



LANDCORP

Greater Narrogin Region

Growing our Community

An Economic Development and Implementation Strategy (Executive Summary)



**ROYALTIES
FOR REGIONS**



Wheatbelt
Development
Commission

Executive Summary

Growing our Community – An Economic Development and Implementation Strategy (the Plan) provides a vision and guiding principles to enable economic growth, prosperity and wellbeing for the communities of the Greater Narrogin Region (Cuballing, Highbury and Narrogin). The Plan includes actions, projects and initiatives to promote and share the benefits of growth across the region and accommodate a population of approximately 20,000 in Greater Narrogin by 2050. This Plan has been prepared by the Greater Narrogin Project Team in collaboration with stakeholders and the communities of the region.

Vision for the Greater Narrogin Region:

‘To see prosperity and growth for the Greater Narrogin Region by encouraging workforce relocation, business growth, attracting new residents and providing attractive community amenities’





Guiding Principles

The Plan identifies six key areas to focus on to achieve the vision.

Economy (page 39)

The region will comprise diverse and thriving business, industry and service hubs where innovative opportunities are actively pursued and fostered through:

- Being proactive in attracting new business to the region and encouraging existing businesses to grow.
- Improving the range of local employment opportunities.
- Attracting and retaining knowledge and investment, people and skills.
- Supporting business environments.
- Enabling sustainable growth supported by innovative industry.

Communities (page 46)

The region will comprise relaxed, family friendly communities with healthy lifestyles and a wealth of activities ensuring all communities:

- Are healthy, active, safe and informed.
- Achieve community participation and involvement.
- Provide affordable and accessible services that meet community expectations.
- Achieve a high quality of life for the people of Greater Narrogin.
- Access a diverse range of social, recreational and volunteer opportunities.
- Respect diversity and be inclusive of all peoples.
- Celebrate the rich cultural heritage.

Built Form and Housing (page 52)

The built form and housing will capture the community's character and rural setting; connecting people and places and integrating sustainable infrastructure to meet the needs of the growing communities and economy. This will be achieved by:

- Creating active and vibrant spaces.
- Developing well connected and liveable communities.
- Encouraging design elements to celebrate communities.
- Supporting sustainable building and infrastructure design.

Infrastructure (page 58)

The region will ensure the delivery of sustainable, integrated and high quality, modern infrastructure to meet the social, economic and environmental needs that will create well-connected, liveable communities with sustainable employment opportunities. This will be achieved by:

- Enhancing Narrogin's appeal for lifestyle and business development.
- Encouraging energy efficiency and sustainability.
- Adopting a whole-of-government approach towards infrastructure provision to meet current and future needs for growth.
- Providing quality regional infrastructure.
- Improving investment in regional infrastructure to ensure greater prosperity, productivity and growth of the communities.
- Supporting public-private partnerships and other arrangements to deliver efficient and timely infrastructure projects.

Natural Environment (page 69)

The environmental values and natural resources of the region need to be protected to benefit current and future generations while providing appropriate development opportunities. This will be achieved by:

- Maintaining and enhancing the natural environment and addressing risk areas.
- Providing environmentally sustainable and economically viable management of waste.
- Developing sustainable townsites, integrating natural elements and connecting the community to the environment.
- Enabling responsible access, use and enjoyment of the natural environment.
- Strengthening the connection with the environment.

Governance (page 73)

The region will embrace collaborative and proactive leadership delivering on the values and aspirations of the communities through:

- Effectively resourcing and managing Local Government activities.
- Providing positive leadership in a sub-regional context.
- Becoming a customer-focused community.
- Ensuring open and representative decision-making processes.
- Achieving community support for the region's Strategic Plans and Growth Planning.
- Cross-agency strategic partnerships.
- A focus on delivering shared outcomes.

Priority Projects and Initiatives

Several key projects and initiatives for the Greater Narrogin Region have been identified for both Local and State Governments, and will help to implement the Plan's vision. The Greater Narrogin Project Team in conjunction with the three Shires has identified 4 priority projects and initiatives for the growth period 2014 - 20. They are:

- ***Narrogin Link Road and Wanerie Heavy Haulage Bypass***
- ***Regional Waste Depot***
- ***Narrogin CBD Revitalisation***
- ***Narrogin Education Precinct***

Refer to the Implementation Plan in Appendix 6 for more information on these priority projects and initiatives. A comprehensive project list can be found in Appendix 7 and these projects will be monitored on an on-going basis.

