

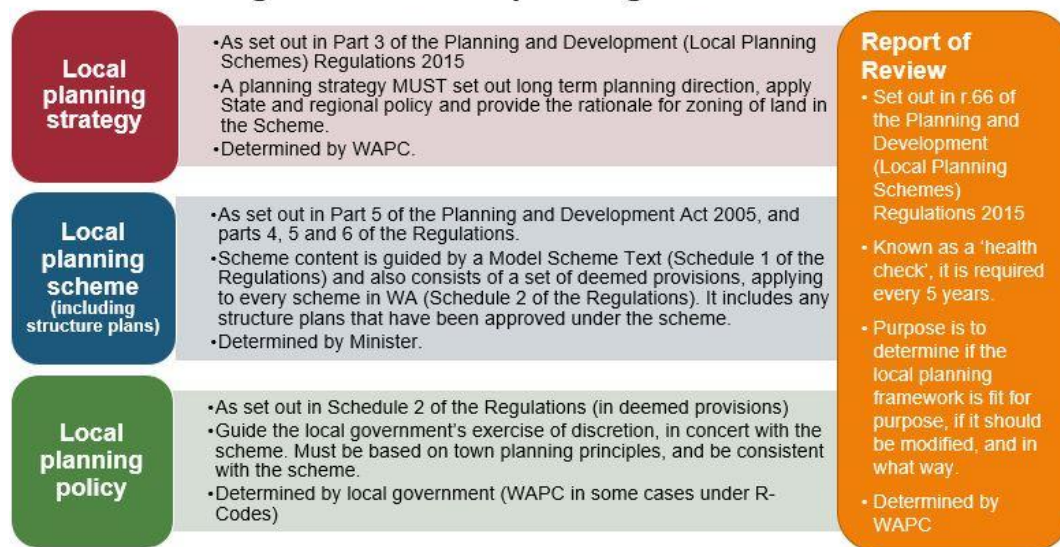
# Shire of Corrigin – Report of Review

## PART 1 - BACKGROUND

### About the WA planning system

The key decision-makers in the Western Australian Planning system are the Minister for Planning, Western Australian Planning Commission (Commission) and local governments. Their roles and responsibilities are set out in legislation and regulation, principally the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). As shown in **Figure 1**, the local planning framework consists of four key components - a local planning strategy, local planning scheme, structure plans and local planning policies.

**Figure 1 - the local planning framework**



### What is a Report of Review?

A Report of Review (RoR) is a health-check for the local planning framework, which is required to be prepared every 5 years to assess how the framework is operating, and if adjustments need to be made. A RoR is required to consider whether a local government's local planning strategy and local planning scheme, and any structure plans approved under the scheme are:

1. Satisfactory in their existing form; or
2. Should be amended; or
3. Should be revoked and/or have a new one prepared.

It is also recommended that local planning policies be considered as part of this review, but this is at the local government's discretion.

This RoR will examine the Shire of Corrigin's local planning framework and make recommendations to the Commission.

### About the Shire of Corrigin

The Shire of Corrigin (Shire) is a local government area in the State's Wheatbelt planning region, that is situated about 230km east of Perth. The Shire covers an area of approximately 3,095km<sup>2</sup> (**Attachment 1 - Location plan**).

According to the Australian Bureau of Statistics (ABS), the Shire's Estimated Resident Population (ERP) was 1,029 persons in 2023. The main population centre is the Corrigin townsite (625 persons) with the remaining population residing in the surrounding rural hinterland, including a few smaller gazetted townsites (such as Bullaring, Lomos, Jubuk and Kunjin) that currently support minimal populations. The Shire's key economic activity is broadscale agriculture.

## **PART 2 - EXISTING LOCAL PLANNING FRAMEWORK**

The Shire's Local Planning Framework consists of:

**Local Planning Scheme** – the Shire Local Planning Scheme No. 2 (Scheme), which applies to the whole of the Shire, was gazetted in 2000. Since gazettal, the Scheme has been amended five times, including a Scheme consolidation to incorporate the changes to the planning system that occurred following the introduction of the Regulations in 2015 (refer to **Attachment 2** for an overview of these amendments).

**Structure Plans** – The Scheme states under Schedule 5 'Rural Residential and Residential Zones' that subdivision and development of Rural Residential Area No.1 (Lot 3 Bruce Rock-Corrigin Road) shall generally be in accordance with a structure plan. While a draft structure plan has been prepared for this site to support the rezoning of Rural Residential Area No.1 in 2009, to date, no structure plan has been endorsed by the WAPC. A townsite expansion plan for Corrigin townsite has also been prepared in 2007 with the intention of forming part of a local planning strategy, but this plan was not endorsed by the WAPC.

**Local planning policies** - the following local planning policy has previously been prepared and formally adopted by Council in accordance with the relevant procedural requirements of the Planning Regulations:

- Local Planning Policy No.2 - Disaster and Emergency Recovery

It should be noted Local Planning Policy No.1 entitled 'Outbuilding Size' was rescinded by Council in May 2013.

The Shire does not have a **Local Planning Strategy**.

## **PART 3 - PLANNING CONTEXT**

This section identifies some anticipated drivers of change that are currently or anticipated to have implications for future land use planning over the next 10-15 years.

### **3.1 Population**

#### **3.1.1 Historical trends and forecasts**

Between 2001 and 2021, the Shire's population (ERP) decreased from 1,302 (2001) to 1,028 (2021). This decline, which can be attributed to various factors such as the aging population; consolidation of smaller farms into larger farms; increased mechanisation of farming processes, employment options associated with livestock production, and fewer employment opportunities in support sectors (such as banking, retail and service industries) and changes to infrastructure provision. These trends are consistent with what is being experienced by other inland local governments across the Wheatbelt region.

Population forecasts published in the Commission's Western Australia Tomorrow Series 12 (WAPC, 2025), indicate that the number of people living in the Shire between 2021 and 2036 is expected to range between a small increase of 12 persons (Central Band) or increase by approximately 287 persons (Upper Band) (refer to **Table 1** and **Figure 2**).

