



Department of **Regional  
Development and Lands**



**ROYALTIES  
FOR REGIONS**

FINAL  
November 2012

# Katanning SuperTown Growth and Implementation Plan



A SuperTown Project



DOCUMENT CONTROL

Version	Distribution	Date
A	Consultation Draft	16.01.2012
B	Draft Issued for Council adoption and advertising	31.01.2012
C	Draft Issued to support Business Cases	06.03.2012
D	Final Approval	29.06.2012
E	Final for Endorsement	20.07.2012
F	Final	21.08.2012
G	Ministeral Endorsement	26.11.2012

Consultant Team

- Lead Consultant - Stuart Thompson, TME
- Planning - Gary Barbour, TME
- Environment and Sustainability - Brendan Oversby, TME
- Engineering - Wayne Edgeloe, TME
- Landscape - Julian Croudace, Ecoscape
- Small Business - Tim Atterton, Business Dynamics
- Economics, Property and Community - Greg Davis, Taktics4
- Facilitation - Linton Pike, Estill & Associates
- Heritage - Gemma Smith, Hocking Heritage Studio
- Traffic - Jonathan Riley, Riley Consulting



Town Planning Management Engineering

ABN: 78 138 659 668





## Foreword

Katanning is entering an exciting growth phase. As one of a network of nine SuperTowns, it has been identified to play a key role in the future development of regional Western Australia.

The State's population is set to double over the next 40 years to almost 4.5 million people. We want to ensure regional areas can accommodate some of this population growth to ease pressure on metropolitan Perth and create strong, vibrant regional communities.

The Regional Centres Development Plan (SuperTowns) is a Royalties for Regions flagship initiative aimed at encouraging regional communities in the southern half of Western Australia to plan and prepare for growth.

Through Royalties for Regions, 25 per cent of the State's mining and onshore petroleum royalties is being returned to regional areas each year as an additional investment in projects, infrastructure and community services to build regional communities. Royalties for Regions has delivered more than 3,000 projects and programs since the program commenced in late 2008.

As part of this broader focus on regional development, SuperTowns aims to help communities become more desirable places to live, work and invest. The program encourages towns to build on their unique character and economic drivers to support the development of industry, services and infrastructure.

Nine towns – Boddington, Collie, Esperance, Jurien Bay, Katanning, Manjimup, Margaret River, Morawa and Northam – were identified as strategically located towns with the potential for significant growth. Each SuperTown was required to prepare a Growth Plan, which now set out a shared vision and a format around which all sectors and levels of government can work together to support and prepare for growth.

Growth Plans reflect the extensive work undertaken by key SuperTown partners including the Shire of Katanning, Great Southern Development Commission and state agencies, in consultation with local and neighbouring communities. The Growth Plan is vital in identifying the needs of the community and addressing current barriers to growth.

The completion of the SuperTowns Growth Plans marks a key milestone for regional development in WA.

I encourage businesses, families and individuals to take advantage of the opportunities SuperTowns offer and look forward to a bright future of growth for Katanning.

**Hon Colin Barnett MLA**  
**Premier**

**Hon Brendon Grylls MLA**  
**Minister for Regional Development; Lands**

The Shire of Katanning, the Great Southern Development Commission and the community and consultants have worked hard since the Regional Centres Development Plan (SuperTowns) initiative was announced by the State Government in July 2011. This has presented a valuable opportunity for Katanning to demonstrate growth and crystallise a vision where over the next 30 years Katanning will be the Central and Upper Great Southern's regionally significant multicultural, inclusive and friendly SuperTown where people want to live and are proud to call home.

Katanning has a wealth of multicultural and indigenous activity in the area highlighted by our annual Harmony Festival and can look proudly at the strong local multicultural and indigenous populations to establish population growth and unique economic and tourism opportunities. Katanning's Multi-Cultural mix and acceptance of anyone willing to have a go has made for a diverse and vibrant community which can only grow as it continues to integrate new migrants.

Katanning's Growth and Implementation Plan will help us achieve this vision it will be Council's key strategic document which will outline key focus themes that are significant to the growth of Katanning into a major regional centre and indeed a 'SuperTown'.

The Growth Plan takes into consideration the consultations with stakeholders and the Community and it was particularly rewarding to see so many residents participate in that process. This culminated in a clear vision for Katanning's future and the implementation plan which will draw upon the visioning document.

The Growth Plan is a detailed document addressing numerous opportunities for us as a community along with addressing many underlying social, economic and environmental issues to achieve a 'SuperTown', incorporating increased economic diversity, supporting and expanding existing industry, amenity and infrastructure. Projects need to be delivery focused with outcomes and benefits that reflect the community's vision for the area and enable stakeholders to coordinate their plans and programs with our vision.

The Growth and Implementation Plan also focuses on improving the community in which we live in, this includes providing more facilities and amenities, introducing new multicultural initiatives, supporting community groups and not-for profit organisations and ensuring all the needs of members of the community are continually addressed to a satisfactory level. Community is the cornerstone of any place and is one of the key foundations to building an attractive SuperTown.

Creating this Growth Plan would not have been possible without the commitment and vision of those participating in the Community Reference Group, the SuperTowns Project Team, and the consultants lead by TME. The Great Southern Development Commission and LandCorp were heavily involved with the planning process and community forums and I would like to take this opportunity to thank the community members, stakeholders and Shire staff along with the consultants involved in developing this Growth Plan.

It is also acknowledged and greatly appreciated that funding through Royalties for Regions and the Department of Regional Development and Lands has made this possible.

I am looking forward to continuing to work with our stakeholders, partners and the community in achieving our vision for Katanning and I believe this document is critical to ensure we achieve our vision.

**Richard Kowald – Shire President**





## Contents

<b>1.0 Executive Summary</b>	<b>1</b>	3.2 Growth Drivers	13	Management	35
1.1 Regional Context	1	Gold Mine	15	Waste Management	37
1.2 What is a Growth Plan?	1	Agrifood precinct	15	Vegetation Management	39
1.3 SuperTown Program	1	Detention Centre/Migrant Transition Centre	17	Fauna Management	39
1.4 Community Vision	1	Optic Fibre Technology Hub	17	Sustainable Housing & Lots	41
1.5 Growth Drivers	2	Other Growth Drivers	18	Other General Sustainability Options	42
1.6 Constraints to Growth	3	Employment Multipliers	18	<b>4.5 Community</b>	<b>44</b>
1.7 Project Outcomes	3	<b>4.0 Synthesis of Context and Opportunities</b>	<b>21</b>	People	44
Summary of Initiatives	3	4.1 Regional Context	21	Health & Medical	45
Spatial Plan	3	4.2 Population and Employment	21	Education	47
Infrastructure and Service Provision	3	50Km Catchment	21	Seniors	48
1.8 Priority Projects	3	Regional Local Government Trends	21	Youth	49
1.9 Adoption of the Plan	3	Employment	21	Sport and Recreation	49
1.10 Implementation of the Plan	3	Income	22	Community Services	50
<b>2.0 Introduction</b>	<b>7</b>	Spending	22	Cultural Facilities	51
2.1 Katanning	7	<b>4.3 Landscape</b>	<b>22</b>	Migrant Community	51
2.2 What is a Growth Plan	7	Arrival Experience	22	Indigenous Community	51
2.3 Methodology	7	Streetscapes	24	Future Community Development	52
Stage 1 – Vision Setting and Validation	8	Open Space	26	Thresholds for Provision of Future Facilities	52
Stage 2 - Due Diligence Assessment and Gap Analysis	8	Water Courses and Drainage Lines	26	<b>4.6 Transport</b>	<b>54</b>
Stage 3 – Plans, Strategies, Actions, Implementation	8	Opportunities	26	Existing Context	54
2.4 SuperTown Program	9	Constraints	28	Issues for Expansion	56
2.5 Community Consultation	9	Connectivity	28	Main Street	57
2.6 Sustainability Framework	10	Palettes	30	Main Street Parking	58
2.7 Governance Framework	11	<b>4.4 Environment and Sustainability</b>	<b>31</b>	Town Centre Entrance (Street Access Rationalisation)	59
<b>3.0 Community Vision and Growth Drivers</b>	<b>13</b>	Water/Salinity Management	31	Airport	60
3.1 Community Vision	13	Potable Water	31	<b>4.7 Heritage, Character and Urban Design</b>	<b>61</b>
		Stormwater	31	Historic Context	61
		Natural waterways	31	Urban Fabric and Character	61
		Groundwater	33	Residential Character and Streets	65
		Overall water management plan	33	Heritage Building and Places	66
		Energy Production & Carbon			

	Creating a Heritage Precinct	68
	Ethnographic Sites	69
4.8	Servicing	70
	Water Supply	70
	Sewerage	71
	Water Reuse Opportunities	71
	Power Supply	71
	Gas	71
	Drainage	73
	NBN Hub	73
4.9	Property and Land Supply	74
4.10	Commercial Activities and Business Opportunities	75
	Current business numbers	75
	Business in the Town Centre	75
	Strategic Priorities for Small and Medium Enterprise (SME) Development in Katanning	76
	1. Refreshing the Retail Trading Environment	76
	2. Establishing a Dedicated Centre for Agricultural Engineering Excellence	76
	3. Business Opportunity and Training Need Surveys	76
	4. Extending Security Surveillance	77
	5. Promoting Multi-Cultural Entrepreneurship	77
	6. Maximizing Local Content	77
	Re-developing the Mill	78
	Developing a Food Processing Precinct (Cluster)	78
	Other Comments	78
4.11	Planning Context and Urban Growth Residential	79
		80

	Housing Mix	81
	Summary of Recent Dwelling Development	81
	Tourism	82
	Commercial	82
	Industrial	83
	Industrial Growth	86
	Open Space	86
	Growth Opportunities	86
	Residential Growth	86
<b>5.0</b>	<b>Major Spatial Initiatives</b>	<b>89</b>
	Townsite Entrance	89
	Town Centre	90
	Main Street	93
	Town Square	95
	Piesse Park	96
	Creek Lines	98
<b>6.0</b>	<b>Implementation</b>	<b>99</b>
6.1	Adoption of the Growth Plan	99
	Elements of the Growth Plan	99
	Status of the Growth Plan	99
	Endorsement of the Growth Plan	99
6.2	Delivering the Growth Plan	99
	Katanning Growth Plan Committee	99
	Allocation of Responsibility	99
	Priority Recommendations	99
6.3	Reviewing the Growth Plan	100
6.4	Measuring Success	100
<b>7.0</b>	<b>Concluding Statement</b>	<b>115</b>
<b>8.0</b>	<b>Growth Plan Compliance Audit</b>	<b>116</b>

## Appendix

Table of Acronyms



## Figures

Figure A	Community Vision	1	Figure 20	Waste Management	38	Figure 44	Infill Development	80
Figure B	Workforce and Population Multipliers	2	Figure 21	Vegetation Management	40	Figure 45	Dwelling Types	81
Figure C	Spatial Growth Plan	4	Figure 22	Regional Facilities	44	Figure 46	Industry Buffers	84
Figure D	Transformational Projects for Business Case Development	5	Figure 23	Community Infrastructure Service Provision	53	Figure 47	Growth Corridors	85
Figure 1	Regional Location Plan, Great Southern	7	Figure 24	Road Hierarchy	54	Figure 48	Entry Experience Concept	89
Figure 2	Methodology	8	Figure 25	RAV Routes	55	Figure 49	Town Centre Initiatives Plan	92
Figure 3	Consultation	9	Figure 26	Proposed Road/Intersection Upgrades	56	Figure 50	Concept C Typical Mainstreet	93
Figure 4	Growth Plan–Sustainability Framework	10	Figure 27	Available Traffic Data	58	Figure 51	Landscape Heirachy	94
Figure 5	Governance Framework	11	Figure 28	Parking	59	Figure 52	Town Square Plan	95
Figure 6	Vision Statements	13	Figure 29	Early Map of Katanning 1889	61	Figure 53	Piesse Park Development Plan	97
Figure 7	Strategic Vision and Objectives	14	Figure 30	Key Townsite Views	62	Figure 54	Living Stream Linear Parkland Concept	98
Figure 8	Workforce & Population Multipliers	19	Figure 31	Open spaces within the Town Centre	63	Figure 55	Katanning SuperTown Summary of Initiatives	101
Figure 9	Local Population	21	Figure 32	North-East section of Clive Street	63	Figure 56	Spatial Growth Plan	111
Figure 10	Regional Catchment Population	21	Figure 33	Buildings of Austral Terrace	64	Figure 57	Infrastructure and Services Provision	112
Figure 11	Regional Government Populations	21	Figure 34	The Need for Design Guidelines	64	Figure 58	Katanning Growth Plan Performance Measures	114
Figure 12	Employment Categorisation	22	Figure 35	Behind the Main Commercial Streets	65			
Figure 13	Townscape Appraisal	23	Figure 36	Residential Character of Katanning	66			
Figure 14	Local Tree List	25	Figure 37	Rural Laneways	66			
Figure 15	Parks & Playgrounds	27	Figure 38	Heritage Places	67			
Figure 16	Green Infrastructure Connectivity Concept	29	Figure 39	Suggested Austral Terrace Heritage Precinct	68			
Figure 17	Hard Materials and Furniture Palette	30	Figure 40	Aboriginal Significance	69			
Figure 18	Water Management	32	Figure 41	Water Supply Route	70			
Figure 19	Energy Production & Carbon Management	36	Figure 42	Water Reuse	72			
			Figure 43	Existing TPS Zones & Reserves	79			





## 1.0 Executive Summary

### 1.1 Regional Context

Katanning is the inland heart of the Great Southern region situated a 2 to 3 hour drive from Perth, Bunbury and Albany. It has a townsite population of 4,235, a local government population of 4,706 but engages with a wider regional population of 12,500. Its regional importance is cemented by the Beverley – Albany railway, Great Southern highway, a rich agricultural hinterland, established processing and mining prospects. The townsite and its hinterland enjoy genuine growth prospects based on a diversity of agricultural, mining, educational and value adding. The name Katanning is derived from the aboriginal term meaning “meeting place”. Katanning has a strong ethnically diverse and engaged community which is embracing its growth opportunities. It is appropriate that there is a suitable Growth Plan to guide future expansion and strategic investment.

### 1.2 What is a Growth Plan?

The Growth Plan which has been produced for Katanning is unique. It is a non-statutory, affirmative action plan which integrates economic, community and environmental initiatives. The plan documents a community vision unfettered by statutory obligation. The true strength of a Growth Plan is that it has the flexibility to embrace the individual needs and aspirations of a community in an integrated way and thereafter guide the preparation of more specialised plans and the delivery of services and infrastructure by Council and government agencies.

### 1.3 SuperTown Program

Katanning was chosen as a SuperTown because of its growth potential, central location and demonstrated governance ability. The vision for SuperTowns is to create communities with access to services, affordable housing and a diverse range of lifestyle and job opportunities. SuperTowns will have flow on benefits to neighbouring towns and communities and regional cities. A key part of the SuperTown program is the preparation of a townsite expansion plan also termed Growth Plan. The Growth Plan will guide future land use, community development, and infrastructure and investment decisions to ensure a coordinated outcome.

### 1.4 Community Vision

An intensive community and agency consultation program has been undertaken between November 2011 and February 2012. This program consisted of workshops with Council, a community reference group, local government reference group and the wider community. An aspirational vision has been developed and supported by objectives which reflect the economic community and environmental pillars of sustainability.

<b>Economic Vision and Objectives:</b> <i>To create the infrastructure and business environment required to encourage new enterprises and sustainable employment opportunities.</i>	<b>Urban Infrastructure Vision and Objectives:</b> <i>To plan and progressively deliver in a timely manner the physical urban infrastructure and affordable housing required to accommodate a population of 15,000.</i>	<i>To create a community that attracts and retains residents by providing for the needs of all age groups and facilitates a healthy, active lifestyle.</i>	<i>To deliver sustainable economic, environmental and community outcomes which target the key environmental issues of salinity and vegetation protection and promote net environmental gains.</i>
<b>Strategic Infrastructure</b> Ensure there is adequate energy sources to accommodate townsite and business growth Ensure there is an adequate water supply to accommodate townsite and business growth	<b>Statutory planning and land delivery</b> Ensure statutory plans and policies are sufficiently advanced to facilitate timely development Ensure an adequate land supply to facilitate growth	<b>Community Coordination</b> Provide the necessary resources to facilitate the hard and soft infrastructure necessary to facilitate community development	<b>Sustainability and Environment</b> Promote efficient waste management Undertake Effective Vegetation Management Promote Sustainable housing and lot development Investigate ways in which Katanning can become a Carbon Management Hub Develop a secure sustainable water management system Develop a range of new agricultural industries that suit the local landscape Market Katanning as an innovative food producing region Promote sustainable living Promote Sustainable Businesses
<b>Small to Medium Enterprises</b> Identifying and nurturing latent entrepreneurial potential Invigorating and energizing the established SME community Encouraging organic growth of the established SME community Stimulating new, quality business starts that serve to broaden the business base Encouraging stronger local supply-chain linkages Create a community market	<b>Retail</b> Consolidate the Town Centre Facilitate town centre land assembly	<b>Education</b> Expand the range and quality of education in Katanning	
<b>Major Business Opportunities</b> Facilitate expansion of WAMMCO Facilitate expansion of grain handling facilities Facilitate the potential Ausgold Gold mine Facilitate the potential Agri-food precinct Facilitate establishment of a Migrant Transition Centre or Prison Utilise investment in sheep saleyards Facilitate Business promotion	<b>Housing Land</b> Create a range of affordable housing and lifestyle choice to accommodate a population of 15,000 Activate Piesse Park	<b>Recreation</b> Consolidate sporting clubs to improve viability Pursue additional sporting and recreational opportunities that bring visitors to town	
	<b>Industrial Land</b> Ensure an adequate supply of industrial land to accommodate a wide range of uses	<b>Culture</b> Consolidate Katanning as a regional cultural centre Celebrate Multiculturalism Industry Create a hub for multicultural activities and services	
	<b>Servicing</b> Ensure existing drainage issues do not prejudice future development opportunities	<b>Health</b> Establish Katanning as a regional centre for health	
	<b>Landscape</b> Develop a streetscape and tree theme Promoting multiuse drainage corridors Create a visually attractive entry experience	<b>Seniors</b> Establish Katanning as a regional centre for senior citizens	
	<b>Traffic</b> Improve the safety of access to the east of town and create an entrance	<b>Youth</b> Establish Katanning as the regional town of preference for young people.	
	<b>Heritage</b> Create of a heritage precinct along Austral Terrace Acknowledge the contribution of historic buildings in Clive Street to the streetscape and amenity Pursue a pilot project to demonstrate adaptive reuse of historic buildings Acknowledge, maintain and extend the traditional subdivision pattern for the town	<b>Environmental Vision and Objectives:</b>	
	<b>Tourist Sites</b> Ensure adequate and appropriate tourist accommodation and facilities are available Create an iconic tourist theme for Katanning focused on sheep		
	<b>Community Purposes Sites</b> Create a Regional Health Campus		
	<b>Community Development Vision and Objectives:</b>		

#### Katanning Growth Plan Vision

Katanning will embrace its Aboriginal, agricultural, multi cultural and built heritage as it moves forward as a cohesive community seeking investment in economic, environmental and social infrastructure to achieve a population of 15,000, self-supporting growth and recognition as the inland heart of the Great Southern.

Figure A – Community Vision

## 1.5 Growth Drivers

Underlying Growth Plan initiatives is a desire to create new permanent employment opportunities in and around Katanning. A range of potential employment growth drivers has been identified with the potential to increase the population of Katanning by 7,800 people. The prospect of each of these drivers coming to fruition varies considerably with the most likely being:

- The development of a gold prospect at Jinkas, currently being assayed, with construction underway by 2015 and a permanent workforce in excess of 200 people.
- Development of an agrifood precinct capitalising on the regional sheep saleyard facility and the WAMMCO abattoir could well be boosted by WAMMCO moving to a 7 day program and potentially incorporating a beef chain. The agrifood precinct could create an employment increase of 300 people.
- Other growth drivers include:
  - a) Development of a Migrant transition centre or prison;
  - b) Utilising the NBN Hub located at Katanning and servicing the South West of the State;
  - c) Developing a regional health campus; and,
  - d) Capitalising on multiculturalism and boosting tourism.

The potential growth drivers are summarised in:

*B – Workforce and Population Multipliers.*

Driver	Prospect High (H) Medium (M)	Workforce			Housing		
		Permanent Workforce	Multiplier*	Total Workforce Increase	Additional Residential Dwellings	Occupancy Pers./House	Total Population Increase
Gold Mine	H	200	3.0	600	600	2.6	1,560.0
Agricultural Precinct	H	300	3.0	900	900	2.6	2,340.0
Carbon Tax Green Industries/Unviable Ag Land	M	20	1.3	26	26	2.6	67.6
Tourism and Accommodation	H	116	1.6	186	80	2.6	208.0
Health Campus	M	50	1.5	74	74	2.6	192.4
Optic Fibre Hub - Call Centre	M	100	1.7	169	169	2.6	439.4
Optic Fibre Hub - Banking	M	50	1.5	77	77	2.6	200.2
Optic Fibre Hub - Phone Marketing	M	50	1.7	85	85	2.6	221.0
Migrant Transition Centre/Prison	M	80	1.2	98	98	2.6	254.8
WAMMCO - Beef Processing	M	100	3.0	300	300	2.6	780.0
WAMMCO - 7 day operation/expansion	H	100	3.0	300	300	2.6	780.0
Food & Waste Processing By product Saleyards	H	7	1.5	11	11	2.6	28.6
Multi-Culturalism**	H	100	1.0	100	100	2.6	260.0
Gas Pipeline - Desal	M	2	2.3	5	5	2.6	13.0
Gas Pipeline - Power Generation	M	10	2.3	23	23	2.6	59.8
Gov't Agencies - Agricultural Research	M	50	3.2	158	158	2.6	410.8
Sub Total		1,335		3,110	3,904		7,815.6
Existing Population							4,706.0
Total		1,335		3,110	3,904		12,521

\* The multiplier assumes that for each job created, additional employment opportunities will be created in the area. Multipliers are sourced from the ANZIC classification obtained from the ABS. It is acknowledged that these multipliers are generally calculated nationally and therefore the multiplier may not be as reliable on the local level however this is the best available information.  
The Multiplier for the agrifood precinct and abattoir expansion has been set at 3 as per the mine site multiplier. The Accepted statewide multiplier for agrifood precincts is 4.8 however this would not be reflective of a localised workforce.

\*\* While multiculturalism is not a driver of itself, it is a strong attractor.

**Figure B – Workforce and Population Multipliers**



## 1.6 Constraints to Growth

The biggest issue facing Katanning and constraining growth opportunities is the town's inability to attract and retain residents. While the town enjoys a wide range of community facilities and services, there is a need to improve the overall visual amenity of the town, create an attractive and vibrant town and be recognized for educational excellence and providing a full suite of medical services. In the past Katanning has struggled to attract new residents and tends to lose them at key life milestones such as children entering secondary school and higher levels of medical assistance being required. In more recent times there is some signs that this is starting to change.

These issues are consistent across many West Australian country towns and if they can be addressed and Katanning can establish a unique point of attraction, which we believe should be focused on its multicultural achievements, the town will be well positioned to attract and retain residents.

There are other constraints to development at Katanning including the need for water and sewerage upgrading, however these services and the provision of community facilities can be addressed as development progresses.

There is a need however, to address the provision of affordable housing as the growth drivers generate population increase. In the current economic circumstances there are limited housing choices and few opportunities for housing development given the cost of developing residential lots. This is unlikely to change until a significant demand for housing arises and development economics change. This cycle needs to be broken if Katanning is to respond quickly to growth and avoid the extreme housing cost escalation which has been experienced in many North West towns.

These constraints are addressed in the Initiatives and are highlighted in the Transformational Priority Projects.

## 1.7 Project Outcomes

The Growth Plan is the culmination of an extensive investigation and consultation process. The plan consists of the following elements:

### **Summary of Initiatives**

A schedule of 190 initiatives has been developed which reflects the objectives for:

- Economic development;
- Urban expansion and infrastructure;
- Community development;
- Environmental; and,
- Governance.

The schedule contained in *Section 6.0 – Implementation* of this report identifies the tasks required to meet each objective, lists the next steps to be taken and allocates responsibility for undertaking each task;

### **Spatial Plan**

A special plan has been prepared which physically identifies areas requiring further planning or significant investment. Refer to *Figure C - Spatial Growth Plan*

### **Infrastructure and Service Provision**

*Figure 57 - Infrastructure and Service Provision* contained in *Section 6.0 Implementation* identifies the thresholds at which upgrading of infrastructure and services is required and who is responsible for this to occur.

## 1.8 Priority Projects

From the 190 recommendations and infrastructure and service provision requirements, 4 priority projects have been identified which consist of a number of integrated initiatives designed to address the project vision and objectives. These projects have been identified as transformational projects and will be pursued as business cases for Royalties for Regions funding. Refer to *Figure D Transformational Projects for Business Case Development*.

## 1.9 Adoption of the Plan

The Katanning Growth Plan is not a statutory document however it is important that it is endorsed by the Shire of Katanning and relevant state government agencies to indicate support for the plan and commitment to meeting its objectives.

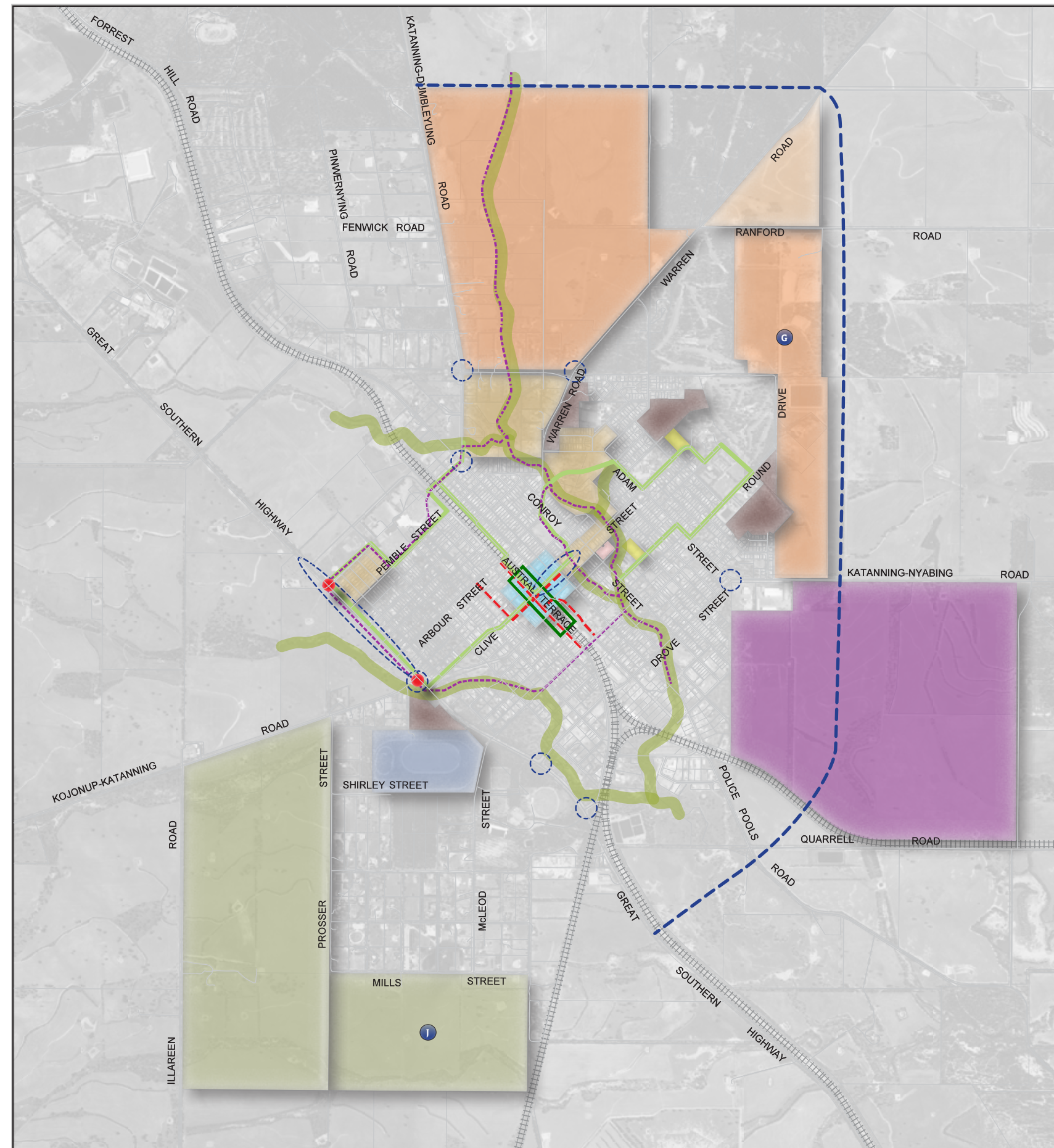
## 1.10 Implementation of the Plan

Implementing of elements of the plan rests with the Shire of Katanning and a range of government agencies. There will be an ongoing monitoring role for the Shire of Katanning assisted by the Great Southern Development Commission.

Regular meetings will be held and chaired by the Great Southern Development Commission at which implementation agencies will need to report on progress with the plan.

It is important to understand that a Growth Plan should be a living document and that regular review is essential.





## Legend & Notes

- Future Residential
- Future Special Residential
- Future Rural Residential
- Future Industrial
- Redevelopment Area to Encourage Higher Density Development
- Undeveloped Area
- Potential Aged Housing
- Potential Senior Citizens Centre
- Temporary Workers Accommodation Site
- Heritage Precinct
- Town Centre Revitalisation
- Multi Use Corridor
- Green Link Enhancements
- Heritage Trail
- Activity/Exercise Trail
- Entry Node
- Long Term Freight Route
- Road / Intersection Upgrades
- Existing Rail line

### Structure Plan Areas

Warren Rd Structure Plan Area to consolidate lots and provide appropriate transition to new residential area to north

Piesse Park Structure Plan Area to provide for medium density housing around high amenity dam and parkland revitalisation

Clive Street Structure Plan Area to provide higher density housing / mixed use to transition to medium density housing around Piesse Park

Pemble Street Structure Plan Area to encourage consolidation and resolve access issues to the highway and provide an attractive interface to the entrance of town

O'Callaghan Park Structure Plan for the area for the development of the mining construction camp and to facilitate the future transition of the area to other use post mine construction

Northern Residential Corridor Structure Plan Area to provide for residential expansion

North Eastern Residential Corridor Structure Plan Area to provide for residential and special residential expansion

Industrial Corridor Structure Plan Area to provide for industrial expansion and potentially Agri-food Precinct based around saleyards

WAMMCO Structure Plan Area to provide for limited industrial expansion for complementary uses

Rural Residential Structure Plan Area to review existing development plans and provide for rural residential expansion to the south. Industrial zoning to the south to be reviewed at time of structure planning



Transformational Projects for Business Case Development

PROJECT 1: TOWN CENTRE COMMERCIAL AND STREETScape REVITALISATION									
Objective: To plan and undertake the structural modifications necessary for Katanning to have a sufficiently robust town centre to accommodate future growth.									
Project	Initiative No.	Year 1 Costs			Year 2 Costs	Year 3 Costs	Total Cost	Time Frame	
1.1	Town Centre Revitalisation Strategy: addresses design guidelines, heritage, main street redevelopment, infrastructure to enable increased urban densities close to the town centre and consolidates retail and office activities.	53 - 70	Planning	\$530,000	\$200,000			\$12,730,000	2 Years
			Implementation	\$3,000,000	\$9,000,000	\$0	\$0		
1.2	Create a town square on Clive Street including design, landscaping, engineering and implementation.	56, 117, 156	Planning	\$160,000	\$0			\$1,740,000	1 Year
			Implementation	\$1,580,000	\$0	\$0	\$0		
1.3	Protect and acquire land to accommodate major retailers in the town centre.	69	Planning	\$0	\$1,500,000	\$1,500,000		\$3,000,000	3 Years
			Implementation	\$100,000	\$0				
1.4	Establishing Central Business/Heritage Precinct on Austral Terrace. Mill assessment.	107	Planning	\$0	\$5,000,000	\$4,000,000		\$9,100,000	3 Year
			Implementation	\$35,000	\$0				
1.5	Upgrade/adapt the the old ANZ bank building as a pilot heritage project.	116	Planning	\$0	\$0			\$35,000	1 Year
			Implementation	\$300,000	\$0				
1.6	Creation of a visually attractive entrance experience/statement to Katanning (Roundabout and Landscaping of Clive Street to town).	101	Planning	\$2,000,000	\$2,700,000	\$0		\$5,000,000	2 Years
			Implementation	\$0					
1.7	Review of Council's Town Planning Scheme to incorporate the Model Scheme Text and Acknowledge the SuperTown Growth Vision: deliver Model Scheme Text and Scheme Zoning and Maps.	40	Planning	\$150,000	\$30,000	\$0		\$180,000	2 Years
			Implementation	\$0	\$0				
1.8	Prepare Townsite Structure Plan.	38 - 49	Planning	\$500,000	\$120,000	\$50,000		\$670,000	3 Years
			Implementation	\$0	\$0				
1.9	Prepare an Integrated District Water Management Strategy, Flood Study and Drainage Study.	93	Planning	\$360,000	\$60,000	\$0		\$420,000	2 Years
			Implementation	\$0	\$0				
Total for Project 1: Town Centre Development				\$8,715,000	\$18,610,000	\$5,550,000		\$32,875,000	

PROJECT 2: SUPPORTING RESIDENTIAL AND INDUSTRIAL DEVELOPMENT							
Objective: To ensure that planning for the delivery of land, housing and infrastructure is sufficiently advanced to accommodate the growth of Katanning in a timely manner, and to pursue economic development and strategic infrastructure essential to economic growth and the creation of sustainable employment.							
Project	Initiative No.	Year 1 Costs	Year 2 Costs	Year 3 Costs	Total Cost	Time Frame	
2.1	168	Planning	\$125,000	\$25,000	\$0	\$1,150,000	2 Year
		Implementation	\$1,000,000	N/Available	\$0		
2.2	50	Planning	\$40,000	\$0	\$0	\$4,980,000	2 Years
		Implementation	\$1,640,000	\$3,300,000	\$0		
2.3	90, 91	Planning	\$200,000	\$0	\$0	\$200,000	2 Years
		Implementation	\$0	\$0	\$0		
2.4	74, 75	Planning	\$500,000	\$0	\$0	\$500,000	3 Years
2.5	39, 82 - 87	Implementation	\$0	\$0	\$0	\$8,820,000	3 Years
		Implementation	\$0	\$3,000,000	\$5,500,000		
2.6	80	Planning	\$10,000	\$0	\$0	\$10,000	6 months
2.7	46, 88 - 91	Implementation	\$0	\$0	\$0	\$4,250,000	3 Years
		Planning	\$250,000	\$0	\$0		
2.8	72-81 & 88-92	Implementation	\$460,000	\$0	\$0	\$460,000	1 Year
2.9	37	Planning	\$30,000	\$0	\$0	\$130,000	2 Years
		Implementation	\$50,000	\$50,000	\$0		
Total costs for Project 2: Land Delivery		\$4,625,000		\$9,375,000		\$20,500,000	

PROJECT 3: DEVELOPING COMMUNITY AND CAPACITY FOR THE REGION						
Objective: To create a community that attracts and retains residents by providing for the needs of all age and cultural groups, and facilitates healthy, active lifestyles with access to high quality education and health services.						
Project	Initiative No.	Year 1 Costs	Year 2 Costs	Year 3 Costs	Total Cost	Time Frame
3.1 Development and consolidation of Regional Recreation facilities: Phased project including Leisure Centre extensions, Co-location of Bowling Club, and Country Club expansion.	128	\$115,000	\$0			2 Years
	129			\$0	\$6,315,000	
3.2 Upgrade airport by expansion, sealing and navigation to accept flying doctor Jet aircraft for Region.	12	\$1,200,000	\$5,000,000	\$0		2 Year
		\$75,000	\$0	\$0	\$4,575,000	
3.3 Complete upgrading of the town hall as a Regional entertainment centre	134	\$3,000,000	\$1,500,000	\$0		2 Year
		\$150,000	\$0	\$0	\$4,150,000	
3.4 Develop a Regional Waste Management and Recycling Facility.	156	\$2,000,000	\$2,000,000	\$0		3 Year
		\$95,000	\$0	\$0	\$6,095,000	
3.5 Establishment of a private Secondary School with Boarding facilities.	126	\$2,000,000	\$2,000,000	\$2,000,000		1 Year
		\$55,000	\$0	\$0	\$55,000	
3.6 Developing a Centre for Engineering and Agricultural Excellence.	9	\$0	\$0	\$0		1 Year
		\$80,000	\$0	\$0	\$80,000	
Total Costs for Community and Cultural Development		\$8,770,000	\$10,500,000	\$2,000,000	\$21,270,000	

PROJECT 4: MULTICULTURAL AND ABORIGINAL ENGAGEMENT AND ENHANCEMENT										
Objective: To develop Aboriginal and Multicultural engagement projects which celebrate Aboriginal heritage and multicultural opportunities, educate the wider community and promote a vibrant integrated Time Frame										
Project		Initiative No.	Year 1 Costs		Year 2 Costs		Year 3 Costs		Total Cost	Time Frame
4.1	Aboriginal Cultural Package, including development of an Aboriginal Interpretive Centre and documentation of cultural knowledge including local Aboriginal Art Works and local medicinal and food species	136	Planning Implementation	\$100,000	\$0		\$0	\$0	\$1,900,000	2 Year
4.2	Aboriginal integration package providing for initiative 4.4 to be a catalyst for engaging with the wider aboriginal community and encouraging harmony and understanding.	137, 139 - 141	Planning Implementation	\$200,000	\$0	\$1,700,000	\$0	\$0	\$200,000	1 Year
4.3	Compile bush tucker and vegetation schedules for use in revegetation projects around the town site and Lake Ewiyamartup. Combine these activities with young Indigenous training and skills development.	138, 142	Planning Implementation	\$200,000	\$0		\$0	\$0	\$400,000	1 Year
4.4	Develop a dedicated, free-of-charge Language Centre in Katanning that will provide training and translation services for the migrant community and school students.	142	Planning Implementation	\$35,000	\$0		\$0	\$0	\$285,000	2 Years
4.5	Develop the opportunity for Katanning to host a Migrant Transition Centre. Learn from Albany experience.	24	Planning Implementation	\$95,000	\$0		\$0	\$0	\$95,000	1 Year
4.6	Improved early childhood and 'in school' education opportunities for at risk groups - Aboriginal students: including development of	129	Planning Implementation	\$50,000	\$0	\$500,000	\$0	\$0	\$1,050,000	2 Years
Total Costs for Aboriginal Cultural Engagement				\$1,505,000	\$2,425,000		\$0		\$3,930,000	
Total Project Costs over all Initiatives				Year 1	Year 2	Year 3	Total Cost			
				\$23,615,000	\$40,910,000	\$14,050,000	\$78,575,000			
* Costs are full project costs and do not differentiate between potential funding sources and Council contributions.										
Indicates where contributions have been requested through other sources of funds										

Figure D - Transformational Projects for Business Case Development







### Stage 1 – Vision Setting and Validation

The first stage, vision setting and validation, had the objective of reviewing the strategic direction currently being pursued by Katanning through its various management and planning instruments in the context of SuperTown initiatives and growth opportunities. A key component of this stage was a critical analysis of potential growth drivers and growth scenarios. The outcomes of this stage were a clear statement of Council's strategic direction and aspirations and a range of growth scenarios which could be used as a basis for testing the existing capacity and future requirements of growth.

### Stage 2 - Due Diligence Assessment and Gap Analysis

The second stage of the methodology was a Due Diligence Assessment and Gap Analysis. This phase of the methodology involved documenting the existing capacity of the townsite to accommodate the growth aspirations of the town and community identified in stage 1. The key outcomes of the stage were listing the opportunities and constraints in respect to growth occurring and highlighting areas where there are gaps in information, capacity or governance. A key component of stage 2 was a series of community workshops which incorporated an extensive survey allowing objective data to be collected in respect to validating community aspirations.

### Stage 3 – Plans, Strategies, Actions, Implementation

The third stage of the project involved developing initiatives which address the constraints to growth and responded to the opportunities identified in previous stages.

The outcome is:

- A schedule of initiatives reflecting the economic, urban expansion and infrastructure, community development, environmental and governance objectives;
- A special plan which physically identifies areas requiring further planning or significant investment; and,
- An infrastructure and services provision table which identifies the thresholds at which upgrading of infrastructure and services is required.

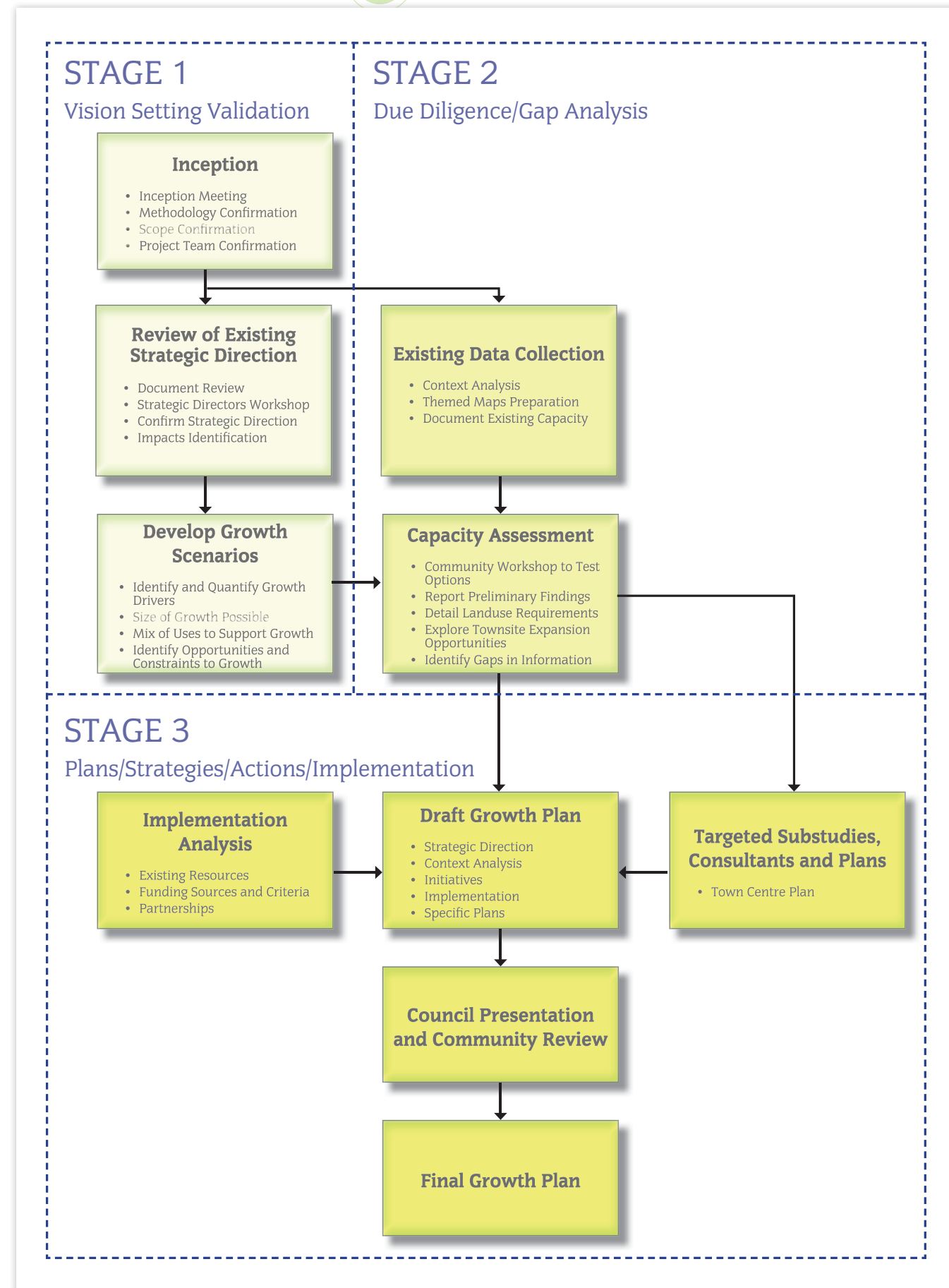


Figure 2 – Methodology



## 2.4 SuperTown Program

Katanning is one of 9 SuperTowns that will offer a wider lifestyle choice for people wanting to live in regional areas and provide a genuine alternative to living in metropolitan areas. Boddington, Collie, Esperance, Jurien Bay, Katanning, Manjimup, Margaret River, Morawa and Northam have been chosen as the 9 inaugural SuperTowns, and are expected to play a pivotal role in decentralising the State's forecast population of 4.9 million by 2050.

The vision for SuperTowns is to create communities with access to services, affordable housing and a diverse range of lifestyle and job opportunities. SuperTowns will have flow on benefits to neighbouring towns and communities and regional cities.

Katanning was chosen as a SuperTown because of its growth potential, central location and demonstrated governance ability.

A key part of the SuperTown program is the preparation of townsite expansion plans also termed Growth Plans. The Growth Plan will guide future land use, community development and infrastructure investment decisions to ensure a coordinated outcome.

## 2.5 Community Consultation

An intensive community and agency consultation program was established to ensure the Growth Plan reflects the aspirations of the local community. *Figure 3 – Consultation* summarises the consultation undertaken between November 2011 and February 2012.

