

# **SHIRE OF MORAWA**

## **LOCAL PLANNING STRATEGY**

### **Part One The Strategy (May 2019)**

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# 1 INTRODUCTION

This Local Planning Strategy for the Shire of Morawa (hereon in referred to as the Strategy) has been prepared to set out the long-term planning directions for the Shire and to guide land use planning within the Shire over the next ten to fifteen years. This is the first time that a local planning strategy has been prepared for the Shire of Morawa.

The Local Planning Strategy comprises two documents;

- Part 1, the Strategy, being this document, which provides a summary of the major characteristics and issues relevant to the future planning and development of the Shire and also establishes the vision, objectives, strategic plan and actions required to implement the Strategy; and
- Part 2, which provides the relevant background and justification to the Strategy, including the State, regional and local planning context and a local profile of the community, economic, infrastructure, environmental and built form issues facing the Shire.

This section sets out the statutory context within which this Strategy has been prepared, including its role and purpose, and the method of its preparation.

## 1.1 Statutory Context

Regulation 11 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) requires that a local government must prepare a local planning strategy to:

- set out the long-term planning directions for the local government; and
- apply any State or 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 Strategy expresses the strategic vision, policies and proposals of a local government that are relevant to the implementation of a scheme. It provides a means to interpret State and regional policies at the local level allowing the implementation of broader objectives relating to urban form and development. On this basis, the new Shire of Morawa Local Planning Scheme No. 3 (LPS3) will be the principal statutory land use planning document for expressing and achieving the local government's objectives, policies and proposals in conjunction with the Strategy.

## 1.2 Role and Purpose

The Strategy sets out the long-term planning direction for the Shire of Morawa over the next ten to fifteen years and establishes strategies and actions in the context of the State, regional and local planning framework. The Strategy establishes the rationale for land use, planning and development controls within proposed Local Planning Scheme No. 3. It is intended that this Strategy will be read in conjunction with Local Planning Scheme No. 3 and vice versa.

It should be noted that the Strategy holistically looks at long term planning directions and assists in establishing the overall objectives and vision for the Shire. However, the application of the planning initiatives in the Strategy and subsequent local planning scheme will not in isolation deliver wider objectives and the vision for the District. This will need to be achieved through the application of the Shire's broader Strategic Community Plan using all available mechanisms for delivery across the broad spectrum of local government services and activities, including but not necessarily limited to delivering vital community, recreation, infrastructure and other development initiatives through a capital works program linked to the strategic community plan and also via a supporting local planning policy framework.

The other objectives of this LPS include:

- provide strategic direction for land use planning and development for the next ten years (and beyond);
- provide direction to decision making authorities on issues relating to the community, the environment, the economy, built form and infrastructure and civic government and leadership relating to the Shire;
- establish the rationale and framework to guide the preparation of a new local planning scheme;
- provide the basis for coordinating cross government decision making in relation to the provision of infrastructure and services within the Shire; and
- identify additional studies or investigations required to complete and deliver strategic planning outcomes within the Shire.

## 2 VISION

The vision for the Shire of Morawa has been established through the Shire of Morawa's Strategic Community Plan (2018) as follows:

*"A welcoming and inclusive community with diverse regional partnerships that have created a vibrant and growing economy."*

A further vision for the Morawa town site has been guided by the Mid West Regional Planning and Infrastructure Framework:

*"Our vision is for Morawa to continue as the sub-regional centre of the North Midlands, the primary industry hub of the mid-west and a centre of excellence in research, education and training. It will be recognised as a welcoming, safe and attractive town with resourceful and colourful personalities. As a proud and inclusive community, our people will remain faithful to the rural values and lifestyle whilst embracing Morawa's rewarding career prospects and exceptional health and social facilities and quality, affordable housing. Morawa will entice our youth to building futures in the town, for our elderly to age in place, and encourage city dwellers and transient workers to contemplate Morawa as a future home for their families. Morawa's re-energised town centre and inviting main street will signal a return to the golden days with commercial and retail businesses run by locals, and community organisations operating alongside government agencies supporting the health and wellbeing of the region. Our heritage buildings will come to life through contemporary social and cultural festivities year round. Careful management will ensure Morawa's well utilised recreational facilities remain the lifeblood of the community, complemented by a network of natural open spaces for people of all ages to enjoy. Sustained by the town's agricultural, mining and energy industries as well as the diverse education and training opportunities; Morawa's economy will remain strong. Our people will be employed by spirited, ground breaking and progressive businesses, whilst new partnerships will attract investment and enhance Morawa's growth. As the innovation hub of the North Midlands, Morawa will also service, and be serviced by, a network of self-supporting satellite communities. An efficient bus network and quality roads will be used by students, workers, elderly, tourist, farmers, miners and other residents between Morawa and the surrounding towns. Strong and committed partnerships with our neighbouring towns, coupled with friendly 'country town rivalries' will bind us with our neighbours and position the North Midlands district as a strategic and formidable West Australian sub-region".*

The above visions for the Shire and Morawa townsites provide the broad context for the goals, objectives, strategies and actions of the local planning strategy.

### 3 ASPIRATIONAL GOALS AND STRATEGY OBJECTIVES

Table 1: Aspirational Goals and Objectives

ASPIRATIONAL GOAL	OBJECTIVES
<p><b>Community</b> A community that is friendly, healthy and inclusive.</p>	<ul style="list-style-type: none"> <li>C1. Provision of adequate and quality community facilities for all age ranges.</li> <li>C2. Accessible community facilities for all age ranges.</li> <li>C3. Provision of sufficient land to accommodate medical and health services to meet community needs.</li> <li>C4. Provision of sufficient land to accommodate required range of emergency services.</li> <li>C5. Provision of sufficient land to accommodate educational and vocational training uses.</li> <li>C6. Acknowledgement of cultural (including indigenous) heritage through built form, public art and community activities.</li> <li>C7. Provision of sufficient zoned land to support a sustainable increase in population across a diverse range of age groups.</li> <li>C8. Provision for key worker accommodation which has good access to local services and amenities.</li> </ul>
<p><b>Environment</b> Protect and enhance the natural environment.</p>	<ul style="list-style-type: none"> <li>E1. Maximise use of renewable energy to supplement power from the South West Interconnected System.</li> <li>E2. Minimise waste to landfill and recover and reuse materials locally and regionally.</li> <li>E3. Use water efficiently and maximise the harvesting and reuse of water.</li> <li>E4. Provision of best practice stormwater management that is appropriate to the local environment.</li> <li>E5. Maximise retention and rehabilitation of native vegetation within Morawa and support the retention of natural landform.</li> <li>E6. Seek to minimise the potential impact of dust and noise emissions on sensitive land uses.</li> <li>E7. Ensure land use and planning decisions have regard to climate change and adaptation planning.</li> <li>E8. Seek to minimise the potential impact of bushfire on property and infrastructure.</li> </ul>
<p><b>Economy</b> A diverse, resilient and innovative economy.</p>	<ul style="list-style-type: none"> <li>Ec1. Ensure appropriate zonings and land uses are provided in the scheme to facilitate diversity of business and industry.</li> <li>Ec2. Protect viable agricultural land for the future.</li> <li>Ec3. Ensure appropriate zonings and land uses are provided in the scheme to facilitate tourism opportunities.</li> <li>Ec4. Promote the sustainable operation of mineral resource extraction within the Shire.</li> </ul>
<p><b>Built Form &amp; Infrastructure</b> Morawa is a comfortable and welcoming place to live, work and visit.</p>	<ul style="list-style-type: none"> <li>B1. Consolidate, build upon and celebrate the Main Street as the civic and retail heart of town.</li> <li>B2. Connect the 'two sides' (eastern and western portions) of the town.</li> <li>B3. Provide a variety of well-designed, comfortable and shaded open spaces and streetscapes that suit the local climate.</li> <li>B4. Provide an integrated, safe and efficient intermodal transport network.</li> <li>B5. Ensure that residential growth is focussed within the Morawa townsite to protect the viability of the rural hinterland.</li> <li>B6. Ensure agricultural and rural land use planning is in accordance with State Planning Policy.</li> <li>B7. Promote the celebration of Morawa's unique cultural heritage.</li> </ul>

<p><b>Civic Leadership &amp; Governance</b> A connected community with strong leadership.</p>	<p>G1. Maximise community involvement in planning strategy and policy formulation.</p>
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## 4 STRATEGIC PLAN

### 4.1 Population Change and Growth Scenarios

Australian Bureau of Statistics census data indicates that the Shire of Morawa's population decreased by 139 people (17.4%) from 2015 to 2020, representing an average annual change of -3.4% per year. While this is an overall decrease in the Shire's population in the past decade, in more recent years these variations have been minor, particularly compared with the steady decline in many Mid West shires.

WA Tomorrow uses a forecast range referred to as 'bands'. Bands A and B contain lower forecasts, band C represents the median forecast and bands D and E represent the higher forecasts. The forecasts for the Shire of Morawa predict the following percentage change in population across the bands between the years 2021 and 2031:

- Band A: -31.1% (-170 people)
- Band B: -14.6% (-105 people)
- Band C: -9.7% (-80 people)
- Band D: -10.4% (-95 people)
- Band E: -0.4% (-5 people)

### 4.2 Capacity to Accommodate Growth Scenarios

Analysis conducted by DPLH (DPLH, 2016) suggests that there is sufficient zoned vacant land to cater for the population growth anticipated in Western Australia Tomorrow 2026 population forecasts for the Shire of Morawa. The growth scenarios are outlined in the following table:

Table 2: Growth Scenarios

Scenario		Current population	Estimated potential population yield from additional lots	Estimated total population
<b>1. Low density scenario</b> (R10 / 4 ha / 40 ha)	1A	889	250	<b>1,139</b>
	1B	889	758	<b>1,647</b>
<b>2. Medium density scenario</b> (R20 / 2 ha / 20 ha)	2A	889	501	<b>1,390</b>
	2B	889	1,514	<b>2,403</b>
<b>3. High density scenario</b> (R30 / 1 ha / 8 ha)	3A	889	758	<b>1,647</b>
	3B	889	2,281	<b>3,170</b>

It is noted that there is sufficient zoned residential land and / or future residential land capable of accommodating a target population of 2,500 people within the townsite of Morawa within a medium density scenario of R20 residential density.

### 4.3 Morawa Townsite Growth Plan

Three spatial growth scenarios were developed in order to explore a range of different opportunities to accommodate growth within Morawa. Of the three scenarios developed, the 'Compact and Diverse' scenario emerged as the preferred option to accommodate growth. Key characteristics of the 'Compact and Diverse' model are:

- Growth is contained within the existing town site boundary. Existing vacant land and Crown land will be utilised to accommodate the initial stages of growth.
- Residential housing product is diversified, including more compact forms of dwellings.
- Retention of the remnant bush land within the townsite boundary, where possible.
- Reuse wastewater to introduce amenity by 'greening' the golf course and through street tree planting to encourage private investment and redevelopment.
- Encourage intensity and activity within the town centre to develop it as the retail and civic heart of the town.
- Consolidate industrial activity, with industrial growth accommodated at the northern end of town.

The spatial Growth Plan builds upon the preferred growth scenario and identifies the key spatial projects that are required to meet the vision, aspirational goals and objectives for the Shire.

