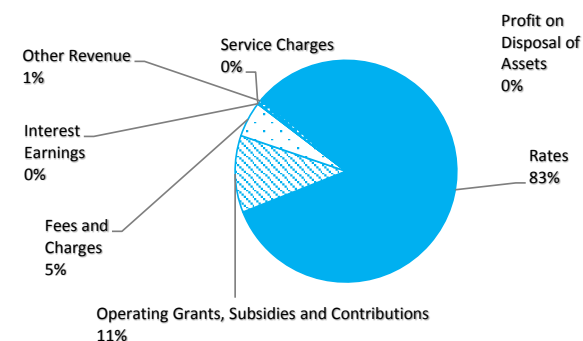
LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

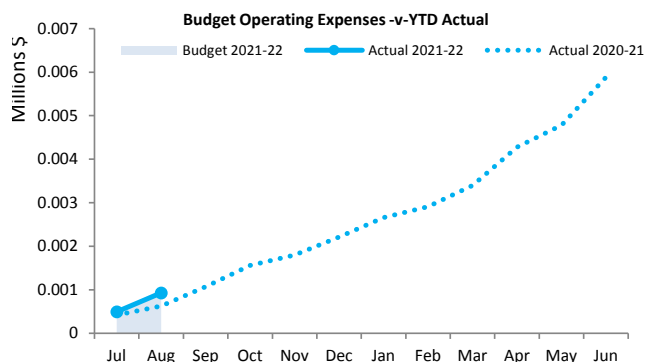
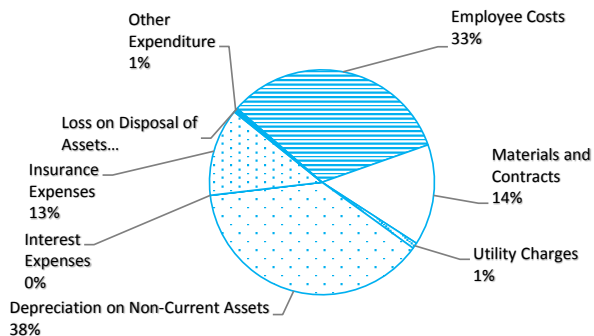
Statement of Financial Activity by Program	5
Statement of Financial Activity by Nature or Type	7
Basis of Preparation	8
Note 1 Statement of Financial Activity Information	9
Note 2 Capital Acquisitions	10
Note 3 Explanation of Material Variances	12

OPERATING ACTIVITIES

OPERATING REVENUE

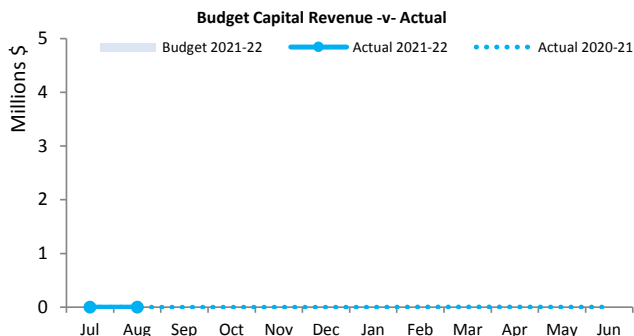


OPERATING EXPENSES

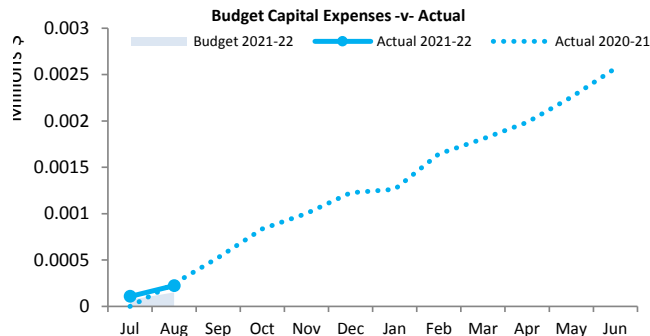


INVESTING ACTIVITIES

CAPITAL REVENUE



CAPITAL EXPENSES



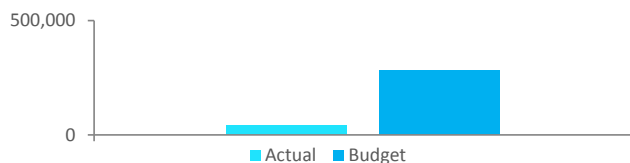
FINANCING ACTIVITIES

BORROWINGS

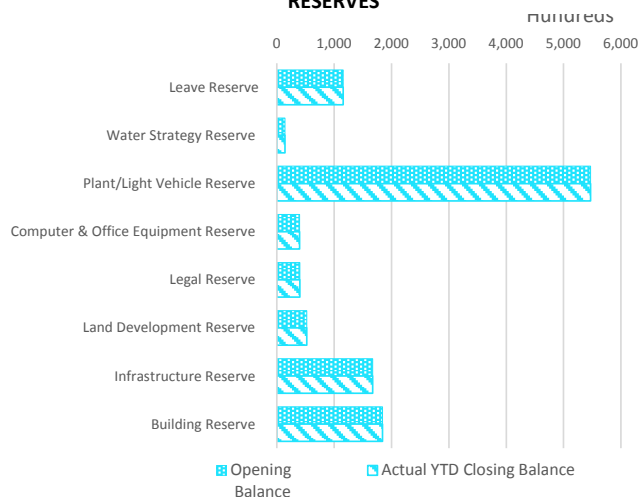
Principal Repayments



Principal Outstanding



RESERVES



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$1.34 M	\$1.34 M	\$1.34 M	\$0.00 M
Closing	\$0.00 M	\$5.23 M	\$4.40 M	(\$0.83 M)
Refer to Statement of Financial Activity				

Cash and cash equivalents		
	\$4.88 M	% of total
Unrestricted Cash	\$3.72 M	76.2%
Restricted Cash	\$1.16 M	23.8%
Refer to Note 2 - Cash and Financial Assets		

Payables		
	\$0.64 M	% Outstanding
Trade Payables	\$0.27 M	
0 to 30 Days		39.6%
30 to 90 Days		60.4%
Over 90 Days		0%
Refer to Note 5 - Payables		

Receivables		
	\$2.27 M	% Collected
Rates Receivable	\$2.16 M	28.8%
Trade Receivable	\$0.10 M	% Outstanding
30 to 90 Days		1.1%
Over 90 Days		111%
Refer to Note 3 - Receivables		

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.68 M	\$2.84 M	\$2.98 M	\$0.15 M
Refer to Statement of Financial Activity			

Rates Revenue		
YTD Actual	\$2.94 M	% Variance
YTD Budget	\$2.94 M	(0.0%)
Refer to Note 6 - Rate Revenue		

Operating Grants and Contributions		
YTD Actual	\$0.40 M	% Variance
YTD Budget	\$0.40 M	(1.0%)
Refer to Note 13 - Operating Grants and Contributions		

Fees and Charges		
YTD Actual	\$0.18 M	% Variance
YTD Budget	\$0.18 M	3.3%
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$2.26 M)	\$0.44 M	\$0.08 M	(\$0.36 M)
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.00 M	%
Adopted Budget	\$0.13 M	(100.0%)
Refer to Note 7 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$0.22 M	% Spent
Adopted Budget	\$3.92 M	(94.3%)
Refer to Note 8 - Capital Acquisitions		

Capital Grants		
YTD Actual	\$0.30 M	% Received
Adopted Budget	\$1.53 M	(80.1%)
Refer to Note 8 - Capital Acquisitions		

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.25 M	\$0.62 M	(\$0.00 M)	(\$0.62 M)
Refer to Statement of Financial Activity			

Borrowings	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.04 M
Refer to Note 9 - Borrowings	

Reserves	
Reserves balance	\$1.16 M
Interest earned	\$0.00 M
Refer to Note 11 - Cash Reserves	

Lease Liability	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.06 M
Refer to Note 10 - Lease Liabilities	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 31 AUGUST 2021

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES	ACTIVITIES
GOVERNANCE To provide a decision making process for the efficient allocation of scarce resources	Administration and Operation of facilities and services to members of council; Includes fees, expenses and allowances paid to elected and committee members, election costs, insurance, subscription, conference expenses, council chamber expenses and members' entertainment. Also includes the allocation of administration expenses for the CEO and staff in preparation, administration and attendance at meetings and assisting elected members and other committees of Council. Research, development and preparation of policy documents, development of local laws, strategic planning, principal activity plans, annual budgets, annual financial reports, audit fees and the annual report.
GENERAL PURPOSE FUNDING To collect revenue to allow for the provision of services.	Revenue from rates levied, interest and fees on instalment arrangements and arrears, government subsidy for entitled pensioners and rates deferred, less discounts and concessions relating to rates levied. Expenditures incurred in administration and maintaining rate records, rating valuations, serving notices, postage, stationery, advertising, debt collection, printing, indirect administration costs etc. Income receivable from the WA Grants Commission and any other Government Grant of a general purpose nature. Interest earnings from deposits and investments, including reserve accounts. General overdraft expenses.
LAW, ORDER, PUBLIC SAFETY To provide services to help ensure a safer and environmentally conscious community.	Administration and operations on fire prevention services, including volunteer fire brigades, outlays on roadside clearing operations and other protective burning. Revenues include fines and penalties imposed under relevant Acts and fines, fees or charges for clearing fire breaks. Administration enforcement and operations relating to the control of animals. Costs of impounding, destroying and disposal of stray animals. Revenues include dog registration fees, fines and penalties relating to straying animals, impounding and destruction fees. Ranger's expenses are collected here and apportioned throughout the various programs to which they relate.
HEALTH To provide an operational framework for environmental and community health.	Food quality and pest control, inspections of eating houses, lodging and boarding houses, itinerant food vendors, offensive trade, and any other outlays concerned with general health inspections and administration services provided by the Council.
EDUCATION AND WELFARE To provide services to disadvantaged persons, the elderly, children and youth.	Operation, improvements and maintenance of pre-school facilities; assistance to playgroups and other voluntary services. Annual awards and prizes to Nabawa and Yuna Primary Schools.
HOUSING To provide and maintain residential housing for staff, with the surplus available for private rental.	Collection of revenue and expenditure in respect of the administration and operation of residential housing for council staff. The expenditure is reallocated to the relevant programmes using staff duties as a basis.
COMMUNITY AMENITIES To provide services required by the community.	Administration and operation of domestic refuse collection and disposal services, including delivery to a regional disposal site. Provision and maintenance of rubbish disposal sites. Collection and disposal of public litter bins, special rubbish clean ups, special litter enforcement and control. Includes administration and operation of foreshore protection project. Administration and operation of town planning and regional development services. These include planning control, the preparation of town planning development schemes, zoning and rezoning. Costs associated with resumption of land for recreational purposes. Hosting of a Natural Resource Management Officer to assist community groups and landowners.
RECREATION AND CULTURE To establish and effectively manage infrastructure and resources which will help the social well being of the community.	Administration, provision and operation of public halls, community centre, sporting complex, ovals, swimming areas and beaches. Includes contributions towards operations, subsidies and improvements of sporting clubs, sporting facilities and recreational areas. Administration, provision and operation of local libraries and library services. Contributions towards heritage issues such as municipal inventory, local Historical society operations - museum development/improvement etc.
TRANSPORT To provide safe, effective and efficient transport services to the community.	Construction and maintenance of streets, roads, bridges; cleaning and lighting of streets and maintenance of depots. Purchase of plant used predominantly for the construction and maintenance of streets, roads, bridges etc. Operations relating to the licensing or regulating of traffic under the control of the local government; includes vehicle registration and renewals facilities.
ECONOMIC SERVICES To help promote the shire and its economic wellbeing.	Eradication of noxious weeds and control of vermin. The development, promotion, support etc. of tourism and area promotion to attract tourists. Administration, inspection and operations concerned with application of the building standards including examination, processing and inspections services, swimming pool inspections etc. Revenues and outlays associated with water supply - standpipes.
OTHER PROPERTY AND SERVICES To monitor and control council's overheads operating accounts.	Administration, inspection, and operation of work carried out on property or services not under the care, control and management of the Council. These include road works on private property. Public Works Overheads - Overheads incurred as the result of the use of direct labour, which is subsequently apportioned to the appropriate works and services absorbing the total expenditure. Includes expenditure incurred in the maintenance and operation of plant, Council's hire rate absorbing the total expenditure of plant running costs and usage. The total salaries and wages incurred during the year is recorded here and allocated over the various works and services to which it relates.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