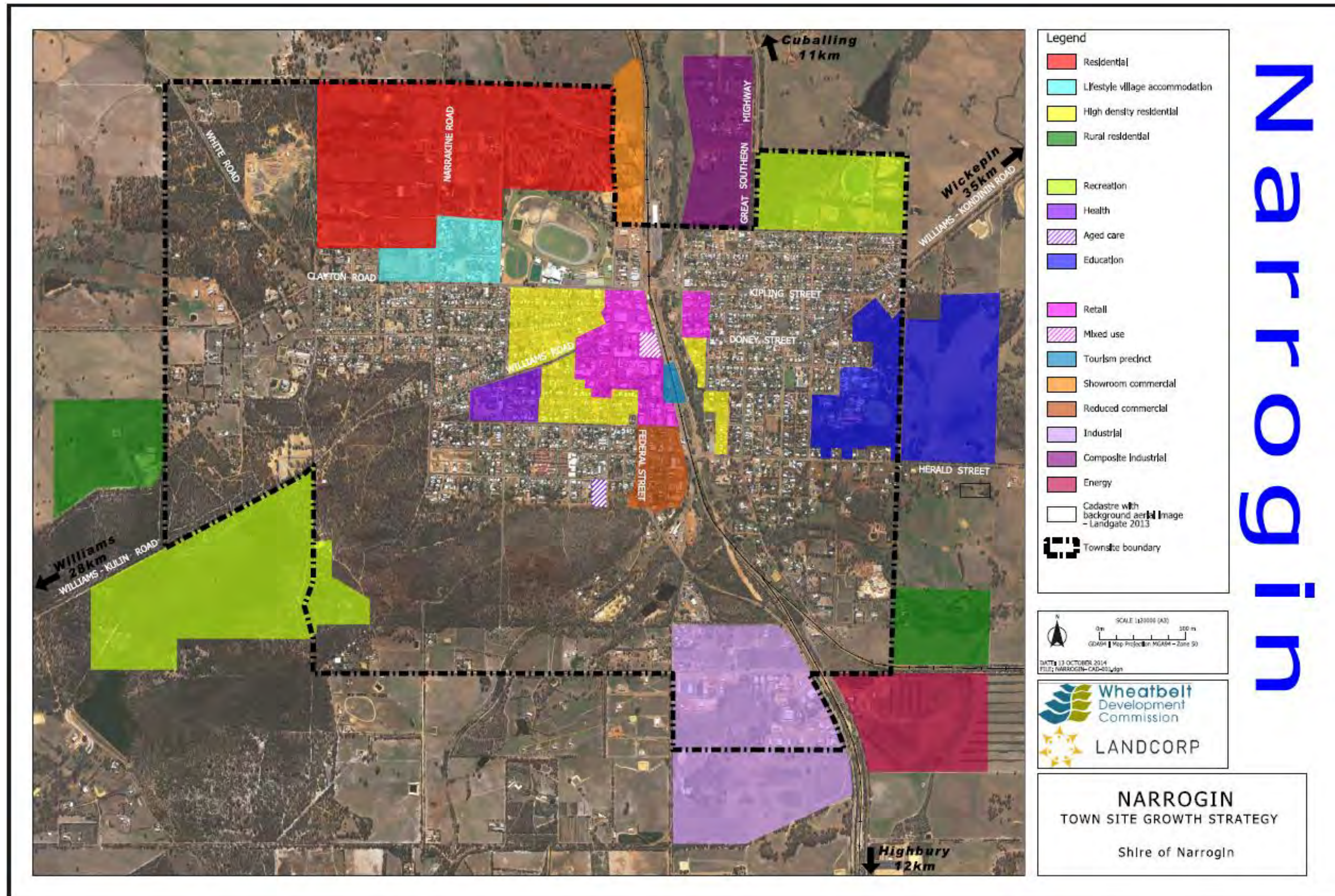


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1.0 Current joint Local Planning Strategy for Town and Shire of Narrogin