### 4.4 Morawa Town Centre Plan

The Town Centre Plan provides a starting point to revitalise and activate the town centre of Morawa. The core elements of the plan include:

- A civic plaza, which will be designed as a multifunctional space, to accommodate community events (previously completed).
- An east-west pedestrian access across the freight rail line to link the eastern side of town with the services located within the town centre (previously completed).
- A new freight access road parallel to Winfield Street (Main Street), which will remove on road freight traffic from Winfield Street (previously completed).
- Streetscaping works to Winfield Street and Prater Street, linking the town centre with the civic quarter and education precinct.
- Façade enhancement scheme to beautify Main Street.
- Introduce opportunities for alfresco dining.
- Introduce the ability to have residential units above the retail / commercial tenancies.
- Encourage more compact forms of housing, including Live / Work development on Solomon Street.

### 4.5 Rural Townsites

The Shire includes the Rural townsite localities of Canna, Gutha, Koolanooka, Pintharuka and Merkanooka. These townsites were historically established to service the rural hinterland and some of the localities contain receival bins for CBH. No additional population growth is planned for these localities, and therefore the recommendations contained in this Strategy seek to retract the extent of Rural Townsite zoning and to protect the rural hinterland and grain receival operations.

## 4.6 Agricultural and Rural Land Use Planning

Table 3 identifies the value of the agricultural industry within the Shire of Morawa:

Table 3: Agricultural Gross Value

CATEGORY	GROSS VALUE (\$M) 2000-2009
Wheat	32
Barley	3
Other cereal (oats, hay, triticale etc.)	1
Canola	1
Lupins	1
<b>Broadacre crop total</b>	<b>38</b>
Wool	3
Sheep sales	2
Cattle sales	1
Livestock total	5
Horticulture	0.1
<b>Total</b>	<b>49.1</b>

Wheat, pulses and legumes will continue to remain the dominant crops in the Morawa region. However, with changing rainfall patterns (less rainfall) farms in some instances are having to diversify their crops in order to maintain a resilient business structure.

Generally, wheat, pulse and legume crops will remain on productive agricultural land with less viable land being utilised for alternative crops such as carbon crops and sandalwood.

Opportunities for alternative land uses in areas of poorly performing soils where rainfall is becoming unreliable may include carbon, biodiversity or sandalwood plantings.

According to the Department of Primary Industries and Regional Development, approximately 9% of the freehold agricultural land area in the Shire of Morawa is ranked as being highly productive for broadacre agriculture, about two thirds of the Shire (67%) is ranked as having average productivity, with almost a quarter (24%) of the Shire area ranked as having low agricultural productivity.

In recognition of the agricultural industries important role within the region and State generally, the following recommendations are made within this Strategy:

1. Include an objective within the 'Rural' zone of LPS3 which states that broad acre farming is the principal land use for land zoned 'Rural' within LPS3.
2. Include an objective within the 'Rural' zone of LPS3 which promotes the use of less versatile agricultural land for carbon, biodiversity and sandalwood crops.
3. Include 'Tree farm' as a use class within Local Planning Scheme No. 3 and list it as a 'D' use within the 'Rural' zone.
4. Maintain a general presumption against the subdivision of rural zoned land except in relation to circumstances outlined in State Planning Policy 2.5 and Development Control Policy 3.4.



## 4.7 Mineral Resources Planning

Significant resources of iron ore exist at Koolanooka South. There is potential for gold in the Yilgarn Craton and potash and silica in the Moora Group within the Shire. The older rocks are partially covered by surficial deposits, consisting mainly of colluvium, lacustrine sediments, laterite, alluvium, and calcrete. Lake systems in the area also have potential for gypsum. Alluvium and colluvium have potential for basic raw materials such as gravel and sand.

There is one operating quarry (Mt Marvel) for rock aggregate and one proposed major project for iron ore within the Shire (Koolanooka South). In addition to this, there are a total of five former mines and three prospects within the Shire for gold, iron, potash, and construction material.

Section 120 of the *Mining Act 1978* (the Mining Act) states that town planning schemes and local laws are to be considered but do not derogate from the Mining Act. This means that planning schemes cannot prohibit or affect the granting of mining tenements (mining leases and exploration licences) or carrying out of any mining operation authorised by the Mining Act.

## 4.8 Environmental Planning

### 4.8.1 Conservation Reserves

There are 13 areas of conservation tenure/proposed conservation tenure within the Shire. The existing reserves are vested in the Conservation Commission of Western Australia and managed by the Department of Biodiversity Conservation and Attractions (DBCA) under the provisions of the Conservation and Land Management Act 1984 (CALM Act). The area of former Kadji Kadji Station, is now Unallocated Crown Land (UCL) managed under a Memorandum of Understanding (MoU) between DBCA and Department of Planning, Lands and Heritage (DPLH) that enables the properties to be managed under the provisions of the CALM Act consistent with the objectives of proposed reserve categories.

DBCA also has managed responsibilities for other area of UCL in relation to pest animal or weed control and bush fire mitigation. These responsibilities are also undertaken through a MoU with DPLH.

### 4.8.2 Native Vegetation

Within the Shire, there are 30 'Beard' vegetation associations (Beard's Vegetation Survey of Western Australia 1976). The National Objectives and Targets for Biodiversity Conservation 2001-2005 (Commonwealth of Australia 2001) suggests that the retention of 30% or more of the pre-clearing extent of each ecological community is necessary if Australia's biological diversity is to be protected.

An Ecological Community is defined as naturally occurring biological assemblage that occurs in a particular type of habitat. The Minister for Environment may list an ecological community as being threatened if it is presumed to be totally destroyed or is considered to be at risk of becoming totally destroyed. There are three Threatened Ecological Communities and one Priority Ecological Community located in the Shire.

Threatened flora are plants which have been assessed as being at risk of extinction. In Western Australia, the term Declared Rare Flora (DRF) is applied to Threatened flora. There are seven species of DRF recorded in the Shire and 34 listed priority species.

### 4.8.3 Threatened Fauna

The *Wildlife Conservation Act 1950* defines threatened fauna as fauna that is rare or is likely to become extinct. Threatened fauna is listed on the basis that it has been adequately surveyed and is deemed to be rare, in danger of extinction, or otherwise in need of special protection.

Other fauna that are specifically protected under the *Wildlife Conservation Act 1950* include migratory birds protected under the international agreements, presumed extinct species, and other specially protected fauna.

There are eleven identified species located within the Shire, each with varying levels of conservation status.

#### 4.8.4 Public Drinking Water

There are not any priority drinking water source areas, water reserves or wellhead protection zones located within the Shire.

Potable water supply is provided to the Morawa townsite from the Arrowsmith wellfield, located in the Arrowsmith water reserve, which is situated adjacent to the Arrowsmith River, located 36km north-west of Three Springs in the Shire of Three Springs.

The Arrowsmith wellhead reserve is classified as a Priority 1 (P1) Public Drinking Water Source Protection Area.

#### 4.8.5 Environmental Recommendations

Based on the above, there are a number of environmental recommendations identified within this Strategy, including:

- Implementation of a Strategic Waste Management Plan;
- Construction of a new landfill site catering for refuse and recyclable waste;
- Preparation of a comprehensive Water Strategy;
- Undertake a Flora and Fauna Survey of the District;
- Preparation of a Local Biodiversity Strategy;
- Undertake emissions assessments of key uses that generate offsite impacts to determine separation distances to sensitive land uses, as required;
- Preparation of a Climate Change Adaption and Response Plan.

### 4.9 Tourism

The Shire's Strategic Community Plan identified one of the many roles of the Council is to develop a tourism and promotion management strategy incorporating the following:

- Promotion of proximity within Wildflower Country;
- A register of natural attractions within the shire and promotion of these to tour operators;
- Promoting the Wildflower Country Highway project, including the Morawa / Perenjori Trails.

Partly in response to this, the Shire has partnered with local regional Council's to promote the Wildflower region to prepare 'A Plan to Guide the Direction of Wildflower Country Tourism'. The key elements of this plan is summarised below.

In addition to wildflower trails, the below document notes that the region is also known for the following tourism activities:

- "Nature based" – including bushwalking, bird watching, photography, camping etc.
- Culture and heritage – including historic towns, Aboriginal heritage sites, museums.
- Festivals and events – including Agricultural Expos, Arts and Crafts Expos, Individual iconic town events.
- Diverse range of industry in the area.
- A unique rural way of life.

The following recommendations have been identified in this Strategy in relation to tourism planning:

1. Coordinate the preparation of a Local Tourism Strategy to guide tourism development projects in line with overarching strategic goals.
2. Support and implement strategies contained within the Wildflower Country Five Year Development Plan.
3. Coordinate with other North Midlands local governments the establishment of a specific Wildflower Country branded event in the region.
4. Provide training, resources and soft infrastructure to support small and micro-tourism business development.
5. Pursue the upgrade of the Morawa airport and identify opportunities to leverage the Morawa airport expansion and upgrade to attract destination visitor use over time.
6. Construction of an interactive bush trail at the Northern boundary of the Morawa townsite (complete).
7. Construction of an interactive heritage trail through the Morawa townsite linking key historic site (underway).
8. Promote Astrotourism through marketing partnerships, infrastructure and events.

## 4.10 Cultural Heritage

### 4.10.1 European Heritage

#### I. State Register

The State Register of Heritage Places is established by the *Heritage of Western Australia Act 1990* to ensure that places of value and importance to the State are protected and conserved. Entry in the State Register means that any changes or works proposed for the place need to be referred, usually by the responsible local government, to the State Heritage Office for advice.

The following places in Morawa are on the State Register:

- Old Morawa Shire Office
- Morawa Town Hall and Lesser Hall & Town Hall
- Church of the Holy Cross & Priest's Cell

#### II. Municipal Heritage Inventory

The provisions of the *Heritage Act of Western Australia Act 1990* (Heritage Act) also requires local governments to compile and maintain an inventory of buildings (Local Government Inventory (LGI), previously known as a Municipal Heritage Inventory (MHI)) within its district which in its opinion are, or may become, of cultural heritage significance. The Heritage Act specifies that the LGI should be updated annually; and reviewed every 4 years after compilation. The inventory has no statutory implications unless it is adopted under the Local Planning Scheme as the 'Heritage List' (as is the case in the Shire of Morawa).

The Shire undertook a review of its Municipal Inventory of Heritage Places in 1996 (MI) and identified 44 places of cultural heritage significance, one of which is the Winfield Precinct. It contains conservation strategies, which specifically recommends that 28 places on the MI be protected through the Local Planning Scheme.

As part of this LPS review it is recommended that the existing places on the Heritage List be carried over under the new LPS3, with the exception of the following four Historic Sites:

- Drive in Theatre - Valentine Street, Morawa
- Morawa Tennis Club site - Dreghorn Street, Morawa
- Gutha-Canna CWA site - Simpson Street, Gutha
- Open Air Picture Garden Site - Corner Prater and Dreghorn Street, Morawa

As a long-term strategy, when timing and funding allow, we recommend that a heritage review is undertaken of the remaining 40 places on the Heritage List to ensure they all places are appropriately managed (i.e. retained on the heritage list or removed).

Policies and incentives should also be developed to manage and support the conservation of those places on the Heritage List.

### 4.10.2 Aboriginal Heritage

A review of the former Department of Aboriginal Affairs (the Department) Aboriginal Inquiry System has identified that there are 13 Registered Aboriginal Sites within the Shire and 134 Other Heritage Places. In accordance with the *Aboriginal Heritage Act 1972*, development proponents are expected to liaise with the Department when preparing proposals to ensure that these sites are protected and that impact on Aboriginal communities and their cultural heritage can be evaluated and taken into account prior to development.