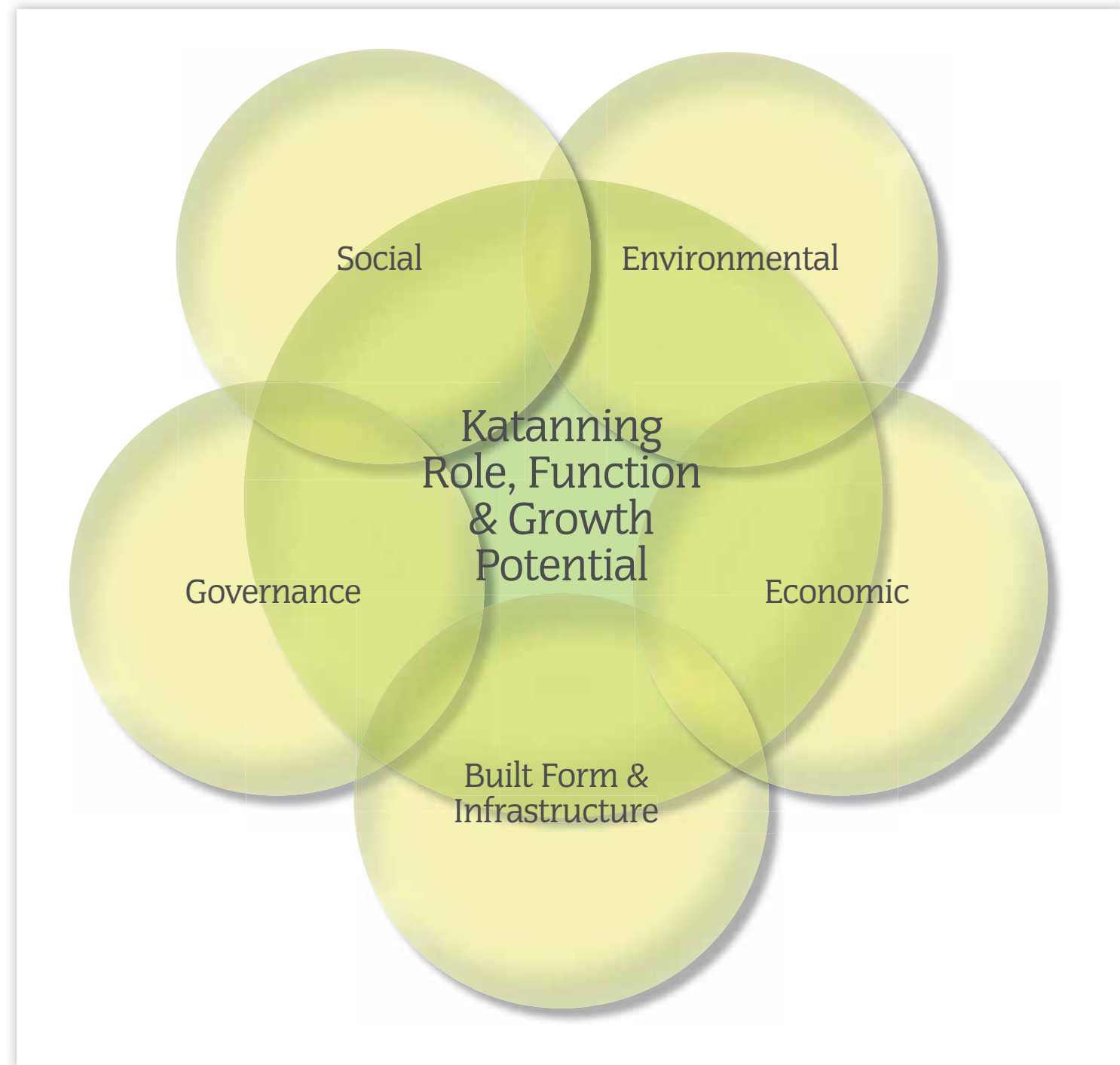
Engagement	Date	Purpose	Outcomes
Program Launch	November 10, 2011	<ul style="list-style-type: none"> <li>To publicise the SuperTown Program</li> <li>To make the public aware of the opportunities the program offers</li> <li>To raise awareness in the community of the proposed Growth Plan</li> </ul>	<ul style="list-style-type: none"> <li>220 people attended</li> <li>Widespread support for the program was acclaimed</li> </ul>
Strategic Directions and Drivers Workshop	November 11, 2011	<ul style="list-style-type: none"> <li>To work with Council and the Community Reference Group to verify the strategic directions for the Townsite and community</li> <li>To identify the drivers for future growth</li> </ul>	<ul style="list-style-type: none"> <li>34 Attended Council briefing and subsequent workshop with the community reference group</li> <li>Strategic direction and drivers outcomes paper prepared</li> </ul>
Community Workshop	November 29, 2011	<ul style="list-style-type: none"> <li>To present to the community preliminary findings of the Consultant Group</li> <li>To gain objective feedback in respect to key issues and opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Attendance by 240 people with 139 questionnaires completed allowing objective assessment of community support.</li> <li>Outcomes paper prepared</li> </ul>
Consultants one-on-one in Katanning	December 12 - 16, 2011	<ul style="list-style-type: none"> <li>To provide the Community the opportunity with one on one discussions with Project Consultants</li> </ul>	<ul style="list-style-type: none"> <li>Meetings were held with interested community members and groups</li> </ul>
Written submissions	December, 2011 - January 2012	<ul style="list-style-type: none"> <li>The opportunity for the community to provide written submissions throughout the preparation stage of the Growth Plan was offered</li> </ul>	<ul style="list-style-type: none"> <li>A number of written submissions were received and have been considered in detail</li> </ul>
Katanning SuperTown Web site	December 5, 2011	<ul style="list-style-type: none"> <li>To provide ongoing relevant information in respect to the SuperTown and Growth Plan</li> <li>Providing direction for community members wishing to provide comment</li> </ul>	<ul style="list-style-type: none"> <li>Website established and operating successfully</li> </ul>
Community Reference Group	December 12, 2011	<ul style="list-style-type: none"> <li>To provide a focus group of community leaders to provide information for the preparation of the Plan and disseminate outcomes of the plan</li> </ul>	<ul style="list-style-type: none"> <li>Community Reference Group engaged positively with the Growth Plan and SuperTown Program</li> </ul>
Local Government Reference Group	December 13, 2011 & February 2012	<ul style="list-style-type: none"> <li>To provide an opportunity to engage with the Presidents of surrounding Shires ensuring they have the opportunity for input to the SuperTown Program and Growth Plan</li> <li>Highlight the regional benefits of the SuperTown program and Growth Plan</li> <li>To provide disseminate accurate information in respect to the project</li> </ul>	<ul style="list-style-type: none"> <li>Meetings held with the local government reference group</li> </ul>
State Government Agencies Workshop	January 19, 2012	<ul style="list-style-type: none"> <li>To brief all relevant state government agencies in respect to the Growth Plan, pose key questions to agencies</li> </ul>	<ul style="list-style-type: none"> <li>Timely responses received from State Government agencies largely achieved</li> <li>Strong engagement achieved</li> </ul>
Draft Growth Plan Advertising	January 23 - 27, 2012	<ul style="list-style-type: none"> <li>To give the community the opportunity to comment upon the Draft Growth Plan</li> </ul>	<ul style="list-style-type: none"> <li>Community advertising and comments received</li> </ul>
Community Presentation	February 27, 2012	<ul style="list-style-type: none"> <li>To provide an overview of the Draft Growth Plan</li> </ul>	<ul style="list-style-type: none"> <li>Attended by 240+ people</li> <li>Allowed for clarifications on issues in the Growth Plan</li> </ul>
Written Submissions	March 31, 2012	<ul style="list-style-type: none"> <li>To provide community ample time to prepare written submissions</li> </ul>	<ul style="list-style-type: none"> <li>12 written submissions received</li> </ul>

**Figure 3 – Consultation**

## 2.6 Sustainability Framework

Sustainability as a concept and State policy has gained wide recognition in recent years as a fundamental principle in the preparation of strategic plans. Interestingly, the Growth Plans being produced under the SuperTowns program is one of the few vehicles that provides for truly integrated social, economic and environmental outcomes. It should be noted that the SuperTown Growth Plan methodology envisages an expansion of the standard sustainability model to embrace governance and built form and infrastructure to create a comprehensive framework which can respond to the future role, function and growth potential of Katanning in an integrated way.

The sustainability framework for preparation of Growth Plans is depicted in *Figure 4 – Growth Plan–Sustainability Framework*.



**Figure 4 – Growth Plan–Sustainability Framework**

## 2.7 Governance Framework

The potential strength of a growth plan is that it sits between State and local government and straddles the economic, social, land use and infrastructure, environmental and governance responsibilities of these levels of government.

It is a document therefore that has the potential to coordinate both the strategic planning and delivery of infrastructure and services of both State and local government.

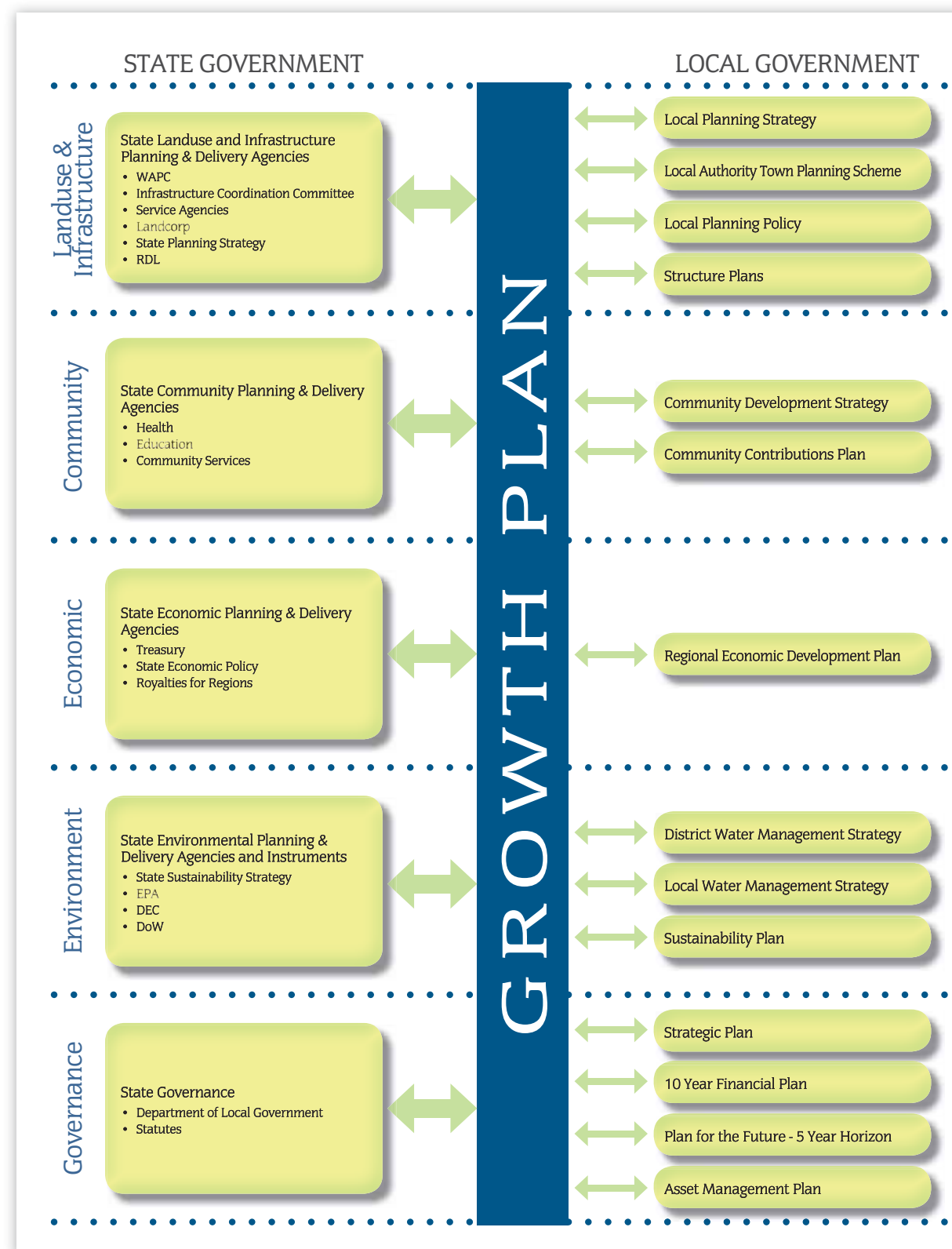
A well produced growth plan should clearly articulate the requirements to facilitate growth in a co-ordinated manner allowing both levels of government to plan for coordinated and timely delivery of services and infrastructure.

This relationship between the State government, the Katanning Growth Plan and the Shire of Katanning is depicted in *Figure 5 – Governance Framework*.

Growth plans are a relatively new instrument and are non statutory however, the merits of Growth Plans are clearly evident.

The key to the success of a Growth Plan will ultimately be reflected in the level of commitment to the plan by both State and local government.

It is understood that the Growth Plans will be endorsed by local government, the Great Southern Development Commission and the West Australian Planning Commission. Ultimately it would be beneficial to have relevant State government planning and service agencies, instrumental to the delivery of the Growth Plan, also endorse the plan.



**Figure 5 – Governance Framework**





## 3.0 Community Vision and Growth Drivers

### 3.1 Community Vision

An intensive community and agency consultation program has been undertaken between November 2011 and February 2012. This program consisted of workshops with Council, a community reference group, local government reference group and the wider community. An aspirational vision has been developed and supported by objectives which reflect the economic community and environmental pillars of sustainability as displayed in *Figures 6 and 7*.



### 3.2 Growth Drivers

In order for the town to sustain real growth there must be real growth drivers. These growth drivers will be significant industries that will employ large numbers of people and in turn drive the growth of other complimentary and service businesses.

Given the historical average population growth rate of Katanning is 1% although recent growth has increased), it would be unrealistic for the town to significantly grow unless there is increased growth in employment. By identifying potential growth industries for the town and then putting in place strategies to attract and retain these industries, the town could undergo rapid, sustainable growth. The following industries have been identified as potential growth drivers for Katanning;

#### Shire of Katanning Vision

‘Together, We’re Building Katanning’s Future’

‘We will achieve our mission by:’

- Progressing our community through the celebration of diversity and achievements.
- Strengthening our economy through the continued support of existing businesses and exploring opportunities for the expansion of our business base.
- Actively resourcing and improving the Shire’s procedures and approvals to streamline business and residential development in the community.
- Improving our lifestyle and well being, through increased recreational and cultural opportunities, more options for the young people and seniors and a focus on safety and security.
- Consolidating our position as a regional centre through increased promotion.
- Continue to pursue Structural Reform with the State Government and neighbouring Shires, by increasing co-operation and the sharing of resources.
- Protecting our environment for future generations.
- Conserving and promoting the Shire’s heritage and improving the Shires footpath network.
- Enhance the community’s amenities, by maintaining and improving the Shire’s infrastructure including the revitalisation of the Town Centre.

\* From the Shire of Katanning Strategic Plan 20/20

#### Katanning Growth Plan Vision

Katanning will embrace its Aboriginal, agricultural, multi cultural and built heritage as it moves forward as a cohesive community seeking investment in economic, environmental and social infrastructure to achieve a population of 15,000, self-supporting growth and recognition as the inland heart of the Great Southern.

**Figure 6 – Vision Statements**



<b>Economic Vision and Objectives:</b> <i>To create the infrastructure and business environment required to encourage new enterprises and sustainable employment opportunities.</i>		<b>Urban Infrastructure Vision and Objectives:</b> <i>To plan and progressively deliver in a timely manner the physical urban infrastructure and affordable housing required to accommodate a population of 15,000.</i>		<b>Community Development Vision and Objectives:</b> <i>To create a community that attracts and retains residents by providing for the needs of all age groups and facilitates a healthy, active lifestyle.</i>		<b>Environmental Vision and Objectives:</b> <i>To deliver sustainable economic, environmental and community outcomes which target the key environmental issues of salinity and vegetation protection and promote net environmental gains.</i>	
<b>Strategic Infrastructure</b>		<b>Statutory planning and land delivery</b>		<b>Community Coordination</b>		<b>Sustainability and Environment</b>	
Ensure there is adequate energy sources to accommodate townsite and business growth		Ensure statutory plans and policies are sufficiently advanced to facilitate timely development		Provide the necessary resources to facilitate the hard and soft infrastructure necessary to facilitate community development		Promote efficient waste management	
Ensure there is an adequate water supply to accommodate townsite and business growth		Ensure an adequate land supply to facilitate growth				Undertake Effective Vegetation Management	
<b>Small to Medium Enterprises</b>		<b>Retail</b>		<b>Education</b>		Promote Sustainable housing and lot development	
Identifying and nurturing latent entrepreneurial potential		Consolidate the Town Centre		Expand the range and quality of education in Katanning		Investigate ways in which Katanning can become a Carbon Management Hub	
Invigorating and energizing the established SME community		Facilitate town centre land assembly		<b>Recreation</b>		Develop a secure sustainable water management system	
Encouraging organic growth of the established SME community		<b>Housing Land</b>		Consolidate sporting clubs to improve viability		Develop a range of new agricultural industries that suit the local landscape	
Stimulating new, quality business starts that serve to broaden the business base		Create a range of affordable housing and lifestyle choice to accommodate a population of 15,000		Pursue additional sporting and recreational opportunities that bring visitors to town		Market Katanning as an innovative food producing region	
Encouraging stronger local supply-chain linkages		Activate Piesse Park		<b>Culture</b>		Promote sustainable living	
Create a community market		<b>Industrial Land</b>		Consolidate Katanning as a regional cultural centre		Promote Sustainable Businesses	
<b>Major Business Opportunities</b>		Ensure an adequate supply of industrial land to accommodate a wide range of uses		Celebrate Aboriginal culture			
Facilitate expansion of WAMMCO		<b>Servicing</b>		Create a hub for multicultural activities and services			
Facilitate expansion of CBH grain handling facility		Ensure existing drainage issues do not prejudice future development opportunities		<b>Health</b>			
Facilitate the potential Ausgold Gold mine		<b>Landscape</b>		Establish Katanning as a regional centre for health			
Facilitate the potential Agri-food precinct		Develop a streetscape and tree theme		<b>Seniors</b>			
Facilitate establishment of a Detention Centre or Prison		Promoting multiuse drainage corridors		Establish Katanning as a regional centre for senior citizens			
Utilise investment in sheep saleyards		Create a visually attractive entry experience		<b>Youth</b>			
Facilitate Business promotion		<b>Traffic</b>		Establish Katanning as the regional town of preference for young people.			
		Improve the safety of access to the east of town and create an entrance					
		<b>Heritage</b>					
		Creation of a heritage precinct along Austral Terrace					
		Acknowledge the contribution of historic buildings in Clive Street to the streetscape and amenity					
		Pursue a pilot project to demonstrate adaptive reuse of historic buildings					
		Acknowledge, maintain and extend the traditional subdivision pattern for the town					
		<b>Tourist Sites</b>					
		Ensure adequate and appropriate tourist accommodation and facilities are available					
		Create an iconic tourist theme for Katanning focused on sheep industry and agricultural sector					
		<b>Community Purposes Sites</b>					
		Create a Regional Health Campus					

Figure 7 – Strategic Vision and Objectives



### Gold Mine

The Katanning Gold Discovery is located within Ausgold's Boddington South exploration project approximately 30 kilometres east of town. Ausgold commenced drill testing of the primary gold mineralisation at Katanning in September 2010. This initial drill program by Ausgold discovered a major primary gold deposit under and along strike from historical workings at Jinkas and testing so far has delineated mineralisation along strike of 2.75km and to a depth of 230 metres. Drill results to date indicate that this deposit is shallow and high grade, having an average grade greater than 3 g/t Au. Drilling and geochemistry has to date identified two additional mineralised corridors along a strike of at least 18 kilometres.

Should the exploration results provide sufficient confidence in the deposit to commence mining, it is anticipated that initial construction could commence as early as 2014. It is intended that the mine will process gold right through to gold bar. The construction phase will likely employ up to 300 people and take approximately 18 months. Once the mine is operational it is expected that a permanent workforce of 200+ people will be required. Ausgold has indicated that they would prefer these workers to reside within 50km of the mine and that they do not intend to offer fly-in fly-out or drive in-drive out roles. This ideally places Katanning as the most likely location for both the construction and permanent workforce to reside. It is also likely that additional industries will be required in Katanning to service the mine which will again provide additional employment.

These supply chain industries could include:

- Civil and earthmoving contractors
- Concrete suppliers and formers

- Structural steel fabrication
- Storage tanks
- Shed manufactures
- Geological laboratories
- Mechanical repairs
- Plant hire
- Air conditioning and refrigeration

In order to capitalise on the benefits of this major employment generator, it is vital that as many of the workers, during both construction and operation of the mine, reside in Katanning. To achieve this, consideration should be given to the provision of suitable land for a mining construction camp. O'Callaghan Park has been identified as a potential location due to its close proximity to town, while also being sufficiently separated and screened from existing residential areas to minimise disruption caused by shift change traffic. It will also be important to ensure that sufficient land for permanent residences is available prior to the operational workforce establishing to ensure that there are not affordability issues related to housing supply shortages as has been seen in other high growth mining towns in the state. Future residential land release is discussed further in Section 4.

A structure plan will need to be prepared for O'Callaghan Park and the land will be required to be rezoned from Reserve to Freehold residential land. This could be facilitated by a land swap for Lots in the vicinity of Curlew Street. This land is owned by the Shire as 10x5 acre freehold lots. The area has significant regrowth vegetation and so may be better suited as a reserve.

### Recommendations

- 26 *Pursue a Memorandum of understanding with Ausgold in respect to workforce accommodation, integration with townsite, community support and local procurement of labour and services.*
- 52 *Continue discussions with Ausgold to determine numbers, type and timing of housing that may be required for gold mining operations.*
- 24 *Locate construction camp in O'Callaghan Park and require portion of accommodation to be in a form that can be ultimately utilised for key workers, accommodation for migrants, provide affordable housing for TAFE students and Centre for Agricultural and Engineering Excellence participants.*
- 25 *Pursue a land swap of Curlew precinct with O'Callaghan Park.*
- 45 *Prepare a structure plan for the O'Callaghan Park area to facilitate development of the mining construction camp and to facilitate the future transition of the area to other use post mine construction.*

### Agrifood precinct

There is already a thriving agricultural and meat processing industry in Katanning which can be built upon to provide genuine large scale employment opportunities. There is an existing abattoir as well as a significant regional sheep saleyard facility operating in the town, both of which offer expansion opportunities.

Western Australian Meat Marketing Co-operative Limited (WAMMCO) are Western Australia's largest lamb processor and operate the current abattoir in Katanning. There have been investigations undertaken in recent years to expand the operations to include beef processing. This would be a significant boost to the local economy but requires a large capital investment which has previously prevented the expansion occurring. Through the establishment of an agrifood precinct there may be some scope to co-locate some complimentary industries adjacent to the existing abattoir. This would enable the land parcel to be subdivided and provide a capital return to assist to offset some of the capital outlay required to establish the beef chain.

In addition, the existing sheep operation has the potential to expand to a 7 day program which could require up to 100 additional employees.

The existing saleyards are currently undergoing a relocation program with a new facility being constructed to the east of the town. The new saleyards will incorporate 42,000 square metres of roofed yards and associated infrastructure. This large facility could also offer the opportunity to collocate complementary agricultural industries to form an agrifood precinct. The existing saleyard site could then be re-developed for industrial purposes.

The agrifood sector consists of domestic and exporting primary producers, manufacturers and packagers of food and beverage products, from raw materials to finished products for the food service and retail segments. By locating complementary agrifood businesses in close proximity there are significant economies



that could be realised as well as opportunities to improve the eco-efficiency of the businesses by utilising waste sources to create other value added products.

The following industries have the potential to locate in an agrifood precinct;

- Abattoir (beef, lamb, pork);
- Agribusiness goods and services;
- Canning plant;
- Chicken processing facility;
- Containerisation park;
- Dairy processors;
- Freezer works;
- Livestock exporters;
- Packing house and grading facility for horticultural products;
- Pet food company;
- Saleyards;
- Small goods (meat smoking, etc.);
- Transport hub/need to expand trucking depots;
- Flour mill/grains product manufacturer;
- Cereal Food and baking mix manufacture;
- Beverage and malt manufacture;
- Skin and Hide Treatment;
- Various value-adding facilities (e.g. marinating meat, packaging meat and vegetables etc.);
- Feed Grains;
- Tallow; and,
- Fertiliser.

Such a precinct would provide considerable benefits to the town and the region. It is recommended that a full feasibility be undertaken to fully scope a precinct and determine the likely industries that could be viable in the area together with establishing the most appropriate locations for the various industries to ensure that the impacts such as odour, noise and dust do not impact the growth potential of the town.

#### Recommendations

- 16 *Investigate the services and incentives needed to establish a beef processing train.*
- 17 *Ensure adequate buffers are maintained in future planning to ensure ongoing operation is not prejudiced.*
- 18 *Provide some limited development opportunities to south of abattoir to assist viability of beef chain upgrade.*
- 19 *Establish a working party to work closely with WAMMCO to identify and plan for:*
  - *Future expansion opportunities;*
  - *Reducing impediments to growth; and,*
  - *Ensure sufficient land is maintained to allow for potential expansion.*
- 20 *Include WAMMCO as part of Centre for Agricultural and Engineering Excellence.*
- 27 *Build a business case for Katanning to accept/develop an Agri-food precinct.*
- 28 *Locate an Agrifood precinct in a location taking into account the location and linkages to WAMMCO.*

- 29 *Investigate the feasibility of establishing a Centre for Agricultural and Engineering Excellence, with the intention to improving the sustainability, profitability across all aspects of the existing agriculture sector chains in Katanning – Producing, Handling, Processing*
- 30 *Improve transport efficiency between Katanning, processing facilities and ports.*
- 32 *Promote sheep sales and look for expansion opportunities.*
- 33 *Utilise water resources from saleyards*

#### **Detention Centre/Migrant Transition Centre**

Katanning is a multicultural community and has a large population of migrants. The town has become known among refugees as a place that has an accepting community and employment opportunities. The existing abattoir facility employs a high proportion of the migrants and will likely rely on this network for future employees for further expansion.

Due to these attributes there have recently been discussions about the prospect of attracting a Migrant transition centre to the town which would allow migrants moving from detention facilities to transition into the community.. Such a facility could build on the town's cultural diversity and provide the detainees with a transition to later settle in the town to seek employment or start businesses.

There are positive financial and social benefits arising from the location of Migrant transition facilities in communities. These benefits include economic boosts, increased employment opportunities, contracting and tender opportunities and departmental service provider staff joining local sporting and cultural groups. In addition, staff will reside and purchase goods locally which will give an economic boost to the town.

The location for a Migrant Transition Centre is still undetermined, however it is noted that the Katanning residential College and Reidy House are two State Government owned buildings which are currently underutilised and can provide accommodation for 120-150 persons. The Shire has been in contact with the Federal Department of Immigration and Citizenship who have expressed strong interest in utilising these buildings as a Migrant Transition Centre.

Another potential option would be to utilise any future mining construction camps once construction of the mine has been completed.

It is recommended that this potential project be explored more with the State Government and the Department of Immigration and Citizenship.

#### **Recommendations**

- 31 *Build a business case for Katanning to accept/develop a migrant transition centre.*

#### **Optic Fibre Technology Hub**

Katanning is uniquely placed in that it is the distribution centre of telecommunications for the greater part of the South West/Great Southern.

This provides a direct, high speed connection with the national and international communication lines with significant capacity and may therefore provide a suitable location for a call centre.

A call centre is an operation that uses telephone and computer technology in sophisticated ways to assist people to deliver services to customers. Those industries and organisations where the use of call centres has become most widespread are those where there is a focus on customer service and a high volume of dispersed customer contact often previously undertaken through a network of branch offices. These include:

- banking and finance;
- insurance;
- airlines;
- totalisator agencies;
- telecommunications;
- public utilities;
- travel services; and
- road services.

Federal service agencies utilising call centre operations include the Department of Social Security, Australian Taxation Office, the Australian Securities Commission and the Department of Foreign Affairs and Trade.

The most likely operator of a call centre in Katanning would be a State or Federal Government Department and it will take a political commitment to ensure that Katanning is considered. Call centres have been effective employment generators in other regions such as Bunbury, where Centerlink has established a large call centre which services all States.

The National Broadband Network (NBN) will also assist business communications and provide more opportunities for people to 'telecommute' and work from Katanning. NBN has a goal to bring high speed broadband and telephone services within reach of all Australian premises. It is anticipated that the rollout of fibre optics within Katanning for the NBN program will commence from June 2013.

#### **Recommendations**

- 22 *Build a business case for a call centre at Katanning*
- 23 *Promote the capacity for Katanning to accommodate businesses that benefit from direct access to the Fibre Optic hub*



### Other Growth Drivers

There are a number of other employment generators which could occur in the town and lead to population growth. These include building on the existing multicultural strengths of the town and increasing tourism to the area, encouraging green industries and building on the role of the hospital and associated health services as a regional health centre. It is recommended that a Business Development role be created to assist with fostering and encouraging these and other business opportunities for the town to ensure that there is steady economic growth and that all possible employment generators are pursued.

The State Government is currently investigating the alignment options for the Perth to Albany gas pipeline. The introduction of natural gas in close proximity to the town could provide a further incentive for industries to locate in the town and would also assist the establishment of the agrifood precinct. It would also be possible to utilise the gas to generate power for desalination of groundwater.

Some of the industries that could benefit from a supply of gas include:

- Gold mine
- Agrifood processing
- Mining support industry
- Other heavy industry

It is expected that the State Government would also focus future expansion of regional agencies on the nominated SuperTowns. The recently constructed Department of Agriculture and Food WA building has significant capacity and filling this building alone would result in a further 50 employees in the town.

CBH is another major employer in the town which has been considering consolidating its local activities which are currently

spread around some of the smaller regional towns. There may be opportunities to provide for some expansion of their existing operations when the saleyards are relocated, as well as opportunities for a major receival depot in the eastern industrial expansion corridor with an associated upgrade to the rail spur. These opportunities could equally apply to other grain traders in the future.

### Recommendations

- 34 *Create and fund an Economic Development Position to foster economic growth as a champion for business development within the town, including:*
  - *Target, attract, new business opportunities*
  - *Coordinate, champion existing businesses*
- 35 *Forge partnerships between key industries and local businesses through open and transparent discussions on what needs to be done to ensure the future of these key stakeholders in the town.*
- 36 *Create a Place Manager / Town Centre Manager position (possibly shared role with the Economic Development Position) to work closely with local businesses and land owners to maintain a vibrant and vital business mix within the town centre.*
- 37 *Create a professional market prospectus outlining the economic opportunities in Katanning and market the opportunities to the appropriate or key investors/businesses (through the business development position).*
- 21 *Assist in the identification, and protection from competing uses, a sufficient tract of land to accommodate future CBH expansion opportunities.*

### Employment Multipliers

To understand the implications these major drivers could have on the growth of Katanning, a preliminary assessment has been undertaken on the potential flow on effect that they could have on other employment opportunities. Employment multipliers assume that for every job created in an industry, there are additional employment created in the businesses that provided goods and services to that industry and its employees.

The following table represents an estimate of the effect that the Growth Driver Industries could have on the population. The employment generators have been sourced from the Australian Bureau of Statistics (ABS) and then modified where required to better represent a reasonable estimate of localised multiplier effects.

Driver	Workforce			Housing			Data Source
	Permanent Workforce	Multiplier*	Total Workforce Increase	Additional Residential Dwellings	Occupancy Pers./House	Total Population Increase	
Gold Mine	200	3.0	600	600	2.6	1,560.0	Aus Gold personnel Communications
Agricultural Precinct	300	3.0	900	900	2.6	2,340.0	SWDC Burekup proposal
Carbon Tax Green Industries/Unviable Ag Land	20	1.3	26	26	2.6	67.6	Based on Plantation Forestry in South West
Tourism and Accommodation	116	1.6	186	80	2.6	208.0	Based on current average of people employed in Industry (4% of jobs)
Health Campus	50	1.5	74	74	2.6	192.4	Based on comparison to current Busselton hospital.
Optic Fibre Hub - Call Centre (NBN)	100	1.7	169	169	2.6	439.4	Conservative estimates based on government and non-government examples in the other regional areas.
Optic Fibre Hub - Banking (NBN)	50	1.5	77	77	2.6	200.2	Conservative estimates based on government and non-government examples in the other regional areas.
Optic Fibre Hub - Phone Marketing (NBN)	50	1.7	85	85	2.6	221.0	Conservative estimates based on government and non-government examples in the other regional areas.
Detention Centre/Prison	80	1.2	98	98	2.6	254.8	Northam example
WAMMCO - Beef Chain	100	3.0	300	300	2.6	780.0	WAMMCO personnel Communications
WAMMCO - 7 day operation/expansion	100	3.0	300	300	2.6	780.0	WAMMCO personnel Communications
Saleyards	7	1.5	11	11	2.6	28.6	Council figures
Multi-Culturalism	100	1.0	100	100	2.6	260.0	Estimated based on current experiences in town
Gas Pipeline - Desal	2	2.3	5	5	2.6	13.0	Water Corp personnel Communications
Gas Pipeline - Power Generation	10	2.3	23	23	2.6	59.8	UPD personnel Communications
Gov't Agencies - Agricultural Research	50	3.2	158	158	2.6	410.8	Based on capacity of Ag Dept. Building
<b>Sub Total</b>	<b>1,335</b>		<b>3,110</b>	<b>3,904</b>		<b>7,815.6</b>	
Existing Population/Workforce	1,740					4,863.0	
<b>Total</b>	<b>3,125</b>		<b>3,110</b>	<b>3,904</b>		<b>12,678</b>	

\* The multiplier assumes that for each job created, additional employment opportunities will be created in the area. Multipliers are sourced from the ANZIC classification obtained from the ABS. It is acknowledged that these multipliers are generally calculated nationally and therefore the multiplier may not be as reliable on the local level however this is the best available information. The Multiplier for the agrifood precinct and abattoir expansion has been set at 3 as per the mine site multiplier. The Accepted statewide multiplier for agrifood precincts is 4.8 however this would not be reflective of a localised workforce.

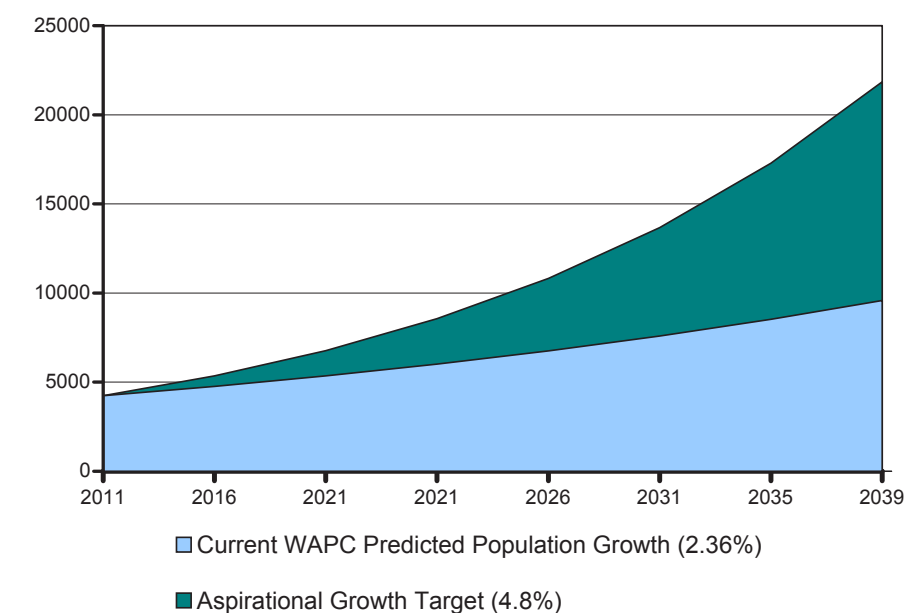


Figure 8 - Workforce & Population Multipliers





## 4.0 Synthesis of Context and Opportunities

### 4.1 Regional Context

Located 286km south east of Perth, Katanning is one of the district centres within the Great Southern region of Western Australia. The town is situated on the Great Southern Highway and the Northam-Albany rail line, 40 kilometres east of the Albany Highway. The combination of a major railway line and a rich sheep-wheat/grains area surrounding the town has made Katanning an important and thriving centre.

Katanning comprises a number of facilities commensurate with being a district centre and provides higher order services to a number of smaller neighbouring towns including Kojonup, Woodanilling, Nyabing, Tambellup, Broomehill, Gnowangerup, Wagin, Pingerup and Dumbleyung. These services include the provision of government services such as Police, Hospital, Agriculture Department. The town also provides regional sporting and recreational facilities.

### 4.2 Population and Employment

The local government area of Katanning is reported to accommodate 4,706 (based on 2011 census) permanent residents with 93% (3,800) living in the Katanning townsite and immediate surrounds. Refer to Figure 9 – Local Population.

Statistical Boundary	Population	difference	% of LGA
Katanning (LGA)	4,706	n/a	100%
Katanning State Suburb	4,376	330	93%
Katanning (Urban Centre/Locality)	4,235	470	90%

Source: 2011 Census of Population and Housing

**Figure 9 - Local Population**

Katanning has one of the highest rates of population growth for an inland centre with an estimated growth rate of 5% per annum in 2009/10 and 10/11 as a result of migrant settlement.

#### 50Km Catchment

Fifty kilometres is determined to be a distance which people are prepared to traverse on a regular basis to acquire goods and services in a rural context. There are 6 municipalities within a 50km radius of Katanning and over 12,500 permanent residents accommodated within these Shires. 71% of this population is located in Katanning, Kojonup and Wagin. Katanning itself comprises 38% of the total regional population as can be seen from Figure 10 – Regional Catchment Population.

Local Government Area (LGA)	Resident Population	Contribution
Katanning (S)	4,706	38%
Kojonup (S)	2,266	18%
Wagin (S)	1,898	15%
Broomehill-Tambellup (S)	1,270	10%
Woodanilling (S)	454	4%
Kent (S)	587	4%
Gnowangerup (S)	1,344	11%
Dumbleyung	669	5%
All Shires	12,525	100%

Source: 2011 Census of Population and Housing

**Figure 10 – Regional Catchment Population**

#### Regional Local Government Trends

There are 107 regional municipalities in Western Australia. Five of these municipalities have a population above 30,000 and 3 have a permanent resident population above 15,000. Seven municipalities have a permanent resident population above 10,000. In recent years the highest population growth rates

have occurred in the smallest Shires suggesting that it is harder to increase the population growth rate as the population gets larger. Further information is provided in Figure 11 – Regional Government Populations.

Population	Number of Regional Shires	% of Regional Shires
30,000 +	5	5%
20,000 +	1	1%
15,000 +	2	2%
10,000 +	7	7%
5,000 +	10	9%
2,500 +	15	14%
Less than 2,500	67	63%
All	107	100%

**Figure 11 – Regional Government Populations**

#### Employment

There is a labour force of 1,790 people within the Shire area and statistics indicate that a total of 1,729 jobs are available within the Shire. This is a 100% self sufficiency employment rating or a job for every member of the labour force in a community.

It is noticed that 45% of jobs are located in 3 categories:

- Agriculture and forestry 17% (WA average 1%)
- Wholesale trade 15% (WA average 4%)
- Retail trade 13% (WA average 12%)

A further breakdown of employment by numbers and a comparison to the West Australian State average is provided in Figure 12 – Employment Categorisation.

Category of Employment	Katanning		WA Average	
	No.	%	WA	Difference
Accommodation and Food Services	72	4%	6%	71%
Administrative and Support Services	37	2%	3%	62%
Agriculture, Forestry and Fishing	286	17%	1%	2078%
Arts and Recreation Services*	0	0%	1%	0%
Construction	73	4%	9%	46%
Education and Training	129	7%	8%	93%
Electricity, Gas, Water and Waste Services	25	1%	1%	141%
Financial and Insurance Services	36	2%	3%	60%
Health Care and Social Assistance	129	7%	11%	68%
Information Media and Telecommunications	9	1%	2%	33%
Manufacturing	126	7%	10%	72%
Mining	12	1%	3%	21%
Other Services	87	5%	4%	126%
Professional, Scientific and Tech Services	50	3%	8%	38%
Public Administration and Safety	103	6%	7%	89%
Rental, Hiring and Real Estate Services	9	1%	2%	25%
Retail Trade	221	13%	12%	110%
Transport, Postal and Warehousing	69	4%	4%	92%
Wholesale Trade	256	15%	4%	331%
Stated Positions	1,729	100%	100%	

\* These figures are sourced for the ABS and are dependant on what category residents have nominated as their primary employment  
Source: 2006 Census of Population and Housing

Current Katanning Employment Sectors

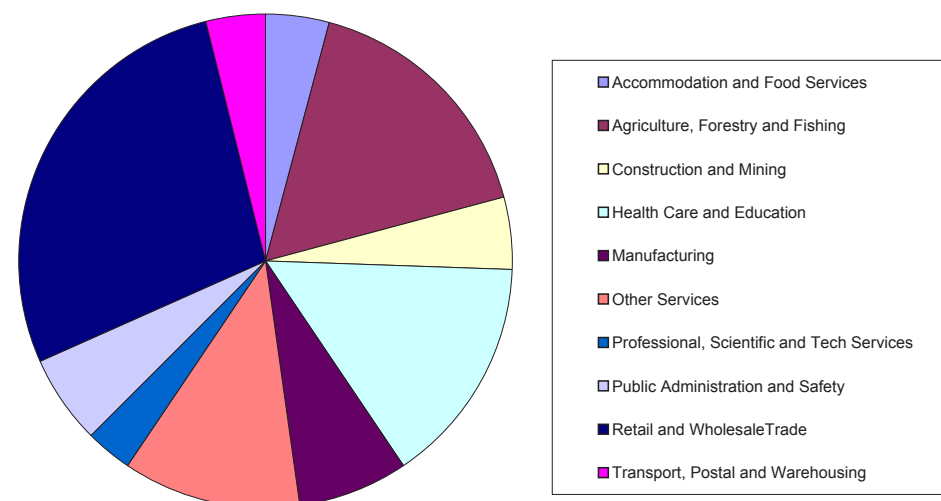


Figure 12 – Employment Categorisation

### Income

An analysis of economic data concludes that Katanning has fewer part time employees than the State average suggesting less employment for younger age groups which tend to dominate this category. There is lower unemployment than the state average suggesting a solid local economy. Incomes are slightly lower than the Australian average. The lower incomes offset by low rents result in a very low rental stress level. Lower incomes offset by lower house prices and low mortgage payments result in lower mortgage stress levels. Lower incomes levels offset by low rental and mortgage stress results in a generally higher disposal income than State and national averages. It should be noted however that there are high numbers of people dependant on government supplied community housing.

Property tenure is consistent with Australian averages which is generally 1/3 owned, 1/3 mortgaged and 1/3 rental.

### Spending

The implications of the employment and economic profiles are that Katanning is similar to Australian averages. The town is therefore conducive to: average retail spending profiles on food and grocery goods and services which are generally related to household size; and, above average retail spending profiles on comparison goods which are more dependent on income levels and opportunities.

The population of Katanning is currently estimated to spend \$55M per annum on retail goods and services. Of this it is estimated that approximately 70-75% or \$35M per annum is being captured by Katanning businesses. Therefore 25-30% of the Katanning spend is currently being directed to businesses outside Katanning largely Perth and Albany.

The secondary catchment of Katanning consisting of a 50km radius is estimated to generate a spend of \$72M per annum on

retail goods and services of which only 20-25% is estimated to be captured by Katanning businesses. In conclusion the estimated spend for Katanning and the 50km catchment is \$128M per annum of which Katanning is capturing \$56M per annum or 45% of the retail spend.

## 4.3 Landscape

### Arrival Experience

On arrival to the town site, from all directions, it is apparent that the remnant local tree species are both majestic and elegant in their form and structure. Of particular note are the common Eucalypt species such as Brown Mallet (*E. astrigens*), Wandoo (*E. wandoo*) and Salmon Gums (*E.salmonphloia*) however in the town centre these trees are replaced with exotic species of a lesser stature. This character is synonymous with the driving experience in many Wheatbelt areas, where vegetation has been retained along roads and fence lines as remnants of the pre-agricultural landscape.

Built form and vacant lots reduce visual entry experience from Perth and these properties could be enhanced through high quality infill development and design guidelines applying to existing residences.

The entry statement walls to the Kojonup Road are small in scale and have dated in their aesthetic appeal. Garden species planted adjacent to the walls are out of character with the surrounding rural landscape and consideration should be made to integrate the experience with a character consistent to all entry points to town.

The primary arrival experiences from Perth, Kojonup and Albany culminate at the southern end of Clive Street (the main street), where a series of agricultural remnants and steel artworks are arranged in a heart shaped stone walled feature. The entry statement walls, garden, sculptures and windmill are poorly





Figure 13 – Townscape Appraisal



maintained and tend to project a low quality amenity to the arrival experience. All ages playground is opposite the entry feature and houses custom-made, 'extreme' and conventional play equipment and a miniature railway. A summary of these issues is depicted in *Figure 13 – Townscape Appraisal*.

### **Streetscapes**

Streetscapes in town are generally well defined in a grid pattern with paved and kerbed roads or gravel shouldered roads in places closer to the fringe of town. Footpath materials vary from in situ, concrete to red asphalt paving and red brick unit paving in various patterns and styles. The entire Townscape would benefit from a simple set of design guidelines to define a consistent approach to streetscape upgrades over time.

Street trees predominantly consist of Queensland Box (*Lophostemon confertus*) and Flowering Plums (*Prunus nigra*) with a variety of local Eucalypts, Peppermints and Casuarinas forming a less formal street tree pattern to out skirting streets. Due to overhead power lines, the Queensland Box are heavily impacted by canopy pruning but remain in reasonable health, albeit in poor form. The Flowering Plums are a smaller tree and are not impacted by overhead pruning and generally appear to be in reasonable health given the harsh, dry growing environment. Due to either size or pruning neither species provide extended shade canopy to the street. Local tree species such as Brown Mallet (*Eucalyptus astrigens*), Wandoo (*E. wandoo*), Swamp Sheoaks (*Casuarina obesa*) and Salmon Gums (*E. salmonphloia*) appear to be performing very well in terms of form, canopy development and size under urban surrounds with the additional influence of saline groundwater.

Along the main street in the centre of town the London Plane trees (*Platanus x acerifolia*) are heaving paving and kerbs in the retail district with evidence of tree health decline where saline ground water is influencing root systems. Trees are also impacting built form with both branch and root intrusion to properties. Progressive removal of the London Plane trees would ensure protection of significant heritage building fabric and footings coupled with investigation of alternative street tree species, locations and installation details (i.e. in planter boxes to control roots adjacent to buildings).

The Woolworths supermarket car park is located on a hill at the southern end of the business district and currently dominates the landscape and is of low visual amenity. This is a primary destination for both town residents and regional visitors and would benefit from extensive tree planting and shade provision as part of the SuperTown agenda.



Main Street Approach



Main Street



STREET TREES



*Casuarina obesa*



*Eucalyptus astringens*



*Eucalyptus longicornis*



*Eucalyptus marginata*



*Eucalyptus occidentalis*



*Eucalyptus salmonophloia*



*Eucalyptus wandoo*



*Santalum acuminatum*

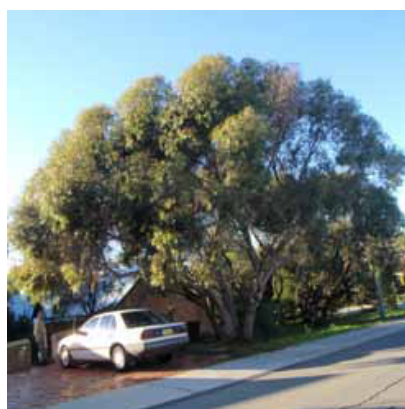


*Citrus sinensis*



*Prunus nigra*

PARKLAND TREES



*Eucalyptus decipiens*



*Eucalyptus rudis*



*Melaleuca raphiophylla*



*Banksia attenuata*



*Banksia prionotes*

Figure 14 – Local Tree List



### Open Space

There are a number of extensive public open space areas throughout the town site (as shown in *Figure 15 – Parks & Playgrounds*), however due to their size and number; maintenance efforts are limited to the capacity of the Shire’s works programme and budget. The recreation centre sports grounds to the west of town and the All Ages Playground to the south of town are the most frequented open spaces by residents and visitors of the 12 dedicated parkland areas in Katanning. Many of the parks are large in scale and provide limited opportunities for shade with extensive areas of irrigated turf throughout. Many of the parkland areas would benefit from an intensive revegetation strategy incorporating low groundcovers and tree planting to:

- maintain good passive surveillance
- enhance shade
- reduce local ambient temperature
- provide habitat and biodiversity opportunities
- reduce irrigation demand
- reduce maintenance (particularly mowing)
- reduce nutrient input
- enhance interpretation opportunities
- manage groundwater levels
- address salinity issues
- improve amenity.

The disused racetrack at O’Callaghan Park shows evidence of strong natural re-colonisation in low-lying areas with pioneer species such as Casuarinas to its surrounds. Revegetation strategies throughout

the town should consider incorporating pioneer species to facilitate plant establishment and groundwater management that will support the development of a more complex natural vegetation community over time. The internal areas of disused race track are heavily degraded, presenting a low amenity value and as such would be well suited to temporary accommodation for mining, tourism and peak season trade ventures.

Memorials and walls are well maintained to the central area of the township; however some evidence of anti-social behaviour is apparent in these areas in the form of street drinking and some minor graffiti.

#### Recommendations

95 *Develop a street tree and parkland replacement master plan incorporating locally occurring tree species.*

### Water Courses and Drainage Lines

Water courses and drainage lines throughout Katanning are heavily infested with weeds and bank stabilisation measures have impacted the natural character. Access through these corridors is currently limited to informal “goat” tracks and properties addressing these corridors do not currently demonstrate passive surveillance opportunities. Salinity is a growing problem along these drainage lines which can impact on the growth of vegetation.