**Table 1: Historical ERP (2001-2021) and population forecasts (2021-2036)**

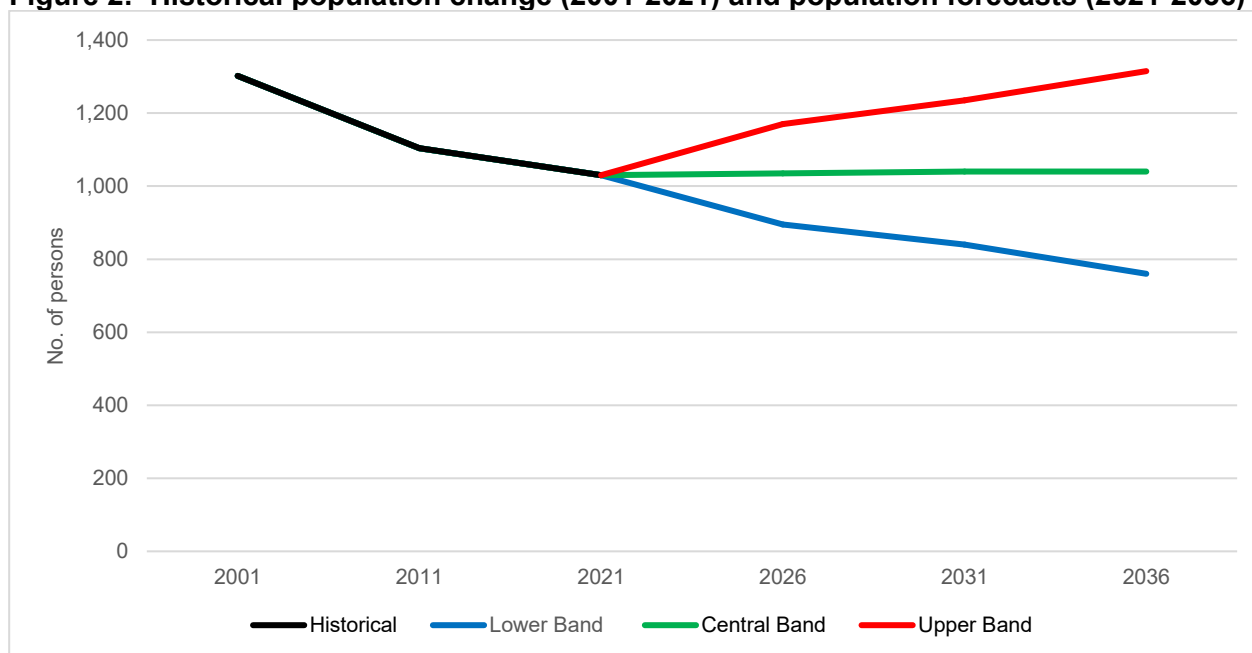
Historical population change (ERP)			WA Tomorrow forecasts			
2001	2011	2021	Band	2026	2031	2036
1,302 (ERP)	1,104 (ERP)	1,028 (ERP)	Lower Band	895	840	760
1,229 (Census)	1,063 (Census)	1,007 (Census)	Central Band	1,035	1,040	1,040
			Upper Band	1,170	1,235	1,315

Source(s): ABS (2024); WAPC (2025)

Notes:

- Data for historic population was sourced from ABS Estimated Resident Population data (ABS, 2024) and the ABS's Quickstats database ([2021 Australia, Census All persons QuickStats | Australian Bureau of Statistics](#)) (ABS, 2025)
- Population forecasts are based on the WAPC's WA Tomorrow Series 12 publication (WAPC, 2025). These forecasts are a series of possible population forecasts that are presented in 'bands. Lower Band is the most conservative forecasts while Upper Band is the most optimistic. These forecasts are based on historical fertility, mortality and migration trends.

**Figure 2: Historical population change (2001-2021) and population forecasts (2021-2036)**



Source: ABS (2023); WAPC (2025); DPLH (2025)

This forecast population change is expected to generate demand for between 5 additional dwellings (< 1 p.a. for Central Band) and 123 additional dwellings (~ 8 p.a. for Upper Band) (refer to **Table 2**). An analysis of past populations trends/forecasts and future land supply requirements is provided in **Part 4 - Land Supply**.

**Table 2: Estimated population and dwelling requirements based on WA Tomorrow forecasts (2021-2036)**

2021	Population/dwellings	
Population	Shire of Corrigin = 1,028 (2021 ERP) Corrigin townsite = 625 (2021 Census)	
Dwellings	Shire of Corrigin = 463 (2021 Census) Corrigin townsite = 326 (2021 Census)	
2021-2036	Central Band	Upper Band
Population	12 (<1 per p.a.)	+285 (~ 19 p.a.)
Dwellings	+5 (<1 dwell p.a.)	+123 (~8 dwell p.a.)

Notes:

- Base population and dwellings reflect historic ABS ERP data for 2021 (ABS, 2024).
- The 2021 Census of Population and Households identified the Shire's average household size as 2.3 persons per dwelling.
- The dwelling change calculations are based on the forecast population change for the Central and Upper bands for 2036-2021 divided by the average household size.
- Almost all the existing housing stock within the Shire is detached housing - none of the dwelling calculations in Table 2 contemplate medium (or higher) density housing typologies

Source(s): ABS (2024), ABS (2025), WAPC (2025)

### 3.1.2 Population distribution

In 2021, the main population centre was the Corrigin townsite (625 persons – 61% of the Shire’s population). The remaining 39% of the population is dispersed across the rural hinterland in the localities of: Adamsvale (41 people); Bilbarin (18 people); Bullaring (82 people); Bulyee (48 people); Corrigin (76 people); Gorge Rock (33 people); Kunjin (48 people); and Kurrenkutten (33 people).

### 3.1.3 Population retention

It is anticipated that the Corrigin townsite will continue to be the focus for the Shire’s population. Retaining and growing the population requires the Shire to be proactive by advocating to retain its population by ensuring there is land available to meet demand, providing a range of housing types (including accommodation for the ageing), working with infrastructure providers to maintain and develop community services, providing opportunities for commerce.

### 3.1.4 Ageing population

Census data for the Shire indicates proportion of population over 65 years of age has changed from 12.6% in 2001 to 26.2% in 2021. This is significantly above the State’s average (17.2%). The ageing of the population has implications for decision making, including land use planning. The Shire along with other stakeholders may also have a role to play in ensuring services are sufficient to respond to changing demand of this cohort. At the present time, majority of health services are provided by the Corrigin District Hospital.

**Table 3 – Proportion of the population aged over 65 years**

	Census			WA Tomorrow
	2001	2011	2021	2036
Corrigin LGA	12.6%	21.1%	26.2%	33.2%
Western Australia	11.2%	12.4%	16.1%	19.4%

### 3.1.3 Transient workforce accommodation

Currently there are no large transient workforce populations in the Shire however with the proposed development of renewable energy facilities this is expected to change in the short-term future.

### 3.1.5 Reviewing the local planning framework

As part of preparing a new local planning strategy for the Shire, it will be necessary to identify key issues and opportunities relating to population retention in the Shire’s settlement, particularly the Corrigin townsite, the need to provide accommodation options to cater for the ageing population, provision of workforce accommodation and release of land (see Section 4 of this document). In response to these issues/opportunities the Strategy will define specific strategic directions and actions relevant to land use planning in order to respond to trends and issues.

