

SHIRE OF KELLERBERRIN

LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

3 December 2014

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SHIRE OF KELLERBERRIN

BACKGROUND REPORT

TO LOCAL PLANNING STRATEGY

**This document provides background information
to support the Local Planning Strategy**

AUGUST 2014

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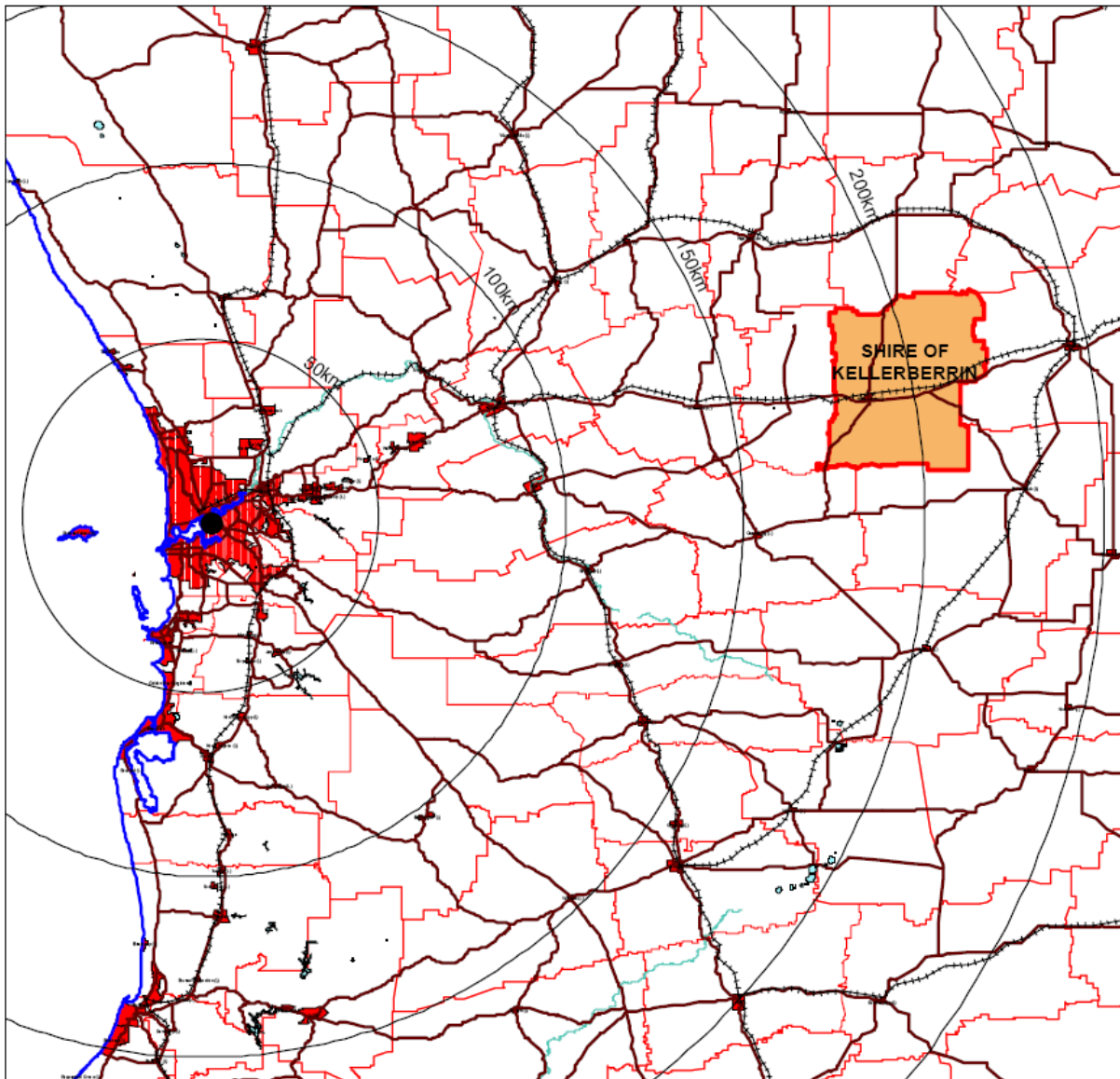
1 BACKGROUND

1.1 Location and Settlements

The Shire of Kellerberrin covers an area of 1852 square kilometres and its closest border is located about 195 kilometres north east from Perth. The Shire is roughly rectangular in shape about 66 kilometres north-south and 31 kilometres east-west. The townsite of Kellerberrin is located 205 kilometres from Perth, 22 kilometres from Tammin and 58 kilometres from Merredin to the east. Kellerberrin townsite is located on the Great Eastern Highway (the State Perth - Kalgoorlie route). The route carries heavy vehicles carting fertiliser and grain for the agricultural sector, and heavy freight vehicles for the Goldfields and mining sector, and local traffic.

Figure 1 shows the location of the Shire and townsite in relation to the surrounding settlements and the Perth Metropolitan Region.

FIGURE 1 - LOCATION PLAN



Source: PLANWEST, DLI

The Shire is bounded on the north-west by the Shire of Trayning and Nungarin, on the south by the Shire of Bruce Rock, on the east by the Shire of Merredin, on the south west by the Shire of Quairading, and on the west by the Shire of Tammin.

The name 'Kellerberrin' is taken from the Aboriginal word for a large ant colony "Keela", when in 1867, an Explorer, Charles C. Hunt named the granite outcrop "Killaberrin". There are other sources for the name including a camping ground where the rainbow bird is found. The town was settled at the base of the rock outcrop. Today, the granite outcrop comprises of a Reserve for the golf club, a lookout and also houses the emergency radio systems for volunteers. **Figure 2** below provides a view of the town from the outcrop.

FIGURE 2 - KELLERBERRIN LOOKOUT



Source: Shire of Kellerberrin

Kellerberrin is a farming area. The first settlement for agriculture was in 1891 at Doodlakine, with the first shop, a hotel and postal service that year. The railway was open from 1894. The town of Kellerberrin was not gazetted until 1901 when the water supply scheme had passed through the town, although the first shop was established in 1885. The town grew rapidly from that point, with the first hotel opening in 1906 and in a short time was able to cater for most of the settlers' needs. In 1909 a further 27 rooms were added to the hotel for accommodation.

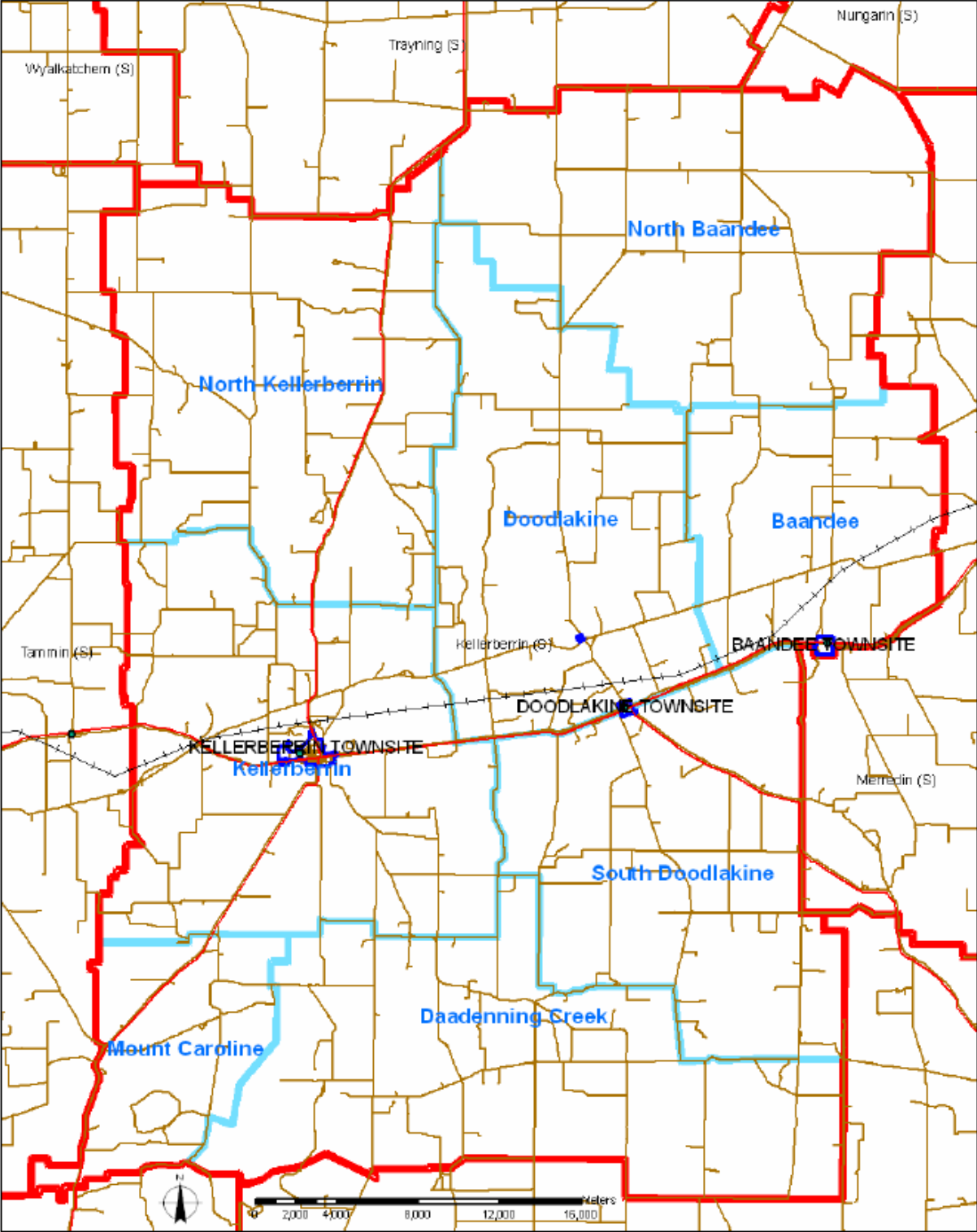
The earliest public buildings were at Kellerberrin when the Government loaned the Council 250 pounds for construction of a Town Hall. This action prompted the Yilgarn Electorate politician, C.J. Morgan, to declare that he had no objection to Kellerberrin getting a hall where only "a man, his dog, and a dead kangaroo existed", but that he thought the government should give more attention to the goldfields where the money would be better spent.

The first Road Board was formed in 1908. The area was administered by the Kellerberrin Road Board and covered a vast area of 14,503km². These areas included Merredin (until 1911), Bruce Rock (until 1912) and Tammin until 1948.

Landuse is predominantly broad acre agriculture. The dominant business activities are grain growing and sheep production for meat and wool.

Figure 3 below shows the Shire localities, local road pattern, railway alignment, townsites and abutting Shires.

FIGURE 3 - KELLERBERRIN DISTRICTS AND TOWNSITES



Source: DLI, ABS and PLANWEST

Figure 4 shows a view of part of Lake Baandee to demonstrate the typically level ground. In the foreground can be seen the tourist information stands. Baandee is a popular ski lake in the area during the wet season, otherwise the basin remains a salt lake.

FIGURE 4 - WHEATBELT COUNTRYSIDE SHOWING PART OF LAKE BAANDEE



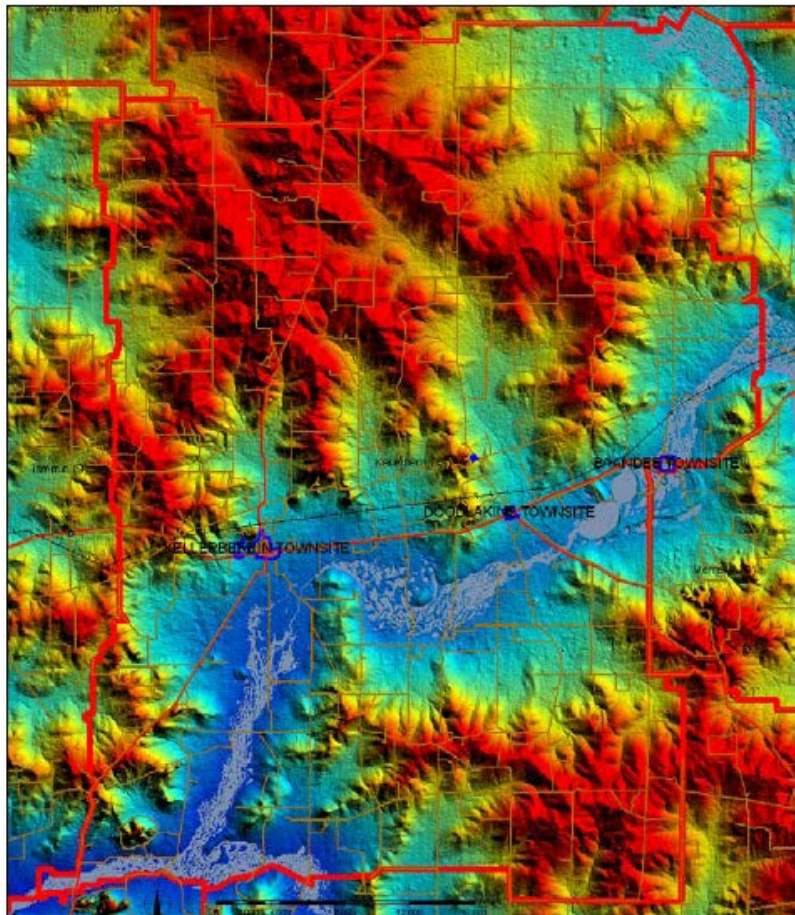
Source: Shire of Kellerberrin

1.2 Landform

The landform of the Shire varies from 390 metres (AHD) in the north west part of the district down to 230 metres in the southwest parts of the valley system (shown in blue). This variation in landform, including lakes, vegetated areas and contours, can clearly be seen from the Digital Elevation Model shown in **Figure 5** adjacent.

Figure 6 shows clearly the landuse distribution from satellite imagery – also sourced from DLI.

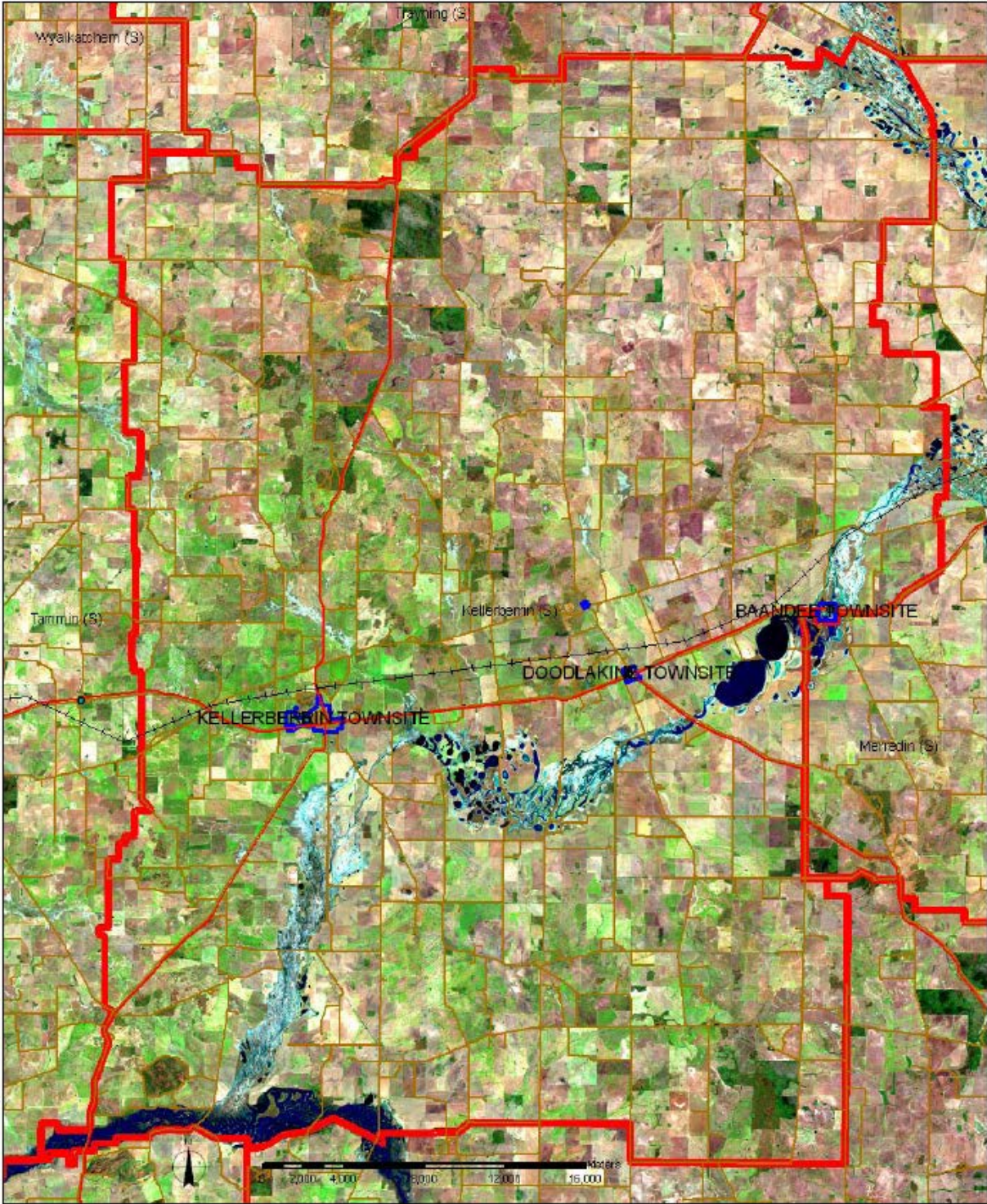
FIGURE 5 – DIGITAL ELEVATION MODEL



Source: Satellite Imagery, DLI, 2004

The creek system and lakes are even more accentuated in this aerial view of the Shire. Roadways, townships and boundaries have been added to assist in locating specific areas.