STATUTORY REPORTING PROGRAMS

	Ref Note	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	1,339,356	1,339,356	1,339,358	2	0.00%	
Revenue from operating activities							
Governance		1,200	200	5	(195)	(97.50%)	
General purpose funding - general rates	6	2,937,703	2,937,703	2,937,002	(701)	(0.02%)	
General purpose funding - other		480,191	115,195	150,752	35,557	30.87%	▲
Law, order and public safety		263,460	27,293	67,129	39,836	145.96%	▲
Health		5,007	2,047	1,996	(51)	(2.49%)	
Community amenities		184,259	156,857	159,735	2,878	1.83%	
Recreation and culture		1,057,644	11,978	15,360	3,382	28.24%	
Transport		619,546	258,124	216,929	(41,195)	(15.96%)	▼
Economic services		23,430	6,889	2,525	(4,364)	(63.35%)	
Other property and services		81,000	6,666	4,567	(2,099)	(31.49%)	
		5,653,440	3,522,952	3,556,000	33,048		
Expenditure from operating activities							
Governance		(435,202)	(87,165)	(117,955)	(30,790)	(35.32%)	▼
General purpose funding		(125,533)	(17,673)	(21,198)	(3,525)	(19.95%)	
Law, order and public safety		(399,952)	(77,314)	(66,293)	11,021	14.25%	▲
Health		(31,390)	(2,898)	(5,510)	(2,612)	(90.13%)	
Community amenities		(791,886)	(112,608)	(106,870)	5,738	5.10%	
Recreation and culture		(1,156,790)	(198,761)	(156,237)	42,524	21.39%	▲
Transport		(3,495,990)	(431,638)	(415,690)	15,948	3.69%	
Economic services		(371,471)	(49,904)	(58,647)	(8,743)	(17.52%)	
Other property and services		(59,999)	(32,843)	20,236	53,079	161.61%	▲
		(6,868,213)	(1,010,804)	(928,164)	82,640		
Non-cash amounts excluded from operating activities	1(a)	1,893,922	323,148	354,281	31,133	9.63%	
Amount attributable to operating activities		679,149	2,835,296	2,982,117	146,821		
Investing Activities							
Proceeds from non-operating grants, subsidies and contributions	14	1,528,260	589,422	304,316	(285,106)	(48.37%)	▼
Proceeds from disposal of assets	7	126,000	0	0	0	0.00%	
Payments for property, plant and equipment and infrastructure	8	(3,917,804)	(151,392)	(224,315)	(72,923)	(48.17%)	▼
Amount attributable to investing activities		(2,263,544)	438,030	80,001	(358,029)		
Financing Activities							
Proceeds from new debentures	9	240,000	240,000	0	(240,000)	(100.00%)	▼
Transfer from reserves	11	378,000	378,000	0	(378,000)	(100.00%)	▼
Payments for principal portion of lease liabilities	10	(7,686)	(1,263)	(1,263)	0	0.00%	
Repayment of debentures	9	0	0	0	0	0.00%	
Transfer to reserves	11	(365,275)	(20)	(20)	0	0.00%	
Amount attributable to financing activities		245,039	616,717	(1,283)	(618,000)		
Closing funding surplus / (deficit)	1(c)	0	5,229,399	4,400,193			

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 16 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2021-22 year is \$10,000 or 10.00% whichever is the greater.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 31 AUGUST 2021

REVENUE

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. *Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

NATURE OR TYPE DESCRIPTIONS

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021

BY NATURE OR TYPE

	Ref Note	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	1,339,356	1,339,356	1,339,358	2	0.00%	
Revenue from operating activities							
Rates	6	2,937,703	2,937,703	2,937,002	(701)	(0.02%)	
Operating grants, subsidies and contributions	13	2,183,640	403,078	398,957	(4,121)	(1.02%)	
Fees and charges		305,236	177,932	183,832	5,900	3.32%	
Interest earnings		13,475	2,165	3,249	1,084	50.07%	
Other revenue		153,380	2,073	32,959	30,886	1489.92%	▲
Profit on disposal of assets	7	60,006	0	0	0	0.00%	
		5,653,440	3,522,951	3,555,999	33,048		
Expenditure from operating activities							
Employee costs		(2,246,397)	(313,647)	(308,232)	5,415	1.73%	
Materials and contracts		(2,306,138)	(243,228)	(134,857)	108,371	44.56%	▲
Utility charges		(52,103)	(8,518)	(7,783)	735	8.63%	
Depreciation on non-current assets		(1,938,889)	(323,148)	(354,281)	(31,133)	(9.63%)	
Interest expenses		(3,336)	(416)	(182)	234	56.25%	
Insurance expenses		(184,419)	(119,916)	(117,026)	2,890	2.41%	
Other expenditure		(136,931)	(1,930)	(5,802)	(3,872)	(200.62%)	
Loss on disposal of assets	7	0	0	0	0	0.00%	
		(6,868,213)	(1,010,803)	(928,163)	82,640		
Non-cash amounts excluded from operating activities	1(a)	1,893,922	323,148	354,281	31,133	9.63%	
Amount attributable to operating activities		679,149	2,835,296	2,982,117	146,821		
Investing activities							
Proceeds from non-operating grants, subsidies and contributions	14	1,528,260	589,422	304,316	(285,106)	(48.37%)	▼
Proceeds from disposal of assets	7	126,000	0	0	0	0.00%	
Payments for property, plant and equipment	8	(3,917,804)	(151,392)	(224,315)	(72,923)	(48.17%)	▼
		(2,263,544)	438,030	80,001	(358,029)		
Amount attributable to investing activities		(2,263,544)	438,030	80,001	(358,029)		
Financing Activities							
Proceeds from new debentures	9	240,000	240,000	0	(240,000)	(100.00%)	▼
Transfer from reserves	11	378,000	378,000	0	(378,000)	(100.00%)	▼
Payments for principal portion of lease liabilities	10	(7,686)	(1,263)	(1,263)	0	0.00%	
Repayment of debentures	9	0	0	0	0	0.00%	
Transfer to reserves	11	(365,275)	(20)	(20)	0	0.00%	
Amount attributable to financing activities		245,039	616,717	(1,283)	(618,000)		
Closing funding surplus / (deficit)	1(c)	0	5,229,399	4,400,193			

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 16 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost rather than at fair value. The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 15 to these financial statements.

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 August 2021

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

	Notes	Adopted Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	7	(60,006)	0	0
Movement in pensioner deferred rates (non-current)		0	0	0
Movement in inventory (non-current)		0	0	0
Movement in employee benefit provisions (non-current)		15,039	0	0
Movement in contract liabilities (non-current)		0	0	0
Movement in lease liabilities (non-current)		0	0	0
Movement in other provisions (non-current)		0	0	0
Add: Loss on asset disposals	7	0	0	0
Add: Loss on revaluation of non current assets		0	0	0
Add: Depreciation on assets		1,938,889	323,148	354,281
Total non-cash items excluded from operating activities		1,893,922	323,148	354,281

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

		Last Year Closing 30 June 2021	This Time Last Year 31 August 2020	Year to Date 31 August 2021
Adjustments to net current assets				
Less: Reserves - restricted cash	11	(1,160,486)	(815,878)	(1,160,506)
Add: Borrowings	9	42,125	156,747	42,125
Add: Provisions - employee	12	115,715	453,047	115,715
Add: Lease liabilities	10	7,686	0	7,686
Total adjustments to net current assets		(994,960)	(206,084)	(994,980)

(c) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	3,786,799	2,843,390	4,879,997
Rates receivables	3	97,209	2,215,835	2,160,649
Receivables	3	83,580	27,936	104,728
Other current assets	4	5,141	4,221	12,724
Less: Current liabilities				
Payables	5	(1,009,026)	(27,291)	(638,701)
Borrowings	9	(42,125)	(68,626)	(42,125)
Contract liabilities	12	(185,456)	0	(700,521)
Lease liabilities	10	(7,686)	0	(7,686)
Provisions	12	(394,118)	(423,049)	(373,892)
Less: Total adjustments to net current assets	1(b)	(994,960)	(206,084)	(994,980)
Closing funding surplus / (deficit)		1,339,358	4,366,332	4,400,193

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution
		\$	\$	\$	\$	
Cash on hand						
Municipal Account	Cash and cash equivalents	1,793,328	0	1,793,328		Westpac Banking Corporation
Petty Cash	Cash and cash equivalents	700	0	700		Westpac Banking Corporation
Municipal Investment Account	Cash and cash equivalents	1,925,463	0	1,925,463		Westpac Banking Corporation
Leave Reserve	Cash and cash equivalents	0	115,717	115,717		Westpac Banking Corporation
Water Strategy Reserve	Cash and cash equivalents	0	14,245	14,245		Westpac Banking Corporation
Plant/Light Vehicle Reserve	Cash and cash equivalents	0	547,220	547,220		Westpac Banking Corporation
Computer & Office Equipment Reserve	Cash and cash equivalents	0	39,765	39,765		Westpac Banking Corporation
Legal Reserve	Cash and cash equivalents	0	40,037	40,037		Westpac Banking Corporation
Land Development Reserve	Cash and cash equivalents	0	52,102	52,102		Westpac Banking Corporation
Infrastructure Reserve	Cash and cash equivalents	0	167,227	167,227		Westpac Banking Corporation
Building Reserve	Cash and cash equivalents	0	184,193	184,193		Westpac Banking Corporation
Trust Account	Cash and cash equivalents	0			172,218	Westpac Banking Corporation
Total		3,719,491	1,160,506	4,879,997	172,218	
Comprising						
Cash and cash equivalents		3,719,491	1,160,506	4,879,997	172,218	
		3,719,491	1,160,506	4,879,997	172,218	

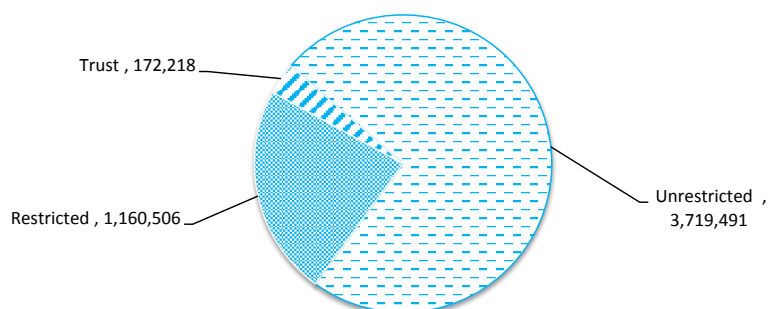
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

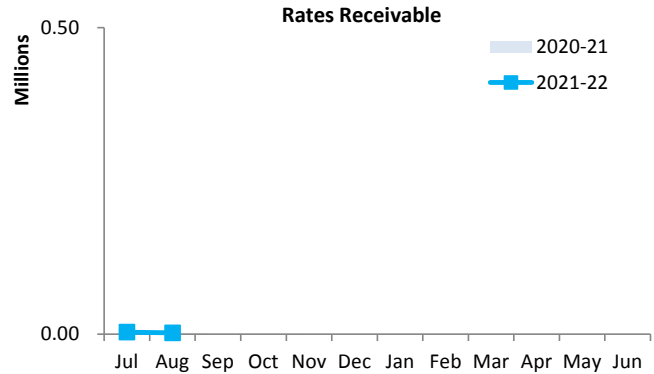
The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.



Rates receivable	30 Jun 2021	31 Aug 2021
	\$	\$
Opening arrears previous years	89,683	97,209
Levied this year	2,854,496	2,937,003
Less - collections to date	(2,846,970)	873,563
Equals current outstanding	97,209	2,160,649
Net rates collectable	97,209	2,160,649
% Collected	96.7%	28.8%

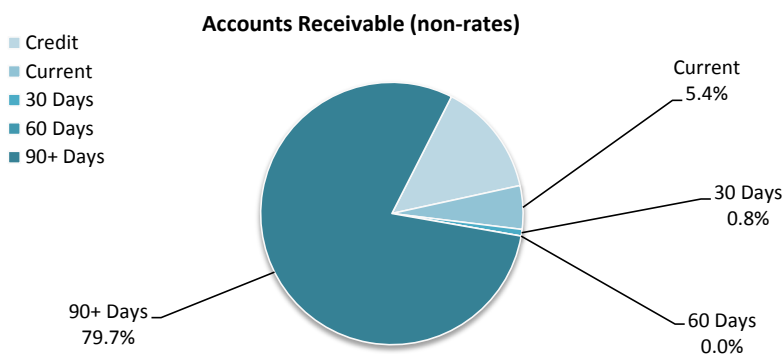


Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(3,994)	1,522	232	0	22,630	20,390
Percentage	(19.6%)	7.5%	1.1%	0%	111%	
Balance per trial balance						
Sundry receivable						20,390
GST receivable						27,928
ESL receivable						56,410
Total receivables general outstanding						104,728

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for impairment of receivables is raised when there is objective evidence that they will not be collectible.



	Opening Balance 1 July 2021	Asset Increase	Asset Reduction	Closing Balance 31 August 2021
Other current assets	\$	\$	\$	\$
Inventory				
Stock on hand	5,141	83	(882)	4,342
Other current assets				
Prepayments	8,382	0	0	8,382
Total other current assets	13,523	83	(882)	12,724
Amounts shown above include GST (where applicable)				

KEY INFORMATION

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	(1,566)	108,799	0	163,225	5	270,464
Percentage	-0.6%	40.2%	0%	60.4%	0%	
Balance per trial balance						
Sundry creditors						270,464
Accrued salaries and wages						48,878
ATO liabilities						122,740
ESL payable						79,155
Accrued expenditure						61,042
Bonds and deposits held						43,754
Rates paid in advance						12,668
Total payables general outstanding						638,701

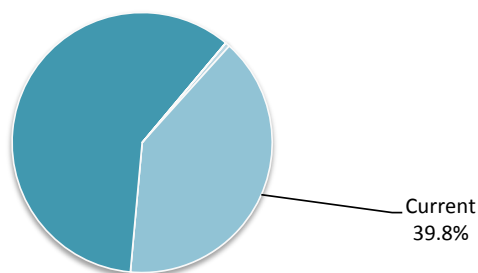
Amounts shown above include GST (where applicable)