## **3.2 Economy**

In 2021, the Shire’s economic output was \$252.4m or 1.42% of the total economic output of the Wheatbelt region. At this time, 518 people were employed within the Shire, and this accounts for 1.7% of the region’s employment. The key sectors in terms of output/employment were Agriculture, Forestry and Fishing (\$119.888m/207 jobs), Construction (\$26.193m/35 jobs) and Public Administration and Safety (\$17.235/51 jobs)

### 3.2.1 Agriculture/rural land uses

The agricultural sector is expected to remain as the primary economic activity in the shire. The key commodities produced by the agriculture sector are wheat, barley, canola, oats and lupins. Cattle and sheep rearing is the other major agricultural activity.

Co-operative Bulk Handling (CBH) maintains a presence in the Shire by operating the Corrigin, Bullaring, Bulyee, Jubuk and Ainsworth grain receival/storage/distribution facilities. CBH links growers to the wider supply chain so their produce can be exported to interstate and overseas

markets. CBH's grain receival/storage/distribution facility also provides opportunities for permanent and seasonal employment (particularly during the harvest period). CBH is currently implementing its Network Strategy, which seeks to upgrade facilities across its supply chain network. The holding capacity of the Corrigin and Bulyee receival points has been expanded and the Ainsworth, Bullaring and Jubuk receival points are planned to be phased out.

Challenges to the agricultural sector include adoption of climate-resilient agriculture management practices, access to water resources, provision and adaptation of infrastructure and the need to provide and maintain safe road networks. The Shire's priority is to protect and support agricultural activity as well as encouraging other appropriate land uses that do not have local adverse impacts, or for which any impacts can be managed.

To support the agricultural sector and protect rural land, preparing a new Strategy and updating the Scheme should seek to discourage fragmentation of rural land through implementation of *State Planning Policy 2.5 – Rural planning and Development Control Policy 3.4 – Subdivision of Rural land*; incorporate contemporary model land uses; prescribing suitable land use permissibility in the zoning table; updating existing or introducing new development standards and requirements and local planning policies; and providing contemporary guidance on relevant issues, including consideration and assessment of rural intensive agriculture proposals, housing for workers and family members involved in farming operations and tree farms/plantations.

### 3.2.2 Renewable energy

Renewable energy projects are an emerging driver for local economies across regional Western Australia, including the Wheatbelt region, and, more generally, for the State as a whole.

The Kulin West Wind Farm (Atmos Renewables and Nomad Energy) is a proposed wind farm in the Shire(s) of Kulin and Corrigin. If approved, the project will erect approximately 78 wind turbines that are expected to generate 560 MW of electricity into the Western Australian power grid. The initial site selection investigations to investigate an appropriate site were completed in 2024 and the project has now entered the early development stage. Comprehensive environmental studies and community consultation have commenced and will occur through 2025. A Final Investment Decision is expected in 2027 followed by a construction phase that will conclude by 2029-30. The project is expected to realise a range of benefits to the region including job opportunities, support for local businesses and suppliers, and substantial direct investment in the region ([Kulin West Wind Farm Information Sheet](#)).

Renewable energy projects continue to present challenges for rural local governments, including the Shire. Future renewable energy related projects could include hydrogen production and BESS at energy hubs, associated upgrading of electricity transmission networks, the production of renewable diesel from agricultural waste products and the production of liquid biofuel from a range of plants including oil mallee. The key issues include determining the impacts of these projects on adjoining properties and, more generally, on local communities. The Shire's view is that changes are required to its local planning framework to provide more guidance when assessing these significant projects. A new local planning strategy is an appropriate starting place to identify issues/opportunities associated with renewable energy projects. Changes may also be required to the Scheme to better address planning considerations for these projects. This could include work to provide greater alignment with the State Planning Framework, such as the Commission's policy statement on renewable energy facilities, by inserting the 'renewable energy facility' land use; providing greater guidance for assessment of these proposals into Part 4. There may also be opportunities to develop additional local planning policies to guide decision making in respect to this issue.

### 3.2.3 Tourism

Tourism attractions within the Shire, include Dog Cemetery, historical sites and heritage buildings including museums, parks and reserves (i.e. Corrigin Nature Reserve), natural attractions such as Gorge Rock, and seasonal wildflowers. The Shire is also a participant in the Pathways to Wave Rock initiative which is a self-drive trail that offers a wide range of unique experiences across the

region that links the Shire(s) of Corrigin, Bruce Rock, Narembeen, Lake Grace, Kulin, Kondinin and Quairading and settlements with Wave Rock. At the present time, Corrigin provides most of the Shire's tourism accommodation, including hotels/motels and caravan parks/camping grounds but there are also businesses offering short-stay accommodation in rural areas.

The South West Native Title Settlement process and the Aboriginal Heritage Survey Program may identify and unlock other sites, such as unmanaged Crown Land (UCL) or unmanaged Crown reserves, for future tourism purposes.

A new local planning strategy could provide a mechanism through which to investigate opportunities to facilitate tourism across the Shire, such as planning for and development of tourist attractions and accommodation, protection of key values (environmental, landscape and amenity) that drive opportunities in the sector; and to address potential land use conflicts. Updating the Scheme to reflect the State Planning Framework, including alignment with current government reforms relating to short-stay accommodation, is recommended.

#### 3.2.4 Mining of mineral resources and basic raw materials

There are no operating mines in the Shire, although two mines are under care and maintenance, which previously mined gypsum (at a salt lake in the east, near the border with the Shire of Kondinin) and kaolin clays (19km south-west of Corrigin townsite).

The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) have identified several prospective mineral resource sites in the Shire and the prospects for discovering new mineral resource areas and future mining activity are good when noting the following:

- large sections of the north-western and south-eastern quadrants of the Shire are represented by a geologic formation known as 'greenstone belts'. These geologic formations often contain gold, silver, copper, zinc, lead and other mineral ores. These deposits are currently the subject of exploration licenses.
- substantial salt lake chains are a source of gypsum and other minerals.
- mining companies have confirmed presence of 'critical minerals' (refer to Attachment 4 for definition) within the Shire which includes magnesium (extracted from magnesite), chromium (extracted from chromite), high purity alumina (extracted from kaolin clays), as well as in surrounding Shires with similar geology.

Extractive industries are important for the supply of basic raw materials (BRM) essential for the construction of housing, roads, other infrastructure and agricultural production. BRM extracted, or have potential for extraction, in the Shire include gravel and gypsum. Mapping of BRM significant geological supplies and extraction sites has not been undertaken for the Shire

As with all mineral resources, future mining operations need to be demonstrated to be economically viable and capable of addressing Aboriginal cultural heritage, environmental and social concerns. However, there is a need for the local planning framework to support the mining and BRM extractive industry sectors. This includes the local planning scheme and associated local planning policy protecting the mineral/BRM resources areas from sterilisation and not significantly constraining such activity. Therefore, the planning direction would require restricting the siting of sensitive/incompatible land uses, such as dwellings. All mineral/BRM resource areas will need to be initially identified under the local planning strategy and reviewed from time to time.