FIGURE 6 - SATELLITE IMAGERY

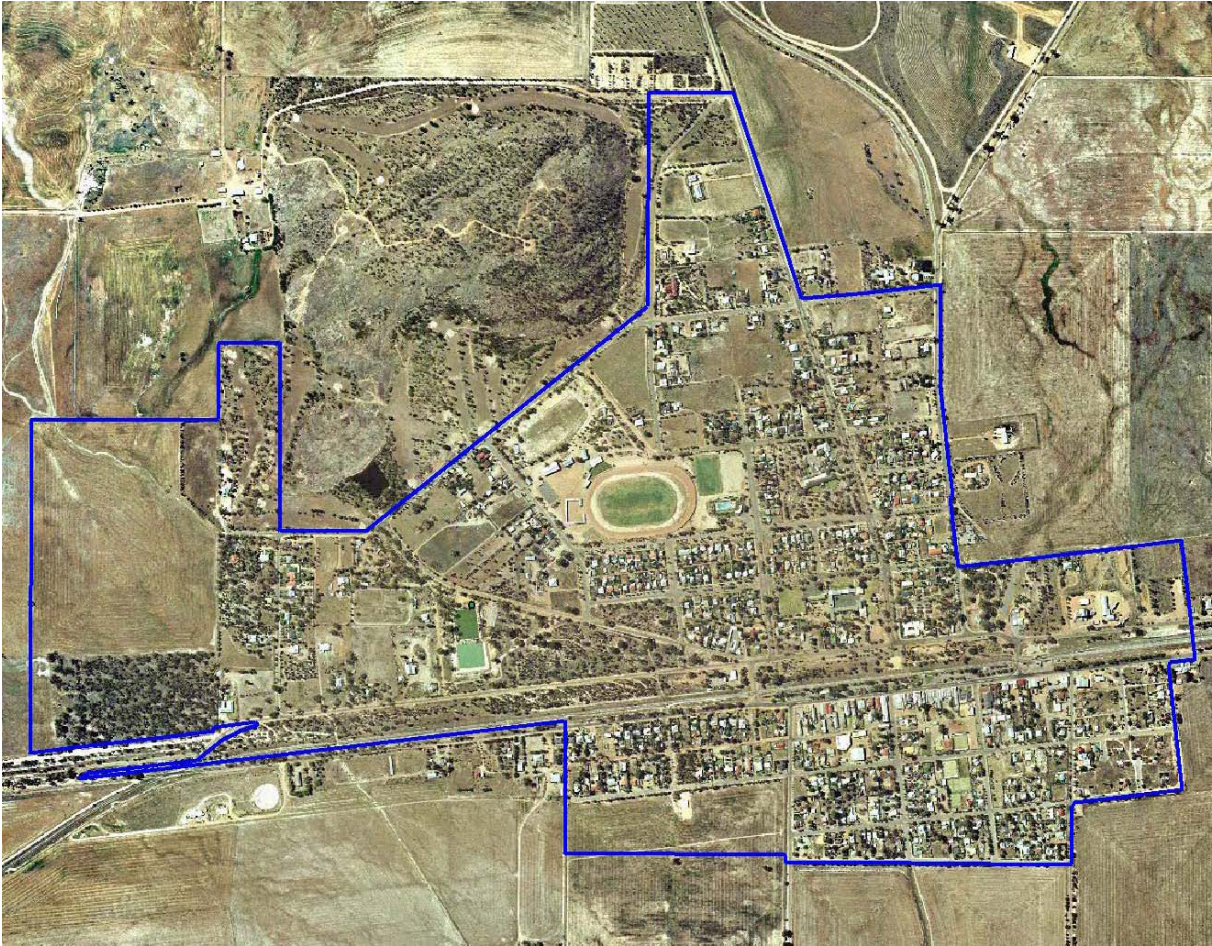


Source: DLI 2004

The aerial photograph shown in **Figure 7** provides a view of **Kellerberrin** Townsite (310 ha) with its development concentrated to the southwest of the townsite area. There remains a substantial amount of vacant land in large holdings to the north and eastern areas. This, and the following photographs, is sourced from the Department of Land Administration (acquired in 2004).

The commercial/business focus remains in the south west corner whilst the school occupies a central location. The main highway enters from Perth in the south west corner (past the main street) and exits in a slightly north of easterly direction. Kellerberrin is located 22 kilometres east of Tammin and about 7 kilometres from the Shire's western boundary.

FIGURE 7 - KELLERBERRIN TOWNSITE - AERIAL



Source: DLI 2004

The other townsites within the Shire include Doodlakine and Baandee. The latter townsite has no development. Baandee was demolished in the late 1970s.

As the photograph shown in **Figure 8** shows, Doodlakine Townsite (65 ha) is largely still bushland, but it supports 6 dwellings within the old townsite subdivision with lot sizes of the traditional quarter acre blocks (1000 m²). The town also supports a substantial wheat bin infrastructure, and as witnessed by the aerial photograph, is surrounded by agricultural land.

The town is located 15 kilometres east of Kellerberrin, and 39 kilometres north-west of Bruce Rock.

Figure 9 shows the Doodlakine post office and main street.

FIGURE 8 - DOODLAKINE TOWNSITE - AERIAL



Source: DLI 2004

FIGURE 9 - DOODLAKINE POST OFFICE



Source: Shire of Kellerberrin

Baandee is located (102ha), shown below, has no development , farm land, a bit of remnant bushland and some salinity affected land in the north and south east parts. The blue line

shows the Townsite boundary and the red boundary the Local Government Boundary. As can be seen there is a minor discrepancy between the two on the mid western boundary of the townsite. Baandee Townsite is located nearly 10 kilometres east northeast of Doodlakine.

FIGURE 10 - BAANDEE TOWNSITE - AERIAL



Source: DLI 2004

FIGURE 11 – BAANDEE TOWNSITE



Source: Shire of Kellerberrin

1.3 Climate

The town lies in the central Wheatbelt, and enjoys a temperate climate with hot, dry summers and light winters. The average rainfall in Kellerberrin is 325 mm and occurs mainly in winter from May to October. Recent seasons have not reflected this mean average.

The climate is typical of the Wheatbelt Region with average temperatures shown in the table below (shown in ° Celsius).

	LOW	HIGH
Winter	10	16
Summer	23	36

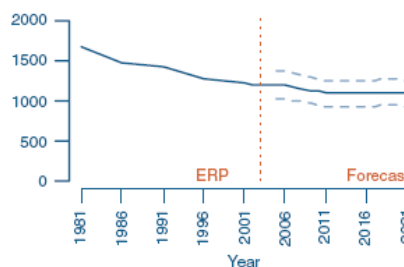
1.4 Population

Shire Population

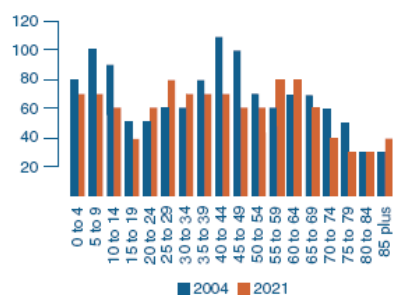
The population in Kellerberrin Shire at the 2006 Census was approximately 1183 people, of which approximately 866 people (73 per cent) in the Kellerberrin townsite. Kellerberrin, like most inland areas of Western Australia's Wheatbelt region has had declining population numbers, since 1986, however this decline has levelled out since 1996. According to the Australian Bureau of Statistics 2006 Census Time Series data, the population decline between 1996 (1211 people) and 2001 (1159 people) was approximately 50 people and only approximately 4 people between 2001 and 2006 (1155 people). According to the WA Tomorrow projections shown in **Figure 12**, the decline levels from 2011 to 2021.

FIGURE 12 – WAPC POPULATION PROJECTIONS 2004 – 2021

	2004	2006	2011	2016	2021
0 to 4	80	70	60	65	70
5 to 9	100	100	70	70	70
10 to 14	85	90	80	60	60
15 to 19	50	60	60	60	45
20 to 24	50	45	55	65	60
25 to 29	60	60	55	65	75
30 to 34	65	65	65	60	75
35 to 39	85	75	65	70	65
40 to 44	110	100	70	70	70
45 to 49	95	100	90	70	65
50 to 54	70	80	90	85	60
55 to 59	55	60	70	85	80
60 to 64	70	60	55	70	85
65 to 69	75	70	50	50	65
70 to 74	55	55	55	40	45
75 to 79	45	45	45	45	35
80 to 84	25	30	30	35	35
85 plus	30	30	30	35	40
Total	1200	1200	1100	1100	1100



▲ Chart 4.64.1 Expected accuracy



▲ Chart 4.64.2 Age distribution

Source: WAPC – WA Tomorrow – Population Projections for Planning Regions 2004 to 2031, Population Report No 6, Nov 2005.

There is some conjecture whether population numbers are stabilising in Country areas. However in the medium term, to about 2021 the decline in numbers is expected to stabilise.

Based on the 2006 Census, approximately one fifth (22 per cent) of the population in the shire is under 14 years of age and one third (31 per cent) is over 55 years of age, which are broadly consistent with the Western Australian averages, as shown in **Figure 13**.

FIGURE 13 - KELLERBERRIN AGE DISTRIBUTION

Census Year	Place	Age						Total
		0-4	5-14	15-24	25-54	55-64	65+	
1996	<i>Kellerberrin</i>	90	199	131	501	129	161	1,211
	<i>Western Australia</i>	123,290	261,713	255,726	755,928	136,613	179,753	1,726,095
2001	<i>Kellerberrin</i>	91	178	105	461	127	194	1,159
	<i>Western Australia</i>	122,709	269,967	260,272	807,357	167,027	204,676	1,851,252
2006	<i>Kellerberrin</i>	84	176	84	456	140	215	1,155
	<i>Western Australia</i>	124,664	271,633	275,891	839,001	216,194	237,594	1,986,245

Source: Adapted from ABS Census 2006 Community Profile

There were 475 people employed in the Shire as at the 2006 Census, of which more than half (56 per cent) were employed full-time and almost one third (32 per cent) were employed part-time. Of these people, more than one third (36 per cent) were employed in agriculture and associated industries. Other significant employment was in education and training, health care and social assistance and retail trade sectors.

Town Population

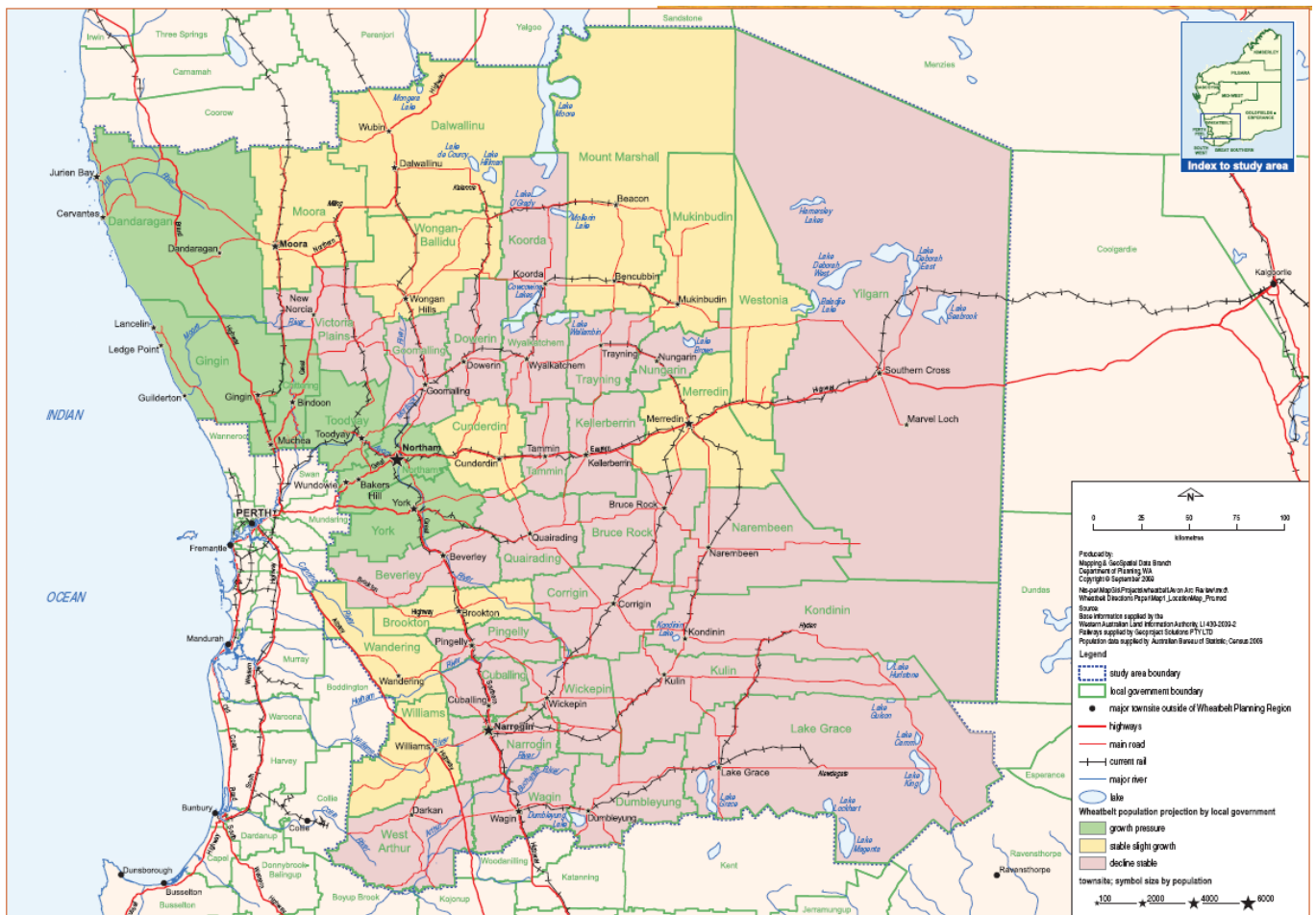
The Kellerberrin town population of 866 in 2006 represents approximately three-quarters (73 per cent) of the shire's population of 1183.

1.5 Implications of Location, Climate and Population Characteristics on Local Planning Strategy

The Shire's distance from Perth and its climate will remain an obstacle to the lack of growth in the population projections. The townsite's location and proximity to Perth (only two hours) on the major Highway network contributes to the reduced passing trade although there is exposure of most of the tourist traffic.

Growth population projections for the Shire suggest that, of the 43 local government areas in the Wheatbelt Planning Region, about 26 recorded declining populations, as shown in **Figure 14**.

FIGURE 14 – WHEATBELT POPULATION PROJECTIONS BY LOCAL GOVERNMENT



Source: Towards a Wheatbelt Regional Strategy – Directions Paper for Public Comment

There is also an increasing number of people aged 65 and over, as well as an increasing number of people in the 45-55 age group indicating there will be demands on future aged persons facilities. The implication of an aging population is the need to adequately cater for accommodation, medical facilities and support services. Currently, aged persons permanent care accommodation is provided by the Dryandra Homes facility on the corner of Leake and Moore Streets opposite the school. Aged accommodation is also provided by Milligan Units located on the corner of Gregory and Bedford Streets. The two facilities are closely linked and within easy walking distance of the hospital located on the corner of Moore and Gregory Streets. The Medical Centre is adjacent to the hospital and the dental clinic is located on the corner of Moore and James Streets.

These facilities are well located within walking distance of the main commercial and community facilities in Kellerberrin town and are they well placed to provide a grouping of facilities serving residents with similar interests, and needs. Recent improvements to the train station have ensured a smooth level path is provided from the accommodation areas to the commercial centre.

2 STATE AND REGIONAL PLANNING CONTEXT

2.1 State Sustainability Strategy (2003)

The State Sustainability Strategy establishes a sustainability framework containing principles, visions and goals. It seeks to ensure that sustainability is considered and incorporated into decisions and actions for the future of Western Australia at all levels. It should underpin future planning for the Shire of Kellerberrin.

2.2 State Planning Strategy (1997)

The State Planning Strategy, released in 1997, sets out the following regional vision for the Wheatbelt:

In the next three decades, the Wheatbelt Region will be characterised by a range of expanded towns linked by improved transport and commuter links to Perth. A range of consolidated service centres will grow throughout the region. The Wheatbelt will become an area of innovation in agriculture, environmental management and the development of downstream processing of agricultural and mining products. The region will develop stronger inter-regional, intra-regional and interstate linkages for both road and rail. Extensive rehabilitation of environmental damage to farmlands in the region will be undertaken.

The actions that have been identified for achieving this vision relevant to Kellerberrin Shire are as follows:-

- Plan and manage the rehabilitation of salt affected areas (Environment and resources);
- Promote revegetation strategies (Environment and resources);
- Revegetate water catchments (Environment and resources);
- Adopt planning principles to provide for sustainable environmental management (Environment and resources);
- Identify and protect prime agricultural land (Environment and resources);
- Ensure that uses which conflict with agricultural uses are prevented (Environment and resources);
- Ensure basic raw material supplies near major regional towns are protected (Environment and resources);
- Protect culturally significant places through town planning schemes (Environment and resources);
- Promote the diversification of local economies (including niche agricultural products) (Economy);
- Adopt innovative and flexibility town planning schemes to allow future economic development (Environment and resources); and
- Recognise tourism as a legitimate land use compatible with a range of existing land uses and incorporate into future town planning schemes (Environment and resources).

2.3 Liveable Neighbourhoods

Liveable Neighbourhoods was developed to implement the objectives of the State Planning Strategy, which aim to guide sustainable development of Western Australia to 2029.

The Elements of Liveable Neighbourhoods that are of particular relevance to the Shire include lot size and layout, movement systems, public open space, urban water management, utilities and activity centres/employment.

2.4 State Planning Policies

State Planning Policies (SPP) are prepared and adopted by the Western Australian Planning Commission (WAPC). The WAPC and local governments must have due consideration to relevant state planning policies.