Pedestrian crossings to drainage lines are limited generally to traffic crossings with narrow paths and non-compliant balustrade detailing. Upgrades to pedestrian crossings should be designed to appropriate standards to limit risk of children falling into culverts during peak flow events while providing universal access.

### Opportunities

The town site and locality presents numerous opportunities in terms of landscape amenity and practical utilisation of resources and vernacular materials. These are listed below:

- Develop a street tree and parkland replacement master plan incorporating locally occurring tree species.
- Utilise locally indigenous plant species throughout the town site as street and parkland specimens to celebrate the natural character of the region and combat saline groundwater conditions with species adapted to these constraints.
- Develop comprehensive urban design guidelines to define a consistent approach to paving, furniture and streetscape upgrades over time.
- Progressively remove London Plane Trees from Clive Street and investigate alternative street tree species and planting locations to minimise disturbance to infrastructure.
- Investigate main street tree planting to a new central swale to assist in root system management, drainage conveyance and green amenity to the town centre.
- Investigate re-grading the main street to take up level change (100-300mm) at threshold of properties to improve universal access to retail businesses.
- Utilise stormwater captured from paved areas and sales yard roof for irrigation for open space areas.
- Enhance creek lines in town as multiple use greenway corridors, including dual use paths, interpretive features, local bush tucker species, exercise/play equipment and extensive tree, turf and ground cover planting.
- Identify features for water storage/reuse.





**Figure 15 – Parks & Playgrounds**



### **Constraints**

There are a number of constraints that have historically limited development potential in Katanning, many of these are inherent with the way the town has grown over time or physically presented by the local environment. These are listed below

- Groundwater conditions consist of a high and saline water table affecting growth capacity of some tree species; particularly the London Plan Trees in Clive Street.
- Reactive clay soils are common throughout the town site.
- Drainage infrastructure is dated and poorly connected to rainwater harvesting areas.
- Overhead power lines constrain street tree development due to pruning requirements.
- Maintenance and upgrade budgets limit capacity to improve infrastructure and amenity.

### **Connectivity**

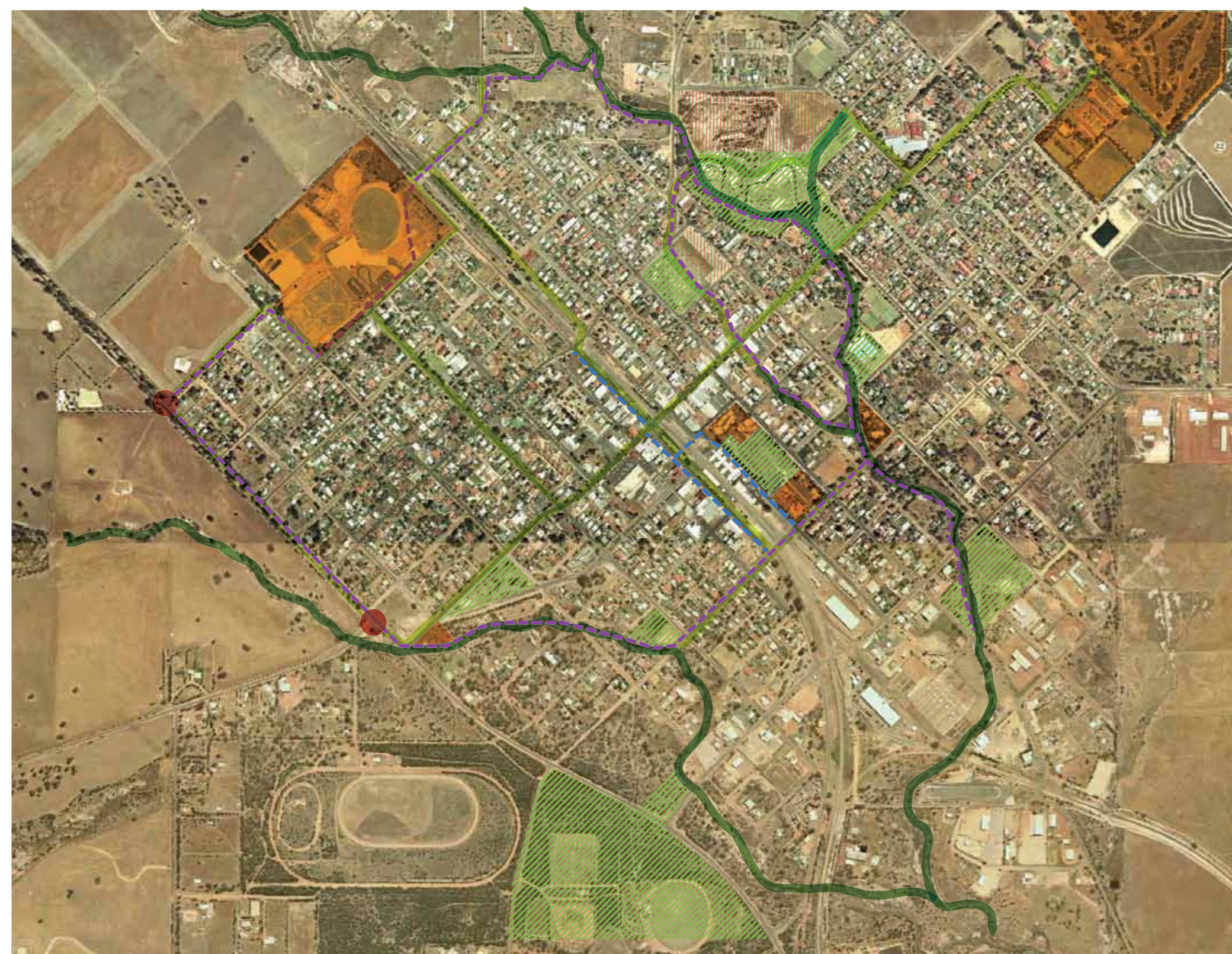
The town site is well connected through a grid road pattern that makes navigation and legibility straightforward throughout the town site. The urban grid is traversed by two drainage lines, both informally known as Katanning Creek, draining to low lying areas to the south of town. Pedestrian access along these creeks is limited to occasional gravel or earthen tracks that have developed over time by regular foot traffic, however these routes have not been formalised with paving. These creek lines present excellent opportunities to create high amenity, ecological linkages between isolated remnant bushland areas at the edges of town and defined parkland within the town site.

The railway corridor connecting Perth to Albany has physically divided the town since its establishment, however, it is the key

catalyst for Katanning's growth over the past 100 years and this should be recognised in interpretive education and tourism strategies. This corridor is 80 to 100 metres wide and its amenity has historically been limited by its function as a clear transport corridor, hence tree planting, pedestrian access and landscape enhancements have been minimal. The rail currently experiences around 3 train movements per week and does not represent a major safety risk to pedestrians and vehicles crossing the tracks and therefore fencing to the corridor is limited to the town centre only. Where fencing and crossing points are established there are opportunities to enhance parts of the railway corridor to connect the separate sides of town with extensions to street tree planting, paving and groundcover planting. These enhanced spaces would function as passive amenity only to limit the risk of active recreation conflicting with train movements and to create strong visual linkages between the two sides of the corridor.

A depiction of this green connectivity concept is shown in *Figure 16 – Green Infrastructure Connectivity Concept*.





## Legend & Notes

- drainage line / green links
- landscape enhancements
- open space / green asset
- community facilities
- heritage trail
- activity / exercise trail
- infill development potential
- entry node

Figure 16 – Green Infrastructure Connectivity Concept



### Palettes

It is important to develop a set of design strategies for the public domain to define a consistent approach to planting, paving, furniture and streetscape upgrades over time. These design strategies must be adopted by both the local authorities in terms of practicability and maintenance as well as by the local community through a consultation process. This process will need to be incorporated into future stages of the delivery of the SuperTown to ensure that implemented works are integrated with the ongoing development and growth of the township; and that the upgrade works do not appear contrived or out of character with the remaining urban fabric. An example of paving and tree planting palettes are provide in *Figure 17 – Hard Materials and Furniture Palette*; these will be used to determine some opinions of probable cost of the improvements to town site public areas.

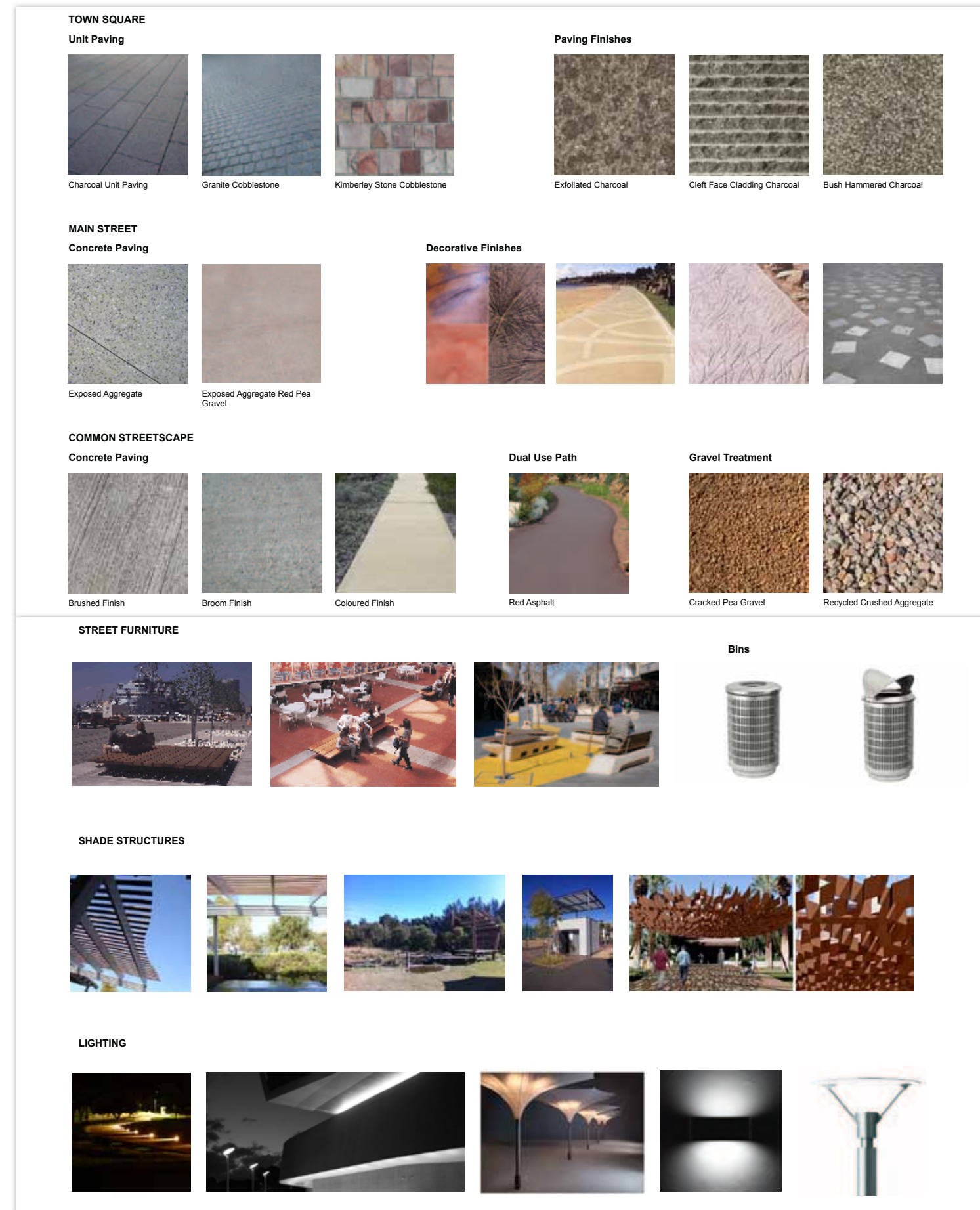


Figure 17– Hard Materials and Furniture Palette



## 4.4 Environment and Sustainability

### Water/Salinity Management

Water management in Katanning has a range of components that are interrelated. These include groundwater, stormwater, natural waterways, potable water supply, wastewater servicing, wastewater treatment and reuse. Closely tied to the management of water is the issue of salinity within the town's groundwater.

The following is a summary of each of these aspects and how to manage water holistically across the town and wider area. These concepts are presented graphically in *Figure 18 – Water Management*.

### Potable Water

Potable water is supplied predominately by Water Corporation through the Great Southern Towns Water Supply Scheme (GSTWSS). Approximately 85% comes from Harris Dam and the rest is generated at the designated Pinwernying Dam catchment to the North West of town. Water is also stored in Pinwernying Dam and the Katanning Service Tank before being delivered to the townsite.

Harris Dam is experiencing declining yields due to climate change. Pinwernying Dam is due to be abandoned as a source due to water quality issues making it difficult to treat to potable standard. There is the potential to use the catchment that feeds Pinwernying Dam as a source for a non-potable supply to the town. Potable water supply is currently near capacity. Around 30% of the potable water use in town is for industry, predominately WAMMCO.

The water from the GSTWSS is sold for around \$1.10/kl. It costs approximately \$6.50/kl to deliver this water to a house in Katanning. This has led to desalination of groundwater from beneath and around the town as being seen as a potentially viable option. This will provide a local water source while reducing the

groundwater under key areas of the town. Preliminary business cases show that the cost to produce potable water would be around \$2-6/kl to produce (depending on volumes and technique) and around \$0.5-1m of upfront capital works for a plant capable of supplying approximately 200 houses. The desalination program could be expanded to sites out of town in the future, should the supply from groundwater within the town reach capacity.

The Water Corporation has advised that a review of the yield of Harris Dam will need to be carried out for the entire GSTWS. Outcomes of this review will determine the necessity to assess alternative source options for towns within the GSTWS.

In addition to comparing costs of water supply from Harris Dam with desalination, Water Corporation recommends the consideration of other options at a conceptual level. Water Corporation will consider options to augment the GSTWS at appropriate demand and growth triggers which will involve a conceptual and feasibility study. Options are assessed using sustainability criteria upon which a preferred option is recommended.

### Wastewater

The majority of the town is sewerage, with the wastewater being used to reticulate sporting fields, parks and school area directed via a gravity and pumping network, to a secondary treatment plant to the south east of town. After secondary treatment, the water is pumped to a range of holding dams and tanks around town - see *Figure 42*. This water is then used to reticulate sporting fields, parks and school area. The existing delivery system is poorly designed, has suffered adhoc changes and has limited capacity to meet peak demands. The Water Corporation and the Shire manage the distribution system. Any increase in population or increase in wastewater being directed to the plant will mean identifying a new area of disposal (e.g. irrigation of a new park etc). The

houses that are not currently sewerage predominately discharge their wastewater to septic systems. This water then proceeds to recharge the groundwater within the town.

### Stormwater

The stormwater drainage system has capacity and maintenance issues. There is an extensive network of drainage infrastructure, with some areas unable to cope with regular storm events. Much of the drainage system is also unsealed, allowing stormwater to recharge the groundwater. Some systems also have no outlet through a pipe system, meaning that water must flow along the street.

There is no treatment of the stormwater prior to it being disposed of to the Katanning creek, resulting in poor water quality within the creek line after rain events.

There are also areas of significant ponding and surface saturation due to water not being able to drain, and with rising salinity this is affecting building foundations and other infrastructure around the town.

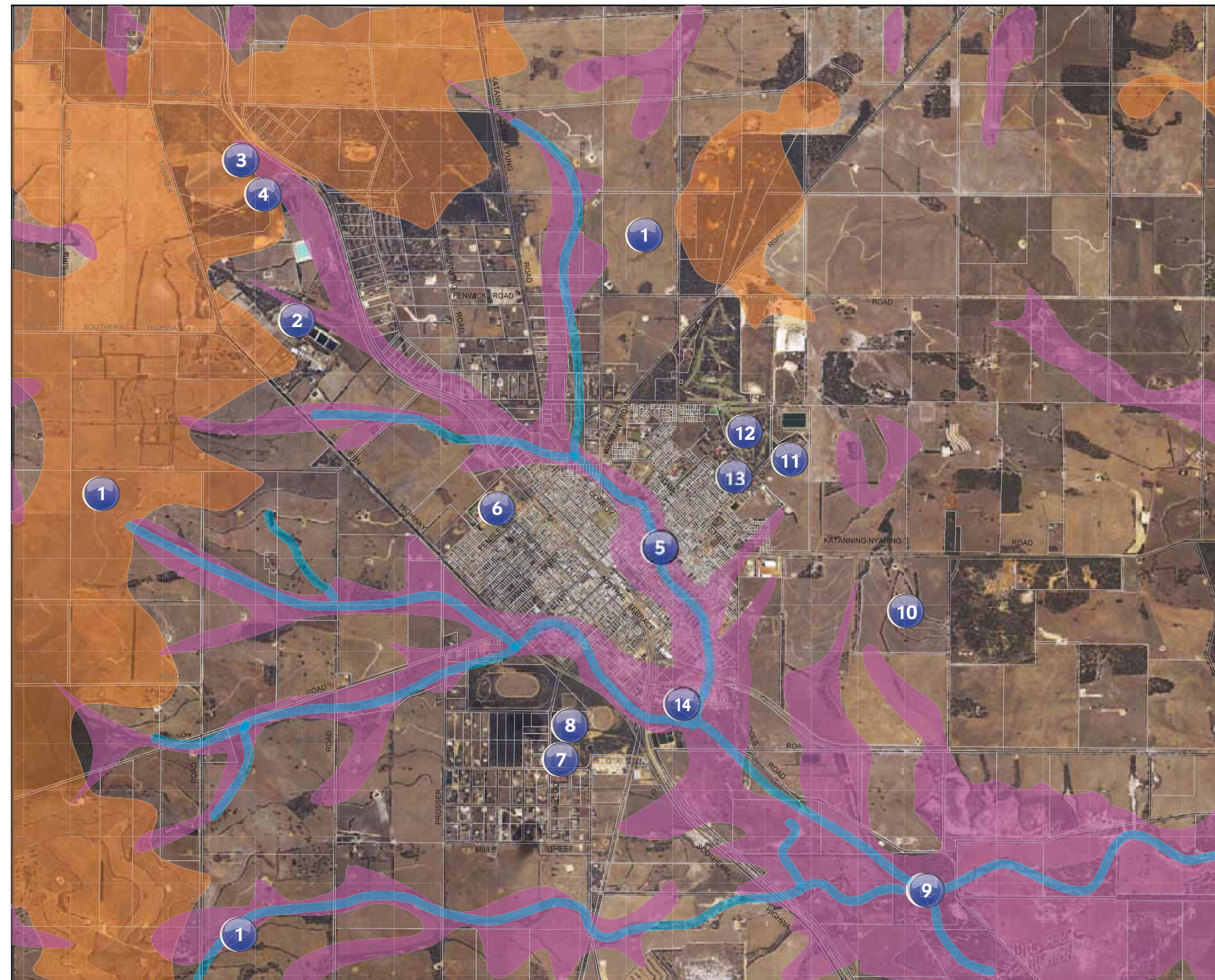
There is currently no large scale stormwater collection and storage system. As part of the construction of the new saleyard facilities, roof runoff and hardstand runoff is to be collected, stored, separately and treated. Some of the water is to be reused within the facility with excess water proposed to be utilised for irrigation of parks and other potential uses within or around the town.

A preliminary drainage study has been undertaken for most of the town, however it requires extensive review and design to allow it to be used in decision making of any future upgrades.

### Natural waterways

There is a series of natural waterways that flow through the town. The waterways tend to start outside of the townsite,





## Legend & Notes

- 1 Contour Banks to minimise surface run off
  - 2 WAMMCO Water Treatment & on Farm re-use
  - 3 ≈85% of Potable water from Harris Dam, ≈15% from local Pinwernying Dam catchment
  - 4 Potable water catchment and holding dam
  - 5 Bore pump to remove saline groundwater
  - 6 Shire Parks & Recreation areas reticulated with treated residential waste water
  - 7 Council top up Catchment for Irrigation Dam
  - 8 Council holding dam for treated water
  - 9 Police Pools
  - 10 Potential new water source from new sale yards
  - 11 Water Corporation holding dam for treated water
  - 12 Golf course watered using treated waste water
  - 13 High School - Proposed water irrigation
  - 14 Waste Water Treatment Plant
- Orange Areas potentially above 345m AHD and above which may require further investigation to allow for potable water servicing
- Blue Waterways
- Purple Area of high groundwater salinity

## General Comments

- Ground water level is currently close to equilibrium due to being at or near the surface
- Salinity within this groundwater is causing issues with infrastructure eg road, building. Also may be due to saturated surface soils
- Parts of town currently not connected to mains sewage
- Two thirds of Town is feeling effects of salinity with water less than 1.5m below the surface.
- 2001 – Cost of damage from salinity was over \$6.6m
- \$7.6M (2001) to prevent further damage from salinity

Figure 18 – Water Management



predominately to the north and west. This water then converges with the Katanning Creek at various points before exiting the town to the south east. This water eventually flows onto Police Pools and into the saline river systems.

Most of the waterways within the town have had their channel system modified through excavation and/or formalisation of the edges with rock walling. Saline surface and groundwater entering the waterway and surrounding riparian areas has changed the species mix to a more salt tolerant ecology. There are also a number of areas where salt scalds are present. There has been extensive revegetation of the creek line areas, using predominantly native species. These have been part of other Landcare works undertaken within the Shire. There is scope for further expansion of this planting program and extra replanting in area planted previously.

Lake Ewlyamartup, which is downstream of Katanning, is also part of the Living Lakes program and is currently undergoing a rehabilitation program to increase its ecological and recreational values.

### Groundwater

A range of studies have been undertaken to understand the groundwater situation within the Katanning townsite and surrounding agricultural areas.

These studies and ongoing monitoring have shown that around 60% of the town experiences groundwater within 2m of the surface. This groundwater also contains a range of dissolved minerals, increasing the salinity of the water to the point where it impacts on plant growth and infrastructure.

A number of pumping trials to lower the groundwater have been undertaken, with most of them showing low yield rates. This is mainly due to the rate at which water can move towards the pumping point. This rate is largely determined by the low hydraulic conductivity of the subsoil and the dense nature of the soil resulting in few pore spaces for water.

Groundwater pumping continues near the Katanning Aquatic Centre, with the water being directed to the south east of town and into an evaporation pond. This pond is unable to accommodate the full volume of water pumped, so the pump is sometimes turned off during periods of low evaporation.

There have been previous preliminary investigations into the potential options for reuse of the pumped water including solar ponds, desalination, aqua culture and salt/mineral production.

The Rural Towns Program identified that the current cost of salinity and high groundwater on the town was approximately \$6m (2001) with a further \$7m in damage in the near future if no remedial action was taken. These costs are for the town itself and do not consider the other costs associated with salinity in the surrounding agricultural areas. Solution to this problem would incorporate pumping of groundwater, improved drainage and enhanced tree planting.

### Overall water management plan

Due to the complex interaction of water within the town of Katanning, any water management works needs to consider the full impact and costs. To assist with this analysis an overall water balance and management plan is recommended to be prepared, in conjunction with the Department of Water.

### Recommendations

177 Undertake a Water Balance Study for the town and its catchment.

*This study is built on and consolidates previous works and focus on all water sources coming into and leaving the town, as well as how they are used within the town. Aspects to be investigated are to include:*

- Potable use
- Septic discharge
- Surface water runoff from higher in catchment

### Recommendations Con't

- Roof runoff
- Other stormwater runoff
- Saleyards runoff/treatment and reuse
- Wastewater reuse
- Salinity
- Amenity /health
- Contamination
- Groundwater flow

*and how much is going out*

- through drainage
- evaporation
- evapotranspiration
- wastewater overflow
- groundwater outflow
- groundwater pumping
- infiltration to deeper aquifers

178 Undertake a Water Management Study for the town and its catchment.

*This study is to build on and consolidate previous works. The aspects to consider include:*

- Findings of the water balance study.
- Consolidation of previous groundwater monitoring.
- Determination of current groundwater levels and quality.



#### **Recommendations Con't**

- *Determination of potential yields and draw downs if groundwater pumping takes place. This is to include identification of key areas to pump from to attain the maximum yield for potential potable use and also areas where pumping will protect key infrastructure.*
- *Identification of bore types suited to the local aquifer characteristics.*
- *Review of the town stormwater drainage system and identification of key areas for upgrading.*
- *Determination of potential stormwater harvesting options.*
- *Identification of areas where Water Sensitive Urban Design and stormwater harvesting are possible as part of the stormwater system being upgraded.*
- *Integration of saleyard and other known new water sources into the scheme.*
- *Desalination feasibility assessment both in direct costs and overall benefits.*
- *True cost to bring water currently from Harris Dam.*
- *Comparison of desalination and Harris Dam water capital construction costs and ongoing supply costs.*
- *Impact of garden irrigation on groundwater levels and quality.*

#### **Recommendations Con't**

- *Identification of Waterwise garden options and ways to promote these within the community.*
- *Impact on the groundwater from POS and sporting facility irrigation on groundwater levels and quality.*
- *Evaporation/solar pond design to minimise adverse environmental impacts and potential options to utilise the pond for heat energy generation and reuse.*
- *Investigation into uses of saline and brackish water.*
- *Encouragement and provision of rainwater tanks to existing housing.*
- *Building guidelines that tanks are to be incorporated and plumbed into all new houses as a non-potable supply.*
- *Investigation into ways to link un-sewered areas into the sewage scheme through the use of pressure and vacuum sewer or other technology.*
- *Investigation into new storage and reuse options for wastewater including any potential increase in treatment required.*
- *Investigation into options to best service areas above 345m AHD with potable water.*

179 *Proceed with costed and sound recommendations that come out of the Water Balance Study and Water Management Study in conjunction with the Water Corporation and Department of Water.*

#### **Energy Production & Carbon Management**

There is little in the way of direct carbon management taking place within the Katanning district at the current time. At the same time, there is an emerging recognition of carbon and its effect within the Australian and world economy and environment. This presents an opportunity to develop Katanning as a carbon management hub (see Figure 19 - Energy Production and Carbon Management), both for the direct benefit of the local area and as a way to sequester carbon produced by other emitters. As the town becomes recognised as a leader in carbon management for agricultural industries and rural towns, it can begin to attract new industries and opportunities as part of this emerging market. To assist with starting this process a number of actions can be undertaken that focus on carbon neutral power production, energy efficiency and carbon sequestration.

As a leader in the community the Katanning Shire Council can provide an example of how a business can reduce its carbon and greenhouse gas emissions. As proven by a variety of other councils around the State, this is likely to lead to a reduction in overall running costs for the organisation.

The proposed new Shire office can also be an example of a cost effective commercial building that is designed around solar passive principles and energy efficiency. This will have lifelong benefits to the running costs of the building and is also able to improve the way in which the building functions with associated benefits for employee's productivity.

Some aspects of Carbon management will also have a variety of other benefits to the Katanning area, over and above energy generation, energy efficiency and carbon sequestration.

One potential way of linking carbon management and energy is by growing and processing bio-mass locally. By utilising a biomass plant to produce electricity for key industry users, with

excess fed into the grid, Katanning opens up a commercial reality for the production of feed stocks. One feedstock well suited to biomass energy generation is oil mallees. The strategic plating of these around Katanning will also have direct environmental and economic benefits to agricultural producers. These include another income stream, lowering of water tables, salinity management, wind erosion management, stock shelter and biodiversity benefits. Even without these benefits, Biomass generation has been shown to be an economically viable energy production method for inland Western Australia.

A biomass plant requires a dedicated workforce that is dependent on its size. As an example, a 5MW plant is likely to employ 5-10 people directly. A plant of this size is also likely to require approximately 4 people growing nursery stock plus seasonal planters, site preparation and management personnel (either landowners or contract staff), harvester and carters.

Other feed stocks such as straw and utilising appropriate waste from a Regional Waste Facility will also provide local new income streams. Furthermore individual landholders can produce their own power through small scale solar and wind generators.

The local production of energy means that money that currently leaves the town to purchase electricity will be directed to local residents as wages, lower energy bills and payment for biomass.

#### Recommendations

172 Undertake an Energy Production and Efficiency Study suited to the Katanning District. The study is to include:

- energy requirements for the short and long term growth of the district
- identification of direct users of potential energy sources and appropriate energy costs

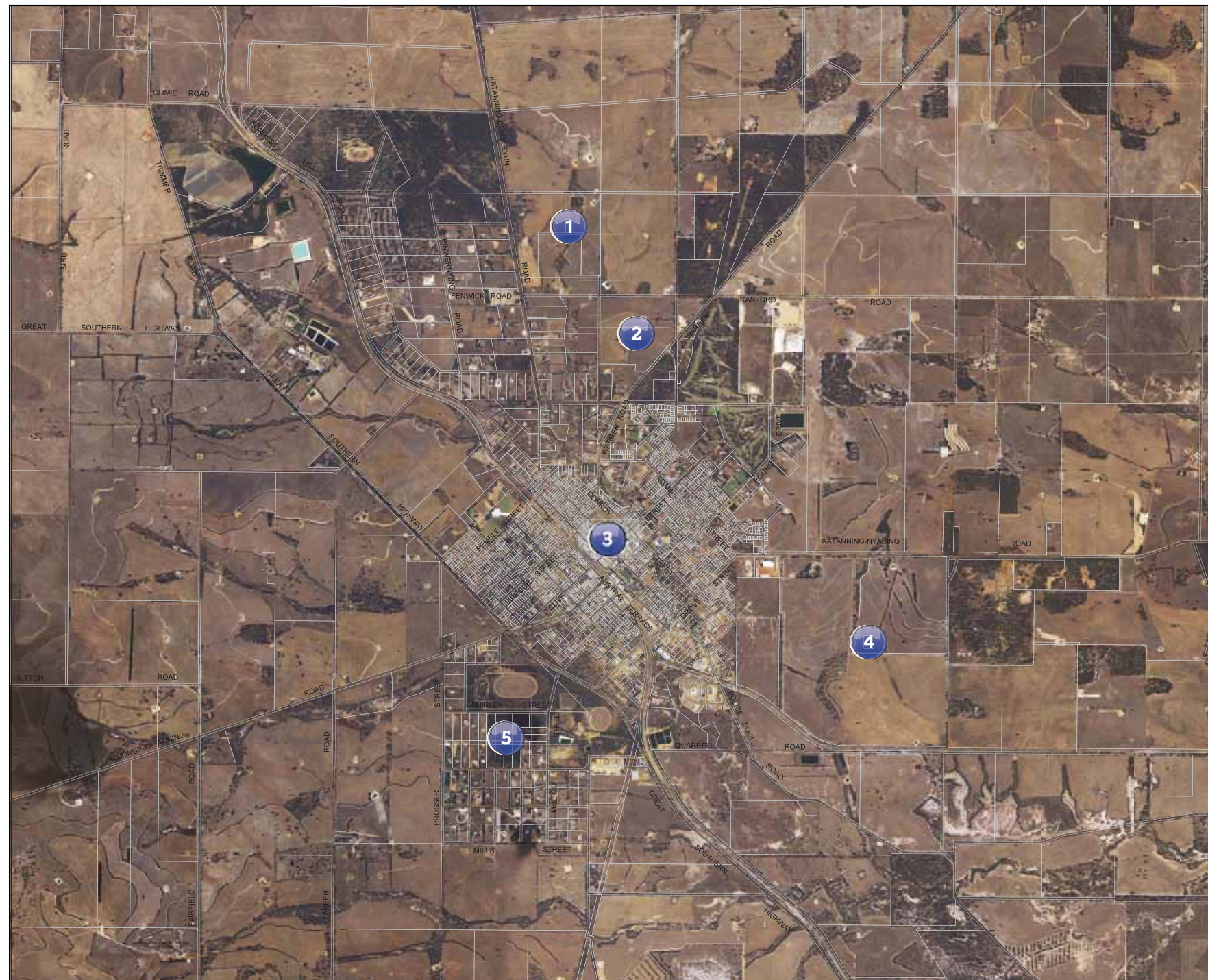
#### Recommendations Con't

- Preliminary investigation into the wind regime within the district and overall viability of large scale wind generation.
- Investigation into the viability of small scale energy production systems such as photovoltaic solar panels, micro wind turbines, solar water systems etc
- Options to assist with the implementation of small scale energy systems.
- Investigation into other energy production systems
- Investigation of viability of biomass energy systems including identification of feedstocks
- Identification and true costing of non-direct benefits of each energy source including water/salinity management, value of waste streams and carbon management
- Identification of direct and total employment provided by a different energy sources
- Identification of potential operators of different systems
- Determination of how carbon pricing may affect the viability of energy production systems
  - Identification on options to increase energy efficiency in the residential, commercial, agricultural and industrial sectors
  - Determination of practicality and economics of energy audits

#### Recommendations Con't

- Determination of options to increase building energy efficiency for existing and new buildings
  - Determination of cost effective carbon sequestration options
  - Determination of other greenhouse gas minimisation options.
- 173 Construct/implement viable energy production and efficiency systems within the Katanning District.
- 174 Investigate ways in which Katanning can become a centre for carbon management. This should include:
- attracting carbon efficient business,
  - promoting energy production from biomass and potentially bio-diesel,
  - implementation of building energy efficiency policies for all new buildings,
  - Assisting landholders to be involved with carbon sequestration and reducing broadacre farming greenhouse gas emissions.
  - research projects including detailed information on biodiversity planting carbon sequestration
  - employment of a coordinator to assist with the above activities
  - technologies to take advantage of the Carbon economy including Waste Stream Gas
- 175 Develop policies for the Shire Council to reduce its carbon emissions through practical means.
- 176 Develop all new Shire buildings on solar passive and energy efficient principles.





## Legend & Notes

- 1 Revegetation Projects within Town used as potential carbon storage
- 2 New residential areas incorporate energy efficient and energy capture (eg. solar passive design, energy efficient lighting, solar panels, solar hot water system) attributes
- 3 Potential for Katanning to be regional hub for carbon trading
- 4 Carbon farming explored as offset opportunity
- 5 Regrowth bushland areas retained to store new carbon

## General Comments

- Farm based oil mallee used in correct areas for CO<sub>2</sub> capture and as biomass feedstock
- New energy generation could be focus on systems that are greenhouse emission neutral or free. Potential options include:
  - Biomass
  - Wind Turbines
  - Solar Panels
  - Waste Gas

**Figure 19 - Energy Production and Carbon Management**



### Waste Management

The Katanning Shire Council is currently investigating the option to become a Regional Waste Management Facility to service the Central Great Southern. By becoming a regional facility, Katanning has the ability to process a greater volume of waste at a potentially more efficient rate. The economies of scale that are achieved through larger volumes also mean that there is the potential to recycle or reuse more of the waste stream. This provides environmental benefits on a local and global scale. Another key benefit is the economic benefit derived both from the payment associated with receiving waste from waste producers (Shires, companies and individuals) as well as the selling of the recycled and reused products.

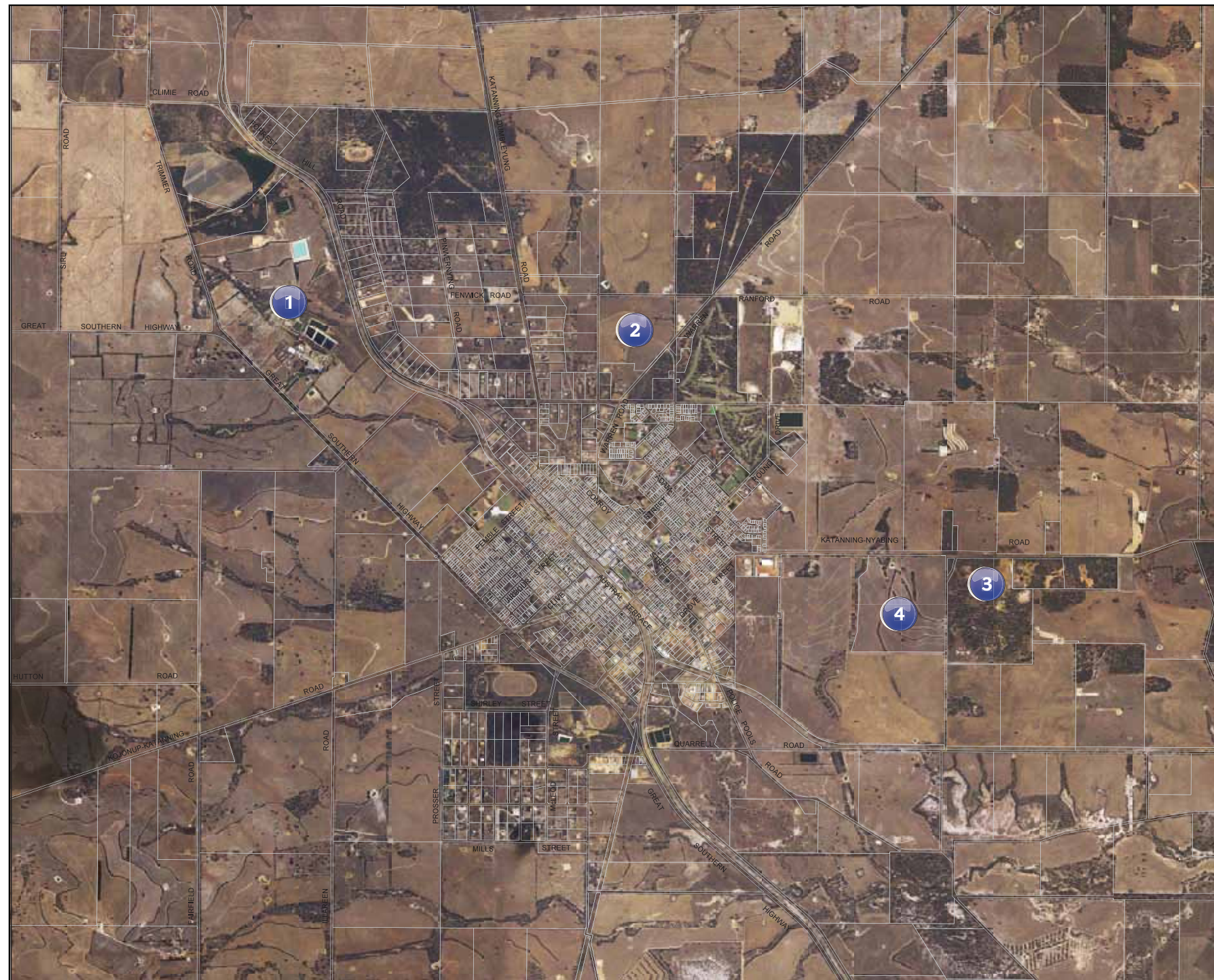
Waste management can also be extended to other industries around Katanning. There is the potential to incorporate waste from a variety of producers such as the saleyards, WAMMCO, agricultural entities and the current organic material from the waste management facility to produce garden and soil improvement products (see Figure 20 – Waste Management).

### Recommendations

- 158 *Develop Katanning to be a Regional Waste Management Facility servicing the Central Great Southern.*
- 159 *Incorporate extensive recycling and reuse as part of the expanded waste management program including developing new products and businesses based on the waste streams.*
- 160 *Link waste streams from Regional Water Management Facility with other wastes from the district (e.g. Saleyards and abattoir) to produce composts, garden fertilisers and agricultural products*
- 161 *Develop policies for all builders operating in Katanning to be HIA Green Smart accredited and support their recycling of waste materials.*







## Legend & Notes

- 1 Potential for WAMMCO solid waste to be mixed with other waste streams to produce garden/fertiliser products
- 2 Potential waste generation from new development areas
- 3 Current solid waste disposal site
- 4 New saleyard – Manure waste to stored and composted in contained area. Sold as compost

## General Comments

- Current Shire investigation into waste management options for disposal site
- Possibility for more waste if Katanning becomes regional facility
- Large volume of landfill storage available
- Some recycling currently happening
- Option to convert green waste to mulch/mix with saleyard waste to supply garden market

**Figure 20 – Waste Management**



### Vegetation Management

The majority of the native vegetation within the Katanning Shire and surrounding areas has been cleared. This is also true around the actual Katanning town site except for a few key areas of remnant vegetation.

This vegetation is currently providing ecological services to the town by reducing stormwater runoff and pumping groundwater. It also provides recreational benefits and visual appeal that helps develop Katanning's unique sense of place. Furthermore it provides habitat to indigenous wildlife.

As part of the development of Katanning where practicable these bush areas should be retained and enhanced so that they can continue to provide the services listed above. Furthermore, by linking (as shown in *Figure 21 – Vegetation Management*) these bush areas through planting with native vegetation and pedestrian paths/cycleways a number of other benefits can be realised. These benefits include lowering of the groundwater along key routes, providing ecological linkages between the bush areas and enhancing the non-vehicle access routes throughout the town.

As well as designated linkages, this theme of using locally produced native plants and enhancing the environmental benefits the visual appeal of the town can be expanded. This can be achieved through the encouragement of native plants on private lots, as part of native verge planting and through the expansion of the Living Stream project.

The local community already has an active participation in native vegetation management including bush restoration and protection, Landcare plantings, wildflower society groups and private planting on both small and large landholdings. The recommendations build on this work and assist with maintaining and increasing the employment this work currently generates.

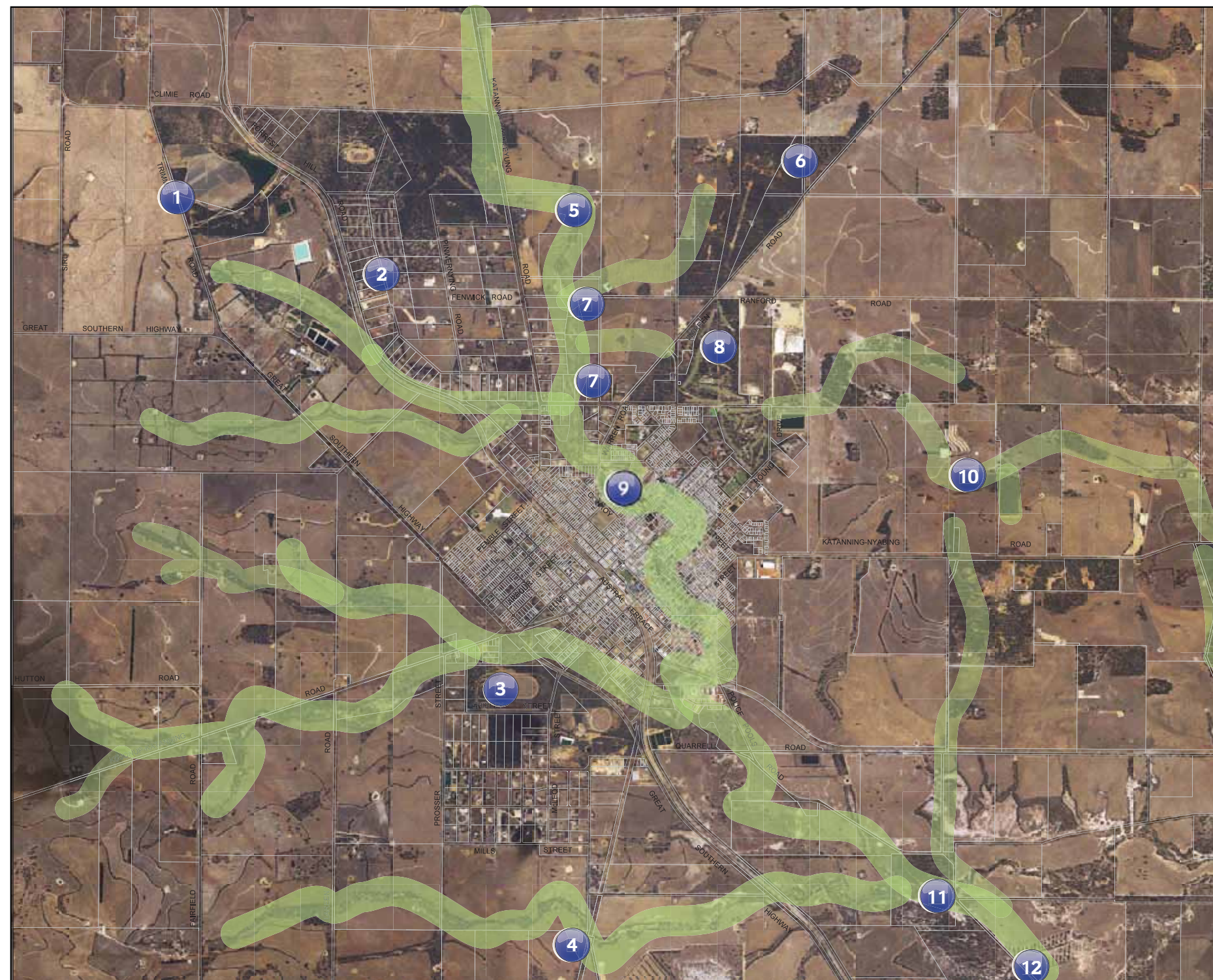
### Recommendations

- 162 *Retain all key bush areas where practicable within the town and on the edge to assist with*
  - *groundwater and surface water management,*
  - *provision of habitat and other ecological functions*
  - *provision for recreational pursuits*
  - *developing Katanning's unique sense of place*
- 163 *Undertake strategic planting of native vegetation along waterways to link the existing bushland areas*
- 164 *Continue the strategic Landcare plantings within the local area and wider Shire to assist with effective management of the districts natural resources.*
- 165 *Develop policies on using locally native species in Public Open Space areas, streetscapes and as part of any future landscaping packages within front gardens.*
- 166 *Continue the Living Streams project along the Katanning Creek to enhance the waterway's ability to provide ecological functioning and visual interest.*

### Fauna Management

A preliminary review of the available information relating to fauna has not indicated any significant issues that would prevent the expansion of the town. Any proposals to clear land for development will be required to go through the standard statutory assessments for fauna and appropriate management plans will need to be established should any significant issues be identified.





## Legend & Notes

- 1 Vegetation around water catchment area
  - 2 Over storey vegetation around Golf course
  - 3 Wandoo, Jam and Sheoak woodland regrowth
  - 4 Utilise on farm planting to assist with vegetation linkages
  - 5 Creek line revegetation
  - 6 Wandoo, Sheoak, Blue Mallet & York gum woodland
  - 7 Potential for vegetation planting along creek line to assist with water quality improvement, salinity management and create habitat linkages
  - 8 Over storey vegetation around golf course
  - 9 Some revegetation along waterway potential to expand this into landscaped ecological corridor
  - 10 Link to other vegetation blocks along Katanning Nyabing Road and salt land country revegetation
  - 11 Changing ecosystem due to increase in groundwater levels and salinity
  - 12 Link to salt land country, Ewlyamartup Lake and potential future revegetation
- Proposed Vegetation linkages

Figure 21 – Vegetation Management



### Sustainable Housing & Lots

Katanning has a range of housing types and ages. A portion of these buildings are in need of extensive repair or replacement. Many of these houses are grouped in areas that are highly visible both to residents and visitors. There is an opportunity to improve the quality of the houses within these areas for the current occupants and to assist with providing a stock of attractive houses for future residents. In doing so, these highly visible areas can contribute to the promotion of the town as a vibrant place to live.

As part of this process, some lots may be able to be subdivided and connected to mains sewer. This will provide more accommodation for a relatively small outlay, reducing the need for new roads and other services. It will also assist with controlling discharge of polluted wastewater to the groundwater and the associated rising of the groundwater level and salinity.

To further enhance the sustainability of this new housing stock and the town in general, a strong focus should be placed on utilising sustainable design when renovating or replacing these houses. This can then become a benchmark for houses within Katanning.

To support this focus, policies on design criteria for all new houses as part of the town's expansion should be developed. These should include practical and cost effective sustainable measures that will reduce water and energy costs throughout the life of the house while enhancing its liveability and comfort.

These policies can extend outside of the actual building through a focus on waterwise and preferentially native plants for front gardens.

This theme could also be extended into the street verge. In places where it is practical, a 'native verge' policy may be implemented to stabilise the verge, draw down groundwater and enhance the visual and habitat value of the streetscape.