#### 3.2.5 Commercial/Retail

The Corrigin townsite is the Shire's key centre for commerce (business and retail). Businesses in the town provide services to meet the needs of townsite population as well as people living in the Rural hinterland. The Shire acknowledges that the survival and future growth of Corrigin depends on maintaining the current level of servicing while also acknowledging it is becoming increasingly difficult to attract people to run small businesses in the town. The Council Plan 2025-2035 includes initiatives to improve the main street and the 2025/26 budget includes provision for incentives for business owners in the central business district.

### 3.2.6 Supporting industries

The Corrigin townsite has specific industrial areas that accommodate a range of businesses predominately servicing the needs of the agriculture sector. CBH operates its grain receival/storage/distribution site in Corrigin on land zoned General Industry on the southern end of the townsite.

The Corrigin townsite has a shortage of suitably zoned and serviced industrial land that needs to be addressed in the proposed local planning strategy to create opportunity for further development of this type in the future to support economic development and growth.

### 3.2.7 Updating the local planning framework

As part of preparing a new local planning strategy for the Shire, it will be necessary to identify key issues and opportunities relating to the Shire's key economic activities and define specific land strategic directions and actions relating to land uses such as broadscale agriculture, tree farms, renewable energy, tourism, mining/BRM, supporting industries and the town centre. It will also be necessary to investigate whether changes to the Scheme are required to facilitate economic development, for example: including contemporary land use uses classes relating to agriculture, tourism, and renewable energy; incorporating additional zones and rezoning land (as may be required); reviewing permissibility relating to tourism, agriculture, mining and renewable energy in the zoning table and inserting relevant provisions to guide development in Part 3 and Part 4.

## **3.3 Environment**

Land use planning plays a key role in ensuring that the impacts of subdivision and development on the environment and natural resources are appropriately managed. The State Land Use Planning Framework through State Planning Policy 2.0 – Environment and natural resources (SPP 2.0) and outlines environment and natural resource management needs to be integrated with the broader land use planning and decision making such that the natural environment is protected, conserved and enhanced. Other more specific State Planning Policies more specifically address issues such as management of water resources and bushfire risk. A brief outline of environmental issues within the Shire is provided below:

### 3.3.1 Landforms

Most of the Shire is comprised mostly of gently undulating landforms with low relief, isolated granite outcrops and broad valley floors with salt lake chains. Corrigin town is situated around the upper reaches of a broad valley floor (292 - 296m AHD) and surrounded by several rock outcrops and hills (rising to 352m AHD at water reservoir hill to the north-east and 358m AHD near the airport to the west).

### 3.3.2 Soils

Soils within the Shire include clays and silts, sand, lateritic pavements, and granite outcrops. Gypsum dunes also occur in the area. The soils within the Corrigin townsite are mainly colluvial duplex soils in the upper slopes and alluvial loamy duplex soils in the lower slopes and valley floors.

### 3.3.3 Biodiversity

Much of the remaining flora in the Avon bioregion consists of mixed eucalypt woodlands on granite-derived soils and alluvial soils, while the sandplains and lateritic uplands consists of scrub-heath vegetation. In the Western Mallee sub-region, there are eucalypt woodlands and mallee communities of the Eucalyptus species. Some of this vegetation is classified as Threatened and Priority Ecological Communities under Western Australian legislation and as Threatened Ecological Communities under Commonwealth legislation. The Shire's vegetation, including valley floor and saline land vegetation associated with salt lake wetlands and priority flora provide habitat for fauna species. There are threatened, endangered, and/or vulnerable fauna in the Shire, including: curlew sandpiper, Carnaby's black cockatoos, Western Quolls and numbats. Over time the altered environment has resulted in rising groundwater levels, salinity, and loss of biodiversity.

### 3.3.4 Nature conservation

Nature conservation use comprises 2,047ha or 0.76% of the Shire area. The largest protected area is Corrigin Nature Reserve at 1,200ha and others include Nonalling Nature Reserve, Sewell Nature Reserve, Gorge Rock Nature Reserve, Lake Kurrenkutten Nature Reserve and Paperbark Nature Reserve.

### 3.3.5 Bushfire

Large areas throughout the Shire are designated as 'bushfire prone areas', as published by the Fire and Emergency Services Commissioner. The fringes of Corrigin townsite are declared bushfire prone area associated with the remnant vegetation on Crown reserves and UCL surrounding most of the townsite, which generally lie on the higher part of the town. The other gazetted townsites are entirely declared bushfire prone area due to the dense vegetation coverage. Land use planning in bushfire prone areas must have due regard to the Commission's State Planning Policy 3.7 - Bushfire and associated Guidelines. The Strategy will need to consider this important policy in a risk-based context to either avoid, manage and/or mitigate the risk to the Shire's residents, property and infrastructure. In particular, the risk implications for existing and expanded townsite settlements.

### 3.3.6 Water Resources

#### *Surface water*

Surface water within the Shire is largely contained within three Swan-Avon River catchments being Salt River (north-west), Main Avon (south-west) and Lockhart (east). There are few significant dams in the Shire managed by Water Corporation and the Shire of Corrigin adjacent to Corrigin townsite. There are several large salt lakes in a chain formation in the east near the border with the Shires of Narembeen and Kondinin, and in the south-west near the border with the Shires of Wickepin and Pingelly. Two minor creeklines run through Corrigin townsite and flow eastwards towards the Lockhart River and associated salt lake chain. The creekline running near Bullaring flows southwards towards Avon River and associated salt lakes.

#### *Drainage/hydrology*

Most of the Shire of Corrigin falls within the South-western Zone of Ancient Drainage hydrological zone and the north-eastern part falls within the Northern Zone of Ancient Drainage hydrological zone, which consist of smooth to irregularly undulating plains dominated by salt lake systems within broad valley floors. The ancient valley drainage system (also known as palaeo-channels) will not function as a continuous entity and water will not flow to the Avon River unless there is heavy and prolonged rainfall due to low valley floor gradients and low rainfall. Two minor creeklines run through Corrigin townsite and flow eastwards towards the Lockhart River and associated salt lake chain. The creekline running near Bullaring flows southwards towards Avon River and associated salt lakes. The Department of Water and Environmental Regulation has not prepared floodplain mapping for the Shire.

#### *Groundwater*

Groundwater within the Swan-Avon-Lockhart River Catchment, which includes Corrigin townsite, is generally within two metres of ground level in valley floors increasing to ten metres in upper slope areas. Groundwater salinity is very high in the valley floors and beneath the salt lakes and in deep aquifers in lower sub-catchment areas. Perched water tables and dams provide fresh to brackish water.

