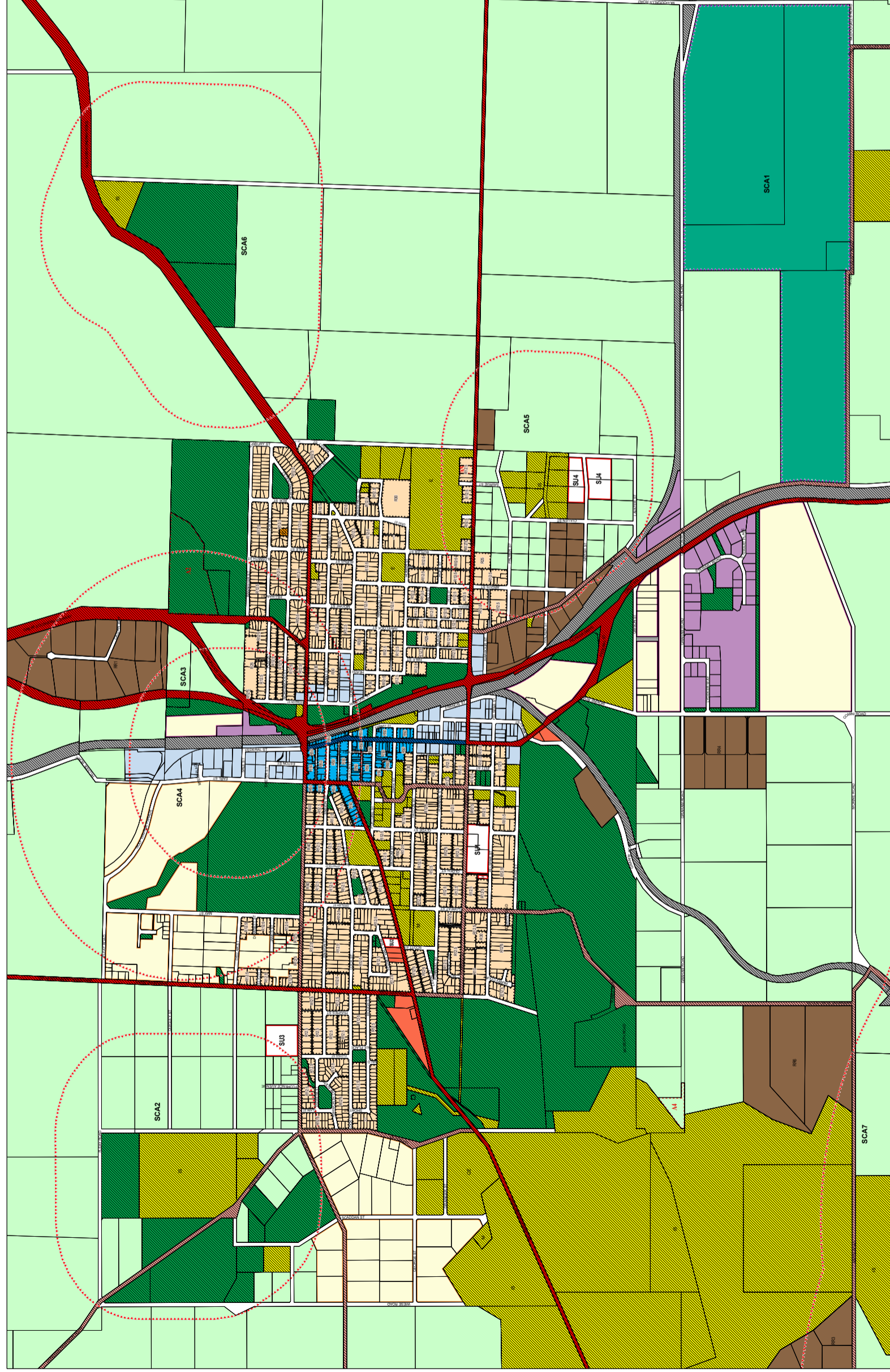


Local Planning Scheme No.3 (Narrogin Townsite)