#### Recommendations

- 167 *Develop sustainable building guidelines that all new houses and renovations are to meet. These should include*
- *Rainwater tanks plumbed into the house as a non-potable supply*
  - *Solar passive design*
  - *Energy efficient fixtures such as solar hot water systems*
  - *Solar set backs from neighbours*
  - *Building materials*
  - *Recycling of waste products*
  - *Local sourcing of materials*
  - *Plumbing to have the provision for a future non-potable supply connection*
  - *Septic to be connect to mains sewer through the use of effective technology.*
  - *Waterwise front garden landscape packages*
- 168 *Purchase currently degraded properties in key locations to renovate or replace with sustainable housings/commercial buildings.*
- 169 *Open one or more of these upgraded properties as a display home to showcase sustainable housing.*

#### Recommendations Con't

- 170 *Develop the area, to be used for temporary accommodation as part of the mining construction, as a model sustainable community.*
- 171 *Implement a policy for verge planting with a focus on appropriate native species to lower the water table along key road ways, beautify the streetscape, reduce sediment movement into the drainage system and develop a sense of place for the town.*
- 185 *Provide awareness raising information and training in sustainable living and buildings to existing and new residential residents.*
- 188 *Encourage small scale power generation on individual lots through wind and solar.*





### Other General Sustainability Options

There are a number of other ways in which Katanning can increase the sustainability of the existing town and surrounds as it grows. Some of these options build on Katanning's reputation for innovation and leadership. These will lead to new industries as well as strengthening existing businesses. Others provide a stronger sense of place and community interaction, helping to enhance the social cohesion and liveability of the town. This in turn will both attract and retain residents.

#### Bush Tucker Food

The native food and product industry is expanding throughout Australia. As part of this expansion, there has been preliminary research into suitable plants for South West Western Australian conditions which would suit the growing conditions of Katanning. There is the potential to expand on this initial research through the current facilities provided by the Great Southern Agricultural Research Institute operated by Department of Agriculture and Food. This will lead to direct jobs and capital being invested within the town.

In parallel with this research the growing of native products for both the local and global market has the ability to offer alternative income streams to agricultural producers and produce products well suited to the variable climate.

There is also the potential to utilise some small areas of more intensive horticulture utilising water from the saleyard facilities.

Native food production will also link in well with a Food Precinct to value add to locally produce agricultural products. These native foods may assist with diversification of product production and allow for a variety of different products to be produced seasonally throughout the year as crops ripen, allowing for a more stable workforce.

To enhance the value of this production of native products, there is an opportunity to market Katanning as a native food hub. This will assist with marketing of products as well as potentially bringing a new line of tourists to the town. Linking this to the Multicultural aspects of the town provides a range of potential marketing and growth options.

#### **Recommendations**

- 180 *Undertake research into the commercialisation of native foods and other products that builds on previous studies.*
- 181 *Assist primary producers produce these commercialised native products and develop robust markets.*
- 182 *Market Katanning as a Native Food hub to attract tourism and businesses. Incorporate this into the development of the Food Precinct and the Multicultural aspects of the town.*



#### Community Market

A community market can provide an opportunity for small scale producers to sell their produce. This allows the cycling of money within the local community and encourages local employment. It also allows small businesses to test their products at a low key scale, before potentially expanding. Markets also serve to enhance the social aspect of a town centre, encouraging people to shop locally and interact with others within their community. The community markets could also utilise the proposed Town Square, adding vibrancy to this area on a periodic basis.

#### Community Garden

Linked to this is the option of a community garden. The current townsite tends to have large lots, which encourages people to have their own productive garden should they so wish. Should denser housing be an option chosen in the future, there is the opportunity to link this with a community garden. Well run community gardens are recognised for their ability to enhance the health of the participants, increase property values in the immediate area and increase social interaction. For new migrants to town, community gardens offer a way to learn about the local community and Katanning's diverse mix of cultures in an informal setting. This can assist with the social cohesion of the town as it continues to grow.

#### **Recommendations**

- 146 *Develop Community Markets with a multicultural flavour.*
- 183 *Provide visible space and facilities for a local market to assist the trading of local goods and support new business testing their products.*
- 184 *Develop a community garden within an area of higher density to support the innovative food producing hub, encourage healthy eating, local production and social interaction.*

### Farm Practice

A need has been identified to assist new and existing small rural landholders to understand sustainable farming practices suited to the Katanning area. There is a current issue with a lack of knowledge on some small holdings as to how to manage their land. This is leading to weed and parasite issues, soil erosion and general farmland degradation. By providing awareness raising opportunities to existing and new landholders, these issues can be minimised both for the immediate landholders and the wider agricultural sector.

#### **Recommendations**

- 186 *Provide awareness raising information and training in sustainable farming practices to existing and new small rural holders.*

### Pathways

Development of a safe and efficient pedestrian and cycle network as part of Katanning's expansion will enhance the town. This network will encourage the use of non motor vehicle transport. It will also provide incidental exercise to the community and improve safety. Furthermore, if linked to the proposed green network, it will allow residents to enjoy and appreciate their local natural environment, helping to establish their sense of place and pride in the town.

#### **Recommendations**

- 187 *Incorporate safe and efficient pedestrian and cycle routes throughout existing and future residential areas to facilitate non motor vehicle travel.*

### Sustainable Business

Sustainable growth of a town can only occur if it has sustainable businesses. Assisting existing and new businesses to understand their resource use can lead to improving the overall efficiencies of a business with direct economic benefits. There is also the potential to market the sustainable aspects of the business to attract customers.

Reducing water and energy usage also means there is a reduced overall requirement for the supply of these resources to Katanning, delaying or even negating costly up front construction costs.

#### **Recommendations**

- 189 *Develop policies for industrial and commercial development so that sustainable elements are incorporated into their business. This should include:*
- *Capture and reuse of roof rainwater*
  - *Management of stormwater*
  - *Solar Passive building design*
  - *Energy efficient fixtures*
  - *Waste Management*
- 190 *Provide existing and new businesses with assistance to undertake water and energy assessments of their operations to assist them with reducing demands on these resources and increasing their profit margin.*





## 4.5 Community

Katanning provides a number of regional community facilities as depicted in *Figure 22 - Regional Facilities* and discussed further in this section.

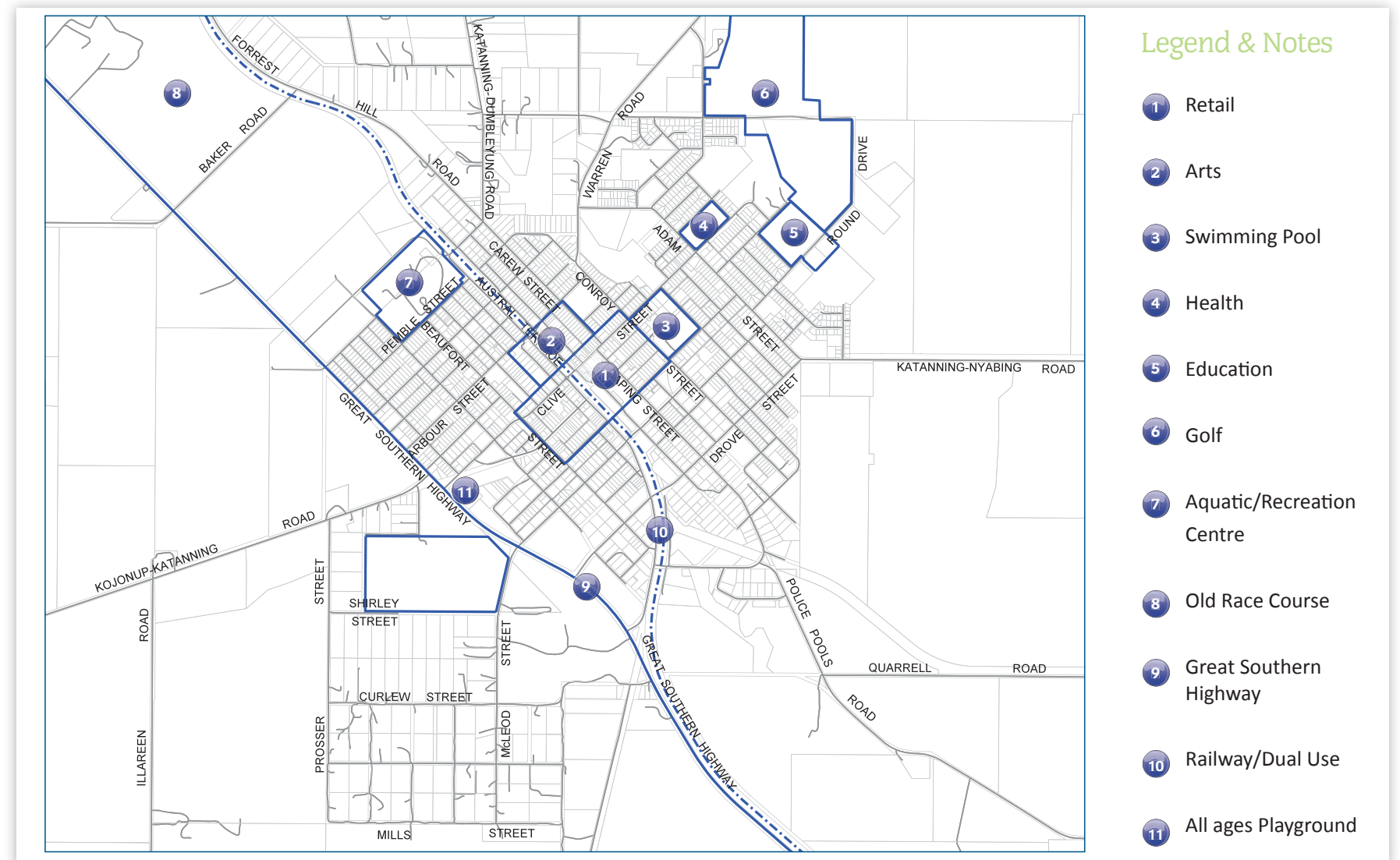
### People

Katanning has a relatively young population with a high number of people in age brackets 0-4 year (8%) and 5-14 year (16.7%) compared to the whole of Western Australia which has proportions of 6.4% and 13.9% respectively. In 2006 there were proportionally less people within the 15-24 year age brackets (11.6%) when compared to WA. This may indicate that families with elder children tend to move away from Katanning when the children reach an age for tertiary education.

The 25-54 year age bracket (42%) was consistent when compared to WA (42.8%). The remainder of the population (21.6%) are in the older age brackets of 55-64 years and 65+ years in Katanning which is comparable to 22.9% for WA.

Couples with children are the most predominant family type/household group in Katanning (43.7%). This is relatively consistent with proportions for WA (45.1%). The proportions of families that are couples without children (39%) is generally lower than State figures (45.1%). The townsite has a similar proportion of single parent families (15.2%) compared to WA (14.8%). This proportion is also relatively similar to those for Australia (15.8%). The 2006 Census data does not indicate any significant trends in family type.

Katanning is a diverse, multicultural centre with 15.5% of the population born overseas, although this is below the national average of 22%. In addition, Katanning has a high indigenous population representing 10.4% of the total population compared to the State average of 3.8%. Katanning has a relatively large



**Figure 22 - Regional Facilities**

Muslim population, of about 450 people, and consequently has a mosque. The vast majority of local Muslims originated in the Cocos (Keeling) Islands, and travelled to Katanning to work in the local abattoir, which was established in the early 1970s. Cocos/Christmas islanders, although Australian are a distinct ethnic and cultural group. In recent times this number has been boosted by immigrants from Afghanistan, China, Myanmar and Burundi/Congo. The proportion of the population that speak languages other than English in Katanning (13.2%) is markedly higher than in other communities. It should be noted that these statistics are based on the 2006 census and are likely to be higher now due to Burmese and Burundi migrants arriving in recent years.

Key characteristics of the Katanning community compared to Australian averages are highlighted below:

- A similar proportion of occupied private dwellings;
- Predominantly separate houses - 20% above Australian averages;
- Far fewer flats, units and grouped dwellings;
- A household size (2.6 persons) consistent with Australian averages;
- Average age of 35 years consistent with Australian averages (37 years)
- More young children (aged 0-4 years);
- More adolescents (aged 5-14 years);
- Fewer young adults (aged 15-24 years) consistent with region flow to urban centres for tertiary education and careers;
- Marital status profiles consistent with Australian averages;
- Family types consistent with Australian averages;
- A dominant proportion of Australian born citizens (71% of population);

- Far higher indigenous population (10.4% of population compared to 2%);
- Fewer residents born overseas;
- 77% of population list English as first language - consistent with Australian averages;
- Fewer Catholics (only two thirds of the Australian average); and
- Higher proportion of Islam (4.5 times the Australian average).

#### **Health & Medical**

Katanning has a number of medical and health care facilities within the town. The Katanning Hospital provides general hospital services to the regional area. In addition, the Kerry Lodge Nursing Home has been developed to provide permanent care, respite and palliative care accommodation. It provides 18 permanent beds, 1 respite bed and 1 palliative care bed.

As the town grows it is expected that additional pressures will be placed on these services. There is also a strong view in the community that Katanning is well placed to offer expanded health services to the region. It is therefore recommended that the concept of a "Regional Health Campus" be explored as part of the SuperTown project. This campus could incorporate other medical related practices which are currently dispersed throughout the town to make the campus a "one-stop shop for health". This concept would be beneficial to the whole community, but in particular the elderly, by enabling them to take care of all their health related needs in one location.

St Lukes Family Practice is a private medical practice which accommodates the local GP doctors. Other health services offered in town include a chiropractor and physiotherapist, an infant health clinic, an optician, Silver Chain, HACE, Bethshen Nursery, Aboriginal Health, OHS ability Services, Family & Childrens Services, dentist, pharmacy, Wanslea.



The Southern Inland Health Initiative (SIHI) is the centrepiece of the State Government's spending on health and is funded under the Royalties for Regions program. It will implement six streams of activity with the following investment:

- \$240 million to support the health workforce and services through the District Medical Workforce Investment Program (DMWIP) over four years
- \$325 million for capital works over five years.
- \$35 million has been allocated for extensions and upgrades of Katanning Hospital
- \$40 million over 5 years to recruit additional doctors and nurse practitioners.

For Katanning and the central Great Southern, the initiative will build on the strengths of the existing services through:

- Facilitating further service integration between the Katanning, Gnowangerup and Kojonup Hospitals and the Tambellup Nursing Post.
- Support a future single CGS Health District Service.



- Enhancing the potential for further efficiencies in service delivery across the District, from those provided by GP's through to primary health care.

In this, already identified needs in the following areas of:

- Access to more specialists (Ear Nose and Throat, Ophthalmologist, General Surgeon, Anaesthetist, Psychiatry, Gerontologist etc).
- Sustainability of maternity services
- Support the acute and primary health care needs of an increasing multicultural community.
- Shortfalls in staff attraction and retention, particularly among medical and allied health professionals. The DMWIP, a key funded component of the SIHI, will have the capacity to provide a range of incentives for doctors and other health professionals that will, in turn, support the district health network.

The SuperTown Katanning initiative will have a demand side effect on the current services provision and delivery structure. As a SuperTown the population may grow more than currently projected and this will necessitate regular (bi-annual) community wide planning processes.

Through the six streams of the SIHI some of the planned areas for action include:

- The collocation of primary health care services on the Katanning Health Campus and other small hospital sites. Emergency Department (ED) services featuring primary health and ambulatory care will be part of the integrated service.

- Additional resources for allied health services; mental health prevention; promotion and counselling; transitional care; support in the home; early childhood services; youth and adolescents services; alcohol and other drug services; and multicultural and Aboriginal health liaison roles and associated workforce models.
- The development of a generalist and interdisciplinary workforce that has a strong primary health care focus.
- The establishment the ED 24/7 'close' on call model of care with the regional and District staff and GPs that is integrated with the primary healthcare services model.
- Complement surgical and medical services by investigating the role of the Nurse Practitioners to provide a range of services.
- Services and facilities to plan for high care residents with higher acuity throughout the Central Great Southern District
- Sustain existing Medical Imaging modalities (including ultrasound services) at Katanning Health Campus through the appointment of a dedicated Radiographer to operate ultrasound services.
- Identify areas to improve clinical safety and quality to enhance patient care staff safety.
- The introduction of Telehealth initiatives to support consult, supervision, patient care and interpreter services. The NBN roll out should provide the technology required to maximise the benefits of e-health.
- Employ Aboriginal and CaLD people in all levels as per the existing employment strategy and the Department's equity and diversity plan.

- Work with GROH to provide additional permanent and short stay modern housing as an incentive for staff attraction and retention.
- The Katanning Health Campus Concept Master Plan will need to consider the expansion and replacement of existing facilities to meet the potential future demand in line with the SuperTowns initiative.

#### Recommendations

- 122 *Establish a growth strategy for the regional hospital and other civic and public administration facilities/ services (crime/justice, community, health and education) to allow each time to plan for the increased market demand resulting from the increase in population.*
- 123 *Identify the extent of land required to support a "Regional Health Campus" and protect this land from encroaching uses.*
- 148 *Consolidate the position of Katanning as a regional health centre through the development of a 'Regional Health Campus'.*
- 149 *Actively encourage new businesses associated with the towns existing medical facilities (e.g. optometrist, health research, hydrotherapy, physiotherapist).*
- 150 *Consolidate health services and practices within the vicinity of the "Regional Health Campus"*

## Education

The Department of Education has two primary schools (Braeside and Katanning Primary). Katanning Primary School also has an on-site Pre-primary Centre while Braeside administers an off-site Community Kindergarten at Conroy St. In addition to these public schools, there is St Patrick's Primary School, which is a low fee private school.

The Katanning Senior High School has approximately 380 students and a significant regional catchment, including the towns of Kojonup, Gnowangerup, Woodanilling, Broomehill and Tambellup. As the town grows it is likely that additional primary schools may be required. In relation to the planning task, it will be logical to locate any additional schools in the future growth corridors.



In consultations with the community and other stakeholders the provision of quality education services on a sustainable basis was identified as a key issue. The associated challenges were identified but, more importantly, so were the opportunities. The SuperTowns initiative has generated a more focused examination on the assets that Katanning has in this sector, areas of need and what should be possible in the short, medium and long term.

A key transformational advantage for Katanning would be for a K-12 College to be planned for in the near future. Katanning already has some of the key assets on which to build and to justify the investment required to improve education services and make the sector a future economic driver.

These assets include the fact that Katanning is a multicultural town of long standing in which multiculturalism works and in which people from a range of backgrounds continue to settle. The establishment of a K-12 College, with an integrated and well resourced English as a Second Language (ESL) resource centre, would address both a student and wider community need. If lifted to the level of specialisation, possibly through a partnership with the Great Southern Institute of Technology (GSIT), it would be key factor in attracting ESL students from other regions. A specialisation in this area could also enhance another opportunity for Katanning as a SuperTown, the establishment of a Transition Centre for refugees that would be funded by the Commonwealth.

A GSIT partnership, or through the development of a Trades Training Centre, would also give a K-12 College the capacity to expand training and the paths to pre-apprenticeships. These would most likely be in the growing heavy machinery trades that are associated with the resources, food processing and the emerging large scale farming sectors. In these industries and others, Katanning has an advantage through proximity and a long history of involvement.

Some of the other advantages of the K-12 College development for Katanning are that it will:

- Allow the implementation of a seamless curriculum and cultural transition from primary to secondary school. Katanning will have Year 7s at the High School from 2013 under current Education Department policy.

- The familiarity and understanding of the secondary school environment and the resources that are available, should be a factor in more students opting to continue their education in Katanning.
- The larger staff numbers and increased profile of the College should also contribute to more teachers being attracted and retained.
- In addition to the benefits of an ESL centre, the size of the facility should also allow more resources to be allocated to a full time speech pathologist, school psychologist and related services.

If the K-12 College is to be a medium to longer term option, there remain a range of opportunities for strategic investment and initiatives that could be implemented relatively quickly and that should improve education outcomes and sustain the services in Katanning in both primary and secondary sectors. These include:

- A review of and commitment to enhancing the models of delivery of a broader curriculum and range of education services. This will require greater investment in IT human and technical resources. Given the NBN roll out and Katanning's strategic position, there should be scope for an enhanced use of broadband, video conferencing, technology articulation and courses that are linked to the universities and GSIT.
- New curriculum options can require additional facilities which may be beyond the reach of individual schools. Schools which can effectively share the necessary facilities will gain the infrastructure needed to facilitate a greater variety of curriculum options. A flow on effect from this may be that teachers have more opportunities to broaden their skill's base which may in turn increase the retention rate of teachers in the town.



- The option of establishing an Independent Public School under the State Government's 2009 model continues to be an option for Katanning. Independent Public Schools have more flexibility to set their own strategic direction and authority for day to day decisions, but they remain part of the public school system. Like all public schools, Independent Public Schools are obliged to comply with relevant legislation, industrial agreements and whole of government policies and initiatives. Some groups of Independent Public Schools work as a cluster, which enables them to effectively combine ideas and resources to create even greater flexibilities across their group.
- During public consultation it was proposed that if a private high school, with boarding facilities, could be attracted to Katanning that it would provide another education option and retain some of the families that might otherwise choose to relocate.
- The community has also identified some gaps in education opportunities at the early childhood age. The establishment of an early childhood hub would improve early childhood education and development for this cohort.
- The issue of providing incentives that will attract and retain quality teachers was also a key factor that emerged through the consultations. In this the options discussed included introducing innovative models for longer term student practicums, enhanced professional development and investment in custom built GROH housing.

In Katanning, there is also evidence of strong community support for its schools and for the teachers and support staff. In this, there is possibly a need to more widely promote the reality of education outcomes in the relevant schools. That is, in the latest NAPLAN report Katanning's schools generated comparative outcomes to schools with statistically similar backgrounds. Based on available

data, the High School has a 100% student graduation over 7 consecutive years, a high percentage of students going to TAFE/ Vocational study (particularly in nursing, office studies, and information systems) and the percentage going on to University is comparable to significantly larger such as Albany Senior High School, North Albany Senior High School and Narrogin Senior High School.

One major issue facing Katanning is the ability to retain population particularly professionals in the town. At present there is a tendency for professionals to leave Katanning for the city once their children reach years 6-7. There is currently a perception that Katanning does not offer education at a significant quality to provide the best opportunities for their children. This perception needs to be addressed and the establishment of a K-12 college could go a big way to achieving this aim.

The Great Southern Institute of Technology (GSIT) sees the expansion of delivery in the language and literacy needs for the diverse population as a priority over the next 3 years to improve employment outcomes for these groups and productivity across workplaces.

It is also anticipated that there will be a requirement for delivery of higher level skills in water quality, sustainable farming practice, waste management and environmental conservation as the town grows.

GSIT will also be increasing:

- the delivery in the health and community services industries to support the population and their aspirations for service provision and well-being.
- The delivery of industrial skills to ensure a workforce for the resources and mining sectors over the next 5 years, and
- training to support the sheep and wool sectors of primary industry.

#### Recommendations

- 126 *Katanning High School to be recognised and promoted for excellence.*
- 127 *Encourage establishment of a private boarding school.*
- 128 *Encourage expansion of TAFE to embrace the Centre of Agricultural and Engineering Excellence..*
- 129 *Develop improved early childhood and 'in school' education opportunities for 'at risk' groups including Aboriginal and CaLD students: including development of an Early Childhood Hub and Clontarf Katanning Facility.*

#### Seniors

There are two specific aged housing facilities in the town. The Shire operates 13 units known as Amherst Village on a purchase/right to occupy basis, while the Great Southern Community Housing operates the Lions Aberdeen Village which incorporates 15 rental units.

In addition to these aged housing options, the United Church Homes operates a facility called Bethshan in Katanning which is a 26 place low care Residential facility.

As the town grows, there will be a need for additional aged housing facilities. The Katanning Baptist Church owns the Kobeelya property which has a significant undeveloped land area fronting Kobeelya Avenue. The Church has expressed an interest in the potential development of aged units on this portion of the property which would be ideally located in close proximity to the hospital while being close to the town centre.

The other logical location for future aged housing is a portion of Reserve 14814 which is adjacent to the swimming pool. There is a significant area of land that may be able to be excised from the reserve in order to accommodate an aged housing facility. This site is also well located in close proximity to both the town centre and the hospital.

There is currently no central facility for seniors other than the Kananning Leisure Centre to meet and share activities. This issue was raised on numerous occasions during the community consultation and it is likely that a dedicated senior citizens centre will be warranted in the town at some time in the near future. The Shire of Katanning owns a large parcel of land on Claude Street which could accommodate a purpose built senior citizens centre, potentially in conjunction with an aged housing development. The site is located in close proximity to the town centre and the other nominated aged housing sites.

#### Recommendations

- 80 *Ascertain initial market demand for Retirement/lifestyle living and solicit market interest in delivery of lifestyle product.*
- 151 *Identify a suitable location for a future senior citizen centre.*
- 152 *Provide a range of housing that accommodates the aged within and around the town centre.*
- 153 *Provide for a lifestyle village at Thompson Park and/or Kobeelya.*

#### Youth

Young people play many roles across many sectors of society: as students; as children; as citizens; and as employees, just to name a few. However, it is often noted that the geographical isolation of many rural communities can make it much harder for young people to access varied forms of support, mentoring and social life

The Victorian government's 2006 inquiry into the retention of young people in rural districts noted that the 18-35 age group demonstrated the most mobility around rural Victoria. The years following secondary school graduation have tended to see large numbers of young people leaving their home districts for Melbourne or the regional centres, usually for work or education, as well as the wish to experience different lifestyles. Meanwhile, the report also noted that those young people who opted to stay in their rural areas often did so because those communities already offered the opportunities they wanted for work, education and personal growth, as well as bonds with friends and family.

As an interim measure to cater for youth, seniors and occasional day care it is intended to also extend the KLC to create a general purpose Community Centre which will provide for young children in the mornings, seniors in the afternoon and act as a youth centre in the evenings.

The demographic profile of Katanning, which features a high number of people in the 0-14 year age bracket and a lower than State average in the 15-24 age bracket, indicates that this issue is occurring in the town. While some issues, such as cultural differences, are beyond the control of State and local government, it is important that wherever possible young people are encouraged and enabled to stay in the town to ensure it's ongoing viability and vibrancy.

By providing spaces, such as a town square, for young people to engage with the town and each other, and ensuring that there is an adequate supply of opportunities and suitable, affordable accommodation, more young people may chose to remain in the town which is a good outcome for the community as a whole.

#### Recommendations

- 154 *Identify a suitable location for a future youth centre.*
- 155 *Provide a range of affordable housing that accommodates young adults within and around the town centre.*
- 156 *Provide open spaces for dialogue, discussion & action.*
- 157 *Develop mentorship programs to expose youth to the full array of career and lifestyle options available in a rural setting.*

#### Sport and Recreation

Sport plays an important component of the regional lifestyle and Katanning is well catered for in this regard. Sporting amenities include an Olympic-sized swimming pool, "learn to swim" pool, two fully grassed sports ovals, two golf clubs, a tennis club, bowling greens and basketball courts. In addition a large, high standard recreation and leisure centre is located in the town which serves as a regional recreational facility and could be also continue to be utilised for non-sporting community uses.

Historically, sporting clubs have been dispersed throughout the town, operating from their own stand-alone facilities. With the introduction of the Katanning Leisure Centre there has been a



consolidation of some of these sporting clubs which benefits from improved ability to attract funding and greater economies of scale for the operation of the facilities. The Katanning Country Club also assists this trend by co-locating the Squash, golf and tennis clubs into one land parcel. In order for the various sporting clubs to remain sustainable entities and attract ongoing government funding for future upgrades, it will be important that the remaining clubs which operate as stand-alone facilities are actively encouraged to consider relocating to consolidated facilities. Any future works on facilities should be scoped closely with the Department of Sport and Recreation to enable maximum access to funding.

During the community consultation process an interest was expressed for a motor sport facility as this recreational pursuit is not currently catered for regionally. With pressures from competing land uses at motorsport facilities in larger centres there is some potential that a motorsport facility could generate a considerable number of visitors to the town for events which would have a positive flow on effect for the local community.

Lake Ewlyamartup is a fresh water lake located 22 kilometres east of Katanning. When water levels are sufficient, boating, waterskiing, and swimming are some of the favourite activities often undertaken on the lake. In recent years the water quality of the lake has impacted on these activities however, the Lake Ewlyamartup Working Group has been established to investigate the restoration of the Lake. Works on the project have commenced and if successful will enable the lake to return to be an important recreational feature near the town.

#### Recommendations

- 130 Pursue consolidation of sporting activities at the Country Club and Katanning leisure Centre to support existing infrastructure.
- 131 Expand Leisure Centre to accommodate Gymnastics.
- 132 Identify incentives for the bowling club to relocate to the Country Club or Leisure Centre.
- 133 Identify a suitable site for a motorplex.
- 134 Pursue additional recreational activities at Lake Ewlyamartup.
- 135 Expand Leisure Centre to provide additional multifunction space for child care and other community groups.

#### Community Services

Katanning is relatively well catered for with a number of community services based in Katanning which service the regional population. These include a police station, court house, Australia Post and offices for various government agencies such as Disability Services & Family & Children's Services. There may be opportunities as the town grows to centralise and share office space with the other agencies which should be encouraged. There are a number of service organisations such as the apex, lions and rotary clubs and 10 churches of different denominations.



### Cultural Facilities

The town has a modern library and art gallery complex and has progressed with a planned refurbishment and extensions to the town hall to utilise the building as a regional entertainment centre and museum.

#### Recommendation

- 136 *Complete renovation of the Regional Entertainment Centre.*

### Migrant Community

The diversity of migrant cultures in Katanning is profound and atypical of most Western Australian regional centres, primarily due to the work availability in the abattoirs at WAMMCO. This disproportionate level of multiculturalism adds vibrancy to the community, however with it comes special demands to provide language and support services beyond those typically catered for. One major aspect of a significant migrant workforce is the differing levels of language familiarisation; particularly English. Many of the migrant workers do not speak or read the English language and are limited to socialise in their specific minority group and do not benefit from community development services like education, training, health, welfare services and greater community involvement. WAMMCO does provide english training for employees and the Baptist church provides a voluntary service. The commonwealth Government funds a Migrant Resource Centre in Albany who provide an outpost to Katanning 16 hours per week. With training, travel and administration the available time to attend to migrants needs is very limited. Currently approximately 100 migrants need to use the service which is funded to accomodate less than 20 migrants. This highlights the need for a dedicated multi-cultural centre.

Many of the migrant workforces in Katanning have difficulty attending and providing education and health care, particularly dental for their children; and hence the local migrant community members are unable to integrate with existing education facilities in town. Demand for extensive dental care for these migrant children is placing additional pressure on government funded dental caravan visits to schools that is in turn displacing the dental care attention to other children in the local school system. There are a number of individuals and church groups that donate time to help some students with after school and special education and language services, however due to the voluntary nature of these initiatives they are both underfunded and inadequate to service the entire community. Additionally, many refugees or migrants are not eligible for welfare funded language services (i.e 500 hours of free English lessons) and as such cannot afford to enrol in paid classes that usually occur during work hours.

#### Recommendations

- 143 *Upgrade the Centrelink agency in town to a full-time central office with staff specialised in migrant user groups, particularly Karen (Burmese), Chinese, Malaysian and Afghan speaking staff members.*
- 144 *Develop a dedicated multicultural centre, which would include a free-of-charge language centre in Katanning that will provide training and translation services for the migrant community and school students.*
- 145 *Provide a mechanism to embrace and encourage entrepreneurship in the ethnic community.*
- 146 *Develop Community Markets with a multicultural flavour.*

### Indigenous Community

The stories, totemic and dance cultural elements of the early Nyungar inhabitants of Katanning have predominantly been lost over time with some remnant references to art and painting through some of the family groups and famous Nyungar predecessors like Revel Cooper.

The elders consulted in this process talked about bush tucker around town and where this could still be found. They saw this part of their culture as being an interesting and important element that could easily be interpreted in the SuperTown development process.

Even though many of the old stories and records of significant places have been lost over time, the elders spoke of and identified a number of campsites around town that should be considered for conservation. No apparent original fabric appears to remain but these areas should be respected when considering redevelopment works and supervised by Nyungar monitors when any work occurs in or near these areas. The elders also spoke of the significance of water courses to their culture and that these should be respected as areas of cultural significance.

Some of the younger members of the local Nyungar community are known for contributing to antisocial behaviour around Katanning. The elders are aware of the problem and who the troublemakers generally are. Unfortunately these individuals do not respond well to local law enforcement efforts to control their behaviour and elders suggested that a better response would be achieved through both a male and female aboriginal police officer involvement in conflict resolution. There may also be opportunities to develop a positive mentoring program through the Elders group.

The Community Development Employment Program (CDEP) that was terminated in Katanning was a great success in years prior to its dissolution which occurred due to funding constraints. The elders noted that their younger community members were benefiting by learning skills and trades through the programme and since it was concluded they have experienced escalated levels of antisocial behaviour.



An important program for Katanning is the Federal Indigenous Employment Program (IEP). The objective of the reformed IEP is to increase Indigenous Australians employment outcomes and participation in economic activities, contributing to the Governments commitment to halving the gap between Indigenous and non-Indigenous employment outcomes within a decade.

#### Recommendations

- 137 *Compile and integrate a collection of all known local art works and records into local Nyungar facilities in and around Katanning including the Aboriginal Cultural Centre and Marribank Mission (Carrolup).*
- 138 *Compile a comprehensive schedule of local bush tucker plant species to be incorporated into revegetation works around the town site and develop interpretive signage for these plantings with local indigenous artists.*
- 140 *Prepare a map identifying culturally significant sites in Katanning and incorporate local Nyungar monitors into any operations that involve digging in these areas.*
- 141 *Liaise with WA Police to plan for indigenous police officer recruitment in Katanning, or alternative such as a local indigenous community patrol.*
- 142 *Explore opportunities to support young Noongar people in training and skills development, and in the transition to employment.*
- 139 *Upgrade landscaping and include interpretive signage and art in park adjacent to current Nyungar Centre.*

#### Future Community Development

In order to continue to improve the community services and facilities in the town and to assist in implementing the community based recommendations in this Growth Plan it is recommended that a community development working group is formed and that consideration is given to the appointment of a community development officer to facilitate implementation.

#### Recommendations

- 124 *Establish a Community Development Working Group*
- 125 *Establish a Council Community Development Officer*

#### Thresholds for Provision of Future Facilities

Figure 23 – Community Infrastructure Service Provision attempts to provide a summary of the anticipated community infrastructure and services required to facilitate the growth promoted in the Katanning Growth Plan and the thresholds at which they are required.



Infrastructure and Services	Accepted Standard of Provision for Rural Town	Additional Provision at Threshold Population					Comments/Existing Provision
		Current Provision 5,000	7500	10000	15000	20000	
Recreational Facilities							
Local Sporting Reserve (1 - 2 senior playing fields)	1 per 2,000	2	+2	+2	+2	+2	KLC (Quartermaine Oval, Top Oval); Country Club KLC top oval accommodates 3 hockey/soccer pitches or 1 cricket pitch, Quartermaine Oval 1 AFL field or 1 cricket pitch
Sports Pavilion / Change rooms	1 per 2,000	2	+2	+2	+2	+2	KLC, Country Club
Multi-marked Sports Courts (Tennis/Netball/Basketball)	1 per 1,000	6	+2	+2	+5	+5	KLC (Netball, Basketball, Football, Hockey, Cricket, Rugby, Equestrian); Country Club (Golf, Tennis, Squash) KLC has 6 indoor netball/basket ball courts overlayed with 2 volleyball courts, 8 badminton courts, 2 tennis courts and1 indoor hockey court
Cricket Wickets	1 per 1,000	2	+6	+2	+5	+5	KLC (Quartermaine Oval & Top Oval) Also have cricket pitches suitable for junior matches at local schools.
Public Open Space	1.7ha per 1,000	286 Ha	0	0	0	0	KLC, Library Grass, Kupara Park, Holly Street, Prosser Park, Lions Park & Skate Park, KAC, Carrollup POS, O’Callaghan, AAPG & BMX, Koolbardie Park, Bowling Club, Lake Ewly POS, Piesse Dam, Police Pools, Thompson Park, Piesse Memorial, Adam Street Park, Co
Local Neighbourhood Park	1 per 1,000	6	+2	+2	+5	+5	AAPG, Lions Park & Skate Park, Prosser Park, Koolbardie Park, Adams Street Park, Cornwall St Park
Playgrounds (local)	1 per 1,000	4	+4	+2	+5	+5	KLC, KAC, AAPG, Koolbardie Park
Cultural Facilities							
Halls/Local Community Centres	1 per 5,000	4	0	0	0	0	Town Hall, KLC, Badgebup Hall, Carrolup Hall (other smaller venues include Library Community Room, Masonic Lodge Building, Old Autumn Club building) Some upgrading of existing facilities will be required.
Youth Services Centre	1 per 500 (aged 13 - 19 years)	1	0	0	+1	+1	KLC Youth Zone
Library	1 per 5,000	1	0	+1	+1	+1	Katanning Library & Art Gallery Should be noted this library provides for much bigger catchment area.
Health Facilities							
Aged and Disability Day Care	1 per 2,000 (aged 70+ years)	0*	0	0	0	0	*However, permanent care - 2 - Kerry Lodge & Bethshan
Childcare Centre	1 per 4,000	2	0	+1	+1	+1	Katanning Community Child Care, Brightstart
Infant Health Clinic	1 per 3,000	1	+1	+1	+2	+2	8 Austral Tce
Health and Medical Centre (for private health professionals)	1 per 3,000 - 5,000	1*	+2	+1	+1	+1	*St Lukes General Practice is a private medical practice. In addition, a chiropractor and physiotherapist are in town within their own stand alone buildings. The doctor’s surgery treat both public and private patients.
Educational Facilities							
Public Primary School	1 per 4,000	2	0	+1	+1	+1	KPS & Braeside
Private Primary School	1 per 12,000	1	0	0	0	+1	St Patricks
Public High School	1 per 16,000	1	0	1	0	0	KSHS. Upgrading will be required as growth demands.
Private High School	1 per 30,000	0	0	0	0	0	However Clontarf utilising Residential College. A second private high school (boarding) may be justified based on regional catchment.
Out of School Care Service	1 per 2 primary schools	2	0	0	0	0	Katanning Community Childcare, Brightstart
Playgroup	1 per 5,000	1	0	+1	+1	+1	Katanning Playgroup
Church/Places of Worship	1 per 10,000 - 12,500	13	0	0	0	0	Anglican, Baptist, Jehovah’s Witness, 4 Square, Lutheran, Mosque, One in Christ, Seventh Day Adventist, St Patricks, Uniting, St Andrews, Wesleyan, Tambellup, Evangelical.
Employment Service/ Job Network	1 per 15,000	3	0	0	0	0	Community First, Wanslea, Katanning Community Resource Centre

Figure 23 – Community Infrastructure Service Provision



## 4.6 Transport

### Existing Context

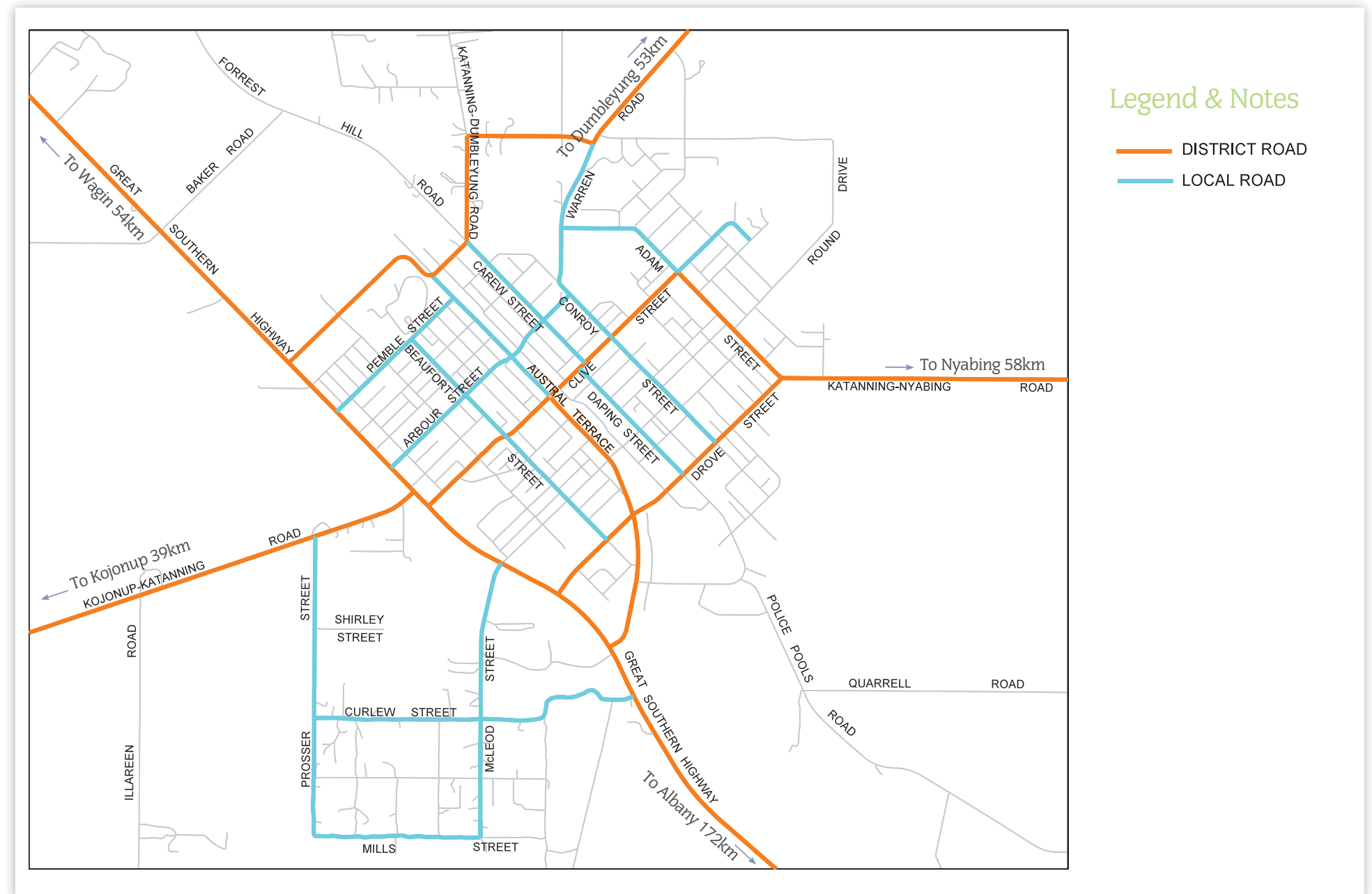
Katanning is an established country town located approximately 3 hours from Perth (286 km) and Bunbury (240km) and about 2 hours from Albany (170km). Its location is not on the main route between these towns and pass-by tourist traffic is low. Current traffic volumes are considered to be low throughout the town, although higher flows have been recorded on Clive Street in the main retail heart of the town. A plan of the existing road hierarchy is shown in *Figure 24 – Road Hierarchy*.

Key issues that have been identified are:

- Signage to the town is poor from the Albany Highway and direction signage at Clive Street, Bay Street, Pemble Street and Cornwall Street should be reviewed.
- Regional signing should be encouraged via Wagin to the north and Cranbrook to the south to provide a more tourist drive diversion to the Albany Highway.
- Main Roads should be requested to place Katanning as an important regional town on their signing policy, reflective of its designation of a super town.

Discussions with the Police indicate there are no major problems from a regional level. Highway speeds are good and not the issue they used to be. Locally, there is poor adherence to the truck route 60kph zone, however, this is a common issue in rural locations. The Police raised a concern regarding high speeds on Elizabeth Street due to the hospital and doctors surgery fronting the street.

On the Albany Highway the sign to Katanning is just 180 meters from the turn off for southbound traffic. This makes it likely that most tourists would be unable to slow sufficiently to turn (particularly with a caravan).



**Figure 24 – Road Hierarchy**

It is noted that the turn off to the north to Wagin is provided with a full deceleration / left turn slip lane that highlights the intersection. It is recommended that a regional alternative route through Wagin be developed to attract traffic past Katanning.

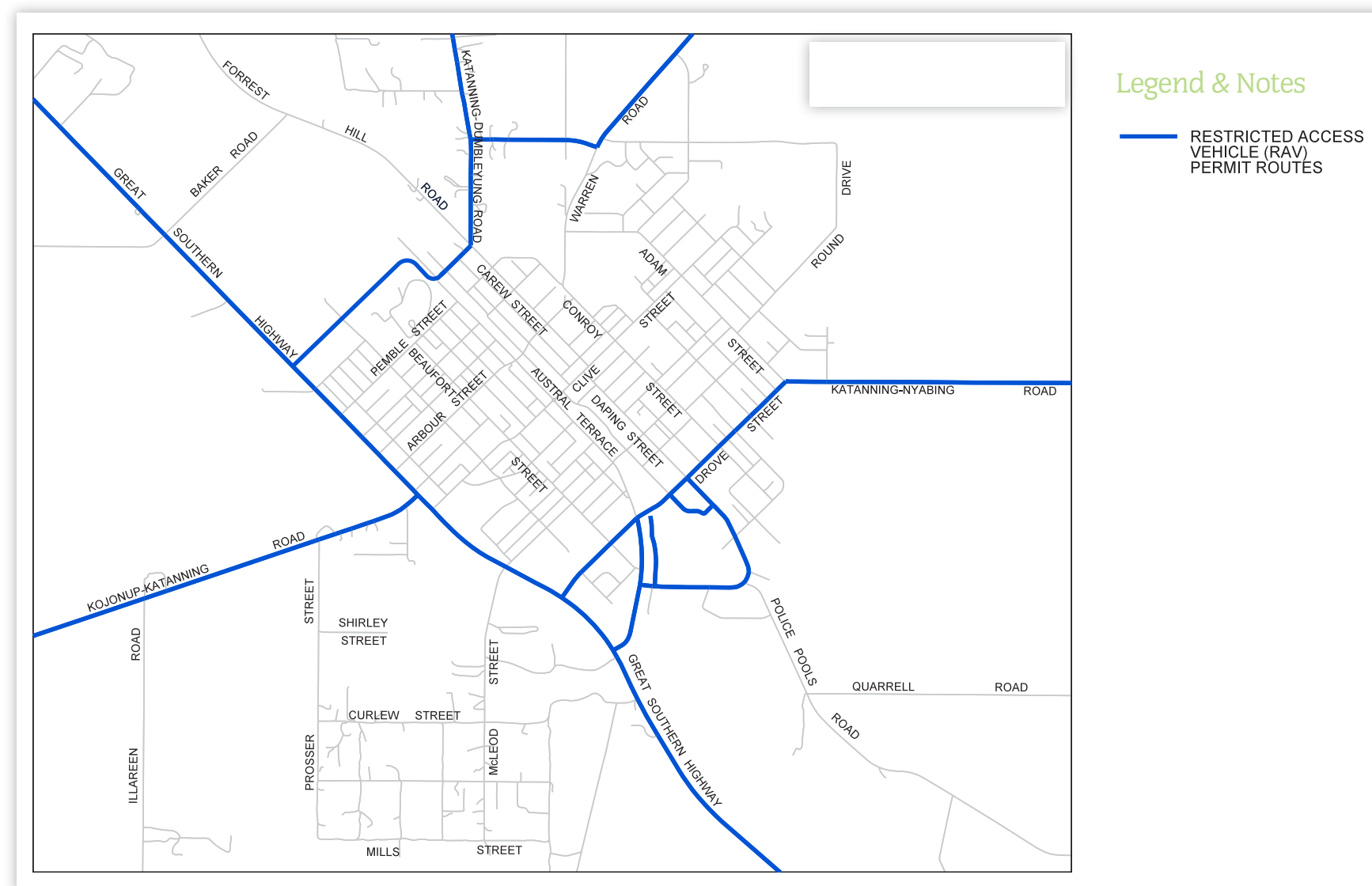
Restricted Access Vehicles (RAV) Permit Routes are available on the major entrances to town (see *Figure 25 – RAV Routes*).