### 3.3.7 Climate change

The issues associated with climate change impacting the Shire include more frequent extreme weather events resulting in drought, bushfires, water/soil erosion and flood risk from intensive rainfall events and shortage of potable water impacting biodiversity, agricultural production and general liveability. Consequently, the key challenges for the Shire include the management issues associated with agriculture, the remaining natural areas/biodiversity, water resources, salinity and responding to bushfire risk generally and within and around the townsites.

A new Strategy could identify specific land use actions and strategic directions relating to protection, conservation and management of the Shire’s environmental assets and management of bushfire risk. This could include reflecting the requirements of the current State Planning Framework relevant to local planning strategies and may consider whether new model zones, such as Environmental Conservation zones should be inserted into the Scheme. Consideration should also be given to whether additional provisions should be inserted into Part 3 and Part 4 to manage environmental considerations.

**3.3.8 Updating the local planning framework**

A new Strategy could identify specific land use actions and strategic directions relating to protection, conservation and management of the Shire’s environmental assets. This could include integrating the directions for land use planning contained in key State Planning Policies, such as SPP 2.0, SPP 2.5, SPP 2.9 – Planning for water, SPP 3.7 – Bushfire risk and the Government Sewerage Policy. Some the Commission’s development control policies and positions statements will also be relevant. When reviewing the Scheme, consideration should be given as to whether new model zones, such as the Environmental Conservation zone should be inserted into the Scheme Specific and a review of zone-specific and general development provisions relating to development environmental matters in Part 3 and Part 4 should be undertaken with existing content modified and new content added (as required).

**PART 4 - LAND SUPPLY**

This section evaluates land supply requirements in response to the key drivers identified in **Part 3**.

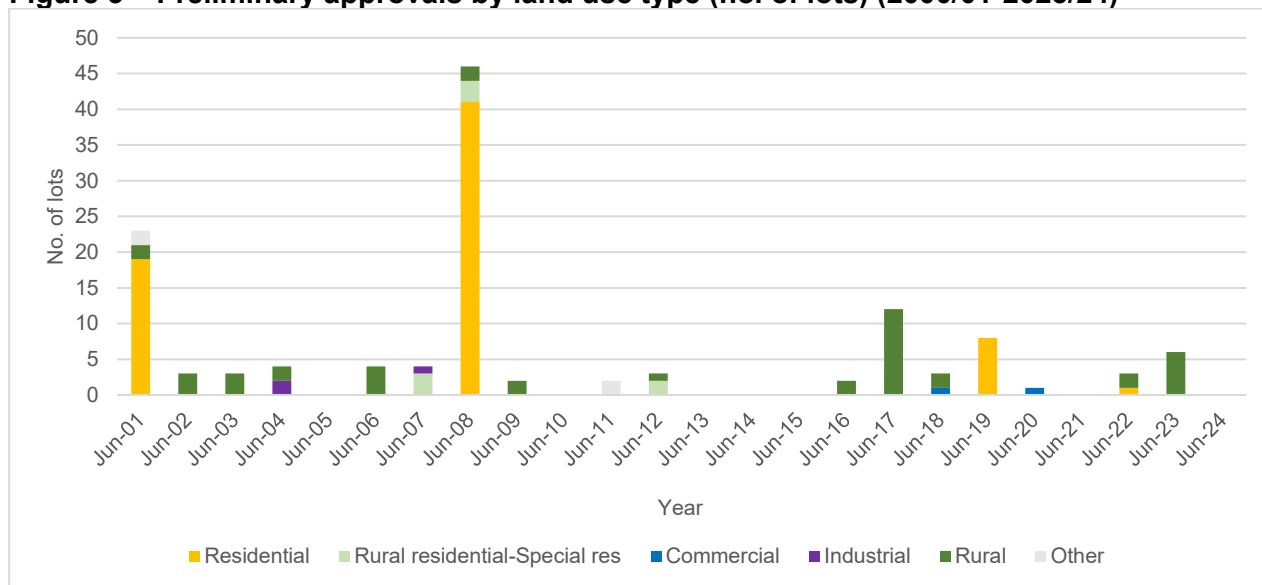
**4.1 Subdivision activity**

When the Commission determines subdivision applications, these are typically given preliminary approval, subject to conditions. When conditions have been fulfilled, applicants may then proceed to final approval, where new lot titles are issued.

Preliminary Subdivision approvals

Since 2000/01, 129 lots (~ 5 lots p.a.) received Preliminary Approval across the Shire. Most of this preliminary activity (70%) occurred prior to 2011 but after this time Preliminary Approval activity has been more subdued. Of the total lots given Preliminary Approval, 43 Rural lots and eight Rural Residential purposes in the rural hinterland. Within the Corrigin townsite, prior to 2011, 60 lots were given Preliminary Approval on land zoned Residential and three on land zoned Industry. After 2011, 19 lots were approved on land zoned Residential and three on land zoned Industrial. At, 31 December 2024, three lots had outstanding Preliminary Approval for non-residential purposes.

**Figure 3 – Preliminary approvals by land use type (no. of lots) (2000/01-2023/24)**

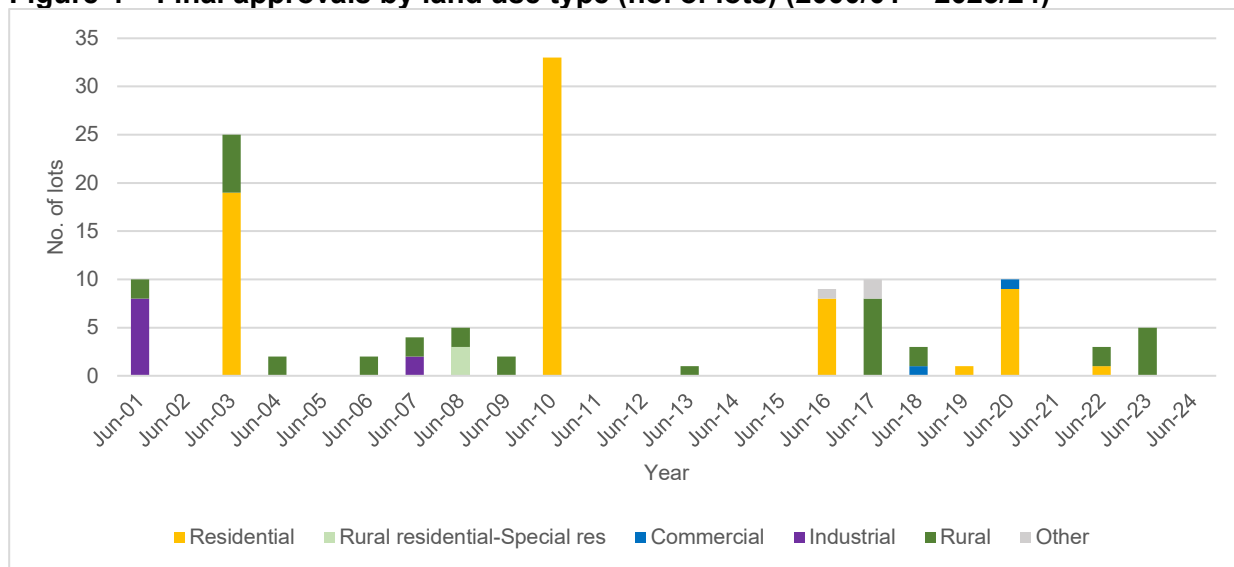


Source: DPLH (2025)

### Final Subdivision approvals

Since gazettal of the Scheme in 2000, 125 lots (~ 5 lots p.a.) received Final Approval across the Shire. Most of this activity occurred prior to 2010/11 (70%) but after this time has been more subdued. Of the lots that received Final Approval, 36 were for Rural purposes and three were for Rural Residential purposes in the Shire’s Rural hinterland. Within the Corrigin townsite, 71 lots received Final Approval on land zoned Residential, ten were on land zoned for industrial purposes (prior to 2011), and two on land zoned for Commercial purposes (after 2011).