LEGEND

LOCAL SCHEME RESERVES

- Cultural Facilities
- District Distributor Road
- Drainage/Waterway
- Environmental Conservation
- Local Distributor Road
- Local Road
- Public Purpose
- Car Park
- Cemetery
- Education
- Government Services
- Heritage
- Infrastructure Services
- Medical Services
- Primary Distributor Road
- Public Open Space
- Railways
- State Forest

LOCAL SCHEME ZONES

- Commercial
- General Industry
- Industrial Development
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Rural Townsite
- Service Commercial
- Special Use
- Tourism
- Urban Development

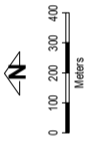
OTHER CATEGORIES

- (see scheme text for additional information)
- Scheme Area Boundary
 - Local Government Boundary
 - R20 - R Codes
 - Additional Uses
 - RR1 Rural Residential Area
 - RS1 Rural Smallholdings
 - SU1 Special Use Area
 - SCA1 Special Control Area - Development Control Area Plan
 - SCA2 Special Control Area - General
 - No Zone

VERSION No 1

MAP OVERVIEW

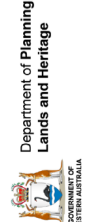
Authorised: T. Servaas
 Plot Date: 23 March 2021
 G.Gazette: N/A
 Local Planning Scheme Map No. 5 of 6
 MAP: Narrogin Townsite



DRAFT ONLY

Shire of Narrogin
 Local Planning Scheme No. 3
 (District Scheme)

Produced by GeoSpatial Research and Modelling,
 Department of Planning, Lands and Heritage,
 Base Information, Supplied by the Western Australian
 Land Information Authority, SLIP 1186-2020-1
 Horizontal Datum - Geocentric Datum of Australia 1994



Shire of Narrogin
 Local Planning Scheme No. 3
 (District Scheme)

Why is the Shire asking for comments and what happens next?

The draft Local Planning Scheme is being formally advertised for public comment. We are inviting your comments so that we can understand how the community wants to see the Shire grow and develop. Once the consultation period concludes, all submissions will be assessed and presented to Council for their consideration and recommendation. The draft Local Planning Scheme is then submitted to the Western Australian Planning Commission for assessment and final approval.

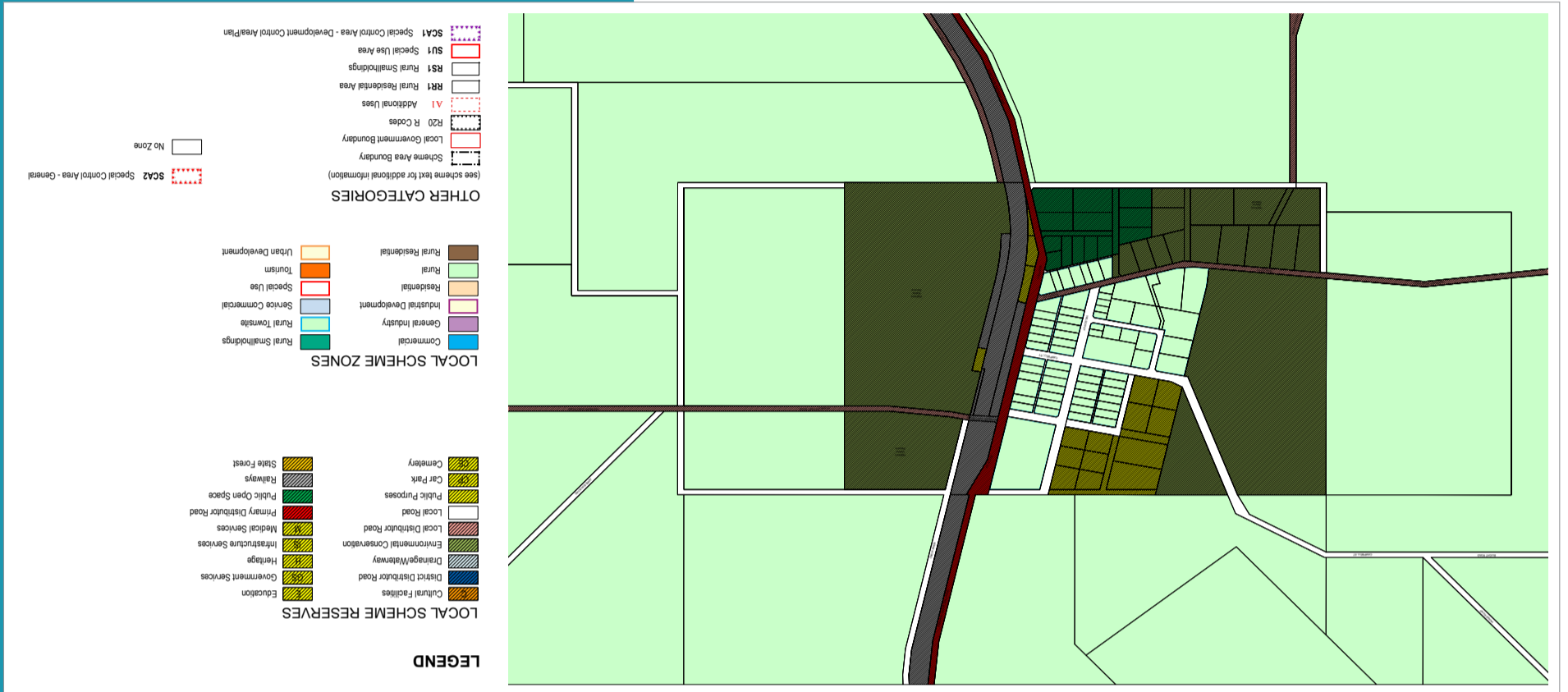
What is the difference between a Local Planning Strategy and Local Planning Scheme?