The airport lies a few kilometres to the south east of Katanning and is accessed from the Katanning - Nyabing Road. The airport is suited to small aircraft and is used by the local mining companies. It would be expected that the airport will service private enterprise and is unlikely to cater for passenger services. Albany airport lies about 2hrs to the south and provides charter and passenger services.

The airfield has no major services such as car rental facilities. Indeed this service is not provided within the town and indicates that there is a business opportunity for a car rental provider to fill this gap.

The rail line passing through Katanning is a freight service, but as evidenced by the railway station was used for passenger services many years ago. Sadly, it is unlikely that passenger services could be reinstated on this line due to rails safety concerns. Although freight and passenger services share the same tracks in many countries around the world, rail operators in WA tend to consider such practices unsafe.

A Transwa bus service is provided between East Perth and Albany which stops at Katanning. There is one bus per day departing Perth at 9am and Albany at 9:15am. It is noted that a 15 minute comfort stop is provided at the Katanning BP Roadhouse, which is outside of the town centre.



**Figure 25 – RAV Routes**



A single fare is about \$42, making the return fare similar to the cost of fuel to drive to Perth and back in a small to medium car. Given the longer journey time by bus (timetable indicates 5 and a half hours), this service is unlikely to be attractive and utilised by the elderly and those unable to drive.

There are no public bus services operating in Katanning.

### Issues for Expansion

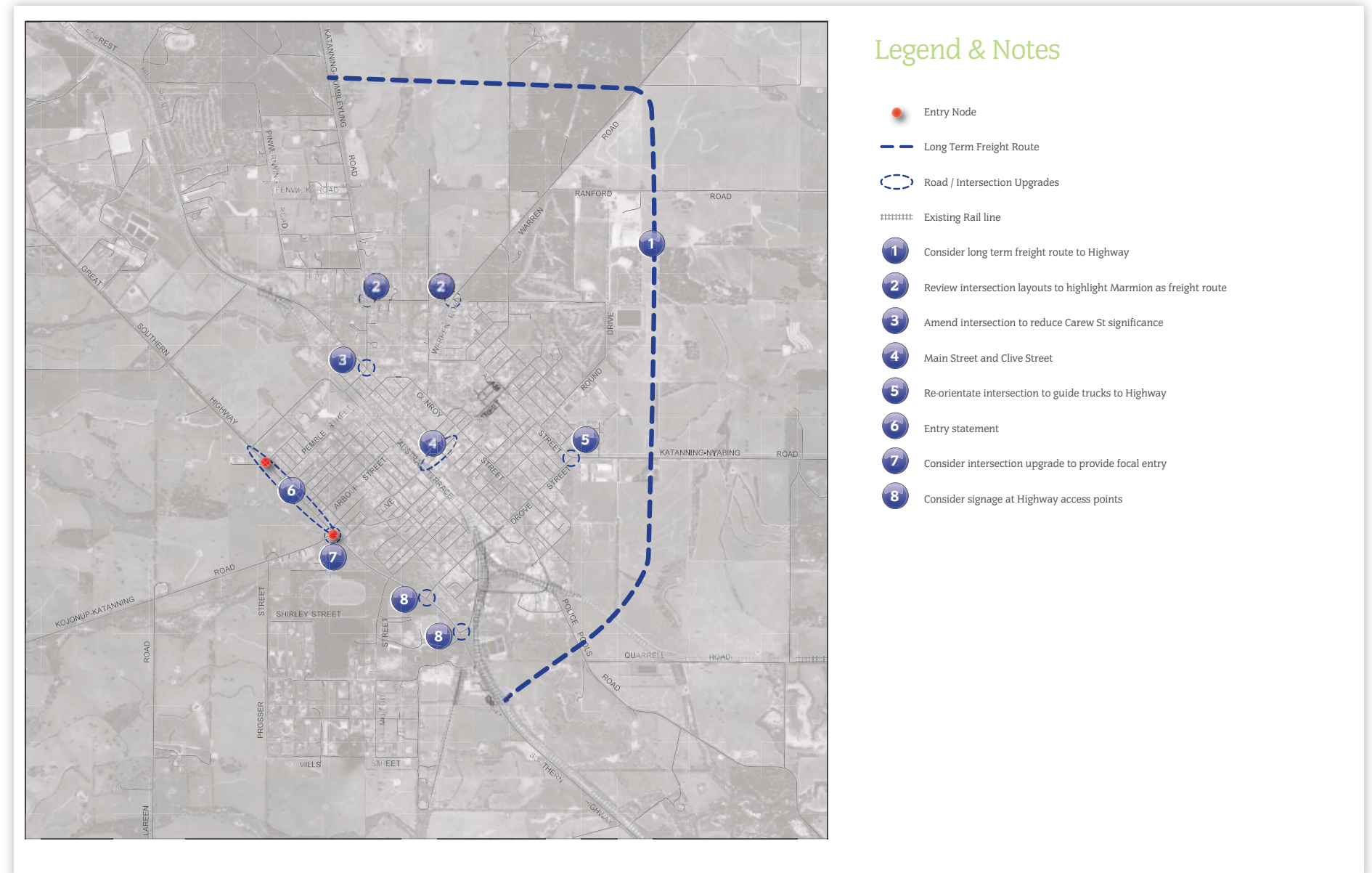
Considering the current traffic volumes surrounding Katanning, a population expansion to accommodate a population of 15,000 persons could be accommodated by the current road network. This is based on new work trips located externally to the town and maintaining acceptable operation of the Nyabing Road and Warren Road. However, significant traffic increases to Warren Road would warrant widening to provide a standard 7.2m carriageway (currently 6m). This issue needs to be considered in light of employment locations.

A population expansion of 11,000 persons will have a significant impact upon Clive Street and alternative routes to access shopping facilities may need to be developed. This is more in relation to accessing local car parks (assuming that the majority of shoppers currently park in close proximity to their destination).

The truck route provides a convenient bypass to the town centre for large vehicles. Its connectivity to Oxley Road is convenient for traffic headed to Dumbleyung. Traffic accessing Warren Road and possible the future mine site would pass through the town. This can be addressed by the creation of Marmion Street west as a higher order street between Warren Road and Oxley Road.

A future long-term freight route has been identified linking Katanning - Dumbleyung Road to Great Southern Highway which could be constructed should future traffic volumes of heavy freight warrant it.

A summary of recommended upgrades is provided in *Figure 26 – Proposed Road/Intersection Upgrades*.



**Figure 26 – Proposed Road/Intersection Upgrades**

## Recommendations

- 92 *Create clearly delineated and dedicated transport links between the heavy industry area, regional transport routes and particularly possible mine operations.*
- 102 *Review intersection layout for Warren Rd/Marmion St intersection to reinforce Marmion St as the freight route.*
- 103 *Review intersection layout for Oxley Rd/Marmion St intersection to reinforce Marmion St as the freight route.*
- 104 *Tighten Carew St entry at the Oxley Rd / Carew St intersection and remove turn lane to reduce Carew St significance and encourage freight onto Marmion St.*
- 105 *Consider the long term connectivity of Warren Road to the proposed regional saleyards by creation of a new link skirting the east of the town site.*
- 106 *An increase to industrial land uses to the south of the town may justify the provision of a new link between Wanke Street, crossing the Highway to Police Pools Road in the long term.*
- 107 *Upgrade airport by expansion, realignment and sealing of runway and upgrading navigation aids.*

## Main Street

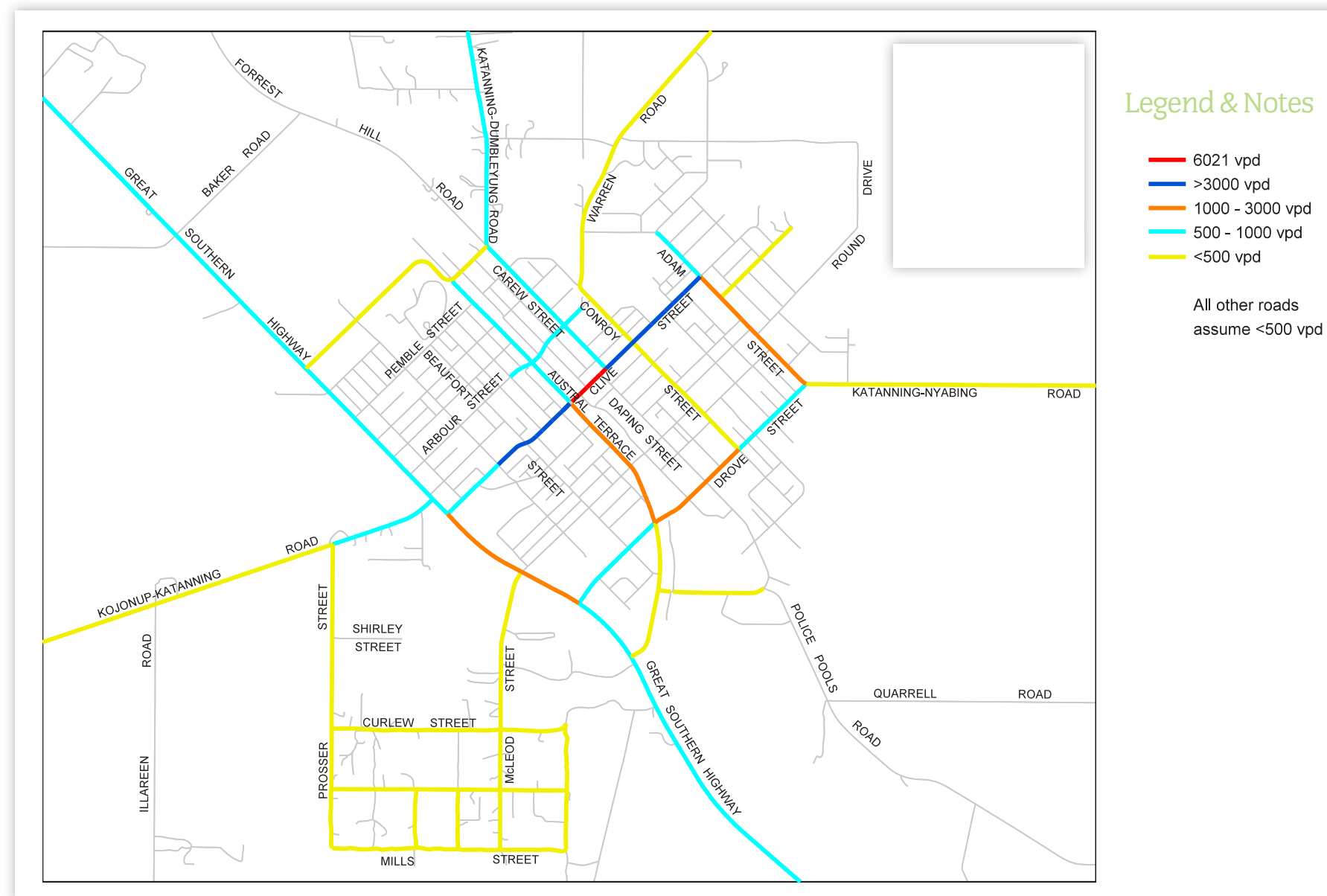
The main commercial street, Clive Street, is currently passing a daily traffic flow of about 6,000vpd at the rail crossing, reducing to 4,600vpd at Carew Street (Figure 27 – Available Traffic Data). These traffic volumes are in keeping with a neighbourhood connector style road and would be considered as suited to encourage a vibrant and lively main street.

An increase of about 2,000vpd can be accommodated, but will start to impact on the ability for pedestrians to cross. To address this issue a central median through the main street would be recommended. The provision of a central median will provide a safe crossing opportunity for pedestrians, a landscaping feature and additional capacity within the road to accommodate significant traffic increases.

Whilst major traffic increases can be accommodated, traffic increases must be moderated so that the pedestrian and shopping environment is not compromised. The development of segregated rear parking will assist with restricting traffic using Clive Street. However, such parking must allow easy access through to Clive Street so that commercial opportunity is not lost.







### Figure 27 – Available Traffic Data

### **Main Street Parking**

The expansion of the town to increase its population will have a corresponding increase to the current level of retail and commercial opportunities in Clive Street. As a result of retail and commercial expansion there will be a greater means for car parking, particularly within the main street.

Planning for the town will need to provide new areas for car parking that allow local residents easy access to existing and future stores. There are several opportunities to amalgamate rear parking areas to existing shops to provide common area parking as depicted in *Figure 28 - Parking*. These car parking areas will require that reciprocal rights of use are created between land owners. These parking areas need to be planned so that the local community is aware of future parking and will get to know their best parking spot. This will dissipate the parking demands over the central retail area.



## Legend

- Parking Opportunities
- Proposed Cafe/restaurant
- Proposed Town Square

### **Town Centre Entrance (Street Access Rationalisation)**

Katanning has a number of entrances to town which can be confusing to the visitor as there is no clear delineation of which entrance is the 'main entrance'.

The current entry point to the town is made from the Great Southern Highway at Clive Street, but this intersection is very low key. A major entry to a town from a highway would be expected to be provided with left and right turn deceleration lanes to maintain road safety, maintain good operation of the highway and create a very visible access. Currently no turn lanes are provided and the intersection has the appearance of a typical residential side road.

To provide Katanning with an entrance more in keeping with that as a significant regional town a roundabout is suggested at the intersection of the highway and Clive Street. The roundabout will also control the Kojonup Road intersection and will provide a safer focal entry. To cater for the current road train movement on the highway the roundabout will need to be large, however, this provides a unique opportunity to provide feature landscaping. These works will address Katanning to the Great Southern Highway and provide an important visual clue for tourists accessing Katanning.

### **Recommendations**

- 44 Prepare a structure plan for the area bound by Crosby Street and Clive Street to encourage consolidation and resolve access issues to the highway and provide an attractive interface to the entrance of town.
- 101 Create a roundabout at the Clive Street/Great Southern Highway intersection as an entry statement and to improve safety for access east and west of the Highway.

**Figure 28 – Parking**



### Airport

The Civil Aviation Safety Authority (CASA) has notified Katanning Shire that in order to maintain the current instrument approach approvals, it is necessary to apply for aerodrome registration. Because of the importance of the airport to the community, Council has resolved to proceed with registration and has commenced the process. A number of the surrounding Shires have contributed financial support to assist with the additional costs associated with managing a registered facility. A recent report by Lowes Churchill has identified a number of upgrades which will be integral to Councils plan to seek registration and provide a vital and safe community facility into the future. These upgrades include;

- Upgrade of the existing gravel strip to a sealed all weather standard.
- Widening and sealing of the existing taxiway.
- Realignment and sealing of the airport access road.
- Upgrade of the navigational aids

The airport is regularly used by the Royal Flying Doctor Service. Records show that historically there is a sustained average evacuation rate of two to three medical emergencies per week from Katanning Airport. The importance of maintaining and improving the safe operation of this service for a rural community cannot be over emphasised.

In addition to the emergency services users, the upgraded infrastructure will provide benefits to a range of the users, who include:

- The local gold mining industry. Historically there have been minor mining operations in the region. Ausgold Limited owns a gold mine within the Shire boundaries which has been in

maintenance mode for several years. The company is presently carrying out extended exploration adjacent to the existing mine facility and operates weekly fly in, fly out arrangements for its staff from Katanning Airport. Mining operations are predicted to recommence on an expanded scale within the next two years. This project is likely to significantly increase airport traffic.

- Australian Defence Forces. Australian Defence Force aircraft use the airstrip for exercises on a regular yearly basis.
- Private Users and Katanning Aero Club. There are three privately owned/leased hangers at the airport and local aircraft enthusiasts who regularly operate have an incorporated Aero Club.

Upgrading and ultimately registration of the Katanning Airport will benefit our community by:

- Improving safety for users.
- Allowing/encouraging increased traffic and larger aircraft, thus supporting and promoting regional development.

#### Recommendation

107 Upgrade airport by expansion, realignment and sealing of runway and upgrading navigation aids





## 4.7 Heritage, Character and Urban Design

### Historic Context

Katanning is an historic rural town that is approximately 286km south-east of Perth and 150km north of Albany. It is located to the east of the Great Southern Highway and forms part of a chain of historic towns that linked Brookton to Albany.

Katanning has its roots as an Aboriginal settlement, with the town name being derived from the aboriginal term for 'meeting place'. It was post European settlement that the town began to emerge as a thriving community. The construction of the southern railway line was the catalyst for economic development and the Piesse family provided much of the impetus for the place to develop into a commercially viable regional town.

By 1913, Katanning was regarded as 'the most important town between Beverley and Albany' (Cyclopaedia of WA) and boasted a range of amenities and potential for growth unsurpassed by any other place in the Commonwealth. Buildings included the Flour Mill, the Mechanics Institute (prior to its conversion and extension to become the Town Hall), hotels, banks, post office, train station, stores and the Piesse family home at Kobeelya were designed by some of the most prominent architects in WA including JJ Talbot Hobbs, Cavanagh & Cavanagh, Hilson Beasley and Herbert & Eales.

Much of what was in existence at the time of the above description still stands today making Katanning one of the more historic towns in WA and one of the most important rural towns. Fortunes have dwindled over the decades but the SuperTown challenge provides an opportunity for Katanning to capitalise on what once made it a thriving rural town, consolidate what it has now and to expand and develop through investment, aspirational thinking and good management.

Whilst the overall aim of the SuperTown plan is to encourage growth, it must also be remembered that a thriving town centre that demonstrates a high degree of aesthetic value, a good provision of services as well as a range of uses that encourages the user to stay longer and attract new users is a key for attracting growth. Therefore part of the SuperTown challenge is to rejuvenate/regenerate/reinvigorate the existing town centre, paying due regard to the historic buildings and character that has been the backbone of the town for the last century whilst adding a new layer that reflects the modern town.

### Urban Fabric and Character

The townsite of Katanning today still bears a strong resemblance to the townsite of Katanning from 100 years ago. There have been significant changes with the advent of motor vehicles, road realignment, population changes, industrial growth and decline, technological advancements etc but the backbone of the town, Clive Street and Austral Terrace demonstrate strength of character that shines through the changes and the emerging decay and structural integrity.

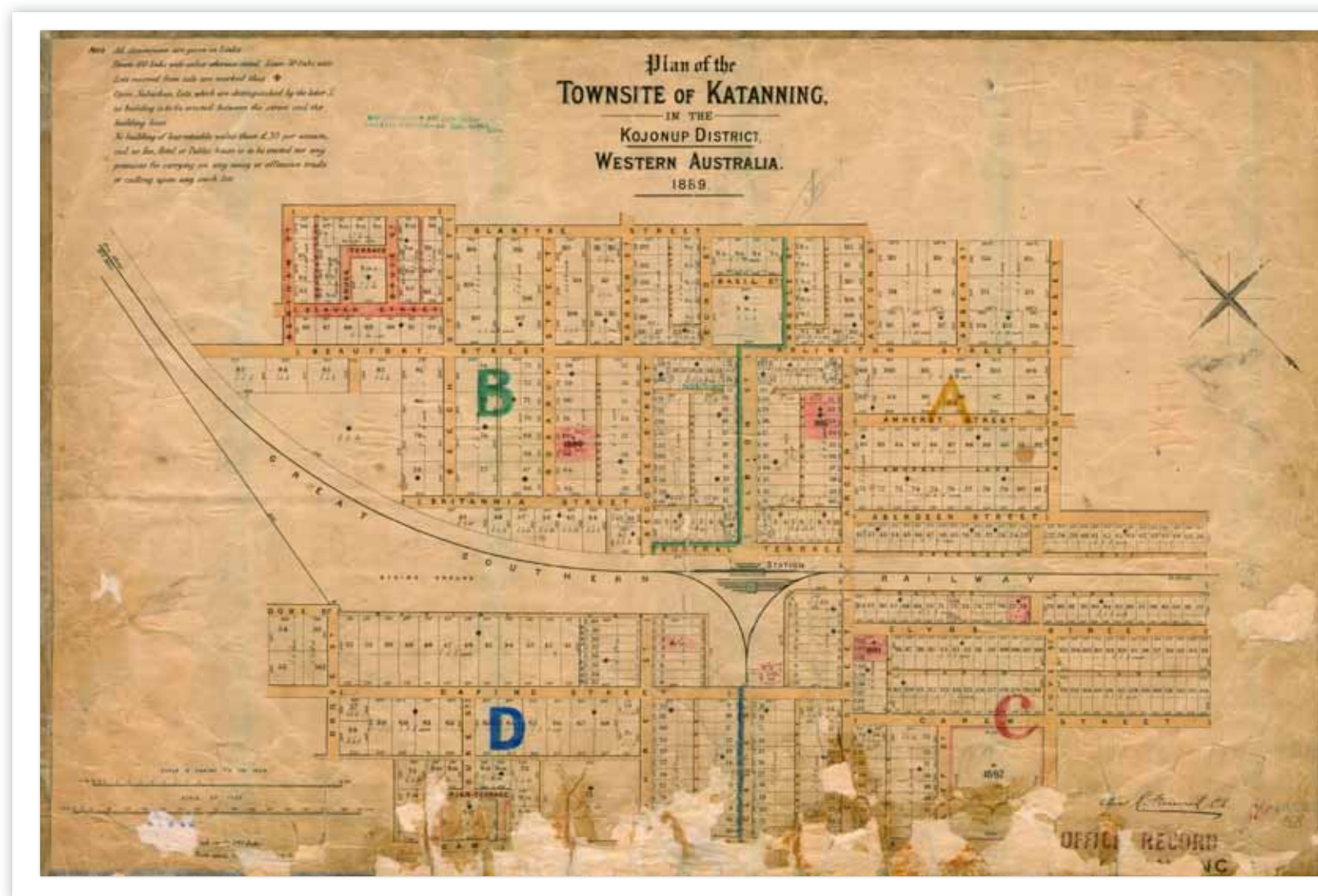


Figure 29 - Early Map of Katanning 1889



The original main entry into the town was along Albion Street, a wide boulevard which opened out at the centre of the town, the railway station, on Austral Terrace. Austral Terrace was part of a prominent grid of roads forming the core of the town, the five key roads being Austral Terrace, Albion Street, Argent Street, Arlington Street (which became Beaufort) and Broome Street.

Many of the key buildings were located along Austral Terrace and extended out along Clive Street. At the time the townsite map was drawn in 1889 Clive Street only extended north east of the railway track. Renaming of Argent Street had occurred by 1922 becoming the continuation of Clive Street south-westwards out towards the Great Southern Highway rendering Albion Street redundant.

The built form of the town centre then and now demonstrates uniformity in scale, form and materials. The majority of the commercial premises are single storey structures, of brick and render construction, with decorative parapets hiding hipped CGI roofs behind. Interspersed are two storey buildings demonstrating similar detailing as the single storey buildings: brick and render construction, decorative parapets with an added balcony to the first floor accommodation. The maximum height represented in the town is three storeys, as can be seen in both the Flour Mill and the Federal Hotel on Clive Street. The scale and grain of the existing built form will influence the scale of any new development.



**Figure 30 - Key Townsite Views**

There are a number of key views within the townsite, identified in *Figure 30 - Key Townsite Views*, which help create the sense of place for the user:

- Austral Terrace
- from the railway crossing north-east along Clive Street
- Albion Street junction towards the railway station
- views towards the Flour Mill
- views towards the Town Hall

Opportunities should be investigated for defining or creating new views through the town, creating an increased level of visual permeability which links the different areas of the town together.

Within the town centre, there is little formal open space as depicted in *Figure 31 - Open spaces within the Town Centre*. The rail reserve creates an underutilised green lung north-west/south-east through the town, a Memorial Rose Garden has been planted at the north-west corner of Clive Street/Austral Terrace with a further area to landscaping adjacent to the garden incorporating a shaded seating area. There are additional areas of landscaping around the monuments on Austral Terrace and the War Memorial on Clive Street. There are areas of parkland out of the central area in both directions along Clive Street and a large park, Prosser Park to the north, behind the main street.

Opportunities for introducing a formal open space in the town centre should be investigated. The urban form of the town will influence the design and function of the space. The space should be integrated into the townscape, have active edges and be an area where the community can sit and enjoy the town.





**Figure 31 - Open spaces within the Town Centre**

As the early townsite map illustrates, Katanning was built on a clear grid system. As the town has grown, the grid system has expanded creating an easily navigable town but it has become a town of confusing and competing identities. Towards the north of the town, towards the boundary of the built environment the grid system has given way to a more relaxed plan form of residential development incorporating cul-de-sacs.

Clive Street and Austral Terrace still create the central core of the town. Whilst Austral Terrace expresses coherency and retains a high degree of integrity, authenticity and visual amenity Clive Street presents as a split personality physically and aesthetically divided by the railway line.

The north-east section of Clive Street as depicted in *Figure 32 - North-East section of Clive Street* retains a number of the original buildings. It is one of the key commercial areas and as it extends up towards the High School it experiences a number of transitions from commercial, to mixed-use, to residential, passing the hospital and terminating at the high school. The function and form of this section of Clive Street has not greatly altered over time – houses have been built and demolished, the road has been sealed, businesses have come and gone but the functions of the street remain the same. The south-west section of Clive Street extends from the Great Southern Highway to the railway line in the centre of town. The mixed use of the street is a main feature with residential intermingling with car showrooms, garages, the police station and court buildings together with a motel and the Woolworths development. There is no distinct character to the street and as the main access into the town from the highway, it does little to draw the visitor into the town.



**Figure 32 - North-East section of Clive Street**

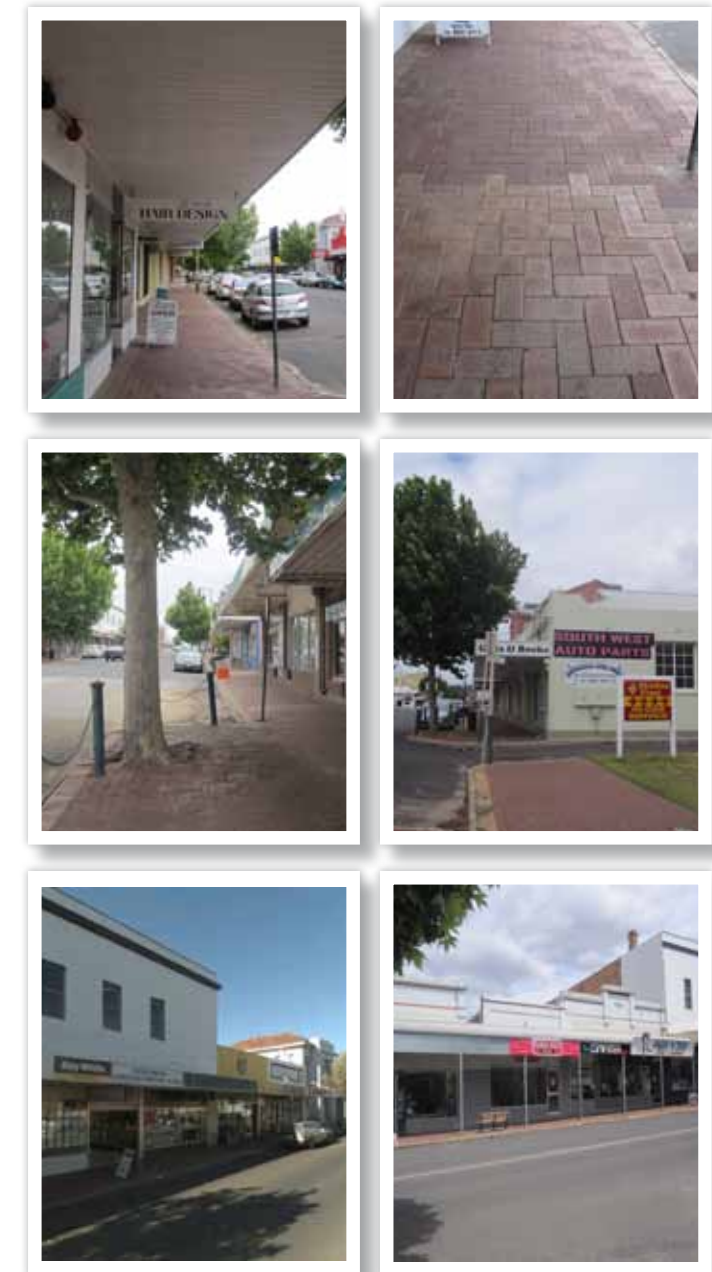


Austral Terrace has a continual built form along the south-western side of the road, demonstrating the strong gold boom character in its architectural form. Refer to *Figure 33 - Buildings of Austral Terrace*. As it extends from the north-west to the south-east the civic use in the Shire Offices and library give way to banks and shops, cafes and hotels to hardware stores and a motor repair shop before turning into an industrial wasteland character as it heads further towards the south. The north-eastern side of the road is undeveloped with the exception of the railway station opposite the junction of Albion Street. The rail reserve creates an open green character to the street which severs the town in half, creating a physical and visual barrier between the two halves of the town. Small areas of landscaping have been undertaken around the memorials close to Clive Street.

Clive Street and Austral Terrace both demonstrate strong characteristics and represent the town in its historic form with additional contemporary layering. Whilst there are some distinctive and high quality buildings, all are showing signs of decay and neglect and most have alterations/additions that are not in keeping with their original form. Shop fronts have been altered to incorporate aluminium framed plate glass windows, individual signage obscures architectural features and the verandahs create a patchwork quilt of styles and colours as depicted in *Figure 34 - The Need for Design Guidelines*. The buildings, streetscape and public realm could all benefit from upgrading through an adopted set of guidelines that establish the principles for the streetscape. The guidelines should not seek to eradicate the individuality of the buildings and their use but introduce polices that celebrate and enhance the buildings. Contemporary additions such as verandahs should be encouraged, reflecting the present layer of the town's development but their design must adhere to the established principles of the existing built form.



**Figure 33 - Buildings of Austral Terrace**



**Figure 34 – The Need for Design Guidelines**

Whilst the core of the two main commercial streets present as a continual built frontage, all buildings opening directly onto the pavement, the roads immediately behind these two streets have a contrasting appearance. Secondary retailing and service industries occupy these areas, much of the rear land demonstrates a more industrial character, unkempt gravel parking spaces, low grade architectural forms, no coherency in streetscape. as depicted in *Figure 35 – Behind the Main Commercial Streets*. These areas present many opportunities for upgrade and greater integration into the main commercial area.



**Figure 35 – Behind the Main Commercial Streets**

#### Recommendations

- 112 *Develop painting, character and signage policies, for Clive Street and Austral Terrace, which are sympathetic to the age, style and character of historic buildings. This character does not have to be a replication of existing buildings.*
- 113 *Maintain traditional angled or parallel parking.*
- 68 *Activate and upgrade streets behind main commercial streets through inclusion in Town Centre initiatives Plan.*

#### Residential Character and Streets

The residential form of Katanning is predominantly single storey dwellings positioned within substantial lots which are representative of the original subdivision patterns. The residential blocks are further divided by rear laneways which demonstrate a very strong rural character in places. Each street has its own individual character, some areas are better maintained than others but all present with uniform features such as regular setbacks, building scale, street trees, wide road widths, lack of pavements etc.

The housing stock represents all eras of Katanning's development with properties dating from the 1890s to the present day. There are a number of notable examples of the Federation and Californian style bungalows throughout the residential areas. A number of the older houses can also be found amongst the industrial sections of the town and have become lost amongst the larger industrial uses.

The roads are wide spaces, many of which do not have formal pavements but do benefit from a verged area which in most cases is nothing more than a gravel strip. Street trees add to greening of the space providing an aesthetic quality to the streetscapes. *Figure 36 - Residential Character of Katanning* gives a snapshot of this character.

The houses are urban in form and are representative of those across Western Australia but their urban form provides a contrast with the softer rural appearance of the rear laneways. The individual lots are generally enclosed by high fencing and the laneways are unsealed, the trees in the private spaces contribute to the rural character of the lanes. A number of the laneways open out into open countryside whilst others are immediately behind the town centre. See *Figure 37 – Rural Laneways*.

All residential lots are dual zoned enabling subdivision and rear development to occur. To date, there are few examples where rear development has taken place but it is envisaged that as the town population increases, rear development will increase. Whilst the SuperTown plan aims to transform a rural town into a regional centre, the rural roots of the town must not be overlooked. The rural nature of the laneways should be retained as far as possible when allowing for rear development. Design guidelines will establish the principles of development and retention of character.

New residential areas that are occurring on the periphery of the town are creating a new character introducing contemporary architectural styles. The majority are again single storey and sit within large plots but the more innovative layout of the road and the changing topographical levels towards the north of the townsite encourage more creative layouts and a built form that takes into account the change in land levels.





**Figure 36 - Residential Character of Katanning**



**Figure 37 – Rural Laneways**

The palette of materials used in the residential development is limited. There are a number of older weatherboard Federation style bungalows around the area but the majority are of brick construction. Much of the housing constructed in the 1950s/1960s was fibro clad structures which are beginning to look tired. Many of the houses are stumped rather than solid foundations, which is reflective both of the era of development and the poor ground conditions. Roofs are corrugated iron, Colorbond and terracotta tiles with predominantly low pitched hips. Gardens are a major feature of the residential areas. Where front boundary treatments exist, they are low in nature creating openness and permeability throughout the town.

These key characteristics should be reflected in future development of the town

#### ***Heritage Building and Places***

There are 14 state registered places within the Shire of Katanning, the majority of the places are within the centre of the town and incorporate mainly public buildings including the Post Office (Clive Street), the Flour Mill (Clive Street), Commonwealth Bank (Clive Street), Town Hall & Mechanics Institute (Austral Terrace), ANZ Building (Clive Street) and King George Hostel (Albion Street).

Under s.45 of the Heritage of Western Australia Act 1990 local governments are to produce an inventory of places of local cultural significance. As such, there are approximately 100 places entered on the Shire's Municipal Inventory. All of these buildings have been included in the Heritage List under the adopted Town Planning Scheme No. 4 (September 2007). The spread of the buildings is shown in *Figure 38 - Heritage Places* and can be seen to be contained to within the central core of the town and are mainly limited to public buildings.





Figure 38 - Heritage Places



### Creating a Heritage Precinct

A heritage precinct is “...a group of places which together form a precinct which is of cultural heritage significance notwithstanding that each place within the precinct does not in itself have cultural heritage significance....”.

There are presently no heritage precincts adopted under the Shire of Katanning Town Planning Scheme No. 4.

It is recommended that the Council designate a heritage precinct along Austral Terrace as a means of introducing special planning controls to conserve and enhance the heritage values of the precinct. Whilst the buildings have experienced alteration and neglect, the strip contains many key buildings of the town and also represents the gold boom character of Katanning. The inclusion of the rail reserves ensures an appropriate and historic context for the precinct.

The objective of designating a precinct is to protect significant elements of the area and to sensitively accommodate change, not to prevent it. Designation of a precinct ensures through special planning controls that any change or development to the area is compatible with the significance of the area eg. the design of new development should respect the existing scale and proportions of buildings and streetscapes and the overall ethos of the precinct. In designating the precinct along Austral Terrace, the Council must prepare a policy statement which comprises a map depicting the boundaries of the precinct, a list of any buildings, places, structures or elements of cultural heritage significance and objectives and guidelines for the conservation of the precinct.

To assist with the preservation of this important area, it is suggested that the section of Austral Terrace bound by Clive and Albion Streets be explored as a potential location for the future Council administration building and a community hub. This concept could provide for a re-furbished and activated mill, and keep the Council administration in the town centre which serves as a major catalyst for development of the precinct and the main street.



### Recommendations

- 48 Prepare a local planning policy to create a Heritage Precinct to protect the visual integrity of significant buildings along Austral Tce.
- 108 Pursue upgrading of heritage buildings and streetscape
- 109 Identify suitable uses for the railway buildings and appropriate landscaping
- 110 Establish design guidelines and establish a planning policy to protect the precinct
- 111 Pursue activation of the upper levels of buildings, particularly the Piesse building and the mill, to give an added dimension to land use
- 114 Activate the train station as a local produce market to encourage activity and regeneration of historic buildings at the Albion Street/Austral Terrace Intersection
- 115 Upgrading and adaption of the town hall as a regional entertainment centre, providing the desired level of facility whilst maintaining significant fabric and heritage values
- 55 Locate the Councils new administrative building within walking distance of the Mainstreet and ideally incorporating the Mill
- 116 Utilise the mill and surrounding land as a new administration centre, maintaining as much of the significant fabric and machinery as possible to achieve good heritage outcomes.

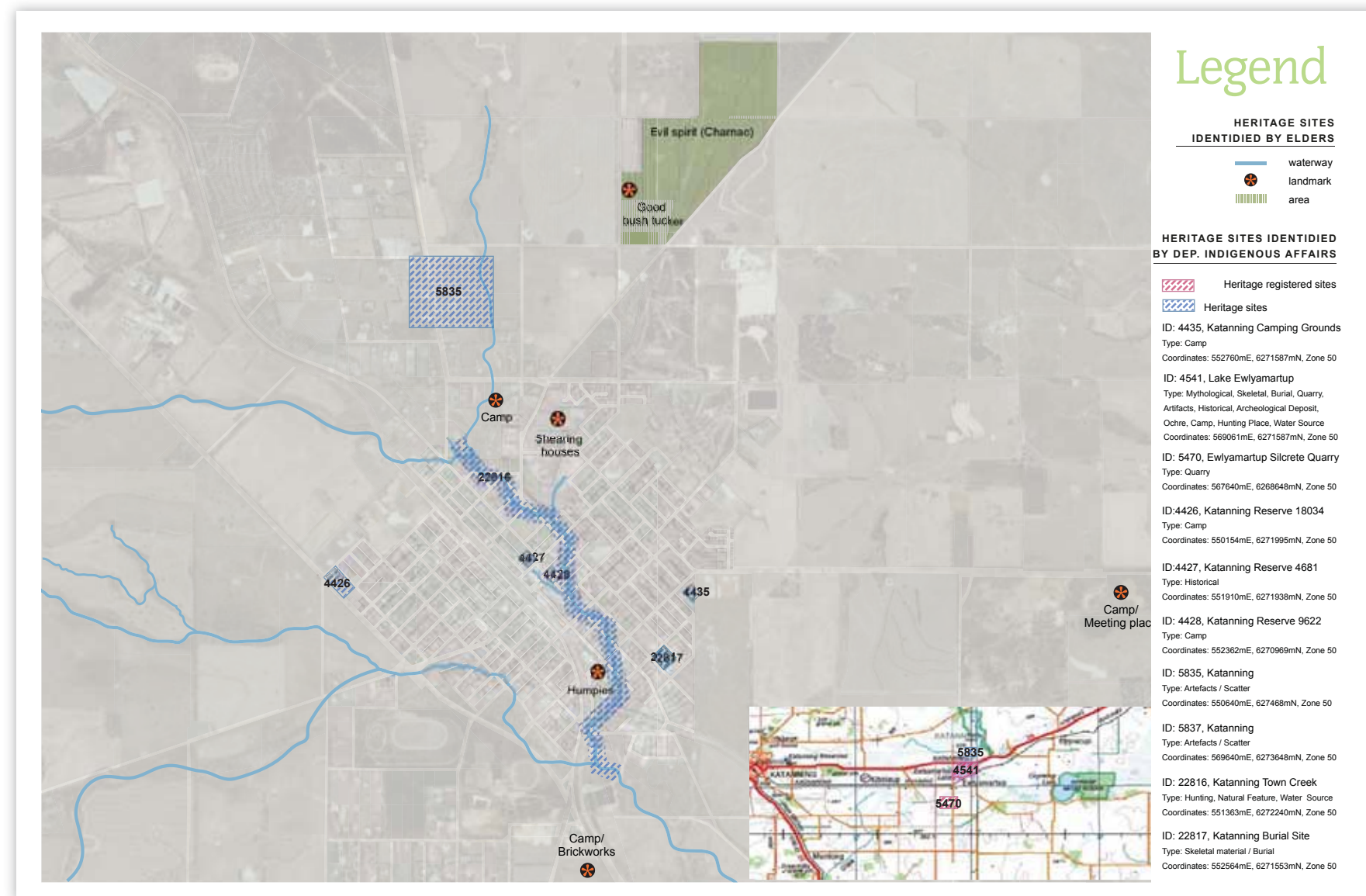
Figure 39 - Suggested Austral Terrace Heritage Precinct

### Ethnographic Sites

The consultation process for this project included two separate meetings with Nyungar elders and leaders within the Katanning community. These meetings focussed primarily on cultural issues within the local aboriginal community and identified a number of sites of interest and significance. Two sites that are of particular interest are:

- The creek lines through town, known to be ‘the providers of life’ that have special meaning to the Nyungar community and their ancestors.
- The remnant bushland area to the north of town where the old rifle range use to operate. This area is rich in bush tucker and was a popular campsite for non-local indigenous visitors.

These sites and other culturally significant areas are clearly identified on *Figure 40 – Aboriginal Significance*. Any development or disturbance to these culturally significant sites must incorporate local Nyungar monitors, to observe any operations that involve digging in these areas.



**Figure 40 – Aboriginal Significance**



## 4.8 Servicing

### Water Supply

Katanning is part of the Great Southern Towns Water Supply Scheme (GSTWSS). This scheme supplies potable water to 33 towns in the Upper Great Southern Region. The water is supplied from Harris Dam near Collie. The GSTWSS also supplies water to two other towns identified as Super Towns, Boddington and Collie. The Scheme has limited capacity to expand at present and programmed expansion of the Scheme is based on a 1% per annum growth). No planning has been undertaken to quantify the required upgrades in terms of the super town expansion.

A summary of the elements of the Katanning water supply system is as follows:

- Approximately 85% of Katanning's water supply comes from Harris Dam;
- A local runoff catchment draining to the local Pinwernying Dam is used to augment water supply (approx 15%);
- Katanning Service Tank (9ML) which under normal operation supplies the town directly;
- Chlorine dosing facilities between the Pinwernying Dam and the town and between the dam and the Katanning Service Tank before distribution to town;
- Pinwernying Pump Station which is generally called by the level in the service tank when Pinwernying Dam is required to supply the town directly;
- Pinwernying Dam also supplies water to the Pemble St Pump Station which is located within Katanning town but is used to deliver water to downstream towns via various extensions.

Water is sold for around \$1.10/kl. It costs approximately \$6.50/KL to deliver this water to a house in Katanning. A small amount of water is supplied through roof runoff and rainwater tanks on individual lots. Around one-third of the potable water use in town is for industry, predominately WAMMCO.

Previous Water Corporation planning in Katanning was undertaken on the basis of less than 1% growth per annum. Current scheme upgrades planned for the town over the next few years (A new 15ML tank planned for 2019) do have a growth component but have been mainly focussed on addressing water quality by installation of tanks and moving away from local sources.

With the advent of the mine near Katanning the Corporation was asked to provide some indication of the cost to provide water to an additional 500 services in Katanning to support a residential workforce. No planning work was undertaken to support this estimate and it was based on a broad understanding of the current limitations of the Scheme.

The estimate was \$95M which is some \$40.5M more than was estimated for Katanning out to 2018.

Further advice from Water Corporation was provided regarding the direction of growth. It was recommended that growth planning should stay within land below the 345m AHD elevation. Above this will create difficulties with service tanks etc.

Abstraction, desalination and treatment of groundwater could provide some of potable water required to service the townsite expansion. This will require further detailed feasibility and analysis.

### Recommendations

- 3 To continue to monitor the availability of an adequate supply of reliable, suitable water and wastewater treatment to service the growth of the town and potential industrial users

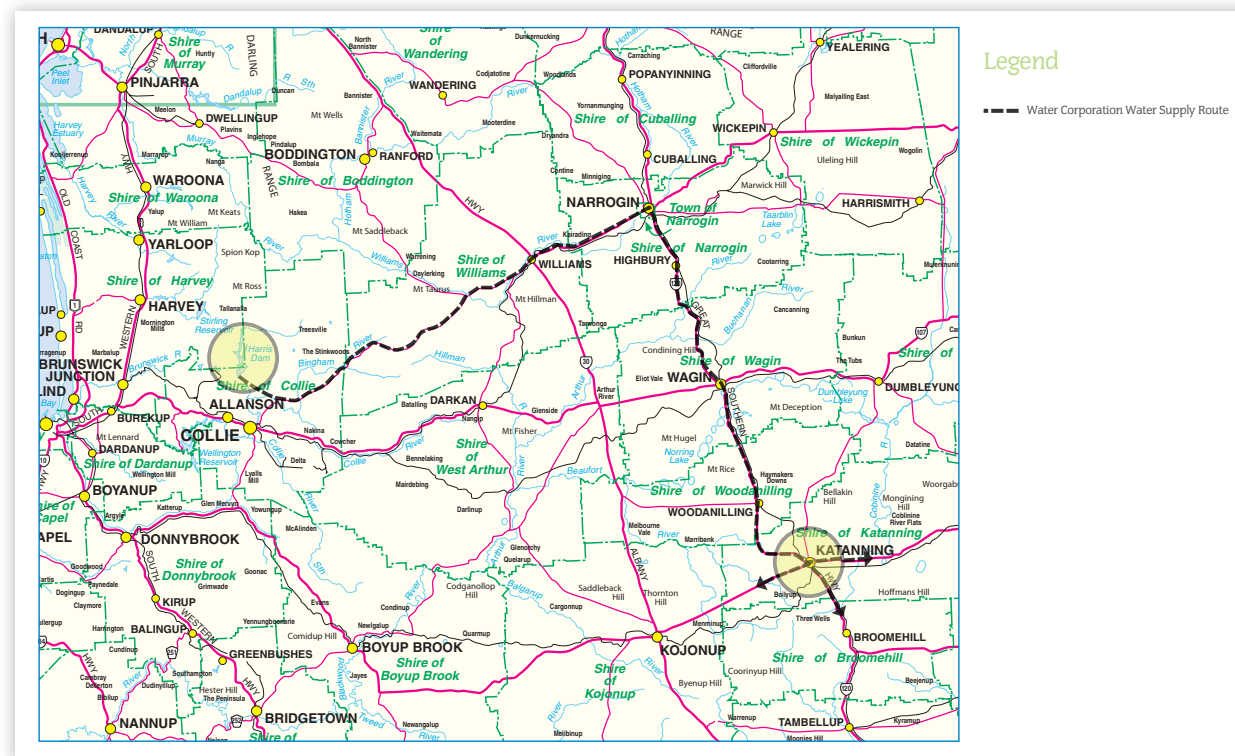


Figure 41 - Water Supply Route

## Sewerage

Advice received from Water Corporation states that the majority of the town is sewered and serviced primarily by two wastewater pump stations on Daping St and Beaufort St (which deliver wastewater from the town via a network of gravity sewers and two pressure mains to the wastewater treatment plant (WWTP). The two 1.0km and 1.5km UPVC pressure mains are 200mm and 150mm diameter for Daping St and Beaufort St respectively. In general, inflow to the WWTP during winter exceeds the plant capacity which can be attributed to infiltration due to rainfall. Sludge from the wastewater treatment is dried on a sludge drying before disposal. Treated wastewater (TWW) is chlorinated before storage and re-chlorinated before irrigation. All TWW is reused by the Katanning Country Club and on Shire parks and ovals - see Figure 42. The houses that are not currently sewered predominately discharge their wastewater to septic systems. This water then proceeds to recharge the groundwater within the town.

The current sewer scheme in Katanning is starting to reach its limits particularly the WWTP and TWW reuse scheme. No planning work has been undertaken in this regard to improve/upgrade the infrastructure. To cater for an additional 500 services would required upgrades in the order of \$37.5M. This cost is indicative only and further investigations and planning will be required before costs and timeframes can be more accurately estimated. There is no provision in Water Corporation's forward budgets for this.

