
Shire of Nungarin



Local Planning Strategy

List of plans, figures and tables

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Part 1 – Introduction

What is a local planning strategy?

Local planning strategies are strategic documents that set out the longer-term planning direction for a local government area, apply State and regional planning policies and provide the rationale for the zones and provisions set out in the local planning scheme.

As part of the process of reviewing the local planning scheme¹, each local government is required to prepare a local planning strategy.

The role and purpose of a local planning strategy

Local planning strategies provide a framework for planning at the local level. They enable the local government authority to plan for the future and outline the local government authority's strategic vision, policies and proposals and reflect local needs and aspirations. In doing so, they provide the rationale for the zones, reservations and provisions of a local planning scheme.

Local planning strategies are primarily concerned with 'spatial' or 'land use' considerations such as the

¹ refer to clause 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for further information.

location and distribution of land uses, the relationships between various land uses, subdivision, development and the infrastructure required to support subdivision and development.

They are also a key instrument for implementing State and regional planning strategies and policies at the local level.

The state planning framework

The *State Planning Strategy 2050* is (according to the *State Planning Framework*²) the principal strategy guiding land use and development in Western Australia.

The *State Planning Strategy 2050* states that in Western Australia, food production capacity is important, not just for the local market, but also for a range of export markets, with the State exporting 80 per cent of its agricultural production.

Together, the *State Planning Strategy 2050* and the Western Australian Planning Commission's policies provide the framework within which this Strategy has been prepared.

The policies and regional strategic planning with particular relevance to this Strategy are:

² set out in *State Planning Policy No. 1: State Planning Framework*.

State Planning Policies

State Planning Policy 1: State Planning Framework
State Planning Policy 2: Environment and Natural Resources Policy

State Planning Policy 2.4: Basic Raw Materials

State Planning Policy 2.5: Rural Planning

State Planning Policy 2.9: Water Resources

State Planning Policy 3: Urban Growth and

Settlement

State Planning Policy 3.1: Residential Design Codes

State Planning Policy 3.4: Natural Hazards and

Disasters

State Planning Policy 3.5: Historic Heritage

Conservation

State Planning Policy 3.7: Planning in Bushfire Prone

Areas

State Planning Policy 4.1: State Industrial Buffer

Policy

State Planning Policy 5.2: Telecommunications

Infrastructure

Regional Strategic Planning

Wheatbelt Regional Planning and Infrastructure

Framework 2015

Operational Policies

Development Control Policy 2.3: Public Open Space in

Residential Areas

Development Control Policy 3.4: Subdivision of Rural

Land

Part 2 – The Strategy

2.1 Vision and key objectives

The Council's vision for the Shire is of "a great place to live with a well-connected, strong, healthy and friendly community and diversified economy."³

In achieving this vision, the Council's objectives are:

Strong economic base

- To foster growth in the primary production sector and create a profitable agricultural industry.
- To facilitate diversification of the Shire's economy and increase employment opportunities.

Amenity and lifestyle

- To attract and retain a growing population and foster the retention and development of young people by meeting the amenity and lifestyle needs of the community.
- To develop the Shire of Nungarin as a safe, pleasant and enjoyable place to live.

Environment and natural resources

- To maintain and protect the Shire's natural assets and biodiversity and to encourage

economic opportunities associated with them.

Built and natural heritage

- To maintain and protect Aboriginal and European heritage assets for their intrinsic, cultural and tourism value.

2.2 Settlements

Settlement is concentrated in the town of Nungarin which is the administrative centre of the Shire. Of the four other gazetted townships there is some (very limited) development at Elabbin – the other three townships (Burran Rock, Chandler and Kwelkan) are townships in name only.

Given the lack of services/ infrastructure at Burran Rock, Chandler, Elabbin and Kwelkan, future settlement should be limited to the Nungarin township. This would support the town's economy and help maintain the amenity and lifestyle it offers.

Strategies

- Promote residential growth in the Nungarin township.
- Discourage further settlement in the townships of Chandler, Elabbin, Kwelkan and Burran Rock.
- Encourage the provision of a diverse range of housing in response to demographic trends.

- Recognise the town of Nungarin's role as a service centre for Shire's the agricultural industry.

Actions

1. Include land in the Nungarin township in a rural township zone, if it is being used or it is proposed that it be used for residential or commercial activity and apply a residential density code of R10.
2. Restrict residential, rural residential and commercial land use not ancillary to a rural land use to the Nungarin township.
3. Include land in the Nungarin township and located south of Danberrin Road and east of Benson Avenue in a rural residential zone, with a minimum lot size of two hectares.
4. Reserve land used for a community or other public purpose for public purposes.
5. Include provisions in the local planning scheme to control the use of second-hand and transportable dwellings, and converted outbuildings being used as dwellings.
6. Control the keeping of livestock on lots within the rural township and rural residential zones through scheme provisions requiring planning approval, minimum lot size and maximum stocking rates.

³ This vision is set out in the Council's strategic community plan for 2013 to 2023.

7. Require general industrial development to be in general proximity to the CBH facility and on land zoned for industrial purposes in the local planning scheme, as shown on the local planning strategy map.
8. Zone privately owned land in Elabbin, Chandler, Kwelkan and Burrin Rock townships for rural purposes.
9. Reserve Crown land in Elabbin, Chandler, Kwelkan and Burrin Rock townships for recreation, conservation or public purposes.

2.3 Infrastructure & Services

2.3.1 Servicing and transport infrastructure

The provision of standard service infrastructure (particularly electricity and potable water) is important as a lack of appropriate service infrastructure can constrain development.

Strategies

- Support the development of appropriately serviced land.

Actions

10. Require a reticulated potable water supply be provided to residential development in the Nungarin township.

11. Require new residential lots within the Nungarin township be at least 1000 square metres in area.
12. Allow the construction of grouped dwellings within the rural township zone to a residential density of R40, provided an onsite sewage treatment and disposal system can be provided in accordance with the *Government Sewerage Policy*.
13. Require, in rural areas outside the Nungarin township, the provision of standard services in accordance with *State Planning Policy 2.5: Rural Planning*. In this regard:

Potable water

- (a) where lots with an individual area of four hectares or less are proposed and a reticulated water supply of sufficient capacity is available in the locality, the lots will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to a licensed supply be proposed it must be demonstrated that a licensed supply is not available; or
- (b) where it can be demonstrated that a reticulated supply is not available, or the individual lots are greater than four hectares, a fit-for-purpose

- domestic potable water supply, which includes water for fire fighting may be considered. The supply must be demonstrated, sustainable and consistent with the standards for water and health; or
- (c) the development cannot proceed if an acceptable supply of potable water cannot be demonstrated.

Electricity

- (d) where a network is available the lot(s) are to be serviced with electricity by a licensed service provider, or
- (e) where a network is not available, the lot(s) are to be serviced by electricity from renewable energy source(s), by a licensed service provider, and this has been demonstrated.

2.3.2 Community Infrastructure

Communities require access to a broad range of infrastructure, which extends beyond the infrastructure required to provide reticulated wastewater, potable water and electricity services.

In this respect, communities also require access to facilities which meet its cultural, religious, educational, healthcare and recreational needs.

Strategies

- Encourage, where appropriate, the use of public open space and Crown land for recreational use, while protecting significant landscape features.
- Support community wellbeing and quality of life by considering and responding to changing community characteristics and needs.

Actions

13. Work with the community to identify the local community's needs and develop and implement strategies for meeting those needs.
14. Provide suitable venues for cultural, religious and recreational activities.

2.4 Economics and employment

In and of itself, this Strategy cannot drive economic development; however, it can provide opportunities for development and assist with meeting future demand for zoned, serviced land and can help minimise land use conflict.

2.4.1 Industry

Industrial development in the Shire is dominated by CBH grain handling facilities on Railway Avenue, adjacent to the core of the Nungarin townsite.

However, industrial areas can provide an

opportunity for a wide range of industrial and ancillary activities to be undertaken and can support economic diversification.

Strategies

- Support investigations aimed at identifying, securing and developing new opportunities for light and general industrial development.
- Promote economic diversification.
- Discourage tourism developments on land zoned for industrial purposes.

Actions

15. Identify land in the Nungarin townsite where light industrial uses could be permitted as an additional use.
16. Exempt, from the requirement for planning approval, small scale rural industrial activity that is incidental to the rural use of land zoned for rural purposes.
17. Identify exhibition centres, which include museums and heritage places, as a discretionary (D) land use in all zones, except the industrial zone, in the local planning scheme's zoning table.
18. Identify areas within the Nungarin townsite where a home business/occupation/office could be permitted.

2.4.2 Agriculture

Agriculture dominates the local economy and it is expected that it will continue to do so for the foreseeable future. Therefore, it is important to retain rural land for agricultural production while also allowing some flexibility that will promote economic diversification – land uses such as light industry, basic raw material extraction and tourism can be accommodated on productive rural land.

Strategies

- Promote broad acre farming as the primary land use in the rural zone.
- Discourage further, unnecessary, subdivision of agricultural land.
- Support the subdivision of rural land in accordance with *Development Control Policy 3.4: Subdivision of Rural Land*.
- Promote rural land as capable of accommodating a wide variety of land uses.
- Support non-rural land uses that are compatible with and complement the primary land use.
- Encourage the protection of biodiversity within the rural zone.

Actions

19. Include privately owned land located outside the Nungarin townsite in a rural zone.

20. Exempt, from the requirement for planning approval, agricultural activity on land zoned for rural purposes.
21. Exempt, from the requirement for planning approval, single dwellings and associated outbuildings that have direct access to a public road, provided they are not within a moderate or extreme bushfire risk area and are not clad in second hand material.
22. Include *State Planning Policy 2.5: Land Use Planning in Rural Areas*, in the local planning scheme by reference.
23. Ensure the local planning scheme provides for a variety of land uses in the rural zone, including value adding rural industry, basic raw material extraction and tourism.
24. Allow short stay accommodation in the rural zone where it is part of a rural-themed tourism activity.
- 2.4.3 Mining**
The extraction of basic raw materials and minerals can provide opportunities for economic diversification and local employment.
For this reason, the planning system should ensure these resources are available for extraction in the longer term, while making sure that their extraction, processing and/or transportation do not adversely affect the environment or the health of the Shire's residents.
27. Consider including the following provision in the local planning scheme:
"In considering proposals to commercially extract minerals, the Council may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the grant of a mining lease or general purpose lease is contrary to the provisions of the Scheme and/or the local planning strategy."
- 2.4.4 Tourism**
There are opportunities to expand the tourism sector in the Nungarin townsite and the surrounding rural areas – for instance, the Shire is on the Pioneer's Pathway, the Wheatbelt Drive Trail and has a rich military history.
- Strategies**
- Promote the tourism potential of the Shire's natural and cultural heritage.
 - Support tourism based on the Shire's natural and cultural assets.
 - Encourage the development of tourist facilities in appropriate locations, where the proponent has addressed relevant considerations (for example, environmental, landscape, land use compatibility, the provision of services and fire/flood risk management considerations).
- Strategies**
- Encourage the staged or sequential development of land - that is the extraction of basic raw materials and mineral resources prior to the land being developed for an alternative purpose.
 - Discourage development which could prejudice the extraction of basic raw materials and mineral resources.
- Actions**
25. Include mining operations as a use in the local planning scheme's zoning table and list it as a discretionary use in all zones.
26. Include the following footnote to the local planning scheme's zoning table:
"Mining covered by the Mining Act 1978 is exempt from the requirement for planning approval and will be determined in accordance with the Mining Act 1978."