The following state planning policies are relevant to the Shire of Kellerberrin:

- **SPP 2 Environment and Natural Resource Planning**
This is a broad policy that is supplemented by more specific policies. It details guiding objectives for water resources, air quality, soil and land quality, biodiversity, agriculture and rangelands, minerals, petroleum and basic raw materials, marine resources and aquaculture, landscapes, greenhouse gas emissions and energy efficiency.
- **SPP 2.4 Basic Raw Materials**
While this policy is not specific to areas outside of Perth and adjoining areas, the main objectives of identifying and protecting the location of land for the extraction of basic raw materials is relevant to the Shire of Kellerberrin. It has particular implications for road construction and maintenance.
- **SPP 2.5 Agriculture and Rural Land Use Planning**
The main objective of this policy is to protect productive agricultural land from activities that will threaten its productivity, whilst acknowledging a need to accommodate urban expansion and other important uses. It is noted that currently the Shire of Kellerberrin does not have any identified priority agricultural land pursuant to this SPP.
- **SPP 2.9 Water Resources**
This policy aims to protect, conserve and enhance water resources that have significant economic, social, cultural and/or environmental values. It also aims to assist in ensuring the availability of suitable water resources to maintain living environments, while maintaining or improving water resource quality and quantity.
- **SPP 3 Urban Growth and Settlement**
This is a broad policy that is supplemented by more specific policies. It details guiding policy measures for creating sustainable communities, managing urban growth across Western Australia, planning for liveable neighbourhoods, coordinating services and infrastructure, managing rural-residential growth and planning for Aboriginal communities.
- **SPP 3.1 Residential Design Codes**
The Residential Design Codes detailed in this SPP assist with planning for residential development. This policy is incorporated in all Western Australian town planning schemes, requiring Councils to have regard to its content when considering approvals for residential development.
- **SPP3.2 Planning for Aboriginal Communities**
This policy sets out the planning processes to be followed when considering development plans and rezoning for Aboriginal communities.

- **SPP4.1 State Industrial Buffer (Draft)**
The main objective of this policy is to avoid land use conflict between industrial uses and essential service infrastructure as well as sensitive land uses. It also aims to minimise amenity, health and risk impacts associated with industry and essential service infrastructure near sensitive land uses. To achieve the objectives of the policy provides guidance on determining appropriate buffer distances.
- **Draft Country Sewerage Policy**
This policy although in draft form has been endorsed by State Cabinet and forms part of the recognised planning framework. The main objective of the draft Country Sewerage Policy is to protect public health, and sets standards for rezoning, subdivision and development.

2.5 Regional Strategies

- **Wheatbelt Land Use Planning Strategy**

The Wheatbelt Land Use Planning Strategy was released for public comment in April 2011.

A vision for the Wheatbelt region is set out in the Strategy, identifies the opportunities and challenges for the region and sets the future direction and policies for the region based on regional rather than administrative boundaries.

The Strategy identifies that the Shire of Kellerberrin population will remain stable, however that the creation of additional lots identified through mechanisms such as the local planning strategy may result in growth within the Shire.

The town of Kellerberrin is a rural town, providing local services and facilities and fulfilling the role of a administrative centre for the Shire.

The Strategy identifies a series of actions under key topics including: Community, Economy and Regional Development, Environment, Infrastructure and Governance. No specific actions are identified for the Shire of Kellerberrin. This local planning strategy reflects those strategies and actions that apply across the entire Wheatbelt region.

- **Avon Natural Resource Management Strategy (2005)**

The Avon NRM Strategy prepared by the Avon Catchment Council for the Avon River Basin assist decisions and actions in natural resource management. The Strategy identifies assets of high value, the threats that affects them and a framework for their protection. The implementation of the Avon NRM Strategy provides direction for investment in conservation and the sustainable use of natural resources within the region.

3 LAND USE AND SUPPLY

3.1 Existing Land Use and Supply

Residential – Kellerberrin townsite

Residential development has occurred on both sides of the railway line, initially close to commercial services and the central business district, however in the last decade development of larger lots has occurred on the northern and western sectors of the town.

Residential land in Kellerberrin townsite primarily has a R15 coding, and which is generally subdivided between 1000m² and 2000m². There are several areas of R5 in the north-west and northern portions of the townsite, there are several lots about 2000m², although the R5 coded lots are generally between 8000m² and 1-1.5 hectares.

There are several lots with an R2 coding on the east side of Bedford Street. The R2 coding has been placed on these lots due to the proximity to the adjoining industrial estate.

The vacant lots within the Kellerberrin townsite are shown in **Figure 15**. The majority of the vacant land within the townsite is fragmented and privately owned. There are numerous, about 60, lots in the 'Residential' zone identified as vacant on **Figure 15**, within the approximate range of 850m² to 1250m² with the capacity to accommodate new dwellings. Although, the status of this land as 'vacant' has not been verified.

A significant proportion of the existing vacant residential lots, about 20 lots, are located in a shire-owned cluster in the south-east corner of the townsite, at the eastern end of Hammond Street.

Commercial – Kellerberrin town centre

The majority of commercial and civic components of the Kellerberrin town centre are located on the southern side of Massingham Street. There is a wide range of retail shopping and other businesses located in the town. The majority of businesses are farm support enterprises.

Industrial

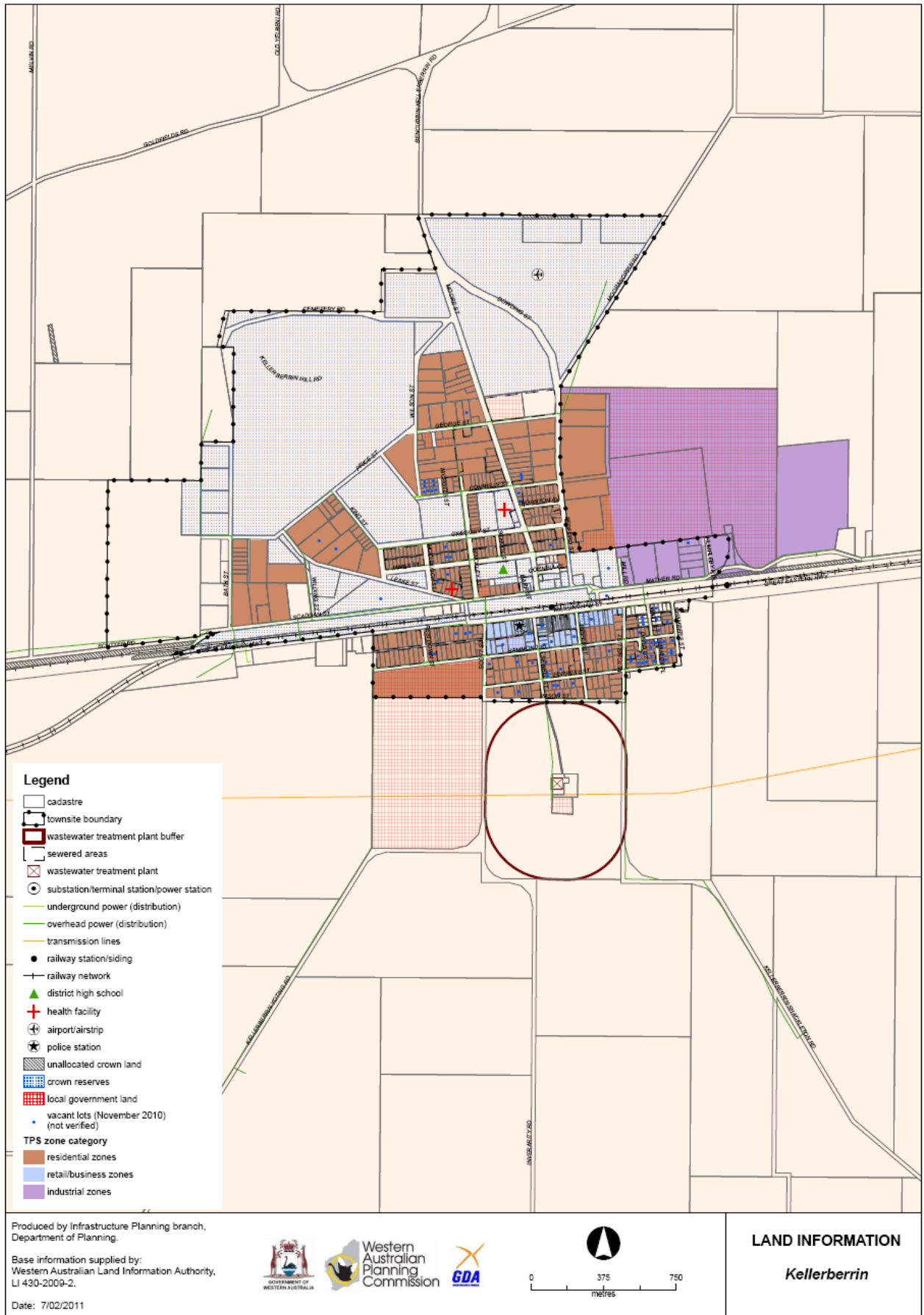
The existing principal industrial area in the shire is located in the north-eastern portion of the Kellerberrin townsite on Mather Road. The Council is in the process of expanding the industrial zone to adjoining land to the north.

The major new proposal for this land was a Council depot. Amendment 3 to Scheme 2 sought to rezone 3 lots in this area to 'Industrial', which received final approval from the Minister for Planning in May 2010, and the related subdivision approved in August 2010.

Residential – Doodlakine townsite

There is an extensive area of subdivision in the townsite, however there has been no demand for blocks and no building applications for construction over the last fifteen years.

FIGURE 15 –KELLERBERRIN TOWNSITE VACANT LAND



Source: WA Planning Commission 2011

Rural Residential

Rural residential development in the shire (Special Rural zone in Town Planning Scheme No.2) is limited to the western portion of Kellerberrin townsite. However, this land is low lying and therefore may be required to form part of the proposed drainage plan for the town site. Further investigation into drainage issues is required prior to this land being made available for rural residential development. (Refer to 4.5 Flood Risk).

Consequently, there is currently no rural residential available for development.

The Council has been seeking to progress a small rural residential development on shire-owned land to the south of the townsite, named Restdown Estate, as shown in **Figure 16**. The Restdown Estate site is 54.2 hectares, cleared and relatively flat. The Council seeks to rezone the site from the 'Farming' and 'Residential R5' zone to provide for 94 lots ranging in size from 2100m² and 1.8 hectares within several zones, as follows:

- Residential R2 (approx 15.8 hectares);
- Residential R5 (approx 9.3 hectares) plus existing Residential R5 (approx 10 hectares);
- Special Rural (approx 13.7 hectares); and
- Recreation and Open Space reserve (approx 5.4 hectares).

FIGURE 16 – RESTDOWN ESTATE PROPOSED ZONING



Source: Shire of Kellerberrin

3.2 Projected Future Growth and Demand

Compared to residential land prices in the Perth Metropolitan Region, residential land and houses in Kellerberrin are quite affordable. The recent median house price based on sales for Kellerberrin is \$120,000, and the current average listed sale price is \$180,000. Land sales are predominantly for larger lots (that is larger than 5 acres) and the current average listed price is \$120,000.

As discussed in section 1.4, growth and demand in Kellerberrin is projected to be stable, and combined with an ageing of the population, it is likely the shire will experience population decline in the longer term.

Details of the number of occupied dwellings, persons per dwelling, and population in the shire for the 1996, 2001 and 2006 censuses are shown in **Table 1**.

TABLE 1 – POPULATION & DWELLINGS IN THE SHIRE OF KELLERBERRIN

Census year	Occupied Dwelling structure*					Population	Average persons per dwelling
	Separate house	Semi-detached	Flat	Other/not stated	Total		
1996	421	19	3	11	454	1211	2.66
2001	418	10	13	0	441	1159	2.62
2006	110	313	8	0	431	1155	2.67

Source: ABS

*Dwelling structure – T15 – based on number of persons usually resident

Table 1 indicates a potential error, possibly a definition issue, for the reported change in the number of separate houses between the 2001 and 2006 censuses. It would seem almost impossible for the number of separate houses to reduce from 418 to 110 and the number of semi-detached to increase from 10 to 313. Table 1 also only indicates the number of occupied dwellings – in previous census years, the number of both occupied and unoccupied dwellings was reported. For example:

Census year	Occupied Dwellings	Unoccupied Dwellings	Total Dwellings
1986	435	161	596
1991	472	112	584

The number of unoccupied dwellings does not appear to be available in the Census data from 1996 onwards.

However, the total figures presented in Table 1 shows a decreasing number of occupied dwellings, which appears to be consistent with the decreasing population and is supported by a stable (average) number of persons per dwelling, despite not showing the relative number of occupied dwellings to the total number of dwellings.

These statistics indicate there is low demand for new dwellings in the shire from growth and demand. The statistics also indicate that there is no current pressing need for new dwellings (excluding aged care facilities) due to potential declining household numbers caused by, for example an ageing population.

3.3 Future Land Use and Supply - Kellerberrin townsite

Residential

There are two key aspects of any future residential development in Kellerberrin townsite:

- areas for new development; and
- facilitating the repair or replacement of the current ageing housing stock.

New residential development

Restdown Estate, to the south of the existing developed area, will provide a choice and variety of lot sizes in a new residential development environment.

The cleared area immediately south of Hammond Street, and south and east of Mitchell Street in Kellerberrin is substantially undeveloped apart from occasional dwellings. Future residential lots in Kellerberrin townsite should be located in this vicinity, subject to a structure plan to incorporate the existing dwellings into the design.

The density code for residential areas are currently between R2 – R15. An increase in density coding will allow further infill development to occur within the existing townsite. An increase in density would require that effluent must be disposed off-site prior to the higher density being permitted. Where no deep sewerage is available densities must remain at R5 (2000m²) for existing lot sizes, and R2 (5000m² lots) for new subdivisions. This latter requirement is consistent with the minimum lot size determined by the Department of Health (WA) for effective on-site disposal.

The majority of lot sizes in country towns throughout the State are 1000m² – or a quarter acre lot in the old measurement. A code of R10 will permit the development of one dwelling on a lot of 1000m², while the higher coding of R40 will allow for up to 4 dwellings per lot.

There is potential for smaller residential lots on the south east of town incorporating that area of land between Forrest Street and Rason Street within Avon Location 3777.

Repair and replacement of existing residential areas

The Council consider that much of the existing residential development in the Kellerberrin townsite needs repair and replacement. Council wishes to encourage the replacement of an existing dwelling at the street frontage by allowing two dwellings per lot (as opposed to only one additional dwelling by using R30).

The Council also supports grouped residential development at the R40 densities provided it can be satisfied that the amenity of the area will be preserved and sewer is provided.

The Council also supports the grouping of accommodation to cater for the aged.. This accommodation needs to be convenient to the commercial area, clinic, sporting facilities and major transport route. An area identified for grouped dwellings for aged accommodation is located on the corner of Bedford Street and Gregory Street

Any future residential development will need to give consideration to the potential for flooding, address the drainage issues and ensure that impacts of salinity are taken into account.

Rural Living

There is currently no semi-rural land available for development within the townsite. While there is land zoned for this purpose to the west of the town, further investigation into drainage issues is required prior to development. The Council's proposed Restdown Estate area would provide semi rural land of about 94 lots for the future development of town.

It is the Council's objective to provide a wide choice of living styles in the Shire. Prior to the initiation of any amendment to rezone land for rural living purposes, the Council will need to be satisfied that the proposal is consistent with the Shire's vision statement, the land is not required for agricultural purposes, there is demand for such development, the land can be adequately serviced and the rezoning of the identified land will not impact on the agricultural uses in its vicinity. Proposals for rural living will be assessed under the provisions of the relevant State Planning policies, include Draft SPP 2.5 – Land Use Planning in Rural Area.

Commercial

There are three additional lots on the eastern sector of Massingham Street which can be used for expansion. In addition Council has purchased the old Coles Engineering site located directly behind the town centre for the purposes of town centre expansion.

The Council is keen to ensure there are adequate commercial premises in Kellerberrin available for occupancy, or vacant land available for construction. The supply of vacant commercial land is currently restricted to two lots, but vacant commercial premises are still available.

The Council will support the addition of future commercial areas in one of two places, depending on demand and availability.

Both options need to be contiguous to the existing commercial main street to help consolidate the heart of the town. The options include an extension of the commercial zoning to incorporate the areas behind the existing shops and adjacent to the Bowls Club and Tennis Club facilities in Hammond Street, rezoning of the lots at the east end of Johnson Street and infilling of the lots that are currently vacant.

Industrial

The Council is keen to ensure that a variety of industrial land is provided for business people to establish in Kellerberrin. The Council is eager to ensure that adequate land is allocated for light industries, service industries and general industries. These areas should be located within easy reach of essential services, on a major transport route and in locations commensurate to their impact and use.

3.4 Future Land Use and Supply – Other townsites and rural areas

Residential Development in Townsites

The Council seeks to consolidate residential services, community facilities and amenities, cultural venues, commercial development and jobs in Kellerberrin townsite. The old townsites of Baandee and North Baandee have been dismantled.

The Council will maintain its current level of support to existing residents in the Shire's townsites but will not promote further expansion of development within any townsite other than Kellerberrin, or residential development in Doodlakine.

The Council will not support the development of any facility or amenity in Doodlakine, as it considers it to be a duplication of resources. Replicating facilities and amenities unnecessarily increases management and maintenance costs to an unsustainable level.

Rural Living

Rural living development is not supported when it is not adjacent to the Kellerberrin townsite.

Homestead Lots

The Council has adopted a 'Subdivision for Homestead Lots' policy as an integral part of the Local Planning Strategy to provide a clear picture of the Council's position on the creation of homestead lots. For the purpose of this policy a homestead is an established dwelling on a rural lot that has been established for no less than 15 years.

The Council is keen to allow the continued use of homestead dwellings by supporting the excision of the homestead on a land area of between 4 and 10 hectares. The Council may support an alternative size under special circumstances.

Where the farm has more than one lot or location, the Council may request that the creation of the homestead lot be created by a boundary adjustment rather than the creation of a new lot.

Where the farm consists of only a single lot or location the policies relating to each of the services (detailed in this policy) shall apply.

The Council will not support the creation of more than one homestead lot from an original farming location or lot.