## 5 OBJECTIVES, STRATEGIES AND ACTIONS

This section presents both spatial and non-spatial responses that respond to the project goals and objectives.

### 5.1 The Community

To capitalise on Morawa's potential to generate the levels of strategic employment required to achieve a population of 2,500 a number of strategies relating to community development and services need to be considered. These services should be connected to the Shire's Capital Works Plan in order to prioritise and deliver key community infrastructure in a phased approach.

Table 4: Community Objective C1

<b>COMMUNITY OBJECTIVE C1. PROVISION OF ADEQUATE AND QUALITY COMMUNITY FACILITIES FOR ALL AGE RANGES.</b>	
<b>Strategies</b>	<b>Actions</b>
Ensure the currency of the Shire's asset management program is maintained.	<ol style="list-style-type: none"> <li>1. Inventorise and audit all shire and community assets.</li> <li>2. Ensure compliance with the requirements of the local government asset management framework and regulations.</li> <li>3. Set aside reserve funds and seek external funding support to maintain asset base.</li> <li>4. Develop civic square in accordance with Town Centre Revitalisation Plan.</li> <li>5. Construct additional key worker housing accommodation.</li> </ol>
Support the reuse of the former hospital site for appropriate land uses.	<ol style="list-style-type: none"> <li>1. Undertake a feasibility assessment to determine opportunities for reuse of the former hospital building.</li> <li>2. Prepare a detailed development brief / scheme for redevelopment of the building.</li> <li>3. Prepare local planning policy /design guidelines to guide redevelopment and reuse of the site.</li> <li>4. Undertake Sales and Marketing.</li> </ol>
Prepare a Sports and Recreation Master Plan.	<ol style="list-style-type: none"> <li>1. Continue to source joint funding through the Department of Local Government, Sport and Cultural Industries for a Regional Sports and Recreation officer to jointly service the Shire's of Morawa, Mingenew, Perenjori and Three Springs.</li> <li>2. Through local sporting clubs gains assistance from the Mid West office of the Department to implement a Coaching and Officiating Plan, Junior Sports Plan and Administration and Governance Plan.</li> </ol>
Support the establishment of a men's shed within the Shire.	<ol style="list-style-type: none"> <li>1. Identify preferred site and investigate zoning / land use permissibility. Undertake necessary modifications to the Scheme (if required).</li> <li>2. Attract and promote community interest.</li> <li>3. Attract and secure corporate sponsorship.</li> <li>4. Construct Men's Shed.</li> </ol>

Table 5: Community Objective C2

<b>COMMUNITY OBJECTIVE C2.</b> <b>ACCESSIBLE COMMUNITY FACILITIES FOR ALL AGE RANGES.</b>	
Strategies	Actions
<p>Support an integrated approach to community infrastructure, place management and public realm.</p>	<p>Prepare a Community Development and Place Making Plan, which outlines an integrated approach to community capacity building, community infrastructure, place branding, place management, activation (programming and public realm) and investment attraction.</p> <ol style="list-style-type: none"> <li>1. Capacity Building                             <ul style="list-style-type: none"> <li>○ Engage a Community Activation Officer / Place Manager responsible for sport, culture, events, marketing, community/economic development, relationship management, governance and place management.</li> <li>○ Make application for government funding assistance including DSR, DBCA, RDL etc.</li> <li>○ Undertake a Community Connectedness Forum Community Infrastructure.</li> <li>○ Maintain and upgrade infrastructure that meets the needs of the community.</li> <li>○ Continue to support local transport services to ensure accessible services.</li> </ul> </li> <li>2. Place Branding                             <ul style="list-style-type: none"> <li>○ Develop an integrated marketing and communications strategy to support the vision, place brand and reflect desired positioning.</li> <li>○ Ensure the place brand is reflected / complements the investment attraction strategy.</li> </ul> </li> <li>3. Place Management                             <ul style="list-style-type: none"> <li>○ Develop and implement quick wins to engage the local community and improve town centre presentation.</li> <li>○ Nurture local partnerships and implement Growth Plan initiatives under the direction of the governance framework.</li> <li>○ Empower all stakeholders to ensure the town centre is well maintained, cleaned and nicely presented at all times Place Activation (Programming and Public Realm).</li> <li>○ Define role, purpose and hierarchy of public realm and infrastructure (including civic spaces).</li> <li>○ Establish and promote an annual program of events and festivals in partnership with the local community and businesses (including a regional festival or event featuring the Morawa Beacon to coincide with wildflower season, and with a spotlight on local produce and art).</li> </ul> </li> <li>4. Investment Attraction (refer to Governance Objective # 2).</li> </ol>
<p>Ensure the Shire's administration centre continues to meet the Shire's operational requirements.</p>	<ol style="list-style-type: none"> <li>1. Relocate administration original Prater Street Facility (complete).</li> <li>2. Refurbish original Prater Street Facility (partially done – new roof and gutters).</li> </ol>

Table 6: Community Objective C3

<b>COMMUNITY OBJECTIVE C3.</b> <b>PROVISION OF SUFFICIENT LAND TO ACCOMMODATE MEDICAL AND HEALTH SERVICES TO MEET COMMUNITY NEEDS.</b>	
Strategies	Actions
<p>Ensure zoning and land use categories support the delivery of the North Midlands Primary Care Project.</p>	<ol style="list-style-type: none"> <li>1. Provision of additional key worker accommodation to accommodate an additional 2 practitioners.</li> <li>2. Identify appropriate site/s for aged persons dwellings and construct accommodation as required and budget allows.</li> </ol>

Table 7: Community Objective C4

<b>COMMUNITY OBJECTIVE C4.</b> <b>PROVISION OF SUFFICIENT LAND TO ACCOMMODATE REQUIRED RANGE OF EMERGENCY SERVICES.</b>	
Strategies	Actions
Consider relocation of key emergency services as per the Town Centre Plan (Police, FESA, St John).	<ol style="list-style-type: none"> <li>1. Long term strategic direction to relocate emergency services to western side of town.</li> <li>2. Investigate opportunities and rezoning requirements during the next local planning scheme review.</li> </ol>
Ensure land use planning considers climate change and emergency planning.	<ol style="list-style-type: none"> <li>1. Prepare a climate change response and adaptation plan based on the outcomes of the Mid West Regional Council climate change risk assessment and adaptation action plan for Morawa.</li> <li>2. As a part of developing this plan, some of the components outlined below will be incorporated with other projects, while others will need to be considered separately. These include:                             <ul style="list-style-type: none"> <li>○ Health and medical requirements associated with heat stress and disease.</li> <li>○ Education on how to manage impacts from climate change, at a personal level and wide-community level.</li> <li>○ Development of an Emergency Response and Implementation Plan. This plan would include detail on an emergency warning system for the community, response by emergency services and level of emergency services likely required for events such as bushfires and severe weather events.</li> <li>○ Water management requirements, including flood risk as well as adequate water supply for emergency services and agriculture.</li> <li>○ Design of open spaces responsive to the local climate, particularly as temperature increases and rainfall decreases, but also provide benefits by providing a micro-climate that eases impacts of climate change.</li> <li>○ Research and consideration of the impacts of decreasing rainfall and increasing temperature on agriculture and providing support and mechanisms for agricultural areas to remain productive.</li> <li>○ Consideration of future energy/power supply requirements based on an increased consumption due to increasing temperatures and population.</li> </ul> </li> </ol>

Table 8: Community Objective C5

<b>COMMUNITY OBJECTIVE C5.</b> <b>PROVISION OF SUFFICIENT LAND TO ACCOMMODATE EDUCATIONAL AND VOCATIONAL TRAINING USES.</b>	
Strategies	Actions
Identify specific zoned land to establish an Industry Training Centre.	<ol style="list-style-type: none"> <li>1. Progress development of an interim Industry Training Centre, including undertaking the following actions:                             <ul style="list-style-type: none"> <li>○ Secure funding;</li> <li>○ Obtain necessary statutory approvals;</li> <li>○ Commence fitout of existing industrial units.</li> </ul> </li> </ol>

Table 9: Community Objective C6

<b>COMMUNITY OBJECTIVE C6. ACKNOWLEDGEMENT OF CULTURAL (INCLUDING INDIGENOUS) HERITAGE THROUGH BUILT FORM, PUBLIC ART AND COMMUNITY ACTIVITIES.</b>	
Strategies	Actions
Identify suitable land and location to establish a land mark public art and place activation facility.	<ol style="list-style-type: none"> <li>1. Design and construct a landmark structure (re-use WC tower) that will be a tourist attraction, look out and a destination / way finding object. This structure may be located within the new civic square space.</li> <li>2. Engage sculptor to create the 24m kinetic sculpture and light show.</li> </ol>
Promote local tourism opportunities through land use planning.	<ol style="list-style-type: none"> <li>1. Design and construct wildflower trails to enhance tourism in the region.</li> <li>2. Incorporate linkages and way finding with key activity nodes throughout town.</li> <li>3. Create new exploring drive and walk trails into communities of Morawa and Perenjori to promote tourism Includes heritage trails within town.</li> <li>4. Complete the Canna, Koolanooka Springs and Kadji Kadji Station in trails network.</li> <li>5. Facilitate astrotourism through flexible local planning frameworks.</li> </ol>

Table 10: Community Objective C7

<b>COMMUNITY OBJECTIVE C7. PROVISION OF SUFFICIENT ZONED LAND TO SUPPORT A SUSTAINABLE INCREASE IN POPULATION ACROSS A DIVERSE RANGE OF AGE GROUPS.</b>	
Strategies	Actions
Ensure population growth is directed to and accommodated within the Morawa townsite.	<ol style="list-style-type: none"> <li>1. Identify land for future 'Residential' zoning within the Morawa townsite to accommodate forecasted population growth.</li> </ol>

Table 11: Community Objective C8

<b>COMMUNITY OBJECTIVE C8. PROVISION FOR KEY WORKER ACCOMMODATION WHICH HAS GOOD ACCESS TO LOCAL SERVICES AND AMENITIES.</b>	
Strategies	Actions
Identify zoned land to accommodate key worker accommodation within the Morawa townsite.	<ol style="list-style-type: none"> <li>1. Ensure that land is identified for the use of accommodating key workers within the Morawa Townsite (i.e. former Karara operational camp).</li> </ol>

## 5.2 The Environment

A number of environmental values and considerations have been identified within Morawa and the surrounding area. These values include landscape, flora and vegetation, fauna, water and potential impacts from various land uses.