The Strategy sets out the long term land use planning direction and vision of the Shire while the Scheme sets out the rules for development in the Shire that align with the direction and vision.

What is a Local Planning Scheme?

A Local Planning Scheme is a statutory (legal) document that sets out:

- the way the land is to be developed including zoning and land use classifications;
- the rules/requirements that control land use and development; and
- the process that must be followed to obtain development approval.



Local Planning Scheme No.3 (Highbury Townsite)

Why does the Local Planning Scheme need to be reviewed?

The need to review the Local Planning Scheme is due to the recent merger in July 2016 between the former Shire and Town of Narrogin, which operated under separate Local Planning Schemes.

Furthermore, the Regulations require local governments to review their Local Planning Scheme every five (5) years to ensure that it complies with current legislation and reflects contemporary planning practice.

The review is to introduce a new Local Planning Scheme No. 3, which covers the whole district of the Shire of Narrogin.

The Draft Local Planning Scheme No. 3 is proposed to be compliant with the recently introduced Planning and Development (Local Planning Schemes) Regulations 2015.

What are some of the proposed changes in the new Local Planning Scheme?

Some of the changes included:

- Increased density in residential areas from R12.5 to R30, R40 and R50, particularly in and around the Commercial and Service Commercial areas.
- The Residential Design Codes establish the following average lot sizes under each density coding: R12.5 – average lot size of 800m²; R20 – average lot size of 450m²; R30 – average lot size of 300m²; and R50 – average lot size of 180m².
- Introduction of new zones; Service Commercial, Tourism, Urban and Industrial Development and Special Control Areas.

How do I get to know more about the draft Local Planning Scheme No. 3?

The draft Local Planning Scheme is available for inspection during office hours at the Shire of Narrogin, 89 Earl Street, Narrogin and at the RW (BOB) Farr Memorial Library, 49 Fortune Street, Narrogin WA 6312.

It can also be downloaded from the Shire's website at www.narrogin.wa.gov.au

How do I make a submission?

Submissions may be made in writing on or before 22 November 2021. Please address submissions to the Shire of Narrogin, PO Box 1145, NARROGIN WA 6312. Alternatively you can email your submissions to enquiries@narrogin.wa.gov.au



Shire of Narrogin
www.narrogin.wa.gov.au or (08) 9890 0900

For further information please contact the Executive Manager Development and Regulatory Services on (08) 9890 0900



Draft Local Planning Scheme No. 3