3.5 Implications of Land Use and Supply Analysis on Local Planning Strategy

3.5.1 Residential Development

There is sufficient residential land contained within the town site to cater for at least the next 15 years. As discussed in Section 3.2, the assessment of vacant land shows about 60 lots available in the 'Residential' zone, in the within the range of 850m² to 1250m² (**Figure 15**)

The Council will not support the creation of additional residential areas outside of the Kellerberrin townsite. Elsewhere in the shire, the Council will continue to support existing development in townsites but will not encourage further development except in the townsite of Doodlakine. No new subdivisions or rezonings will be supported except as a rationalisation of lot boundaries.

3.5.2 Rural Living Development

There are currently no land which can be developed for Rural Living purposes, as existing zoned land is constrained for development until further investigations are undertaken. In order to facilitate opportunities for rural living development, criteria, based on state planning policy, need to be developed to provide the Shire and proponents guidance of where this type of development can be supported.

3.5.3 Other Townsites and Rural areas

Residential development is not encouraged outside of the Doodlakine townsite. The townsite will be appropriately zoned to allow for residential development and appropriate facilities. Provisions are to be made for the development of homestead lots, in accordance with Council policy.

4 ENVIRONMENT AND LANDSCAPE

4.1 Managing Natural Resources

Salinity

The Shire of Kellerberrin is part of the Rural Towns Program. The Program was established in 1997 as part of the State Salinity Strategy to assist local communities tackle salinity generally but specially in townsite areas where the problem can be more acute. Townsite salinity occurs because towns are traditionally built in low-lying areas. Natural development of the land within the townsite areas has resulted in tree clearing, causing watertables to rise.

As the watertable rises it brings corrosive salts closer to the surface where they can damage roads, bridges, recreation areas, public buildings, even people's homes.

The Rural Towns Program aims to provide solutions to the environmental and economic problems that arise as a result of townsite salinity.

The Rural Towns Program is working with several local governments especially in the Wheatbelt agricultural region, to measure the characteristics of groundwater systems and produce computer-generated models to predict the effects of townsite salinity in the future for each specific area.

These models can also show the likely effectiveness of various salinity management strategies suitable for each area, helping the community to plan and implement programs to protect their future.

In winter 2000, the watertable within the Kellerberrin townsite was within one metre of the ground surface at monitored sites along Ripper Street and Rason Street. The watertable deepened eastward and was greater than two metres deep on the town's eastern boundary. It is not known whether groundwater levels are stable or are rising below the town. If they are rising, then damage is likely to spread eastward through the townsite. There are significant premises with rising damp issues.

The recharge areas considered to affect the groundwater levels below the townsite are the townsite itself, the surrounding slopes and the valley floor of the Mooronoppin Creek close to the town on the eastern side.

There are some towns in the Community Bores Project which have developed groundwater problems, even though they are in locations which make it unlikely that cleared agricultural land has contributed to their groundwater systems. This implies that the recharge within a townsite is substantial and it alone can be the cause of groundwater problems. Therefore, it can be inferred that recharge occurring within the townsite of Kellerberrin is also substantial.

It is not clear from the available groundwater records where most recharge within the townsite occurs (e.g. below land where water ponds; below leaking pipes, drains and culverts; below over-watered gardens or sports grounds, grassed areas, vacant blocks and 'bare' ground) or at what time of year it occurs (e.g. after winter rains, summer rains, or summer watering).

The Department of Agriculture recommends certain approaches to manage the problem. The details of these measures can be obtained through the Department and/or its web site.

The Department of Land Information (DLI) has prepared several analyses using the Satellite Remote Sensing Techniques. These include mapping over the whole district to show Salinity

Monitoring, Digital Elevation Model, Slope Analysis, Vegetation Density, Vegetation Density and High Slope and LandSat Images.

Salinity Monitoring

Kellerberrin Shire has had a .3% decrease in the saline land component that comprises 6.69% of the Shire. This is considered impressive when compared to some other Shires, for example Nungarin, where there has been an increase of 3.5% of salt affected areas.

The salinity estimates have been aggregated to produce Shire summaries. **Table 2** provides a summary of the salinity status for the shires in the surrounding area. The table contains area estimates expressed in hectares (ha) as well as the percentage of each shire estimated to be saline, and the rate of increase of these estimates.

From the Table we observe that the estimates of the extent of salinity are increasing for all shires except Kellerberrin, Wyalkatchem, Bruce Rock and Quairading although at different rates.

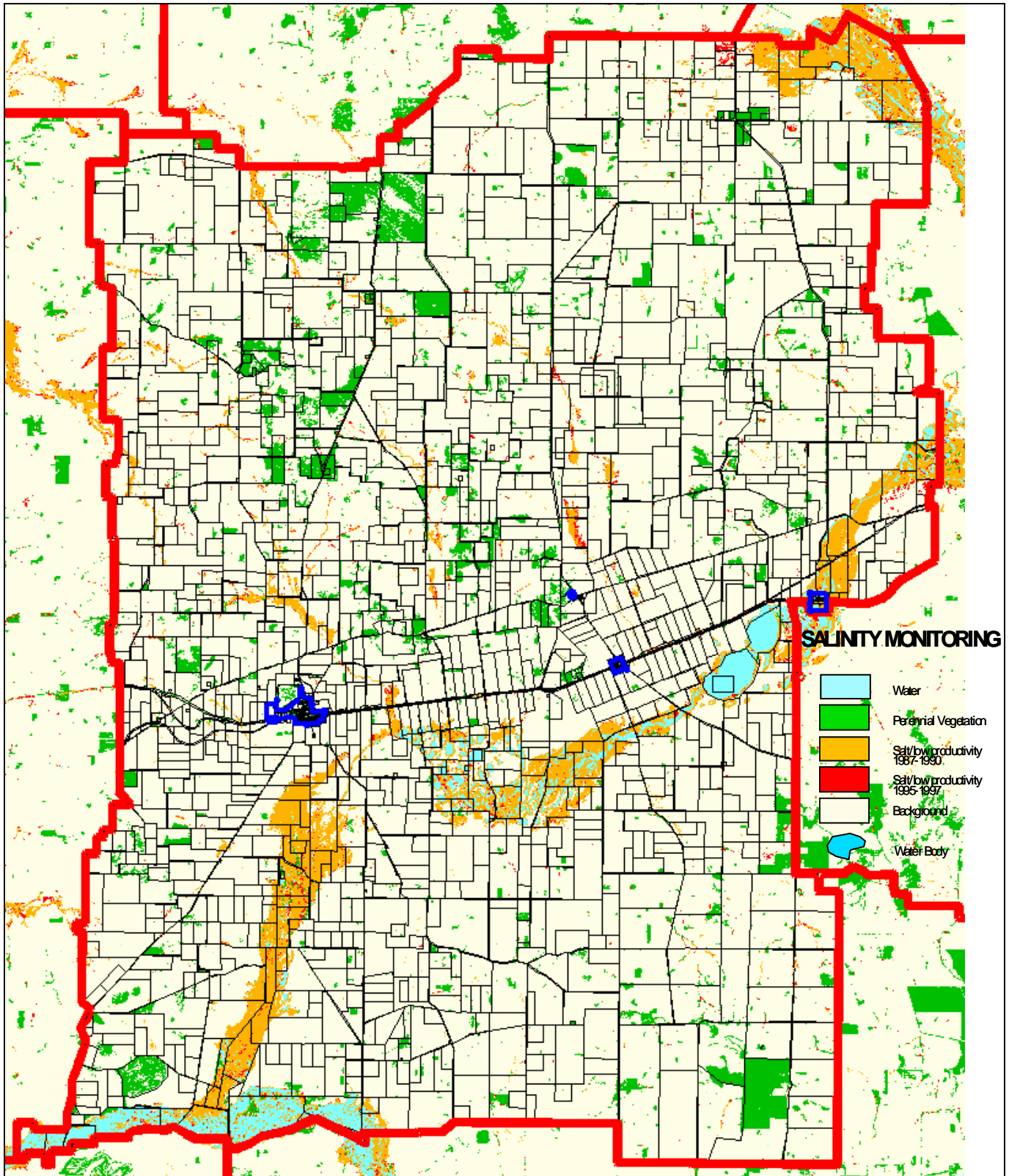
TABLE 2 - SALINITY STATISTICS BY SHIRE

Shire	Shire area		Salt affected					Salinity risk		
	ha	Area proc'd	Past		Present		Change	At risk		
	ha	%	ha	%*	ha	%*	Δ%	%	ha	%*
Bruce Rock	272,517	100%	13,611	(5.0%)	12,822	(4.70%)	-0.3%	100%	88,204	(32.4%)
Kellerberrin	191,554	100%	13,490	(7.0%)	12,824	(6.69%)	-0.3%	100%	61,577	(32.1%)
Merredin	329,393	100%	8,441	(2.6%)	9,743	(2.96%)	0.4%	100%	90,871	(27.6%)
Nungarin	116,305	96%	8,942	(8.0%)	12,861	(11.46%)	3.5%	100%	50,087	(43.1%)
Quairading	201,647	100%	14,451	(7.2%)	13,368	(6.63%)	-0.5%	100%	63,320	(31.4%)
Tammin	110,246	100%	8,139	(7.4%)	8,476	(7.69%)	0.3%	100%	36,469	(33.1%)
Trayning	165,196	100%	8,420	(5.1%)	8,835	(5.35%)	0.3%	100%	53,232	(32.2%)
Wyalkatchem	159,545	100%	17,873	(11.2%)	17,491	(10.96%)	-0.2%	100%	57,176	(35.8%)

Source: DLI, Satellite Remote Sensing Services 2002.

Figure 17 below shows the mapping produced by the DLI that monitors the changes in area subject to high salinity levels and resultant low productivity yields. These changes were recorded in two periods. The first was between 1987 and 1990 with the second period was between 1995 and 1997. Map 3 illustrates the salinity risk.

FIGURE 17 - SALINITY MONITORING



Source: DLI, Satellite Remote Sensing Services 2002.

Townsite areas are also shown within a blue border.

The blue areas shown in **Figure 17** indicate 'water', with the adjacent areas shown orange as salt/low productivity as recorded between 1987 and 1990. The areas shown red (and hardly

visible at this scale) show the *additional* land recorded as salt/low productivity between 1995 and 1997 (shown orange).

The mapping clearly shows the drainage pattern of the region and the areas with perennial vegetation (shown green).

The drainage lines shown light blue (and orange) appear from the LandSat imagery to remain unusable. The aerial photographs show these areas as not being cropped, but in some cases vegetated. Some of these more vegetated areas are already in Crown ownership and managed by Conservation and Land Management (CALM).

Implications of Salinity Monitoring on Local Planning Strategy

The owners of the land areas shown orange, and especially red, should be advised of these findings with information about remedial measures that can be put in place to mitigate against further increases in salinity levels and areas.

This mapping will be invaluable for determining whether land is suited for conservation areas, protection, future development options and treatment.

A strategy should be put in place to promote the acquisition of such areas in order to protect areas of viable vegetation that cannot be cleared. The purchase cost of these holdings should be minimal due to the limited use and restrictive clearing practices established in wooded areas of the State.

The mapping provides a useful tool for LandCare projects to target most susceptible or delicate areas in most need of treatment.

The Council will not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.

4.2 Vegetation

The vegetation extent in Kellerberrin Shire is shown in **Map 2**. The majority of the Dense and Medium density areas are contained within CALM managed properties.

The DLI analysed the occurrence of woody vegetation in 1988 and 2000 over much of the Wheatbelt region. **Table 3** shows the positive change in areas of woody vegetation within Kellerberrin and the surrounding Shires.

TABLE 3 – WOODY VEGETATION STATISTICS

Shire	Shire area		Woody vegetation				Change
	ha	Area proc'd %	1988 ha	1988 %*	2000 ha	2000 %*	
Bruce Rock	272,517	100%	19,574	(7.2%)	19,189	(7.0%)	-0.1%
Kellerberrin	191,554	100%	11,552	(6.0%)	11,994	(6.3%)	0.2%
Merredin	329,393	100%	35,314	(10.7%)	36,477	(11.1%)	0.4%
Nungarin	116,305	100%	11,935	(10.3%)	12,610	(10.8%)	0.6%
Quairading	201,647	100%	8,576	(4.3%)	9,137	(4.5%)	0.3%
Tammin	110,246	100%	3,860	(3.5%)	4,333	(3.9%)	0.4%
Trayning	165,196	100%	12,990	(7.9%)	11,259	(6.8%)	-1.0%
Wyalkatchem	159,545	100%	5,006	(3.1%)	5,552	(3.5%)	0.3%

Source: DLI, Satellite Remote Sensing Services 2004.

Implications of Vegetation Density on the Local Planning Strategy

The Department of Environment and Conservation managed reserves are to be identified in the Local Planning Strategy and Local Planning Scheme.

'Other Reserves' to be identified on the Strategy Map may be considered suitable for other purposes. A Scheme Amendment may be necessary if this is considered appropriate.

Council should continue to promote, where possible, the protection of vegetated areas on private land.

Although there has been a clearing ban for more than 15 years, the Council will remind owners of properties containing vegetation of the restrictions to clearing (except for fire breaks) and measures to enhance or protect the plant life.

With the assistance from LandCare officers, the Council will prepare a listing of species considered appropriate for specific plantings. These may include broad-acre saline areas, revegetation areas, street trees, local town parks, wind rows, amenity planting and buffer screens.

4.3 Land Capability and Land Quality

Given the dominance of the wheat production in the Shire (84% of receivals at CBH), it is appropriate to select land best used for dry crops as being Prime Agricultural land. Data is available that provides an indication of where the highest percentages of Dry Cropping Land with minimum tillage occur within the Shire.

Crops included in this general assessment include wheat, barley, oats, narrow-leafed lupins, field peas, canola and chickpeas. The mapping includes various classes with the best versatility in the assessment with the breakdown shown as a percentage of each mapping unit in this class.

In terms of land quality there are many factors that need to be considered in the selection of uses that could be considered inappropriate, however as there are so many aspects to consider it can become an all-consuming exercise without necessarily achieving the desired outcomes.

The land capability variables include the following;

Ease of excavation	Flood hazard
Land instability	Microbial purification
Ph levels	Phosphorous export hazard
Rooting depth	Salinity hazard
Salt spray exposure	Site drainage potential
Sub-surface acidification susceptibility	Water logging/inundation risk
Water repellence susceptibility	Soil water storage
Wind erosion hazard	Soil workability

Implications of Land Capability on the Local Planning Strategy

The Council will expect the appropriate analysis of land capabilities and qualities at such time as new proposals are submitted for approval. The onus is on the applicant to provide a compelling argument on any such proposal.

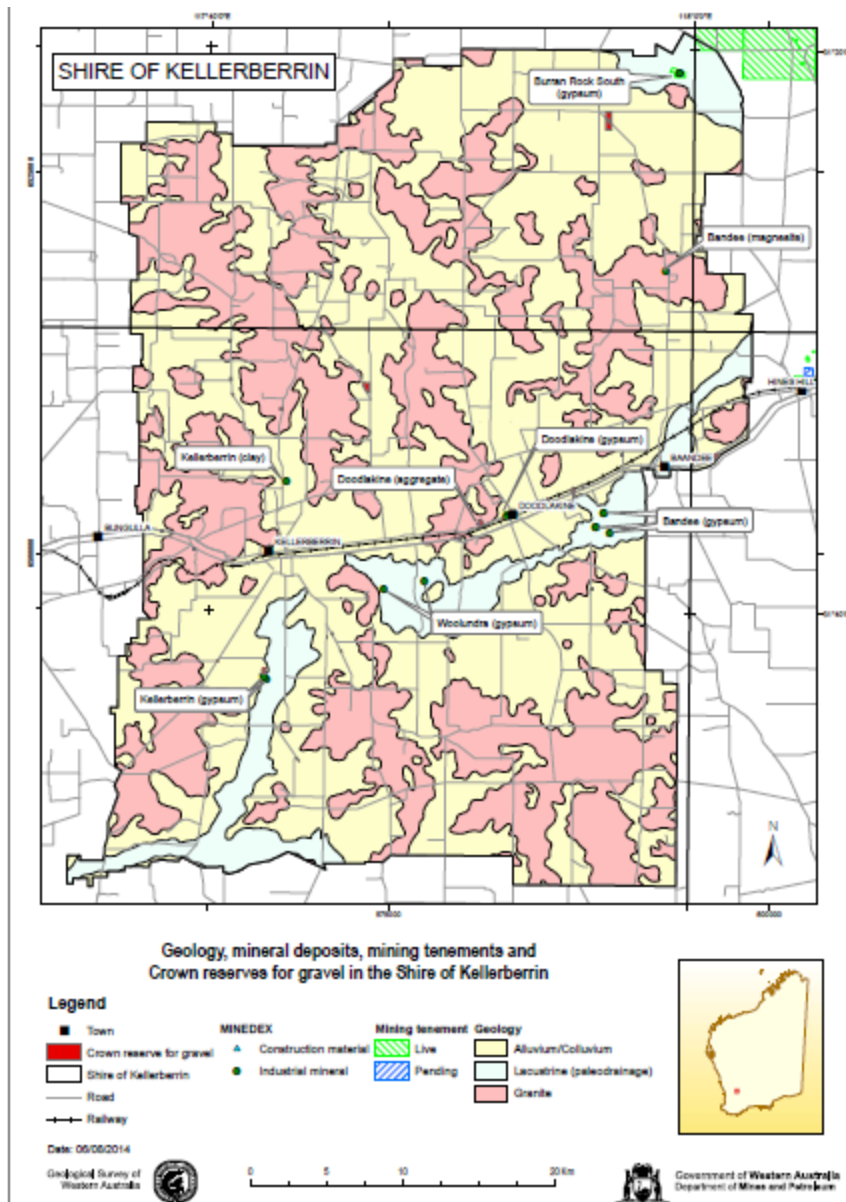
4.4 Geology, Mineral and Petroleum Resources and Basic Raw Materials

The Shire of Kellerberrin is underlain by rocks that are at least 2500 million years old, comprising gneiss and granitoid intrusions of the South West Terrane of the Yilgarn Craton. Colluvium, alluvium and lacustrine sedimentary deposits of more recent times overlie these igneous basement rocks. The Yilgarn Craton may contain enclaves of greenstones or iron rich material within granites that have potential for iron ore or gold. Deep weathering of the granite can result in kaolin-rich clay, whilst the granite itself is a source of aggregate. The younger surficial sediments provide a source of gravel. The numerous gypsum deposits are related to the Swan-Avon paleodrainage system.