- Encourage development which is sympathetic with the area's architectural style.
- Support the development of tourist attractions on Crown land where appropriate.
- Support, in rural areas, tourism related development that is ancillary to the agricultural use of land.
- Enhance the range and amount of tourist facilities in the Shire.
- Promote social tourism land uses, such as festivals and market days.
- Encourage the expansion of camping areas at established commercial sites.
- Support the development of site(s) or building(s) on the local government's heritage list for tourism purposes.

Actions

28. Support the use of land for tourism purposes unless the land is zoned for industrial purposes in the local planning scheme.
29. Reserve informal bush tourism sites based around natural features for recreation or conservation in the local planning scheme.
30. Permit limited tourist activity at informal bush tourism sites based around natural features.

31. Identify tourist events that do not require the construction of permanent facilities as a permitted (P) use in all zones in the local planning scheme's zoning table.
32. Identify farm stay, bed and breakfast and other tourist facilities ancillary to the rural use of land as an incidental (I) use in the rural zone local planning scheme's zoning table.
33. Consider the potential to expand existing commercial camping operations when assessing applications for development approval.

2.5 Environment and Conservation

The Shire of Nungarin is home to several species of rare, threatened and priority species of flora and fauna. Although most of these species are on reserved land, these areas should still be protected and conserved.

Strategies

- Encourage the retention of native vegetation and discourage the inappropriate clearing of native vegetation on privately owned land to protect, maintain and enhance the Shire's biodiversity and landscape values.
- Support the restoration and protection of links between native vegetation areas, to

- Support the creation of conservation lots where it would be justified by the conservation value of the native vegetation and the proponent has appropriately addressed relevant planning considerations (such as land use compatibility, landscape protection and bushfire management).
- Support rehabilitation where an area of native vegetation has become degraded.
- Support conservation, management and remediation of areas of native vegetation by state government agencies, landowners and other stakeholders.
- Encourage proponents to consider the impact of development on fauna and fauna habitat when preparing land use proposals.
- Encourage the protection and, where possible, the creation of ecological links.

Actions

34. Include land within the Nungarin townsite and containing remnant vegetation within a public open space or environmental conservation reserve in the local planning scheme.
35. Include land managed by the state or local government for conservation purposes in an

environmental conservation reserve in the local planning scheme.

36. Include Crown land in the Kweikan townsite not being used for gravel extraction, within a public open space or environmental conservation reserve in the local planning scheme.

2.6 Heritage

The Shire contains numerous sites of heritage and cultural value, which should be protected and promoted.

Strategies

- Support the protection and conservation of sites with significant heritage and cultural values.

Actions

37. Consider Aboriginal heritage when assessing applications to subdivide or develop land with Aboriginal heritage significance.
38. Prepare and maintain – in accordance with the requirements of the local planning scheme – a list of places within the Shire that are of cultural heritage significance and worthy of built heritage conservation.
39. Include provisions in the local planning scheme to require the development and use

of land likely to affect a site on the Shire's heritage list be approved by the local government.

2.7 Hazards

2.7.1 Bushfire

The main area of bushfire hazard is the Nungarin townsite – the locations likely to provide a bushfire hazard in rural areas are (in general) remote from sensitive and vulnerable land uses. Whilst the substantial amount of remnant vegetation within the Nungarin townsite provides amenity and environmental benefits, the proximity of such a bushfire hazard to townsite assets and sensitive land uses requires a response under the local planning strategy and scheme.

Strategies

- Adopt a precautionary approach when assessing planning proposals (whether rezoning, local structure planning, subdivision or development) that may be vulnerable to bush fire.
- Control the location of development and use of land to avoid placing inappropriate developments in areas of medium or extreme fire risk.
- Only support subdivision and development if the proponent can demonstrate the proposal is consistent with *State Planning*

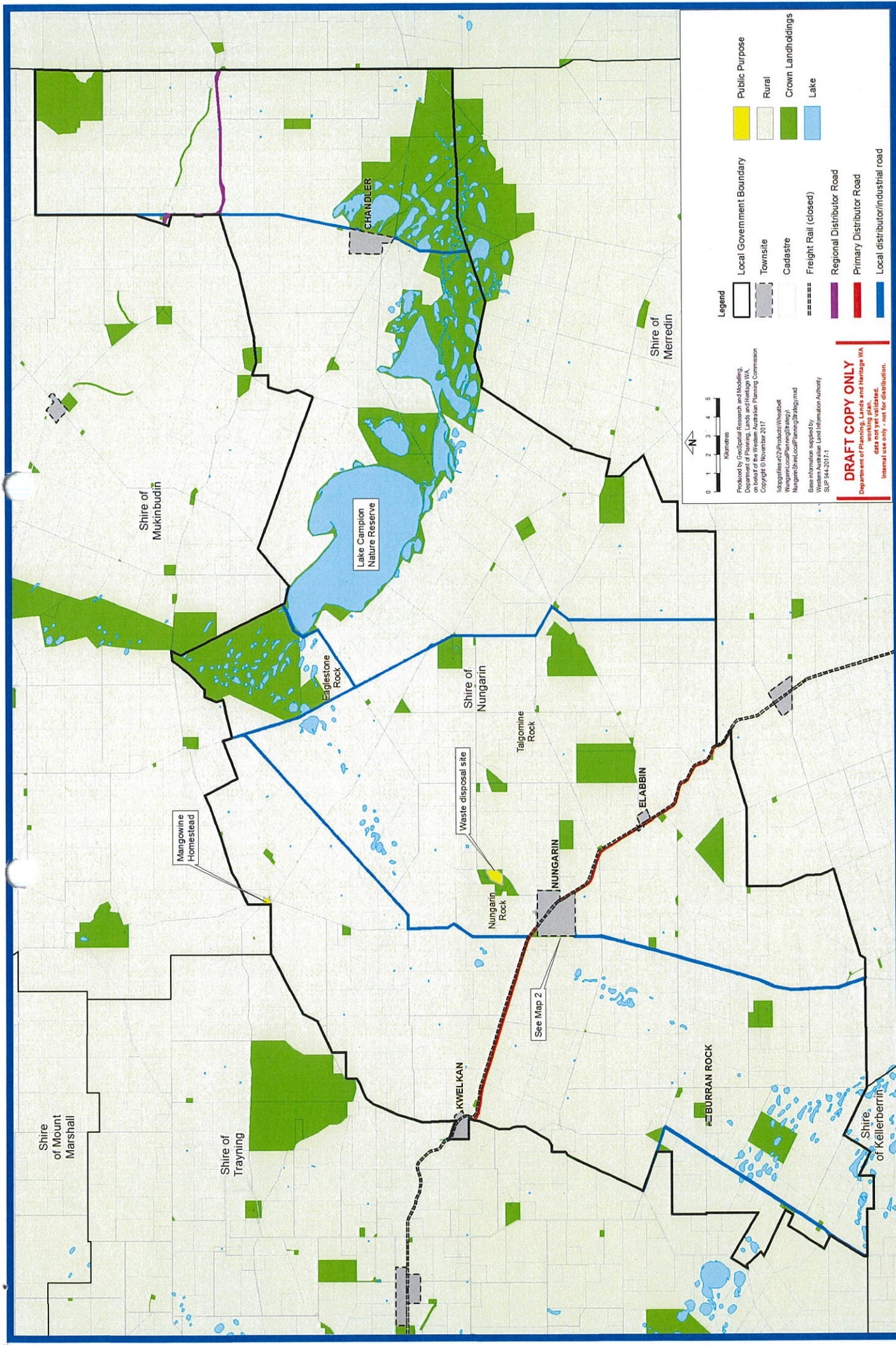
Policy No. 3.7: Planning in Bushfire Prone Areas and the associated guidelines.

- Not support proposals where there is an extreme risk of bushfire occurring, unless permanent and realistic hazard level reduction measures have been (or can be) implemented.
- Consider the risk of bushfire in the context of other considerations such as environmental impact, vegetation retention and landscape protection.

Actions

40. Implement *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* and any related guidelines and regulations when assessing and determining proposals to develop the land.

41. Seek and have due regard for the advice of the Department of Fire and Emergency Services when considering land use planning proposals in areas of medium or extreme fire risk.



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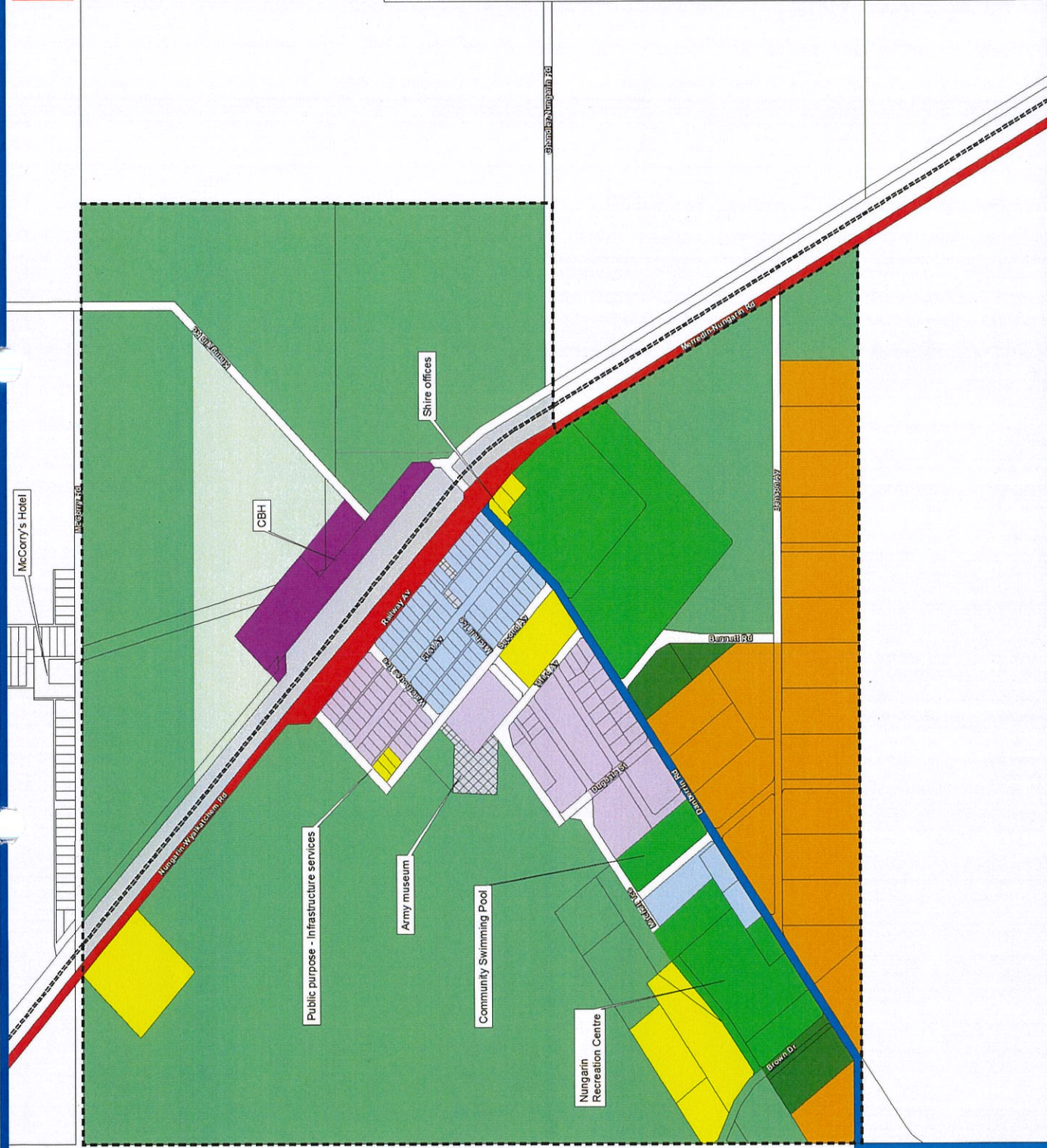
Map 1 : Strategic Land Use Plan for the Shire of Nungarin

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- Legend**
- Townsite
 - Cadastral
 - Freight Rail (closed)
 - Primary Distributor Road
 - Local Distributor Road
 - Rural
 - Rural Residential
 - Composite Lots (rural/light industrial)
 - Rural Townsite
 - Permanent Heritage Place
 - Industrial
 - Conservation
 - Public Open Space
 - Recreation
 - Public Purposes



Map 2 : Strategic Land Use Plan for the Nungarin Townsite

Part 3 – Local Profile

The Shire of Nungarin is located 271 kilometres northeast of Perth and 40 kilometres from Merredin in the central wheatbelt (Figure 1).