Table 12: Environmental Objective E1

<b>ENVIRONMENTAL OBJECTIVE E1. MAXIMISE USE OF RENEWABLE ENERGY TO SUPPLEMENT POWER FROM THE SOUTH WEST INTERCONNECTED SYSTEM.</b>	
Strategies	Actions
Ensure provision for land use definitions and land use permissibility to provide flexibility for the approval of a Solar Thermal Power Project should the opportunity arise.	<ol style="list-style-type: none"> <li>1. Ensure that the use class of 'wind or solar energy facility' is carried over into Local Planning Scheme No. 3 by conversion to 'renewable energy facility' and identified as an 'A' use within the Rural zone.</li> <li>2. Determine investment options.</li> <li>3. Apply for funding.</li> <li>4. Upgrade power network to supplement South West Interconnected System.</li> </ol>

Table 13: Environmental Objective E2

<b>ENVIRONMENTAL OBJECTIVE E2. MINIMISE WASTE TO LANDFILL AND RECOVER AND REUSE MATERIALS LOCALLY AND REGIONALLY.</b>	
Strategies	Actions
Prepare and implement a Waste Management Plan which identifies sufficient and conveniently located land for landfill.	<ol style="list-style-type: none"> <li>1. To be developed in accordance with recommendations of the Strategic Waste Management Plan and include detail on planning for future waste management within the Shire of Morawa. This document will inform the Shire of the options available for managing waste, and the mechanisms to so this. This may include a scoping stage, to determine what the waste management requirements are likely to be but will also include: <ul style="list-style-type: none"> <li>○ Review Strategic Waste Management Strategy and Waste Audit.</li> <li>○ Undertake assessment of future waste management requirements and investigate possible options to manage waste including landfill, waste transfer station and regional requirements, such as mining, commercial and other communities.</li> <li>○ Site identification study for future landfill facility (if identified as being required).</li> <li>○ Design and estimated costs for new landfill facility (if identified as being required).</li> <li>○ Future management requirements of landfill facility and transfer station.</li> </ul> </li> </ol>

Table 14: Environmental Objective E3 and E4

<b>ENVIRONMENTAL OBJECTIVE E3. USE WATER EFFICIENTLY AND MAXIMISE THE HARVESTING AND REUSE OF WATER. ENVIRONMENTAL OBJECTIVE E4. PROVISION OF BEST PRACTICE STORMWATER MANAGEMENT THAT IS APPROPRIATE TO THE LOCAL ENVIRONMENT.</b>	
Strategies	Actions
Prepare and implement a Combined Water Strategy, including: <ul style="list-style-type: none"> <li>● District Water Management Strategy (DWMS).</li> <li>● Stormwater and Wastewater Reuse Strategy.</li> <li>● Drainage Infrastructure Upgrade Strategy.</li> </ul>	<ol style="list-style-type: none"> <li>1. Prepare a Water Strategy that: <ul style="list-style-type: none"> <li>○ Considers previous water management plan.</li> <li>○ Provides detail on the drainage requirements for a town of up to 2,500 people, including criteria to guide water management both at the landscape level and lot level.</li> <li>○ Outlines infrastructure required to manage surface and groundwater, as well as that to maximise reuse of stormwater and wastewater.</li> <li>○ Identifies progressive implementation of pipe network.</li> <li>○ Identifies WWTP upgrades to ensure sufficient capacity and overflow</li> </ul> </li> </ol>



	requirements are addressed.
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Table 15: Environmental Objective E5

<b>ENVIRONMENTAL OBJECTIVE E5. MAXIMISE RETENTION AND REHABILITATION OF NATIVE VEGETATION WITHIN MORAWA AND SUPPORT THE RETENTION OF NATURAL LANDFORM.</b>	
<b>Strategies</b>	<b>Actions</b>
Undertake a flora and vegetation survey.	<ol style="list-style-type: none"> <li>1. Undertake Level 2 flora and vegetation survey to determine baseline flora and vegetation values within the townsite.</li> <li>2. Provide recommendations on retention of vegetation.</li> </ol>
Undertake a fauna survey.	<ol style="list-style-type: none"> <li>1. Undertake Level 2 fauna survey to determine presence/ absence of fauna species.</li> <li>2. Provide recommendations on management of fauna, if present.</li> </ol>
Undertake preparation of a local biodiversity strategy to identify natural areas that should be retained, protected and managed.	<ol style="list-style-type: none"> <li>1. The purpose of the local biodiversity strategy is to identify the flora, vegetation, fauna and landscape values important within the Shire of Morawa, including the townsite, nature reserves and pastoral stations such as kadji kadji and canna, and provide guidance on which values should be protected, management of these values, how this should occur and mechanism to support this. This would include: <ul style="list-style-type: none"> <li>o Review of available flora, vegetation and fauna information for Shire, including flora and vegetation and fauna surveys completed in previous step.</li> <li>o Consideration of areas for rehabilitation and/or offsets, to target effort and funding associated with potential offset requirements that may result from development in the townsite or through mining activities in the region.</li> <li>o Preparation of local biodiversity strategy.</li> </ul> </li> </ol>

Table 16: Environmental Objective E6

<b>ENVIRONMENTAL OBJECTIVE E6. SEEK TO MINIMISE THE POTENTIAL IMPACT OF DUST AND NOISE EMISSIONS ON SENSITIVE LAND USES.</b>	
<b>Strategies</b>	<b>Actions</b>
Seek to minimise the potential impact of dust and noise emissions on sensitive land uses.	<ol style="list-style-type: none"> <li>1. If new sensitive land uses are within recommended buffers, undertake emissions assessment to determine what separations are required based on site specific conditions.</li> <li>2. Liaise with Environmental Protection Authority, Department of Water and Environmental Regulation and Department of Planning, Lands and Heritage to determine acceptable separation.</li> </ol>

Table 17: Environmental Objective E7

<b>ENVIRONMENTAL OBJECTIVE E7. ENSURE LAND USE AND PLANNING DECISIONS HAVE REGARD TO CLIMATE CHANGE AND ADAPTATION PLANNING.</b>	
<b>Strategies</b>	<b>Actions</b>
Prepare a climate change adaptation and response plan.	<ol style="list-style-type: none"> <li>1. Shire to undertake a climate change adaptation and response plan to identify strategies to mitigate climate change impact on community and agriculture.</li> </ol>

Table 18: Environmental Objective E8

<b>ENVIRONMENTAL OBJECTIVE E8. IMPLEMENT EFFECTIVE, RISK-BASED LAND USE PLANNING AND DEVELOPMENT TO PRESERVE LIFE AND REDUCE THE IMPACT OF BUSHFIRE ON PROPERTY AND INFRASTRUCTURE.</b>	
Strategies	Actions
Seek to minimise the potential impact of bushfire on property and infrastructure.	1. Prior to any bushfire prone area (as identified by Department of Fire and Emergency Services mapping) being rezoned, subdivided or developed, a bushfire assessment should be undertaken in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas.

### 5.3 The Economy

To capitalise on Morawa’s potential to generate the levels of strategic employment required to achieve an aspirational population of 2,500 a number of strategies relating to the economy need to be considered. The aim of these strategies is for Morawa to sustain a robust and innovative economy with a range of local employment opportunities.

Table 19: Economic Objective EC1

<b>ECONOMIC OBJECTIVE EC1. ENSURE APPROPRIATE ZONING AND LAND USES ARE PROVIDED IN THE SCHEME TO FACILITATE DIVERSITY OF BUSINESS AND INDUSTRY.</b>	
Strategies	Actions
Provide for and facilitate opportunities for emerging business within the Shire.	1. Facilitate flexible land uses which will support diversity of business, including new start-up businesses.
Provide appropriate zoning to accommodate industrial land uses.	1. Include both 'General Industry' and 'Light Industry' zones within the local planning scheme to provide a greater level of flexibility and control regarding industrial land use permissibility.

Table 20: Economic Objective EC2

<b>ECONOMIC OBJECTIVE EC2. PROTECT VIABLE AGRICULTURAL LAND FOR THE FUTURE.</b>	
Strategies	Actions
Maintain a general presumption against the subdivision and fragmentation of rural land.	1. Ensure the Rural zone is consistent with State planning policy with respect to subdivision, land use and development.

Table 21: Economic Objective EC3

<b>ECONOMIC OBJECTIVE EC3. ENSURE APPROPRIATE ZONINGS AND LAND USES ARE PROVIDED IN THE SCHEME TO FACILITATE TOURISM OPPORTUNITIES.</b>	
Strategies	Actions
Provide a flexible approach to accommodate tourism uses.	1. Include the use classes of 'bed and breakfast', 'caravan park', 'hotel', 'holiday accommodation' and 'motel' are included in the local planning scheme with flexible permissibilities.

Table 22: Economic Objective EC4

<b>ECONOMIC OBJECTIVE EC4. PROMOTE THE SUSTAINABLE OPERATION OF MINERAL RESOURCE EXTRACTION WITHIN THE SHIRE.</b>	
<b>Strategies</b>	<b>Actions</b>
Recognise 'Mining operations' within the local planning scheme.	<ol style="list-style-type: none"> <li>1. Clarify the relationship of the local planning scheme in relation to the <i>Mining Act 1978</i> by including the following:               <ol style="list-style-type: none"> <li>a. Include 'mining operations' in the Zoning table of LPS 3 and list it as a 'D' use within the 'Rural' zone with the '*' indicating the following footnote: 'Mining operations' covered by the Mining Act 1978 is exempt from the requirement for development approval and will be determined in accordance with the <i>Mining Act 1978</i>.</li> <li>b. Insert the following clause into Part 4 – General Development Requirements: <i>"8.5 Requirement for consultation to commence mining In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy"</i>.</li> </ol> </li> </ol>
Protect existing mining operations from in-compatible land uses.	<ol style="list-style-type: none"> <li>1. Recognise existing mining operations, such as the Mt Marvel quarry, on the strategy maps.</li> </ol>

## 5.4 Built Form and Infrastructure

The following strategies and actions have particular relevance to Strategy Maps relating to the Morawa townsite.

Table 23: Built Form Objective B1

<b>BUILT FORM OBJECTIVE B1. CONSOLIDATE, BUILD UPON AND CELEBRATE THE MAIN STREET AS THE CIVIC AND RETAIL HEART OF TOWN.</b>	
<b>Strategies</b>	<b>Actions</b>
Progress the Main Street revitalisation project, including: <ul style="list-style-type: none"> <li>• Quick wins.</li> <li>• Winfield Street Streetscaping Works (Stage 3/4).</li> <li>• Upgrade of Prater Street (Stage 5).</li> <li>• (Note: Civil Square and parallel freight route are complete).</li> </ul>	Quick wins - implement quick wins (refer to place management and activation – Community Objective #2). <ol style="list-style-type: none"> <li>1. Winfield Streetscaping works (Stage 3 and 4)               <ul style="list-style-type: none"> <li>○ Undertake a public realm, heritage and streetscape assessment.</li> <li>○ Develop a local planning policy and design guidelines based on the Town Centre Master Plan.</li> <li>○ Prepare detailed designs for upgrade of Main Street- Develop an irrigation strategy, including wastewater reuse, to sustain proposed street tree planting.</li> <li>○ Apply for undergrounding of Power- Establish a capital works program to implement public realm / streetscape initiative.</li> <li>○ Prepare Design Guidelines to guide facade upgrade and enhancement works.</li> <li>○ Identify funding mechanisms to provide offset incentives to business owners who implement facade upgrade works.</li> </ul> </li> <li>2. Upgrade of Prater Street (Stage 5)               <ul style="list-style-type: none"> <li>○ Undertake a public realm, heritage and streetscape assessment.</li> <li>○ Develop a local planning policy and design guidelines based on the Town Centre Master Plan.</li> <li>○ Prepare detailed designs for upgrade of Main Street.</li> <li>○ Develop an irrigation strategy, including wastewater reuse, to sustain proposed street tree planting.</li> </ul> </li> <li>3. Establish a capital works program to implement public realm / streetscape</li> </ol>

	initiative.
Facilitate landowner improvements to the Main Street business facades	<ol style="list-style-type: none"> <li>1. Facade enhancement Scheme (Stage 4) <ul style="list-style-type: none"> <li>o Identify funding mechanisms to provide offset incentives to business owners who implement facade upgrade works.</li> <li>o Approvals and undertake enhancement works.</li> </ul> </li> </ol>
Provide a welcome entry into the Morawa townsite	<ol style="list-style-type: none"> <li>1. Prepare detailed design concepts for Gateway Sites.</li> <li>2. Prepare tender documentation to undertake construction.</li> <li>3. Appoint preferred tenderer.</li> <li>4. Commence construction works.</li> </ol>

Table 24: Built Form Objective B2

<b>BUILT FORM OBJECTIVE B2.</b> <b>CONNECT THE 'TWO SIDES' (EASTERN AND WESTERN PORTIONS) OF THE TOWN.</b>	
Strategies	Actions
Refer to Built Form Objective #1 above.	