KEY INFORMATION

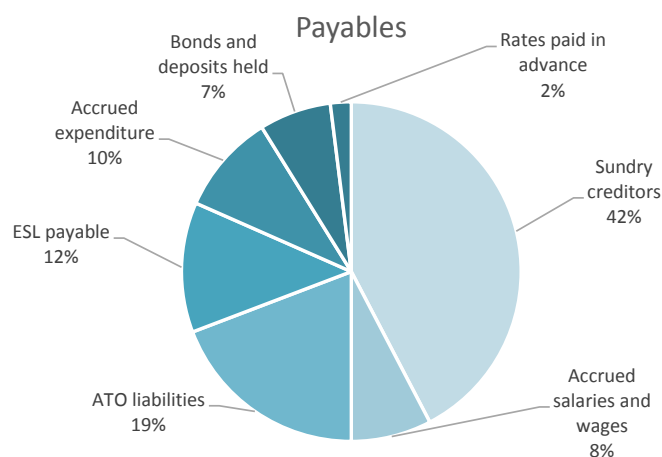
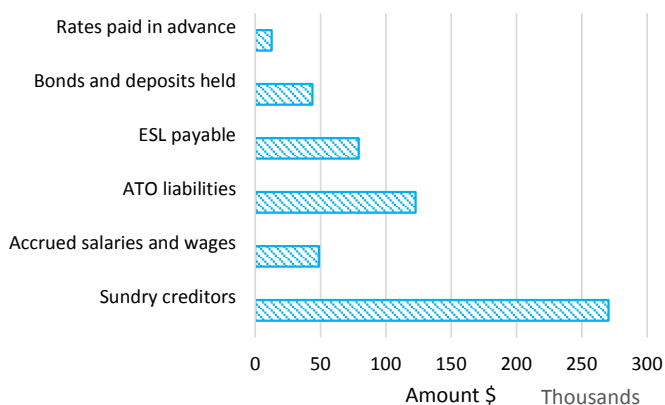
Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

- Credit
- Current
- 30 Days
- 60 Days
- 90+ Days

Aged Payables



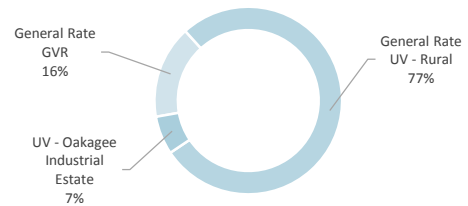
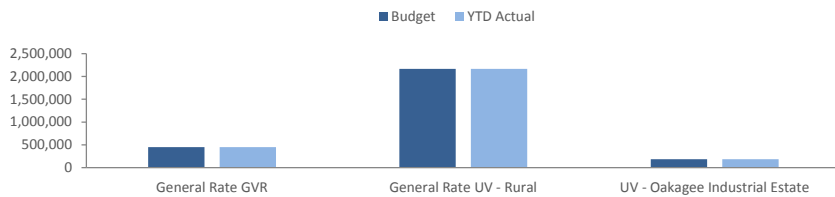
Payables



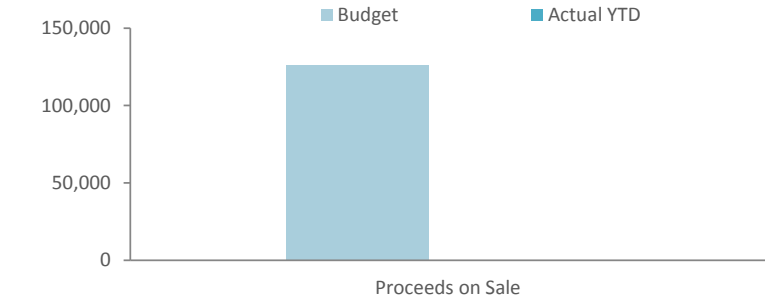
General rate revenue	Budget							YTD Actual			
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE				\$	\$	\$	\$	\$	\$	\$	\$
Gross rental value											
General Rate GVR	0.094315	288	4,776,050	450,453	0	0	450,453	450,453	(700)	0	449,753
Unimproved value											
General Rate UV - Rural	0.010900	413	198,688,350	2,165,703	0	0	2,165,703	2,165,704	0	0	2,165,704
UV - Oakagee Industrial Estate	0.021000	2	8,826,000	185,346	0	0	185,346	185,346	0	0	185,346
Sub-Total		703	212,290,400	2,801,502	0	0	2,801,502	2,801,503	(700)	0	2,800,803
Minimum payment	Minimum \$										
Gross rental value											
General Rate GVR	700	186		130,200	0	0	130,200	130,200	0	0	130,200
Unimproved value											
General Rate UV - Rural	400	15		6,000	0	0	6,000	6,000	0	0	6,000
Sub-total		201	0	136,200	0	0	136,200	136,200	0	0	136,200
Total general rates							2,937,702				2,937,003

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2020 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.



Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
Land - Freehold land									
100	Lot 26 & 27 CV Road	20,000	20,000	0	0	0	0	0	0
Plant and equipment									
Transport									
P23	Caterpillar Grader (2007)	43,194	90,000	46,806	0	0	0	0	0
P43	Ford Ranger PX (2013)	1,500	6,000	4,500	0	0	0	0	0
P48	Mazda BT50 (2014)	1,300	10,000	8,700	0	0	0	0	0
		65,994	126,000	60,006	0	0	0	0	0



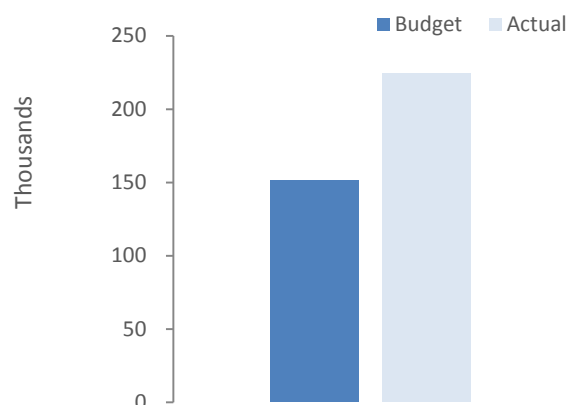
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

**INVESTING ACTIVITIES
NOTE 8
CAPITAL ACQUISITIONS**

Capital acquisitions	Adopted		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land and buildings	827,374	0	0	0
Furniture and equipment	15,000	0	0	0
Plant and equipment	902,600	0	0	0
Tools and equipment	37,000	0	0	0
Infrastructure - roads	2,135,830	151,392	224,315	72,923
Payments for Capital Acquisitions	3,917,804	151,392	224,315	72,923
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	1,528,260	589,422	304,316	(285,106)
Borrowings	240,000	0	0	0
Lease liabilities	0	0	0	0
Other (disposals & C/Fwd)	126,000	0	0	0
Cash backed reserves				
Leave Reserve	0	0	0	0
Water Strategy Reserve	0	0	0	0
Plant/Light Vehicle Reserve	278,000	0	0	0
Unspent Grant Reserve	0	0	0	0
Computer & Office Equipment Reserve	0	0	0	0
Legal Reserve	0	0	0	0
Land Development Reserve	0	0	0	0
Infrastructure Reserve	0	0	0	0
Building Reserve	100,000	0	0	0
Contribution - operations	1,645,544	(438,030)	(80,000)	358,029
Capital funding total	3,917,804	151,392	224,315	72,923

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021

FINANCING ACTIVITIES

NOTE 9

BORROWINGS

Repayments - borrowings

Information on borrowings		Loan No.	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars				Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Recreation and culture											
Bill Hemsley Park	98		42,125	0	0	0	0	42,125	42,125	0	0
Transport											
Replacement Grader	99		0	0	240,000	0	0	0	240,000	0	0
Total			42,125	0	240,000	0	0	42,125	282,125	0	0
Current borrowings			42,125					42,125			
Non-current borrowings			0					0			
			42,125					42,125			

All debenture repayments were financed by general purpose revenue.

New borrowings 2021-22

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
Replacement Grader	0	240,000	WA Treasury	Fixed Rate	5	0	1.2	0	0	0
	0	240,000				0		0	0	0

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

FINANCING ACTIVITIES

NOTE 10

LEASE LIABILITIES

Movement in carrying amounts

Information on leases		1 July 2021	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Community amenities										
Nabawa Fuel Station	LE01	58,180	0	0	1,263	7,686	56,917	50,494	253	1,476
Total		58,180	0	0	1,263	7,686	56,917	50,494	253	1,476
Current lease liabilities		7,686					7,686			
Non-current lease liabilities		50,494					50,494			
		58,180					58,180			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

OPERATING ACTIVITIES

NOTE 11

CASH RESERVES

Cash backed reserve

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Leave Reserve	115,715	40	2	15,000	0	0	0	130,755	115,717
Water Strategy Reserve	14,245	5	0	0	0	0	0	14,250	14,245
Plant/Light Vehicle Reserve	547,211	80	9	150,000	0	(278,000)	0	419,291	547,220
Computer & Office Equipment Reserve	39,764	15	1	0	0	0	0	39,779	39,765
Legal Reserve	40,036	15	1	0	0	0	0	40,051	40,037
Land Development Reserve	52,101	20	1	20,000	0	0	0	72,121	52,102
Infrastructure Reserve	167,224	35	3	80,000	0	0	0	247,259	167,227
Building Reserve	184,190	65	3	100,000	0	(100,000)	0	184,255	184,193
	1,160,486	275	20	365,000	0	(378,000)	0	1,147,761	1,160,506

	Note	Opening Balance 1 July 2021	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 August 2021
Other current liabilities		\$		\$	\$	\$
Other liabilities						
- Contract liabilities		185,456	0	1,314,948	(799,883)	700,521
- Liabilities under transfers to acquire or construct non-financial assets to be controlled by the entity		0	0	0	0	0
Total other liabilities		185,456	0	1,314,948	(799,883)	700,521
Provisions						
Provision for annual leave		208,511	0	0	0	208,511
Provision for long service leave		185,607	0	0	0	185,607
Total Provisions		394,118	0	0	0	394,118
Total other current liabilities		579,574	0	1,314,948	(799,883)	1,094,639
Amounts shown above include GST (where applicable)						

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee benefits

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer. Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

Provider	Unspent operating grant, subsidies and contributions liability					Operating grants, subsidies and contributions revenue		
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	YTD
	1 July 2021	Liability	Liability	31 Aug 2021	Liability	Budget	Budget	Revenue
	\$	\$	(As revenue)	\$	\$	\$	\$	\$
Operating grants and subsidies								
General purpose funding								
WA LG Grants Commission - Road Funding	0	67,933	(67,933)	0	0	241,604	60,401	67,933
WA LG Grants Commission - General Purpose	0	77,103	(77,103)	0	0	202,912	50,728	77,103
Law, order, public safety								
DFES Grant Funding	0	0	0	0	0	19,500	0	0
Various Other	169,855	148,203	(118,865)	199,193	199,193	217,960	24,893	31,256
Recreation and culture								
Various Other	15,602	0	(15,602)	0	0	730,874	0	0
Transport								
Mainroads WA Direct Grant Funding	0	137,540	(137,540)	0	0	137,540	137,540	137,540
Various Other	0	195,602	(78,524)	117,078	117,078	300,000	120,000	78,524
	185,456	626,381	(495,567)	316,270	316,270	1,850,390	393,562	392,356
Operating contributions								
General purpose funding								
Ex Gratia Rates	0	0	0	0	0	10,000	0	0
Law, order, public safety								
Contributions & Reimbursements	0	0	0	0	0	14,400	2,400	2,400
Community amenities								
Dolby Creek Management Plan Income	0	0	0	0	0	1,000	0	0
Reimbursements & Sundry Income (Environment)	0	0	0	0	0	300	0	0
Cemetery Contributions	0	0	0	0	0	900	450	0
Recreation and culture								
Contributions & Reimbursements	0	0	0	0	0	154,150	0	0
Various Other	0	0	0	0	0	100,000	0	0
Transport								
Hudson Resources Contribution	0	0	0	0	0	12,500	0	0
Other property and services								
Diesel Fuel Rebates	0	0	0	0	0	40,000	6,666	4,201
	0	0	0	0	0	333,250	9,516	6,601
TOTALS	185,456	626,381	(495,567)	316,270	316,270	2,183,640	403,078	398,957

Provider	Unspent non operating grants, subsidies and contributions liability					Non operating grants, subsidies and contributions revenue		
	Liability 1 July 2021	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Aug 2021	Current Liability 31 Aug 2021	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Non-operating grants and subsidies								
Transport								
Mainroads WA Regional Road Funding	0	480,000	(121,375)	358,625	358,625	1,200,000	480,000	121,375
Roads to Recovery Funding	0	208,567	(182,941)	25,626	25,626	328,260	109,422	182,941
TOTALS	0	688,567	(304,316)	384,251	384,251	1,528,260	589,422	304,316

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

**NOTE 15
TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2021	Amount Received	Amount Paid	Closing Balance 31 Aug 2021
	\$	\$	\$	\$
Bonds - Hall Hire	4,330	2,510	(2,340)	4,500
Nomination Deposits	0	0	0	0
Post Office Deposit	1,581	0	0	1,581
Contributions from Sub Divider	150,357	0	0	150,357
Refundable Deposit	11,580	0	0	11,580
CTF Levy	4,349	337	(3,749)	938
Building Commission	3,688	613	(2,893)	1,408
Unclaimed Monies	250	1,754	(250)	1,754
Standpipe Card Bond	100	0	0	100
	176,235	5,215	(9,232)	172,218

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

**NOTE 16
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2021-22 year is \$10,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Explanation of positive variances		Explanation of negative variances	
			Timing	Permanent	Timing	Permanent
	\$	%				
Revenue from operating activities						
General purpose funding - other	35,557	30.87%	▲ Timing Variance			
Law, order and public safety	39,836	145.96%	▲ Timing Variance			
Transport	(41,195)	(15.96%)	▼		Timing Variance	
Expenditure from operating activities						
Governance	(30,790)	(35.32%)	▼		Timing Variance	
Law, order and public safety	11,021	14.25%	▲ Timing Variance			
Recreation and culture	42,524	21.39%	▲ Timing Variance			
Other property and services	53,079	161.61%	▲ Timing Variance			
Investing activities						
Proceeds from non-operating grants, subsidies and contributions	(285,106)	(48.37%)	▼		Timing Variance	
Payments for property, plant and equipment and infrastructure	(72,923)	(48.17%)	▼		Timing Variance	
Financing activities						
Proceeds from new debentures	(240,000)	(100.00%)	▼		Timing Variance	
Transfer from reserves	(378,000)	(100.00%)	▼		Timing Variance	