The Shire is bordered by Mukinbudin to the north, Westonia to the east, Kellerberrin and Merredin to the south and Trayning to the west and its main localities are Burren Rock, Chandler, Elabbin, Kwelkan, Nungarin and Talgomine.

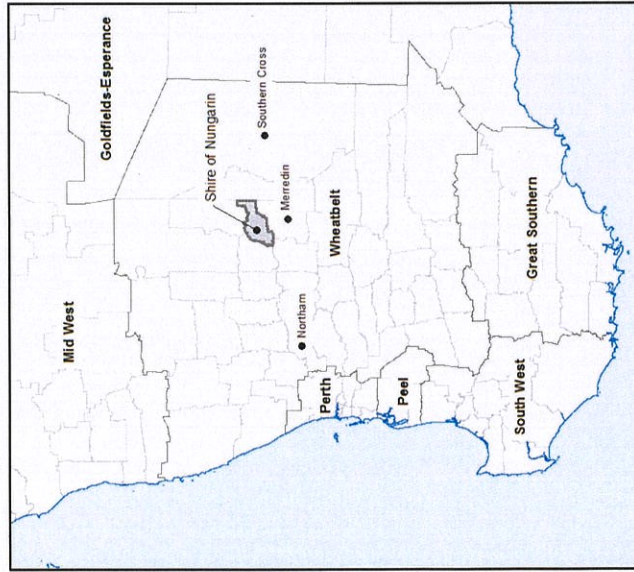


Figure 1: The Shire of Nungarin

3.1 Population

3.1.1 Current population

According to the 2016 census, the Shire of Nungarin has the smallest population in the Wheatbelt region, with a resident population of 257 people.

Although not a large population, the population does have several notable characteristics:

- (a) 52.8 per cent of the population is male;
- (b) 47.2 per cent of the population is female;
- (c) the population is widely distributed, at a density of 0.06 people per square kilometre;
- (d) the median age of the Shire of Nungarin's population is 44, whereas the broader Western Australian population has a median age of 36.

(Figure 2)

The male to female ratio in the Shire is similar to abutting local government areas, with the exception of the Shire of Westonia which has a much larger proportion of male residents.

3.1.2 Population forecasts

The State Government's official population forecasts for the years 2014 to 2026 are set out in *Western Australia Tomorrow 2015*, which contains a series of population forecasts based on current fertility, mortality and migration trends. These forecasts are divided into five 'bands' – bands A and B contain

lower forecasts, band C is the median forecast and bands D and E represent higher forecasts (Figure 3). The population forecasts for the Shire of Nungarin, to the year 2026, range from 160 to 230. In terms of the Shire's 2016 population, this represents a decline of between 27 and 97 residents.

The band C (median) population forecast (which this strategy is based on) is for 190 residents, which represents a decline of 1.55 per cent per year.

3.1.3 Land supply and housing

The core of the Nungarin townsite⁴ contains 112 lots which are generally about 1000 square metres in area and, of these, 44 appear entirely undeveloped. The broader townsite contains a further:

- (a) 21 residential sized lots, 11 of which appear entirely undeveloped; and
- (b) 19 rural residential⁵ sized lots, eight of which appear entirely undeveloped.

From January 2011 to December 2016 no new (additional) lots were created within the Shire, and only four new dwellings were approved (Table 1).

About 21 per cent of dwellings in the Shire are unoccupied – this is significantly higher than the

⁴ The area bound by Railway Avenue, Danberrin Road, Second Avenue and Nungarin Terrace.

⁵ A land use zone with land parcels from one to four hectares in size.

state and national vacancy rates of 13.3 per cent and 11.2 per cent respectively.

Based on the population forecast and taking into account the housing vacancy rate, there are sufficient lots to cater for any foreseeable residential and rural residential demand. However given expected demographic changes a relative increase in the number of older people can be expected and a greater diversity in housing stock may be required.

3.1.4 Key Issues

- (a) Considering the declining population and the high vacancy rate, it is unlikely that additional land will need to be developed for residential purposes.
- (b) However, the changing (ageing) population may require an alteration in the type of residential lots – for example, it may be necessary to increase the number of lots suitable for aged person’s dwellings.

Year	Conditional Subdivision Approvals	Final Subdivision Approvals	Dwelling Approvals
2011	0	0	0
2012	0	0	0
2013	0	0	0
2014	0	0	0
2015	0	0	3
2016	0	0	1

Table 1: Lot Creation and Dwelling Construction

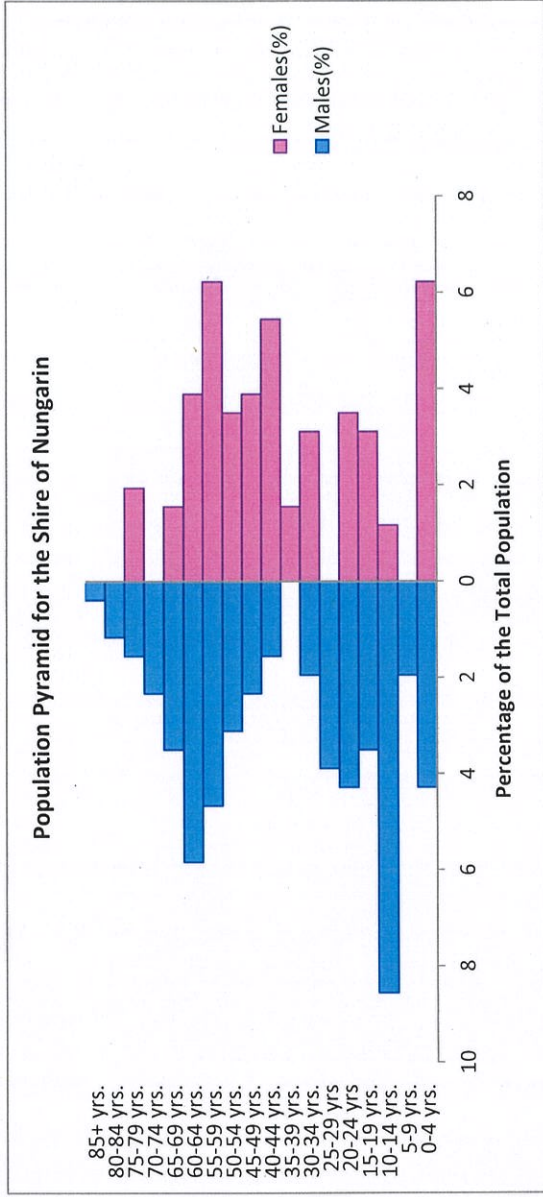


Figure 2: Population Pyramid for the Shire of Nungarin

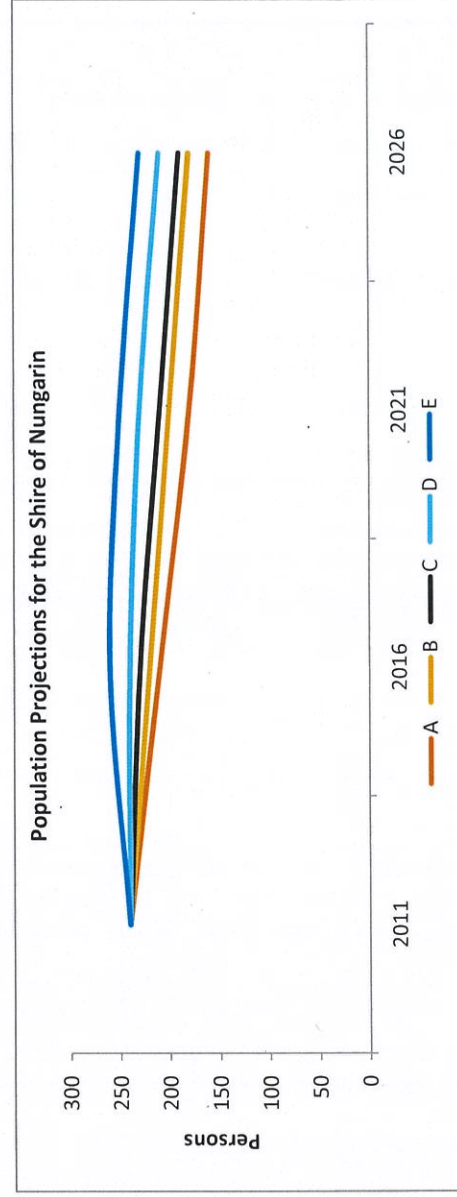


Figure 3: Population Projections for the Shire of Nungarin

3.2 Settlements

The Town of Nungarin is the Shire's administrative, residential, commercial and social centre and (the gazetted townsite) has an area of 390 hectares.

There are four other gazetted townsites (Chandler, Elabbin, Kwelkan and Burran Rock); however, only Nungarin has any significant settlement activity (Figure 4).

3.2.1 Nungarin townsite

Nungarin townsite is well serviced by physical and social infrastructure including reticulated potable water and electricity and has enough subdivided, vacant land to cater for any foreseeable residential, rural residential or commercial expansion.

As well as being the Shire's administrative centre, Nungarin provides support services for the agricultural hinterland and contains:

- municipal offices;
- retail facilities;
- grain handling and storage facilities;
- a primary school; and
- tourist and recreational facilities.

There are no medical facilities in Nungarin; however, the Shire is well supported by an ambulance service and is in relatively close proximity to the Kununoppin Hospital.

3.2.2 Other townsites

In addition to Nungarin, historic settlement activity has left the remains of four other townsites – Burran Rock, Chandler, Elabbin and Kwelkan.

There is some minor development in Elabbin; however, there are no plans for any future development. The remaining townsites (Burran Rock, Chandler and Kwelkan) are townsites in name only, with no private land ownership and no current or planned development.

Elabbin

Gazetted as a townsite in 1913, Elabbin is located on the Dowerin to Merredin railway and originated as a railway siding. The townsite is adjacent to Merredin-Nungarin Road and consists of 40 lots, about 1000 square metres in area. Most of these are owned by the State Government; however, six of these lots are owned by a single owner, and two of these have been developed. The townsite also contains Crown reserves and unallocated Crown land. Except for the two developed lots the townsite is generally covered in remnant vegetation.

Chandler

Established by the government during World War 2 to service the nearby Alunite mine, the townsite was gazetted in 1943 and has since been abandoned. Located on shores of Lake Campion there is no

private land ownership and no development. About 50 per cent of the townsite is covered in remnant vegetation, with the remainder used for cropping.

Kwelkan Siding

Gazetted as a townsite in 1912, Kwelkan Siding is located on Nungarin-Wyalkatchem Road and the Dowerin to Merredin railway line. There are 32 historic lots of about 1000 square metres, but most of the townsite is unallocated Crown land, and there is no private land ownership. Apart from a C class reserve for gravel there is no development and the townsite is (mostly) covered in remnant vegetation.