Table 25: Built Form Objective B3

<b>BUILT FORM OBJECTIVE B3.</b> <b>PROVIDE A VARIETY OF WELL-DESIGNED, COMFORTABLE AND SHADED OPEN SPACES AND STREETSCAPES THAT SUIT THE LOCAL CLIMATE.</b>	
Strategies	Actions
Undertake improvements to Morawa townsite streetscapes	<ol style="list-style-type: none"> <li>1. Street tree planting and greening <ul style="list-style-type: none"> <li>o Undertake a public realm and streetscape assessment.</li> <li>o Develop a local planning policy and design guidelines based on the Town Centre Master Plan.</li> <li>o Prepare detailed designs for upgrade of Main Street and Gateway projects.</li> <li>o Develop an irrigation strategy.</li> </ul> </li> <li>2. Footpath program <ul style="list-style-type: none"> <li>o Review network and prepare program.</li> <li>o Prepare footpath implementation program to provide footpath in every street and upgrade main connections to major trip attractors.</li> <li>o Obtain funding and construct new footpaths over period of time.</li> </ul> </li> </ol>
Develop a Public Open Space Plan	<ol style="list-style-type: none"> <li>1. Prepare a Public Open Space Strategy that defines distribution, purpose, hierarchy, functionality, character and landscape approach to POS throughout the townsite.</li> <li>2. Undertake consultation with the community.</li> <li>3. Include recommendations in Capital Works Programme and undertake as scheduled.</li> </ol>

Table 26: Built Form Objective B4

<b>BUILT FORM OBJECTIVE B4.</b> <b>PROVIDE AN INTEGRATED, SAFE AND EFFICIENT INTERMODAL TRANSPORT NETWORK.</b>	
Strategies	Actions
Pursue investigation of the future of the Freight Rail Line	<ol style="list-style-type: none"> <li>1. Council to formalise a position on the future use of the freight rail line to provide Arc Infrastructure (formerly Brookfield) / CBH a position on the desire of the local community and to assist State planning of the rail network.</li> </ol>
Develop a Town Centre Car Parking Plan	<ol style="list-style-type: none"> <li>1. Undertake an assessment of the current car parking situation.</li> <li>2. Prepare a car parking and implementation plan.</li> </ol>

	<ol style="list-style-type: none"> <li>3. Undertake community consultation.</li> <li>4. Prepare necessary policy to support strategy.</li> </ol>
Facilitate upgrading of airport to certified Status (upgrade runway, lighting and terminal building). Provide improved access to airport	<ol style="list-style-type: none"> <li>1. Upgrade airport (Stage 1) <ul style="list-style-type: none"> <li>o Seal and upgrade runways and apron.</li> <li>o Provide terminal building.</li> </ul> </li> <li>2. Provide improved access to airport (Stage 2) <ul style="list-style-type: none"> <li>o Seek funding, design and construct new access. Secure land where required.</li> </ul> </li> </ol>

Table 27: Built Form Objective B5

<b>BUILT FORM OBJECTIVE B5.</b> <b>ENSURE THAT RESIDENTIAL GROWTH IS FOCUSSED WITHIN THE MORAWA TOWNSITE TO PROTECT THE VIABILITY OF THE RURAL HINTERLAND.</b>	
Strategies	Actions
Prepare structure plans/ development plans to support the progressive redevelopment of the following areas: <ul style="list-style-type: none"> <li>• Solomon Terrace Precinct.</li> <li>• Boulevard frontage lots.</li> <li>• Rural Residential lots fronting golf course.</li> <li>• Infill opportunities.</li> </ul>	Town Centre Precinct <ol style="list-style-type: none"> <li>1. Progressive redevelopment undertaken by landowners.</li> </ol> Boulevard frontage lots <ol style="list-style-type: none"> <li>1. Prepare local planning policy / design guidelines to guide redevelopment.</li> <li>2. Progressive redevelopment undertaken by landowners.</li> </ol> Rural residential lots fronting golf course <ol style="list-style-type: none"> <li>1. Investigate the opportunity to reuse wastewater to green the golf course.</li> <li>2. Prepare Structure Plan to guide development.</li> <li>3. Progressive redevelopment undertaken by landowners.</li> </ol> Infill redevelopment opportunities <ol style="list-style-type: none"> <li>1. Prepare local planning policy / design guidelines to guide redevelopment.</li> <li>2. Progressive redevelopment undertaken by landowners.</li> </ol>
Facilitate accommodation of additional aged persons accommodation	<ol style="list-style-type: none"> <li>1. Identify opportunities for additional aged care housing in accordance with overarching housing needs.</li> </ol>
Facilitate Key Worker accommodation for primarily rental (as identified by Shires Capital Works Plan)	<ol style="list-style-type: none"> <li>1. Identify opportunities for additional key worker accommodation in accordance with overarching housing needs.</li> </ol>
Extension of existing caravan park and additional accommodation units (as identified by Shires Forward Works Plan)	<ol style="list-style-type: none"> <li>1. Plan and extend extent of caravan park grounds.</li> <li>2. Identify potential caravan park operators and undertake marketing.</li> <li>3. Identify opportunities for additional tourist accommodation in accordance with overarching housing needs.</li> </ol>
De-constrain South Eastern Industrial precinct to facilitate redevelopment over time	<ol style="list-style-type: none"> <li>1. Progress development of the northern industrial precinct.</li> <li>2. Negotiate with business owners to relocate industrial business to alternative location.</li> <li>3. Undertake an assessment to determine the level of contamination.</li> <li>4. Undertake necessary contamination remediation works.</li> </ol>
Reuse of the old Brookfield Rail camp	<ol style="list-style-type: none"> <li>1. Prepare an overarching strategy to determine housing requirements in Morawa.</li> <li>2. Undertake detailed site survey to locate infrastructure.</li> <li>3. Undertake negotiations with AUSCO Modular Pty Ltd for purchase of site / infrastructure.</li> <li>4. Prepare detailed development plan for the reuse of the site having regard to the requirements of the Housing Strategy Undertake a rezoning amendment to the Town Planning Scheme in conjunction with subdivision and development</li> </ol>

	<p>applications.</p> <p>5. Prepare and lodge a subdivision application.</p> <p>6. Prepare and lodge a development application.</p> <p>7. Undertake construction works.</p> <p>8. Undertake sales and marketing.</p>
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Table 28: Built Form Objective B6

<b>BUILT FORM OBJECTIVE B6. ENSURE THAT AGRICULTURAL AND RURAL LAND USE PLANNING IS IN ACCORDANCE WITH STATE PLANNING POLICY.</b>	
Strategies	Actions
Maintain a general presumption against further fragmentation and subdivision of rural zoned land, to align with SPP 2.5.	<p>1. To include a Rural zone within the local planning scheme which has the following objectives:</p> <ul style="list-style-type: none"> <li>• To provide for the maintenance or enhancement of specific local rural character.</li> <li>• 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.</li> <li>• 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.</li> <li>• To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.</li> <li>• To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</li> </ul>

Table 29: Built Form Objective B7

<b>BUILT FORM OBJECTIVE B7. PROMOTE THE CELEBRATION OF MORAWA'S UNIQUE CULTURAL HERITAGE.</b>	
Strategies	Actions
Ensure an appropriate level of recognition and protection of Morawa's unique cultural assets is included within the local planning scheme.	<p>1. Supersede the Shire's existing LPS2 Heritage Provisions with those contained within the deemed provisions of the <i>Planning and Development (Local planning Schemes) Regulations 2015</i>.</p> <p>2. Include the following aim/objective in Local Planning Scheme No.3 to recognise the importance and the need to protect the district's rich and diverse heritage: <i>"to promote and safeguard the cultural heritage of the Shire by -</i></p> <ul style="list-style-type: none"> <li><i>(i) identifying, protecting and conserving those places which are of significance to Morawa's cultural heritage;</i></li> <li><i>(ii) encouraging development that is in harmony with the cultural heritage value of heritage place or area; and</i></li> <li><i>(iii) promoting public awareness of cultural heritage generally."</i> <p>3. Carry over the existing Heritage List, into the new LPS3 with the exception of the following Historic Sites:</p> <ul style="list-style-type: none"> <li>1. Drive in Theatre - Valentine Street, Morawa;</li> <li>2. Morawa Tennis Club site - Dreghorn Street, Morawa;</li> <li>3. Gutha-Canna CWA site - Simpson Street, Gutha; and</li> </ul> <p>4. Open Air Picture Garden Site - Corner Prater and Dreghorn Street, Morawa</p> </li></ul>

## 5.5 Civic Leadership and Governance

Table 30: Governance Objective G1

<b>GOVERNANCE OBJECTIVE G1. MAXIMISE COMMUNITY INVOLVEMENT IN PLANNING STRATEGY AND POLICY FORMULATION.</b>	
<b>Strategies</b>	<b>Actions</b>
Promote best practice engagement with the community with respect to planning strategy and policy formulation.	1. Maximise community engagement and information dissemination through a variety of means as required on a case by case basis.

## 5.6 Rural Townsite

The following strategies and actions have particular relevance to Strategy Maps relating to the Rural Townsites of Canna, Gutha, Pintharuka, Koolanooka and Merkanooka (Figures 3-6).