**Figure 4 – Final approvals by land use type (no. of lots) (2000/01 – 2023/24)**



Source: DPLH (2025)

## 4.2 Development activity

Development applications are typically determined by the Shire, Regional Development Assessment Panel or the Western Australian Planning Commission and are typically approved with conditions that must be complied with.

### 4.2.1 Building commencements

Since 2012, there have been 73 building commencements (6 p.a.) for - Residential dwellings (3 p.a.), Outbuildings (2 p.a.) Commercial/Industrial purposes (1.5 p.a.) and Community Services (1 p.a.).

**Table 4 - Building commencements since gazettal of Scheme 3**

Year	No. building commencements	Type of development			
		Residential dwellings	Outbuildings	Commercial/Industrial purposes	Community Services
2024/2025	7	4	1	2	
2023/2024	6	4	2		
2022/2023	8	3	3	1	1
2021/2022	3	1	1		1
2020/2021	11	5	3	3	
2019/2020	5	3	2		
2018/2019	3		2	1	
2017/2018	3	2	1		
2016/2017	7	4	2	1	
2015/2016	4	2	2		
2014/2015	4	1	1	2	
2013/2014	4	1	2	1	
2012/2013	8	4	3	1	

#### 4.2.2 Regional Development Assessment Panel

Since the commencement of the Joint Development Assessment Panels, no applications have been considered and determined in the Shire of Corrigin.

#### 4.2.3 Western Australian Planning Commission

No applications within the Shire of Corrigin have been lodged with the State Development Assessment Unit for consideration and final determination by the Western Australian Planning Commission.

### **4.3 Future land supply requirements**

To evaluate future land supply, this analysis utilises data collated by the Valuer General's Office. This dataset provides a breakdown of land development status by classifying zoned land as 'developed', 'undeveloped' and 'unrated' (refer to **Attachment 3** for a description of these terms). **Table 5** provides an overview of land development status for the Shire.

#### 4.3.1 Residential

Within the Corrigin townsite there are approximately 417 lots that are zoned Residential. These lots have a residential density code of R20. Of these lots, 333 are 'Developed' with a further 51 lots that are 'Vacant'. The 2021 Census indicated that of the 326 private dwellings in the Corrigin townsite 55 were 'unoccupied'.

Of land that is classified as 'Unrated', there are several large, vacant land parcels that are zoned 'Residential' on the northern boundary of the town site. This land is mostly owned by the Shire of Corrigin.

The biggest constraint to developing additional lots in the Corrigin townsite for residential purposes is the cost of providing all necessary essential service infrastructure, particularly electricity, and the fact the sale price of new lots created is far less than the cost to develop them. As such there is no financial incentive for the private sector to develop and release land for this purpose with the burden of doing so falling upon the Shire and/or State government. The vacant undeveloped 'Residential' zoned land in the northern part of the townsite is also bushfire prone which adds to the complexity and cost of developing them.

#### *Adequacy of residential land supply*

Responding to anticipated population and economic change (as discussed in Part 3) over the next 15 years requires that there is a sufficient stock of Residential land. At the present time, opportunities for further release of Residential land consists of:

- approximately 51 lots zoned Residential in the Corrigin townsite that are 'Vacant';
- approximately 55 'unoccupied' private dwellings in the Corrigin;
- approximately 16ha of land zoned Residential in the Corrigin town site but releasing this land will require various constraints to be addressed and resolved; and
- there may be opportunities to further subdivide larger lots or to re-subdivide at a higher (R20) density as the Corrigin townsite as the town has a reticulated sewer network.

This current situation is adequate to meet the requirements of the Central Band population growth forecast and assumes that economic drivers remain as they are presently. However, should population change occur in accordance with the Upper Band forecasts, as may occur if there is a significant new economic driver(s), it could be necessary for additional Residential land to be released. In this circumstance, there may be a requirement for land classified as 'unrated' to be released but this will require constraints to be addressed and resolved.

#### 4.3.2 Transient workforce accommodation

The Kulin West Wind Farm is likely to be sited 20km south of Corrigin townsite and 12km north-west of Kulin. It is expected that construction will commence in 2027 but accommodation for workers associated with the construction and operational phases of the project are yet to be

determined. There are no transient workforce accommodation facilities in the Shire aside from commercial accommodation providers which are limited. Demand for this type of accommodation is expected to increase in the short-term future due to the proposed development of renewable energy facilities.

#### 4.3.3 Aged Persons Accommodation

The following facilities provide aged care accommodation:

1. Corrigin Senior Citizens Centre on Crown Reserve 33585 comprising Lot 469 (No.8) Lynch Street and Lot 502 (No.5) Goyder Street, Corrigin includes 17 independent living units managed by the Corrigin Senior Citizen's Committee; and
2. Wogerlin House on Lot 499 (No.7) Lynch Street, Corrigin provides accommodation for 12 residents with higher care needs and is managed by WA Country Health Service.

#### 4.3.4 Rural living

Within the Corrigin townsite there are approximately 37 lots that are zoned for rural living purposes (Rural Residential). Of these, 31 are 'Developed', four lots are 'Vacant' and further two lots are 'Unrated'.

#### 4.3.5 Commercial

Within the Corrigin townsite there are approximately 118 lots that are zoned Commercial. Of these, 32 are 'Developed', two lots are 'Vacant' and a further 26 lots are 'Unrated'. Given that land in the town's 'Commercial' zone has not been developed to its full potential, there is a sufficient supply of this type of land into the medium term at least.

#### 4.3.6 Industrial

Within the Corrigin townsite there are approximately 43 lots that are zoned Industrial. Of these, 32 are 'Developed', five lots are 'Vacant' and further six lots are 'Unrated'. Most of the 'Vacant' and 'Unrated' industrial zoned land in the townsite is either vacant Crown land or Crown reserves that are not immediately available to accommodate any future industrial development. These lots are also constrained by their location in a designated bushfire prone area with limited access to key essential services. Consequently, there is a need to consider rezoning land in the southern and western parts of the townsite to accommodate future industrial-type development. This is particularly the case within and adjacent to the buffer area surrounding the Water Corporation's existing wastewater treatment plant.