2.0 Joint townsite Growth Strategy for Town and Shire of Narrogin



6.0 Projects and initiatives implementation plan

Delivery and Thresholds			
Action/activity/project	Threshold Indicator	Delivery Method	
		Lead Agency and Partners	Funding Source
<u>Aged Housing Development</u> Scale: Narrogin Town/Region Description: Development of Independent Living Units Scope: Acquisition of land and development of land and construction of Independent Living Units plus gopher-friendly pathway connection to Narrogin Cottage Homes. Outcome: Expansion of Narrogin Cottage Homes (20-30 additional units)	<ul style="list-style-type: none"> Short-Land availability for Narrogin Cottage Homes Medium- Significant rise in the ageing population 	Lead: Narrogin Cottage Homes Partners: Town of Narrogin Shire of Narrogin Department of Housing	TBC
<u>Agri-Industry Precinct</u> Scale: Region Description: Cluster precinct development of large agricultural processing/manufacturing industries. Scope: To facilitate the development including feasibility study, acquisition of land, land assembly and marketing Outcome: Delivery of power, water and other infrastructure requirements in a cost effective manner. Provision of a heavy industrial land site in the Wheatbelt South to provide an alternative for business to relocate and or establish outside of the Swan Coastal Plain	<ul style="list-style-type: none"> Short- Bio-fuel plant established Medium- Multi industry development at identified site 	Lead: Private Sector (TBD) Partners: DAFWA Town of Narrogin Shire of Narrogin LandCorp	TBC
<u>Biofuel Plant</u> Scale: Agri-Industry Precinct (located in Narrogin Shire) Description: The refurbishment of the Bio Fuel Plant to create economic development and power production. Scope: Refurbishment of existing bio-fuel plant Outcome: Off grid power source for Agri-Industry precinct	<ul style="list-style-type: none"> Short- Private sector ready to invest 	Lead: Private Sector	Private investment
<u>Relocation of Jessie House</u> Scale: Region Description: Determine feasibility of relocation of the Jessie House building Scope: Relocation of Jessie House onto Narrogin Senior Citizens Centre lot Outcome: <ul style="list-style-type: none"> Co-location of Aged Care activity Respite centre located adjacent to Senior Citizens facilities More land available at Recreation Centre for development 	<ul style="list-style-type: none"> Short- Changes to the delivery of Age Care packages Long- Increase of people coming out of healthy aged housing. 	Lead: Town of Narrogin Partners: Narrogin Senior Citizens	Town of Narrogin
<u>Southern Inland Health Initiative - Capital Works Program</u> Scale: Region Description: Upgrade of Narrogin Regional Hospital Scope: Upgrades to include: <ul style="list-style-type: none"> New ambulatory care centre New public dental clinic, Expand pathology building, New sub-acute and rehabilitation unit and Additional cancer services. Outcome: To enhance the delivery of health services such as physiotherapy, speech therapy, occupational therapy, counselling, community health nursing, community mental health and aged-care support."	<ul style="list-style-type: none"> Short –Cabinet sign off on business case Long – Improved delivery of health services to the region and decrease patient visitations to Metropolitan area 	Western Australian Department of Health	Royalties for Regions, Southern Inland Health Initiative (\$55,900,000) Australian Government (\$6,760,000)
<u>Growing the Digital Wheatbelt</u> Scale: Region Description: Implementing the Wheatbelt Digital Action Plan Scope: Implementing the recently released Wheatbelt Digital Action Plan by: <ul style="list-style-type: none"> Building digital capacity of businesses, Local Government and education Ensuring Wheatbelt businesses are equipped to succeed in the global marketplace. Outcome: 60% increase in usage of broadband infrastructure and services by Wheatbelt businesses	<ul style="list-style-type: none"> Short- Complete the business case Medium- Uptake and increased usage of broadband infrastructure 	Lead: Heartlands WA Partners: Regional Development Australia Wheatbelt, Wheatbelt Development Commission, Wheatbelt Business Network	TBC