Burran Rock

Located on Beurteaux Road and approximately 8.8 hectares in area. The townsite is fully vegetated with no private land ownership and no development. There are nine historic lots of about 1000 square metres each.

The lack of development and development potential, services and private land ownership means it is unlikely any feasible development proposals will be presented in the foreseeable future. Further, the cost of providing standard services would make any proposal economically unviable. As well as the difficulty in servicing the land there is no identified demand for such development.

3.2.3 Key Issues

- (a) Well vegetated land within the Shire's townships owned by the State Government should be reserved for recreation or conservation.
- (b) In Kweilkan Siding, the site of the gravel extraction pit should be reserved for public purposes.
- (c) Crown land in Kweilkan siding that has been cleared could be zoned rural to allow any current activity to continue.
- (d) Privately owned land in Elabbin should be zoned rural to allow the local government the flexibility to approve development.

3.3 Infrastructure & Services

3.3.1 Electricity

The Shire is connected to Western Power's South West Interconnected Network and is connected to a branch of the network which:

- (a) is classified as 'rural long';
- (b) operates at two voltage levels – the first half operates at 22 kilovolts and the rest operates at 33 kilovolts; and
- (c) contains a step up transformer and three voltage regulators in series.

Further, this branch of the network:

- (a) experiences minimal load growth;
- (b) has no voltage/ thermal issues;

- (c) has the capacity to accommodate natural load growth;
- (d) is not expected to experience any voltage/power quality issues over the next 10 year period.

However, this branch of the network may need to be reinforced if the loads eventuate from something other than natural load growth.

Further, the network's remaining capacity cannot be reserved and is provided to customers on a first come, first served basis. In this regard, as distances can be relatively large, the location of load connections may lead to voltage constraints on the distribution network, restricting the amount of capacity that can be provided to customers without reinforcing the distribution network. To determine customers' connection requirements, network studies will need to be completed.

3.3.2 Potable Water

Potable water to the town of Nungarin is provided by the Water Corporation's Goldfields and Agricultural Water Supply scheme. A branch of the Golden Pipeline runs north from the No. 4 pump station at Merredin to supply the town and there is a pumping station on the southwest corner of the townsite (

Figure 5). There are no sensitive land uses in close proximity to the pumping station.

Farm water use accounts for the majority of water use within the Shire. Water consumption by sector in the Shire from 1995 to 2007 is estimated to be:

- (a) 74 per cent – farms;
- (b) 15 per cent – residential use;
- (c) six per cent – parks and gardens.

The town of Nungarin has two storage dams, fed from the town's stormwater infrastructure. Water from the dams is used to irrigate the town's gardens and recreational facilities.

3.3.3 Reticulated sewerage

There is no reticulated sewerage service within the Shire, and the provision of such a service is likely to be cost prohibitive. The lack of a reticulated sewerage service may constrain higher density development, particularly the construction of aged persons dwellings to cater for an aging population.

3.3.4 Waste disposal

The Nungarin landfill site is located on Crown Reserve 48657, which is on Knungajin Road, approximately 2.3 kilometres north of the Nungarin townsite. This facility largely caters for domestic waste; however, it does have facilities for disposing of asbestos and clinical waste. The landfill site is

segregated for greenwaste, putrescibles, building waste and recycled steel. It is estimated the site has sufficient capacity for the next 100 years. Nungarin also has a community recycling bank on the main street. The public is encouraged to separate their recycling and place items in the appropriate bin.

3.3.5 Heavy rail

Nungarin was serviced by a tier three freight rail, used mainly for the transport of grain. The future of this rail service is the subject of ongoing deliberation.

3.3.6 Public transport

The Shire does not have access to public transport.

3.3.7 Education

The Nungarin district is serviced by the Nungarin Primary School, located in the town of Nungarin. The school was established on its current site in 1913 and caters for students from Kindergarten to Year 7. In 2015 and 2016, there were 14 students enrolled in the school – student number dropped to 13 in 2017.

No secondary school facilities are available in the Shire of Nungarin. The nearest secondary schools are the Mukinbudin and Merredin High Schools.

3.3.8 Cemetery

The Shire's cemetery is located on Railway Avenue, adjacent to the northern boundary of the gazetted townsite. The cemetery occupies less than one hectare of Crown Reserve 16037, which is approximately four hectares in area and has been specifically set aside for use as a cemetery.

The cemetery is divided into four basic sections; two general sections, and separate Anglican and Roman Catholic sections. In practice, only two sections are used, the Catholic section, and the general section where all non-Catholics are buried.

There is also a niche wall where provision is made for the interment of ashes. There are 56 niches in the existing wall, only a few of which have been used.

The broader site is underutilised and could accommodate a significant increase in the number of burial plots.

3.3.9 Community services

Community services available in the Nungarin townsite include the:

- (a) Wheatbelt Agcare Community Support Service;
- (b) Nungarin Ambulance Service;
- (c) Nungarin Bushfire Brigade;
- (d) Country Women's Association; and
- (e) Nungarin Community Resource Centre.

3.3.10 Community infrastructure

Within the Nungarin townsite, the following facilities cater for tourists and/or the leisure needs of the local population:

- grassed oval;
- turf cricket wickets;
- cricket club
- lawn tennis courts;
- bowling greens;
- netball club;
- golf club;
- hockey club;
- football club;
- floodlit rifle range;
- army museum;
- recreation centre;
- swimming pool including gym;
- hotel;
- community resource centre;
- craft shop;
- wheatbelt market – held on the first Sunday of each month; and
- local library.

In addition to these on-ground facilities the Shire of Nungarin has significant social capital through the

community organisations and clubs associated with these facilities.

- (f) The landfill site is separated from sensitive land uses and, for this reason, a statutory buffer is not required.
- (g) The site of the Nungarin Primary School should be reserved for public purposes in the local planning scheme.
- (h) The existing cemetery is sufficient and it is not necessary to identify additional land for cemetery purposes; however, the cemetery should be reserved for public purposes in recognition of its existing and future function.

3.3.11 Key Issues

- (a) No specific scheme provisions are required to limit the development of sensitive land uses in the vicinity of the water pumping station on the southwest corner of the Nungarin townsite.
- (b) To ensure residential development has a sustainable water supply and to limit the need for water carting, residential development should be connected to a reticulated water supply, wherever possible.
- (c) Where a reticulated water supply is not available, a fit for purpose domestic potable water supply may be considered; however, it is the proponent's responsibility to demonstrate that the proposed supply is sustainable and meets the relevant standards for water and health.
- (d) Higher density development should be connected to a fit for purpose sewerage disposal system, which meets the requirements of the draft *Government Sewerage Policy*.
- (e) The Shire's landfill site should be reserved for public purposes in the local planning scheme.