## Water Reuse Opportunities

Wastewater is treated and used extensively within the Katanning townsite. The wastewater undergoes primary and secondary treatment before chlorine dosing and storage for later reuse. Water is stored in a number of dams and tanks within and on the edge of the town. Currently the reuse of wastewater and storage accounts for virtually all the wastewater except during extreme rainfall events or extended wet periods. The wastewater is used on the town's golf course, sporting grounds recreation parks and

Primary schools. An agreement is currently being prepared to supply treated wastewater to the High school for oval irrigation.

Councils existing effluent reuse distribution is not capable of meeting demand. Is aged and relies heavily on manual operation and daily checks to monitor functions. The system requires an overall design review and infrastructure upgrade.

Any increase to the population or the inclusion of currently unsewered houses into the scheme will require the expansion of the reuse scheme to accommodate the extra water.

There is also the potential for the reuse of water from the new saleyard facilities. Storage dams are being constructed and will hold water for potential reuse within the town, with at least part of it being used for Piesse Park. Some of the higher quality water will also be reused in the saleyards themselves.

Stormwater harvesting from other areas within the existing town and future expansion areas is also a possibility.

## Power Supply

Verve Energy operates power stations at Collie (both Muja and Collie), Kwinana and Cockburn. Other power generation plants under Verve's control are the Pinjar gas turbine power station north of Perth as well as the Albany and Grasmere wind farms. These plants collectively produce some 60% of WA's electricity which is delivered to users via Western Power's transmission and distribution network. Verve Energy has generation capacity at its power stations to match the projected population growth of Katanning.

Western Power has advised that the Katanning Region distribution networks are fed out of the Katanning Zone Substation on the Katanning-Kojonup Rd. At this stage, it would appear that Katanning's SuperTown potential will be covered by the existing spare capacity on the Katanning Substation for the next 10 years (or so). As the town evolves, Western Power have adequate processes in place to identify the changing circumstances and therefore provide sufficient time to respond and adjust their delivery plans accordingly.

Any large new loads for a specific energy intensive activity, such as opening of a gold mine, will require specific assessment of capacity of the substation and of the connected transmission network to supply the additional electrical load. It is anticipated that such new loads will require additional transmission capacity to Katanning substation and the adjoining transmission network plus additional distribution capacity from the substation to the site of the energy intensive activity. This will be assessed on a case-by-case basis for new projects.

The townsite is currently serviced with a combination of overhead and underground reticulation.

Reticulation to new lots would be via underground servicing.

### Recommendation

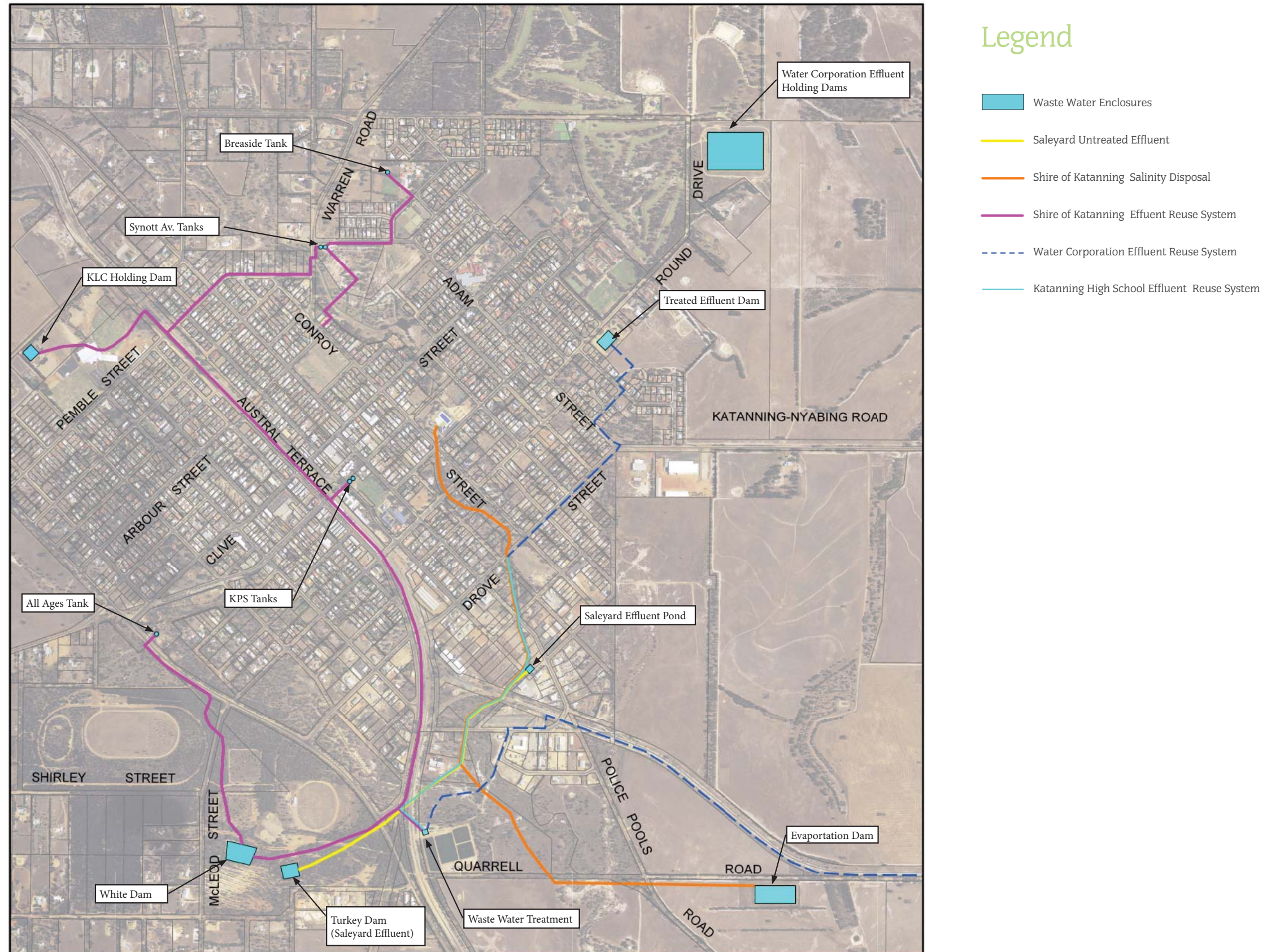
- 1 To continue to monitor the availability of an adequate supply of reliable, efficient electricity to service the growth of the town and potential industrial users; including the future gold mine.

## Gas

Reticulated gas is not currently provided to Katanning and any requirements for gas are catered for through bottled gas for the domestic market and bulk gas storage for the industrial requirements.

The State Government has recently appointed a consultant to determine route alignment options for the Bunbury to Albany Gas Pipeline corridor. This project will assess existing and potential energy demands in the regions and determine route alignment options for the corridor. These options will take into account social, economic, environmental and engineering considerations as well as opportunities to link the corridor with other State Government initiatives in the south of the State, such as the Regional Centres Development Plan (SuperTowns).





**Figure 42 - Water Reuse**



Having the major gas pipeline in close proximity to Katanning will provide opportunity for major industries which would rely on a large gas supply and may greatly assist with attracting agri-food industries to the town. As such, the town should take a keen interest on the future alignment of the gas pipeline. Corridor alignment options are expected to be finalised and presented to the State Government in March 2012.

#### Recommendation

- 2 Promote the Katanning gas pipeline route option for the Bunbury to Albany gas pipeline and provide opportunities for the gold mine, WAMMCO and power generator.

#### Drainage

A preliminary investigation into the drainage for the town of Katanning was undertaken in 2009 as part of the Katanning Drainage Study. The Study prioritised areas for further investigation and maintenance and upgrade works. The upgrade works were costed at \$8.57m .

29 catchments were modelled for peak runoffs and compared to the existing drainage infrastructures ability to manage these flows.

No assessment was made of the natural water courses within the town. It should be noted that these waterways receive flows from outside of the immediate townsite plus the majority of stormwater derived from the town itself.

A number of the drainage systems are undersized, blocked or have no designated outflow point resulting in localised flooding during heavy rainfall events. This has impact on infrastructure and properties resulting in costly damage.

There are virtually no water sensitive urban design infrastructures to treat pollutants within the stormwater prior to its discharge to the natural waterways.

All new development areas would need to consider the constraints imposed by the current drainage system as part of the planning. There is an opportunity to incorporate cost effective water sensitive urban design strategies as part of any future upgrades or new developments that consider the existing salinity issue and potential for stormwater harvesting.

#### Recommendations

- 93 Prepare drainage and flood strategy for the townsite. Identify major systems issues to address a priority for needs
- 94 Prepare drainage plan for Main Street.

#### NBN Hub

Katanning enjoys Next G mobile coverage within a 4 km radius of the town and mobile broadband coverage at a speed 1.1-20Mbps within a 1 km radius of town.

Investigations have found that ADSL broadband is generally available within the town site however there is anecdotal evidence that this coverage is not complete.

The townsite is fully serviced with landlines for telephones.

Katanning is uniquely placed in that it is the distribution centre for telecommunications for the greater part of the South West and Great Southern and provides a backup for state infrastructure. This provides a direct high speed connection with the national and international communication line with significant capacity making Katanning a suitable location for uses requiring this infrastructure.

Infrastructure and Services	Accepted Standard of Provision for Rural Town	Additional Provision at Threshold Population					Comments/Existing Provision
		Current Provision 4,000	7500	10000	15000	20000	
Sewer	Deep sewer of town	Town partly sewered	Sewer treatment plant upgrade required?	Incremental upgrading reequired	Incremental upgrading reequired	Incremental upgrading reequired	Currently at capacity. There is currently no planning in place to support the expansion and growth of Katanning. Water Corporation will commence conceptual planning in support of SuperTowns in the near future.
Water	Reticulated water to all dwellings	All of town serviced	Strategic Planning & Design Required	Incremental upgrading reequired	Incremental upgrading reequired	Incremental upgrading reequired	Currently near capacity. Lack of information from Watercorp to comment further.
Power generation	Connection to State interconnected grid	Town serviced	No upgrade required	No upgrade required	No upgrade required	No upgrade required	Verve advises adequate power generation capacity is available to interconnected grid.
Power Distribution	Connection to State interconnected grid	Town serviced	Incremental upgrading reequired	Incremental upgrading reequired	Incremental upgrading reequired	Incremental upgrading reequired	Western Power advises sub station exists in town and incremental upgrades can be undertaken.
Drainage	Townsites to accept 1 in 5/10 piped and 1 in 100 overland	Current drainage sub standard	Strategic Planning & Design required	Incremental upgrading required	Incremental upgrading required	Incremental upgrading required	Comprehensive drainage and flood study required and implemented.
Telecommunications	Mobile and ADSL service available	Town Serviced	Incremental upgrade	Incremental upgrade	Incremental upgrade	Incremental upgrade	NBN program to commence roll-out in area in 2013.



## 4.9 Property and Land Supply

The current market for vacant residential lots and developed houses in Katanning is affordable. This is confirmed in the rental market where Katanning has below Australian average rent and mortgage stress.

The cost of building new homes is however some 15% above state and metropolitan prices.

Anecdotal evidence also suggests that the current vacant lot market does not make subdividing residential land feasible.

The potential growth identified in the SuperTown program will need to be accommodated in the townsite and while a portion of this can be accommodated by infill of existing subdivision and take up of vacant lots, ultimately new land will need to be subdivided. It also needs to be understood that a major project progressing such as Ausgold requiring approximately 200 homes would very quickly place pressures on the housing market.

The options are to acknowledge that market forces generated by the SuperTown program will ultimately raise the price of vacant residential land to a point where it is feasible for subdivision to progress on an economic basis.

Alternatively, and more appropriately, there needs to be a level of intervention in the market. This intervention can take the form of:

- Housing being provided by the Department of Housing;
- Land for residential and industrial purposes being subdivided and released by LandCorp; and/or,
- A program being put in place which bridges the gap between the current market and the point at which subdivision of land becomes economic to progress.

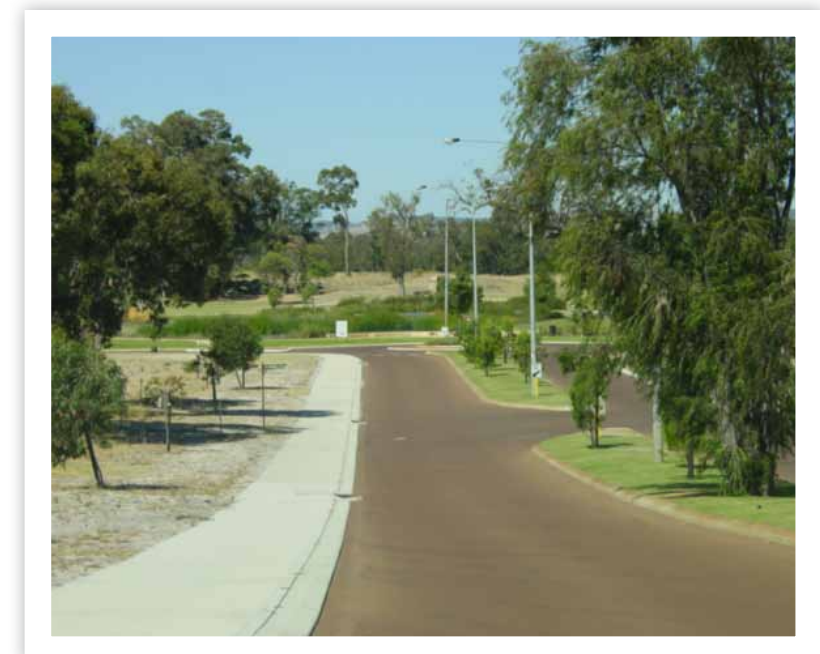
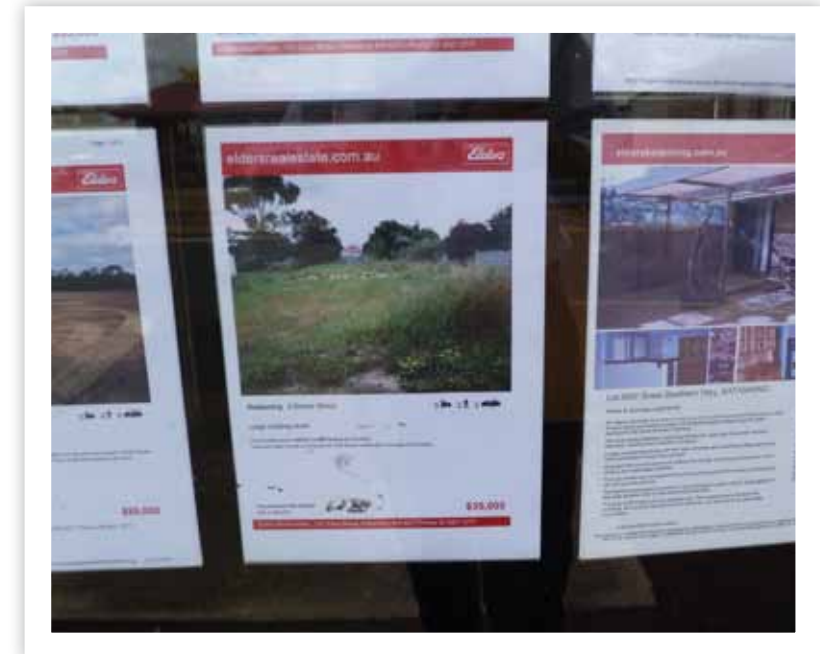
A further complicating matter for consideration is the impact that increased house, rental and vacant land prices resulting from the SuperTown program will have on current tenants. The current level of affordability in Katanning is likely to be fundamentally altered and lead to a proportion of residents being forced out of the market and moving to other more affordable locations.

The property market in Katanning also needs to expand the range of housing available to respond to meet the life cycle needs of the residents and address the affordability issue.

Increased housing densities within walking distance of the town centre and capitalising upon the opportunities surrounding Piesse Park are also worthy of close consideration.

### Recommendations

- 50 Undertake economic modelling to determine the feasibility of the subdivision of land in Katanning and identify level and type of assistance that will facilitate the economic subdivision of land.
- 51 Engage with LandCorp and Department of Housing to assist with the timely delivery of lots and housing to the market.
- 78 Investigate opportunities to subsidise servicing of residential lots to a point where development is economic.
- 81 Maintain a healthy supply of residential accommodation with up to 3% - 5% of vacancy in order to minimise an undesirable increase in rents and housing prices typically associated with mine towns that may end up squeezing existing residents away from Katanning.



## 4.10 Commercial Activities and Business Opportunities

### Current business numbers

The Shire of Katanning's economy is based primarily upon retailing and agricultural production and processing. RDA (Regional Development Australia) has identified a range of issues impacting negatively on the future growth and prosperity of the broader Great Southern region including a narrow industry base and (over) reliance on agricultural industries. The Shire of Katanning's own Strategic Plan 2010 – 2020 has a stated objective of *'strengthening our economy through the continued support of existing businesses and exploring opportunities for the expansion of our business base'*

ABS records indicate that there are 425 businesses registered in the Shire of Katanning however 51% of these do not employ individuals. 40% of Katanning businesses are agricultural related. 95% of all businesses are categorised as small businesses. 29% of businesses employ between 1 – 4 people and 15% of businesses employ 5 – 19 people.

Katanning has a comparatively low rate of business incidence i.e. a ratio of 1 (business): +/- 22 (adults) when considering the regional catchment.

An assessment of the existing businesses suggests that there are a very limited number of businesses which are major employers and capable of making a significant difference to the growth of the town. Hence, it is vitally important to pursue the growth drivers identified in other parts of this report.

### Business in the Town Centre

Our analysis suggests that there are 80 businesses located in the Katanning town centre. Of these 49 (60%) are shops and 16 (20%) are offices.

We estimate there are 19,000m<sup>2</sup> of floor space within the town centre of which 4,000m<sup>2</sup> is vacant. Of the 15,000m<sup>2</sup> occupied 8,000m<sup>2</sup> is retail floor space.

The structure of the town centre is such that businesses are spread out on Clive Street both North and South of the railway line and East and West along Austral Terrace.

It would be advantageous to consolidate retail activity, building on the current focus extending north along Clive Street from the railway line to Carrew Street and incorporating the street and laneway running parallel with Clive Street at the rear of existing development.

It is also appropriate that every opportunity be taken to activate this retail hub by encouraging the establishment of offices and educational uses within walking distance of the town centre.

With Katanning reaching a target population of 15,000 people it is expected that the wider regional catchment will approach 21,500 people. This will generate a combined catchment spend of \$280M per annum of which \$160M per annum (approximately 55%-60% of all spending in the catchment) should be able to be retained in the town.

This level of sales will support a total of 23,000m<sup>2</sup> of shops consisting of;

- Two full line supermarkets of 3,500m<sup>2</sup> each
- A third smaller supermarket of about 1,500m<sup>2</sup> or two smaller supermarket/ grocers of 750m<sup>2</sup> each
- A single discount department store such as Target or a Big W or K Mart at about 2,000m<sup>2</sup>
- About 12,000m<sup>2</sup> of specialty floor space in 100 specialty shops.

The capacity of the main street shopping precinct identified in this Growth Plan based on Clive Street and extending East and West is approximately 25,000m<sup>2</sup>. It is therefore apparent that the existing town centre has the capacity to accommodate growth to a population of approximately 15,000 people in the town site subject to appropriate redevelopment.

Office space for a population of 15,000 is expected to be in the order of 22,000m<sup>2</sup> and predominantly located above retail activities, all in close proximity to the town centre.

The elements of town centre design which facilitate an active, robust and profitable town centre include;

- All retail as a single double sided street
- Minimise the need for secondary streets except for traffic circulation
- Find opportunities to accommodate big box retailers in locations where they benefit the rest of the town
- All major tenants in the same street
- Avoid "holes" in the street frontage
- Close side streets if they are not required for circulation
- Consolidate car parking areas
- Locate car parks where people can park in one location for the majority of their retail needs
- Create car parking so that customers must walk past shops to get to major tenants
- Create a two-way traffic system
- Retain as much car parking as possible on the main street
- Do not allow landscape elements of the main street to obscure the view of shop fronts



#### Recommendations

- 55 *Locate the Councils new administrative building within walking distance of the Mainstreet and ideally incorporating the Mill*
- 69 *Identify and assemble land to accommodate major retailers, government offices and Shire Administration in the town centre.*

#### Strategic Priorities for Small and Medium Enterprise (SME) Development in Katanning

The following strategic priorities are recommended as a basis for identifying specific investment opportunities that will stimulate SME growth and development:

- i. Identifying and nurturing latent entrepreneurial potential dormant within the community
- ii. Invigorating and energizing the established SME community
- iii. Celebrating the diversity, resilience and success of the local SME sector
- iv. Encouraging organic growth within the established SME community as a natural consequence of anticipated population growth
- v. Stimulating new, quality (value-added) business starts that serve to broaden the business base rather than displace existing establishments; and
- vi. Encouraging stronger local supply-chain linkages; and ensuring that the locally-owned business community maximizes the benefit of planned resource projects.

In consideration of the strategic priorities listed above, the eight actions listed below are recommended. These actions have been listed in order of priority as determined by the Town community during the open meeting held on 29<sup>th</sup> November 2011.

#### 1. Refreshing the Retail Trading Environment

A substantial proportion of the established SME community is retail orientated based in Katanning town itself. The main shopping precinct looks tired and uninviting. Much could be done to refresh the retail environment and make the shopping experience more enjoyable; and retain retail spend in Katanning that may otherwise be lost to Albany and Perth. In this regard, investment in enhanced streetscapes, landscaping and general urban improvement would garner great benefit. Rationalising the main shopping area into a smaller, tighter zone would also benefit the retail sector.

#### Recommendations

- 54 *Delineate and strictly adhere to development within a clearly defined town centre boundary to ensure that retail development supports one another rather than creating competitive environments which result in the inequitable distribution of activity across the town.*
- 6 *Refresh the retail environment and make the shopping experience more enjoyable*

#### 2. Establishing a Dedicated Centre for Agricultural Engineering Excellence

The existing light industrial area lacks cohesion and does not project the image associated with a dynamic and progressive light engineering precinct that would bring contemporary technology and innovation to the surrounding agricultural community. Over time, the light industrial area should be re-located to a dedicated area and promoted as a 'centre for engineering excellence' to the local agricultural sector.

#### Recommendations

- 9 *Promote the creation of a 'Centre for Agricultural and Engineering Excellence' focused on the agricultural sector in partnership with a tertiary education institute and Department of Agriculture and Food.*



#### 3. Business Opportunity and Training Need Surveys

The local SME base will grow organically in line with population growth. However, this process can be accelerated and facilitated by undertaking regular community surveys to identify growing demand for new or additional services in advance of shortfalls. In addition, regular (annual) SME surveys should be conducted to identify the training and business development requirements of existing SMEs. New business opportunities would be published and disseminated widely to attract new businesses into the area and identified training needs communicated to appropriate training and skills development providers.

#### Recommendation

- 5 *Undertake regular business surveys to determine skills needs and publish widely these business and skills opportunities to attract people and businesses to town.*

#### 4. Extending Security Surveillance

Discussions with a random selection of Katanning retail businesses confirmed that there are still security issues within the Town Centre despite the recent installation of a network of security cameras. Security surveillance coverage should be extended to provide more extensive coverage that safeguards as many retail enterprises as practicable and makes the Town Centre more attractive; especially after dusk

##### Recommendation

- 7 Extend the Town's security surveillance coverage.

#### 5. Promoting Multi-Cultural Entrepreneurship

A skills and experience audit should be conducted of the Shire's extensive migrant population to identify possible new business opportunities. Note: There is consistent and compelling global evidence that first generation migrant, especially those escaping a negative homeland situation, rank highly as successful business founders. This phenomenon of 'displacement theory' confirms that immigrants demonstrate much higher rates of self-employment than 'natives' and have the potential to contribute extensively to economic diversity. A local skills and experience audit of Katanning's 54 cultural groups would, potentially, unearth new options for economic activity and, also, help influence the design of innovative business support initiatives that would serve to convert latent potential into economic diversity and growth.

##### Recommendations

- 4 Undertake an audit of skills and experience of the Shire's extensive migrant population.
- 14 Encourage a regular visible community market to encourage business start-ups, capitalise on major events, showcase local produce and promote community interaction
- 15 Investigate the possibility of the market being located at the railway station and the possibility of expanding facilities.



Katanning Railway Station - Potential Market Site

#### 6. Maximizing Local Content

Arguably, the most exciting future SME development opportunities in the Shire attaches to the planned gold mine development by Ausgold. Clearly, this project will increase population and local spend that will benefit the local business community. However, it is vitally important that medium and long term supply chain opportunities are retained in the local community and not lost to Perth and beyond. In this regard, it is strongly recommended that a dedicated Local Content Task Group with a designated (part-time) co-ordinator be mobilized to act as a mediator between Ausgold and the local business community to: (i). Identify and publish local content opportunities; (ii). Arrange 'meet the buyer' events; (iii). Address issues associated with quality assurance and control; (iv). Help to up-skill local operators and (v). Act as an intermediary between (say) KRBA as the representative of the local business community and Ausgold to maximise local supply opportunities. An intermediary of this type would be based upon hugely successful initiatives of a similar nature that are routinely linked to new projects of scale in Europe and, also, the Project Connect Initiative promoted by Chamber of Commerce and Industry (CCI) WA.

##### Recommendations

- 13 Establish a Local Content Taskforce to act as mediator with Ausgold and other businesses to identify and promote local business opportunities and supply chain linkages
- 10 Establish an economic development officer to facilitate business development, promote the town and source government funding opportunities.



### **Re-developing the Mill**

Despite the existence of a well-populated SME membership group (the Katanning Regional Business Association) with 300 registered members, the local SME sector as a whole lacks profile and prominence. Also, access to State-subsidized business support and advice is limited with Katanning being serviced one day per month by the Small Business Centre Great Southern (SBCGS) based in Albany. Advisers from Albany visit Katanning on an infrequent and irregular basis and have not, as yet, established any momentum or demand for on-going business development support. It is recommended that a Feasibility Study be commissioned to re-develop the Old Mill on Clive Street into: a part-time business advice centre (serviced regularly by SBCGS), specialist business incubator new for craft and creative industries; and a showcase destination for local SME products. A facility of this type could co-locate effectively and harmoniously with the existing Tourist Centre, or it could be co-located with a new Shire administration building integrated into the existing mill.

#### **Recommendations**

- 11 *Investigate demand for developing a business development incubator to foster potential start ups and engender a stronger sense of entrepreneurship amongst the local community.*
- 8 *Promote the establishment of a part time business advice centre, specialist business incubator and a showcase for local SME products*

### **Developing a Food Processing Precinct (Cluster)**

A Feasibility Study / Business Case, similar to the Katanning Regional Sheep Sale Yards Business Case prepared by Keston Technologies in May 2011, should be commissioned to investigate the potential for establishing a designated food precinct adjacent to the WAMMCO site. WAMMCO representatives should be actively engaged in the feasibility process and encouraged to support or engage in down-stream processing. A possible recommendation of the Final Report would be the granting of financial incentives for WAMMCO to make a beef chain financially viable. Subject to positive recommendations from the Feasibility Study and a commitment to infrastructure development, the Food Precinct should be promoted nationally and internationally as a business investment opportunity. Wealthy countries, for example the United Arab Emirates (UAE), could be attracted by the proposition as an integral component of their longer-term, food security strategies.

#### **Recommendation**

- 12 *Conduct a feasibility study into a dedicated food processing precinct/ Beef chain.*

#### **Other Comments**

Irrespective of its low 'community ranking', the external SME consultant suggests that Recommendation Eight be given serious consideration. A dedicated Food Processing Precinct has the potential to: build upon an existing activity base; exploit positively the available specialist (halal) labour force; and provide horizontal integration of new business opportunities. Elsewhere, carefully designed cluster strategies have proved to be highly effective vehicles for local economic development and diversification.

All the above initiatives require dedicated human resource to achieve desired results. In this regard, it is recommended that consideration be given to seeking funds to employ a dedicated SME Support Officer / Economic Development Manager to be responsible for designing and implementing an integrated SME Development Plan. This Officer might be jointly-appointed by the Shire of Katanning, KRBA and (possibly) the SBC Great Southern and report to a newly-established, private sector led Reference Group established to shape and guide SME development within the Shire of Katanning. In addition to support under the SuperTown's Initiative, part-funding for a position of this type might be available through the Western Australia Small Business Development Corporation (SBDC).



*Mill Building, Clive Street*

## 4.11 Planning Context and Urban Growth

The planning context for Katanning is limited in that the only planning document that relates to the Shire is the Town Planning Scheme. The Shire of Katanning Town Planning Scheme No. 4 came into effect in 1998.

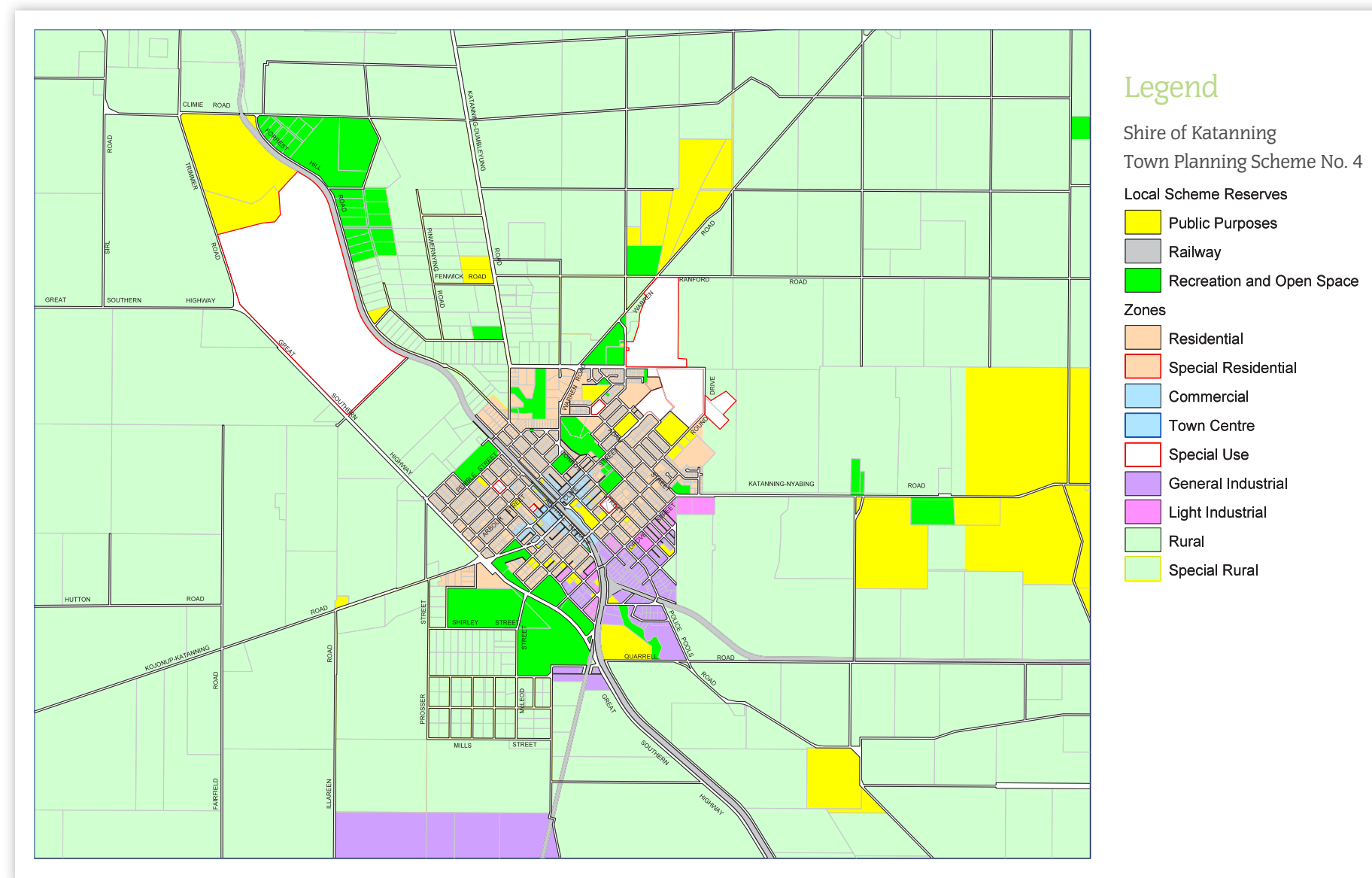
The objectives of the Scheme are:

- To zone the Scheme Area for the purposes described in the Scheme;
- To secure the amenity health and convenience of the Scheme Area and the residents thereof;
- To make provisions as to the nature and location of buildings and the size of lots when used for certain purposes;
- To make provisions for industrial development close to the town of Katanning;
- The preservation of heritage places;
- To make provision for the protection and management of the natural environment within the Scheme Area; and
- To make provision for other matters necessary or incidental to Town Planning and housing.

In order to facilitate the anticipated growth of the town, the Scheme will need to be updated. This will involve standardising the Scheme terminology in accordance with the Model Scheme Text and updating the Scheme maps to identify the growth areas which require investigation in accordance with the Growth Plan.

There has not been a Local Planning Strategy prepared for the Shire and no other formal planning instruments exist. It is suggested the the Growth Plan be utilised to inform the future planning for the town in such a way that a Local Planning Strategy does.

Investigations into planning instruments and policies suggests that rural country towns would benefit from a simplified hierarchy of planning documents which provide a greater flexibility. This would enable the town to be more responsive to changes in population, such as could rapidly occur with the introduction of the gold mine. It is recommended that this issue be discussed further with the WAPC with a view to establishing a model hierarchy for country towns.



**Figure 43 – Existing TPS Zones & Reserves**



#### Recommendations

- 40 Review the Town Planning Scheme and align with the model scheme text.
- 41 Review the Town Planning Scheme maps to introduce the identified urban expansion areas for residential, special residential, rural residential and industrial development
- 38 Engage with the WAPC to establish a minimal hierarchy of plans required to facilitate development at Katanning and applicable to rural town sites generally.

#### Residential

There are currently 272.72 ha of residential zoned land within the town. Most of the town is developed as low density blocks with an average size of around 1200m<sup>2</sup>. A density coding of R12.5/25 applies to the majority of the residential zone which theoretically would enable subdivision or duplex development on the majority of the blocks, however little of this form of development has occurred to date. This is likely due to the development economics of the town and the availability of large lots which makes smaller, rear battle-axe blocks undesirable at the current time.

There are a number of larger, undeveloped land parcels. These land parcels total an area of 33.47ha, which could yield up to 650 lots under the current coding. Some of these areas may be suitable to an increase in density and this should be investigated as part of the Scheme review.

The town is laid out in a strong traditional grid pattern. In addition, much of the older area close to the town centre has laneways at the rear of the properties. These laneways and grid patterns are conducive to redevelopment and could be capitalised on with the correct density coding in appropriate areas. An example of this is shown in Figure 44 – Infill Development.

The current Scheme has designated Special Rural areas to the North and South of the Town. Many of these areas are large land parcels that have not been developed. This zoning restricts the logical growth of the residential areas, particularly in the northern corridor.

#### Recommendations

- 49 Review density coding in undeveloped areas to ensure that the most appropriate density is applied to achieve the maximum benefit from any future development.
- 118 New areas of subdivision should embrace a regular network of streets and laneways
- 119 Existing laneways should be retained and either redeveloped with grouped housing or maintain the existing rural character on a street by street basis



Figure 44 – Infill Development

### Housing Mix

There is very little variety in the housing stock of the town with the majority of dwellings single storey homes. There is a mix of older homes of fibro construction with some more modern brick homes. The majority of new homes being built in the area appear to be in the Special Rural areas. Very few units or townhouses exist which provides little choice in housing to meet the various needs of residents.

### Summary of Recent Dwelling Development

- 10 new homes in Katanning each year since 2006 census
- An additional 130 new residents
- 90% of dwellings in Katanning are separate houses

As population grows the demand for this dwelling type will converge toward Australian average of 75%. New Dwellings that would need to be constructed under various population milestones include:

Dwelling Type	Population Base			
	7,500	10,000	15,000	20,000
Detached House	1,155	2,000	3,581	5,015
Semi detached	78	155	344	582
Flat	119	237	532	905
Other	9	21	56	108
Total new dwellings to be provided	1,361	2,413	4,514	6,610

**Figure 45 - Dwelling Types**

In order for the town to grow sustainably and meet the needs of all sectors of the community, there will need to be an increase in densities in appropriate locations and incentives for development to occur. Land in close proximity to Piesse Park has been identified as an ideal location to provide a higher density of housing which would greatly improve the housing choice in the town. The area is well located being close to the town centre and hospital, as well as being provided with a high amenity environment with the proposed upgrades to Piesse Park. It is envisaged that given the high profile area, large consolidated land holdings and importance to the growth of the town that there may be some scope for a joint venture development with a government agency such as LandCorp.

A Structure Plan for the area would need to address the rationalisation of the Piesse Park space, connections with the proposed multi-use corridor and the Clive Street retail area and rationalisation of the Bowling Club site, should the facility relocate. The plan will also review the area bound by Synnott Ave and Beeck Street.



### Recommendations

- 39 Prepare a structure plan around Piesse Park to incorporate open space upgrades, rationalisation of the public open space improve amenity and provide medium density housing.
- 74 Work with major land owners in vicinity of Piesse park with a view to setting up a joint venture with LandCorp to produce medium density housing which reflects the 'urban living in the country' theme
- 75 Encourage the progressive consolidation and redevelopment of defined areas close to the town centre and Piesse Park for urban consolidation
- 76 Existing laneways should be retained and either redeveloped with grouped housing or maintain the existing rural character on a street by street basis
- 77 Pursue quality, affordable housing for Local and State Government transient employees
- 83 Promote R40 medium density housing opportunities on land bounded by Synott Ave, Adam St and Chipper St on the periphery to achieve surveillance of the park and offset development costs
- 84 Encourage redevelopment of Department of Housing lots on Synott Ave for medium density housing.
- 85 Utilise bowling club land for medium density housing if club relocated



**Tourism**

The Scheme provides for Hotel and Motel accommodation to be provided in the Town Centre and Commercial zones, together with ancillary tourist uses to be provided in the Rural and Special Rural Zones.

ABS statistics reveal that there are only 2 hotel/motel/serviced apartments of more than 15 rooms in size. Discussions with accommodation providers indicates that the majority of facilities have a very high occupancy rate and it is difficult to find accommodation at short notice. One of the towns hotels currently has a long term booking for the majority of it's rooms to accommodate the exploration crews for the proposed gold mine. This situation would be further exacerbated should the gold mine or other industries go into a construction phase.



Local Bed and Breakfast

General tourist numbers through the town are currently relatively low, mainly due to the town being away from the major travel routes such as Albany Highway. In order to boost tourism numbers there needs to be a tourism ‘product’ developed for the town which would attract visitors and encourage them to stay.

**Recommendations**

120 Develop a market feasibility to increase the supply for short stay accommodation room numbers within the town to cater for the growth in town visitors across all economic sectors

121 Develop a Tourist Theme and Marketing Strategy

**Commercial**

There is approximately 17ha of commercially zoned property in the town and a further 7.4ha of land zoned Town Centre which is also used for commercial purposes. There are a number of vacant properties together with a relatively high vacancy rate in some areas of both the commercial and town centre zones.

There is sufficient land available for commercial purposes to accommodate considerable growth of the town’s population, although a review of the permissible uses under the Scheme is required to ensure that future high key tenancies such as supermarkets only occur in the town centre. This review should also consider encouraging mixed use developments, particularly in the transitional area between the Town Centre and the residential areas along Clive Street.

**Recommendations**

- 43 Prepare a structure plan for the length of Clive street between the main street precinct and Piesse Park to provide a higher density residential and mixed use transition from the main street to the medium density precincts.
- 47 Prepare design guidelines for the main street to protect the rural character of the town
- 71 Purchase strategically placed land parcels to enable government to control the vision for the centre in the early stages of redevelopment.

Infrastructure and Services	Accepted Standard of Provision for Rural Town	Additional Provision at Threshold Population					Comments/Existing Provision
		Current Provision 4,000	7500	10000	15000	20000	
Retail Floorspace m <sup>2</sup>	Based on 25m <sup>2</sup> for each retail employee using Australian average	5,500 m <sup>2</sup> required 12,000 m <sup>2</sup> existing (4,000 m <sup>2</sup> vacant)	12,000 m <sup>2</sup> required (utilise vacant 4,000 m <sup>2</sup> vacant)	16,000 m <sup>2</sup> required (4,000 m <sup>2</sup> additional)	23,000 m <sup>2</sup> required (7,000 m <sup>2</sup> additional)	30,000 m <sup>2</sup> required (7,000 m <sup>2</sup> additional)	Redevelopment of Clive Street retail precinct should accommodate all retail needs
Office Floorspace m <sup>2</sup>		3, 000 m <sup>2</sup> required 3,000 m <sup>2</sup> provided	6, 000 m <sup>2</sup> required 3,000 m <sup>2</sup>	9, 000 m <sup>2</sup> required 3,000 m <sup>2</sup> additional	15, 000 m <sup>2</sup> required 6,000 m <sup>2</sup> additional	22, 000 m <sup>2</sup> required 7,000 m <sup>2</sup> additional	Includes all civil uses and functions target should be to have 66% located in CBD largely over retail or in heritage buildings.
Industrial		18 Ha required 18 Ha provided	32 Ha required 14 Ha	44 Ha required 13 Ha additional	68 Ha required 24 Ha additional	90 Ha required 22 Ha additional	needs to be split between Heavy and Light Industrial Areas with flexibility to allow the dominant demand to encroach into the other

Extract from Figure 56

#### Recommendations Con't

- 55 *Locate the Councils new administrative building within walking distance of the Main street and ideally incorporating the Mill*
- 56 *Create a town square in portion of the Clive Street car park ensuring business activated, vibrant frontages where residents and visitors can comfortably congregate*
- 57 *Promote increased densities and housing choice in the vicinity of the Town Centre*
- 58 *Require major retailers to locate adjacent to the Main Street*
- 59 *Maintain where ever possible continuous shop front along the main street by reducing or minimising the number of gaps in the street front to engender a strong sense of place*
- 60 *Create integrated car parking areas with direct access to the street rather than rely on individual land owners to create all their parking on each site/development*
- 61 *Identify and compile sufficient land to accommodate new services business opportunities*
- 62 *Promote the natural transition of service industry uses out of the town centre to an expanded LIA to make room for retail and commercial service businesses in the town centre over time*
- 63 *Prepare simple design guidelines for the Main Street to define a consistent approach to paving, furniture and streetscape upgrades over time*

#### Recommendations Con't

- 64 *Progressive removal of Main Street Plane Trees and investigate alternative species and locations*
- 65 *Develop guidelines and planning requirements to deliver significant shade to all car parking areas within the town*
- 66 *Create visual landscape linkages from the Main Street westward to Great Southern Highway and eastward to Piesse Park*
- 82 *Create a visual link to the Main Street*
- 69 *Identify and assemble land to accommodate major retailers, government offices and Shire Administration in the town centre.*
- 70 *Identify and assemble land to accommodate parking in the Town Centre*

#### Industrial

The Industrial and light industrial zones are located to the south east of the town. There is 27.64 ha of light industry zoned land within the townsite. However, a portion of the light industrial area is currently used for residential purposes which would ultimately require redevelopment to avoid land use conflicts.

There is 73.5ha of land currently zoned industrial. The Shire is currently constructing the new saleyards which will free up approximately 7.5ha of general industrial land for redevelopment, although there are some contamination issues with a portion of the land which may limit the potential uses suitable for the site.

A large parcel (369ha) of land to the south of town is currently zoned General Industrial. This zoning was initiated approximately 15 years ago due to the potential of a wool scouring plant commencing operations in town. The wool scouring plant never eventuated and the land has continued to be used for general farming since. The Shire recently had an amendment initiated to revert the zoning back to Rural. This rezoning is on hold pending the outcome of the townsite Growth Plan. It is recommended that the land be rezoned to Rural as industrial uses could potentially limit the future expansion of the Special Rural area to the north.

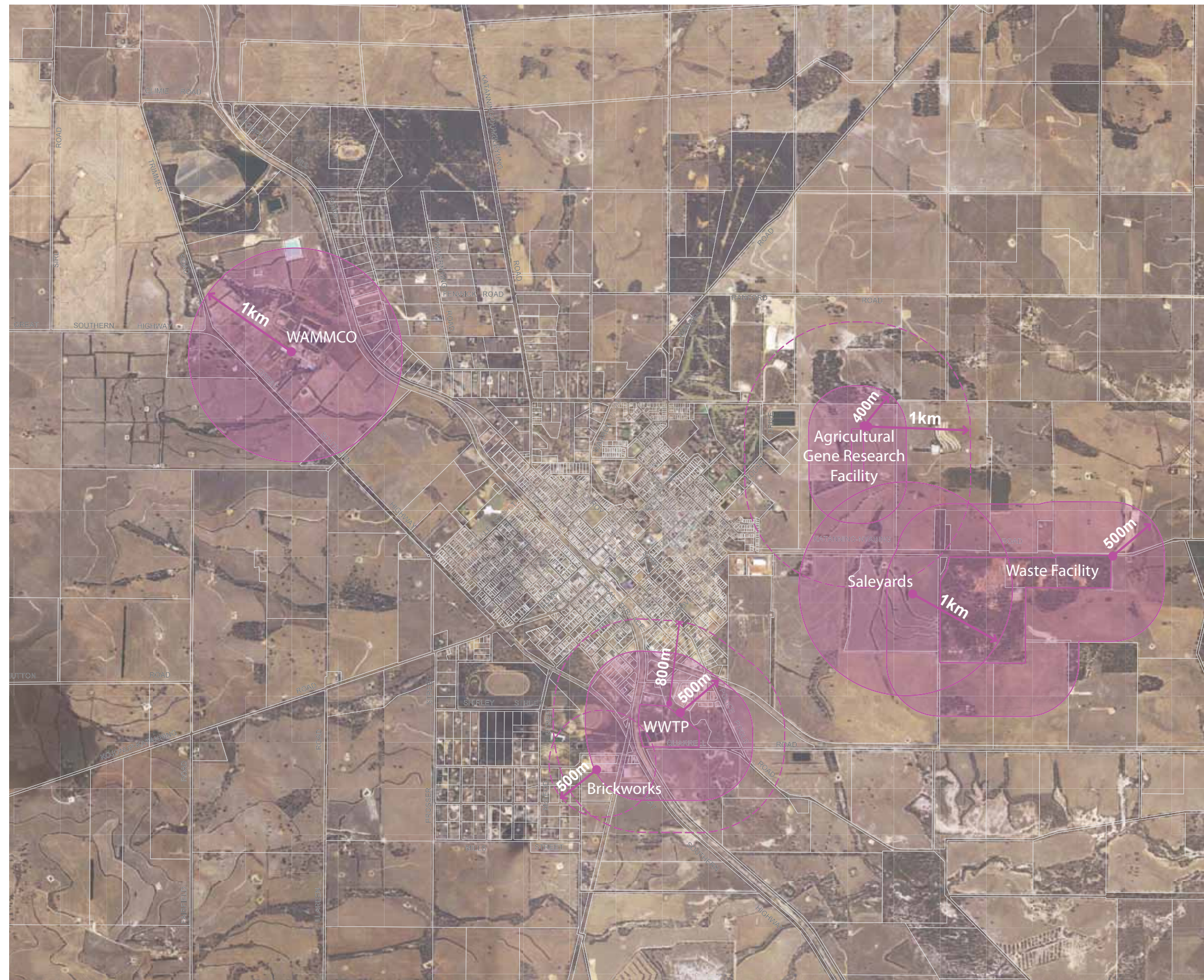
There is insufficient light and general industry land available to accommodate the future growth of the town, particularly if a gold mine or agrifood precinct were to be established, and further land will need to be identified for future expansion.