<u>Narrogin Education Precinct</u> Scale: Region Description: Feasibility and works required to accommodate future primary, secondary and tertiary education requirements Scope: Identification of additional land to expand capacity for co-location of education facilities in Narrogin Outcome: Enhance delivery of education services in Narrogin and better use of education infrastructure and resources.	<ul style="list-style-type: none"> Short- Complete the pre land assembly studies Medium- A provider requiring land for capital investment 	Lead: TBD Partners: Department of Training and Workforce Development Town/Shire of Narrogin	TBC
<u>Servicing & Development Of Greenfield Residential Area</u> Scale: Town Description: Works required to service individual residential lots Scope: Provision of reticulated sewerage to area and location to be development ready by expanding the existing sewerage system Outcome: Additional 200 residential lots available in Narrogin	<ul style="list-style-type: none"> Short- Extension of sewer system. Implement plans to rezone areas from rural-residential to residential Medium- 50 blocks available for development 	Lead: Town of Narrogin Partner: Land owner	TBC
<u>Creation of Short Stay Accommodation</u> Scale: Town Description: Plans and works for the development of short-term accommodation for visitors Scope: Construction of universally designed short stay units Outcome: Additional quality accommodation for visitors including workers and leisure tourists, freeing up of existing motel accommodation for leisure tourists	<ul style="list-style-type: none"> Medium-50% increase in visitor numbers Long- Redevelopment of town centre 	Lead: TBD (Private business) Partner: Town/Shire of Narrogin Private business	TBD
<u>Dementia Wing at Karinya</u> Scale: Region Description: Construction of dementia specific accommodation and upgrade to Narrogin Cottage Homes Reception Scope: Construction of 14 bedroom with ensuites, communal living area (kitchen, dining and activity), treatment room, nurses station, electronic security sensing and sensory landscaping specifically for elderly with dementia or dementia-related illnesses plus upgrade to reception area. Outcome: Eliminate need for people with severe dementia and behavioural illnesses to have to relocate to other larger regional centres (Albany, Bunbury or Perth) to accommodate specialised needs	<ul style="list-style-type: none"> Short- Reduce outflow of people with dementia and behavioural illness and reduce Narrogin Cottage Homes residential waiting list. Medium- Greater than 50% increase in projected population over 85 Long- Reduce percentage of aged requiring residential care (from 9% to 6%) 	Lead: Narrogin Cottage Homes	TBD (actively seeking capital works funding)
<u>C.Y. O'Connor Campus Development/Upgrade</u> Scale: Region Description: Planning and works for construction of a building Scope: Land assembly and construction of administration centre (including car park), library, common facilities, classrooms and training workshops/sheds Outcome: Co-location of Education facilities, freeing up of current TAFE administration building, increase of student enrolments, ease in attraction and retention of teaching and administration staff	<ul style="list-style-type: none"> Short- Cabinet approval of business case Medium- Increased student enrolments to Narrogin campus Long- Established education precinct 	Lead: C.Y. O'Connor Institute with Department of Training and Workforce Development Partners: Wheatbelt Development Commission, Town/Shire of Narrogin, Department of Education	TBC C.Y. O'Connor Institute/Department of Training and Workforce Development
<u>Day-care Centre</u> Scale: Town Description: Advocate for the development of a new childcare centre Scope: Development of a daycare facility when the demand for one exists Outcome: Increased childcare places in Narrogin; higher workforce participation (particularly women); improved Australian Education Development Census outcomes for Narrogin	<ul style="list-style-type: none"> Short- Feasibility undertaken including site identification Medium- Refurbishment or construction of day care facility Long- 100 licensed placements for 0-3 years, 50% increase of women participating in the work force 	Lead: TBC Partners: Town/Shire of Narrogin, Narrogin Regional Child Care Services Inc, Department for Local Government and Communities	TBC