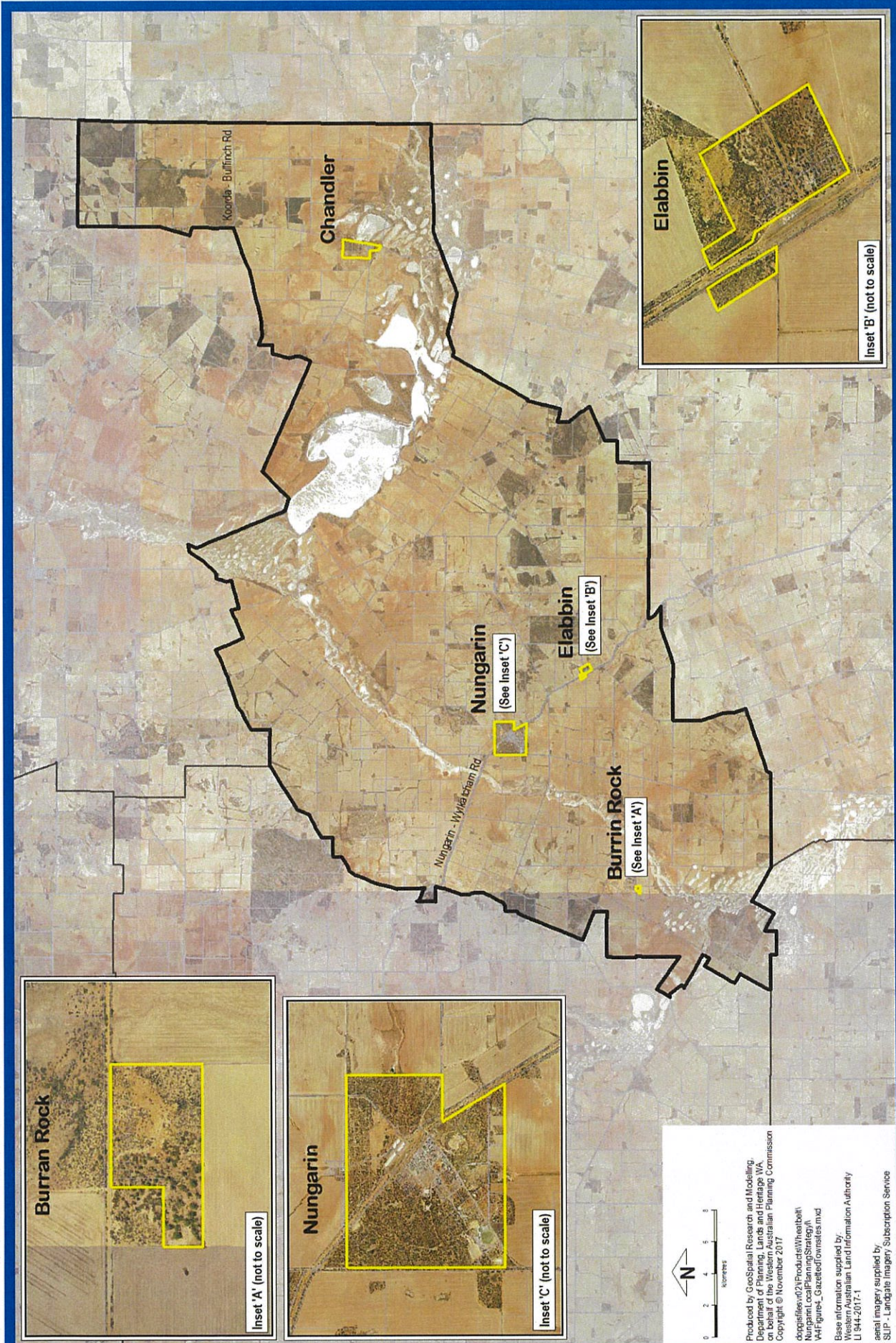


Figure 4 : Gazetted Townsites

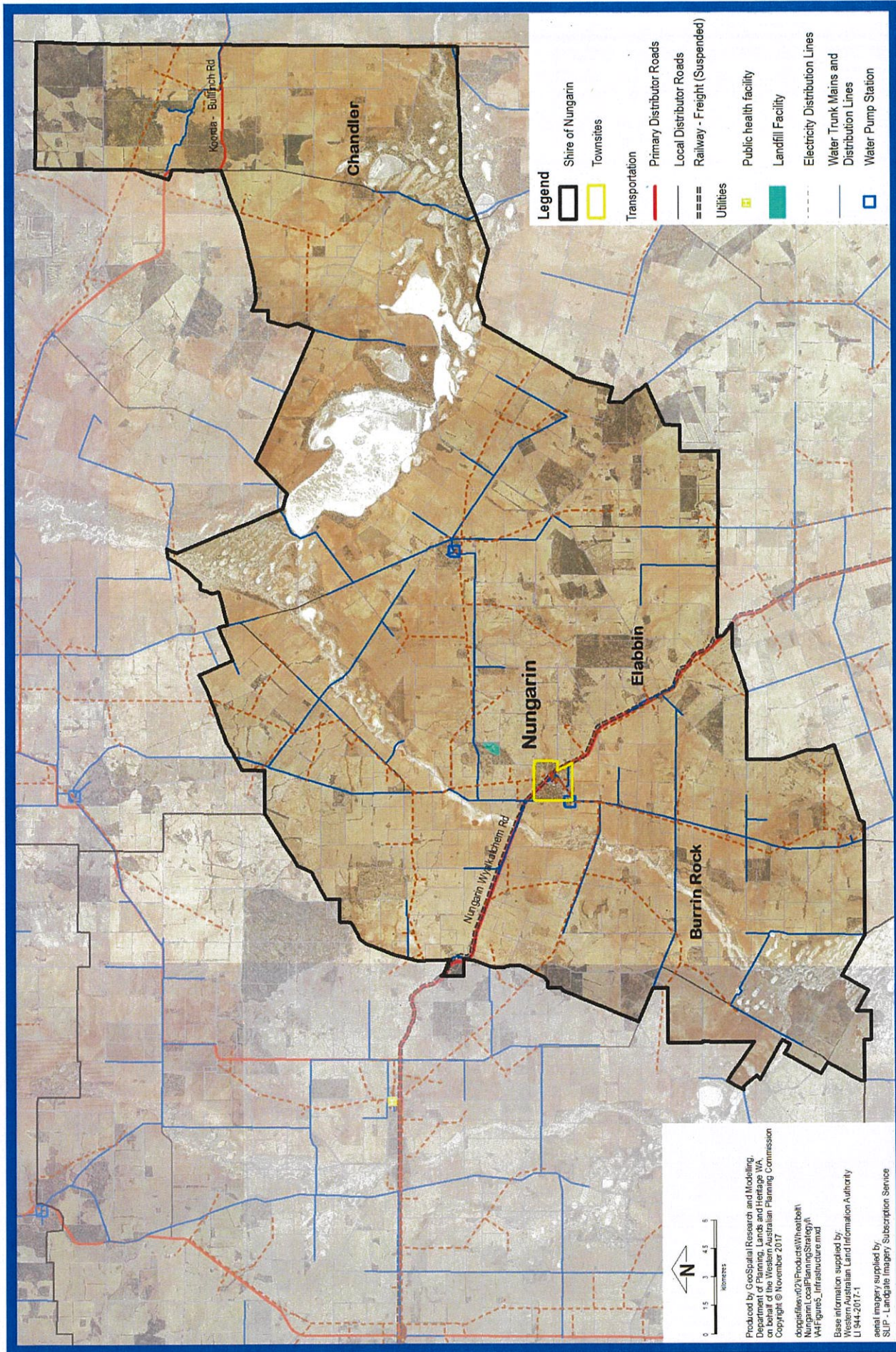
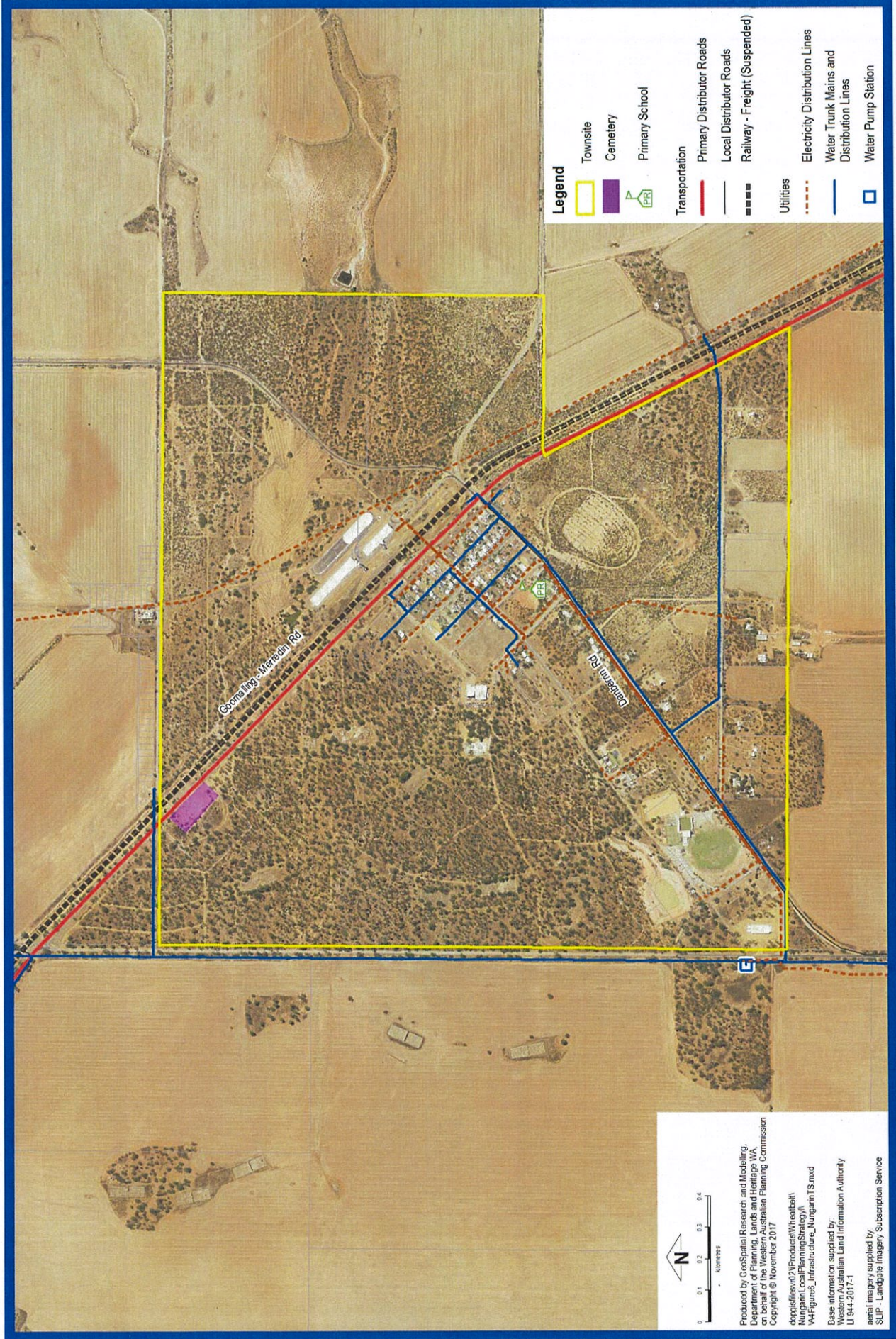
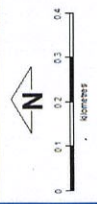


Figure 5 : Infrastructure



Legend

- Townsite
- Cemetery
- Primary School
- Transportation
 - Primary Distributor Roads
 - Local Distributor Roads
 - Railway - Freight (Suspended)
- Utilities
 - Electricity Distribution Lines
 - Water Trunk Mains and Distribution Lines
 - Water Pump Station



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Figure 6 : Infrastructure within the Nungarin Townsite

3.4 Economy and Employment

3.4.1 The local economy

The Shire of Nungarin's economy is based on agricultural production, with approximately 85 per cent (about 98,600 hectares) of the Shire used for rural purposes.

This land is largely used for grain/sheep or grain/beef farming or for cropping. Local government administration, health and education are the next largest employers.

3.4.2 Employment

At the time of 2016 census, 105 people were engaged in full time or part time work:

- (a) 65.5 per cent of the workforce were employed on a full time basis; and
- (b) 27.4 per cent were employed on a part time basis

Further, a significant proportion of the population aged 15 or over (40.4 per cent) were involved in voluntary work through an organisation or group.

In the 2016 census the highest number of persons (25.9 per cent) employed by occupation in the workforce were employed as managers (Table 2). This contrasts with the lowest by occupation being sales workers.

It is worth noting that:

- (a) the proportion of people employed as managers, machinery operators and drivers and labourers is higher than the state and national proportions; and
- (b) the proportion of people employed as technicians and trades workers, professionals, community and personal service workers and sales workers is less than the state/national proportions.

Employment is heavily concentrated in the agricultural sector, which employs more than 34 per cent of the population (Table 3). This is significantly higher than the proportion of the population employed in any other sector of the economy.

Agriculture dominates the local economy and the trend towards larger farms due to economies of scale, limits the potential for employment growth. Catering for an ageing population and promoting tourism opportunities in the Shire may offer some employment growth; however, the lack of workers in the 15 to 44 age group (Figure 2) may act as a constraint on real employment.

Occupation	%
Managers	25.9
Machinery Operators and Drivers	17
Labourers	13.4
Clerical and Administrative Workers	12.5
Technicians and Trades Workers	10.7
Professionals	8.9
Community and Personal Service Workers	8
Sales Workers	3.6

Table 2: Occupation

Industry of employment	%
Grain-Sheep or Grain-Beef Cattle Farming	19
Other Grain Growing	15.2
Local Government Administration	12.7
Primary Education	10.1
Hospitals (except Psychiatric Hospitals)	10.1

Table 3: Industry of Employment

3.4.3 Agriculture

Farming is the largest employer and the main component of the local economy.

Agriculture is dominated by cropping annual cereals and grain legumes, with a decline in animal production (particularly sheep) in recent years.

Figures from the Australian Bureau of Statistics show that about 78,455 hectares of rural land was used for rain-fed cropping and 136 hectares was used for rain-fed pasture. There is no irrigated agricultural activity and no suitable water sources available to facilitate irrigation.

The Shire falls within the Carrabin agricultural sub-region which is characterised by very low relief with sluggish drainage through salt lake systems in broad valley floors. The crests and upper slopes are typically yellow sands, sandy earths and gravels containing diverse heath. Lower slopes and valley floors have loamy earth and loamy duplex soils originally vegetated by salmon gum and gimlet woodland.

Since agricultural activity is the main form of land use in the rural areas and is unlikely to cause land use conflict, such land use and ancillary residential or light industrial activity that does not negatively impact on abutting landowners should be exempt from planning approval. However to address any concerns related to amenity, access or bushfire danger, planning approval should be required for residential development where the development is clad in second hand material, does not front a constructed road or has a bushfire risk.

Given the importance of agriculture to the economy it is important to retain rural land for agricultural purposes. Therefore, all land outside the Nungarin townsite that is not reserved or unallocated Crown land should be zoned rural.

Figures from the Australian Bureau of Statistics also show that 164 hectares of rural land is used for extractive industries. These industries have the potential to be disruptive to the community and can have negative impacts on infrastructure, such as roads. Therefore, extraction sites on Crown land should be reserved for a public purpose. On privately owned rural land, extractive industry should be a discretionary land use that may be considered after the proposal has been advertised.

The size of rural lots outside the townsites varies from 1000 square metres (adjacent to McCorry's Old Hotel) to 10,000 hectares. However, most rural lots are between 200 and 500 hectares in size (Figure 7). Although 13 per cent of rural lots are consistent with rural living size lots (between one and 40 hectares in size), there is no significant rural residential activity outside the Nungarin townsite. Since there are enough rural residential lots within the Nungarin townsite to meet any demand for this type of lots the foreseeable future – and there is no known demand for such lots outside the townsite – no rural

zoned land should be identified as suitable for rural residential development.

As agricultural land is of significant importance to the local economy, it is necessary to avoid the ad-hoc fragmentation of such land and promote appropriate forms of development. On this basis, *State Planning Policy 2.5: Land Use Planning in Rural Areas* should be included in the scheme by reference.