#### 4.3.7 Rural land

Outside of Corrigin and the Shire's smaller townsites (e.g. Bullaring and Kunjin) the remainder of the Shire is zoned for Rural purposes.

**Table 5 - Land development status (Corrigin townsite)**

Townsite	Zone (Land use)	Developed		Vacant		Unrated	
		Lots	Ha	Lots	Ha	Lots	Ha
Corrigin	Residential	333	37.46	51	5.12	33	16.82
	Commercial	90	10.45	2	0.20	26	6.76
	Industrial	32	22.30	5	2.54	6	3.73
	Rural Residential	31	67.15	4	6.69	2	2.47
Bullaring	Residential	8	0.80	3	0.	37	3.70
	Commercial	8	0.80	3	0.3	5	0.50
	Industrial	2	1.10	3	0.6	1	0.45
Kunjin	Rural	0	0	0	0	32	0.32

Notes:

- Refer to Attachment 3 for definitions of 'developed', 'undeveloped' and 'unrated'.
- The boundary of the Corrigin townsite used for this analysis corresponds to the gazetted townsite boundary.

Source: VGO (2024), DLPH (2025)

## **PART 5 - EVALUATION OF EXISTING LOCAL PLANNING FRAMEWORK**

This part evaluates the Shire's existing local planning framework given the planning context presented in **Part 3** and the assessment of land supply and demand in **Part 4**.

As required by the Regulations, this part of the report considers whether the Shire's Local Planning Strategy, Local Planning Scheme, Structure Plans and Local Planning Policies are satisfactory in their existing form; or should be amended; or should be revoked and new ones prepared.

### **5.1 Local Planning Strategy**

At the present time, the Shire does not have a local planning strategy. This has implications for responsiveness of the local planning framework to current and emerging land use issues/opportunities that are influencing the Shire (as outlined in **Part 3** of this Report of Review) such as:

- retaining the Shire's population;
- ensuring services are of sufficient capacity to service the needs of the population;
- providing different and new forms of housing;
- ensuring there is an adequate supply of land for a range of land uses (residential, commercial, industrial, commercial) within Kondinin and Hyden;
- facilitating existing and new mining operations and renewable energy proposals;
- providing for workforce accommodation;
- expanding tourism opportunities (both attractions and accommodation);
- regulating short-term rental accommodation;
- managing use of rural land and protecting the agricultural sector;
- managing environmental assets (such as water resources and biodiversity assets) and the addressing the impacts of climate change; and
- managing bushfire risk across the Shire.

A local planning strategy also plays a key role in investigating how Local Planning Scheme No. **4** **2** could be updated to ensure it is contemporary and up to date (see Section 5.2 below). Therefore, it is recommended that the Shire prepare its first (new) local planning strategy to: set out the long-term planning directions for the local government; apply any State or regional planning policy that is relevant to the strategy; and provide the rationale for any zoning or classification of the land under the local planning scheme.

A local planning strategy for the Shire should be prepared in accordance with the Commission's Local Planning Strategy Guidelines (published in 2023) ([Local Planning Strategy Guidelines](#)). These guidelines provide the guiding principles, procedural steps and recommended content for a Strategy. A Strategy is comprised of two parts – **Part 1** and **Part 2**:

- **Part 1** outlines the 15-year vision for how land use change and development will occur within the Shire; identifies relevant planning issues/opportunities and defines planning directions/actions under key themes that are generally identified in the State's Land Use Planning Framework, such as: urban growth and settlement, economy, environment, and infrastructure.
- **Part 2** provides the background, context and justification for the planning issues/opportunities, planning directions, and actions identified in Part 1.

### **5.2 Local Planning Scheme No. 2**

The local planning scheme and supporting local planning instruments (such as local planning policies) give effect to local strategic planning through statutory land use and development control. The Shire's Local Planning Scheme No. 2 was gazetted in 2000 and has been amended five times, including a Scheme consolidation to incorporate the changes to the planning system that occurred following the introduction of the Regulations in 2015 (refer to **Attachment 2** for an overview of these amendments).

To ensure the Scheme is contemporary and fit-for-purpose it is recommended that Scheme No. 2 be amended. This amendment will include changes identified during preparation of the new Strategy and, more generally, to achieve alignment with the Model Scheme Text and the Deemed Provisions. Implementing the required changes to the Scheme is best achieved via an omnibus amendment, in accordance with processes set out in the Regulations, where a suite of changes to the Scheme are actioned as part of one process.

In broad terms amending Scheme No. 2 will involve –

- a) aligning the document structure and clauses with the updated Model Scheme Text ;
- b) actioning recommendations from the new Strategy that relate to the Scheme;
- c) incorporating contemporary use classes, land use terms and definitions;
- d) considering whether new zones (such as Environmental Conservation and Rural Enterprise) should be incorporated;
- e) prescribing appropriate permissibility in the zoning table;
- f) identifying development that does not require development approval;
- g) rationalising/updating existing clauses and adding new provisions relating to zone-specific and general development;
- h) rationalising/updating special control areas, schedules; and
- i) modifying the scheme maps to align with the updated scheme text and account for changes to cadastral boundaries and reserve classifications throughout the Scheme Area.

### **5.3 Structure Plans**

Scheme No. 2 provides that the Shire or the Commission may require the preparation of a structure plan prior to considering a subdivision or development proposal. However, to date no structure plans have been prepared and endorsed by the Western Australian Planning Commission.

### **5.4 Local planning policies**

It is recommended the Shire's existing local planning policies be reviewed when amending Local Planning Scheme No.2 to ensure they reflect contemporary guidance on specific planning and development issues and are consistent with the amended Scheme. The Shire could also investigate whether any additional local planning policies are required when preparing the new local planning strategy to address current land use issues such as hosted/unhosted short-term rental accommodation, tourist developments (e.g. nature based camping facilities), workforce accommodation, and renewable energy proposals including wind farms, solar farms and battery energy storage systems, residential outbuildings (i.e. domestic storage sheds), and express exemptions to the need for development in certain circumstances.

### **5.5 Reviewing the local planning framework**

It is understood that two neighbouring Shires – the Shire of Kondinin and the Shire of Narembeen - requested assistance to update their local planning frameworks in late 2024. Following preliminary discussions with these Shires, the Department accepted a request to address the four local governments comprising the Roe Regional Organisation of Councils (RoeROC) (the Shire(s) of Corrigin, Kondinin, Kulin, and Narembeen) about reviewing their respective local planning frameworks in February 2025.