It is estimated that a further 68 hectares of industrial land would be required to service a population of 15,000 people. This industrial demand will incorporate both heavy and industrial activity. Both types of activity should be planned to allow each to grow in isolation yet in conjunction with one another.

The development of the industrial land should be planned to allow flexibility so that either industrial type (Light or Heavy) may encroach into the other should demand for one type out grow demand for the other.

This will include not only having both industrial areas close to one another but allowing for the land in between to be kept in larger super lots so that subdivision can occur once the demand for later land becomes clearer.





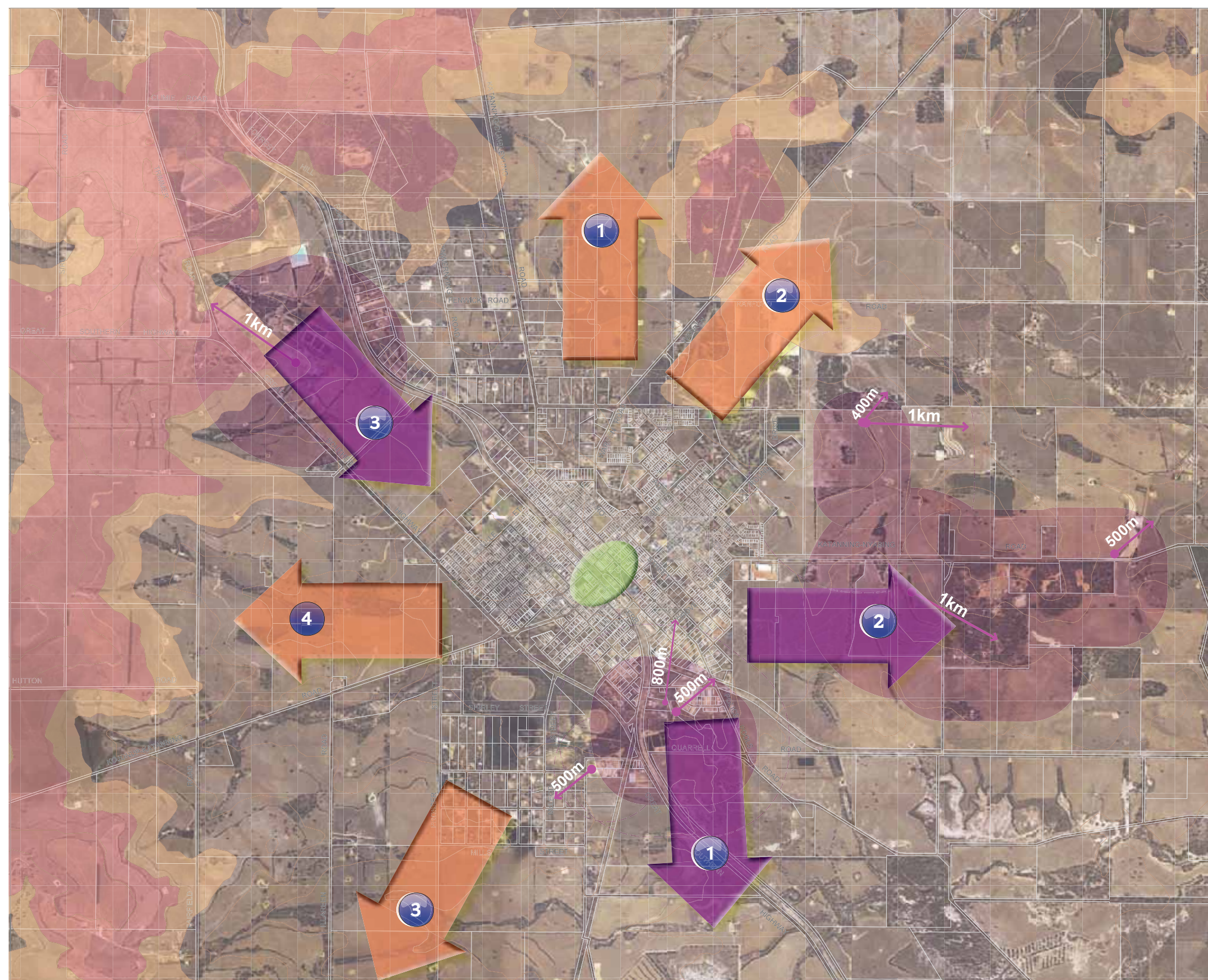
Scale 1: 20 000 @ A1

## Legend

- Existing Industry Buffers
- Potential Future Industry Buffers

**Figure 46 – Industry Buffers**



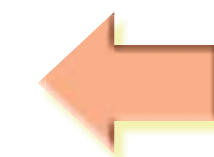


## Legend



### Industrial Growth Corridors

- ① South of Town
- ② East of Town
- ③ South of WAMMCO



### Residential Growth Corridors

- ① Northern Corridor
- ② North East Corridor
- ③ South West Corridor
- ④ Western Corridor



Existing Industry Buffers



Town Centre Enhancement



Area above 350m AHD



Area 340 - 350m AHD

**Figure 47 – Growth Corridors**



#### **Recommendation**

- 89 *Establish a heavy industrial precinct with a range of large lots to accommodate the emergence of the engineering and manufacturing sector to service the mining sector*
- 91 *Provide a site for a possible Agrifood processing precinct*

#### **Industrial Growth**

Industrial growth could potentially occur to the east and south of the existing industrial area, and to the south of the WAMMCO facility.

The existing industrial area could continue east to the new saleyard land. The area may be suited to accommodate the agrifood precinct although care will need to be taken to ensure that adequate buffers are provided for noise, dust and odour emissions to the residential area which will need to be addressed in any structure plan and take into account the prevailing wind directions.

The land to the south of the existing industrial area has been discounted from further development at this stage due to the potential for land use conflicts with the future Special Rural area.

#### **Recommendations**

- 46 *Prepare a structure plan for the eastern industrial expansion to facilitate a range of industrial initiatives.*
- 88 *Promote expansion of industrial land into a south eastern corridor extending to the new sheep sale yards*
- 90 *Provide for limited expansion of industrial land south of WAMMCO where these uses will not extend the range of existing buffers and prejudice future urban expansion opportunities.*

#### **Open Space**

There are considerable expanses of open space throughout the town with large park areas and a significant drainage line network through the centre of town. The spaces are generally under-utilised and do not currently align to any coherent linkage.

There is scope to rationalise some of this open space for other purposes and provide a more focussed landscaping arrangement on specific areas to achieve a more coherent open space network that is of a higher amenity and achieves better utilisation.

#### **Growth Opportunities**

There are a number of constraints to directions of growth for the town. There are a number of industrial buffers present around established industries such as the abattoir and the saleyards. In addition the Department of Agriculture and Food have plans for a gene research facility to the east of the town which will also require some buffering from domestic gardens. *Figure 46 – Industry Buffers* depicts the constraints of these buffer zones.

The residential growth areas will be limited to the areas that do not fall within these existing buffers. Conversely, the industrial growth corridors could grow into these existing buffer areas which will enable this otherwise sterilised land close to town to be utilised and minimise land use conflict. *Figure 47 – Growth Corridors* shows the logical growth corridors which could be potentially utilised for the expansion of the town.

#### **Residential Growth**

Four potential growth corridors were identified and analysed for Katanning. These corridors were generally in a North, North East, South West and Westerly direction from the existing town.

The northern corridor is the most suitable and significant residential expansion area for the town. The land is cleared and generally unencumbered and does not present any significant issues for servicing.

A structure plan will be required to address all of the usual requirements for a residential expansion area, including servicing, drainage and the connection with the multi-use corridor, suitable locations for a future school and other community facilities and the logical staging of development.

The north eastern expansion will be bound by the outer freight route alignment. Consideration should be given to the integration of development with the high amenity of the Country Club and a transition to the area in the north identified for Special Residential development.

In order to facilitate the Northern growth areas there will need to be a rationalisation of densities on the current northern fringe of the town. In particular, the area to the south of Marmion Street West is currently zoned residential with a density coding of R2.5. The area is also transected by the drainage channel which runs

from the north through Piesse Park and south through the town. Structure planning will need to address the alignment of this multi-use corridor and the rationalisation of lot sizes to provide a more appropriate transition to the future development area.

The land to the south west of the town is currently zoned for Special Rural development however it is covered by some old guide plans which may not reflect the most efficient use of the land.

The land to the south of this area is currently zoned Industrial but has had an amendment initiated to revert the land to rural.

The western corridor between the Kojonup-Katanning Road and Great Southern Highway was initially identified as a potential growth option, however it was considered the least desirable by the community during consultation. In addition the land is generally lower lying and therefore has been discounted at this stage for any further development.

**Recommendations**

- 72 *Promote residential expansion in the northern and north eastern corridors*
- 42 *Prepare a structure plan for the residential area bounded by Warren Road and Katanning-Dumbleyung Road to consolidate lots, formalise the multiple use corridor and provide a more appropriate transition to the future residential development areas to the North.*
- 73 *Promote special residential expansion in south west corridor*





## 5.0 Major Spatial Initiatives

### Townsite Entrance

The primary entry experience to town from Perth is well framed by mature native trees. Entry statement walls to the Kojonup Road are small in scale and have dated in their aesthetic appeal. Garden species planted adjacent the walls are out of character with the surrounding rural landscape. The avenue character should be retained, enhanced and extended to the Clive Street intersection and beyond to the Kojonup and Albany route entries to provide a consistent experience to visitors. A consistent ground plane treatment of gravel, shrubs and ground covers should be explored that is easily maintained.

The intersection of Clive Street and the Kojonup Road could be upgraded into a major round-about connecting the disjunct four-way into a single traffic element as depicted in *Figure 48 – Entry Experience Concept*. This would present opportunities to:

- manage traffic speed
- denote the arrival to town
- provide artwork and signage
- direct traffic into the main street

Built form and vacant lots reduce visual entry experience from all approaches; particularly from Perth. This built form to town entries should be improved through high quality infill development and the implementation of design guidelines to enhance urban landscapes. The introduction of underground power to this area would also enhance the visual experience.



Figure 48 – Entry Experience Concept



### Recommendations

- 98 *The grand tree lined avenue character along Great Southern Highway should be retained and enhanced by extension to the Clive Street intersection and at the Kojonup and Albany route entries to provide a consistent experience to visitors. This should be complemented by an easily maintained, consistent ground plane treatment*
- 99 *Enhance built form to town entries through high quality infill development and design guidelines*
- 100 *Create a round-a-bout at the Clive Street Great Southern Highway intersection as an entry statement and to improve safety for access east and west of the Highway*

### Town Centre

The Town Centre is at the hub of the Townsite and could not be better located. The future development of the Town Centre will be a measure of the vitality of Katanning as a SuperTown. The role and structure of the Town Centre has comparability to Rokeby Road, in Subiaco, and Bay View Terrace, in Claremont.

The Town Centre has notable building fabric to Clive Street and this section of Clive Street has the potential to be one of the finest examples of a main street in Western Australia.

The structure of the Town Centre, with direction, could be made clear as the retail and commercial focus of the Town to Clive Street, with service and car parking areas to the rear, directly connected through to Clive Street.

The comparatively small lot holdings within the Town Centre require that it be the subject of a Guided Development Scheme that addresses the measures necessary for the assembly of a land parcel/s for a supermarket/s and the assembly of car parking area. The Guided Development Scheme would ensure future opportunities are realized which benefit the town. Without a guided development scheme, anchor retailers will locate in lowest cost option outside of Town Centre and dissipate community benefits

The Town Centre has been designated for the specific purpose of ensuring that future key anchor developments will be located in the Town Centre. The Town Centre redevelopment concept is depicted in Figure 49 – Town Centre Initiatives Plan and will feature:

#### Public Domain

- Single level public domain linking all pedestrian, cycle and car spaces.
- As far as possible the level of the public domain should be set at entry levels to shops, other buildings and public facilities.
- Steps and kerbs within Clive Street should be minimized to ensure universal access throughout the Town Centre.
- Pedestrian routes should be sheltered by canopy trees, verandahs and balconies. Verandahs provide a higher standard of public amenity than awnings as the pedestrian space is better defined. Awnings also require structural intervention into the fabric of buildings that verandahs do not require. Balconies to first floor spaces further activate and add interest within the street.
- Cycle storage will be provided in Clive Street.

- The proposed Town Square will be an attractive space, activated on three sides, with tree cover and be flexible for casual or programmed activities. Its location brings together a food and beverage hub within the main street. It provides the opportunity for outdoor dining, free of the kerbside disadvantage of al fresco dining.
- Existing historic building fabric is worthy of retention and adaption and provides the basic scale and character for new and contemporary infill development.
- On street car parking would be provided in Clive Street, however, all off street car parking would be accessed off perimeter roads. These car parks would have direct pedestrian access to Clive Street.

#### Private Domain

- The successful activation of upper level spaces, requires their direct and easy connection to the public domain.
- All shopfronts to Clive Street, the Town Square and public road frontages will be activated.
- Property owners must provide acceptable shelter over footpaths.
- New facades can be developed in contemporary styles which complement reconstructed existing historic fabric
- The backs of shopping places are to be accessible from public car parking areas, which have tree canopy cover. Warehousing complementary to retailing could face the car parking areas.

### Recommendations

- 53 Consolidate the Main street of Katanning on Clive Street between Austral Tce and Carew St creating a single strong focal point ensuring all development is designed to channel movement through the focal point
- 54 Delineate and strictly adhere to development within a clearly defined town centre boundary to ensure that retail development supports one another rather than creating competitive environments which result in the inequitable distribution of activity across the town
- 55 Investigate the possibility to locate the Councils new administrative building within walking distance of the Mainstreet and ideally incorporating the Mill
- 56 Create a town square in portion of the Clive Street car park ensuring business activated, vibrant frontages where residents and visitors can comfortably congregate
- 57 Promote increased densities and housing choice in the vicinity of the Town Centre
- 58 Require major retailers to locate adjacent to the Main Street
- 59 Maintain where ever possible continuous shop front along the main street by reducing or minimising the number of gaps in the street front to engender a strong sense of place
- 60 Create integrated car parking areas with direct access to the street rather than rely on individual land owners to create all their parking on each site/development

### Recommendation Con't

- 61 Identify and compile sufficient land to accommodate new services business opportunities
- 62 Promote the natural transition of service industry uses out of the town centre to an expanded LIA to make room for retail and commercial service businesses in the town centre over time
- 63 Prepare simple design guidelines for the Main Street to define a consistent approach to paving, furniture and streetscape upgrades over time
- 64 Progressive removal of Main Street Plane Trees and investigate alternative species and locations
- 65 Develop guidelines and planning requirements to deliver significant shade to all car parking areas within the town
- 66 Create visual landscape linkages from the Main Street westward to Great Southern Highway and Eastward to Piesse Park
- 69 Identify and assemble land to accommodate major retailers, government offices and Shire Administration in the town centre.
- 70 Identify and assemble land to accommodate parking in the Town Centre





Figure 49 – Town Centre Initiatives Plan



### Main Street

Clive Street forms the primary business and retail district for Katanning with Austral Terrace as a secondary historic retail strip associated with the railway alignment. The current streetscape is beginning to look dated and tired and the community has indicated that the main street should be updated. To achieve this, the consultant team devised a number of concepts that were presented to the community for comment. The final concept (see Figure 50 - Concept C Typical Mainstreet) based on community feedback that was preferred incorporates the following features:

- Reverse camber of street paving to drain to the central spine of the street and to take up level changes to thresholds of businesses.
- Upgrade drainage infrastructure throughout the main street to current best practice detail.
- Planted swale median to the centre of the street accommodating large, majestic local tree species that will be unhindered by overhead power lines, below ground services and built form infrastructure.
- Raised planters (seating height) to the nibs between parking bays providing tree planting locations with physical root control systems and seating opportunities.
- Reduced road pavement widths to help calm traffic speeds in the town centre.
- Wider foot paths (3.9m) incorporating feature paving and alfresco dining opportunities.
- Extensive development of verandas with posts to all business frontages designed to be in character with the heritage fabric of many of the historic buildings.

- Alternative road pavement colour such as red asphalt or intersection and threshold treatments to delineate CBD area.
- New furniture and street lighting consistent with established design guidelines.

To provide a logical link to the town centre, the landscaping will intensify as roads approach the town centre, as depicted in Figure 51 - Landscape Hierarchy.

### Recommendations

- 60 Create integrated car parking areas with direct access to the street rather than rely on individual land owners to create all their parking on each site/development
- 64 Progressive removal of Main Street Plane Trees and investigate alternative species and locations
- 66 Create visual landscape linkages from the Main Street westward to Great Southern Highway and eastward to Piesse Park including undergrounding of power
- 67 Pursue opportunities to install a sculptural iconic element (e.g. sheep breeds) into town to create an interpretive trail and draw interest throughout the town

### Key Features

- Extensive vegetated amenity to soften urban environment
- More space for large tree specimen & enhanced amenity
- Shade to road paving reduces ambient temperature
- Reduced lane width to help calm traffic & reduce speed

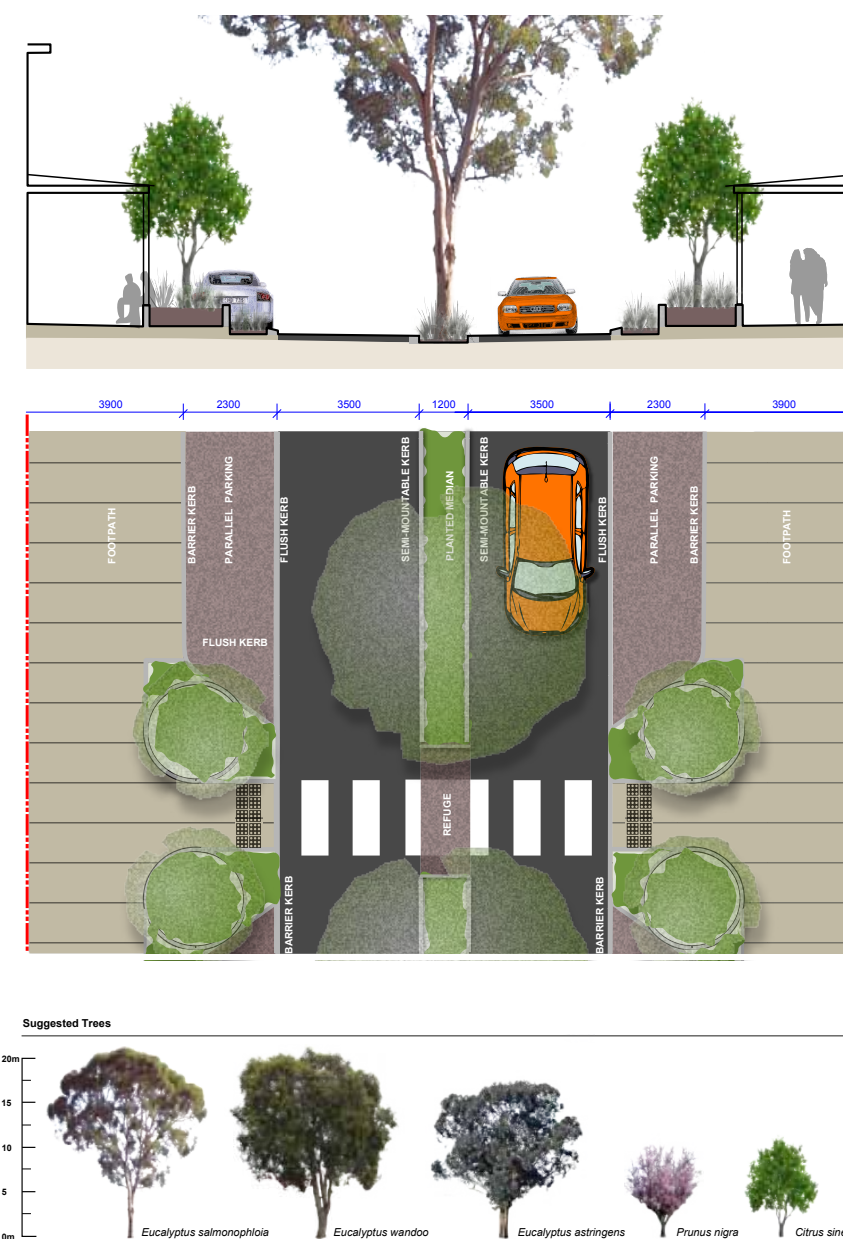


Figure 50 - Concept C Typical Mainstreet





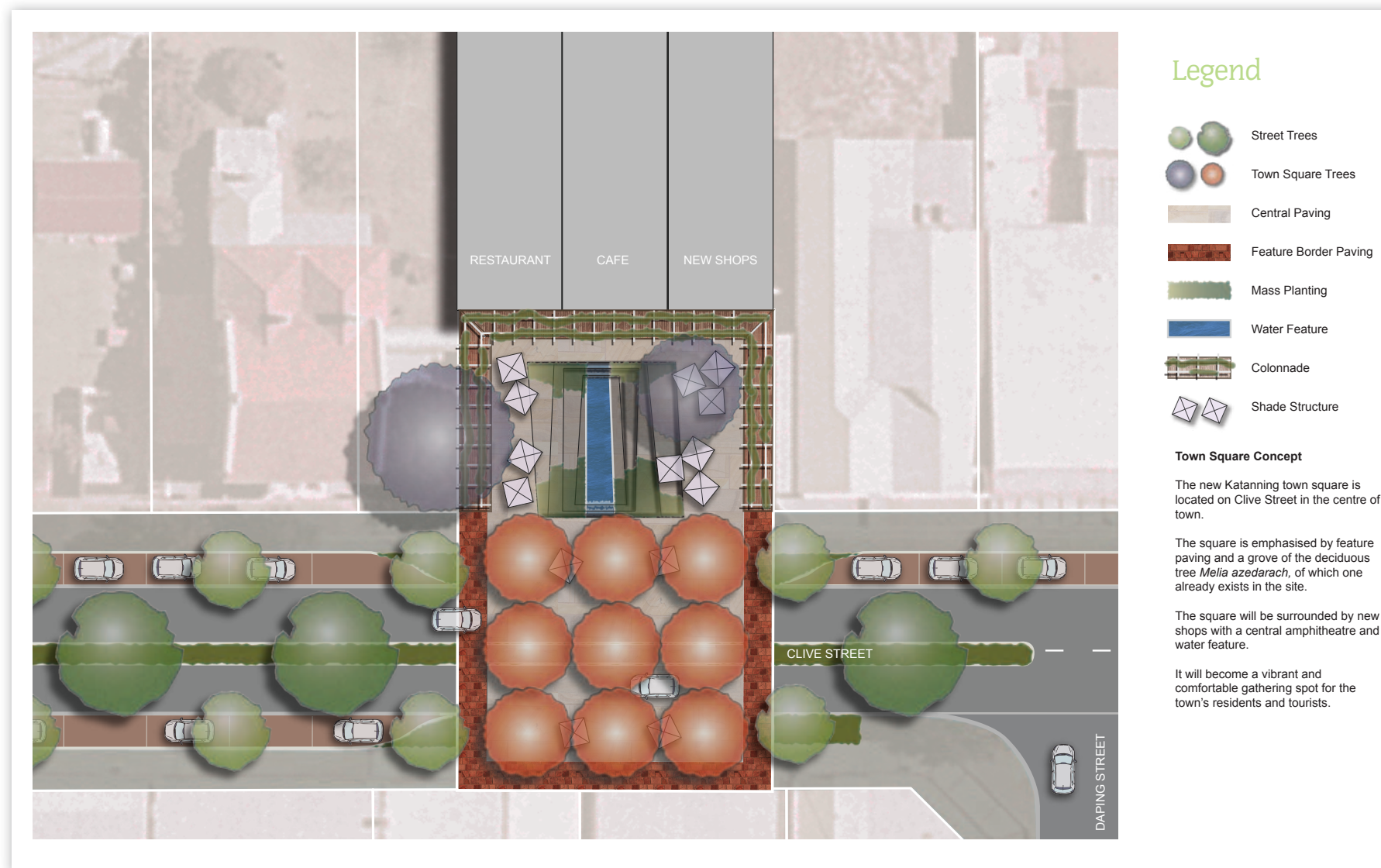
Figure 51 - Landscape Hierarchy

### Town Square

Currently there is limited definition as to where the town centre is located. Opportunities for the community to gather in the central business district are currently limited to small scale gathering areas other than the Recreation Centre and Town Hall. The town square initiative is to upgrade the town centre as a business activated, vibrant and pedestrianised town square where residents and visitors can comfortably congregate. The existing car park off Clive Street will be redeveloped into a pedestrian friendly town square, which engages with the surrounding developments including a new restaurant and café. A concept plan of the town square is shown in *Figure 52 – Town Square Plan*. The main plaza will have stepped surrounds and a central water feature. The initiative also proposes a future supermarket development to the corner of Clive and Carew Streets. New car parking for the town centre will be located north of the town square.

#### Recommendation

- 56 Create a town square in portion of the Clive Street car park ensuring business activated, vibrant frontages where residents and visitors can comfortably congregate.
- 156 Provide open spaces for dialogue, discussion & action.
- 117 Upgrade, adapt the ANZ Bank Building (93 Clive Street) adjacent to the proposed town square on Clive St to achieve activation of the square.



**Figure 52 – Town Square Plan**



### **Piesse Park**

Piesse Park is the premier passive open space destination in Katanning. Proposed development will only occur in the eastern portion of the parkland including a freshwater storage dam with a bridge crossing and a series of local stone seating terraces for events and gatherings. The larger north-western portion of the parklands has remained undeveloped and is characteristic of the many low lying areas in the region; with the influence of saline groundwater, overland flow paths and weed invasion.

Some efforts have been made in the past to revegetate this large land parcel with some successful establishment of juvenile trees. The maintenance of this park has been limited to the capacity of local management budgets and through this process a series of upgrades and activation strategies are proposed, refer to *Figure 53 - Piesse Park Development Plan*.

The parkland upgrade includes the following features:

- Potential relocation of the war memorials from the rail corridor and Prosser Park to eastern edge of the park to accommodate parades and events and to activate this part of the park.
- Improved irrigation infrastructure to provide a better kick-about and events grassed surface.
- Expansion of the water storage dam to create extended amenity and storage capacity.
- Formalised dual use path network incorporating interpretive, play and artwork features.
- Rationalisation of the landholding to provide more potential accommodation sites dependant on further geotechnical investigation.

- Activation of edges where lots back onto the space with additional housing and street frontage to enhance passive surveillance of the parklands.
- Improved watercourse bank treatments to naturalise the character and reduce the need for steep bank stabilisation measures.
- Improved boardwalks and bridges to watercourses.
- Intensive revegetation of the parklands utilising local trees and groundcovers.

### **Recommendations**

- 87 *Create a venue for major community gatherings with facilities such as BBQs and toilets*
- 82 *Create a visual link to the Main Street*
- 86 *Create multi-use drainage corridor along Piesse Creek*
- 83 *Promote R40 medium density housing opportunities on land bounded by Synott Ave, Adam St & Chipper St on the periphery to achieve surveillance of the park and offset development costs.*
- 84 *Encourage redevelopment of Department of Housing lots on Synott Ave for medium density housing.*
- 85 *Utilise Bowling Club land for medium density housing if club relocated.*
- 39 *Prepare a Structure Plan around Piesse Park to incorporate open space upgrades, rationalisation of the public open space improve amenity and provide medium density housing.*





Figure 53 - Piesse Park Development Plan



### Creek Lines

Water courses and drainage lines are heavily infested with weeds and bank stabilisation measures have impacted the natural character of these areas. Access through these corridors is currently limited to informal goat tracks in most places. The community supports a parkland recreation network along drainage lines incorporating locally occurring tree and groundcover species, heritage interpretation, bush tucker, exercise and play trails maintaining a strong passive surveillance throughout. This concept is depicted in *Figure 54 – Living Stream Linear Parkland Concept*.

Pedestrian crossings to drainage lines are limited generally to traffic crossings with narrow paths and non-compliant balustrade detailing. Many of the pedestrian bridge structure around town need to be upgraded structurally and to meet AS1428 and to limit risk to public safety during peak flow events.

### Recommendations

- 96 Develop a parkland recreation network along drainage lines incorporating locally occurring tree and groundcover species, heritage, bush tucker, exercise and play trails maintaining a strong passive surveillance capability throughout.
- 97 Develop a Katanning Path and Dualuse Path Development Strategy.



**Figure 54 – Living Stream Linear Parkland Concept**

## 6.0 Implementation

### 6.1 Adoption of the Growth Plan

#### **Elements of the Growth Plan**

The Growth Plan consists of the following elements:

- A table of recommendations reflecting economic, urban expansion and infrastructure, community development, environmental and governance objectives. This table identifies the tasks required to meet the objective, lists the next steps to be taken and allocates responsibility for undertaking these tasks. Refer to *Figure 55 – Katanning SuperTown Summary of Initiatives*.
- A Spatial Plan which physically identifies areas requiring further planning or significant investment. Refer to *Figure 56 – Spatial Growth Plan*.
- An Infrastructure and Services Provision Table which identifies the thresholds at which upgrading of infrastructure and service's is required and who is responsible for this to occur. Refer *Figure 57 - Infrastructure and Services Provision*.

#### **Status of the Growth Plan**

The Katanning Growth Plan is a non-statutory, affirmative action plan which integrates economic, community and environmental initiatives. The plan documents a community vision unfettered by statutory obligation. The true strength of the Growth Plan is that it has the flexibility to embrace the individual needs and aspirations of a community in an integrated way and thereafter guide the preparation of more specialised plans and the delivery of services and infrastructure by both Council and government agencies. The plan sits between State and Local Government and implies

obligation on behalf of each to contribute to implementation of the plan.

The Growth Plan is also intended to form the basis of future planning in the Shire, effectively as a form of Townsite Strategy. It is anticipated that the Growth Plan will inform the Town Planning Scheme Review and Townsite Structure Plan.

#### **Endorsement of the Growth Plan**

The Katanning Growth Plan is not a statutory document however it is to be endorsed by the Shire of Katanning, the Western Australian Planning Commission and relevant state government agencies to indicate support for the plan and a commitment to meet the various initiatives of the plan.

### 6.2 Delivering the Growth Plan

#### **Katanning Growth Plan Committee**

A Katanning Growth Plan Committee will be established with the objective of:

*“Protecting the integrity of the Katanning Growth Plan and ensuring co-ordination between the Shire of Katanning and State government agencies for delivery of initiatives, services and infrastructure identified in the plan”.*

Membership of the committee will consist of:

- The CEO of the Great Southern Development Commission as chairman;
- The President of the Shire of Katanning;
- The CEO of the Shire of Katanning;
- A councillor from the Shire of Katanning;

- A representative from each of the agencies who are signatory to the endorsement of the Katanning Growth Plan; and,
- Such other members as the committee shall from time to time determine to be appropriate.

The Katanning Growth Plan Committee shall meet each 6 months with a view to:

- Reviewing progress towards achieving Growth Plan recommendations;
- Identifying and pursuing funding opportunities;
- Monitoring allocation of resources by State government agencies in accordance with the plan;
- Identify new opportunities consistent with the objectives of the Katanning Growth Plan; and,
- Oversee the ongoing review of the Katanning Growth Plan.

#### **Allocation of Responsibility**

Each of the recommendations in the Growth Plan and the thresholds for servicing provision has been allocated to an agency for implementation. The responsibility for implementing the recommendations rests with the agency unless re-allocated by the Katanning Growth Plan Committee.

#### **Priority Recommendations**

In the first instance, a number of transformational projects have been identified for Katanning based on their ability to:

- Contribute to the economic, social and environmental qualities of the town;
- Generate contributory funding and investment from a number of sources to maximise investment in the town; and,



- Be strong candidates to fulfil the criteria for SuperTown project funding.

The four priority projects are:

- Project 1: Town Centre Commercial and Streetscape Revitalisation; with the objective of planning and undertaking the structural modifications necessary for Katanning to have a sufficiently robust town centre to accommodate future growth.
- Project 2: Supporting Residential and Industrial Development; with the objective of ensuring that planning for the delivery of land, housing and infrastructure is sufficiently advanced to accommodate the growth of Katanning in a timely manner, and to pursue economic development and strategic infrastructure essential to economic growth and the creation of sustainable employment.
- Project 3: Developing Community and Cultural Capacity; with the objective of creating a community that attracts and retains residents by providing for the needs of all age and cultural groups, and facilitates healthy active lifestyles with access to high quality education and health services.
- Project 4: Regional Waste Management and Recycling; with the objective of delivering sustainable economic, environmental and community outcomes which target the key environmental issues of salinity and vegetation protection, and promote net environmental gains.

The Katanning transformational projects for business case development are presented in the executive summary of this report. It needs to be recognised that the priority of these transformational projects may change as new initiatives are identified and funding criteria and opportunities change.

### 6.3 Reviewing the Growth Plan

The Katanning Growth Plan is a living document which will require ongoing review and modification. The review of the Growth Plan is to be driven by Council and the Katanning Growth Plan Committee with the expectation that a non-statutory plan will respond be able to adapt and respond quickly to change.

The Katanning Growth Plan will be formally reviewed each 12 months at which time each of the recommendations, the spatial plan and the servicing and infrastructure benchmarks will be reviewed for relevance, priority and allocation of implementation responsibility.

This annual review should not prejudice ongoing review and modification of the plan as required.

### 6.4 Measuring Success

Key performance measures have been identified for the Katanning Growth Plan based around:

- Population
- Employment
- Education
- Socio-Economic
- Land and Housing Delivery
- Regional Relationships
- Governance

These measures have been determined to be appropriate long term guides to achieving a healthy, well balanced, self supporting community. *Figure 58 – Katanning Growth Plan Performance Measures* provides a prescriptive guide to the collection of appropriate data in respect to the performance measures.

Progress against vision and objectives will be monitored annually at a council meeting with discussion with the relevant agencies and departments including the utilisation of the Governance framework detailed in *Figure 5 - Governance Framework*.

Economic Vision and Objectives:							
To create the infrastructure and business environment required to encourage new enterprises and sustainable employment opportunities.							
Objective/Tasks	Timeframe for Delivery			Next Step	Responsibility	Report Page no.	
	✓ B = Included in Business cases	Short 0-5 yrs	Medium 5-10 yrs				Long 10-20yrs
Strategic Infrastructure							
Ensure there is adequate energy sources to accommodate townsite and business growth							
1	To continue to monitor the availability of an adequate supply of reliable, efficient electricity to service the growth of the town and potential industrial users including the future gold mine.	✓ B			Obtain agency commitment to grown plan	Council - Economic Development Officer	69
2	Promote the Katanning gas pipeline route option for the Bunbury to Albany gas pipeline and provide opportunities for the gold mine, WAMMCO and power generator.	✓ B			Prepare business case and provide input to route selection process	Council - Economic Development Officer	70
Ensure there is an adequate water supply to accommodate townsite and business growth							
3	To continue to monitor the availability of an adequate supply of reliable, suitable water and waste water service the growth of the town and potential industrial users	✓ B			Obtain agency commitment to growth plan	Council - Economic Development Officer	68
Small to Medium Enterprises							
Identifying and nurturing latent entrepreneurial potential							
4	Undertake an audit of skills and experience of the Shire's extensive migrant population	✓			Undertake audit	Council - Economic Development Officer	74
5	Undertake regular business surveys to determine skills needs and publish widely these business and skills opportunities to attract people and businesses to town	✓			Develop marketing survey and marketing strategy	Council - Economic Development Officer	73
Invigorating and energizing the established SME community							
6	Refresh the retail environment and make the shopping experience more enjoyable	✓			Develop Town Centre Revitalisation Strategy	Council - Planning	73
7	Extend the Town's security surveillance coverage	✓			Develop Town Centre Revitalisation Strategy	Council - Planning	74
Encouraging organic growth of the established SME community							
8	Promote the establishment of a part time business advice centre, specialist business incubator and a showcase for local SME products.	✓			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	75
Stimulating new, quality business starts that serve to broaden the business base							
9	Promote the creation of a 'Centre for Agricultural and Engineering Excellence' focused on the agricultural sector in partnership with a tertiary education institute and Department of Agriculture and Food.	✓ B			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	73
10	Establish an economic development officer to facilitate business development, promote the town and source government funding opportunities.	✓			Prepare duty statement and business case for funding position	Council - CEO	74
11	Investigate demand for developing a business development incubator to foster potential start ups and engender a stronger sense of entrepreneurship amongst the local community.	✓ B			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	75
Encouraging stronger local supply-chain linkages							
12	Conduct a feasibility study into a dedicated food processing precinct/Beef chain	✓ B			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	75
13	Establish a Local Content Taskforce to act as mediator with Ausgold and other businesses to identify and promote local business opportunities and supply chain linkages	✓			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	74
Create a community market							
14	Encourage a regular visible community market to encourage business start-ups, capitalise on major events, showcase local produce and promote community interaction	✓			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	74
15	Investigate the possibility of the market being located at the railway station and the possibility of expanding facilities.	✓ B			Develop Town Centre Revitalisation Strategy	Council - Planning	74
Major Business Opportunities							
WAMMCO							
16	Investigate the services and incentives needed to establish a beef processing chain	✓			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	16
17	Ensure adequate buffers are maintained in future planning to ensure ongoing operation is not prejudiced	✓			Address in Town Planning Scheme Review	Council - Planning	16
18	Provide some limited development opportunities to south of abattoir to assist viability of beef chain upgrade	✓			Address in Town Planning Scheme Review	Council - Planning	16
19	Establish a working party to work closely with WAMMCO to identify and plan for: <ul style="list-style-type: none"><li>• Future expansion opportunities</li><li>• Reducing impediments to growth</li><li>• Ensure sufficient land is maintained to allow for potential expansion</li></ul>	✓			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	16

Figure 55 - Katanning SuperTown Summary of Initiatives



20	Include WAMMCO as part of Centre for Agricultural and Engineering Excellence	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	16
CBH grain handling facility								
21	Assist in the identification and protection from competing uses, a sufficient tract of land to accommodate future CBH expansion opportunities	P				Address in Town Planning Scheme Review	Council - Planning	18
NBN Hub								
22	Build a Business Case for a call centre at Katanning		P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
23	Promote the capacity for Katanning to accommodate businesses that benefit from direct access to the NBN hub		P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
Gold mine								
24	Locate construction camp in O'Callaghan Park and require portion of accommodation to be in a form that can be ultimately utilised for key worker accommodation for migrants, provide affordable housing for TAFE students and Centre for Agricultural and Engineering Excellence participants.	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	15
25	Pursue land swap of Curlew precinct with O'Callaghan Park	P				Initiate land rationalisation	Council - Planning	15
26	Pursue a Memorandum of Understanding with Ausgold in respect to workforce accommodation, integration with townsite, community support and local procurement of labour and services.	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	15
Agrifood precinct								
27	Build a business case for Katanning to accept/develop an Agrifood precinct	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	16
28	Locate an Agrifood precinct in a location taking into account the location and linkages to WAMMCO.	P				Address in Town Planning Scheme Review	Council - Planning	16
29	Investigate the feasibility of establishing a Centre for Agricultural and Engineering Excellence, with the intention to improving the sustainability, profitability across all aspects of the existing agriculture sector chains in Katanning – Producing, Handling, Processing	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
30	Improve transport efficiency to and from Katanning between processing facilities and ports				P	Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
Detention Centre/Prison/Migrant Transition Centre								
31	Build a business case for Katanning to accept/develop a Detention centre/ prison and/or Migrant Transition Centre	✓B				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
Utilise investment in sheep saleyards								
32	Promote sheep sales and look for expansion opportunities	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
33	Utilise water resource from saleyards		P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	17
Business promotion								
34	Create and fund an Economic Development Position to foster economic growth as a champion for business development within the town, including: <ul style="list-style-type: none"><li>• Target, attract, new business opportunities</li><li>• Coordinate, champion existing businesses</li></ul>	P				Establish a Business and Infrastructure working group and review feasibility	Council - CEO	18
35	Forge partnerships between key industries and local businesses through open and transparent discussions on what needs to be done to ensure the future of these key stakeholders in the town	P				Prepare duty Statements and establish Business and Infrastructure working group	Council - CEO	18
36	Create a Place Manager / Town Centre Manager position (possibly shared role with the Economic Development Position) to work closely with local businesses and land owners to maintain a vibrant and vital business mix within the town centre		P			Prepare duty statement and business case for funding position	Council - CEO	18
37	Create a professional market prospectus outlining the economic opportunities in Katanning and market the opportunities to the appropriate or key investors/ businesses (through the business development position)	✓B				Develop marketing survey and marketing strategy	Council - Economic Development Officer	18
Urban Expansion Vision: To plan and progressively deliver in a timely manner the physical urban infrastructure and affordable housing required to accommodate a population of 15,000.								
Statutory planning and land delivery								
Ensure statutory plans and policies are sufficiently advanced to facilitate timely development								
38	Engage with the WAPC to establish a minimal hierarchy of plans required to facilitate development at Katanning and applicable to rural town sites generally.	✓B				Engage with WAPC	Council - Planning	77
39	Prepare a Structure Plan around Piesse Park to incorporate open space upgrades, rationalisation of the public open space improve amenity and provide medium density housing.	✓B				Scope and prepare Structure Plan	Council - Planning	78, 92
40	Review the Town Planning Scheme and align with the model scheme text.	✓B				Address in Town Planning Scheme Review	Council - Planning	77
41	Review the Town Planning Scheme maps to introduce the identified urban expansion areas for residential, special residential, rural residential and industrial development.	✓B				Address in Town Planning Scheme Review	Council - Planning	77

42	Prepare a Structure Plan for the residential area bounded by Warren Rd and Katanning-Dumbleyung Rd to consolidate lots, formalise the multiple use corridor and provide a more appropriate transition to the future residential development areas to the North.	✓B				Scope and prepare Structure Plan	Council - Planning	84
43	Prepare a Structure Plan for the length of Clive St between the main street precinct and Piesse Park to provide a higher density residential and mixed use transition from the main street to the medium density precincts.	✓B				Scope and prepare Structure Plan	Council - Planning	79
44	Prepare a Structure Plan for the area bound by Crosby St and Clive St to encourage consolidation and resolve access issues to the highway and provide an attractive interface to the entrance of town.	✓B				Scope and prepare Structure Plan	Council - Planning	57
45	Prepare a Structure Plan for the O'Callaghan Park area to facilitate development of the mining construction camp and to facilitate the future transition of the area to other use post mine construction.	✓B				Scope and prepare Structure Plan	Council - Planning	15
46	Prepare a structure plan for the eastern industrial expansion to facilitate a range of industrial initiatives.	✓B				Scope and prepare Structure Plan	Council - Planning	83
47	Prepare design guidelines for the main street to protect the rural character of the town.	✓B				Scope and prepare Design Guidelines	Council - Planning	79
48	Prepare a local planning policy to create a Heritage Precinct to protect the visual integrity of significant buildings along Austral Tce.	✓B				Scope and prepare Heritage Policy	Council - Planning	66
49	Review density coding in undeveloped areas to ensure that the most appropriate density is applied to achieve the maximum benefit from any future development.	✓B				Address in Town Planning Scheme Review	Council - Planning	77
Ensure an adequate land supply to facilitate growth								
50	Undertake economic modelling to determine the feasibility of the subdivision of land in Katanning and identify level and type of assistance that will facilitate the economic subdivision of land.	✓B				Scope and undertake economic assessment followed by Business Case for subsidy	Council - Economic Development Officer	71
51	Engage with LandCorp and Department of Housing to assist with the timely delivery of lots and housing to the market.		P			Establish a working group and produce feasibility	Council - Economic Development Officer	71
52	Continue discussions with Ausgold to determine numbers, type and timing of housing that may be required for gold mining operations construction and operations based on a fully residential workforce.	✓				Establish Ausgold requirements	Council - Planning	15
<b>Retail</b>								
Consolidate the Town Centre								
53	Consolidate the main street of Katanning on Clive St between Austral Tce and Carew St creating a single strong focal point ensuring all development is designed to channel movement through the focal point.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	86
54	Delineate and strictly adhere to development within a clearly defined town centre boundary to ensure that retail development supports one another rather than creating competitive environments which result in the inequitable distribution of activity across the town.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	73, 86
55	Investigate the possibility to locate the Councils new administrative building within walking distance of the main street and ideally incorporating the Mill.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	66,73,80
56	Create a town square in portion of the Clive St car park ensuring business activated, vibrant frontages where residents and visitors can comfortably congregate.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	80,87,91
57	Promote increased densities and housing choice in the vicinity of the town centre.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	80, 87
58	Require major retailers to locate adjacent to the main street.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	80, 87
59	Maintain wherever possible continuous shop front along the main street by reducing or minimising the number of gaps in the street front to engender a strong sense of place.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	80, 87
60	Create integrated car parking areas with direct access to the street rather than rely on individual land owners to create all their parking on each site/ development.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	80,87,89
61	Identify and compile sufficient land to accommodate new service business opportunities.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	80, 87
62	Promote the natural transition of service industry uses out of the town centre to an expanded LIA to make room for retail and commercial service businesses in the town centre over time.	✓B				Address in Town Planning Scheme Review	Council - Planning	80, 87
63	Prepare simple design guidelines for the main street to define a consistent approach to paving, furniture and streetscape upgrades over time.	✓B				Scope and prepare design guidelines	Council - Planning	80, 87
64	Progressive removal of main street Plane Trees and investigate alternative species and locations.	✓B				Prepare Town Centre Landscape Strategy	Council - Planning	87, 89
65	Develop guidelines and planning requirements to deliver significant shade to all car parking areas within the town.	✓B				Prepare Town Centre Landscape Strategy	Council - Planning	87
66	Create visual landscape linkages from the main street westward to Great Southern Highway and eastward to Piesse Park including undergrounding of power.	✓B				Prepare Town Centre Landscape Strategy	Council - Planning	87, 89
67	Pursue opportunities to install a sculptural iconic element (e.g. sheep breeds) into town to create an interpretive trail and draw interest throughout the town.	✓B				Prepare Town Centre Landscape Strategy	Council - Planning	89
Facilitate Town Centre Land Assembly								
68	Activate and upgrade streets behind main commercial streets through inclusion in Town Centre Initiatives Plan.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	63
69	Identify and assemble land to accommodate major retailers, government offices and Shire Administration in the town centre.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	73, 87
70	Identify and assemble land to accommodate parking in the town centre.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	87
71	Purchase strategically placed land parcels to enable government to control the vision for the centre in the early stages of redevelopment.		P			Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	79