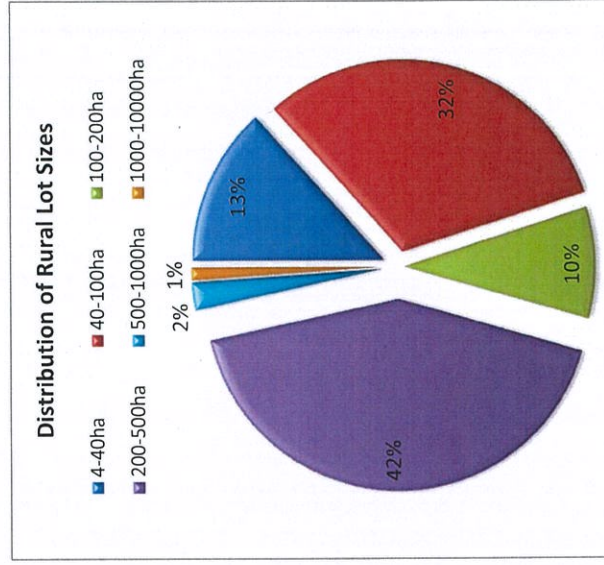


Figure 7: Distribution of Rural Lot Sizes

3.4.4 Mining and mineral deposits

During World War 2 the State Government established an alunite mine (a source of potash) at Lake Chandler, and constructed the town of Chandler to support the new mine. Following the war, the supply of alunite stabilised and the mine was closed until, in 1949, Australian Plaster Industries took up the lease and began producing gypsum. The production of gypsum ceased in 1952 and the entire town was sold off in 1953.

Although there are mining leases (for alunite, gypsum, clays and potash) in and around Chandler Lake, Reward Lake and Wolfe Lake, there are no current or planned mines in the Shire of Nungarin. Since mining can enhance economic development, but may have negative environmental or amenity impacts, the local government should retain the option of commenting, to the Minister responsible for Mines, when a mining tenement is sought.

There are currently no known prospective mineral deposits in Nungarin.

Based on the above, it is unlikely there will be any growth in the Shire's mining industry during the next 10 to 15 years.

3.4.5 Key Issues

- (a) The local economy depends on agriculture and, therefore, the rural use of land should be protected.
- (b) The lack of workers aged between 15 and 44 may constrain economic growth.
- (c) Extractive industry should be a discretionary use on rural zoned land.
- (d) There is a sufficient number of lots commensurate (in size) with rural living lots.
- (e) There are enough rural residential style lots in the Nungarin townsite to meet any demand for these lots in the foreseeable future.
- (f) Mines on Crown land should be reserved for public purposes in the local planning scheme.
- (g) Local government should retain the option of commenting, to the Minister responsible for Mines, on applications for a mining tenement.

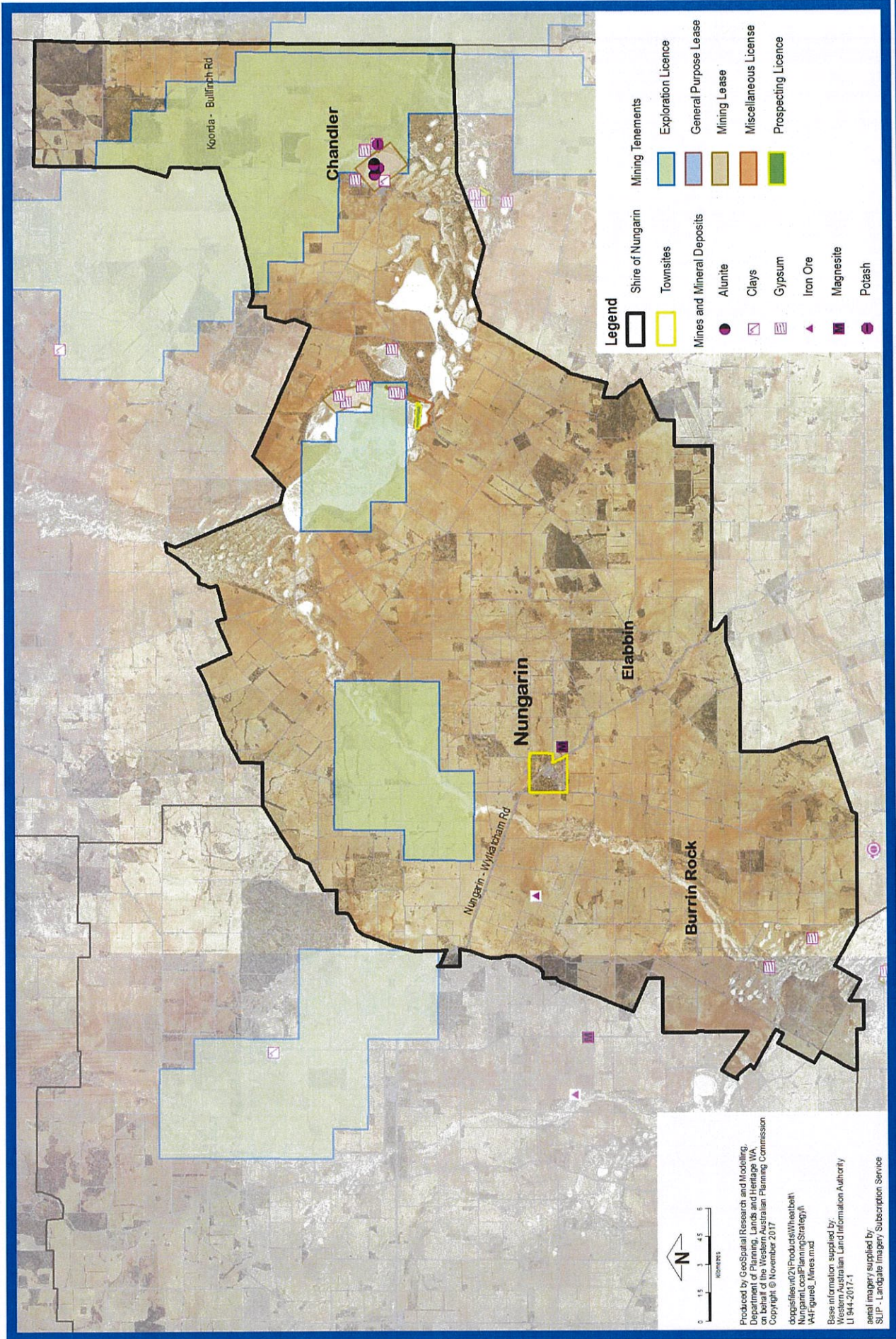


Figure 8 : Mine Sites

3.5 Environment and Conservation

About 15 per cent of the Shire (or 17,700 hectares) has been set aside for conservation purposes, mainly within the Lake Campion Nature Reserve.

3.5.1 Undeveloped townsite land

A significant proportion of the undeveloped land within the Nungarin townsite contains remnant vegetation (Figure 9). As the existing supply of land for residential, rural residential and commercial development is expected to meet foreseeable demand, land held in Crown reserves or contained in large lots owned by the Crown could be reserved for conservation or public open space in a local planning scheme.

3.5.2 Biodiversity

Most of the land used for agriculture has been cleared of natural vegetation and now only 18.86 per cent (21,907 hectares) of the Shire retains its original vegetation cover. Of this:

- (a) Crown reserves contain 8,935 hectares of natural vegetation;
- (b) unallocated Crown land contains 1,963 hectares of natural vegetation; and
- (c) privately owned land contains a further 10,989 hectares of natural vegetation.

Within the Shire of Nungarin there are six species of threatened flora which have been declared rare:

- (a) *Acacia denticulosa* (Sandpaper Wattle);
- (b) *Acacia lobulata* (Nuytsia);
- (c) *Eucalyptus brevipes* (Mukinbudin Maillee)
- (d) *Boronia adamsiana* (Barbalin Boronia)
- (e) *Eremophila virens* (Campion Eremophila); and
- (f) *Eremophila viscida* (Varnish Bush).

The local government and the Department of Biodiversity, Conservation and Attractions both manage reserves which may contain vegetation worth protecting. These include:

- (a) the Lake Campion Nature Reserve, a 10,752 hectare reserve containing (most of) Lake Campion and Lake Brown, as well as priority fauna;

- (b) Crown Reserve 16932 (located at the intersection of Elabbin East Road and Evans Road) which contains 444 hectares of well vegetated land and declared rare and priority flora;

- (c) Crown Reserve 46004 (located west of the intersection between Elabbin East Road and Kungajin-Merredin Road) contains 401 hectares of well vegetated land;

- (d) Crown Reserve 17798 (located at the intersection of Lee Road and Jolly Road)

- (e) contains 64 hectares of well vegetated land with a priority ecological community; Crown Reserve 11522 (located at the intersection of Roberts Road and Nangeenan North Road) contains 227 hectares of well vegetated land;
- (f) Crown Reserve 10462 (located on the south side of Baird Road, west of its intersection with Danberrin Road) contains 91 hectares of well vegetated land with a priority ecological community;

- (g) Crown Reserve No 22680 (located on the south side of Chandler-Nungarin Road) contains some land which has been cleared for a golfcourse; however, the reserve still contains priority ecological communities and most of the land is still well vegetated.

The Shire is also home to several species of threatened fauna including the:

- (a) Malleefowl;
- (b) Numbat;
- (c) Black flanked rock wallaby;
- (d) Black footed rock wallaby; and
- (e) Tree-stem Trapdoor Spider.

Reserves managed by State Government and/or local government have some protection due to their land tenure arrangements; however, reserving these sites for conservation and/or recreation purposes in

the local planning scheme would provide a greater level of protection from development which would compromise their environmental value.

3.5.3 Major landscape features

Granite outcrops are a distinctive geological feature of the Nungarin district, resulting in a number of notable and named landmarks. These rocks were places where early settlers gathered to collect water at wells and waterholes and exchange information. Due to their incompatibility with agriculture many of these rocks contain good quality remnant vegetation and fauna.

Nungarin Rock is a site of great historical and social importance to Nungarin and the approximation of the Aboriginal name for the rock (originally Noongarin) has lent itself to the name of the municipality.

Eaglestone Rock (on the north shore of Lake Brown) is a natural granite rock with interesting cave formations. It is easy to climb, and offers panoramic views of the Wheatbelt. The rock is located on the northern shore of Lake Brown and the lake's salt flats come up to the eastern side of the rock.

Talgomine Rock, also known as Mount Moore, is located in Talgomine Reserve (12 kilometres east of Nungarin) and has a variety of wildflowers and

orchids on its eastern border. Climbing Talgomine rock provides extensive views to the north with Lake Campion in the distance.

The Shire also contains a system of salt lakes, and the largest of these, Lake Campion and Lake Brown, form part of the Lake Campion Nature Reserve. The reserve also contains remnant vegetation and native fauna (Figure 9).

3.5.4 Water

The Shire of Nungarin falls within the Yilgarn system of the Avon River Basin. Most of the system drains internally to salt lake systems, but in exceptionally wet years will connect and drain through the Avon and Swan Rivers.

Groundwater is regularly hypersaline and highly acidic in the regional valley floors.

There are no proclaimed public drinking water source areas within the Shire.

3.5.5 Key Issues

(a) Reserves managed by the State Government or the local government should be reserved for conservation and/or recreation in the local planning scheme.

(b) Native vegetation should not be cleared if it:

- (i) includes, or is necessary for the continued existence of, rare flora;
- (ii) comprises the whole or part of, or is necessary for the maintenance of a significant habitat for fauna indigenous to Western Australia;
- (iii) comprises a high level of biological diversity;
- (iv) is significant as a remnant of native vegetation in an area that has been extensively cleared; or
- (v) is growing in, or in association with, an environment associated with a watercourse or wetland; likely to lead to land degradation; may have an impact on a nearby conservation area; cause deterioration of surface or underground water quality.

(c) The effect of a proposal in terms of biodiversity should be considered during the assessment of development or subdivision applications.