A gravel quarry is located adjacent to the Doodlakine town site and a gypsum operation is located at Burran Rock South.

Figure 18 shows the live and pending tenements demonstrating the distribution of mining interest in the Shire.

FIGURE 18 – TENEMENTS AND MINING ACTIVITIES



Source: Geological Survey of Western Australia, 2014

4.5 Flood Risk

The townsite of Kellerberrin is located in a floodplain and is subject to flooding. A review of the drainage system has been undertaken, and the subsequent drainage plan for the town is to be implemented to address the flooding issue.

The Shire of Kellerberrin has been focussing on addressing drainage and salinity issues within the townsite, including preparing a drainage plan. The key issues are:

- Low lying farming land subject to flooding to the east and north of town effects the industrial area, particularly where Cooperative Bulk Handling (CBH) has installed Type “E” grain storage bulkheads below existing ground level. It should be noted that CBH have agreed to address the potential flooding issues as part of the overall flood management plan of the town.
- The land earmarked within the Shire of Kellerberrin Town Planning Scheme No. 2 on the west side of town for the purposes of residential development will most likely not be pursued as the land is low lying and forms part of the proposed drainage plan for the town site.
- Land to the north of town comprising recreation and open space is fully utilised and the ground conditions are mostly rock. Further development in this sector of town is not practical.
- Development of the town east towards Kalgoorlie has inherent difficulties due to the flooding potential and access to Great Eastern Highway. In addition development has occurred along Mather Road in keeping with the TPS 2 industrial zone. This zone will need to be increased along Mather Road as there are industries beyond the TPS zone formally used as industrial premises.
- Development of land directly south of the existing residential area in Hammond Street, will impact on the sewage treatment plant buffer zone.
- The land containing the sewerage plant is also a major channel for storm water diversion around the town. Other areas that cannot be developed include extending west along Great Eastern Highway towards the railway as land in this area contains culverts and storm diversion channels.
- Land north and west of town contains dams and contours to hold storm water for town beautification projects.
- Land to the west of the proposed Restdown Estate is to be utilised for storm water diversion. Council's drainage consultant, Van Der Meer has flagged this land for drainage.

Implications of Flood Risk on the Local Planning Strategy

Development within the Kellerberrin Townsite is restricted due to the above reasons. Any future rezoning, subdivision or development will need to take drainage and flooding issues into consideration during assessment and further investigation and documentation of flood prone land / drainage should be undertaken.

4.6 Fire Risk

The Council has six volunteer bushfire brigades, three with fire-fighting equipment. The Kellerberrin brigade is located on the corner of Mather and Leake Streets and operates a 2.4 urban tanker and fast attack vehicle. The remaining brigades are located where required. All brigades have active membership. Fire risk in the areas adjacent to the townsite is considered to be relatively low due to the lack of vegetation and relatively flat nature of the land. The level of fire risk will vary, if revegetation occurs on a large scale.

Implications of Fire Risk on the Local Planning Strategy

Fire risk will need to be assessed when any development proposals or rezoning applications are being assessed.

4.7 Seismic Activity

Kellerberrin is located within Category 1 of the earthquake zone. Meckering, the epicentre, is located approximately 60km west of Kellerberrin.

4.8 Environmental Management

There are a number of land uses within the Shire that may impact upon sensitive uses, such as houses. As such, these sites should be identified, and appropriately protected.

The land uses identified include the Kellerberrin Waste Water Treatment Plant (Rason Street) and the waste transfer station (Inverarity Road)

Implications of Environmental Management on the Local Planning Strategy

Buffer zones should be included on the local planning strategy map around these sites. Statutory provisions can be included in the planning scheme, such as special controls to minimise possible environmental impacts, as appropriate.

4.9 Heritage

Indigenous heritage and culture

The Aboriginal Heritage Act 1972 protects all Aboriginal sites – both registered and unregistered.

The Act provides for sites to be listed on the Register of Aboriginal Sites. There are 5 registered Aboriginal heritage sites in the shire (illustrated on Map 1 in the Local Planning Strategy).

The Act also provides for sites to be protected from disturbance or damage caused by land use change.

Non-Indigenous heritage

There are four places on the State Register of Heritage Places listed under the Heritage of Western Australia Act 1990, as shown in **Table 4**. There are 40 places identified in the Municipal inventory prepared in 1998, as listed in **Table 5**, although the inventory has not been reviewed or updated.

TABLE 4 – STATE REGISTER OF HERITAGE PLACES

Place Name	Location
Agricultural Hall (fmr), Kellerberrin (1369)	Cnr Leake & Bedford Sts, Kellerberrin (Lot 320 DP100751)
Hillview House Group (4045)	124 Massingham St, Kellerberrin
Kellerberrin Fire Station (1379)	Lot 322 Ripper St, Kellerberrin
Kellerberrin Post Office & Residence (1372)	58 Massingham St, Kellerberrin

TABLE 5 – MUNICIPAL HERITAGE INVENTORY (1998)

Place Name	Location	Management Category
Baandee Townsite (11894)	Merredin Rd, Kellerberrin	Historic site - recognise
Bank of New South Wales (fmr) (1371)	60 Massingham St, Kellerberrin	High level of protection - TPS
Cardonia Homestead & Outbuildings (1376)	Off Old Goldfields Rd, Kellerberrin	Recommend RHP
Commercial Bank (fmr) (3620)	84 Massingham St, Kellerberrin	High level of protection - TPS
Cuttening Homestead & Outbuildings (1381)	Off Kellerberrin-Shackelton Rd, Kellerberrin	Retain & conserve if possible
Daadenning School Site & Building (11897)	Daadenning Rd, Kellerberrin	Historic site - recognise
Deepwell (11889)	Deep Well Rd, Kellerberrin	Retain & conserve if possible
Doodlakine Hotel (fmr) (1384)	Cnr Spring & Station Sts, Doodlakine	Retain & conserve if possible
Doodlakine Post Office and Quarters (fmr) (1383)	Lot 11 Station St, Doodlakine	High level of protection - TPS

Doodlakine well (11890)	Off Old Goldfields Rd, Kellerberrin	Retain & conserve if possible
Hannah Horner's Grave Site (11900)	Daadenning Creek Rd, Kellerberrin	Retain & conserve if possible
Kellerberrin Hotel (1374)	Cnr Massingham & Ripper Sts, Kellerberrin	Retain & conserve if possible
Kellerberrin Masonic Hall (1370)	5 Hinckley St, Kellerberrin	High level of protection - TPS
Kellerberrin Post Office and Bank of NSW (fmr) Group (17504)	58 & 60 Massingham Street, Kellerberrin	Unknown
Kellerberrin Uniting Church & Hall (1380)	Lot 86 Sewell St, Kellerberrin	High level of protection - TPS
Marronobbing Well (11891)	Off Old Goldfields Rd, Kellerberrin	High level of protection - TPS
McWhirter Residence (1366)	Cnr Wilson & Connelly Sts, Kellerberrin	Retain & conserve if possible
Milligan Homestead and Outbuildings (1382)	Trayning Rd, Kellerberrin	High level of protection - TPS
Mindabooka School Site (11896)	Doodlakine South Rd, Kellerberrin	Historic site - recognise
Mooranoppin Homestead & Outbuildings (1378)	Old Goldfields Rd, Kellerberrin	High level of protection - TPS
Mount Caroline (11892)	West of Glenluce Rd, Kellerberrin	Unknown
Mt Stirling School Site (11899)	Kellerberrin-Yoting Rd, Kellerberrin	Historic site - recognise
Nalyering Road School Site (11898)	Nalyering Rd, Kellerberrin	Historic site - recognise
Naraline Well (Well No.2) (17557)	Great Eastern Highway, Kellerberin	
National Bank of Australia (1373)	76 Massingham St, Kellerberrin	High level of protection - TPS
North Baandee Townsite (11895)	Inters of Baandee North Cross & Arthur Rds, Kellerberrin	Retain & conserve if possible
Old Anglican Manse (fmr) (1367)	61 James St, Kellerberrin	High level of protection - TPS
Old Doodlakine Townsite (11893)	Cnr Old Goldfields & Doodlakine-Kununoppin Rd, Doodlakine	Historic site - recognise
Old Goldfields Road (11902)	Old Goldfields Rd, Kellerberrin	Historic site - recognise
Old Mill (1375)	Lot 10 Mill/North Railway Rds, Kellerberrin	High level of protection - TPS
Old Racecourse (fmr) (11887)	Moore St (off to right Side), Kellerberrin	Historic site - recognise
Old Regent Theatre (fmr) (11886)	Massingham St, Kellerberrin	High level of protection - TPS
St Andrew's Presbyterian Church (fmr) (1365)	Lot 262 Bedford St, Kellerberrin	High level of protection - TPS
St John the Baptist Anglican Church (1377)	Lot 29 Sewell St, Kellerberrin	High level of protection - TPS
St Joseph's Preventorium (fmr) (11885)		High level of protection - TPS
St Joseph's Roman Catholic Church (1368)		High level of protection - TPS
Unmarked Grave Site - Nr Milligan Homestead (11901)		Historic site - recognise
Unmarked Grave Site - Unknown (16465)		Historic site - recognise
Unmarked Grave Site of Jane Leake - Mooranoppin Rock Nr Mooranoppin H'std (16464)		Historic site - recognise
Woolundra Aboriginal Mission (fmr) - site (11888)		Historic site - recognise

Implications of Heritage on the Local Planning Strategy

The key implication for heritage is to identify and recognise registered sites on the strategy and local planning scheme mapping. Specific development proposals will need to follow the legislated requirements.

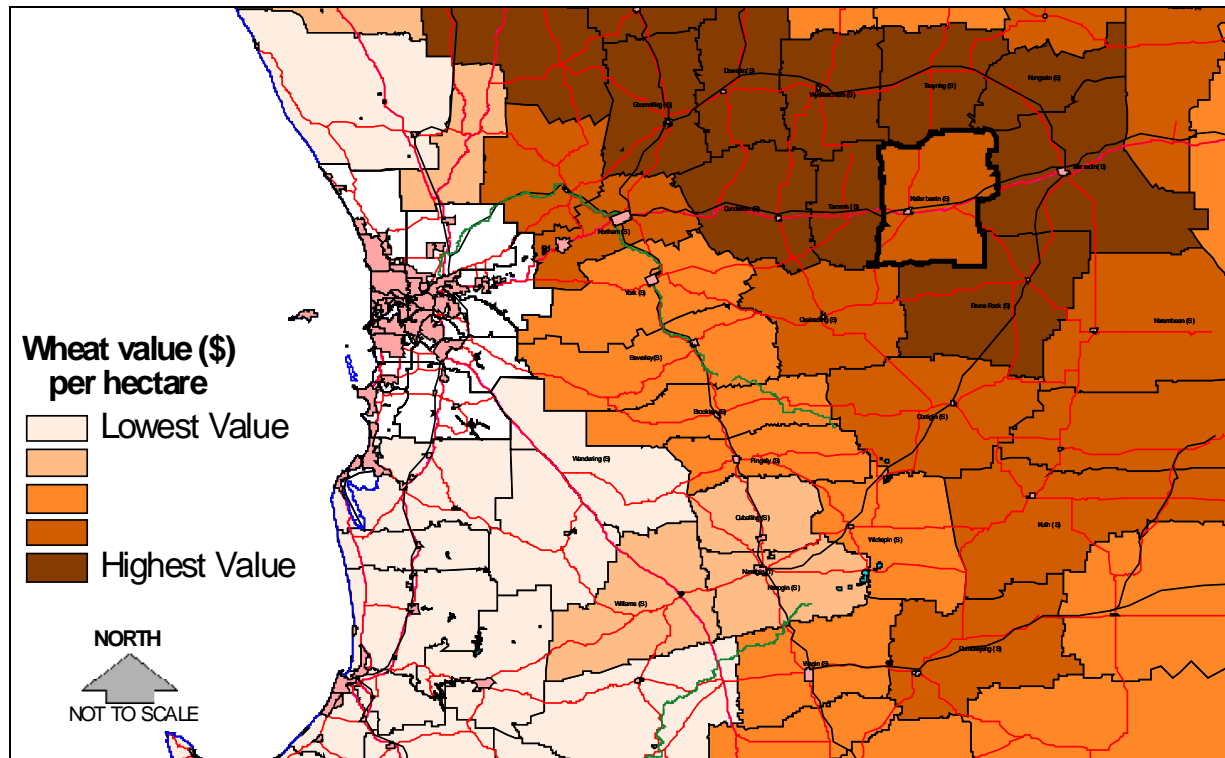
5 ECONOMY

5.1 Agricultural Production

Agriculture is the main economic activity in the Shire. In June 2002 there were approximately 154 farming operations in the Shire of Kellerberrin, registered as individuals and/or limited liability companies.

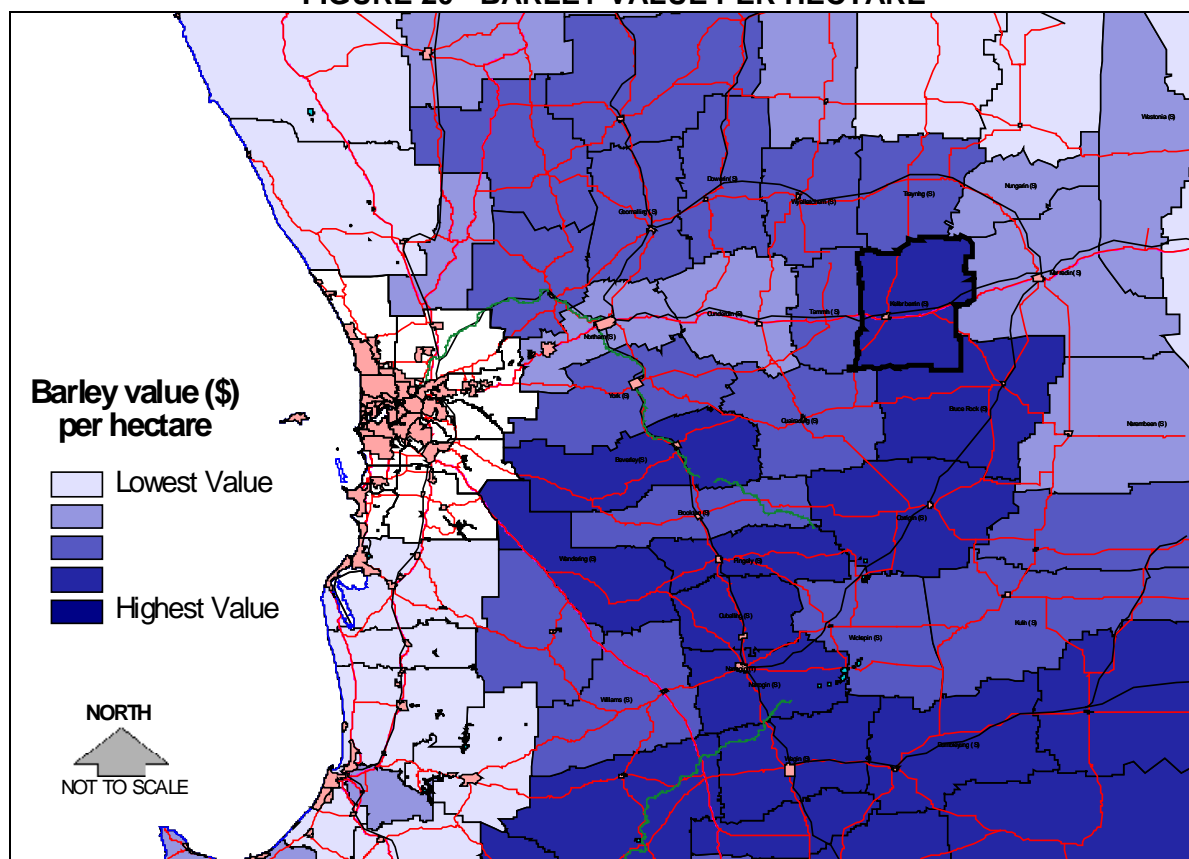
The following figures provide a pictorial view of the significance of the primary produce of Kellerberrin compared with the surrounding Shires. **Figure 19** shows the wheat value per hectare as being surrounded by the highest bracket in the Wheatbelt. **Figure 20** shows the equivalent in barley production, in this case within the highest bracket of value.

FIGURE 19 – COMPARATIVE WHEAT AREAS BY VALUE PER HECTARE



Source: Australian Bureau of Statistics 2001 (AgStats)

FIGURE 20 - BARLEY VALUE PER HECTARE



Source: Australian Bureau of Statistics 2001 (AgStats)

Implications of the Economic Base on Local Planning Strategy

The analysis above shows the dominance of wheat ahead all other agricultural production. The Shire's prosperity is obviously reliant on the continued protection of this economic base and as such planning decisions should be cognisant of the importance of protecting agricultural land.

Council will encourage the diversification of agricultural uses in the rural areas and proposals will be assessed on their merits. The over-riding considerations will relate to the impact on the rural area, including visual amenity, the use and effect of chemicals or fertilisers, the affect on the soils and water supplies. Visual amenity from major tourist routes through the Shire is seen as priority.

The Council will support the location of **rural industries** in locations appropriate to their supply and transport.

The Council may support the rezoning and subdivision of rural land for **intensive agriculture** where it can be demonstrated that the proposal; is sustainable, is not to the detriment of the environment, does not detract from the amenity of the immediate locality, will not affect neighbouring uses or amenity or will not detrimentally affect groundwater quality or supplies.

Council will not support subdivision of rural land where it considers such a proposal will significantly impact the supply of agricultural land and its ongoing viability.

The Council is aware of the increasing demand for plantation type rural uses. These plantations may include pine, eucalyptus, brushwood, sandalwood and others. Whilst the Council supports these activities as part of the diversification strategy it will require a

comprehensive analysis of the environmental implications and impact of the proposal on the land, services and infrastructure prior to granting such applications approval.