Housing Land							
Create a range of affordable housing and lifestyle choices to accommodate a population of 15,000							
72	Promote residential expansion in the northern and north eastern corridors.		P		Address in Town Planning Scheme Review	Council - Planning	84
73	Promote special residential expansion in south west corridor.		P		Address in Town Planning Scheme Review	Council - Planning	84
74	Work with major land owners in vicinity of Piesse park with a view to setting up a joint venture with LandCorp to produce medium density housing which reflects the 'urban living in the country' theme.	✓B			Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	78
75	Encourage the progressive consolidation and redevelopment of defined areas close to the town centre and Piesse Park for urban consolidation.				Address in Town Planning Scheme Review	Council - Planning	78
76	Existing laneways should be retained and either redeveloped with grouped housing or maintain the existing rural character on a street by street basis.				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	78
77	Pursue quality, affordable housing for Local and State Government transient employees.				Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	78
78	Investigate opportunities to subsidise servicing of residential lots to a point where development is economic.				Scope & undertake economic assessment followed by Business Case for subsidy	Council - Economic Development Officer	71
79	Engage with Department of Housing and LandCorp to deliver lots and housing in a timely manner.				Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	71
80	Ascertain initial market demand for Retirement/lifestyle living and solicit market interest in delivery of lifestyle product.	✓B			Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	46
81	Maintain a healthy supply of residential accommodation with up to 3%-5% of vacancy in order to minimise an undesirable increase in rents and housing prices typically associated with mine towns that may end up squeezing existing residents away from Katanning.				Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	71
Piesse Park activation							
82	Create a visual link to the main street.	✓B			Scope and prepare Structure Plan	Council - Planning	92
83	Promote R40 medium density housing opportunities on land bounded by Synott Ave, Adam St & Chipper St on the periphery to achieve surveillance of the park and offset development costs.	✓B			Scope and prepare Structure Plan	Council - Planning	78, 92
84	Encourage redevelopment of Department of Housing lots on Synott Ave for medium density housing.	✓B			Scope and prepare Structure Plan	Council - Planning	78, 92
85	Utilise Bowling Club land for medium density housing if club relocated.	✓B			Scope and prepare Structure Plan	Council - Planning	78, 92
86	Create multi-use drainage corridor along Piesse Creek?	✓B			Scope and prepare Structure Plan	Council - Planning	92
87	Create a venue for major community gatherings with facilities such as BBQs and toilets.	✓B			Scope and prepare Structure Plan	Council - Planning	92
Industrial Land							
Ensure an adequate supply of industrial land to accommodate a wide range of uses							
88	Promote expansion of industrial land into a south eastern corridor extending to the new sheep sale yards.	✓B			Scope and prepare Structure Plan	Council - Planning	83
89	Establish a heavy industrial precinct with a range of large lots to accommodate the emergence of the engineering and manufacturing sector to service the mining sector.	✓B			Scope and prepare Structure Plan	Council - Planning	83
90	Provide for limited expansion of industrial land south of WAMMCO where these uses will not extend the range of existing buffers and prejudice future urban expansion opportunities.	✓B			Address in Town Planning Scheme Review	Council - Planning	83
91	Provide a site for a possible Agrifood processing precinct.	✓B			Address in Town Planning Scheme Review	Council - Planning	83
92	Create clearly delineated and dedicated transport links between the heavy industry area, regional transport routes and particularly possible mine operations.	✓B			Address in Town Planning Scheme Review	Council - Planning	55
Servicing							
Ensure ongoing drainage issues do not prejudice future development opportunities							
93	Prepare Drainage and Flood Strategy for the townsite and identify major systems issues to address a priority for needs.	✓B			Scope and prepare Integrated District Water Management Strategy, Flood Study and Drainage Strategy	Council - Engineering	70
94	Prepare drainage plan for the main street.	P			Scope and prepare Urban Water Management Plan and Drainage Plan	Council - Engineering	70
Landscape							
Develop a streetscape and tree theme							
95	Develop a Street Tree and Parkland Replacement Master Plan incorporating locally occurring tree species.	P			Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	26
Promoting multiuse drainage corridors							
96	Develop a parkland recreation network along drainage lines incorporating locally occurring tree and groundcover species, heritage, bush tucker, exercise and play trails maintaining a strong passive surveillance capability throughout.		P		Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	94
97	Develop a Katanning Path and Dual use Path Development Strategy		P		Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	94
Create a visually attractive entry experience							
98	The Grand Tree Lined Ave character along Great Southern Highway should be retained and enhanced by extension to the Clive St intersection and at the Kojonup and Albany route entries to provide a consistent experience to visitors. This should be complimented by an easily maintained consistent ground plane treatment.	✓B			Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	85

99	Enhance built form to town entries through high quality infill development and design guidelines.		P		Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	85
100	Create a roundabout at the Clive St/Great Southern Highway intersection as an entry statement and to improve safety for access east and west of the Highway.	✓B			Initiate negotiations with Main Roads	Council - Engineering	85
<b>Transport</b>							
Improve the safety of access to the east of town and create an entrance							
101	Create a roundabout at the Clive St/Great Southern Highway intersection as an entry statement and to improve safety for access east and west of the Highway.	✓B			Initiate negotiations with Main Roads	Council - Engineering	57
<b>Specific transport initiatives</b>							
102	Review intersection layout for Warren Rd/Marmion St intersection to reinforce Marmion St as the freight route.		P		Undertake traffic assessment and Intersection design	Council - Engineering	55
103	Review intersection layout for Oxley Rd/Marmion St intersection to reinforce Marmion St as the freight route.		P		Undertake traffic assessment and Intersection design	Council - Engineering	55
104	Tighten Carew St entry at the Oxley Rd/Carew St intersection and remove turn lane to reduce Carew St significance and encourage freight onto Marmion St.		P		Undertake traffic assessment and Intersection design	Council - Engineering	55
105	Consider the long term connectivity of Warren Rd to the proposed regional saleyards by creation of a new link skirting the east of the town site.			P	Address in Town Planning Scheme Review	Council - Planning	55
106	An increase to industrial land uses to the south of the town may justify the provision of a new link between Wanke St, crossing the Highway to Police Pond Rd in the long term.			P	Address in Town Planning Scheme Review	Council - Planning	55
107	Upgrade airport by expansion, realignment and sealing of runway and upgrading navigation aids	✓B			Scope responsibilities and secure funding.	Council - Engineering	58
<b>Heritage</b>							
Creation of a Heritage precinct along Austral Terrace							
108	Pursue upgrading of heritage buildings and streetscape.		P		Address in Town Planning Scheme Review	Council - Planning	66
109	Identify suitable uses for the railway buildings and appropriate landscaping.	P			Address in Town Planning Scheme Review	Council - Planning	66
110	Establish Design Guidelines and establish a planning policy to protect the precinct.	P			Scope & prepare a suitable planning policy	Council - Planning	66
111	Pursue activation of the upper levels of buildings, particularly the Piesse building and the mill, to give an added dimension to land use.	P			Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	66
Acknowledge the contribution of historic buildings in Clive Street to the Streetscape and amenity							
112	Develop painting, character and signage policies for Clive St and Austral Tce which are sympathetic to the age, style and character of historic buildings. This character does not have to be a replication of existing buildings.	P			Incorporate into Town Centre Design Guidelines	Council - Planning	63
113	Maintain traditional angled or parallel parking.	P			Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	63
Acknowledge Albion Street as the Original entrance to Katanning							
114	Activate the train station as a local produce market to encourage activity and regeneration of historic buildings at the Albion St/Austral Tce Intersection.				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	66
Shire to adopt pilot project to demonstrate adaptive reuse of historic buildings							
115	Upgrading and adaption of the town hall as a regional entertainment centre, providing the desired level of facility whilst maintaining significant fabric and heritage values.	✓B			Underway	Council - CEO	66
116	Utilise the mill and surrounding land as a new administration centre, maintaining as much of the significant fabric and machinery as possible to achieve good heritage outcomes.	✓B			Prepare business case	Council - CEO	66
117	Upgrade, adapt the ANZ Bank Building (93 Clive Street) adjacent to the proposed town square on Clive St to achieve activation of the square.	✓B			Scope and prepare Town Centre Revitalisation Strategy	Council - Planning	91
Acknowledge, maintain and extend the traditional subdivision pattern for the town							
118	New areas of subdivision should embrace a regular network of streets and laneways.		P		Recognise in Structure Plans	Council - Planning	77
119	Existing laneways should be retained and either redeveloped with grouped housing or maintain the existing rural character on a street by street basis.		P		Recognise in Structure Plans	Council - Planning	77
<b>Tourist Sites</b>							
Ensure adequate and appropriate tourist accommodation and facilities are available							
120	Develop a market feasibility to increase the supply for short stay accommodation room numbers within the town to cater for the growth in town visitors across all economic sectors.	P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	79
Create an iconic tourist theme for Katanning focused on sheep							
121	Develop a Tourist Theme and Marketing Strategy	P			Scope and prepare a Tourism Strategy	Council - Planning	79
<b>Community Purposes Sites</b>							
To Create a Regional Health Campus							
122	Establish a Growth Strategy for the hospital and other civic and public administration facilities/services (crime/justice, community, health and education) to allow each time to plan for the increased market demand resulting from the increase in population.	P			Establish a Community Development working group and review feasibility	Council - Economic Development Officer	45
123	Identify the extent of land required to support a "Health Campus" and protect this land from encroaching uses.	P			Establish a Community Development working group and review feasibility	Council - Economic Development Officer	45



Community Development Vision: To create a community that attracts and retains residents by providing for the needs of all age groups and facilitating a healthy, active lifestyle.							
Objective/Tasks					Next Step	Responsibility	GP pg no.
Community Coordination							
Provide the necessary resources to facilitate the hard and soft infrastructure necessary to facilitate community development							
124	Establish a Community Development Working Group.	P			Establish terms of reference, ensure adequate resourcing and make appointments.	Council - CEO	50
125	Establish a Council Community Development Officer.	P			Scope responsibilities and secure funding.	Council - CEO	50
Education							
Expand the range and quality of education in Katanning							
126	Katanning High School to be recognised and promoted for excellence.	✓B			Establish a Community Development working group and review feasibility	Council-Community Development Officer	46
127	Encourage establishment of a private boarding school.		P		Establish a Community Development working group and review feasibility	Council-Community Development Officer	46
128	Encourage expansion of TAFE to embrace the Centre of Agricultural and Engineering Excellence.	✓B			Establish a Community Development working group and review feasibility	Council-Community Development Officer	46
129	Develop improved early childhood and 'in school' education opportunities for 'at risk' groups including Aboriginal and CaLD students: including development of an Early Childhood Hub and Clontarf Katanning Facility.	✓B			Establish a Community Development working group and review feasibility	Council-Community Development Officer	46
Recreation							
Consolidate sporting clubs to improve viability							
130	Pursue consolidation of sporting activities at the Country Club and Katanning Leisure Centre to support existing infrastructure.	P			Establish a Community Development working group and review feasibility	Council-Community Development Officer	48
131	Expand Leisure Centre to accommodate Gymnastics.	P			Underway - secure funding	Council - CEO	48
132	Identify incentives for the Bowling Club to relocate to the Country Club or Leisure Centre.	P			Establish a Community Development working group and review feasibility	Council-Community Development Officer	48
Pursue additional sporting and recreational opportunities that bring visitors to town							
133	Identify a suitable site for a motorplex.	P			Address in Town Planning Scheme Review	Council - Planning	48
134	Pursue additional recreational activities at Lake Ewlyamartup.	✓B			Establish a Community Development working group and review feasibility	Council-Community Development Officer	48
Pursue multifunction opportunities at the Katanning Leisure Centre							
135	Expand Leisure Centre to provide additional multifunction space for child care and other community groups.	P			Underway - secure funding	Council - CEO	48
Culture							
Consolidate Katanning as a regional cultural centre							
136	Complete renovation of the regional Entertainment Centre.	✓B			Underway	Council - CEO	48
Aboriginal culture							
137	Compile and integrate a collection of all known local art works and records into local Nyungar facilities in and around Katanning including the Aboriginal Cultural Centre and Marribank Mission (Carrolup).	✓B			Scope work and prepare catalogue	Council - Planning	50
138	Compile a comprehensive schedule of local bush tucker plant species to be incorporated into revegetation works around the town site and develop interpretive signage for these plantings with local indigenous artists.	✓B			Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	50
139	Upgrade landscaping and include interpretive signage and art in park adjacent to current Nyungar Centre.	✓B			Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	50
140	Prepare a map identifying culturally significant sites in Katanning and incorporate local Nyungar monitors into any operations that involve digging in these areas.	✓B			Scope work and prepare catalogue	Council - Planning	50
141	Liaise with WA Police to plan for indigenous police officer recruitment in Katanning, or alternative such as a local indigenous community patrol.	✓B			Establish a Cultural working group and review feasibility	Council - Economic Development Officer	50
142	Explore opportunities to support young Noongar people in training and skills development, and in the transition to employment.	✓B			Establish a Cultural working group and review feasibility	Council - Economic Development Officer	50
Create a hub for multicultural activities and services							
143	Upgrade the Centrelink agency in town to a full-time central office with staff specialised in migrant user groups, particularly Karen (Burmese), Chinese, Malaysian and Afghan speaking staff members.		P		Establish a Cultural working group and review feasibility	Council - Economic Development Officer	49
144	Develop a dedicated multi-cultural centre, which includes a free-of-charge language centre in Katanning that will provide training and translation services for the migrant community and school students.	P			Establish a Cultural working group and review feasibility	Council - Economic Development Officer	49
145	Provide a mechanism to embrace and encourage entrepreneurship in the ethnic community.	P			Establish a Cultural working group and review feasibility	Council - Economic Development Officer	49
146	Develop Community Markets with a multicultural flavour.	✓B			Establish a Cultural working group and review feasibility	Council - Economic Development Officer	42, 49

Health							
Establish Katanning as a regional centre for health							
147	Create an early childhood hub for the region.					Establish a Health and Learning working group and review feasibility	Council - Economic Development Officer 46
148	Consolidate the position of Katanning as a Regional Health Centre through the development of a "Regional Health Campus".		P			Establish a Health and Learning working group and review feasibility	Council - Economic Development Officer 45
149	Actively encourage new businesses associated with the town's existing medical facilities (e.g. optometrist, health research, hydrotherapy, physiotherapist).	P				Establish a Health and Learning working group and review feasibility	Council - Economic Development Officer 45
150	Consolidate health services and practices within the vicinity of the "Health Campus".		P			Address in Town Planning Scheme Review	Council - Planning 45
Seniors							
Establish Katanning as a regional centre for senior citizens							
151	Identify a suitable location for a future senior citizen centre.	P				Address in Town Planning Scheme Review	Council - Planning 46
152	Provide a range of housing that accommodates the aged within and around the town centre.		P			Scope and prepare Town Centre Revitalisation Strategy	Council - Planning 46
153	Provide for a lifestyle village at Thompson Park and/or Kobeelia		P			Address in Town Planning Scheme Review	Council - Planning 46
Youth							
Establish Katanning as the regional town of preference for young people wanting to come to and stay in Katanning							
154	Identify a suitable location for a future youth centre.	P				Address in Town Planning Scheme Review	Council - Planning 47
155	Provide a range of affordable housing that accommodates young adults within and around the town centre.		P			Scope and prepare Town Centre Revitalisation Strategy	Council - Planning 47
156	Provide open spaces for dialogue, discussion & action.	✓B				Scope and prepare Town Centre Revitalisation Strategy	Council - Planning 47, 91
157	Develop mentorship programs to expose youths to the full array of career and lifestyle options available in a rural setting.	P				Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer 47
Environmental Vision:							
To deliver sustainable economic, environmental and community outcomes which target the key environmental issues of salinity and vegetation protection and promote net environmental gains.							
Objective/Tasks							Responsibility
Report Page no.							
Sustainability and Environment							
Promote efficient Waste Management							
158	Develop Katanning to be a Regional Waste Management Facility servicing the Central Great Southern	✓B				Scope and prepare Regional Waste and Recycling Strategy	Council - Engineering 37
159	Incorporate extensive recycling and reuse as part of the expanded Waste Management Program including developing new products and businesses based on the waste streams.		P			Scope and prepare Regional Waste and Recycling Strategy	Council - Engineering 37
160	Link waste streams from the Regional Water Management Facility with other wastes from the district (e.g. Saleyards and abattoirs) to produce composts, garden fertilisers and agricultural products.		P			Scope and prepare Regional Waste and Recycling Strategy	Council - Engineering 37
161	Develop policies for all builders operating in Katanning to be HIA Green Smart accredited and support their recycling of waste materials.		P			Facilitate HIA Green Smart accreditation	Council - Building 37
Undertake Effective Vegetation Management							
	Retain all key bush areas where practicable within the town and on the edge to assist with:	P				Address in Town Planning Scheme Review	Council - Planning 39
162	<ul style="list-style-type: none"> <li>groundwater and surface water management,</li> <li>provision of habitat and other ecological functions</li> <li>provision for recreational pursuits</li> <li>developing Katanning's unique sense of place</li> </ul>						
163	Undertake strategic planting of native vegetation along waterways to link the existing bushland areas.		P			Scope and prepare Landscape Master Plan for the Townsite	Council - Planning 39
164	Continue the strategic Landcare plantings within the local area and wider Shire to assist with effective management of the districts natural resources.	P				Scope and prepare Landscape Master Plan for the Townsite	Council - Planning 39
165	Develop policies on using locally native species in POS areas, streetscapes and as part of any future landscaping packages within front gardens.	P				Scope and prepare Landscape Master Plan for the Townsite	Council - Planning 39
166	Continue the Living Streams project along the Katanning Creek to enhance the waterway's ability to provide ecological functioning and visual interest.	P				Scope and prepare Landscape Master Plan for the Townsite	Council - Planning 39
Promote Sustainable housing and lot development							
167	<p>Develop sustainable guidelines that all new houses and renovations are to meet. These should include:</p> <ul style="list-style-type: none"> <li>Rainwater tanks plumbed into the house as a non-potable supply</li> <li>Solar passive design</li> <li>Energy efficient fixtures such as solar hot water systems</li> <li>Solar set backs from neighbours</li> <li>Building materials</li> <li>Recycling of waste products</li> <li>Local sourcing of materials</li> <li>Plumbing to have the provision for a future non-potable supply connection</li> <li>Septic to be connect to mains sewer through the use of effective technology.</li> <li>Waterwise front garden landscape packages</li> </ul>	P				Scope and prepare Local Policy	Council - Planning 41

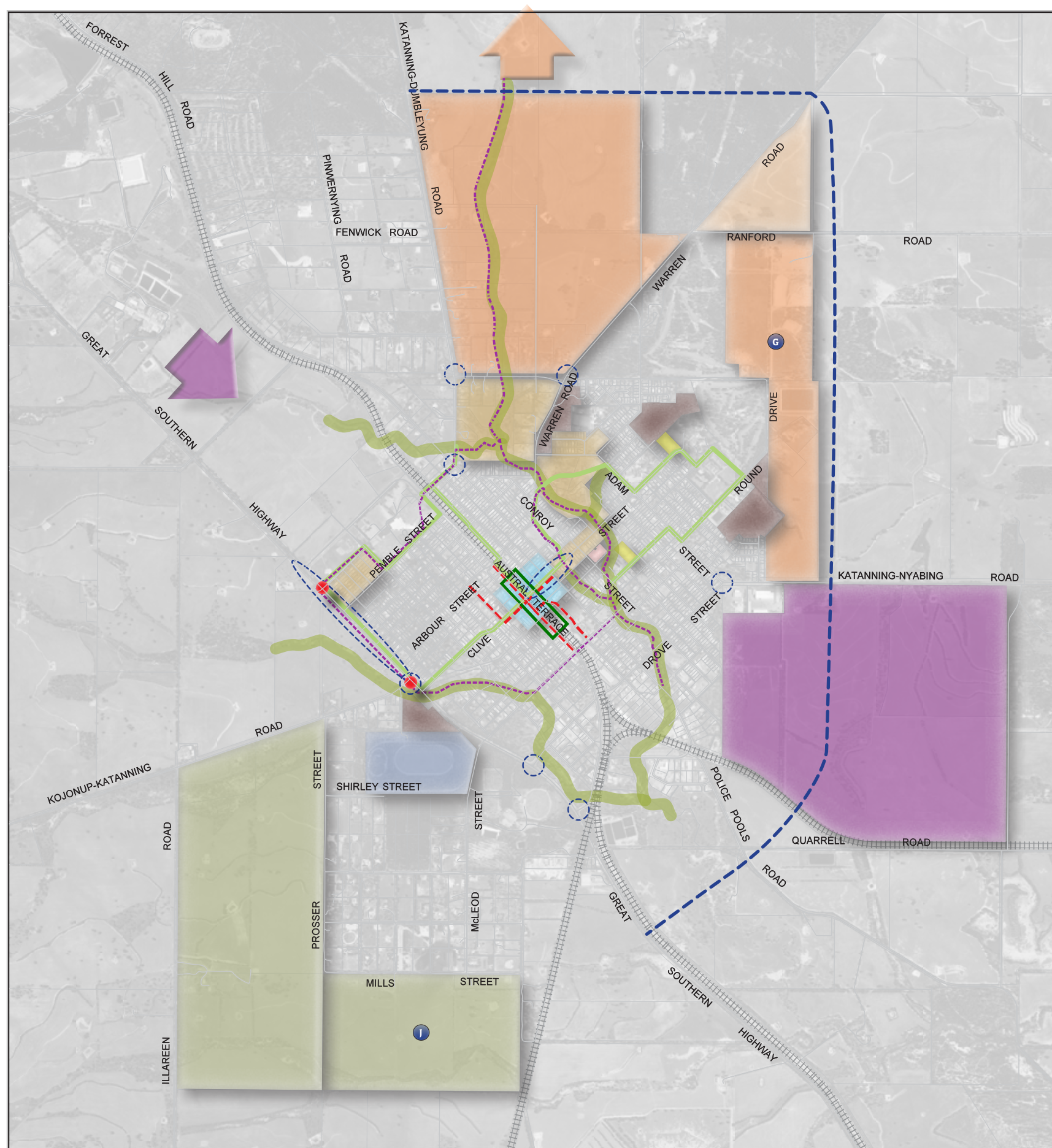


168	Encourage Government housing agencies to purchase currently degraded properties in key locations to renovate or replace with sustainable housings/ commercial buildings.	✓B			Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	41
169	Open one or more of these upgraded properties as a display home to showcase sustainable housing.		P		Establish a Planning and Land Delivery working group and produce feasibility	Council - Economic Development Officer	41
170	Develop the area, to be used for temporary accommodation as part of the mining construction, as a model sustainable community.	P			Promote with Ausgold	Council - Economic Development Officer	41
171	Implement a policy for verge planting with a focus on appropriate native species to lower the water table along key roadways, beautify the streetscape, reduce sediment movement into the drainage system and develop a sense of place for the town.	P			Scope and prepare Landscape Master Plan for the Townsite	Council - Planning	41
Investigate ways in which Katanning can become a Carbon Management Hub							
172	Undertake an Energy Production and Efficiency Study suited to the Katanning District. The study is to include: <ul style="list-style-type: none"> <li>energy requirements for the short and long term growth of the district</li> <li>identification of direct users of potential energy sources and appropriate energy costs</li> </ul> Preliminary investigation into the wind regime within the district and overall viability of large scale wind generation. Investigation into the viability of small scale energy production systems such as photovoltaic solar panels, micro wind turbines, solar water systems etc Options to assist with the implementation of small scale energy systems. Investigation into other energy production systems <ul style="list-style-type: none"> <li>Investigation of viability of biomass energy systems including identification of feedstocks</li> <li>Identification and true costing of non-direct benefits of each energy source including water/salinity management, value of waste streams and carbon management</li> <li>Identification of direct and total employment provided by a different energy sources</li> <li>Identification of potential operators of different systems</li> <li>Determination of how carbon pricing may affect the viability of energy production systems</li> </ul> Identification on options to increase energy efficiency in the residential, commercial, agricultural and industrial sectors Determination of practicality and economics of energy audits Determination of options to increase building energy efficiency for existing and new buildings Determination of cost effective carbon sequestration options Determination of other greenhouse gas minimisation options.		P		Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	35
173	Construct/implement viable energy production and efficiency systems within the Katanning District.			P	Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	36
174	Investigate ways in which Katanning can become a centre for carbon management. This should include: <ul style="list-style-type: none"> <li>attracting carbon efficient business,</li> <li>promoting energy production from biomass and potentially bio-diesel,</li> <li>implementation of building energy efficiency policies for all new buildings,</li> <li>assisting landholders to be involved with carbon sequestration and reducing broad acre farming greenhouse gas emissions.</li> <li>Research projects including detailed information on biodiversity planting carbon sequestration</li> <li>Employment of a coordinator to assist with the above activities</li> <li>Technologies to take advantage of the Carbon economy including Waste Stream Gas</li> </ul>		P		Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	36
175	Develop policies for the Shire Council to reduce its carbon emissions through practical means.	P			Develop a Shire Operations Sustainability Strategy	Council - Engineering	36
176	Develop all new Shire buildings on solar passive and energy efficient principles.	P			Incorporate into design of new facilities	Council - CEO	36
Develop a secure sustainable water management system							
177	Undertake a Water Balance Study for the town and its catchment. This study is build on and consolidate previous works and focus on all water sources coming into and leaving the town, as well as how they are used within the town. Aspects to be investigated are to include: <ul style="list-style-type: none"> <li>Potable use</li> <li>Septic discharge</li> <li>Surface water runoff from higher in catchment</li> <li>Roof runoff</li> <li>Other stormwater runoff</li> <li>Saleyards</li> <li>Wastewater reuse</li> <li>Groundwater flow</li> </ul> and how much is going out <ul style="list-style-type: none"> <li>through drainage,</li> <li>evaporation</li> <li>evapotranspiration</li> <li>wastewater overflow</li> <li>groundwater outflow</li> <li>groundwater pumping</li> <li>infiltration to deeper aquifers</li> </ul>	P			Scope and prepare Integrated District Water Management Strategy, Flood Study and Drainage Strategy	Council - Engineering	33

178	Undertake a Water Management Study for the town and its catchment. This study is build on and consolidate previous works. The aspects to consider include: • Findings of the water balance study • Consolidation of previous groundwater monitoring including levels and quality • Determination of potential yields and draw downs if groundwater pumping takes place including identification of key areas to pump from, local aquifer conditions and bore configuration. • Review of the town stormwater drainage system and identification of key areas for upgrading • Identification of areas where Water Sensitive Urban Design and stormwater harvesting are possible as part of the stormwater system being upgraded • Determination of potential stormwater harvesting options • Integration of saleyard and other known new water sources into the scheme. • Desalination feasibility both in direct costs and overall benefits • True cost to bring water currently and to increase supply from Harris Dam • Comparison of desalination and Harris Dam water capital construction costs and ongoing supply costs. • Impact of garden irrigation on groundwater levels and quality • Identification of Waterwise garden options and ways to promote these within the community • Impact on the groundwater from POS and sporting facility irrigation on groundwater levels and quality. • Evaporation/solar pond design to minimise adverse environmental impacts and potential heat generation • Investigation into uses of saline and brackish water. • Encouragement and provision of rainwater tanks to existing housing and building guidelines that tanks are to be incorporated and plumbed into all new houses as a non-potable supply. • Investigation into ways to link un-sewered areas into the sewage scheme through the use of pressure and vacuum sewer or other technology. • Investigation into new storage and reuse options for wastewater including any potential increase in treatment required. • Investigation into options to best service areas above 345mAHD with potable water.	P			Scope and prepare Integrated District Water Management Strategy, Flood Study and Drainage Strategy	Council - Engineering	33
179	Proceed with costed and sound recommendations that come out of the Water Balance Study and Water Management Study in conjunction with the Water Corporation and Department of Water.	P			Scope and prepare Integrated District Water Management Strategy, Flood Study and Drainage Strategy	Council - Engineering	34
Develop a range of new agricultural industries that suit the local landscape							
180	Undertake research into the commercialisation of native foods and other products that builds on previous studies.	P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	42
181	Assist primary producers produce these commercialised native products and develop robust markets.		P		Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	42
Market Katanning as an innovative food producing region							
182	Market Katanning as a Native Food hub to attract tourism and businesses. Incorporate this into the development of the Food Precinct and the Multicultural aspects of the town.	P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	42
183	Provide visible space and facilities for a local market to assist the trading of local goods and support new business testing their products.	P			Establish a Business and Infrastructure working group and review feasibility	Council - Economic Development Officer	42
184	Develop a community garden within an area of higher density to support the innovative food producing hub, encourage healthy eating, local production and social interaction.	P			Establish a Community Development working group and review feasibility	Council - Economic Development Officer	42
Promote sustainable living							
185	Provide awareness raising information and training in sustainable living and buildings to existing and new residential residents.	P			Develop a Shire Operations Sustainability Strategy	Council - Engineering	41
186	Provide awareness raising information and training in sustainable farming practices to existing and new small rural holders.	P			Develop a Shire Operations Sustainability Strategy	Council - Engineering	43
187	Incorporate safe and efficient pedestrian and cycle routes throughout existing and future residential areas to facilitate non motor vehicle travel.		P		Address in Town Planning Scheme Review	Council - Planning	43
188	Encourage small scale power generation on individual lots through wind and solar.	P			Develop a Shire Operations Sustainability Strategy	Council - Engineering	41
Promote Sustainable Businesses							
189	Develop policies for industrial and commercial development so that sustainable elements are incorporated. This should include: • Capture and reuse of roof rainwater • Management of stormwater • Solar Passive building design • Energy efficient fixtures • Waste Management	P			Establish a Business & Infrastructure working group and review feasibility	Council - Economic Development Officer	43
190	Provide existing and new businesses with assistance to undertake water and energy assessments of their operations to assist them with reducing demands on these resources and increasing their profit margin.		P		Establish a Business & Infrastructure working group and review feasibility	Council - Economic Development Officer	43







## Legend & Notes

- Future Residential
- Future Special Residential
- Future Rural Residential
- Future Industrial
- Redevelopment Area to Encourage Higher Density Development
- Undeveloped Area
- Potential Aged Housing
- Potential Senior Citizens Centre
- Temporary Workers Accommodation Site
- Heritage Precinct
- Town Centre Revitalisation
- Multi Use Corridor
- Green Link Enhancements
- Heritage Trail
- Activity/Exercise Trail
- Entry Node
- Long Term Freight Route
- Road / Intersection Upgrades
- Existing Rail line

### Structure Plan Areas

Warren Rd Structure Plan Area to consolidate lots and provide appropriate transition to new residential area to north

Piesse Park Structure Plan Area to provide for medium density housing around high amenity dam and parkland revitalisation

Clive Street Structure Plan Area to provide higher density housing / mixed use to transition to medium density housing around Piesse Park

Pemble Street Structure Plan Area to encourage consolidation and resolve access issues to the highway and provide an attractive interface to the entrance of town

O'Callaghan Park Structure Plan for the area for the development of the mining construction camp and to facilitate the future transition of the area to other use post mine construction

Northern Residential Corridor Structure Plan Area to provide for residential expansion

North Eastern Residential Corridor Structure Plan Area to provide for residential and special residential expansion

Industrial Corridor Structure Plan Area to provide for industrial expansion and potentially Agri-food Precinct based around saleyards

WAMMCO Structure Plan Area to provide for limited industrial expansion for complementary uses

Rural Residential Structure Plan Area to review existing development plans and provide for rural residential expansion to the south. Industrial zoning to the south to be reviewed at time of structure planning

Figure 56 – Spatial Growth Plan



Infrastructure and Services	Accepted Standard of Provision for Rural Town	Additional Provision at Threshold Population					Comments/Existing Provision
		Current Provision 4,000	7500	10000	15000	20000	
Population Adjustment for Regional Catchment							
50km Catchment Population		5567	5658	5873	6429	6667	
Katanning plus 50km Catchment		9767	13158	15873	21429	26667	
Katanning as % of 50km catchment Population		0.43	0.57	0.63	0.7	0.75	
Recreational Facilities							
Local Sporting Reserve (1 - 2 senior playing fields)	1 per 2,000	2	+2	+2	+2	+2	KLC (Quartermaine Oval, Top Oval); Country Club KLC top oval accommodates 3 hockey/soccer pitches or 1 cricket pitch, Quartermaine Oval 1 AFL field or 1 cricket pitch
Sports Pavilion/ Change rooms	1 per 2,000	2	+2	+2	+2	+2	KLC, Country Club
Multi-marked Sports Courts (Tennis/ Netball/Basketball)	1 per 1,000	6	+2	+2	+5	+5	KLC (Netball, Basketball, Football, Hockey, Cricket, Rugby, Equestrian); Country Club (Golf, Tennis, Squash) KLC has 6 indoor netball/basket ball courts overlayed with 2 volleyball courts, 8 badminton courts, 2 tennis courts, 1 indoor hockey court
Cricket Wickets	1 per 1,000	2	+6	+2	+5	+5	KLC (Quartermaine Oval & Top Oval) Also have cricket pitches suitable for junior matches at local schools.
Public Open Space	1.7ha per 1,000	286 Ha	0	0	0	0	KLC, Library Grass, Kupara Park, Holly Street, Prosser Park, Lions Park & Skate Park, KAC, Carrolup POS, O'Callaghan, AAPG & BMX, Koolbardie Park, Bowling Club, Lake Ewly POS, Plesse Dam, Police Pools, Thompson Park, Plesse Memorial, Adam Street Park,
Local Neighbourhood Park	1 per 1,000	6	+2	+2	+5	+5	AAPG, Lions Park & Skate Park, Prosser Park, Koolbardie Park, Adams Street Park, Cornwall St Park
Playgrounds (local)	1 per 1,000	4	+4	+2	+5	+5	KLC, KAC, AAPG, Koolbardie Park
Cultural Facilities							
Halls/Local Community Centres	1 per 5,000	4	0	0	0	0	Town Hall, KLC, Badgebup Hall, Carrolup Hall (other smaller venues include Library Community Room, Masonic Lodge Building, Old Autumn Club building) Some upgrading of existing facilities will be required.
Youth Services Centre	1 per 500 (aged 13 - 19 years)	1	0	0	+1	+1	KLC Youth Zone
Library	1 per 5,000	1	0	+1	+1	+1	Katanning Library & Art Gallery Should be noted this library provides for much bigger catchment area.
Health Facilities							
Aged and Disability Day Care	1 per 2,000 (aged 70+ years)	0*	0	0	0	0	*However, permanent care - 2 - Kerry Lodge & Bethshan
Childcare Centre	1 per 4,000	2	0	+1	+1	+1	Katanning Community Child Care, Brightstart
Infant Health Clinic	1 per 3,000	1	+1	+1	+2	+2	8 Austral Tce
Health and Medical Centre (for private health professionals)	1 per 3,000 - 5,000	1*	+2	+1	+1	+1	St Lukes General Practice is a private medical practice. In addition, a chiropractor and physiotherapist are in town within their own stand alone buildings. The doctor's surgery treat both public and private patients.
Educational Facilities							
Public Primary School	1 per 4,000	2	0	+1	+1	+1	KPS & Braeside
Private Primary School	1 per 12,000	1	0	0	0	+1	St Patricks
Public High School	1 per 16,000	1	0	0	0	0	KSHS. Upgrading will be required as growth demands.

Figure 57 - Infrastructure and Services Provision

Infrastructure and Services	Accepted Standard of Provision for Rural Town	Additional Provision at Threshold Population					Comments/Existing Provision
		Current Provision 4,000	7500	10000	15000	20000	
Private High School	1 per 30,000	1	0	0	0	0	However Clontarf utilising Residential College. A second private high school (boarding) may be justified based on regional catchment.
Out of School Care Service	1 per 2 primary schools	3	0	0	0	0	Katanning Community Childcare, Brightstart, Afterschool program (KLC)
Playgroup	1 per 5,000	1	0	+1	+1	+1	Katanning Playgroup
Church/Places of Worship	1 per 10,000 - 12,500	13	0	0	0	0	Anglican, Baptist, Jehovah's Witness, 4 Square, Lutheran, Mosque, One in Christ, Salvation Army, Seventh Day Adventist, St Patricks, Uniting, St Andrews, Wesleyan
Employment Service/ Job Network	1 per 15,000	3	0	0	0	0	Community First, Wanslea, Katanning Resource Centre
Infrastructure Services							
Sewer	Deep sewer of town	Town partly sewered	Sewer treatment plant upgrade required?	Incremental upgrading required	Incremental upgrading required	Incremental upgrading required	Currently at capacity. There is currently no planning in place to support the expansion and growth of Katanning. Water Corporation will commence conceptual planning in support of SuperTowns in the near future.
Water	Reticulated water to all dwellings	All of town serviced	Strategic Planning & Design Required	Incremental upgrading required	Incremental upgrading required	Incremental upgrading required	Currently near capacity. Lack of information from Watercorp to comment further.
Power generation	Connection to State interconnected grid	Town serviced	No upgrade required	No upgrade required	No upgrade required	No upgrade required	Verve advises adequate power generation capacity is available to interconnected grid.
Power Distribution	Connection to State interconnected grid	Town serviced	Incremental upgrading required	Incremental upgrading required	Incremental upgrading required	Incremental upgrading required	Western Power advises sub station exists in town and incremental upgrades can be undertaken.
Drainage	Townsite to accept 1 in 5/10 piped and 1 in 100 overland	Current drainage sub standard	Strategic Planning & Design required	Incremental upgrading required	Incremental upgrading required	Incremental upgrading required	Comprehensive drainage and flood study required and implemented.
Telecommunications	Mobile and ADSL service available	Town Serviced	Incremental upgrade	Incremental upgrade	Incremental upgrade	Incremental upgrade	NBN program to commence roll-out in area in 2013.
Housing							
Separate House	Based on transition over time to Australian average		+1151	+845	+1581	+1434	
Semi detached			+78	+77	+189	+238	
Flat			+119	+118	+295	+373	
Other			+9	+12	+35	+52	
Total new dwellings			+1361	+1052	+2101	+2096	
Urban Infill Dwellings	Based on 50% of Flats and Semi detached		98	97	242	305	
Residential Land Ha	Based on additional housing at gross density of 10dwellings/Ha		+126	+95	+185	+179	Total additional residential land required is 585 Ha.
Commercial							
Retail Floorspace M2	Based on 25m2 for each retail employee using Australian average	5,500 8,000sqm occupied and 4,000 sqm vacant)	12,000 (+4,000 sqm)	16,000 (+4,000 sqm)	23,000 (+7,000 sqm)	30,000 (+7,000 sqm)	Redevelopment of Clive Street retail precinct should accommodate all retail needs
Office Floorspace M2		3,000	(6,000) +3,000	(9,000) +3,000	(15,000) +6,000	(22,000) +7,000	Includes all civil uses and functions target should be to have 66% located in CBD largely over retail or in heritage buildings.
Industrial		18 Ha	32 (+14Ha)	44Ha (+12Ha)	68Ha (+24Ha)	90Ha (+22Ha)	needs to be split between Heavy and Light Industrial Areas with flexibility to allow the dominant demand to encroach into the other



Theme	Objective	Measure	Source of Data	Frequency of Measurement
Population	Population of 15,000	Estimated Resident Population (ERP)	ABS 3218.0	Annual
		Average ERP Growth Rate	ABS 3218.0	Annual
	Retaining youth in the town	Achieving State average in 15-34 age group	ABS 3235.0	5 yearly
	Retaining seniors in the town	Achieving State average in 55-75 age group	ABS3235.0	5 yearly
Employment	Increase in full time employment	Increased job numbers	ABS	Annual
	Increase in part time employment	Increased job numbers	ABS	Annual
	Reduce unemployment	Decrease in % unemployment	ABS National Regional Profile	Annual
Education	Increase in secondary students	Increase of secondary students	GS TAFE	Annual
	Increase in apprenticeships	Increase of apprentice students	Survey	Annual
	Increase in TAFE students	Increase in student enrolments	GS TAFE	Annual
Scocio-Economic	Increased Individual Incomes	Achieving State average income	ABS National Regional Profile	Annual
Land and Housing Delivery	Increase in housing starts	Increaseing number of housing starts	Council	Annual
	Increase in value of housing starts	Increaseing value in housing starts	Council	Annual
	Delivery of residential land ahead of demand	Meeting menchmarks identified in Infrastructure and Services Provixion Table	Survey	Each two years
	Delivery of industrial land ahead of demand	Meeting menchmarks identified in Infrastructure and Services Provixion Table	Survey	Each two years
Regional Relationships	Increased Cooperation with adjoining shires	New areas of cooperation acted upon	Ad hoc	Annual
	Growth rates of adjoining shires retained or improved	Growth rates of adjoining shires retained or improved	ABS 3218.0	Annual
Governance	Growth Plan reviewed	Growth Plan reviewed	Council	Annual
	Town Planning Scheme reviewed	Scheme review gazetted in two years	Council	Each two years
	Water management and flood strategy in place	Study completed and adopted in two years	Council	Each two years
	Townsite Structure Plan finalised	Structure Plan finalised in two years	Council	Each two years
	Supertown funding obtained and projects delivered	Projects completed and funding aquitted	Council	Annual
	Katanning Growth Plan Committee operating successfully	Meetings occuring each six months	Council	Each six months
		Business cases applications made	Council	Each six months
		Number of Growth plan recommendations fulfilled	Council	Each six months

**Figure 58 - Katanning Growth Plan Performance Measures**

## 7.0 Concluding Statement

The Katanning Growth Plan is an affirmative action plan which integrates economic, community and environmental initiatives. It lays the foundations for Katanning to aim to grow into a true regional centre with a robust economy while providing a high amenity living environment. The document has outlined the vision and strategies for achieving this aim.

The document identifies a Spatial Growth Plan which provides a balance between infill and revitalisation, combined with logical and progressive expansion into greenfield areas. The plan also promotes connectivity through the development of green multi use corridors and the potential to deliver a more sustainable town.

To compliment the Spatial Growth Plan, infrastructure and servicing provision has been considered in detail and thresholds have been established of when infrastructure and services will be required and who is responsible for this to occur. This allows infrastructure service providers to maximise efficiency in delivery and simplifies the priorities for growth.

It is recognised that a Growth Plan is more than just the delivery of land development opportunities and infrastructure. In order for the town to grow and reach a self sustaining population, the economy must also grow and 'real' jobs must be created. This plan therefore identifies major growth drivers, which together with initiatives to assist and promote small business and entrepreneurship, will drive the economic development of the town. The Growth Plan also identifies a range of strategies and initiatives required to address the core visions covering Economic, Urban Expansion, Community Development and Environmental objectives.

This comprehensive plan therefore provides clear direction for the progressive implementation of measures for spatial and non-spatial growth, to make Katanning a true SuperTown.



## 8.0 Growth Plan Compliance Audit

	Information required	Growth Plan Page No.	Gaps identified and new work required
1	Town profile and regional context (including surround local governments and communities)	21 - 22	
2	Community profile including: <ul style="list-style-type: none"> <li>• Population status</li> <li>• History trends; and</li> <li>• Key issues and opportunities</li> <li>• Catchment communities</li> </ul>	21 - 22	
3	Economic profile including: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Opportunities and constraints</li> <li>• Regional context</li> </ul>	21 - 22	
4	Social infrastructure assessment	44 - 51	
5	Physical infrastructure assessment and related services: <ul style="list-style-type: none"> <li>a) Water servicing <ul style="list-style-type: none"> <li>• Capacity</li> <li>• Current status</li> <li>• Capital works strategies and plans</li> <li>• Sustainable options</li> </ul> </li> <li>b) Power servicing <ul style="list-style-type: none"> <li>• Capacity</li> <li>• Current status</li> <li>• Capital works strategies and plans</li> <li>• Sustainable options</li> </ul> </li> <li>c) Sewer servicing <ul style="list-style-type: none"> <li>• Capacity</li> <li>• Current status</li> <li>• Capital works strategies and plans</li> <li>• Sustainable options</li> </ul> </li> <li>d) Telecommunications <ul style="list-style-type: none"> <li>• Landline</li> <li>• Internet</li> <li>• Mobile phone</li> </ul> </li> <li>e) Transport assessment <ul style="list-style-type: none"> <li>• Roads and capacity</li> <li>• Car parking</li> <li>• Foot and cycle paths</li> <li>• Public transport</li> <li>• Airport</li> <li>• Rail</li> <li>• Capital works strategies and plans</li> <li>• Transport modelling</li> </ul> </li> <li>f) Other</li> </ul>	31 - 33 68 - 69  35, 69  31, 69  70  52 - 58	
6	Environment profile and due diligence assessment, such as drainage, flora and fauna, geotech, and opportunities and constraints	26 - 28 39 - 41	
7	Urban/built form and infrastructure profile and opportunities and constraints	76 - 83	
8	Governance profile and opportunities and constraints	11	
9	Long term community vision for growth (should include regional context)	13	
10	Sustainability framework	10	
11	Population growth potential and trajectory (including service catchment)	18	
12	Subject area spatial plan that identifies: <ul style="list-style-type: none"> <li>• Key activity nodes</li> <li>• Linkages and synergies</li> <li>• Key projects</li> <li>• Development and growth strategies etc</li> </ul>	3	

	Information required	Growth Plan Page No.	Gaps identified and new work required
13	<p>Townsite area spatial plan and strategies that identify:</p> <ul style="list-style-type: none"> <li>• Future growth areas for residential, retail / commercial, industrial and other land uses</li> <li>• Urban form/structural elements including new transport linkages</li> <li>• Location of social and other infrastructure requirements</li> <li>• Precincts</li> <li>• Density requirements</li> <li>• Key projects</li> <li>• Staging</li> <li>• Development and growth strategies etc</li> </ul>	3, 83	
14	<p>Town centre spatial plan and strategies that identify:</p> <ul style="list-style-type: none"> <li>• Land uses</li> <li>• Precincts</li> <li>• Urban form/structural elements</li> <li>• Location of social and other infrastructure requirements</li> <li>• Key projects</li> <li>• Staging</li> <li>• Place activation and management strategies etc</li> </ul>	3, 85 - 94	
15	<p>Social infrastructure and services requirements (all agencies):</p> <ul style="list-style-type: none"> <li>• Health</li> <li>• Education</li> <li>• Fire and emergency</li> <li>• Law and order</li> <li>• Staging</li> <li>• Population requirements and thresholds</li> </ul>		
16	<p>Property assessment</p> <ul style="list-style-type: none"> <li>• Property overview</li> <li>• Market demand</li> <li>• Market supply</li> </ul>	71	
17	Community development strategies	50	
18	<p>Economic development strategies:</p> <ul style="list-style-type: none"> <li>• Trends</li> <li>• Competitive advantages</li> <li>• Analysis e.g. Supply chain analysis</li> <li>• Market gaps/failures</li> <li>• Employment/workforce requirements and possible future prospects</li> <li>• Opportunities and constraints</li> <li>• Spatial and enabling infrastructure requirements (including utilities as well as housing and social infrastructure)</li> <li>• Strategies and initiatives</li> </ul>	13 - 18 21 - 22 72 - 75 79 - 83	
19	Environmental strategies	31 - 42	
20	Built form and infrastructure strategies	76 - 94	
21	<p>Governance structure and strategies</p> <ul style="list-style-type: none"> <li>• Existing local/regional groups</li> <li>• Possible future groups and structures</li> <li>• Implementation requirements</li> </ul>	11 95 - 96	
22	Marketing and communications strategy		
23	<p>Feasible implementation program</p> <ul style="list-style-type: none"> <li>• Actions, strategies, initiatives and projects</li> <li>• Delivery mechanisms</li> <li>• Roles and responsibilities</li> <li>• Cost and funding sources</li> <li>• Timing</li> </ul>	97 - 106	
24	Up to date Local Planning Strategy (Is it co-terminus with SuperTown Growth Plan boundaries)	95	
25	Up to date Local Planning Scheme	76	Required
26	Up to date other materials, plans and strategies necessary to inform the SuperTowns Growth Plan. These may not necessarily be required to <u>implement</u> the SuperTowns Growth Plan.		





### Katanning Growth Plan Acronyms

Acronym	Description
ABS	Australian Bureau of Statistics
AHD	Australian Height Datum
CaLD	Culturally and Linguistically Diverse
CASA	Civil Aviation Safety Authority
CCI	Chamber of Commerce and Industry
CDEP	Community Development Employment Program
CGS	Central Great Southern
DMWIP	District Medical Workforce Investment Program
ED	Emergency Department
ESL	English as a Second Language
GROH	Government Regional Officers Housing
GSIT	Great Southern Institute of Technology
GSTWSS	Great Southern Towns Water Supply Scheme
IEP	Indigenous Employment Program
KRBA	Katanning Regional Business Association
LIA	Light Industrial Area
NAPLAN	National Assessment Program – Literacy and Numeracy
NBN	National Broadband Network
RAV	Restricted Access Vehicles
RDA	Regional Development Australia
SBCGS	Small Business Centre Great Southern
SBDC	Small Business Development Corporation
SIHI	Southern Inland Health Initiative
SME	Small and Medium Enterprise
TWW	Treated Waste Water
UAE	United Arab Emirates
WAMMCO	Western Australian Meat Marketing Co-operative Limited
WWTP	Waste Water Treatment Plant