List of Accounts Paid - August 2021			
Chq/EFT	Date	Name	Amount
MUNICIPAL ACCOUNT			
5004	27/08/2021	Petty Cash	-154.10
EFT25551	03/08/2021	Westpac Geraldton	-501.60
EFT25552	06/08/2021	Chapman Valley Agricultural Society Inc	-700.00
EFT25553	06/08/2021	Department of Mines, Industry Regulation & Safety	-995.17
EFT25554	06/08/2021	Doug & Lyn Beard	-50.00
EFT25555	06/08/2021	Shire of Chapman Valley	-20.00
EFT25556	06/08/2021	Elgas	-185.21
EFT25557	06/08/2021	Synergy	-502.36
EFT25558	06/08/2021	Water Corporation	-579.52
EFT25559	06/08/2021	2V.NET IT Solutions	-1240.00
EFT25560	06/08/2021	Chapman Valley Menshed Inc	-400.00
EFT25561	06/08/2021	Complete Office Supplies	-253.44
EFT25562	06/08/2021	Development WA	-19800.00
EFT25563	06/08/2021	Glenfield Fresh IGA	-267.68
EFT25564	06/08/2021	Hersey's Safety Pty Ltd	-1232.00
EFT25565	06/08/2021	I T Vision User Group Inc	-748.00
EFT25566	06/08/2021	LGIS Insurance Broking	-693.00
EFT25567	06/08/2021	LO-GO Appointments	-3476.94
EFT25568	06/08/2021	Local Government Insurance Services WA	-125216.90
EFT25569	06/08/2021	Local Health Authority Analytical Committee	-509.30
EFT25570	06/08/2021	Miles Glass & Fly Screens Pty Ltd	-167.20
EFT25571	06/08/2021	Norfolk Cleaning Service	-247.50
EFT25572	06/08/2021	Northern Country Zone of WALGA	-1000.00
EFT25573	06/08/2021	Option Refrigeration & Air Conditioning	-2039.29
EFT25574	06/08/2021	Queens Supa IGA Supermarket	-143.15
EFT25575	06/08/2021	Reel Boats & Maintenance	-379.50
EFT25576	06/08/2021	Refuel Australia	-5601.60
EFT25577	06/08/2021	SecurityCo.	-440.00
EFT25578	06/08/2021	Starstate Investments Pty Ltd	-313.65
EFT25579	06/08/2021	TeletracNavman Australia	-769.45
EFT25580	06/08/2021	Toll Transport Pty Ltd	-55.06
EFT25581	13/08/2021	Building and Construction Industry Training Fund	-1195.49
EFT25582	13/08/2021	Elli Ferstat	-440.00
EFT25583	13/08/2021	Shire of Chapman Valley	-106.50
EFT25584	13/08/2021	Synergy	-1114.66
EFT25585	13/08/2021	Australia Post	-61.58
EFT25586	13/08/2021	Batavia Concrete	-1236.62
EFT25587	13/08/2021	Bob Waddell & Associates Pty Ltd	-1287.00
EFT25588	13/08/2021	Design Catering	-525.00
EFT25589	13/08/2021	Finer Images	-167.70
EFT25590	13/08/2021	Midwest Auto Group	-700.55
EFT25591	13/08/2021	Moore Australia (WA) Pty Ltd	-1320.00
EFT25592	13/08/2021	Seek Ltd	-324.50
EFT25593	13/08/2021	Shire of Chapman Valley	-30.50
EFT25594	13/08/2021	Think Water Geraldton	-103.35
EFT25595	19/08/2021	Carimor Sheds	-101.40
EFT25596	19/08/2021	Catwest	-1223.20
EFT25597	19/08/2021	Design Catering	-110.00
EFT25598	19/08/2021	Five Star Business Solutions & Innovation	-1061.67

EFT25599	19/08/2021 Great Northern Rural Services	-877.31
EFT25600	19/08/2021 HL Geospatial	-6024.33
EFT25601	19/08/2021 Landgate	-226.11
EFT25602	19/08/2021 Local Government Insurance Services WA	-2037.66
EFT25603	19/08/2021 MOD Designs	-1000.00
EFT25604	19/08/2021 Nabawa Valley Tavern	-1666.70
EFT25605	19/08/2021 Node1Internet	-387.95
EFT25606	19/08/2021 Norfolk Cleaning Service	-583.00
EFT25607	19/08/2021 Nutrien Ag Solutions Ltd	-1912.68
EFT25608	19/08/2021 Office of the Auditor General	-46200.00
EFT25609	19/08/2021 Refuel Australia	-19596.97
EFT25610	19/08/2021 Thurkle's Earthmoving & Maintenance Pty Ltd	-59895.00
EFT25611	19/08/2021 Western Resource Recovery Pty Ltd	-2454.88
EFT25612	19/08/2021 Wurth Australia	-846.21
EFT25613	23/08/2021 Australian Taxation Office	-7816.00
EFT25614	27/08/2021 Synergy	-2212.64
EFT25615	27/08/2021 Telstra	-1783.52
EFT25616	27/08/2021 Shaun Campbell	-918.88
EFT25617	27/08/2021 Abrolhos Steel	-1705.35
EFT25618	27/08/2021 Batavia Metal Roofing	-220.00
EFT25619	27/08/2021 Battery Mart	-643.50
EFT25620	27/08/2021 Bitutek Pty Ltd	-86295.88
EFT25621	27/08/2021 BlazeAid	-5000.00
EFT25622	27/08/2021 Bruce Rock Engineering	-58.93
EFT25623	27/08/2021 Bunnings Group Limited	-1847.90
EFT25624	27/08/2021 CJD Equipment Pty Ltd	-1505.63
EFT25625	27/08/2021 Chapman Valley Historical Society	-803.00
EFT25626	27/08/2021 Cleanaway Co Pty Ltd (Commercial)	-7540.13
EFT25627	27/08/2021 Cleanaway Co Pty Ltd (Domestic)	-5837.00
EFT25628	27/08/2021 Crown Perth	-2851.65
EFT25629	27/08/2021 Geraldton Ag Services	-195.82
EFT25630	27/08/2021 Geraldton Lock And Key	-110.66
EFT25631	27/08/2021 Geraldton Mower & Repair Specialists	-218.40
EFT25632	27/08/2021 Hoppys Parts R Us	-6.60
EFT25633	27/08/2021 Integrated ICT	-1171.50
EFT25634	27/08/2021 Kicksolutions	-265.00
EFT25635	27/08/2021 Landgate	-108.80
EFT25636	27/08/2021 M & B Quality Building Products	-888.70
EFT25637	27/08/2021 Midwest Chemical & Paper	-488.87
EFT25638	27/08/2021 Mitchell & Brown	-2406.75
EFT25639	27/08/2021 NAPA - Cows Parts Pty Ltd	-52.80
EFT25640	27/08/2021 Pirtek Geraldton	-10.65
EFT25641	27/08/2021 Purcher International	-160.11
EFT25642	27/08/2021 Quest Joondalup	-885.00
EFT25643	27/08/2021 Road Runner Mechanical Services	-1236.18
EFT25644	27/08/2021 Statewide Bearings	-33.00
EFT25645	27/08/2021 Sun City Plumbing	-2743.13
EFT25646	27/08/2021 The West Australian	-497.10
EFT25647	27/08/2021 Thurkle's Earthmoving & Maintenance Pty Ltd	-3410.00
EFT25648	27/08/2021 Toll Transport Pty Ltd	-57.75
EFT25649	27/08/2021 Totally Work Wear	-770.00
EFT25650	27/08/2021 Truckline	-435.12

EFT25651	27/08/2021	Westrac Pty Ltd	-2605.58
EFT25652	27/08/2021	Department Of Fire And Emergency Services	-87609.00
DD17264.1	03/08/2021	Aware Super Pty Ltd	-7467.69
DD17264.2	03/08/2021	MLC Masterkey	-316.62
DD17264.3	03/08/2021	Australian Super	-407.74
DD17264.4	03/08/2021	Hostplus Superannuation	-900.83
DD17264.5	03/08/2021	Wealth Personal Superannuation and Pension Fund	-619.03
DD17264.6	03/08/2021	Cameron Fishing Superannuation Fund	-94.29
DD17264.7	03/08/2021	Rest Superannuation	-175.75
DD17264.8	03/08/2021	Prime Super	-235.84
DD17264.9	03/08/2021	ANZ Smart Choice Super	-253.81
DD17284.1	17/08/2021	Aware Super Pty Ltd	-469.82
DD17284.2	17/08/2021	Australian Super	-23.39
DD17284.3	17/08/2021	Wealth Personal Superannuation and Pension Fund	-37.77
DD17284.4	17/08/2021	Cameron Fishing Superannuation Fund	-5.82
DD17284.5	17/08/2021	MLC Masterkey	-17.96
DD17284.6	17/08/2021	Prime Super	-14.47
DD17284.7	17/08/2021	ANZ Smart Choice Super	-16.36
DD17289.1	18/08/2021	Aware Super Pty Ltd	-7634.71
DD17289.2	18/08/2021	MLC Masterkey	-324.18
DD17289.3	18/08/2021	Australian Super	-420.71
DD17289.4	18/08/2021	Wealth Personal Superannuation and Pension Fund	-633.39
DD17289.5	18/08/2021	Cameron Fishing Superannuation Fund	-103.32
DD17289.6	18/08/2021	Hostplus Superannuation	-342.46
DD17289.7	18/08/2021	Rest Superannuation	-257.00
DD17289.8	18/08/2021	Prime Super	-241.49
DD17289.9	18/08/2021	ANZ Smart Choice Super	-259.90
DD17312.1	31/08/2021	Aware Super Pty Ltd	-7700.88
DD17312.2	31/08/2021	MLC Masterkey	-324.18
DD17312.3	31/08/2021	Australian Super	-426.36
DD17312.4	31/08/2021	Wealth Personal Superannuation and Pension Fund	-633.39
DD17312.5	31/08/2021	Cameron Fishing Superannuation Fund	-95.94
DD17312.6	31/08/2021	Rest Superannuation	-257.00
DD17312.7	31/08/2021	Prime Super	-241.49
DD17312.8	31/08/2021	ANZ Smart Choice Super	-259.90

BANK RECONCILIATION - Muni Accounts
As at 31st of August 2021

SYNERGY

Balance as per Cash at Bank Account GL 160000	1,793,327.93
Balance as per Cash at Bank Account GL 170000	1,925,462.66
Balance as per Interfund Transfer A/c GL 161100	-
Plus Income on Bank Stmt not in ledgers	-
Less Expenditure on Bank Stmt not in ledgers	-
	\$3,718,790.59

BANK

Muni Bank Account (Account No 000040)	1,859,558.73
Investment Account (Account No 305784)	1,925,462.66
	<u>3,785,021.39</u>
Less Outstanding Payments	64,147.14
Plus Outstanding Deposits	-
Plus Tfer from Trust to Muni <u>or</u> [Tfer to Trust from Muni]	(2,083.66)
	\$3,718,790.59

Difference Check 0.00

Completed by:



Beau Raymond - Senior Finance Officer

6/9/21
Date

Reviewed by:



Maurice Battilana - Chief Executive Officer

6/9/21
Date



Corporate Card Statement



053

SHIRE OF CHAPMAN VALLEY
THE SHIRE CLERK
ADMINISTRATION
C/- POST OFFICE
NABAWA W A WA 6532

31 AUG 2021

Facility Number

00018023 20000001

Payment Due Date

01 September 2021

Closing Balance

\$92.60

**This amount will be swept
from a nominated account.**

For enquiries please call 1300 650 107 (8am - 8pm, Monday to Friday). Lost or stolen cards service available 24 hours a day, 7 days a week.

Any statement entries for purchases or cash advances made in a foreign currency include the following: (1) the foreign currency transaction amount converted into Australian dollars by the applicable credit card scheme and (2) the Westpac Foreign Transaction Fee (FX Fee), being the applicable Westpac Processing Fee and the applicable Westpac On-Charged Scheme Fee.

Company Name		Number of Cards		Cash Advance Annual % Rate	
Shire Of Chapman Valley		2		15.65%	
Contact Name		Facility Number		Facility Credit Limit	
The Shire Clerk		00018023 20000001		10,000	
Statement From	Statement To	Payment Due Date	Opening Balance	Closing Balance	Available Credit
21 Jul 2021	22 Aug 2021	01 Sep 2021	501.60	92.60	9,907.40

Payment will be automatically debited on the agreed payment date as recorded in your facility application.

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions		
501.60	501.60 -	56.10	0.00	36.50	0.00	92.60	0.00

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To learn more about how you can protect your card against unauthorised transactions, or for information about disputed transactions, call us at 1300 650 107 during business hours.

S004508 / M001833 / 233 / CN1VP4P1



Corporate Card Statement

SHIRE OF CHAPMAN VALLEY
THE SHIRE CLERK
ADMINISTRATION
C/- POST OFFICE
NABAWA W A WA 6532

CARDHOLDER TRANSACTION DETAILS

Cardholder Name	Card Number	Credit Limit	Available Credit
Maurice Battilana	5163 2531 0083 1327	6,000	5,925.65

For enquiries please call 1300 650 107 (8am - 8pm, Monday to Friday). Lost or stolen cards service available 24 hours a day, 7 days a week.

Corporate Card Transactions			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
02 AUG	Payments AUTOMATIC PAYMENT	501.60-	
	Sub Total:	501.60-	
17 AUG	Purchases Snapfish AU * SnapfishAU AUS PHOTOFINISHING LABORATORIES,	56.10	
	Sub Total:	56.10	
22 AUG	Interest, Fees & Government Charges CARD FEE	18.25	
	Sub Total:	18.25	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions		
501.60	501.60 -	56.10	0.00	18.25	0.00	74.35	0.00

Corporate Card Statement

I have checked the above details and verify that they are correct.