To this end the Council will need to consider the adoption of a **Local Planning Scheme Policy** to outline the conditions and requirements for such plantations. The WA Planning Commission is currently preparing a state-wide policy for these activities that will most likely form the basis of the Council's policy.

5.2 Tourism

Walk Trails

The Kellerberrin Heritage Trail commences on the corner of Leake and Bedford Streets and guides people through the town viewing historic buildings, churches and concludes at the Kellerberrin Hill Lookout. The walk passes through some of the areas of local wildflowers and unique flora in the Wheatbelt. A brochure from the Telecentre or the Shire of Kellerberrin guides visitors through the Kellerberrin Heritage Trail.

District Museum

The museum, built in 1897 of local granite, has served the community of Kellerberrin as a School, Courthouse and Roads Board Office. In 1972 the site became a folk museum and Pioneer Park, adjacent was created to house old farm machinery. The Museum has been restored by the community with furnishings, which have been chosen to enhance the notion of 'authenticity'.

Doodlakine Well Site

The well is located north of the old Goldfields Road, 5km from the current townsite. Access to the site is along the Doodlakine North Road. The well was used as the original water source for the thriving community of Doodlakine at the turn of the twentieth century. The town of Doodlakine was famous for being considered around the turn of that century as a potential site for the new capital of Australia.

Baandee Lake

The salt lakes fill dependent on rain from the goldfields and are used for boat skiing. The lakes are naturally occurring and sluice levels are maintained to ensure the water levels do not impact on smaller communities east of Baandee. An ablution block and meeting room are provided at the site. A viewing site is provided 5 kilometres along the Bruce Rock Doodlakine Road.

Durrokoppin Nature Reserve

Situated about 25 kilometres north east of Kellerberrin along the Kellerberrin Trayning Road, Durrokoppin Reserve is an excellent example of remnant vegetation of the wheat-belt region. These areas of remnant vegetation help manage the water table to combat salinity, assist in the control of wind and water erosion, provide shade and shelter for wildlife and help encourage habitats for a wide variety of animals and provide stepping stones for wildlife to move between remnants and conservation reserves.

Sharks Mouth Rock

This unique feature is situated approximately 5 kilometres north east of Kellerberrin along the "old Goldfields Road". This granite outcrop is an aboriginal protected site.

Kokerbin Rock

30 kilometres from Kellerberrin, Kokerbin Rock is the third largest monolith in WA. The area contains a mini wave rock, dog rock, devil's marbles and a historic well. A road to the top of the rock provides panoramic views of the country side.

Milligan Homestead

The Homestead is located 10km north of Kellerberrin along the Trayning Road. The homestead was built in 1871 of local field stone and can be viewed from the road.

Mount Stirling/Mount Caroline

Located approximately 20km south of Kellerberrin, these attractions are some of the largest monoliths in WA. The formations hold great importance to the Nyaki Nyaki people through their association with the dreamtime sacred snake, the Moulack. Today, these rocks are inhabited by a rare species, the black footed rock wallaby.

Golden Pipeline Heritage Route

A major advantage of travelling the Golden Pipeline Heritage Route, which takes in many shires, lies in it being able to treat the whole region as one visitor experience, so that once a visitor enters, you are drawn by the continued unfolding of new and interesting experiences "along" the highway and visitor trails, including

- Spring wildflowers, natural rolling vistas, unique rural history
- Lakes, huge granite outcrops, nature walks, bird watching
- Off road driving, museums, history, heritage
- Safe family holidays, excellent roads, comfortable stops

It is a convenient secondary route on the way to the Goldfields of Western Australia; the east and west coasts of Australia and the central wheat and sheep growing area of Western Australia.

Implications of Tourism on Local Planning Strategy

Tourism is an industry that is expected to grow in the future. The Council proposes to ensure that these sites are appropriately protected and managed in order to maximise their interest value and tourism appeal.

Tourism proposals will be favourably considered provided a demand can be demonstrated to the Council's satisfaction and the project does not detrimentally affect the environment, the continued agricultural use of the land and the viability of any other existing commercial enterprise.

The Council will encourage the establishment of Bed and Breakfast or 'Farmstay' type accommodation in the rural zone. This is conditional on the size and impact of any proposal, but generally a maximum of three chalets may be supported on any one farming property.

These enterprises are generally seen to be low impact and may assist in supplementing rural sector income and exposing the merits of the countryside to additional visitors and capturing some of the increasing expenditure on tourism in the region.

The Council will consider applications for other tourist oriented facilities like caravan parks, camping grounds, youth camps, chalet developments and other accommodation according to; the merits of each application; the impact on other commercial enterprises in the Shire; the visual impact on the amenity; the availability of services and amenities and the ability of the existing infrastructure to adequately cater for the increased activity associated with the proposal.

6 COMMUNITY

6.1 Education Facilities

The district high school caters for all children up to Year 10. The Department of Education and Training currently only operates one school in the Kellerberrin Shire. This is the Kellerberrin District High School (DHS) located on the corner of Leake and Moore Street in Kellerberrin (4.69 hectares). The DHS was commenced in 1905, and in 2001 had a total staff of 17 (full-time and part-time) with 171 full-time students.

The school offers facilities such as:

- on-line computers
- self contained learning areas
- library with a seminar area
- performing arts centre
- specialist areas for science, design and technology, and home economics

All students follow a developmental program based on the eight learning areas:

- English
- Mathematics
- Society and Environment
- Science
- Physical and health Education
- Technology and Enterprise
- The Arts

In 2006 the school had a total of 33 pre-primary full-time students, 118 primary and 17 secondary student enrolments as shown below.

	YEAR														
	SO4	S10	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Full-Time Students	17	16	17	16	23	6	19	20	17	5	4	3	4	1	168

Source: Education Department, 2004

Merredin District High School (40 minutes drive) caters for students to Year 12. There are TAFE courses regularly available through the Regional Office located in Kellerberrin, provided by C.Y. O'Connor College of TAFE.

Cunderdin Agricultural College is 30 minutes drive towards Northam; the Muresk Agriculture College is 60 minutes drive to Northam. A private catholic school also takes students from Kellerberrin.

Implications of Education Statistics on Local Planning Strategy

There has been a decline of students attending the Kellerberrin DHS. The reasons include the maturing of the stable population, the choices of individuals regarding the quality of education offered, the rural economy, the migration of people towards the larger centres and general technology advances in the primary industry sector that reduce the need for manpower. The Department of Education has indicated that the current school facilities are adequate enough to cater for increased student numbers without the need for significant additional land or facilities for the foreseeable future. There are no plans to establish any new schools, nor to close the existing school.

Doodlakine Primary School was closed in 2004 and the students were provided options to Kellerberrin District High School or Merredin.

Minor issues raised by the school include;

- the need for improved parking facilities for buses and parents,
- verge tree planting.

6.2 Council facilities, amenities and initiatives

The shire and residents have created a wide and varied range of activities and clubs to ensure maximum participation, interaction and cohesion of the community. The facilities are all located in Kellerberrin townsite and there are golf, tennis, and bowls facilities in outlying communities including Baandee Golf Club and Doodlakine Bowls Club.

Recreation and Other Facilities

Kellerberrin boasts several recreation clubs and sporting organisations, participation of which is indicative of an active community spirit. These recreational facilities include the following;

- Kellerberrin Badminton Club
- Kellerberrin Basketball Association
- Kellerberrin Men's and Ladies Bowling Club
- Kellerberrin Cricket and Junior Cricket Club
- Kellerberrin Tammin Football Club Inc
- Kellerberrin Netball Association Inc.
- Kellerberrin Junior Football Club
- Kellerberrin Speedway Club
- Kellerberrin Men's and Ladies Golf Club
- Kellerberrin Hockey Clubs – Mens and Womens
- Kellerberrin Lawn Tennis Club
- Kellerberrin Rifle Club
- Baandee Salt Lake Skiing Club
- Kellerberrin Swimming Club
- Kellerberrin Pony and Riding Club
- Kellerberrin Central Wheatbelt Harness Racing Club
- Kellerberrin Squash Club

Other Groups, Clubs and Associations

Other active groups and clubs include;

- Kellerberrin Play Group
- Kellerberrin Parents and Citizens Association Inc.
- Kellerberrin Business Association
- Kellerberrin Masonic Lodge (Defunct)
- Kellerberrin Lions Club
- Kellerberrin CWA Branch
- Kellerberrin Senior Citizens Group
- Kellerberrin Craft Group
- Dryandra - Care for the Aged
- Milligan Units Committee

Arts

Other artistic attractions and groups include;

- Kellerberrin Museum
- Friends of IASKA Arts Council
- Kellerberrin Craft Group
- Kellerberrin Aboriginal Progress Association

7 INFRASTRUCTURE

7.1 Transport facilities

There is no bus service within the town, however Kellerberrin is included on the TransWA bus service that travels to/from Perth servicing the Goldfields. Westrail also provide rail facilities to the town for bulk grain freight and the Prospector which services Kalgoorlie. There is a daily courier service (Courier Australia, NiteRoad, TNT), with delivery and collection at local shops dependent on the Courier service.

The Council owns a community bus that seats about 22 passengers. The bus is used to transport locals to group activities and community events.

An unsealed airstrip is located 3 km north of Kellerberrin on the Kellerberrin/Bencubbin Road. The runway is 1500m long and 50m wide.

As previously mentioned, Kellerberrin townsite is located on the Great Eastern Highway route (a State Road). The route carries heavy farm vehicles carting fertilise and grain, heavy freight vehicles and local traffic. Interstate traffic and heavy haulage utilise the road daily. The road services the surrounding agricultural areas by providing access to smaller communities and Perth from the west and north-eastern areas of the Wheatbelt. It also provides a link to Trayning, Quairading and other communities “off the major routes”.

Increasing traffic requires improvements to the road for safe and efficient travel. Maintenance costs are increasing due to edge wear. There are many roads that are under-width that pose major restrictions to road users.

The Kellerberrin-Shackleton Road and the Kellerberrin-Bencubbin Road are also major sealed local roads. These roads carry seasonal grain and fertiliser traffic as well as local and general freight traffic.

Implications of Transport Facilities on Local Planning Strategy

Due to the town's location on the Great Eastern Highway it is essential that the roads leading to Kellerberrin are as inviting and accessible as possible. This implies that major access roads must be kept in good condition and signposted to invite traffic to the town, or at least through it. The treatment of entry statements and verge planting (including wildflowers) may add to the attraction to the district. Exposure to traffic is an essential ingredient in increasing trade. Every effort must be sustained to ensure that any new regional transport initiative or strategy does not bypass the town. Input to these proposals must be on-going and active. To attract tourist traffic the road conditions must be made more suitable (ie safer).

The Council is currently negotiating with Aline East, Main Roads WA and Water Corporation to address safety hazards on the Main Street and to provide an inviting approach to the town of Kellerberrin.

The presence of all of the listed clubs, amenities and interest groups in Kellerberrin emphasises the importance of consolidating development within a single townsite. Allowing development to be distributed around the Shire will weaken its effectiveness.

7.2 Water Supply

Water is delivered to the town via a pipeline from Mundaring Weir. While capacity to the Kellerberrin townsite is adequate, before large quantities of water can be supplied for any new industries within the shire, negotiations would have to take place between interested parties and the Water Corporation. Depending on the quantities required, this may include system investigations and special agreement pricing. The average amount of the water delivered to the Shire for 1998/99, 2000/01, 2001/02 was: 475,000KI.

WaterCorp currently has an Operating Area for Potable Water for the Goldfields & Agricultural Water Supply Scheme that includes the entire area covered by the Shire of Kellerberrin.

7.3 Wastewater

The Kellerberrin townsite has a deep sewerage system that is managed by the Water Corporation. The main water storage dam is located to the north of the railway line. The Sewerage scheme is owned by Water Corporation, however the system discharges waste water into the third lagoon which is owned by the Shire of Kellerberrin. This waste water system connects via pumps to the town dam. The town dam is also supplied with rain water from Keller Hill, via a dam and spillway system. The system is chlorinated for public health safety. A 500 metre buffer area has been placed around the wastewater treatment plant in accordance with State Industrial Buffer Policies and requests of Water Corporation.

The Council also reuses waste water from backwashing of the Kellerberrin Memorial Public Swimming Pool.

7.4 Rubbish Collection

Mobile garbage bins (Sulo bins) are supplied to each town resident and are collected every Friday. The existing Shire transfer station is five kilometres south of town on the Inverarity Road, however the whole collection and disposal system is currently under review with the likelihood of the introduction of a “closed waste disposal system”.

7.5 Power and Gas Supplies

Electricity is generated at the Muja Power Station. The present capacity for the town is 440/240 volts AC 50 cycles. Current capacity is reserved to cover natural load growth. New development will require additional infrastructure which will be paid for by the Developer.

LPG Gas is supplied in cylinders by a local distributor.

8 CONSULTATION

During the preparation of this Local Planning Strategy various State Government and other relevant authorities were consulted. A number of authorities provided information and details in regard to land uses and infrastructure to be identified and discussed in the Strategy and Scheme. Other authorities advised that they would provide comment during the public consultation phase.

Consultation with the community will be determined in accordance with the Council's requirements.

**SHIRE OF KELLERBERRIN
LOCAL PLANNING STRATEGY**

AUGUST 2014

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MAP 1 – Shire of Kellerberrin Local Planning Strategy Map

MAP 4– Kellerberrin and Doodlakine Local Planning Strategy Map

1. Introduction

1.1. Background

The Local Planning Strategy has been prepared to outline the long-term planning direction for the Shire of Kellerberrin, and to provide the rationale for the review of the Local Planning Scheme. The *Town Planning Regulations 1967* (12A(1)) requires local government to prepare a Local Planning Strategy when preparing a new Local Planning Scheme.

The *Town Planning Regulations 1967* (12A(3)) requires that a Local Planning Strategy shall:

- (a) set out the long-term planning directions for the local government;
- (b) apply State and regional planning policies; and
- (c) provide the rationale for the zones and other provisions of the Scheme.

The Shire of Kellerberrin Local Planning Strategy has been prepared to support Local Planning Scheme No.4. The Local Planning Strategy provides a strategic framework for the planning and development in Kellerberrin Shire for the next 15 years or longer, as distinct from the Local Planning Scheme, which manages the development within a statutory framework.

This Strategy should be read in conjunction with the Strategy Map 1 – Shire Map and Map 2 – Townsite Map, which provides an overview of the strategy proposals following the detailed analysis of the Shire area as contained in the Background Report.

The over-arching objective of the strategy is to achieve the Council's Vision for the future. Specific strategy objectives, strategies and actions follow.

1.2. Kellerberrin Shire

The Shire of Kellerberrin is located in the Wheatbelt Region and its closest boundary is located about 195 kilometres north-east of Perth. The Shire is 1,852 square kilometres in area, is roughly rectangular in shape, and approximately 66 kilometres north-south and 31 kilometres east-west. The Shire is bounded on the north-west by the Shire of Trayning and Nungarin, on the south by the Shire of Bruce Rock, on the east by the Shire of Merredin, on the south west by the Shire of Quairading, and on the west by the Shire of Tammin.

The population in Kellerberrin Shire at the 2006 Census was approximately 1183 people, of which approximately 866 people (73%) in the Kellerberrin town. The town of Kellerberrin is the administrative centre for the Shire and is located on the Great Eastern Highway approximately 205 kilometres east of Perth and 58 kilometres west of Merredin.

Kellerberrin Shire is principally an agricultural and farming area for grain and sheep and the land use is predominantly broad acre agriculture.

2. Vision

The vision for the Shire of Kellerberrin is:

In 2025 the Shire of Kellerberrin aspires to be a sustainable community with a strong sense of community identity and resilience that continues to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

Kellerberrin will continue to protect its valuable rural based agricultural resources and rural hinterland through cooperation between the Shire, its constituents and the relevant agencies set up to advise and assist with natural resource management and infrastructure delivery.

There will be a wide choice of living styles that are in keeping with the rural character and amenity. The Shire's settlements, industries and businesses protect the environment and adopt the principles of sustainability including the preservation of natural vegetation, water resources and cultural heritage. The Shire's natural resources are sustainably managed including salinity and basic raw materials.

The town of Kellerberrin will develop as a vibrant urban centre for the District and Shire, and will continue to provide modern and efficient services and amenities. The Kellerberrin town will remain the focus for the development of administrative, commercial and retail services for the Shire, as well as for recreation, cultural and residential activity in the Shire. The town of Kellerberrin will also have a new industrial precinct which is planned in a manner that protects the integrity of the town and the amenity for the residents.

The vision provides the context for the implementation of the strategy's objectives, strategies and actions as they apply to the:

- Kellerberrin Shire as a whole;
- Kellerberrin Townsite;
- Other settlements, including the Doodlakine townsite; and
- Rural Hinterland.

3. Shire Strategy

3.1. Objectives

The principal aim for Kellerberrin Shire is to ensure development is designed and carried out in a sustainable way, which respects the environmental values and capacity of the land, and is commensurate with the needs of the community.

The objectives for Kellerberrin Shire are to:

1. Create a more sustainable future by discouraging land uses which jeopardise the potential of the land for agricultural purposes, and encouraging a range of opportunities in suitable locations to diversify the economy, including potentially industry, rural industry and development related to recreation and/or tourism.
2. Maintain and enhance the identity of the Shire's settlements by ensuring the Kellerberrin townsite remains the principal centre in the Shire which meets the needs of Shire residents and visitors for administration, business, shopping, cultural and entertainment activities and services, and ensure the type and intensity of development in the Shire is appropriate for the location.
3. Ensure that Kellerberrin maintains an appropriate and efficient level of infrastructure services.
4. Preserve and enhance the natural environment, including habitat values, remnant vegetation, riparian corridors, waterways and scenic areas as well as objects or places of scientific significance.
5. Ensure sustainable management of the Shire's natural land and water resources and seek to rehabilitate areas suffering from degradation.
6. Protect areas and places with cultural heritage values, including indigenous and non-indigenous heritage and historical or architectural significance.