(d) Land within Kwelkan townsites not being used for gravel extraction should be reserved for conservation purposes.

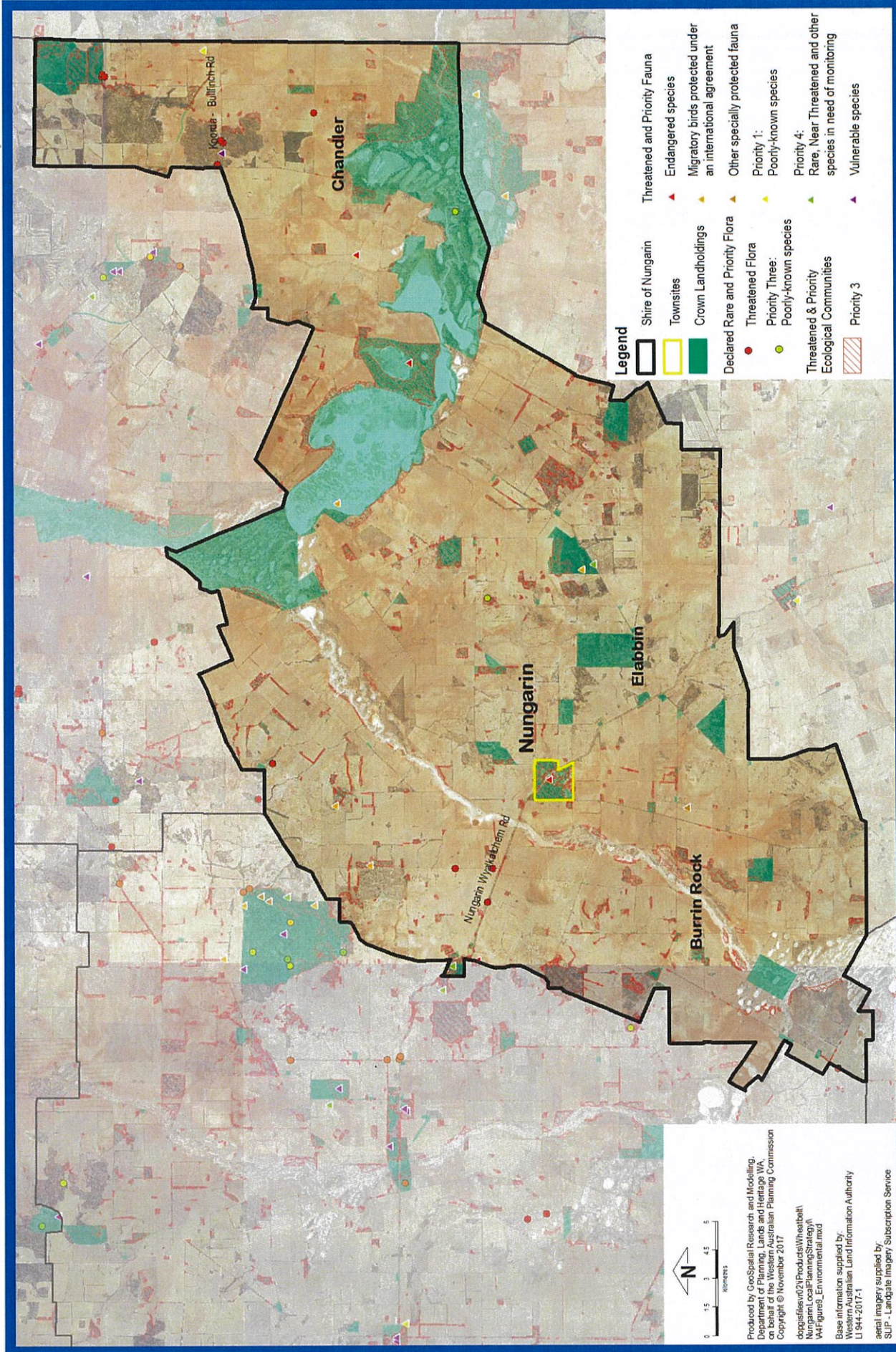


Figure 9 : Environmental Characteristics and Crown Landholdings

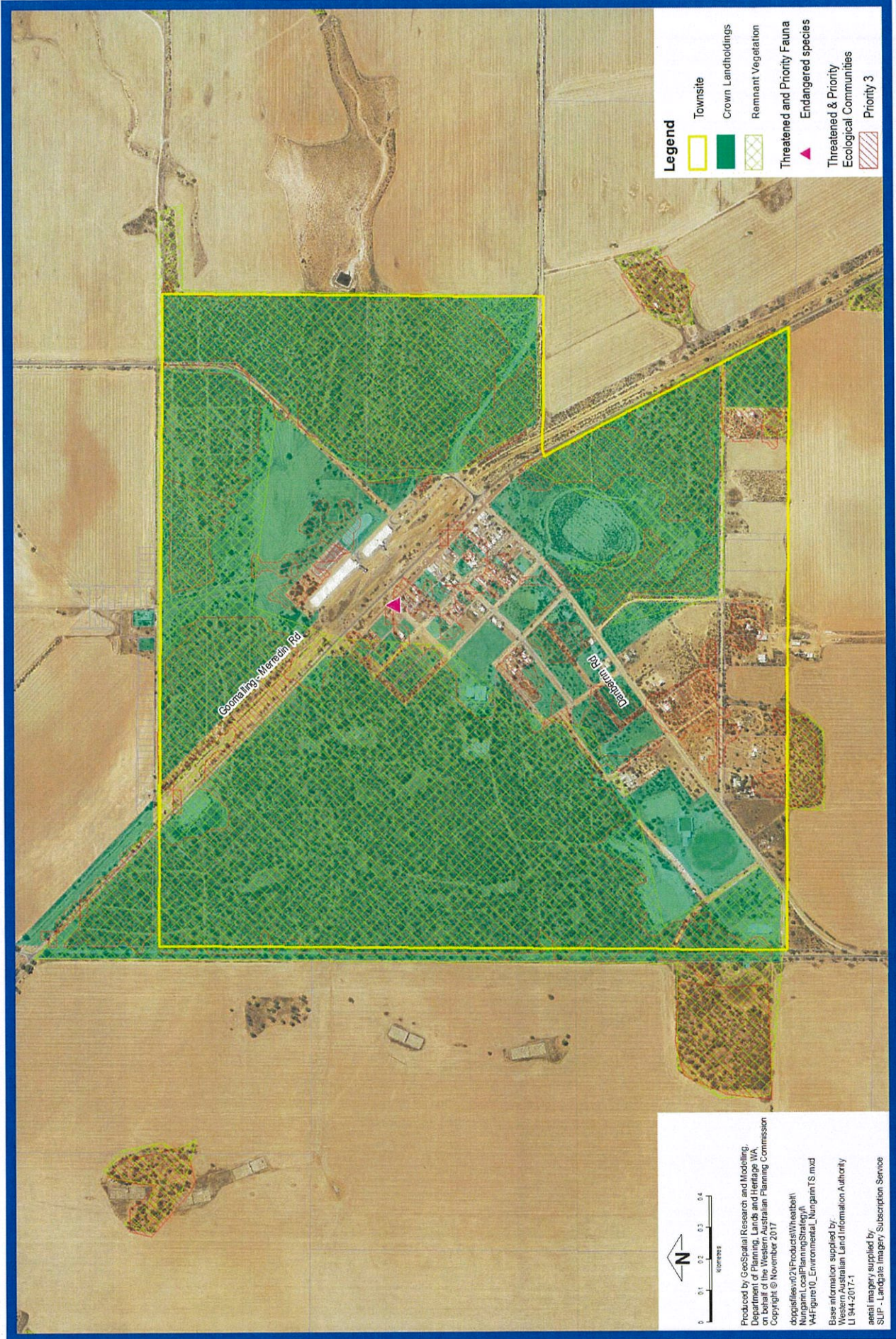


Figure 10 : Environmental Characteristics and Crown Landholdings of the Nungarin Townsite

3.6 Heritage

3.6.1 Native title

The *Native Title Act 1993* provides for the recognition and protection of Aboriginal and Torres Strait Islander people's native title rights and interests. Certain government actions, such as grants of freehold, have been found to extinguish native title.

When planning for urban growth and development, native title is an important consideration as land in and around towns that may be identified as appropriate for certain development options may be subject to a native title claim or determination. Broadly, however, native title has been extinguished on the majority of land in the study area by the granting of freehold title.

The traditional custodians of land within the Shire of Nungarin are the Njaki-Njaki Noongar people and the Kaparn people. The Njaki-Njaki Noongar people have traditional connections to the Ballardong clans.

The Ballardong clan's native title claim (Figure 11) covers the western part of the Shire (it terminates at a north-south line extending from Barbalin Rock to Mt Moore) and forms part of the South West Native Title Settlement. The Settlement is an agreement being negotiated between the State Government and the Noongar people.

In 2009, the State Government and the South West Aboriginal Land and Sea Council began negotiating the South West Native Title Settlement, a negotiated settlement for six native title claims made by the Noongar people of the south west of Western Australia (of which the Ballardong claim forms approximately 72,000 square kilometres). Under the Settlement, native title would be exchanged for a negotiated package of benefits, including formal recognition of the Noongar people as traditional owners, land, investments and the establishment of Noongar Regional Corporations. A major component of the Settlement is the establishment of the Noongar Land Estate through the transfer of a maximum of 320,000 hectares of Crown land for cultural and economic development, comprising 300,000 hectares as reserve land and 20,000 hectares as freehold title. The Noongar Boodja Trust will be a major landholder in the Wheatbelt and South West regions.

The South West Native Title Settlement and the Ballardong claim have not been finalised. When they are, traditional owners are expected to be more closely involved in land use planning in the district. This strategy acknowledges the traditional owners of the sub-region, past and present.

Until the South West Native Title Settlement commences the *Native Title Act 1993* (Cth) still

applies to all land users planning activities in the Settlement Area. Within the native title settlement area and across the sub-region the *Aboriginal Heritage Act 1972* applies at all times, and will continue to do so after the commencement of the native title settlement. Land users must always consider Aboriginal heritage in their planning processes.

3.6.2 Aboriginal heritage

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects of significance to Aboriginal people. Under this legislation, Aboriginal sites and materials are protected, whether previously recorded or reported, or not.

Within the Shire, there are two Aboriginal heritage sites which have been registered under the *Aboriginal Heritage Act 1972*:

- (a) Knungajin Rocks (near Cornish/Master Road) which contain Aboriginal art (Site 5897); and
- (b) Burran Rock (near Baandee North Road) which contains Aboriginal art (Site 4608).

Information about another four sites has been lodged; however, these sites have not been formally assessed. These sites are:

- (a) Nungarin, a large site (covering more than 10,000 hectares) containing skeletal material and burial sites (Site 5896);
- (b) Nungarin Rock containing artefacts/scatter (Site 5654);
- (c) Quibbabin soak which also contains artefacts/scatter (Site 5653); and
- (d) Eaglestone Hill (in the Lake Campion Nature Reserve), which contains engravings and paintings (Site 5898).

(Figure 11)

3.6.3 European heritage

The Shire contains several sites (Figure 11) which have been heritage listed by the State Government:

Mangowine grave sites

The graves of Charles Frederick Adams and his granddaughter Constance Edna Payne are located on a thin strip of land within Lot 3 Karomin Road.

Charles Adams, in his roles as a pioneer pastoralist, a special constable, a well sinker, and in his function as owner of the wayside inn at Mangowine, had a major impact on the establishment of the region.

The Adams graves are a part of the Mangowine heritage precinct and are icons of the pastoral and agricultural eras of the district's history.