Cardholder Signature _____

Date

11/9/21

Transactions examined and approved.

Manager/Supervisor Signature _____

Date _____

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To learn more about how you can protect your card against unauthorised transactions, or for information about disputed transactions, call us at 1300 650 107 during business hours.



Corporate Card Statement

SHIRE OF CHAPMAN VALLEY
THE SHIRE CLERK
ADMINISTRATION
C/- POST OFFICE
NABAWA W A WA 6532

CARDHOLDER TRANSACTION DETAILS

Cardholder Name	Card Number	Credit Limit	Available Credit
Simon Lancaster	5163 2531 0083 4453	4,000	3,981.75

For enquiries please call 1300 650 107 (8am - 8pm, Monday to Friday). Lost or stolen cards service available 24 hours a day, 7 days a week.

Corporate Card Transactions			
Date of Transaction	Description	Debits/Credits	Cardholder Comments
22 AUG	Interest, Fees & Government Charges CARD FEE	18.25	
	Sub Total:	18.25	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added				To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions		
0.00	0.00 -	0.00	0.00	18.25	0.00	18.25	0.00

I have checked the above details and verify that they are correct.

Cardholder Signature

Date

2/9/2

Transactions examined and approved.

Manager/Supervisor Signature

Date

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To learn more about how you can protect your card against unauthorised transactions, or for information about disputed transactions, call us at 1300 650 107 during business hours.

A thriving community, making the most of our coastline, ranges and rural settings to support us to grow and prosper'

TEAM VALUES AND BEHAVIOURS

Values: RESPECT, TRUST, HONESTY, INTEGRITY & ETHICAL

	Acceptable/Expected Behaviours	Unacceptable Behaviours
1	<u>Ask the question: RUOK?</u>	<u>Not reach out to someone in need.</u>
21	Address the issue rather than holding grudges.	Holding a grudge can carry this mindset into future deliberations and impair good decision-making.
23	Remove misinformation <u>by dealing in facts and supporting your comments and action with evidence.</u>	Basing decisions on rumour, innuendo or ill-informed comments is detrimental to good decision-making.
34	Seek to know what you don't know.	Not making an effort to uncover what you don't know and basing your opinion only on what you know at the time.
45	Ensuring decisions are made based on full involvement & not manipulating the process to ensure a collective consensus of an outcome is achieved.	Manipulating the decision-making process (e.g. timing, absenteeism, misinformation) to achieve your own desired outcome.
56	Listen to all sides of the issue before making a decision. Listen to all of the debate	Not listening and make assumptions or predetermined decisions. Refuse to listen to different sides of the issue for the sake of exchanging opinions and making up your mind before you have heard the whole of the debate.
67	Agree to disagree without malice.	Being precious about your own position being the only outcome and not accepting alternative opinions.
78	Agree on ground rules and adhering to these (e.g. Code of Conduct, Values, Behaviours, Standing Orders, etc.)	Endorsing ground rules and boundaries as a token gesture only and not adhering to these. Only exercising the need for adhering to ground rules & boundaries when it suits you. Collapsing into our Lower State.
89	Consider the use of a mediator on occasions when needed to assist with issues.	Not supporting the need for a mediator and when a mediator is introduced not participating or communicating at the time of mediation and letting issues continue.
910	Speak positively about the Council, Staff, Community and all decision made by the Majority, irrespective of if the decision is contrary to your individual position.	Talking down the Council, Staff, Community and any decision made by the majority which may not be your individual position.

A thriving community, making the most of our coastline, ranges and rural settings to support us to grow and prosper'

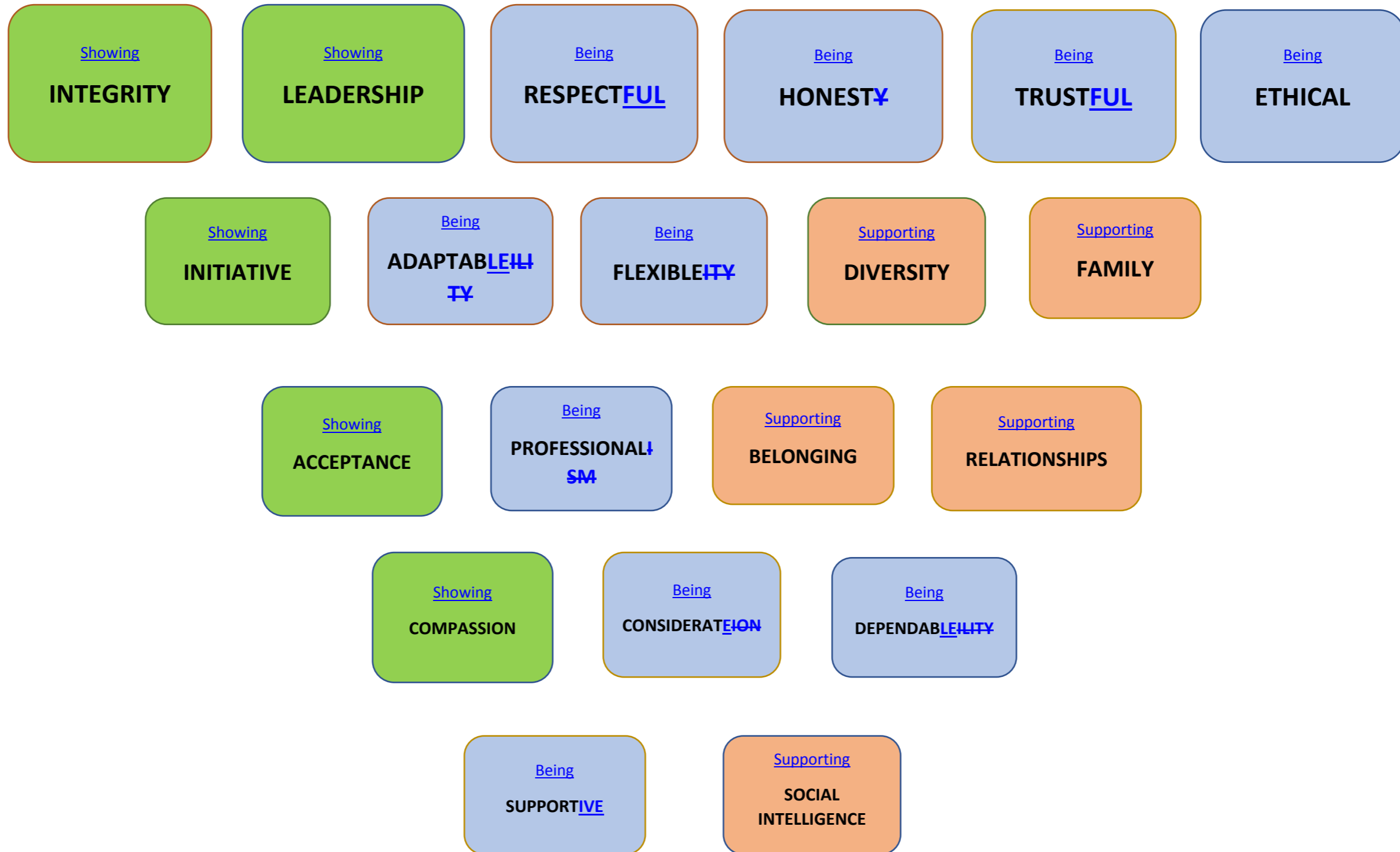
TEAM VALUES AND BEHAVIOURS

Values: RESPECT, TRUST, HONESTY, INTEGRITY & ETHICAL

	Acceptable/Expected Behaviours	Unacceptable Behaviours
4011	<i>Step back and view the big picture.</i>	<i>Advocate and promote a path based on a limited view only.</i>
4112	<i>Address the issue rather than letting things fester.</i>	<i>Letting things fester and allowing the problem to continue and explode later.</i>
4213	<i>Have an open-minded approach.</i>	<i>Not willing to listen to new ideas and opinions, to learn new things and consider alternate approach to problem solving.</i>
4314	<i>Listen to and understand other points of view.</i>	<i>By not listening you show lack of empathy, understanding, appreciation and respect.</i>
4415	<i>Remain focused on the issue rather than getting personal.</i>	<i>Tackling the person not the issue</i>
4516	<i>Debate constructively/legitimately.</i>	<i>Becoming personal, argumentative & irrational during the debate.</i>
4617	<i>Retaining confidentiality within the Team when required.</i>	<i>Divulging confidential and personal information to promote yourself or your personal position.</i>
4718	<i>Being loyal to the absent.</i> <i>Avoid saying something about someone unless you would say it in the person's presence.</i>	<i>Talking behind each other's back.</i>
481	<i>Telling the truth at all times and challenging matters when truth is not being told</i>	<i>Avoiding the truth and ignoring/condoning untruths.</i>
4920	<i>Adhering to my roles and responsibilities within the organisation.</i>	<i>Encroaching into area, roles and responsibilities of the organisation, which is outside my jurisdiction and role.</i>
<u>21</u>	<u><i>Celebrate the organisations successes and wins.</i></u>	<u><i>No, or limited, effort to publicly promote the organisations successes and wins.</i></u>



WE AIM TO PROVIDE STRONG LEADERSHIP AND MAINTAIN A POSITIVE CULTURE WITHIN OUR ORGANISATIONAL & COMMUNITY BY:





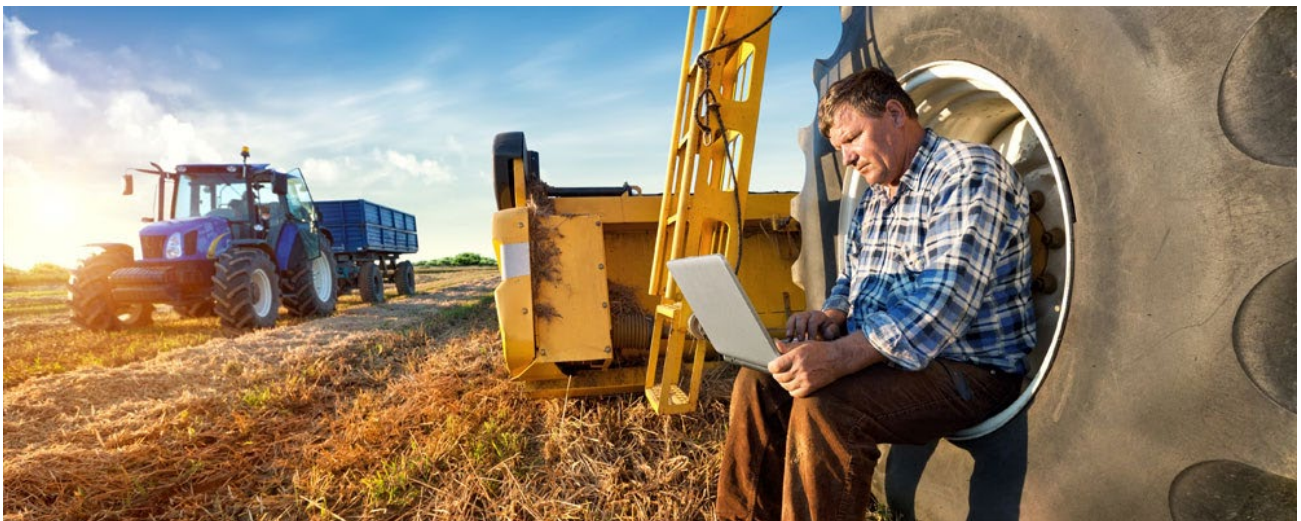
Australian Government

Regional Telecommunications Review

Regional Telecommunications Review 2021

Issues Paper

July 2021



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Overview

A Regional Telecommunications Independent Review Committee (the Committee) is established every three years under Part 9B of the *Telecommunications (Consumer Protection and Service Standards) Act 1999* to conduct a review into telecommunications services in regional, rural and remote parts of Australia.

The Committee for the 2021 Regional Telecommunications Review (the Review) was appointed on 1 June 2021. The 2021 Committee is comprised of the Hon Luke Hartsuyker (Chair), Ms Kristy Sparrow, Professor Hugh Bradlow, Mr Michael Cosgrave and Ms Sue Middleton.

As part of the Review, the Committee will consider:

- the impact of Government policies and programs to improve regional connectivity and digital inclusion;
- insights from COVID-19 on the changing digital needs of regional, rural and remote areas;
- service reliability issues which impact regional communities and options for mitigating them;
- the role of emerging technologies in delivering telecommunications services in regional Australia;
- ways of encouraging further investment in regional telecommunications;
- the role of telecommunications in supporting broader regional development goals;
- ways to improve co-ordination between government and industry in telecommunications investment; and
- consumer awareness and education regarding telecommunications options in regional areas.

The full Terms of Reference for the Review are at **Appendix B**.

The Committee invites regional communities, businesses and governments to engage directly with the Review over the coming months through face-to-face consultations, written submissions and online forums.

The Committee will report to the Minister for Regionalisation, Regional Communications and Regional Education by 31 December 2021. The Committee may make recommendations to Government. Where it does so, it should consider the costs and benefits.

Further information about the 2021 Regional Telecommunications Review and the Committee is at www.rtirc.gov.au.

Have your say

The Committee welcomes submissions from individuals, businesses, peak bodies and other interested organisations. This issues paper provides an outline of key areas of interest and invites submissions that share a range of experiences and perspectives.

There are questions in this paper to provide guidance for framing submissions. You can address all the questions or just those that are relevant to you. However, submissions are not limited to the questions provided.