3.2. Strategies and Actions

Strategy 1. Economic Development

Support and enhance the sustainable and diverse economic base of the Shire by protecting the existing and future agricultural industries and facilitate new opportunities in suitable locations.

Actions

- 1a) Protect rural and agricultural land from direct and indirect impacts and do not support the subdivision or further fragmentation of these lands.
- 1b) Facilitate opportunities for the diversification and development of new sustainable rural industries or activities.
- 1c) Facilitate opportunities for developments relating to recreation and/or tourism in appropriate locations and ensure they are serviced by adequate infrastructure. Support for these developments is conditional on the size and impact of the proposal and the need to ensure demand for the activity is satisfactorily demonstrated, the project does not detrimentally affect the environment, visual amenity and allows for continued rural and agricultural pursuits.
- 1d) Encourage visitors and tourists to utilise the services in the Shire by embracing nature-based recreation and historical attractions in the Wheatbelt.

- 1e) Identify tourist routes/drives and consider the visual amenity of proposals on land with frontage to these roads.
- 1f) Support the appropriate extraction of basic raw materials in areas that are suitable in terms of existing land use and environmental considerations.
- 1g) Encourage the identification of existing and future basic raw materials and mineral deposits sites in the Shire and provide for appropriate buffer distances to the sites from potential conflicting developments.

Strategy 2. Sustainable Settlements and Development

Enhance the sustainability of the Shire's settlements by ensuring the Kellerberrin townsite is maintained as the principal centre and minimising the development of rural land for residential and rural living.

Actions

- 2a) Ensure that development for commercial, retail and administrative uses is located in the Kellerberrin town centre.
- 2b) Identify locations considered appropriate for special rural/rural residential development, and do not support special rural/rural residential subdivisions on land outside of these identified areas.
- 2c) Ensure development in the Shire's settlements is appropriate for the location and is in keeping with the rural character, rural views, and quiet rural amenity of Kellerberrin Shire, including scale, intensity, built form, visual impacts, and environmental impacts.
- 2d) Ensure development is to the community's needs and interests in terms of the range of services, facilities and amenities.
- 2e) Ensure development is appropriately sited to avoid further development on rural land or other features of significance such as remnant native vegetation or cultural heritage places, and land is generally free from the constraining effects of flooding and/or potential detrimental waterlogging.
- 2f) Minimise development costs and require development to be adequately and efficiently serviced with necessary infrastructure which is sustainable in terms of infrastructure capital costs, recurring costs and demand for services.
- 2g) Encourage the design and construction of residential buildings and renovations to incorporate sustainability performance measures to better manage energy, water and waste resources.

Strategy 3. Infrastructure

Improve the sustainable provision of infrastructure to service the demands of the Shire's residents, businesses and industry.

Actions

- 3a) Ensure development is adequately and efficiently serviced with necessary infrastructure including community facilities.
- 3b) Recognise and protect the on-going functions of all levels of government and use of land owned or occupied by the Crown or public bodies.

- 3c) Recognise and plan appropriately for the future land needs of government.
- 3d) Identify vacant and unallocated Crown land and recognise the potential effects of vacant Crown land and the use of land by a public body.

Strategy 4. Natural Environment

Protect and maintain the natural environment values and recognise ecological processes in the Shire.

Actions

- 4a) Ensure the protection of all remnant natural vegetation in the Shire through appropriate zoning and management including the use of incentive programs, conservation covenants and other support programs.
- 4b) Protect areas of conservation significance.
- 4c) Require development to provide appropriate buffers to nature reserves from the potential impacts of development.
- 4d) Protect biodiversity by recognising habitat values and conserving viable ecosystems, including native and remnant vegetation, riparian corridors, waterways, waterbodies and wetlands.
- 4e) Recognise and accommodate ecological processes including salinity, flooding and erosion.
- 4f) Ensure development does not negatively impact on the aquatic ecology and the quality of ground and surface water.
- 4g) Include protected areas and relevant crown reserves in the Shire's town planning scheme and allocate the appropriate zone to the sites, including Conservation or Recreation and Open Space.
- 4h) Include areas containing native vegetation recognised on the Strategy map in the Shire's town planning scheme and ensure the appropriate zone is allocated to these sites, including Conservation or Recreation and Open Space.
- 4i) Recognise existing and establish new reserves in the Kellerberrin townsite for Recreation and Open Space.
- 4j) Prepare a Vegetation Plan for the Shire to improve the protection of native vegetation areas outside of dedicated reserves or zones, including: roadside vegetation protection, fencing, weed control, fox control and revegetation/restoration of impacted sites. Include a list of species considered appropriate for specific plantings, such as broad-acre saline areas, revegetation areas, street trees, local town parks, wind rows, amenity planting and buffer screens.
- 4k) Promote the retention of native vegetation and revegetation of sites as part of conditioning approvals for subdivision and development applications.

Strategy 5. Natural Resources

Natural resources, both land and water, are conserved, used and managed sustainably.

Actions

- 5a) Ensure development conserves and sustainably uses existing and available land and water resources.
- 5b) Ensure development minimises negative impacts on land and water resources, including consideration of long-term impacts.
- 5c) Ensure development protects ground and surface water supplies.
- 5d) Encourage development and activities to sustainably use renewable resources and the careful use of non-renewable resources including the use of energy efficient processes.
- 5e) Reduce pollution and its impacts through implementing and/or enforcing appropriate pollution control, and supporting the planned layout of uses, including separating sensitive uses and buffering noxious uses.
- 5f) Recognise land on the Strategy Map as 'Salinity Affected Land' and promote the acquisition and/or protection of viable vegetation areas and promote the rehabilitation of these lands.
- 5g) Protect and provide management incentives for land and waterways affected by salinity.
- 5h) Prevent activities or practices that are likely to increase the onset of salinity problems including by improving surface and ground water management, promoting and/or assisting the establishment of local land care group(s) to deliver rehabilitation outcomes for salinity affected land and assist the agriculture industry to reduce its impacts.
- 5i) Adopt the Department of Agriculture and Food's measures to manage groundwater problems and manage the substantial recharge occurring within the Kellerberrin townsite.
- 5j) Request the Department for Agriculture and Food in consultation with the Department of Water and the Shire to develop a strategic framework for coordinating surface and sub-surface water management in the Shire.
- 5k) Encourage community organisations that promote natural resource management such as catchment groups and land management associations; and
- 5l) Encourage and seek funding for land care management programs.

Strategy 6. Cultural Heritage

Protect and maintain the indigenous and non-indigenous cultural heritage values in the Shire.

Actions

- 6a) Protect indigenous cultural heritage values by:
 - (i) Liaising with the appropriate state government aboriginal agencies with respect to the formal protection of aboriginal heritage sites including for example Sharks Mouth Rock.
 - (ii) Favourably consider requests received from aboriginal organisations to formally reserve any sites of aboriginal interest that are currently not

- reserved, via a scheme amendment as either Parks and Recreation or Conservation,
- 6b) Protect non-indigenous cultural heritage values by reviewing the existing Municipal Inventory and compiling a new comprehensive local government heritage inventory.
 - 6c) Look towards preparing a 'Heritage List' and including it in the town planning scheme.

4. Kellerberrin Townsite

4.1. Objectives

The principal aim for the Kellerberrin Townsite is to ensure it remains the principal urban centre in the Shire.

The objectives for the Kellerberrin Townsite are to:

1. Ensure that the Kellerberrin townsite remains the key living, business and community settlement in the Shire, which meets the needs of the Shire residents and visitors for administration, business, shopping, cultural and entertainment activities and services.
2. Ensure that development in the town is sustainable and well planned with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
3. Ensure the type and intensity of development in the Kellerberrin townsite is appropriate for the location.
4. Encourage development through the provision of incentives and enticements to attract new residents and commercial investors.
5. Coordinate new development in appropriate locations with efficient, timely and economically sustainable provision of infrastructure and services, and to ensure that the Shire is not burdened with undue increases in servicing demands and costs.
6. Encourage the establishment and diversification of businesses that will strengthen and broaden the economic base of the town, providing employment opportunities for the community, particularly responding to the demand for additional light and service industries in the townsite.
7. Manage any urban development on the fringe of town so that it remains sympathetic to existing adjacent agricultural uses and ensure that prime agricultural land is not lost.

4.2. Strategies and Actions

Strategy 7. Kellerberrin Townsite Boundary

Encourage townsite consolidation by prioritising development within the existing townsite boundary.

Actions

- 7a) Discourage development outside the existing townsite boundary, where not identified and provided for in this local planning strategy.
- 7b) Investigate the revision of the townsite boundary, to incorporate areas further expansion of the town, as identified in this strategy.

Strategy 8. Kellerberrin Town Centre

Support and enhance the town centre as the primary location for business activities, with a mix of retailing, commercial, business, service and personal service activities.

Actions

- 8a) Ensure that proposals for retail and commercial activities are located within the existing town centre, and prioritise the favourable assessment of development proposals for “D” and “A” uses in the town centre, particularly Massingham Street.
- 8b) Ensure the commercial uses and activities are compatible with the character and amenity of the surrounding area.
- 8c) Ensure that proposals for retail and commercial activities are at a level of service commensurate with the size and appropriate to the needs of the community.
- 8d) Discourage commercial development outside the Kellerberrin town centre. Future commercial development outside of the existing zoned town centre will need to be contiguous to the town centre to ensure the heart of the town centre is maintained.
- 8e) Rationalise the ‘town centre’ zoning, with the lots facing Hammond Street to be zoned ‘Residential’ to reflect the current land uses.
- 8f) Continue negotiating with Aline East, Main Roads WA and Water Corporation to address safety hazards on the Great Eastern Highway

Strategy 9. Residential development

Encourage townsite consolidation and promote residential development that is attractive, affordable, adequately serviced and flood-free, and meets the needs of the community.

Actions

- 9a) Encourage townsite consolidation by prioritising development on land already zoned Residential within the townsite.
- 9b) Ensure that proposals to expand the residential area are capable of connecting to existing infrastructure whilst being economically viable and meeting demand.
- 9c) Future residential lots in Kellerberrin townsite will be located in the area immediately south of Hammond Street, and south and east of Mitchell Street.
- 9d) Generally, provide that the density code for residential areas will be R2 - R10/40. The higher density (R10/40) requires effluent to be disposed off-site. Where no deep sewerage is available densities must remain at R5 (2000m²) for existing lots, and R2 (5000m² lots) for new subdivisions.
- 9e) Encourage the repair and replacement of the existing residential building stock in the town of Kellerberrin by allowing the addition of two dwellings per lot (under R40 coding, where connected to deep sewerage).
- 9f) Investigate opportunities for group dwelling developments, to a maximum of R40 provided the amenity of the area will be preserved and sewer is provided. In particular, support the grouping of accommodation to cater for the aged where it is convenient to the town centre, then:

- (i) Progress a scheme amendment to recognise the appropriate Residential coding; or
 - (ii) Prepare a scheme amendment to recognise aged care facilities as Special Use - Aged Persons Accommodation; and
 - (iii) Prepare an outline development plan and/or subdivision application as appropriate.
- 9g) Investigate opportunities for smaller residential lots on the south east of town incorporating that area of land between Forrest Street and Rason Street within Avon Location 3777.
- 9h) Ensure that proposals for residential development respond to flooding risk and is designed to incorporate the drainage system plan for the townsite.
- 9i) Ensure that all dwellings in Kellerberrin and Doodlakine townsites are connected to a reticulated water supply.
- 9j) New residential subdivisions shall generally not have direct access to Great Eastern Highway, with access being via local roads.

Strategy 10. Community facilities and services

Work with state government to attract community facilities and services to enhance the attractiveness of living in Kellerberrin.

Actions

- 10a) Continue to apply to appropriate funding bodies for access to funds for improving and developing community facilities.

Strategy 11. Open Space

Recognise existing Recreation and Open Space Reserves and establish new areas of open space in the townsite where appropriate

Actions

- 11a) The recreational opportunities and landscape integrity of the Shire are enhanced and reinforced through the diversity of recreation opportunities including sportsgrounds and parks, as well as linear corridors including walking paths.
- 11b) Maintain the existing Recreation and Open Space Reserves to a reasonable standard.
- 11c) The upgrade or embellishment of existing open space is preferred where adequate land and diversity of opportunities are available in response to community needs, rather than developing new open space and recreation areas.
- 11d) Establish new open space reserves in the townsite by:
- (i) Investigating potential areas for open space and to accommodate drainage requirements in the townsite; and
 - (ii) Upon purchase of land, prepare a scheme amendment to Reserve the land for Recreation and Open Space.

Strategy 12. Industrial Land

Provide land to meet the demand for light and general industrial uses and facilitate home based industries in appropriate locations.

Actions

- 12a) Facilitate industrial activities and development in Kellerberrin by providing necessary infrastructure and suitable services in the Kellerberrin townsite, as noted on the Strategy Map. The new industrial estate is subject to a detailed assessment including existing land uses, drainage plan, road design, lot configuration buffers, and allocation of industrial use suitability eg. light industry and service industries. From there:
 - (i) prepare an ODP including proposed lot configuration, road configuration and integration with the Shire depot and existing (non conforming) land uses; and
 - (ii) apply to WAPC to subdivide the industrial area in accordance with the ODP; and
- 12b) Ensure that impacts from the use of industrial land (and industrial uses generally including home based industries) are separated from incompatible land uses. This may need an industrial buffer established and accommodated within the industrial zoned land.
- 12c) Protect existing and future industrial areas from encroaching development by enforcing appropriate separation distances. This may be implemented by way of an appropriate Special Control Area.
- 12d) Industrial developments incorporate appropriate environmental management measures as part of the development.

Strategy 13. Land Use Buffers

Recognise noxious land uses and provide appropriate buffers from sensitive land uses and/or settlement areas.

Actions

The following sites and areas are identified as requiring buffers to minimise impacts:

- 13a) Sewerage treatment plant:
 - (i) Located on Lot 1 on Diagram 29615 and Lot 2 on Diagram 68517 Rason Street, Kellerberrin.
 - (ii) Do not support dwellings within 300 metres.

5. Other Settlements

5.1. Objectives

The principal aim for 'Other Settlements' in Kellerberrin Shire is to strengthen the Doodlakine townsite and to promote sustainable development for existing or proposed other settlements.

The objectives for 'Other Settlements' are:

1. Enhance the Doodlakine townsite by recognising it as the only townsite in the Shire outside of the Kellerberrin townsite.
2. Ensure that proposed rural residential development promotes sustainable development and is sympathetic with adjacent agricultural activity.

5.2. Strategies and Actions

Strategy 14. Existing settlements

Promote and protect existing settlements by encouraging development within existing settlements.

Actions

- 14a) Do not support the creation of additional residential areas or new subdivisions outside of existing townsites in the Shire, except as a rationalisation of lot boundaries.
- 14b) Encourage the consolidation and enhancement of Doodlakine, including further residential development. Do not support the expansion of Doodlakine townsite area.
- 14c) Discourage the development of any facility or amenity in Doodlakine that results in a duplication of resources, in order to manage management and maintenance costs.
- 14d) rationalise the existing lot configuration via:
 - (i) the Council reclaiming vacant or unused land where rates remain unpaid;
 - (ii) submitting an application for amalgamation to WAPC;
 - (iii) where appropriate, submit a scheme amendment followed by an ODP showing proposed Rural Residential areas in the context of the subject land, road networks and surrounding land uses; and
 - (iv) submitting an application for subdivision to WAPC.

Strategy 15. Rural residential, rural smallholdings and homestead lots

Acknowledge that there are limited opportunities for further subdivision for rural residential, rural smallholdings in the Shire, including the creation of homestead lots.

Actions

- 15a) Discourage the further fragmentation of rural land by rural residential, small rural holdings and homestead lot subdivisions.
- 15b) Applications for further expansion of rural residential and rural smallholdings will:
 - (i) avoid important natural resources, areas of high bush fire risk or environmental sensitivity;
 - (ii) conserve special site features, landform or natural vegetation;
 - (iii) have access to available services and facilities in order to support the local community and avoid locations where services are not available or costly extensions are necessary;
 - (iv) minimise potential for conflict with incompatible activities associated with productive rural uses or natural resource management;
 - (v) take a realistic approach by allocating land based on forecast estimates of demand for rural living not on the speculative development of land.
 - (vi) Be able to be connected to a reticulated water supply
- 15c) Subdivision of Homestead Lots of around 4 hectares will be supported to allow retiring owners to be allowed to retain ownership of their dwellings and remain on site. The criteria for supporting Homestead Lots is reflected in Council Subdivision Policy for Homestead Lots, and will not be supported where it creates more than one homestead lot from an original farming location or lot.
- 15d) Properties on rural zoned land will be connected to a supply of reticulated potable water when available. When this is not possible, a rainwater storage system with a minimum capacity of 120,000 litres will be installed to the satisfaction of the Council.

6. Rural Hinterland

6.1. Objectives

The principal aim for the Rural Hinterland in Kellerberrin Shire is to provide for and support a sustainable agricultural industry.

The objectives for the 'Rural Hinterland' are:

1. To provide ongoing support for the role of agricultural activity as the key economic driver for the Shire, despite uncertainty about the future.
2. To recognise that the protection and responsible management of the Shire's natural resources is a fundamental aspect of supporting the agricultural industry.
3. To encourage the diversification of agricultural industries and to provide assistance to landholders to plan for and implement viable rural alternatives.
4. To maximise flexibility for rural activity diversification choices for by maintaining larger farm sizes.
5. To discourage indiscriminate or speculative development.

6.2. Strategies and Actions

Strategy 16. Rural Production and Rural Industries

Facilitate the continuing operation and expansion of agricultural activity and rural industries.