<p><u>Narrogin CBD Revitalisation</u> Scale: Town Description: Works to improve the Narrogin CBD's amenity and functionality Scope: Develop concept plan of entire CBD to identify the requirements of each project area, stages of development and costings to enable implementation. Project Areas identified include:</p> <ul style="list-style-type: none"> ▪ CBD Upgrade: Upgrade of main street including lighting, paths, street fittings, underground power, re-surfacing/rationalisation of car park areas, CCTV expansion ▪ Railway Station Renewal: Redevelopment of heritage listed Railway Station and Town of Narrogin shed depot (old railway sheds) ▪ Townsite RV development: Parking for RVs (and passenger vehicles) along Pioneer drive including RV required amenities ▪ Establishment of bus station: Designated bus terminal (ideal location is the Railway Station as envisaged Railway Station to become Visitors/information centre) ▪ Walk-bridge Overpass Upgrade: Replacement of timber framing to steel ▪ Rationalisation of CBD land use: Relocation of some commercial businesses to Commercial or Industrial Park (including incentives for relocation), redevelopment of land for mixed retail/residential purposes <p>Outcome: Revitalisation of main street activity, increased attractiveness of main street for visitors, retail and residential investors, pedestrian friendly, increased business activity in CBD, increase number of people into Narrogin CBD.</p>	<ul style="list-style-type: none"> ▪ Short- Overall concept plan developed for total plan and identification of stages for each project component. Develop total Concept Plan plus concept plans and stages for each identified project area ▪ Medium- Sub-regional population over 22,000. Begin implementing projects ▪ Long- Seek major retailer investment to Narrogin 	<p>Lead: Town and Shire of Narrogin</p> <p>Partners: Narrogin Chamber of Commerce, Dryandra Visitors Centre, Wheatbelt Development Commission, Private business</p> <p>Interest Groups: Arts Narrogin, Narrogin Restoration Group, Private business</p>	<p>TBC</p> <p>Private Investment</p> <p>Town/Shire of Narrogin</p>
<p><u>Airport Upgrade & Land Subdivision</u> Scale: Region Description: Planning and works Scope:</p> <ul style="list-style-type: none"> ▪ Acquire land surrounding the airport and service it for subdivision. ▪ Review Master Plan and concept design ▪ Upgrades to the airstrip including sealing of the 2nd airstrip, landing assistance, lighting and beacon, fuel facilities ▪ Construction of hangars, accommodation/redevelopment of caravan park and common areas (training rooms, kitchen facilities, administration) <p>Outcome: Enhanced airport facilities that accommodate recreation, commercial and emergency aviation. Increased usage of the airport from weekend to seven days a week pursuits.</p>	<ul style="list-style-type: none"> ▪ Short- Acquisition of the land and review of Master Plan. Development of airport as opportunities arise (new hangars/common facilities) ▪ Medium- Airport use increases 50% to introduce fuel facility ▪ Long- Greater Narrogin population reaches 13,000 to introduce passenger charter flights 	<p>Lead: Shire of Narrogin and Town of Narrogin</p> <p>Partners: Narrogin Gliding Club, Private business</p>	<p>TBC</p>
<p><u>Regional Waste Site</u> Scale: Region Description: Development of identified landfill site for regional waste strategy Scope: Secure environmental and necessary planning approvals for site development. Construction of landfill site (fencing, earthworks, construction of storage sheds and weighbridge) Outcome: Closure of current landfill site to north-west of Narrogin townsite. Reduced buffer zone of old landfill site enabling re-zoning of land from rural-residential to residential enabling northern growth of Narrogin. Household and commercial landfill disposed of in accordance to environmental regulations. Lifespan of landfill site to accommodate waste for over 50 years.</p>	<ul style="list-style-type: none"> ▪ Short- Planning and environmental approval on selected site ▪ Medium- Rezoning of rural-residential land to residential. ▪ Long- Additional 200 blocks created 	<p>Lead: Great Southern Regional Waste Group</p> <p>Partners: Town/Shire of Narrogin, Shire of Cuballing (Shires of Wagin, Wickepin, Wandering, Pingelly etc.)</p>	<p>TBC</p>
<p><u>Narrogin Crematorium</u> Scale: Region Description: Construction of crematorium to be located at Narrogin cemetery Scope: Complete feasibility for the construction of a crematorium including site identification and development costings Outcome: Reduce the number of people who want access to cremation services (and funeral services) outside the region (Albany, Perth).</p>	<ul style="list-style-type: none"> ▪ Short- Complete feasibility ▪ Medium- Proven economic viability 	<p>Lead: Town/Shire of Narrogin</p> <p>Partner: Private business</p>	<p>TBC</p>