Table 31: Canna Townsite

<b>CANNA TOWNSITE OBJECTIVES</b>	
<ul style="list-style-type: none"> <li>• PROTECT SUSTAINABLE AGRICULTURE PRODUCTION WITHIN THE RURAL HINTERLAND.</li> <li>• PROTECT RAIL CORRIDOR OPERATIONS.</li> <li>• DISCOURAGE CLEARING OF NATIVE VEGETATION.</li> <li>• DISCOURAGE FURTHER SETTLEMENT WITHIN THE LOCALITY.</li> </ul>	
<b>Strategies</b>	<b>Actions</b>
No expansion or further subdivision of the locality will be supported.	<ol style="list-style-type: none"> <li>1. Rationalise and rezone land within the Canna townsite to 'Rural Townsite' with residential uses listed as a discretionary use to discourage extensive settlement.</li> <li>2. Update local planning scheme to formalise existing road reserves for Kowald Road, Fabling Road and Canna Road.</li> <li>3. Seek to protect remnant vegetation within the gazetted townsite boundary as part of the assessment of any subdivision or development proposal received.</li> </ol>
Do not support the development of existing privately owned lots that are not adequately serviced.	<ol style="list-style-type: none"> <li>1. As above.</li> </ol>
Recognise Canna as a secondary distribution point for CBH.	<ol style="list-style-type: none"> <li>1. Include an objective within the Rural Townsite zone of LPS3 which supports grain receival operations within the Rural Townsite zone.</li> <li>2. List 'industry – rural' as a 'D' use within the 'Rural Townsite' zone to ensure that grain receival operations can be considered within the zone.</li> </ol>

Table 32: Gutha Townsite

<b>GUTHA TOWNSITE OBJECTIVES</b>	
<ul style="list-style-type: none"> <li>• PROTECT SUSTAINABLE AGRICULTURE PRODUCTION WITHIN THE RURAL HINTERLAND.</li> <li>• PROTECT RAIL CORRIDOR OPERATIONS.</li> <li>• DISCOURAGE CLEARING OF NATIVE VEGETATION.</li> <li>• DISCOURAGE FURTHER SETTLEMENT WITHIN THE LOCALITY.</li> </ul>	
<b>Strategies</b>	<b>Actions</b>
No expansion or further subdivision of the locality will be supported.	<ol style="list-style-type: none"> <li>1. Rationalise and rezone land within the Gutha townsite to 'Rural Townsite' with residential uses listed as a discretionary use to discourage extensive settlement.</li> <li>2. Seek to protect remnant vegetation within the gazetted townsite boundary as part of the assessment of any subdivision or development proposal received.</li> </ol>
Do not support the development of existing privately owned lots that are	<ol style="list-style-type: none"> <li>1. As above.</li> </ol>

not adequately serviced.	
Recognise Gutha as a secondary distribution point for CBH.	<ol style="list-style-type: none"> <li>1. Include an objective within the Rural Townsite zone of LPS3 which supports grain receival operations within the Rural Townsite zone.</li> <li>2. List 'industry – primary production' as a 'D' use within the Rural Townsite zone to ensure that grain receival operations can be considered within the zone.</li> </ol>

Table 33: Pintharuka Locality

<b>PINTHARUKA LOCALITY OBJECTIVES</b> <ul style="list-style-type: none"> <li>• PROTECT SUSTAINABLE AGRICULTURAL PRODUCTION WITHIN THE RURAL HINTERLAND.</li> <li>• PROTECT RAIL CORRIDOR OPERATIONS.</li> <li>• DISCOURAGE CLEARING OF NATIVE VEGETATION.</li> <li>• DISCOURAGE FURTHER SETTLEMENT WITHIN THE LOCALITY.</li> </ul>	
<b>Strategies</b>	<b>Actions</b>
Recognise Pintharuka as a secondary distribution point for CBH.	<ol style="list-style-type: none"> <li>1. Include an objective within the 'Rural Townsite' zone of LPS3 which supports grain receival operations within the Rural Townsite zone.</li> <li>2. List 'industry – primary production' as a 'D' use within the 'Rural Townsite' zone to ensure that grain receival operations can be considered within the zone.</li> </ol>
Protect the Pintharuka Nature Reserve.	<ol style="list-style-type: none"> <li>1. Ensure that any development or land use does not have an impact on the Pintharuka Nature Reserve, with respect to bushfire hazard or other issues.</li> </ol>

Table 34: Koolanooka Locality

<b>KOOLANOOKA LOCALITY OBJECTIVES</b> <ul style="list-style-type: none"> <li>• PROTECT SUSTAINABLE AGRICULTURAL PRODUCTION WITHIN THE RURAL HINTERLAND.</li> <li>• DISCOURAGE CLEARING OF NATIVE VEGETATION.</li> <li>• DISCOURAGE FURTHER SETTLEMENT WITHIN THE LOCALITY.</li> </ul>	
<b>Strategies</b>	<b>Actions</b>
Restrict residential or commercial development in this locality to tourism related activities.	<ol style="list-style-type: none"> <li>1. Consider applications for planning approval on their merit and in accordance with the recommendations of this strategy.</li> </ol>

Table 35: Merkanooka Locality

<b>MERKANOOKA LOCALITY OBJECTIVES</b> <ul style="list-style-type: none"> <li>• PROTECT SUSTAINABLE AGRICULTURAL PRODUCTION WITHIN THE RURAL HINTERLAND.</li> <li>• DISCOURAGE CLEARING OF NATIVE VEGETATION.</li> <li>• DISCOURAGE FURTHER SETTLEMENT WITHIN THE LOCALITY.</li> </ul>	
<b>Strategies</b>	<b>Actions</b>
Restrict residential or commercial development in this locality to tourism related activities.	<ol style="list-style-type: none"> <li>1. Consider applications for planning approval on their merit and in accordance with the recommendations of this strategy.</li> </ol>



## 5.7 Heritage

Table 36: Heritage Strategies and Actions

HERITAGE	
Strategies	Actions
To identify, protect and promote places and areas of cultural heritage significance throughout the Shire.	<ol style="list-style-type: none"> <li>1. Include the following aim/objective in Local Planning Scheme No.3 to recognise the importance and the need to protect the district's rich and diverse heritage: <i>"to promote and safeguard the cultural heritage of the Shire by -</i> <ol style="list-style-type: none"> <li>(i) <i>identifying, protecting and conserving those places which are of significance to Morawa's cultural heritage;</i></li> <li>(ii) <i>encouraging development that is in harmony with the cultural heritage value of heritage place or area; and</i></li> <li>(iii) <i>promoting public awareness of cultural heritage generally."</i></li> </ol> </li> <li>2. Carry over the existing Heritage List, into the new LPS3 with the exception of the following Historic Sites:               <ol style="list-style-type: none"> <li>a. Drive in Theatre - Valentine Street, Morawa;</li> <li>b. Morawa Tennis Club site - Dreghorn Street, Morawa; and</li> <li>c. Open Air Picture Garden Site - Corner Prater and Dreghorn Street, Morawa.</li> </ol> </li> <li>3. After the adoption of the new LPS undertake a detailed review of the remaining 40 places on the Heritage List to clearly establish whether they are all worthy of conservation under the provisions of the Scheme. Places are to be removed and new places added accordingly;</li> <li>4. Prepare and implement planning policies to ensure that development does not adversely affect the significance of heritage places and areas;</li> <li>5. Take into account Aboriginal heritage in the preparation of Structure Plans and Development Plans and in the consideration of subdivision and development proposals.</li> </ol>

## 5.8 Agricultural and Rural Land Use Planning

The following strategies and actions have particular relevance to the Morawa Overall Strategy Map (Figure 1).

Table 37: Agricultural and Rural Land Use Planning

AGRICULTURAL AND RURAL LAND USE PLANNING	
<ul style="list-style-type: none"> <li>• ENSURE AGRICULTURAL AND RURAL LAND USE PLANNING IS IN ACCORDANCE WITH STATE PLANNING POLICY.</li> </ul>	
Strategies	Actions
Recognise the continued importance of agriculture and rural land use within the District.	<ol style="list-style-type: none"> <li>1. Include an objective within the 'Rural' zone of LPS3 which states that broadacre farming is the principal land use for land zoned 'Rural' within LPS3.</li> <li>2. Maintain a strong relationship with the Central Wheatbelt Biosecurity Association to assist with control programs such as rabbit and fox baiting.</li> </ol>
A general presumption against subdivision of rural zoned land unless it can satisfy the requirements of the Western Australian Planning Commission's State Planning Policy 2.5 – Agricultural and Rural Land Use Planning.	<ol style="list-style-type: none"> <li>1. Maintain a general presumption against the subdivision of rural zoned land except in relation to circumstances outlined in State Planning Policy 2.5 and Development Control Policy 3.4.</li> </ol>
Promote alternative crops such as carbon, biodiversity and sandalwood cropping for consistently unproductive or less versatile	<ol style="list-style-type: none"> <li>1. Include an objective within the 'Rural' zone of LPS3 which promotes the use of less versatile agricultural land for carbon, biodiversity and sandalwood crops.</li> <li>2. Include 'Tree farm' as a use class within Local Planning Scheme No. 3 and list</li> </ol>

agricultural land.	it as a 'D' use within the 'Rural' zone.
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## 5.9 Mineral Resource Planning

Table 38: Mineral Resource Planning

<b>MINERAL RESOURCE PLANNING</b>	
<ul style="list-style-type: none"> <li>• RECOGNISE THE ECONOMIC ROLE AND IMPORTANCE OF MINERAL RESOURCE EXTRACTION FOR THE SHIRE.</li> <li>• PROMOTE THE SUSTAINABLE OPERATION OF MINERAL RESOURCE EXTRACTION WITHIN THE SHIRE.</li> </ul>	
Strategies	Actions
Promote the sustainable operation of mineral resource extraction within the Shire.	<ol style="list-style-type: none"> <li>1. Include the following objective within the 'Rural' zone of Local Planning Scheme No. 3: <i>"To recognise the economic and social importance of the mining industry by protecting and promoting sustainable relationships between the mining industries and the town."</i></li> </ol>
Clarify the relationship of the local planning scheme in relation to the <i>Mining Act 1978</i> .	<ol style="list-style-type: none"> <li>1. Include 'mining operations' in Zoning table of LPS 3 and list it as a 'D' use within the 'Rural' zone with the "*" indicating the following footnote: 'Mining operations' covered by the <i>Mining Act 1978</i> is exempt from the requirement for development approval and will be determined in accordance with the <i>Mining Act 1978</i>.</li> <li>2. Insert the following clause into Part 4 – General Development Requirements: <i>"8.5 Requirement for consultation to commence mining In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy."</i></li> </ol>
Protect material resources from encroachment of sensitive and incompatible land uses.	<ol style="list-style-type: none"> <li>1. Ensure planning determinations do not compromise access to resources and in this regard undertake decision making based on the mineral resources mapped within the local planning strategy.</li> <li>2. Seek to protect the Mt Marvel quarry pit as an important local resource and identify a 1,000 metre land use separation buffer on the Local Planning Scheme No. 3 maps.</li> <li>3. Recognise and protect other quarry pits within the District so that future planning decisions have regard to these important resources.</li> </ol>
Seek to minimise conflicts between mining activity and other values such as townsites, rural land use and conservation areas.	<ol style="list-style-type: none"> <li>1. Seek to minimise conflicts between mining activity and conservation values.</li> <li>2. Seek to minimise conflicts between mining activity, rural land uses and the gazetted townsites.</li> </ol>

## 5.10 Tourism

Table 39: Tourism Land Use Planning

<b>TOURISM</b>	
<ul style="list-style-type: none"> <li>• PROMOTE THE CONTINUED DEVELOPMENT OF THE TOURISM INDUSTRY WITHIN THE REGION.</li> </ul>	
Strategies	Actions
Establish a clear strategy and framework for the promotion and coordination of tourism activities within the Shire.	<ol style="list-style-type: none"> <li>1. Coordinate the preparation of a Local Tourism Strategy to guide tourism development projects in line with overarching strategic goals.</li> <li>2. Support and implement strategies contained within the Wildflower Country Five Year Development Plan.</li> </ol>

	<ol style="list-style-type: none"><li>3. Coordinate with other North Midlands local governments the establishment of a specific Wildflower Country branded event in the region.</li><li>4. Provide training, resources and soft infrastructure to support small and micro-tourism business development.</li><li>5. Pursue the upgrade of the Morawa airport and identify opportunities to leverage the Morawa airport expansion and upgrade to attract destination visitor use over time.</li><li>6. Facilitate astrotourism through flexible local planning frameworks.</li></ol>
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## 6 IMPLEMENTATION, MONITORING AND REVIEW

The Local Planning Strategy for the Shire of Morawa is to be used as a strategic planning tool to assist the Shire, the State Government, service authorities and the local community in making decisions regarding future development, land use and infrastructure within the Shire.