Actions

- 16a) Ensure that rural land in Kellerberrin Shire is used sustainably to protect the viability of agriculture by maintaining the primary industry base and supported by diversification
- 16b) Protect rural land and ensure that non-rural activities and land uses do not intrude on the development and continuation of primary industries within the Shire, (eg. Residential development).
- 16c) Do not support the subdivision or fragmentation of rural land.
- 16d) Facilitate new sustainable rural industries or activities to establish which contribute to broadening the economic base of the Shire. However, ensure that the applicant undertakes appropriate analysis of land capabilities and qualities at such time as new proposals are submitted for approval.
- 16e) Support the rezoning and subdivision of rural land for intensive agriculture where it can be demonstrated that the proposal; is sustainable, is not to the detriment of the environment, does not detract from the amenity of the immediate locality, will not affect neighbouring uses or amenity or will not detrimentally affect groundwater quality or supplies.
- 16f) Require Rural industries to minimise the impacts on the environment through the sustainable use of rural resources such as surface and ground water resources, soil and other land resources, minimising the extent of earthworks and engaging effective site rehabilitation measures;

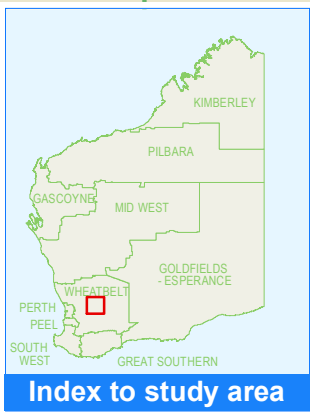
7. Implementation, Review and Monitoring

This Local Planning Strategy - sets out the shire's general intentions for future long-term growth and change. It has been developed from analysis of current key issues and those likely to have impact in the future. The time period envisaged by this strategy is between 10 to 15 years.

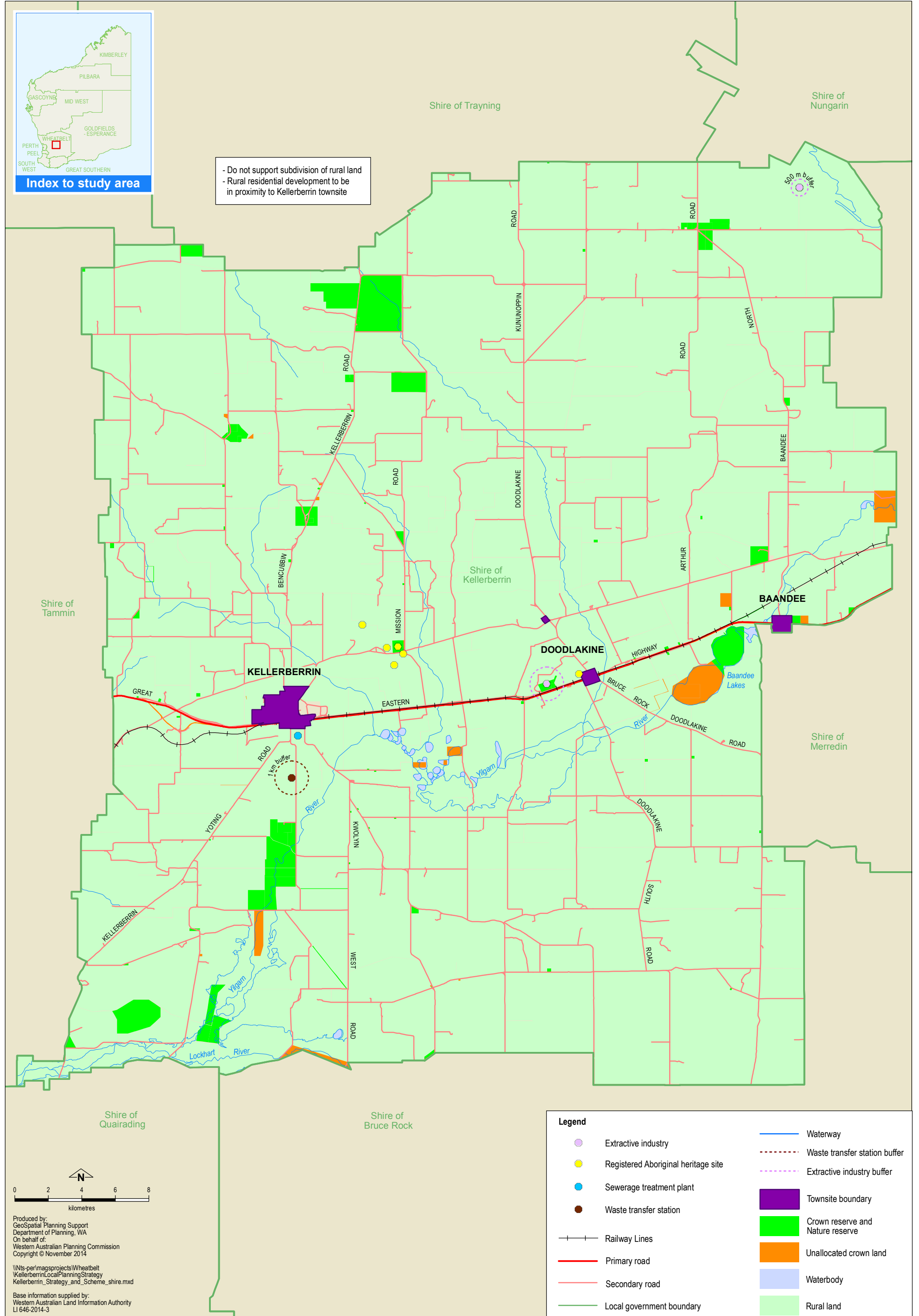
New land use and development opportunities and challenges however, will arise during this time and some of the changes will not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy and the workforce, outcomes of Native Title applications and diverse and changing community needs and aspirations.

It is essential that Council and this strategy respond to change in a planned manner to ensure that benefits to the shires community are maximised. This should reduce ad hoc approaches and in turn potential negative impacts on the community.

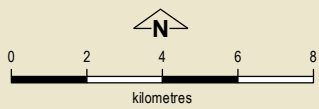
This local planning strategy should not be viewed as a fixed plan, but a living document that will require continual review and it is recommended that the entire strategy be reviewed every five years, coinciding with the review of the local planning scheme.



- Do not support subdivision of rural land
 - Rural residential development to be in proximity to Kellerberrin townsite



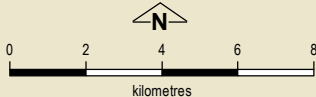
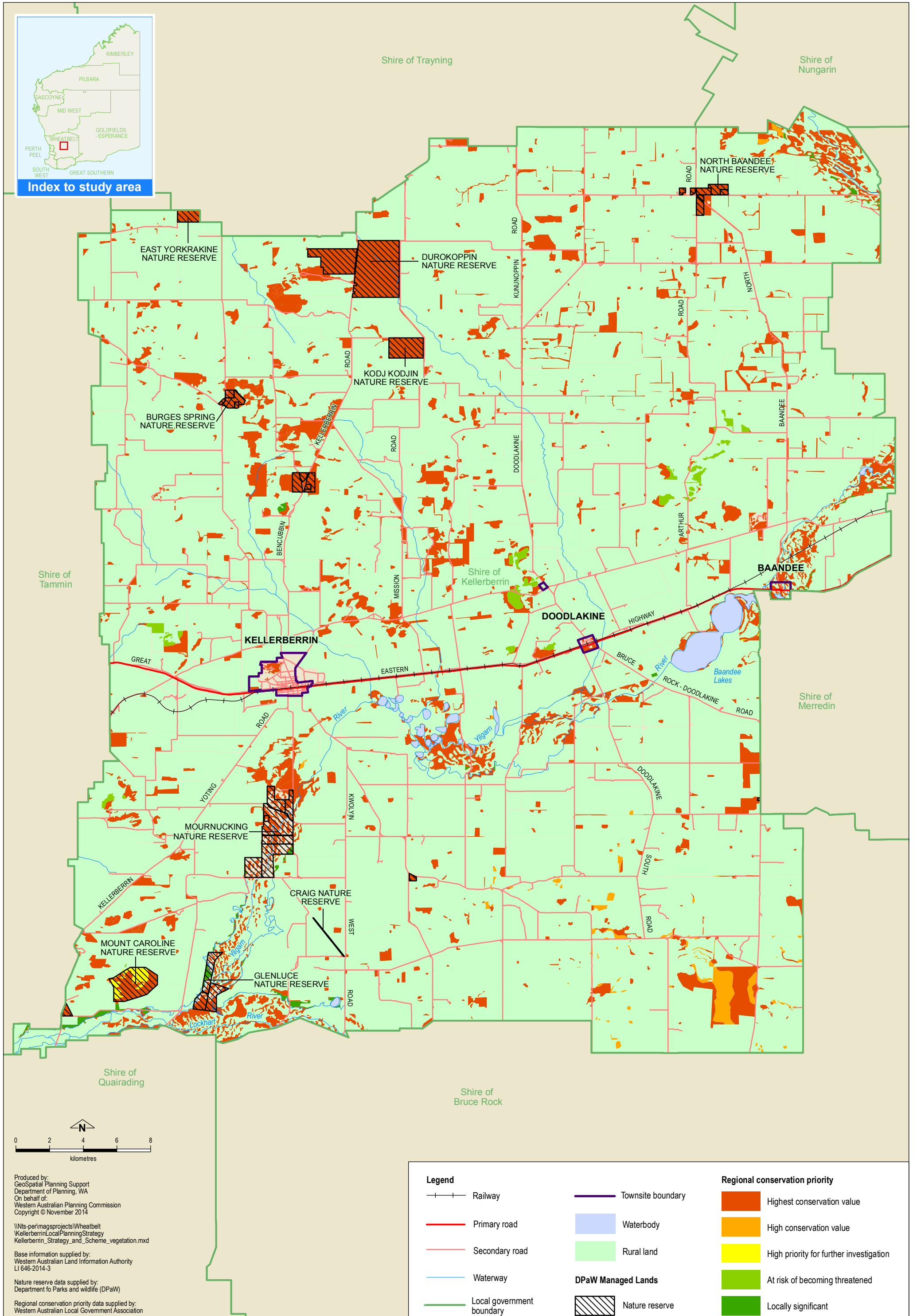
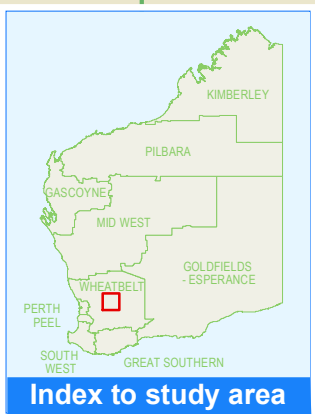
Legend			
	Extractive industry		Waterway
	Registered Aboriginal heritage site		Waste transfer station buffer
	Sewerage treatment plant		Extractive industry buffer
	Waste transfer station		Townsite boundary
	Railway Lines		Crown reserve and Nature reserve
	Primary road		Unallocated crown land
	Secondary road		Waterbody
	Local government boundary		Rural land



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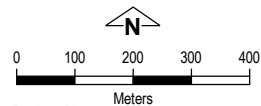
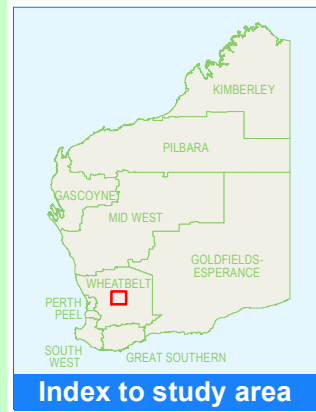
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Base information supplied by:
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LI 646-2014-3

Nature reserve data supplied by:
Department for Parks and Wildlife (DPAW)

Regional conservation priority data supplied by:
Western Australian Local Government Association

Legend		Regional conservation priority	
	Railway		Highest conservation value
	Primary road		High conservation value
	Secondary road		High priority for further investigation
	Waterway		At risk of becoming threatened
	Local government boundary		Locally significant
	Townsite boundary		
	Waterbody		
	Rural land		
	DPaW Managed Lands		
	Nature reserve		

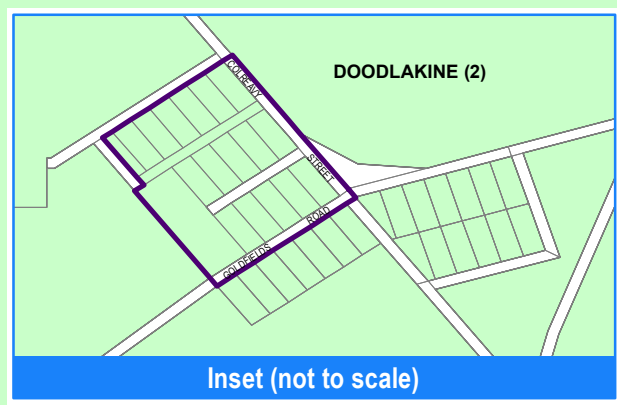
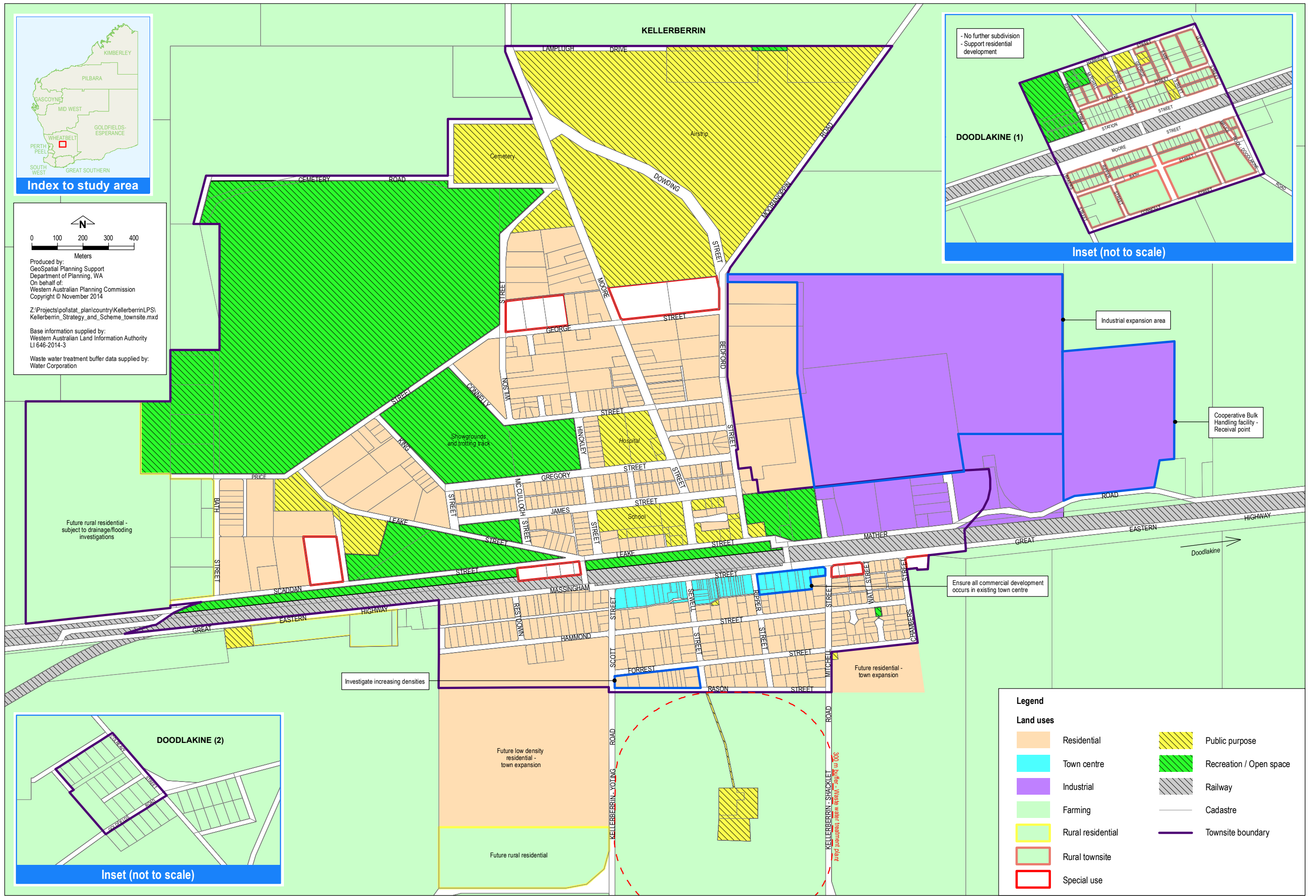
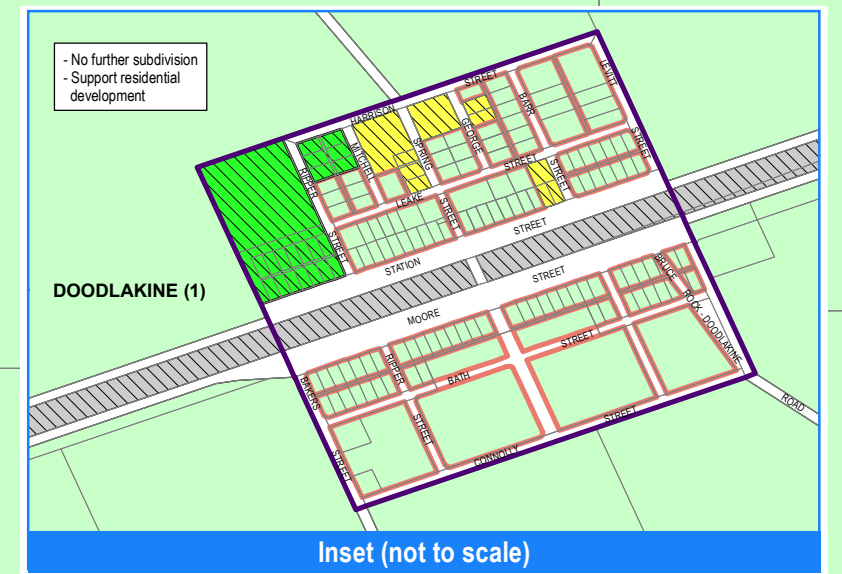


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Waste water treatment buffer data supplied by:
Water Corporation



Legend

Land uses

	Residential		Public purpose
	Town centre		Recreation / Open space
	Industrial		Railway
	Farming		Cadastre
	Rural residential		Townsite boundary
	Rural townsite		
	Special use		