Submissions will be accepted until 30 September 2021 via:

- webform: www.communications.gov.au/have-your-say
- email: secretariat@rtirc.gov.au
- post: 2021 Regional Telecommunications Review Secretariat
Department of Infrastructure, Transport, Regional Development and Communications
GPO Box 594
CANBERRA ACT 2601

Submissions will be made publicly available at www.rtirc.gov.au unless the submission is confidential or is inappropriate for publication. All submissions will be treated as non-confidential unless the submitter specifically requests that a submission, or part of a submission, is kept confidential. Any personal information which is provided in a submission will be treated in accordance with the Department of Infrastructure, Transport, Regional Development and Communications' [privacy policy](#) and the Australian Privacy Principles.

Introduction

Telecommunications plays a key role in supporting the productivity and wellbeing of regional, rural and remote Australia and the significant contribution the bush makes to the nation.

The particular importance of regional telecommunications has been underlined by a number of recent events, including natural disasters and the COVID-19 pandemic. These events have reinforced the value of high-speed, reliable and resilient broadband and mobile networks in regional areas to support public safety, day-to-day business, social contact and access to essential services like health and education.

Connectivity is also a big part of encouraging people to live, work and invest in regional areas. The regions offer attractive lifestyle amenity for many people and regional Australia is experiencing renewed interest from business and government. Taking advantage of this opportunity for regional growth requires residents and businesses to be able to access the same level of telecommunications services available in urban areas.

Since the 2018 Regional Telecommunications Review (the Edwards Review), the telecommunications market in regional Australia has continued to transform through increased private and public investment, the development of new technologies and the ongoing implementation of policy reforms. Major changes include the effective completion of the National Broadband Network (NBN), the rollout of 5G mobile services, the creation of the Universal Services Guarantee, and the delivery of new government grants programs and public awareness initiatives.

However, providing quality telecommunications services in regional Australia remains a challenge. Significant investment is necessary to provide connectivity across Australia's large landmass, despite the relatively small population in remote areas. The rollout of new systems takes time, and planning for the future needs to start early so new systems are available when needed.

The 2021 Review aims to gain a better understanding of the role telecommunications services and technologies can play in addressing the challenges and opportunities facing regional, rural and remote Australians. This includes remote Indigenous communities, which have their own unique digital needs.

Through the Review, the Committee hopes to understand the lived experience of regional consumers, communities and businesses in getting and staying connected, and wants to examine whether current and emerging services, technologies, programs and policies are adequate to meet future needs.

The Review can also play a valuable role in setting a long-term forward agenda for infrastructure improvements to maximise the opportunity and prosperity of the bush. The Committee is looking for ways to improve collaboration between regional communities, government and the telecommunications industry to make sure that investments in telecommunications are coordinated and deliver to regional needs.

Key Issues

The Committee seeks views on a wide range of telecommunications issues in regional, rural and remote Australia, including issues of adequacy, opportunity and awareness.

Adequacy

Changing Demand

The three main telecommunications services used in both regional, rural and remote areas and urban Australia are mobile voice and data, broadband internet and fixed voice services. These are used for a variety of purposes and are delivered using a range of technologies.

The Committee wants to identify the most important telecommunications services in regional, rural and remote areas, and whether they will meet future needs. This includes the extent to which the technologies available to regional Australians allow them to access everyday digital services, and how this experience is different to that in urban areas.

Mobile

Mobile services are available to 99.5 per cent of Australia's population and 33 per cent of the Australian landmass. Mobile phones remain the device most frequently used to connect to the internet and to make voice calls. While mobile devices continue to be mainly used for sending messages and making calls, more data-intensive uses like navigation, emails, social media and streaming are becoming common. However, rates of usage for these purposes are significantly lower outside of the major cities.

Mobile networks, as well as some satellite and broadband networks, are increasingly being used for machine-to-machine applications using the 'Internet of Things' (IoT). This can range from the monitoring of council utilities and EFTPOS machines in regional communities, to tracking transport and freight on regional highways, to monitoring and controlling on farm processes, such as irrigation and stock control.

At present, mobile services are mainly delivered over the 4G network, which covers 99.2 per cent of the Australian population. 3G networks are also still widely used alongside 4G coverage for voice services, although other options such as Wi-Fi calling, apps like WhatsApp and Facebook Messenger, and Voice over Long-Term Evolution (VoLTE) are becoming increasingly popular.

About 0.3 per cent of Australia's population (around 75,000 people), located mainly in remote areas, receives 3G-only mobile coverage. 3G networks are also used to provide connectivity for some IoT devices. Additionally, basic 3G-only handsets are sold by some retailers as affordable and accessible devices for older Australians.

Australia's three major mobile network operators, Telstra, Optus and TPG Telecom (formerly Vodafone Hutchison Australia) have commenced the rollout of fifth generation (5G) mobile networks in a number of larger regional locations, with plans from Telstra to cover 75 per cent of the population this year. The Government is also supporting trials of new 5G uses in sectors like agriculture, mining, medical technology and construction through its 5G Innovation Initiative.

To support its 5G network rollout, Telstra has announced that it will decommission its 3G network in 2024. Telstra has indicated that it will expand its 4G network to a similar footprint as the current 3G network, but specific detail around the timeframe and extent of this transition are not yet widely available.

This is not the first switch-over of mobile networks. However, given that many regional people rely on 3G networks, the Committee would like to identify ways to support regional communities through this transition in order to minimise its impact on existing quality of service and the accessibility of telecommunications services.

Additionally, in parts of regional Australia, the costs of improving mobile coverage are high due to factors such as the distance from existing infrastructure. Given the smaller populations in many regional areas, this high cost reduces the commercial incentives for carriers to expand their networks.

To address this issue, the Government has provided significant investment in the cost of building new infrastructure through grants programs like the Mobile Black Spot Program (MBSP) and the Regional Connectivity Program (RCP). These

are discussed further on pages 11-12, along with programs run by other tiers of government and industry. The Committee is interested in examining the effectiveness of these programs over the course of the Review.

Broadband

In December 2020, the Minister for Communications, the Hon Paul Fletcher MP, declared that the National Broadband Network (NBN) should be treated as built and fully operational. Currently, roughly 2.85 million regional premises can access NBN fixed-line services, more than 600,000 can access NBN fixed wireless services and over 400,000 can access Sky Muster satellite services. In 2019, NBN Co launched the Sky Muster Plus and Business Satellite Service products, which provide increased unmetered data and access to business-grade services.

A number of alternative internet options also exist in regional Australia. In the NBN fixed wireless and satellite footprint, some existing ADSL networks continue to be used, though this number is rapidly decreasing. A number of Wireless Internet Service Providers (WISPs) have deployed regional fixed wireless networks on a commercial basis, offering diverse speed tiers and data limits compared to those provided via the NBN.

The provision of broadband services in Australia is underpinned by the Universal Services Guarantee (USG), which guarantees all premises in Australia have access to broadband regardless of location. This is supported by the Statutory Infrastructure Provider (SIP) regime, which creates obligations on wholesale broadband providers to supply services with minimum peak speeds upon request.

However, the costs of providing broadband services in regional Australia are very high. The Australian Competition and Consumer Commission (ACCC) estimates that the NBN Co fixed wireless and satellite networks will incur a net loss of around \$12.9 billion (present value) over 30 years. The new Regional Broadband Scheme is designed to support the sustainable funding of these NBN services.

In regional Australia, the most common reported uses of broadband internet include sending email and web browsing, as well as watching videos, banking, accessing news, shopping and using social media. However, other uses, such as remote working, online education and telehealth, while not new to many consumers in regional areas, are becoming increasingly critical to everyday life across the regions.

The Committee is interested in views on the different types of broadband access technology used by regional communities and businesses, and whether these are reliable and affordable. The Committee is also interested in examining the effectiveness of the USG in ensuring access to baseline broadband connectivity in regional Australia.

Fixed Voice

Nation-wide, Telstra provides access to basic voice services through the Universal Services Obligation, which legislates the provision of standard telephone services to premises, as well as public payphones.

On the NBN fixed-line network (which services the majority of premises), fixed voice services are delivered via Voice over Internet Protocol (VoIP) using a broadband connection. Outside the fixed-line footprint, users can also access VoIP telephony over the NBN fixed wireless and Sky Muster satellite networks, or can choose to keep their existing landline phone service active.

Outside the NBN fixed-line footprint, Telstra delivers approximately 400,000 telephone services through a mixture of its copper network, the High Capacity Radio Concentrator (HCRC) and Wireless Local Loop (WLL) systems and satellite.

Telstra also operates around 15,000 payphones nationally. Payphone usage has been declining steadily, although they are still used in some remote Indigenous communities and urban locations (such as transport hubs and public housing).

While fixed voice services to homes and businesses continue to play an important role for some community members, their delivery faces a range of challenges. In particular, much of the infrastructure is aging and expensive to maintain, raising concerns about service quality, reliability and longevity. This legacy infrastructure is also less functional and harder to upgrade than other platforms like mobile and broadband, which have replaced fixed voice for the majority of Australians.

The Government has provided \$2 million for Alternative Voice Services Trials (AVST) to identify new ways of delivering voice services in regional areas, including over fixed wireless, satellite and mobile. The 12-month trials will explore the potential for alternative technologies to provide better services and functionality, more in line with consumer preferences for mobile and broadband services.

The Committee is interested in hearing views on the future delivery of fixed voice services, particularly from consumers and businesses who use copper and other legacy technologies like HCRC.

Questions

1. What telecommunications services are required in regional Australia to meet current and future needs? Are there any things regional communities and businesses need to do, but can't, on their existing services?
2. What changes in demand, barriers or challenges need to be addressed when it comes to telecommunications services in regional, rural and remote Australia?
3. How have the Government's policies and programs affected telecommunications service outcomes in regional, rural and remote Australia? How can these be improved?

Service Reliability

The reliability of fixed-line, mobile and satellite networks is critical in regional, rural and remote Australia, including semi-rural communities on the fringes of major cities. Access to networks is of limited value if they are not reliable, whether on a day-to-day basis, or in time of particular need, such as COVID lock-downs or natural disasters.

Temporary or persistent network issues cause disruption to everyday life, including work and study. They may mean that regional businesses cannot communicate with clients or process customer payments. In remote communities, issues with telecommunications can affect residents' access to basic services such as groceries, banking or emergency services.

While some consumer protections exist, particularly for landline telephone services, the Committee is interested in hearing from regional, rural and remote communities about their experiences with service outages and how these have been handled by service providers.

Natural disasters like bushfires and extreme weather events place pressure on telecommunications networks when they are most needed. Telecommunications outages caused by loss of mains power and damage to networks can affect local emergency coordination efforts and the operation of public warning systems, as well as disrupting supply chains and access to essential services in the aftermath of disaster events.

No communications system is totally resilient during an emergency. However, it is vital that regional telecommunications networks are as reliable and redundant as possible, so that regional communities can respond to, and recover from, natural disasters.

In response to the 2019-20 bushfires, the Government has provided \$37.1 million in initiatives to prevent, mitigate and manage telecommunications outages in natural disasters. This includes \$18 million for the Mobile Network Hardening Program to upgrade the backup power supply at telecommunications facilities in disaster-prone areas.

Other measures include \$10 million for the deployment of temporary telecommunications facilities such as Cells on Wheels and NBN Co Road Muster trucks, \$7 million for the installation of NBN Sky Muster services at emergency centres, and \$2.1 million to improve public information on access to telecommunications in natural disasters. NBN Co Road Muster trucks have already been successfully deployed in response to the 2019-20 bushfires and Cyclone Seroja in Western Australia in April 2021.

All of these measures will help to address issues of telecommunications resilience in regional areas. However, the Committee welcomes views on further ways to maintain and increase the reliability and redundancy of telecommunications networks in times of stress.

Questions

4. How do service reliability issues impact on regional communities and businesses? How do outages, including in natural disasters, impact on communities and businesses?
5. How might such impacts be addressed to ensure greater reliability? How can the network resilience be addressed in regional areas?

COVID-19

The COVID-19 pandemic has had an unprecedented impact on Australia's regions. Extended periods of lockdown, interstate and national border closures and social distancing measures to prevent the spread of COVID-19 have disrupted normal patterns of work, study and travel across regional Australia.

In this environment, telecommunications services have played a key role in the continued function of everyday life. In regional Australia, almost two-thirds of internet users either commenced or increased work from home. The NBN saw significantly increased downstream and upstream growth between March and June 2020, as workers adopted online collaboration platforms like Zoom and Microsoft Teams while working from home.

Similarly, COVID-19 response measures saw an increased uptake of online education and telehealth services in the regions. Over half of regional internet users reported new or increased study from home activities, and 4 in 5 started or increased their participation in telehealth consultations. These data-intensive activities generated additional demand for high-speed connectivity across regional areas.

The telecommunications industry responded to increased demand for connectivity as a result of the pandemic. NBN Co provided a temporary boost to network capacity on its network and increased download data limits and data capacity on the Sky Muster service to support online learning in regional areas. Mobile carriers also provided a range of financial hardship assistance and bonus data measures to support customers.

While these measures were designed as a temporary response to the pandemic, the Committee is interested in understanding the extent to which the industry's COVID-19 response reflected increasing demand for connectivity in regional Australia and what this indicates for the future delivery of telecommunications services in the regions.

Commonwealth, state and territory governments also worked with the telecommunications industry, schools and health providers to support the transition to remote learning and telehealth. The Australian Government added a number of temporary Medicare items to help health care practitioners deliver telehealth services. Some state and territory education departments also loaned computers, SIM cards and other devices to students to facilitate online education during school closures, though in some cases this was left to individual schools.

Initial studies into the uptake of telehealth in Australia during the pandemic suggest that patients have generally been satisfied with the service, with many indicating that they would continue using it after the pandemic. However, parents and educators have identified significant challenges with wide-scale remote learning, particularly due to varying levels of telecommunications access between individual communities, schools and families. These challenges are increased in regional Australia by lower levels of digital access and affordability compared to urban areas.