<p><u>Creating Age-Friendly Communities</u> Scale: Region Description: The Creating Age-Friendly Communities in Small Towns Project aims to improve the level of age-friendly infrastructure, services and inclusion across 43 local governments in the Wheatbelt. Scope: Development of:</p> <ul style="list-style-type: none"> An age-friendly community planning toolbox that will include an <i>audit tool</i> which will identify specific age-friendly infrastructure and service gaps, a <i>prioritisation worksheet</i> to rank projects for filling infrastructure gaps, and a <i>planning guide</i> to assist local governments to develop an age-friendly community plan Funding in the form of a small grants scheme to act as a catalyst for the implementation of infrastructure projects identified in the age-friendly community planning process An integrated transport plan that will identify innovative ways to provide improved transport options for the community. <p>Outcome: Assist local governments to plan for and identify projects that complement Age Friendly infrastructure (and services) requirements to enable people to stay in their community (do not have to seek services and infrastructure to meet their ageing needs).</p>	<ul style="list-style-type: none"> Short- Completion on audit Medium- Population of 65+ is over 1000 Long- Population of 65+ over 2000 	<p>Lead: Wheatbelt Development Commission</p>	<p>Royalties for Regions ,Wheatbelt Regional Grant Scheme 2013/14) - \$2,650,000</p>
<p><u>Large Scale Roadhouse Development</u> Scale: Shire Description: Development of a large roadhouse along Wanerie Road Extension Scope: Identification of land, pre-land assembly and development of land. Council to identify private business to construct roadhouse. Outcome: Begin developing land along Wanerie Road Extension to attract or relocate business out of Narrogin CBD. Service the transport and logistics sector for fuel and rest area.</p>	<ul style="list-style-type: none"> Short- Wanerie Road completion, site identification and planning approvals Medium- Number of traffic movements to prompt private investment 	<p>Lead: Town/Shire of Narrogin</p> <p>Partners: Narrogin Chamber of Commerce</p>	<p>TBC</p>
<p><u>Expansion of Government Offices</u> Scale: Sub-region Description: To co-locate government organisations to a purpose built/refurbished facility. . Scope: Complete feasibility study to determine need, including recommended site for development/refurbishment. Outcome: Relocate government organisations out of Narrogin's CBD to increase availability of retail space for private business. Complements Narrogin's CBD revitalisation program. Government buildings are compliant with fire and emergency building regulations.</p>	<ul style="list-style-type: none"> Short – Complete feasibility study Medium- Increased demand for retail space in the CBD, sub-regional population over 22,000 	<p>Lead: TBD</p> <p>Partners: Town/Shire of Narrogin, Narrogin Chamber of Commerce, Wheatbelt Development Commission and other Government agencies</p>	<p>TBD</p>
<p><u>Amalgamation of the Town and Shire of Narrogin</u> Scale: Town and Shire Description: Town of Narrogin boundary change to align with the Shire of Narrogin to create one local government area – The Shire of Narrogin. Scope: Complete community consultation and finalise report for submission to the Local Government Advisory Board. Local Government Advisory Board to provide recommendation to the Minister. Outcome: Formation of one Local Government (Shire of Narrogin) to create greater efficiencies and effectiveness at the local level.</p>	<ul style="list-style-type: none"> Short- Support from Local Government Advisory Board and Minister for Local Government to undertake boundary change Medium- Increased efficiencies and effectiveness of Local Government 	<p>Lead: Town and Shire of Narrogin</p> <p>Partners: Local Government Advisory Board</p>	<p>\$1,200,000</p>
<p><u>Mobile Phone Tower Installation</u> Scale: Narrogin and Cuballing Description: Construction of mobile phone tower to improve mobile and data communications in the town of Narrogin and the town of Cuballing Scope: Construct tower for connection to NBN. Connect to power. (Two towers may be required) Outcome: Increase mobile and data network connections in Narrogin. Provide mobile and data network access into Cuballing. Faster access to data exchange (uploads and downloads). Greater ability for commercial enterprises to create an online presence (website, social network) to increase business visibility in a global market. Installation of Wi-Fi locations in Narrogin CBD (supports Narrogin CBD revitalisation).</p>	<ul style="list-style-type: none"> Short- Faster data download/upload exchange by 25 Mbps downloads and 5Mbps uploads. Increase telecommunications use in Narrogin townsites by 50%. Medium- 75% increase of small businesses with online presence 	<p>Lead: NBN</p> <p>Partners: Private</p>	<p>TBC</p>