This Strategy proposes a total of over 100 separate strategies and actions that are intrinsically linked to the Morawa Strategic Community Plan.

The primary means of implementing the Local Planning Strategy will be via a new local planning scheme and local planning policy framework. The new local planning scheme will accord with the model scheme text and deemed provisions as contained within Schedule 1 and Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The new local planning scheme will be supported by an updated suite of local planning policies that will address and respond to localised issues.

The Local Planning Strategy will need to respond to future changes in State government policy or local policies and / or growth trends and development and economic activities within the Shire and may be amended from time to time as necessary.

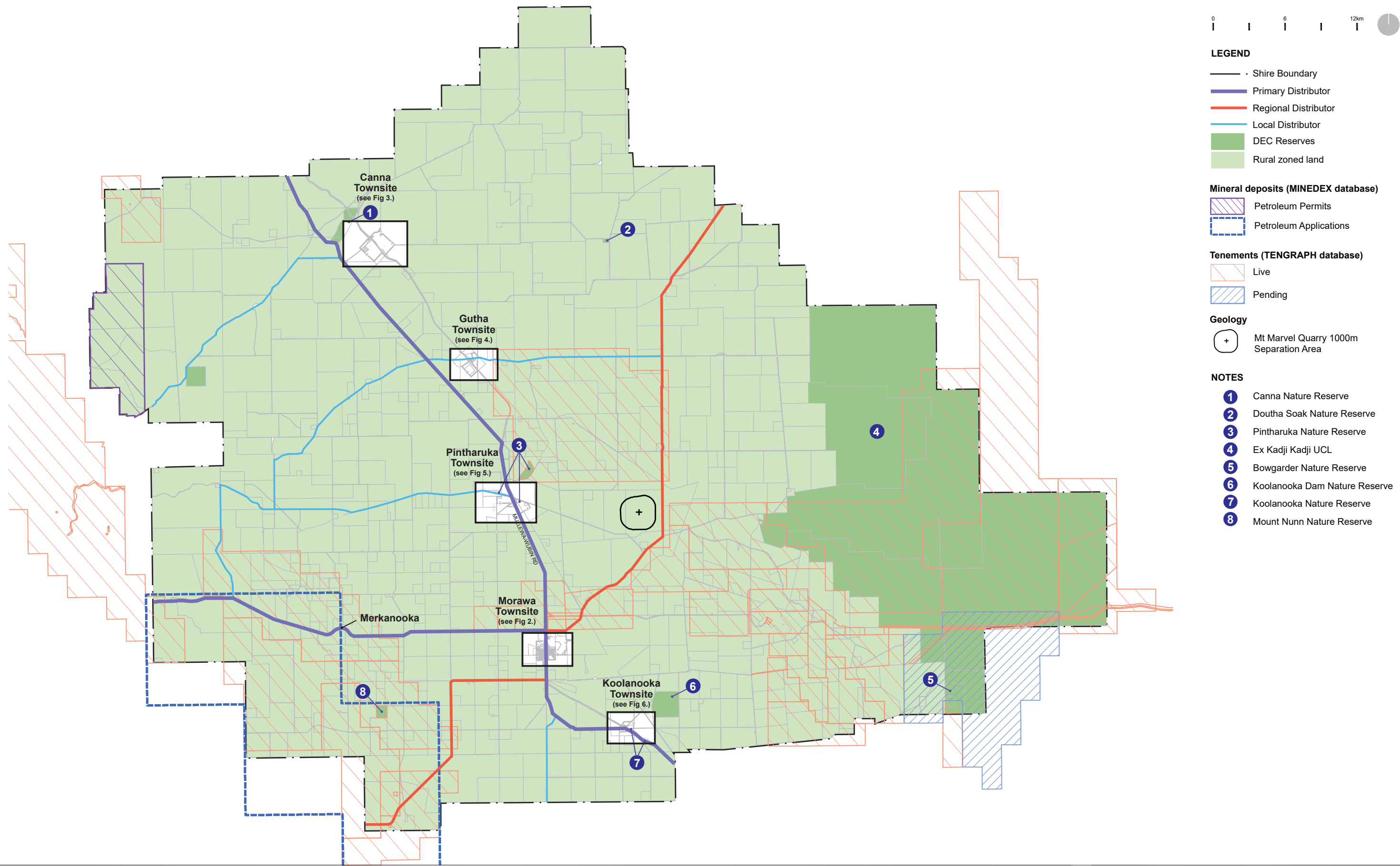
The focus of monitoring and review should be on the extent to which the Local Planning Strategy has been successful in:

- Articulating and achieving the objectives of the Strategy for the Shire; and
- Guiding land use and development decisions to achieve the outcomes of the Local Planning Strategy.

In addition to a regular review of the Strategy and critical to the ongoing implementation of the Strategy is the need to monitor and review how the various programs and projects are both performing and being implemented.

Any review, amendment or modification of the Strategy is required to follow a formal procedure set out in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. The process will include public advertising, community consultation and final endorsement by the Council of the Shire of Morawa and the Western Australian Planning Commission.

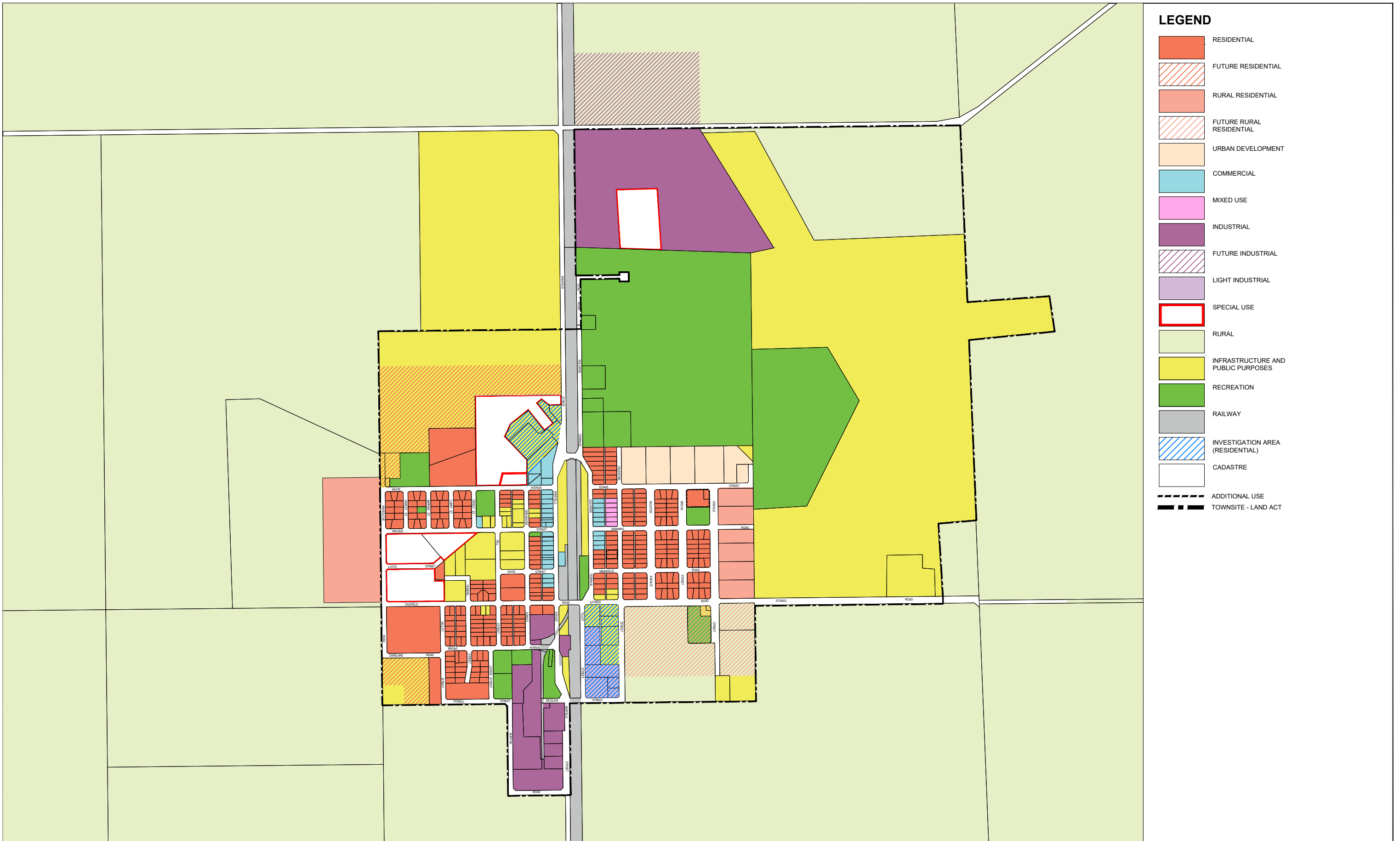
## 7 STRATEGY MAPS



- LEGEND**
- Shire Boundary
  - Primary Distributor
  - Regional Distributor
  - Local Distributor
  - DEC Reserves
  - Rural zoned land
- Mineral deposits (MINEDEX database)**
- ▨ Petroleum Permits
  - ▨ Petroleum Applications
- Tenements (TENGRAPH database)**
- ▨ Live
  - ▨ Pending
- Geology**
- ⊕ Mt Marvel Quarry 1000m Separation Area
- NOTES**
- 1 Canna Nature Reserve
  - 2 Doutha Soak Nature Reserve
  - 3 Pintharuka Nature Reserve
  - 4 Ex Kadji Kadji UCL
  - 5 Bowgarder Nature Reserve
  - 6 Koolanooka Dam Nature Reserve
  - 7 Koolanooka Nature Reserve
  - 8 Mount Nunn Nature Reserve

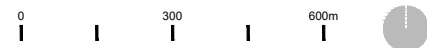
# Strategy Map 1: Shire of Morawa Overall Strategy Map