The Committee is therefore keen to hear the lived experiences of regional, rural and remote consumers in using telecommunications services for health and study during the COVID-19 pandemic, including regarding barriers to access and the effectiveness of government initiatives to facilitate remote education and telehealth.

Questions

6. How did the use of digital services change for regional consumers and businesses during the response to the COVID-19 pandemic? What insights for future service delivery does this provide?

Indigenous Australia

Levels of digital inclusion amongst Aboriginal and Torres Strait Islander Australians continue to remain lower than the national average, including in regard to the take-up and affordability of telecommunications services.

As with the wider community, mobile phones are the most commonly used device for voice and data services in Indigenous communities. However, Aboriginal and Torres Strait Islander Australians are also more likely to only use mobile services than the national average. This likely reflects a strong preference towards pre-paid mobile plans due to the ability to 'pay-as-you-go', providing more financial control than other forms of access which charge monthly fees.

Wi-Fi services are also available in some remote areas, both through free access at local community facilities or using a pre-paid voucher system with data quotas. The National Indigenous Affairs Agency also funds community phones which may use a similar payment model. While Sky Muster is available across Australia, take-up is low in remote communities.

Although pre-paid mobile and Wi-Fi internet options are often easier to manage, these services can charge higher costs for data than post-paid mobile and broadband plans. Additionally, higher levels of 3G-only mobile coverage in remote areas can lead to slower speeds and heavy network congestion, which may reduce uptake of data-intensive activities.

The Committee is interested to examine the adequacy of telecommunications for Indigenous Australians in regional, rural and remote areas. In particular, the Committee welcomes views on ways to improve levels of telecommunications access and affordability in remote Indigenous communities.

Questions

7. What can be done to improve the access and affordability of telecommunications services in regional, rural and remote Indigenous communities?

Opportunity

Regional Development

The regions are a key source of Australia's economic productivity, with regional industries representing approximately 30 per cent of national Gross Domestic Product and two thirds of export earnings. Regional development has the potential to assist economic recovery and diversification, increasing resilience against future economic shocks and driving new opportunities for trade and investment.

The Government is prioritising growth in key regional industries, including food, resources, tourism, education and healthcare, through a range of initiatives such as [Ag2030](#) and the [Our North Our Future](#) strategy to develop Northern Australia. Large-scale infrastructure projects like the [Inland Rail](#) corridor between Brisbane and Melbourne will also facilitate increased growth opportunities in regional industries and communities.

Alongside energy and transport infrastructure, access to telecommunications is becoming increasingly critical to attracting and supporting new investment opportunities in regional areas. High-speed business-grade connectivity enables the uptake of new business technologies, facilitates training and development for staff, and increases competitive exposure to national and international markets.

Digital infrastructure is also essential to support the migration of skilled workers and families to regional areas. More people are relocating to regional areas due the financial and lifestyle benefits they offer. To support this growth opportunity, regional communities need to be able to provide access to the essential services and activities, such as specialist health services, education and even recreation, available in larger areas. This is underpinned by access to high-speed, reliable mobile and broadband connectivity.

In order to maximise opportunities for regional development and the growth of regional communities, the Committee is keen to examine how the deployment of telecommunications infrastructure can complement other broader infrastructure and economic investments in regional areas.

Questions

8. How can investment in telecommunications infrastructure work with other programs and policies to encourage economic development in regional Australia?
9. What role could innovation, including new models, alternative investors or new ways of doing business, play to encourage investment in regional telecommunications infrastructure? What are the barriers?

Emerging Technologies

The ongoing development of emerging technologies has the potential to improve the delivery of high-speed, reliable and competitive telecommunications services in regional, rural and remote areas.

A number of companies are investing in emerging satellite technologies, including Low Earth Orbit Satellites (LEOSats), to provide high-speed broadband to regional areas. These satellites orbit much closer to the Earth's surface than geostationary satellites like NBN Co's Sky Muster. The closer proximity reduces latency and enables higher bandwidth and speeds, improving the user experience for data-intensive and real-time applications like videoconferencing and streaming. However, a larger number of satellites is needed to provide consistent connectivity.

One such LEOSat provider is SpaceX, which has recently launched a beta trial of its Starlink internet service in central Victoria and southern New South Wales. Other providers, such as OneWeb, Telesat and Amazon, are planning the deployment of their own LEOSat networks. While this technology is generating a lot of interest, without a solid business case and local presence the commercial viability of LEOSats in the Australian market is not yet clear.

Regional businesses are also adopting networks of smart devices, such as sensors, tags and machinery, connected to the Internet of Things (IoT) to collect, process and analyse data which improves efficiency and productivity. In the agricultural sector, on-farm connectivity is enabling farmers to make real-time, data-based decisions to maximise yields, manage irrigation and the usage of fertilisers and pesticides, and monitor livestock health. These devices can use existing mobile and broadband networks, or specific low-powered wide range and narrowband networks such as LoRaWAN and NB-IoT.

Some regional companies, like Leading Edge DC and Connected Farms, are also investing in cloud computing and edge data centres in regional cities such as Tamworth, Roma and Dubbo to improve access to enterprise-grade data processing for local businesses. These data centres are located close to the places where data from sensors and autonomous devices is generated, improving the speed and reliability with which regional businesses can store, access and analyse this data. The market for edge data centres is expected to grow significantly over the coming years.

The potential of IoT and edge computing applications in regional areas can be supported by the increased deployment of 5G networks. The lower latency, higher bandwidth and increased data speeds offered by 5G technology could allow for more widespread use of sensors in the agricultural sector to collect real-time data, as well as the use of automated machinery in industries like mining and logistics. Additionally, improvements to video quality and file transfer rates over the 5G network could improve experience with telehealth and remote education.

Though these networks and technologies are largely being deployed on a commercial basis by the telecommunications industry, the Committee is seeking views on whether existing Government policy settings could be improved to assist the development of promising new telecommunications technologies and their rollout to regional areas by industry.

Questions

10. To what extent will new technologies enable significant change to the delivery of telecommunications services in regional Australia over the next 5-10 years? Are there any barriers to accessing these technologies?
11. How can Government better support the rapid rollout of and investment in new telecommunications solutions in regional areas?

Maximising Outcomes

In regional areas, issues of high cost of infrastructure deployment and limited consumer demand have reduced commercial incentives for telecommunications providers to invest in new mobile and broadband infrastructure and expanded coverage, including in areas of importance for regional economies and communities.

The Government has sought to maximise both investment and coverage outcomes by providing funding on a competitive basis for the capital cost of deploying telecommunications infrastructure in commercially marginal areas. Through the Mobile Black Spots Program, for instance, Commonwealth investment of \$380 million over the first five rounds has generated over \$830 million in total investment from state and territory governments and the telecommunications industry, funding over 1,220 new mobile base stations across Australia.

This approach has also delivered investment in broadband and mobile infrastructure projects which improve digital connectivity in regional areas of economic and social importance through the Regional Connectivity Program (RCP). Round 1 of the RCP is funding 132 projects at a total cost of \$232 million, including applicant and third-party co-contributions. Successful grantees include local councils, major telecommunications companies, regional businesses, community groups, educational facilities and fixed wireless providers.

The telecommunications industry has responded to this co-investment model through its own funding opportunities. For instance, Telstra has launched a \$200 million co-investment fund to enhance and extend mobile coverage in regional areas. Similarly, in its latest Corporate Plan, NBN Co announced a \$4.5 billion network investment plan, including upgrades to the existing fixed-line network, measures to increase the affordability of enterprise-grade NBN wholesale offerings in regional areas, and a \$300 million Regional Co-Investment Fund.

State and Territory Governments have also committed funding in recent years to a variety of initiatives to improve mobile, broadband and IoT connectivity, including the Western Australian Digital Farm Grants Program, the New South Wales Regional Digital Connectivity Program, and Victoria's Digital Future Now Package. Many of these programs provide co-contributions to projects funded under Commonwealth grants programs like the MBSP and RCP.

Despite the large amount of funding available for regional telecommunications infrastructure, many local governments and communities may not have the resources necessary to identify appropriate solutions to local telecommunications problems and to attract investment from third parties. There are also differences in the application requirements and intended outcomes of Commonwealth, State and Territory and telecommunications industry funding programs, which may restrict opportunities for co-investment using multiple funding streams.

The Committee is therefore interested in recommendations to improve and increase engagement between different levels of government, the telecommunications industry, and regional communities and businesses, in order to make sure that telecommunications investments are equitable, co-ordinated, and responsive to the needs of regional areas.

Additionally, the current design of the MBSP is becoming less sustainable as it moves into less commercial areas and the mobile network operators increasingly focus on upgrades to their existing networks. Although the design of future rounds of the MBSP is a decision for Government, the Committee is interested in views on how to ensure the ongoing effectiveness of this program.

The Government has also committed further funding for additional rounds of the RCP including dedicated funding to improve telecommunications infrastructure in Northern Australia. The first round of the RCP has proved popular with regional communities. However, the Committee welcomes feedback on ways to maximise the outcomes of the program.

Questions

12. How can different levels of Government, the telecommunications industry and regional communities better co-ordinate their efforts to improve telecommunications in regional Australia?
13. What changes to Government investment programs are required to ensure they continue to be effective in delivering improved telecommunications?

Awareness

Education

Levels of digital ability in regional Australia continue to lag behind metropolitan areas, although this divide is narrowing. Digital ability can be understood as the level of skill and confidence a user has with digital services, as well as the range of activities a user performs online and their attitude towards digital services.

While access to telecommunications in regional Australia is improving, many businesses and communities experience difficulty in identifying the best local options for getting and staying online, as well as making the most of their connectivity for work, study and recreation.

A number of connectivity options, such as Sky Muster satellite, ADSL and independent fixed wireless, may be available in a particular area. However, these may not be appropriately marketed and regional consumers may not be aware that

they are able to access these services. Additionally, consumers are often not aware of individual factors, such as the physical location of modems and other devices in the home, which can affect quality of service.

There are also protections for consumers experiencing unsatisfactory telecommunications services, including under the Australian Consumer Law, the Customer Service Guarantee and each provider's Service Level Agreement. The Telecommunications Industry Ombudsman also provides support in addressing customer issues. However, again, consumers may not be fully aware of their rights and how to use them to address their issues.

As part of its response to the Edwards Review, the Government recently launched a Regional Tech Hub to help regional and rural Australians get connected and stay connected more easily. Operated by the National Farmers Federation in partnership with ACCAN, the Regional Tech Hub builds on the work of the regional consumer advocacy group Better Internet for Rural, Regional and Remote Australia (BIRRR).

The Regional Tech Hub includes a range of practical resources on selecting the most appropriate telecommunications options in regional areas, troubleshooting common issues, escalating faults with service providers and understanding consumer rights. The Regional Tech Hub also provides an online helpdesk, phone support line and social media channels.

The Regional Tech Hub has received more than 5,400 visits since launch and has close to 1,100 followers on social media. BIRRR also has over 13,000 followers on Facebook, highlighting consumer support for these services. However, navigating the options available for users in regional Australia remains an area where greater improvements can be made.

With this in mind, the Committee is interested in exploring additional and expanded ways to assist regional users to access, maintain and make the most of their telecommunication services. The Committee is also particularly interested in ways to assist and encourage WISPs, satellite providers and other smaller telecommunications providers to improve the level of publicly available information about their service offerings in regional areas.

Questions

14. How can regional consumers be better supported to identify, choose and use the best connectivity options for their circumstances, as well as to understand and use their consumer rights?

Public Information

Mobile network operators publish network coverage maps on their websites to assist customers in identifying appropriate services in their area. This coverage data is predictive, meaning it uses a number of technical assumptions to indicate the likely areas to receive coverage from nearby base stations and may not accurately reflect a user's experience on the ground.

However, different mobile network operators may use different assumptions, mapping technologies and standards to generate this information. This can make it difficult for consumers to accurately compare the coverage provided by one mobile network operator over another and to make informed choices about the best mobile service for their individual circumstances.

In 2018, the Australian Competition and Consumer Commission (ACCC) convened a Regional Mobile Issues Forum, which recommended that the mobile network operators improve mobile coverage information for consumers. In response, the major mobile network operators and the Australian Mobile Telecommunications Association (AMTA) committed to improve the comparability of their network coverage data.

While the mobile network operators have adopted consistent terminology around coverage information, the extent to which technical differences in predictive coverage mapping still persist is unclear. The Committee is interested in seeking further clarification on this matter from the telecommunications industry.

There have been improvements in the accuracy and transparency of information on broadband speeds. The ACCC publishes quarterly data on speeds and outages on the NBN fixed-line and fixed wireless networks, and has provided guidance to service providers on how to advertise speeds. Advocates for regional and rural consumers have also expressed support for expanded monitoring and reporting of satellite performance.

Analytics companies like [Opensignal](#) provide independent analysis of the performance of global mobile networks, including in Australia. However, the Committee would like to identify how information on mobile performance and

quality of service could be made more widely available to regional consumers to assist them in making decisions on which mobile providers best meet their connectivity needs.

Similar issues arise in relation to the coverage of fibre and fixed wireless networks. The Committee is interested in exploring ways to improve the level of information on local fibre and fixed wireless footprints and backhaul networks that is made readily available to consumers, including through improved mapping on providers' websites.

Questions

15. To what extent is public information on connectivity options, including predictive coverage data and speeds, sufficient to help regional customers make informed decisions? What other information is needed?
16. What other matters should the Committee consider in its review and why are they important?