Nungarin Roads Board office

In 1922, the first Road Board Office was erected in Mitchell Terrace at a cost of £196. The building consists of a single weatherboard room with a corrugated iron roof that overhangs on the front side to form a veranda. It has a sheet metal fireplace and chimney at one end, is timber lined with a timber ceiling and wooden floor.

Mangowine Dam

The Mangowine Dam is significant because it is associated with Mangowine Homestead and the pioneering Adams family and is also an example of early animal husbandry.

The dam also shows how important water was to the developing district, and the settlers' resourcefulness in harvesting and conserving it.

Baandee Country Women's Association Rest Room

The Baandee Country Women's Association Rest Room was the first rest room to be purpose built by the Country Women's Association in Western Australia.

The rest room is significant because it represents the association's concern for women, children and families who lived in isolated and remote country areas.

Mangowine homestead

Mangowine, consists of the homestead and cellar (c1875) and an adjacent building (c1889) which was used as an inn between 1889 and 1894, has cultural significance because it represents a style of building and rural habitation which is becoming increasingly rare. It also demonstrates aspects of the history of European settlement in the Nungarin district and is greatly valued by the local community.

The place was an important stop for prospectors travelling to the goldfields and is closely associated with the first instances of law enforcement in the district (Special Constables Thomas and Charles Adams).

The homestead, located on Karomine North Road, Nungarin is owned by the National Trust and is currently used for tourism purposes.

Alice Williams Memorial Building

The Alice Williams Memorial Building is significant because of its association with local government (Road Board Office 1936-68), and with the Country Women's Association (Meeting Room 1968, official

Rest Room from 1975). The building is also significant because of its architecture, which is representative of the Art Deco style of the thirties, and the only example of this type in Nungarin.

Army vehicle workshop and military storage shed
The Army Vehicle Workshop was built in 1942-43 and, at 250 feet by 100 feet (or 76.2 metres by 30.48 metres) is amongst the largest timber framed and weatherboard-clad structures built during World War II by the Western Australian Public Works Department for the Commonwealth and still existing in Western Australia. It is a unique reminder of the Shire's association with the defence of the nation.

The building is significant in the pattern of history of Australia, being representative of technical achievement during wartime. It is also representative of the Army's contribution to Nungarin's development of community and sense of place, and demonstrates a unique function in this state.

3.6.4 Key Issues

- (a) Where an Aboriginal heritage site is located on Crown land, the land should be included in a public purposes (heritage) reserve in the local planning scheme.
- (b) Where the site of a heritage listed building is in public ownership, the site should also be reserved for public purposes (heritage).
- (c) If a building (or site) is not heritage listed or is in private ownership, the zoning of the site should be consistent with the zoning of adjacent land.

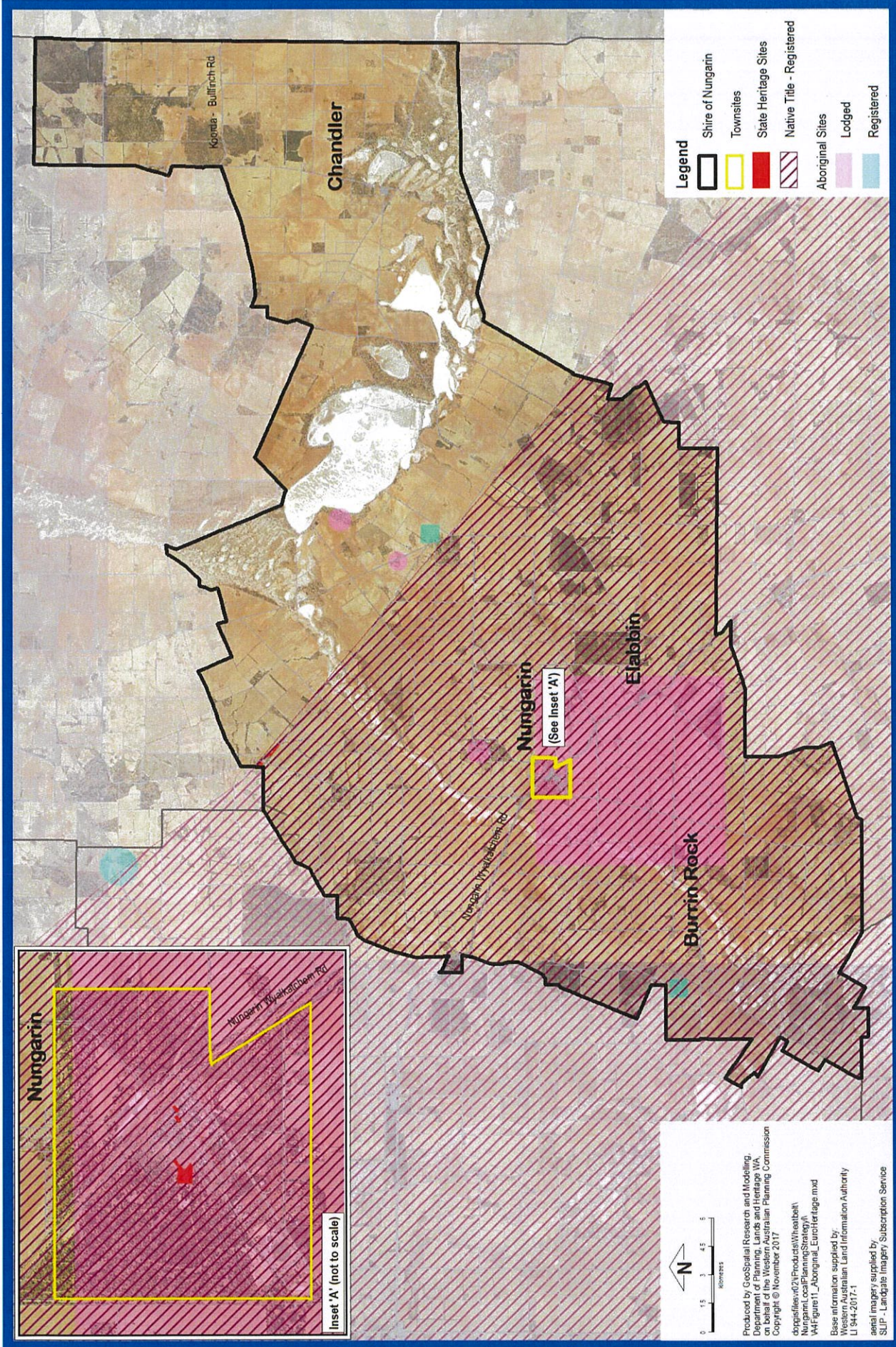


Figure 11 : Aboriginal and European Heritage

3.7 Hazards

3.7.1 Bushfire

Bushfires are an inherent part of the Australian environment. In many parts of Western Australia, bushfire threat is increasing due to hotter, drier weather conditions associated with long-term climatic changes and development expansion where urban, rural and natural areas interface. The personal and community devastation that can be caused by uncontrolled bushfires requires close attention to the consistent application of policy objectives that prevent or manage such effects.

In Western Australia, these policy objectives are set out in *State Planning Policy 3.7: Planning in Bushfire Prone Areas* which recognises that reducing vulnerability to bushfire is the collective responsibility of State and local governments, landowners and the community as a whole. It also requires ongoing commitment and diligence to managing fuel loads, implementing bushfire management plans, providing emergency services, increasing awareness through education, and ensuring evacuation plans are in place, among other management measures. Such measures, working in conjunction with planning policy and building controls, have the effect of increasing community resilience to bushfire.

Despite these measures, bushfire incidents can still reach catastrophic magnitudes under certain weather conditions. Fire conditions may be such that even development consistent with planning policy and building controls may not be enough to ensure the bushfire threat is sufficiently reduced to avoid injury or property damage. Bushfire threat can never be completely eliminated and landowners should recognise the need for management measures when assuming a level of voluntary personal risk through choosing to live in bushfire prone areas.

Decision making authorities should seek to minimise the potential for lives to be put at risk from bushfire. This can be done by:

- (a) not placing people, property and/or infrastructure in areas of extreme bushfire risk;
- (b) reducing vulnerability to bushfire through the identification and assessment of bushfire hazards and risks at all stages of the planning process;
- (c) ensuring subdivision, development and land use proposals take into account bushfire hazard avoidance principles and bushfire risk mitigation measures, especially over land that has or will have a moderate or extreme bushfire hazard level, and/or land where

construction standards of BAL-12.5 and above apply; and
(d) taking a responsible, balanced approach between bushfire risk management and management measures, and landscape, amenity and biodiversity conservation objectives.

Mapping of bushfire prone areas⁶, shows that approximately 31 per cent of the Shire has been declared bushfire prone. Any proposal to rezone, subdivide or develop bushfire prone land needs to be accompanied by a fire management plan identifying the risk of bushfire and explaining how the risk of bushfire can be mitigated in line with Western Australian Planning Commission policy.

3.7.2 Key Issues

- (a) Bushfire risk needs to be considered at each stage of the planning process by decision making authorities and landowners.
- (b) Proponents and decision makers need to consider and employ suitable bushfire hazard avoidance principles and risk mitigation measures.

⁶ This Strategy does not include mapping of bushfire prone areas as this changes and is updated on a regular basis; however, it can be accessed through the Department of Fire and Emergency Services' website: <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

Part 4 – Implementation

Implementation of the Strategy will progressively occur using various tools including the local planning scheme and local planning policies, working in partnership and effective governance. In addition to matters that the local government is able to directly influence, there are also various other factors including associated demands, financial feasibility and securing funding.

4.1 Local planning Scheme

To implement this Strategy the Shire will prepare and adopt a local planning scheme as outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The Shire considers that it is important to maintain statutory control over all development in the Shire. Where appropriate, the Council may delegate the authority to determine certain planning applications under the local planning scheme.

4.2 Local planning policies

Local planning policies are an important adjunct to the local planning scheme, as they can clarify planning requirements and guide land use and development.

The Shire may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. Local planning policies are generally prepared to provide detailed guidance on matters where the Council has discretionary decision making rights and may relate to matters such as:

- (a) homestead lots;
- (b) tourism;
- (c) rural residential development;
- (d) bushfire hazard risk in the Nungarin townsite;
- (e) animal stocking rates within the Nungarin townsite;
- (f) fencing in the Nungarin townsite; and
- (g) basic raw material extraction.

The formulation, review and amendment of local planning policies – to ensure their consistency with the local planning scheme – should be a continual process.

4.3 Monitoring and review

The timeframe of the Strategy extends to between 10 and 15 years. Many changes (not always foreseen) may occur during this time, and state, regional and local priorities and objectives may change. To ensure the Strategy remains relevant, the Shire will monitor and review the Strategy as necessary and, for this reason, this Strategy should

not be viewed as a fixed plan, but a document which is continually reviewed.

To ensure the Strategy remains relevant, the Shire of Nungarin will monitor and regularly review the Strategy as:

- (a) new data becomes available; or
- (b) a change of circumstance warrants the review of a particular matter(s); or
- (c) the local government or the WAPC is of the opinion the performance of the strategy requires review; or
- (d) the Local Planning Scheme is being reviewed.

The proposals set out in this strategy will be included in the Shire's new local planning scheme as considered appropriate.

Any proposals to amend the Strategy will be subject to public consultation, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Part 5 – Adoption

Local Government Adoption

This local planning strategy is hereby adopted by resolution of the Shire of Nungarin at the meeting of the Council held on the day of 20....., and the Seal of the Municipality was pursuant to that resolution herewith affixed in the presence of –

.....
Shire President

.....
Date

.....
Shire President

.....
Date

WAPC Endorsement

This local planning strategy is hereby endorsed by the Western Australian Planning Commission –

.....
Delegated under s. 16 of the
Planning and Development Act 2005

.....
Date

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