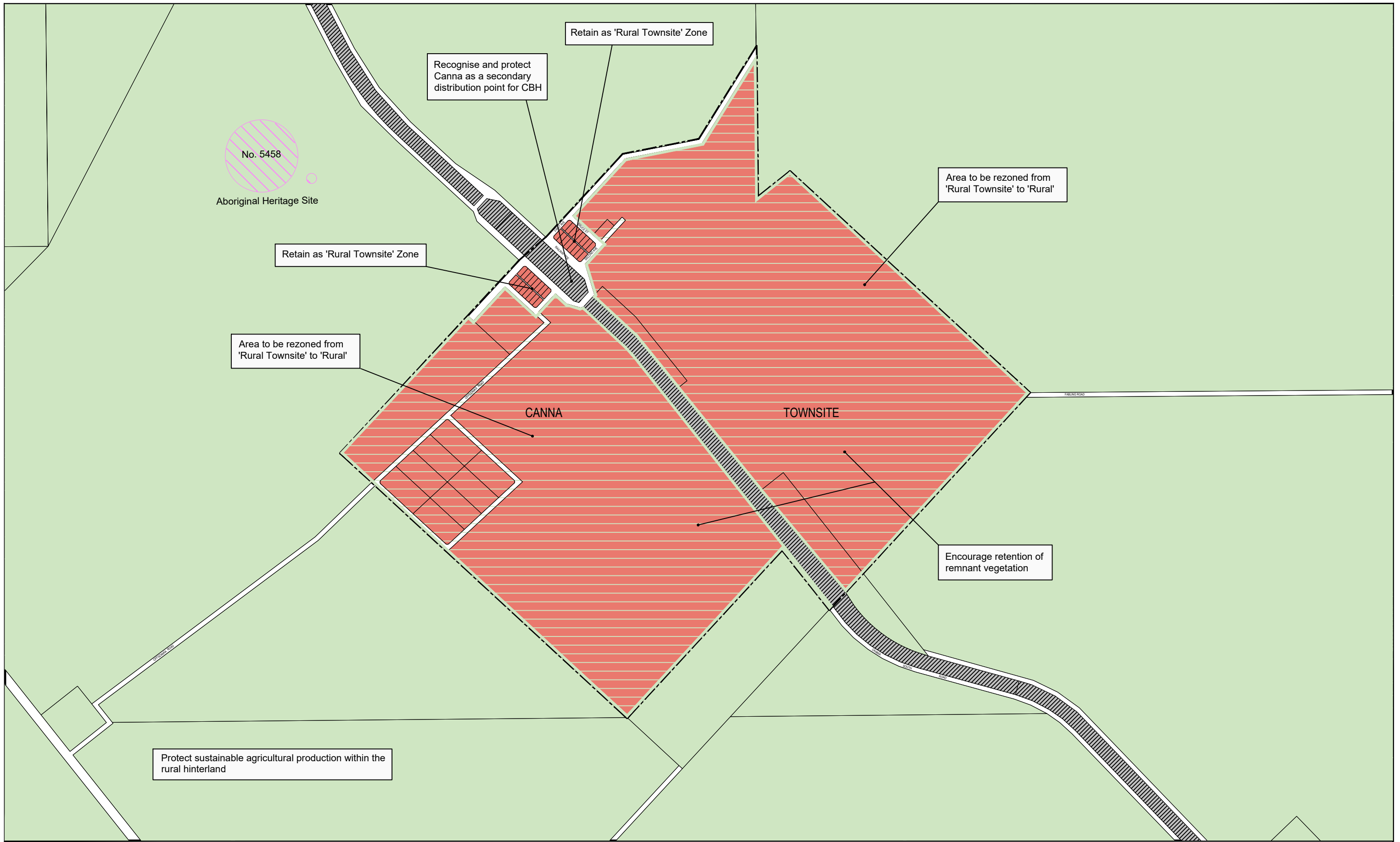
## Shire of Morawa



# Strategy Map 2: Morawa Townsite

## Shire of Morawa





# Strategy Map 3: Canna Townsite

## Shire of Morawa

### LEGEND

#### LOCAL SCHEME RESERVES



RAILWAY

#### ZONES

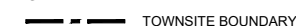


RURAL



RURAL TOWNSITE

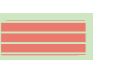
#### OTHER



TOWNSITE BOUNDARY



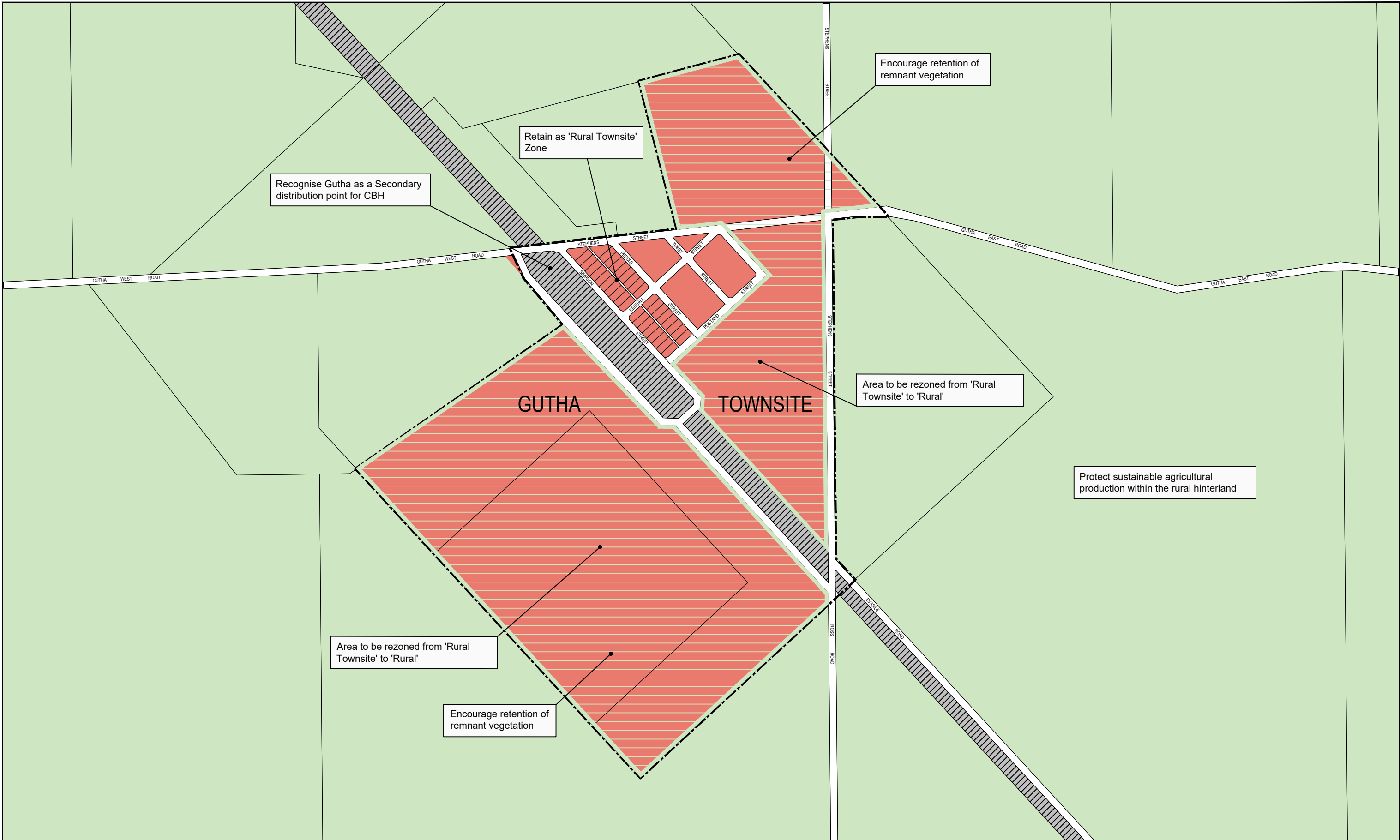
ABORIGINAL HERITAGE SITE



AREA TO BE REZONED FROM 'RURAL TOWNSITE' TO 'RURAL'
















# Strategy Map 4: Gutha Townsite

## Shire of Morawa

**LEGEND**

 LOCAL SCHEME RESERVES	 ZONES	 RURAL TOWNSITE	 OTHER
 RAILWAY	 RURAL	 RURAL TOWNSITE	 TOWNSITE BOUNDARY
		 AREA TO BE REZONED FROM 'RURAL TOWNSITE' TO 'RURAL'	



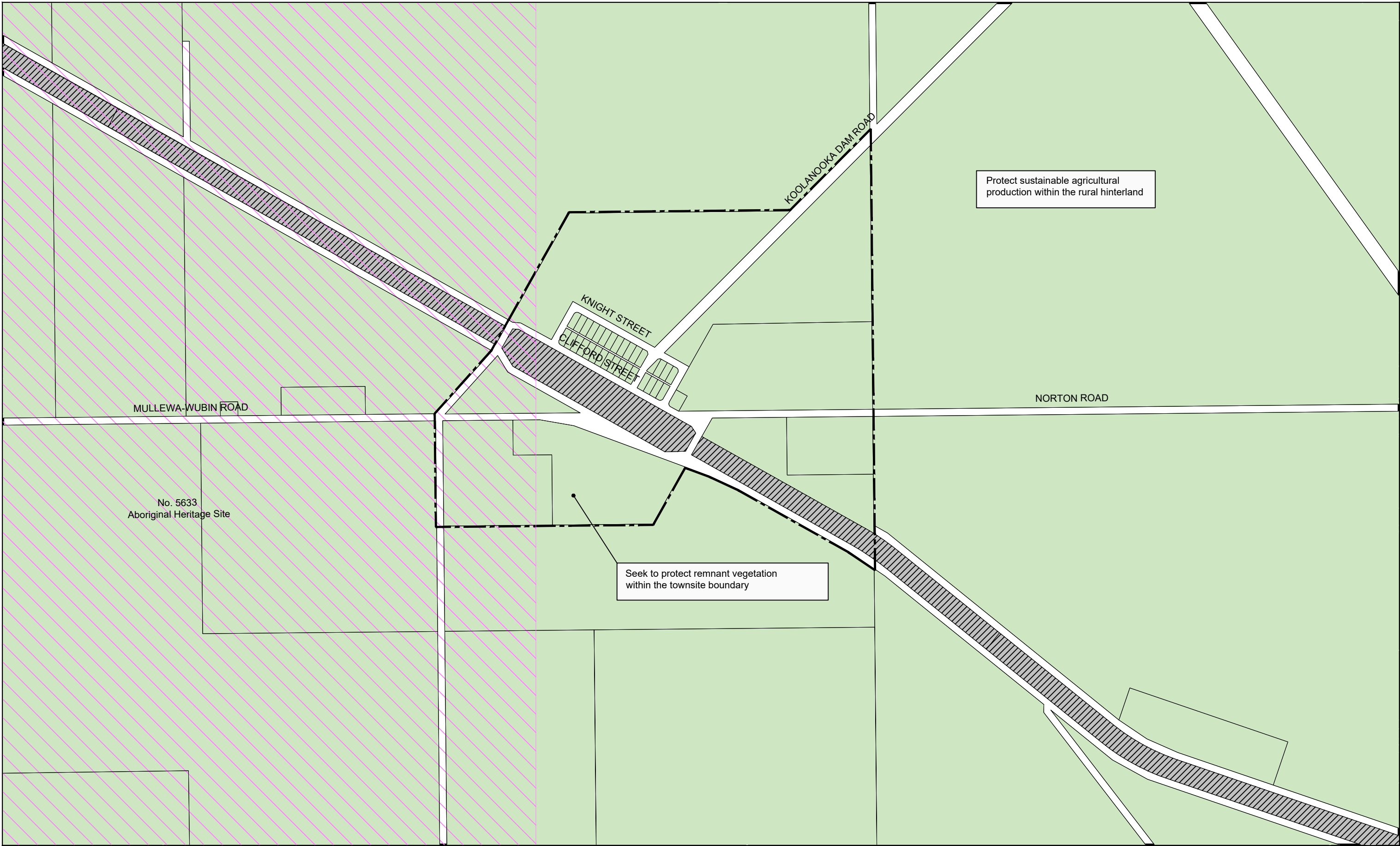
# Strategy Map 5: Pintharuka Townsite

## Shire of Morawa

### LEGEND





	RAILWAY		RURAL		TOWNSITE BOUNDARY		ABORIGINAL HERITAGE SITE		AREA TO BE REZONED FROM 'RURAL' TO 'RURAL TOWNSITE'
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# Strategy Map 6: Koolanooka Townsite Strategy Map

## Shire of Morawa

LEGEND		OTHER	
	RAILWAY		RURAL
	TOWNSITE BOUNDARY		ABORIGINAL HERITAGE SITE