Appendix A – List of Questions

1. What telecommunications services are required in regional Australia to meet current and future needs? Are there any things regional communities and businesses need to do, but can't, on their existing services?
2. What changes in demand, barriers or challenges need to be addressed when it comes to telecommunications services in regional, rural and remote Australia?
3. How have the Government's policies and programs affected telecommunications service outcomes in regional, rural and remote Australia? How can these be improved?
4. How do service reliability issues impact on regional communities and businesses? How do outages, including in natural disasters, impact on communities and businesses?
5. How might such impacts be addressed to ensure greater reliability? How can the network resilience be addressed in regional areas?
6. How did the use of digital services change for regional consumers and businesses during the response to the COVID-19 pandemic? What insights for future service delivery does this provide?
7. What can be done to improve the access and affordability of telecommunications services in regional, rural and remote Indigenous communities?
8. How can investment in telecommunications infrastructure work with other programs and policies to encourage economic development in regional Australia?
9. What role could innovation, including new models, alternative investors or new ways of doing business, play to encourage investment in regional telecommunications infrastructure? What are the barriers?
10. To what extent will new technologies enable significant change to the delivery of telecommunications services in regional Australia over the next 5-10 years? Are there any barriers to accessing these technologies?
11. How can Government better support the rapid rollout of and investment in new telecommunications solutions in regional areas?
12. How can different levels of Government, the telecommunications industry and regional communities better co-ordinate their efforts to improve telecommunications in regional Australia?
13. What changes to Government investment programs are required to ensure they continue to be effective in delivering improved telecommunications?
14. How can regional consumers be better supported to identify, choose and use the best connectivity options for their circumstances, as well as to understand and use their consumer rights?
15. To what extent is public information on connectivity options, including predictive coverage data and speeds, sufficient to help regional customers make informed decisions? What other information is needed?
16. What other matters should the Committee consider in its review and why are they important?

Appendix B – Terms of Reference

1. The Regional Telecommunications Independent Review Committee must conduct a review of the adequacy of telecommunications services in regional, rural, and remote parts of Australia.
2. In determining the adequacy of those services, the committee must have regard to whether people in regional, rural and remote parts of Australia have equitable access to telecommunications services that are significant to people in those parts of Australia, and currently available in one or more parts of urban Australia.
3. In conducting the review, the committee must make provision for public consultation and consultation with people in regional, rural and remote parts of Australia.
4. In conducting the review, the committee is to have regard to:
 - a. the impact of the Government's policies and programs for improving connectivity, competition and digital literacy in regional, rural and remote areas, including rollout of the National Broadband Network, the Mobile Black Spot Program, the Regional Connectivity Program and the Regional Tech Hub;
 - b. insights from COVID-19 on consumer access to and usage of broadband and mobile technology in regional, rural and remote areas;
 - c. emerging technologies that could lead to significant changes in how telecommunications services are delivered in regional, rural and remote parts of Australia in the next 5-10 years;
 - d. service reliability and impacts on customers and communities in regional and remote areas;
5. Taking into account Term of Reference 4, the committee is to consider:
 - a. whether changes are warranted to existing Government policies and programs to ensure they continue to be effective, fit for purpose and are maximising the social and economic potential from existing and emerging technological advances;
 - b. policy settings that might be needed to support more rapid rollout of and investment in new telecommunications technologies in regional areas;
 - c. ways in which improvements in digital connectivity could support the Government's broader regional development policies and priorities, such as decentralisation and the development of Northern Australia;
 - d. ways in which State, Territory, and Federal programs to support regional connectivity could be further coordinated.
6. The report may set out recommendations to the Australia Government
7. In formulating a recommendation that the Australian Government should take a particular action, the committee must assess the costs and benefits of that action.
8. The committee must prepare a report of the review by 31 December 2021 and give it to the Minister for Regional Communications.

1. What telecommunications services are required in regional Australia to meet current and future needs? Are there any things regional communities and businesses need to do, but can't, on their existing services?

- Increasingly, agricultural enterprises require reliable internet access with sufficient bandwidth to manage:
 - o Cloud-based financial (and other) software systems
 - CBH and others are pushing services online/onto mobile platforms, increasing the need for both on-farm and broader regional connectivity to effectively conduct agricultural business
 - o IoT devices to support agricultural activities
 - These are anticipated to grow, and capacity and education are necessary to support this growth and the resultant positive impact on industry
- Regional communities require reliable internet access generally to ensure:
 - o Provision of telehealth, as face-to-face doctor services are generally becoming rarer, or more expensive to maintain and to aid aging in place initiatives
 - o Access for education purposes, both at schools and for students learning via distance education
 - This need increases with COVID-19 forcing some schooling to take place in the home
 - o Competitiveness of local businesses
- For the businesses and government organisations in the space sector in Mingenew, current optical fibre limitations are forcing:
 - o Delivery of data via road on physical hard drives, as bandwidth on existing fibre lines are insufficient
 - o Inability to take on new contracts for existing clients
 - o Inability to take on new clients

2. What changes in demand, barriers or challenges need to be addressed when it comes to telecommunications services in regional, rural and remote Australia?

- Demand is universally increasing for digital connectivity as more services move online
- Landline phone services are still critical in areas where mobile telephone coverage is not available (which includes large portions of our Shire, and surrounding region)
- Tourists have increasingly high expectations of mobile telecommunications availability
 - o This is especially problematic in areas where only Telstra coverage is available, and the visitors are with other providers
- Recent telecommunications upgrades (e.g., the WA Government's Digital Farms fixed wireless program) have created opportunities for agricultural businesses to do more with IoT technology, but the education and support around that is very limited
 - o Future steps to help to operationalise that new capacity are required
- Natural disaster resilience is very low (as evidenced recently by the huge, lengthy outages caused by Tropical Cyclone Seroja)
 - o Noting that this was also linked to the fragility of the power network and the lack of power backups within the telecommunications network
- There needs to be recognition that there are some bandwidth-intensive industries that exist in the regions, in our case, the space sector (primarily satellite tracking and ground control operations)

- At its core, having access to that bandwidth provides communities with a broader range of options in terms of the industry they can attract and support

3. How have the Government's policies and programs affected telecommunications service outcomes in regional, rural and remote Australia? How can these be improved?

- The mobile Black Spot Program has seen some additional mobile phone coverage introduced
 - Greater thought sometimes needs to go into locations and providers however, there could be increased local consultation on these matters
 - e.g., installing a single Optus tower in an area otherwise exclusively serviced by Telstra; whilst there are arguments that this fosters competition, there has been very little practical evidence of this
 - There have also been examples of towers being sited based upon convenience for provider as opposed to coverage outcome for consumer/community
- WA State Government Digital Farms Program
 - Has seen widespread fixed wireless coverage installed across the Mid West, including the Shire of Mingenew, which is of benefit
 - As noted above, needs to be greater education/support to assist agricultural businesses to make the most of this
- Removal of 3G services has some residents worried, as clear plans for switch to 4G, and associated impacts, have not been communicated
 - Serious concerns exist about the impact of the transition on coverage areas (i.e., those on the edge of 3G coverage now may end up out of 4G coverage (and therefore all mobile coverage)
- Policy generally appears to be generated by people who have no real understanding of the reality of living and working in regional Australia
 - This is probably exacerbated by the centralisation of State and Federal Government services, which sees less actual government presence in the regions and reliant upon these services
 - Consultation, like this process, is a welcome step

4. How do service reliability issues impact on regional communities and businesses? How do outages, including in natural disasters, impact on communities and businesses?

- Outages cause significant impacts
- As we have a single service provider for our mobile and landlines (Telstra), when they go down the entire town and surrounds lose telecommunications
 - This includes basic things, like the ability for businesses to use EFTPOS
 - This includes the ability for disaster-related public communications
 - Following TC Seroja in April this year we had to revert to doorknocking as we were without telecommunications for four days
- Current mobile system is not disaster resilient, as demonstrated recently by TC Seroja
 - Townsite without phones for four days, rural areas for several weeks
 - Resulting from both damage to infrastructure, but also loss of power and inability to deliver suitable back-up power supply
 - As a result, public messaging couldn't be shared, businesses couldn't operate effectively, families couldn't contact loved ones – almost all aspects of life were impacted

5. How might such impacts be addressed to ensure greater reliability? How can the network resilience be addressed in regional areas?

- Review lessons learned from TC Seroja and other disasters; invest in solutions
 - o Power resilience for the telecommunications system appears to be a key part of this puzzle
- Where satellite is being put forward as a back-up/resilience option, make it more cost-competitive so that there is greater uptake
- Introduce a USO, or minimum standard, for mobile services in the same way that one exists for landlines to force mobile service providers to deliver more for regional customers

6. How did the use of digital services change for regional consumers and businesses during the response to the COVID-19 pandemic? What insights for future service delivery does this provide?

- It increased, noting that our COVID-19 impacts here were relatively minor
 - o At the time, and since, we have had increased instances of staff working remotely
- It's indisputable that business is increasingly being conducted online, both in terms of transactions, cloud-based software as well as more meetings which may have been face-to-face previously
 - o The latter is particularly bandwidth intensive
 - Digital meetings require both upload and download bandwidth, and future services need to be able to cater for this
- The increasing online meeting space has been of benefit to the regions, as it has reduced the need for lengthy travel for meetings, however, it requires a certain standard of telecommunications infrastructure to be viable
 - o Failure to deliver this will result in a degree of inequity in terms of ability to participate between those with a good connection and those without

7. What can be done to improve the access and affordability of telecommunications services in regional, rural and remote Indigenous communities?

- Services are largely monopolised (with Telstra) at present which is unlikely to create any real price pressure on the service provider
- It's important that some of the older services (like 3G and landlines) are given appropriate consideration before turning them off, as many people still rely upon them
- Where new technologies are introduced, education and assistance in transition will be required for those who are not technologically proficient

8. How can investment in telecommunications infrastructure work with other programs and policies to encourage economic development in regional Australia?

- Given the criticality of the internet to almost all aspects of business and society, improved telecommunications are a key enabler for a whole host of business and social opportunities to improve regional economic development
 - o High quality internet is an attractant for potential tree changers, helping to foster regional economic growth
- For us, the space sector is an existing area that we are trying to grow, which our current telecommunication situation is holding back
- We would encourage the Federal Government:
 - o Work with proponents of industry in regional areas

- Co-invest with State Government on regional projects

9. What role could innovation, including new models, alternative investors or new ways of doing business, play to encourage investment in regional telecommunications infrastructure? What are the barriers?

- The current, largely monopolistic system, doesn't appear to be benefiting communities or encouraging investment in resilient assets
 - Further, it doesn't promote innovation – as monopolies generally don't need to innovate
- The monopolies also serve as the current barriers; the telecommunications space does not appear to be an easy one to enter, and the large existing telcos protect their turf from new market entrants
- Support for smaller and emerging regional telecommunications companies may assist

10. To what extent will new technologies enable significant change to the delivery of telecommunications services in regional Australia over the next 5-10 years? Are there any barriers to accessing these technologies?

- Affordable and reliable connectivity is key, as much as satellite and other services are currently growing, nothing seems to be able to match fibre in terms of speed and reliability and (once installed) cost
- The main barrier in this space appears to be capital cost of installation
 - Or, at the very least, a compelling business case examining the long-term socioeconomic upside of the infrastructure investment required to improve fibre access in the regions

11. How can Government better support the rapid rollout of and investment in new telecommunications solutions in regional areas?

- By engaging with regional communities, listening to what they have to say, and taking action; the challenge in some areas will be commercial viability and government may need to provide subsidies to make things happen where existing markets are marginal
- There are blurred lines over State and Federal responsibility in the telecommunications space, with both tiers of government being seen to either claim, or avoid, responsibility as it suits them
 - Greater cooperation, reduced politicisation, and co-investment would be preferable
- By looking beyond the existing monopolies for innovative solutions to current problems and seeking to create more competition in the private sector

12. How can different levels of Government, the telecommunications industry and regional communities better co-ordinate their efforts to improve telecommunications in regional Australia?

- There needs to be greater clarity around the role and expectations on Local Government in telecommunications
 - It can be a good conduit into the community and allow providers/higher tiers of government high quality local information
 - It does not have the resources and expertise to take the lead on telecommunications projects, but failing to involve it for input can result in poor outcomes
- Like many things in the regions, even telecommunications matters are devolved to local government to become involved in; this is not a burden that the sector can easily carry given that many regional local governments are already financially reliant upon State and Federal grants

- 13. What changes to Government investment programs are required to ensure they continue to be effective in delivering improved telecommunications?**
- There needs to be consideration of both the infrastructure being installed, as well as communication of its benefits/how to access it and how to effectively utilise it
 - If the program is upgrading/replacing older technology, the impacts of those affected need to be considered
 - o The impacted users need to be identified and communicated with
 - There needs to be greater consultation generally with regional communities and consideration of their needs, rather than centralised decision-making out of Canberra/Perth
 - o One size does not fit all
- 14. How can regional consumers be better supported to identify, choose and use the best connectivity options for their circumstances, as well as to understand and use their consumer rights?**
- Provision of greater options to choose between, rather than being locked in to single providers
 - Greater education
 - o In relation to both choosing telecommunications plans, but also understanding what those plans can enable them to do
 - E.g., on-farm IoT devices enabled by Digital Farms connectivity
 - E.g., telehealth or online educational services that are available
 - o In relation to the role of the Telecommunications Industry Ombudsman, and other regulatory mechanisms to assist consumers
- 15. To what extent is public information on connectivity options, including predictive coverage data and speeds, sufficient to help regional customers make informed decisions? What other information is needed?**
- It's not. The reality is that even coverage maps are misleading, because there is a difference between network coverage and network access
 - o Where towers are overloaded it's possible to have several bars of reception, but no actual ability to access a signal
 - There is also a step before this, which is consumer education around what those data allowances/speed enable you to do (e.g., what speed is required to run a soil moisture probe vs what's required for a videoconference)
- 16. What other matters should the Committee consider in its review and why are they important?**