#### **5.5.1 Report of review**

At the RoeROC meeting, the Department broadly outlined that the first step in reviewing a local planning framework is to prepare a report of review (RoR). The RoeROC subsequently advised that its members are each committed to preparing an RoR to examine their respective local planning frameworks. This RoR fulfils this first requirement agreed and the document, including Council's recommendations, will now be forwarded to the Commission for its consideration.

### 5.5.2 Local planning strategy

The discussion during the RoeROC meeting also highlighted that none of the local planning frameworks of RoeROC members currently have a local planning strategy. In addressing the requirement for a strategy, the Department advised that there may be an opportunity for the RoeROC members to work collaboratively to jointly prepare a Strategy.

Joint local planning strategies have been prepared for several locations across the Wheatbelt region, including Quairading/Cunderdin/Tammin in 2021 and, more recently, for the Shire(s) of Williams, West Arthur and Wagin during 2023-2024. Both strategy documents identified land use planning issues/opportunities and defined strategic directions/actions common to each participating local government while also investigating specific issues/opportunities and directions/actions affecting the individual LGAs.

Some of the key reasons for preparing a joint Strategy include the opportunity to share costs (i.e. mapping); and production of a streamlined Strategy document that has a singular Part 1 and a singular Part 2 relevant to each participating local government instead of four separate documents as would be the case if each local government prepared its own Strategy.

Following this discussion, the RoeROC advised the Department that its members will give 'consideration to working collaboratively (pending Report of Review recommendations) to develop a joint Local Planning Strategy'. Shire officers consider a joint approach to be a pragmatic and more affordable option as the RoeROC local governments comprise a geographic cluster where population, economic, and environmental drivers are (likely to be) relatively homogenous.

The Department has advised that once each RoeROC member has considered its RoR and advised of their willingness (or otherwise) to collaborate in preparing a joint Strategy it will then work further with participants to prepare a detailed project and communications plan that will guide preparation of a joint Strategy through 2025 and 2026.

### 5.5.3 Local planning scheme

The omnibus amendment is the preferred approach to updating the Scheme. The required amendment will commence after the local planning strategy has been finalised. Given that the Strategy will inform the amendment, it is anticipated that the earliest commencement for this phase of the review would be mid/late 2026 with finalisation by mid/late 2027. The amendment will be progressed by the Shire in consultation with the Department.

### 5.5.4 Structure plans

The review of the existing structure plans in each Shire where relevant can commence during preparation of the Strategy and is likely to be completed at the same time as the Scheme amendment.

### 5.5.5 Local planning policies

The required review of each Shire's local planning policies is expected to be completed after the Scheme amendment as this process have some implications for the policy framework.

## **PART 6 – RECOMMENDATION**

That Council:

1. pursuant to Regulation 66(1)(b) and (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* approve the Report of Review and forward a copy of the Report to the Western Australian Planning Commission.
2. pursuant to Regulation 66(3) (a), (b) and (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the Shire:
  - a) prepare its first local planning strategy as part of a joint local planning strategy with fellow RoeROC members – the Shire of Kulin, Shire of Kondinin and Shire of Narembeen – setting out the long-term planning directions for the local governments; applying any relevant State or regional planning policy; and providing the rationale for any zoning or classification of land under the local planning schemes;
  - b) amend Local Planning Scheme No. 2 via an omnibus amendment to incorporate recommendations of the new Local Planning Strategy and align it with the Model Scheme Text and the Deemed Provisions contained in the Planning and Development (Local Planning Scheme) Regulations 2015 ; and
  - c) assess any structure plans and determine whether these are satisfactory, require amendment or revoked.
3. as part of preparing the new Local Planning Strategy and amending Local Planning Scheme No. 2 assess its existing local planning policies to determine which policies
  - a) are satisfactory;
  - b) should be amended or revoked; and
  - c) whether any new local planning policies are required.

## Attachment 1 - Location plan



## Attachment 2 Summary of amendments to Local Planning Scheme No. 1

No.	Gazettal Date	Details (summary)
2	14/09/07	Schedule 3 - deleting all reference to Lot 229 Kirkwood Street, Corrigin Townsite.
1	13/02/09	Part 5 - inserting new clause "5.7 Outline Development Plan". Adding new schedule "Schedule 12 - Rural Residential and Residential Zones" and inserting R Res Area No. 1 "That part of the Shire of Corrigin described as Lot 3 of Avon Location 16025 Bruce rock-Corrigin Road (Certificate of Title 2075/471) therein.
5	30/08/17	Scheme consolidation and update to reflect the Planning And Development (Local Planning Schemes) Regulations 2015
4	01/12/17	Rezoned the northern portion of Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin comprising an area of approximately 5.69 hectares from 'Rural Residential' zone to 'Special Use' zone. Amended table 2 - Special Use Zones by adding Special Use No. 9. Amended Part 6 – Interpretations by adding the definition for 'Agricultural Machinery Display, Sales & Repairs'. Amended the Scheme Map accordingly.
5	22/05/18	Recode all lots classified 'Residential' zone in the Corrigin townsite from R12.5 to R20. Amend the Scheme Maps. Delete the sentence in clause 4.2 and replace with new clause wording.

### Definition of critical and strategic minerals

Critical minerals', as listed by the Australian Government under 'Critical Minerals List' in 2024 (which is reviewed every two years), are minerals of strategic national importance insofar as transitioning to a modern economy (e.g. advanced manufacturing, advanced computer technology and zero-carbon emissions) and national security reasons. Critical minerals are vulnerable to supply chain disruption, such as geopolitical turmoil. A number of critical minerals can also be extracted as a by-product of mining/processing of gold, nickel, copper, lead, tin and zinc, which again may be present around the greenstone belts.

Strategic Materials', which are also listed by the Australian Government in 2024, are also minerals of strategic national importance but are not vulnerable to supply chain disruption, and includes aluminium (sourced from bauxite), copper, phosphorus, tin and zinc resources. There are no known strategic materials resources identified in the Shire however such minerals may be present around the greenstone belts.

### Attachment 3 - Explanation of Land Supply Data (Landgate Property Valuation Database)

The Landgate Property Valuation Database (PVD) gives each cadastral lot in the Residential, Industrial and Commercial zones one of three values (developed, undeveloped or unrated). These values are defined below.

Classification	Description
<b>Developed</b>	Refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for which premises valuation information is captured in Landgate's PVD.
<b>Undeveloped</b>	Refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for that are recorded as vacant in Landgate's PVD.
<b>Unrated</b>	Refers to lots that are zoned for development for the purpose of the specified primary land use category (Residential, Industrial and Commercial) for which no vacant land or premises valuation information has been captured in Landgate's PVD. This may include State, or local government owned lots or premises exempt from rates, Crown allotments, common property within lots on survey, newly created lots on survey, land otherwise exempt from rates and some public roads which are zoned for the primary land use category (Residential, Industrial and Commercial) under the local planning scheme.