<p><u>TWISS System Upgrade and Extension</u> Scale: Town Description: The redevelopment of the TWISS system and replacement of aged asbestos pipes and extension of the network to water parks and gardens in Narrogin townsite. Scope: Design TWISS network extension. Earthworks to dig up old pipes and replace with contemporary pipe system. Earthworks required enabling construction of network extension. Outcome: Modernising TWISS system in line with contemporary standards and to increase the life-span of the network. Expansion of the TWISS system to water parks and gardens throughout the townsite improving townsite amenity and more people to utilise parks/public outdoor space.</p>	<ul style="list-style-type: none"> ▪ Short- Complete design of TWISS network extension. ▪ Medium- Elimination of waste water over flowing into natural water ways ▪ Long- 50% increase of park utilisation across community 	<p>Lead: Town of Narrogin</p> <p>Partners: Water Corporation, Shire of Narrogin</p>	<p>TBC</p>
<p><u>Narrogin Link Road Project</u> Scale: Region Description: Stage 1 and 2: Re-alignment of Great Southern Highway to create north-south heavy haulage route through Narrogin townsite Stage 3: Concept design, planning and re-alignment of eastern section of Williams-Kondinin road to connect with Great Southern Highway north of Narrogin townsite. Scope: Design, planning, land acquisition, environmental approvals and construction of Narrogin Link Road Stage 1, 2 and 3 Stage 1: Construction of 1.5km southern section of road including rail crossing and roundabout Stage 2: Construction of 2.8km northern section of road including land acquisitions, environmental approvals obtained and survey and design work Stage 3: Concept design and planning completed. Construction of road and intersection, land acquisitions and environmental approvals obtained. Outcome: Remove through traffic from Narrogin CBD making area safer for pedestrians and other road users. Heavy haulage no longer needs to break down to single trailers before entering town. Aligns to Narrogin Heavy Haulage Bypass – Wanerie Road Extension (Stage 3)</p>	<ul style="list-style-type: none"> ▪ Short- Eliminate heavy haulage vehicles travelling along southern section of Federal Street. Complete design and planning for Stage 3 ▪ Medium- Eliminate heavy haulage travelling along northern residential section of Great Southern Highway. Stage 3 Land acquisitions complete ▪ Long- Eliminate heavy haulage travelling along Kipling and Doney Street. 	<p>Lead: Main Roads WA</p> <p>Partners: Shire of Narrogin, Town of Narrogin, Private land owners</p>	<p>Total (Stage 1 and 2): \$7,500,000</p> <p>Stage 1: \$4,000,000 Stage 2: \$3,500,000 Stage 3: TBC</p>
<p><u>Narrogin Heavy Haulage Bypass – Wanerie Road Extension (Stage 3)</u> Scale: Region Description: The Narrogin Heavy Haulage Bypass – Wanerie Road Extension (Stage 3) will see the completion of this road extension which includes the construction of an intersection between the Wanerie Road Extension and the Great Southern Highway and sealing approximately 4km of road with a bitumen pavement. Scope: Sealing of Wanerie Road Extension and construction of intersection at Great Southern Highway and Wanerie Road Extension including construction of turning lanes. Outcome: The Southern Heavy Haulage route is part of the wider road network strategy to enable heavy haulage vehicles a north-south and west-east road connection. The completion of the Wanerie Road Extension will eliminate heavy haulage traffic from utilising Clayton road (a residential and commercial street in the Narrogin townsite) and enable the Town of Narrogin to progress with plans to rezone rural-residential and residential areas to higher residential density zoning. Re-zoning will encourage development of new housing through the private sector to meet contemporary housing and population growth needs. Expand light industrial area along Wanerie Road. Aligns to Servicing & Development of Greenfield Residential Area</p>	<ul style="list-style-type: none"> ▪ Short- Elimination of heavy haulage vehicles from Clayton road. Update Strategic Plan to allow for higher density residential development. Plan for light industrial expansion along Wanerie road ▪ Medium- Expand light industrial lots along Wanerie Road ▪ Long- Construction of 30 new higher density houses along Clayton road 	<p>Lead: Shire of Narrogin</p> <p>Partners: Main Roads WA, Town of Narrogin</p>	<p>Total cost: \$2,200,000</p> <p>Stage 3: \$1,039,445</p>
<p><u>Executive Housing Development</u> Scale: Town Description: Construction of a variety of quality housing options (Units, Houses, Townhouses; 1x1 through to 4x2/3) that is aimed at the Professional employee sector. Scope: Town of Narrogin to construct houses. Department of Planning to endorse changes to the Joint Town and Shire Planning Strategy. Outcome: Town of Narrogin to modernise housing own housing stock. Encourage private sector businesses to also invest in housing stock for own employee housing. Creation of modernised housing stock that meets a variety of professional employee needs. Housing stock that attracts people to Greater Narrogin for employment, as an investment or open a business. Supports Servicing & Development of Greenfield Residential Area Project</p>	<ul style="list-style-type: none"> ▪ Short- Department of Planning endorses new Joint Town and Shire Planning Strategy ▪ Medium- Greenfield Residential Area land available for housing development ▪ Long- Greater Narrogin population reaches 13,000 	<p>Lead: Town of Narrogin</p> <p>Partners: Private Sector</p>	<p>TBC</p> <p>Private investment</p>